



## Capitol Region Watershed District

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**December 17, 2025**  
**Board Meeting**  
V. Action Item  
Approved

**Regular Board Meeting** of the Capitol Region Watershed District (CRWD) Board of Managers, for **Monday, December 1, 2025, at 6:00 p.m.**

### MEETING MINUTES

I. Call to Order of Board Meeting (*Vice President Mary Texer*)

A) Attendance

**Managers**

Mary Texer  
Hawona Sullivan Janzen  
Shawn Mazanec  
Joe Collins (absent w/ notice)  
Rick Sanders (absent w/ notice)

**Staff Present**

Anna Eleria  
Bob Fossum  
Lydia Treichel  
Nate Zwonitzer  
Rachel Funke  
Terrence Chastan-Davis

**Public Attendees**

Mike Trojan (CAC Member)

**Other Attendees**

J.P. Hochalter, Ramsey County  
Attorney

B) Review, Amendments, and Approval of the Agenda.

Administrator Eleria noted that Items VI. B) and VI. C) will be combined into a singular item because both redevelopment projects fall under the Seminary Pond subwatershed.

**Motion 25-256:** *Approve the Agenda of December 1, 2025, Meeting.*

Mazanec/Sullivan Janzen  
Unanimously Approved

II. Public Comment – None.

III. Permit Applications and Program Updates

A) 23-031, Concordia Site Restoration - Closure (Martinkosky)

This permit was issued for grading and restoration to convert the currently vacant lot to a restored green space at Selby Ave., Dayton Ave., and Albert St. in Saint Paul. Work is complete and the site is stable. \$3,800 of surety was collected for this project. There were three surety deductions of \$120 due to inspection charges and one \$350 deduction for CRWD's contractor to evaluate the site. \$3,090 of the surety is available for return.

**Motion 25-258:** *Approve \$3,090 surety return and Certificate of Completion for permit #23-031, Concordia Site Restoration.*

Mazanec/Sullivan Janzen  
Unanimously Approved

B) 24-028, Highland Parkway Building and Parking Lot Demo – Closure (Stephan)

This permit was issued for demolition of an existing church building and parking lot at Highland Parkway and Mississippi River Boulevard in Saint Paul. Work is complete and the site is stable. \$1,500 of surety was collected for this project. There were no surety deductions due to inspection charges. \$1,500 of the surety is available for return.

**Motion 25-259:** *Approve \$1,500 surety return and Certificate of Completion for permit #24-028, Highland Parkway Building and Parking Lot Demo.*

Mazanec/Sullivan Janzen  
Unanimously Approved

C) 25-037, Victoria Park Universally Accessible Play Area (Chastan-Davis)

The applicant proposes the development of Victoria Park. Construction includes the installation of a new play area including a splash pad, bathrooms, seating areas, and a scenic overlook. Permanent stormwater management consists of three new filtration basins, a modification to an existing filtration basin, and credit for an existing soil amendment.

**Motion 25-259:** *Approve with six (6) conditions:*

1. *Provide approved plans signed by a professional engineer per the Minnesota Board of AELSLAGID. Some but not all Sheets are signed.*
2. *Provide a copy of the NPDES permit.*
3. *Revise Civil Plans to address the following:*
  - a. *Revise the landscaping plan to clarify the proposed planting for the NE basin shown on sheet L102-L103. The current proposal appears to show a tree within the lined filtration basin, which would not be allowed.*
  - b. *Revise Detail 3 on Sheet C501 to increase the depth of #57 stone over the crown of the 4" drain tile from 2" to 3" in accordance with the Minnesota Stormwater Manual. Alternatively, replace the #57 stone and choker stone with five inches of noncarbonate MnDOT coarse filter aggregate above and on each side of the pipe.*
  - c. *Revise the grading plan to include a 2-inch drop on the downstream edge of the trail and other paved surfaces to allow for positive drainage to the filtration basins and prevent water from channelizing at the grass-pavement interface.*
    - i. *Additionally, revise the filtration basin cross section on sheet C501 to include this 2-inch drop and positive trail drainage towards the filtration basins at the grass-pavement interface.*
4. *Revise HydroCAD or Civil Plans to correspond for Pond 1.2P EOF to be a minimum of 778.5'. The elevation is noted as 778.5' in the HydroCAD model but as 778.2' in EOF Detail on Sheet C502 in the plans.*
5. *Revise site-specific maintenance plan to include the following:*

- a. *Quantifiable indicator of when maintenance is needed (i.e. scarify filtration media when basin no longer meets 48-hour drawdown, etc.).*
  - b. *List of necessary equipment and personal protective equipment (PPE) to perform inspections/maintenance.*
6. *Provide plans and/or narrative describing how the Existing Filtration Basin (CRWD Permit 15-025) outlet will be retrofit to raise the controlling outlet elevation to a minimum of 779.68'.*

Mazanec/Sullivan Janzen  
Unanimously Approved

D) Other Permit Updates (Hosch)

There were no other permit updates at this time.

IV. Special Reports – None.

V. Action Items

A) Approve Minutes of November 19, 2025, Regular Board Meeting (Treichel)

**Motion 25-260:** *Approve the November 19, 2025, Regular Board Meeting Minutes.*

Mazanec/Sullivan Janzen  
Unanimously Approved

B) Approve Partial Accounts Payable and Receivable for November 2025 (Dalit)

**Motion 25-261:** *Approve a partial November 2025 accounts payable and direct Board Treasurer and President to endorse and disperse checks for these payments.*

Mazanec/Sullivan Janzen  
Unanimously Approved

**Motion 25-262:** *Authorize the Administrator to issue electronic payments for November US Bank and Menards credit card payments.*

Mazanec/Sullivan Janzen  
Unanimously Approved

VI. Unfinished Business

A) Pooled BMP Pond Maintenance Project Update (Kucek)

CRWD's Facility Management Division is working with the City of Saint Paul Public Works Sewer Division to conduct sediment removal and restoration at five stormwater basins as part of the Pooled BMP Maintenance program. In August, the Board approved HDR as the engineer for

this project to estimate the quantity of sediment to be removed from each basin and develop plans for their excavation and restoration.

