



# LOWER MINNESOTA RIVER WATERSHED DISTRICT

## Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting

Wednesday, October 19, 2022

### Agenda Item

#### Item 6. A. – Cost Share Application for 4562 McColl Drive

#### Prepared By

Linda Loomis, Administrator

#### Summary

In May 2022, the owner of the property at 4562 McColl Drive in Savage contacted the LMRWD about the possibility of a cost share project to address stormwater concerns they have. The property is a farmstead with a house, several outbuildings, including a large barn, a riding ring and several large garden plots. I visited the site in May and spoke with one of the owners, Bonnie Laabs (Applicant). The Applicant explained that she and her husband purchased the property with the intention of setting the farms up as a demonstration site to feature sustainable urban agriculture. They planned to establish a non-profit to operate the farm. The Applicant is an educator and plans to eventually run educational camps for youth and more.

The Applicant would like to collect rainwater from the buildings for reuse and manage water from impervious services to reduce erosion. Since May, the Applicant has attended a session of Dakota County's Landscaping for Clean Water and been in touch with the Scott and Dakota Counties Soil & Water Conservation Districts. After discussing some possible options with the Applicant, she decided to have a stormwater management plan prepared for the entire site and has completed an application requesting funds to develop the plan.

The application received requests funding to assist with the preparation of the plan. Once the Applicant has a plan, she intends to apply for grants in the future to implement the plan.

#### Attachments

2022 Cost Share Application for 4562 McColl  
Property Information Report  
Plat map; Scott County GIS  
Location Map  
Draft Cost Share Grant Agreement

#### Recommended Action

Motion to approve Cost Share application for 4562 McColl Drive for 50% of the cost to prepare a stormwater management plan up to a maximum of \$2,500 and authorize execution of a Cost Share Grant Agreement.



LOWER MINNESOTA RIVER  
WATERSHED DISTRICT

# Cost Share Grant Application 2022

## Application type (check one)

Homeowner

Non-profit - 501(c)(3)

School

Business or corporation

Public agency or local government unit

## Project type (check all that apply)

Raingarden

Vegetated Swale

Infiltration Basin

Wetland restoration

Buffer/shoreline restoration

Conservation practice

Habitat restoration

Pervious hard surface

Other \_\_\_\_\_

## Applicant Information

Name of organization or individual applying for grant (to be named as grantee):

Address (street, city and ZIP code):

Phone:

Email address:

## Primary Contact (if different from above)

Name of organization or individual applying for grant (to be named as grantee):

Address (street, city and ZIP code):

Phone:

Email address:

## Project location

Address (street, city and ZIP code):

Property Identification Number (PID)

Property owners:

## Project Summary

Title

Total project cost

Grant amount requested

Estimated start date

Estimated completion date

Is project tributary to a water body?

No, water remains on site

Yes, indirectly

Yes, directly adjacent

Is this work required as part of a permit?            No            Yes  
(If yes; describe how the project provides water quality treatment beyond permit requirement on a separate page.)

## Project Details

**Checklist** To be considered complete the following must be included with the application.

- |                              |   |
|------------------------------|---|
| location map                 | project timeline  |
| site plan & design schematic | proof of property ownership                             |
| contracted items             | plant list & planting plan (if project includes plants) |

**Project description** Describe the project, current site conditions, as well as site history, and past management. Note any potential impacts to neighboring properties.

What are the project objectives and expected outcomes? Give any additional project details.

Which cost share goals does the project support? (check all that apply)

- |   |                                   |
|---|-----------------------------------|
| improve watershed resources   | foster water resource stewardship |
| increase awareness of the vulnerability of watershed resources          |                                   |