Surveys of the basins and sediment sampling were completed in early September. Sediment quantities for removal were estimated using this survey information compared to original as-built elevations. Across all sites, 6,193 cubic yards of sediment are estimated to be removed, of which 75% is from the Arlington-Arkwright basins. Sediment samples indicate a range of contaminant types and concentrations in the basins. However, due to the presence of trash and other debris in the dredge material, SPPW staff requested that all sediment be disposed of at appropriate state permitted landfills. Site-specific survey and sampling findings are summarized in the enclosed Preliminary Basis of Design report.

HDR provided 60% plans for comment in early November and are currently working on 90% designs, which are expected by 12/1/2025. Staff expect to have 100% plans ready to open for public bid by mid-December and expect to have a construction firm under contract by mid-January. Substantial completion of the project is expected in April 2026. The engineer's opinion of probable construction cost is \$730,000. The cost of construction will be Saint Paul Public Works' responsibility and will be reimbursed to CRWD under a cooperative agreement. Engineering and construction management costs of \$171,368 are being covered by CRWD. Staff intend to bring a request for bid authorization to the Board at the 12/17/2025 regular meeting.

B) Les Bolstad Golf Course Redevelopment Update (Zwonitzer) & Luther Seminary Lower Campus Redevelopment Update (Funke)

The Luther Seminary Lower Campus Redevelopment and what is currently the Les Bolstad Golf Course are both connected to Seminary Pond, and in the early stages of redevelopment planning. These projects involve 4 out of CRWD's 5 member cities, as well as 2 out of 3 bordering watersheds. It is important to note that Seminary Pond was previously a dry pond until 2020 when regional flood control was completed. Although its infrastructure is owned by partners, CRWD is onboard for operations and maintenance of the pond, with cost sharing, for the next 25 years.

On June 6<sup>th</sup>, 2025, Les Bolstad announced it was going to be sold. The City of Falcon Heights put together a Visioning Committee whose materials were included in the Requests for Proposals for developers so they could be aware of the long-term goals for city development. The Request for Proposals closed on November 2<sup>nd</sup>. The area will revert to single family zoning, but ultimate zoning is yet to be decided. There are conflicting priorities with a strong push for additional housing while also maintaining green spaces. Regardless, more impervious surface will be in place after redevelopment, and runoff will ultimately flow to Walsh Lake. Rice Creek Watershed District is leading coordination, as most of the land falls in their jurisdiction. CRWD will continue coordination and provide review, while encouraging the need for innovative stormwater management. There was no Board action required, and staff will bring any updates to future Board meetings. The Board shared their thoughts on the University of Minnesota selling the golf course. The Board is excited, hopeful, and curious about the motivation for which project will be selected and how this redevelopment will turn out.

As for the Luther Seminary Lower Campus Redevelopment Update, the company Lifestyle Communities has a contract and an ambitious timeline to begin construction in the spring of 2026. CRWD's Regulatory team will be heavily involved in proposing underground stormwater management throughout this process, as most water from this property flows toward Seminary Pond. Current concept plans show 2 out of the 6 acres are being proposed for development and a conservation easement holder is needed. CRWD was approached by the developer to consider being the holder for the conservation easement. Staff do not have any recommendation yet as this would be new territory but wanted to bring this situation to the Board's attention. Staff will continue conversations and gather information about obligations, pros, cons, risks, and benefits to bring back to the Board with more updates in the future. There is no Board action required at this time. Board members drew similarities between the conservation easement and a previous discussion about CRWD's Wetland Management Plan. Managers also pointed out that, like the Les Bolstad redevelopment, more impervious surface will replace what is currently green space.

VII. General Information

A) Board of Managers' Updates

Board Manager Rick Sanders will no longer be attending the Minnesota Watersheds Annual Conference. Managers Mazanec & Collins will be the delegates to the business meeting on Friday, December 5<sup>th</sup>.

B) Administrator's Update

CRWD's newest employee, Matt Lundberg, started as a Water Resource Specialist in the Planning, Projects, and Grants Division. Matt previously worked at the Natural Resources Conservation Service and has a degree in Environmental Studies and Policy from the University of Minnesota.

Administrator Eleria debriefed the Art & Water Workshop that occurred on the evening of Saturday, November 22<sup>nd</sup>. The event was a huge success with over 130 attendees, many of whom were new to CRWD. Artist Boo McCaleb did a great job with his projection art, engagement activities, and promotion leading up to the event. There was a lot of positive feedback from attendees, and CRWD is thrilled to continue building relationships with artists in our community. Eleria added that the local newspaper, the Midway Monitor, was also in attendance taking video of the event.

C) Next Meetings

- a. Wednesday, December 10, 2025 – 5:30 p.m. – CAC Meeting (virtual)
- b. Wednesday, December 17, 2025 – 6:00 p.m. – Board Meeting

D) Adjournment

**Motion 25-265:** *Adjournment of December 1, 2025, Regular Board Meeting at 6:41 PM.*

Mazanec/Sullivan Janzen  
Unanimously Approved

Respectfully submitted,  
Lydia Treichel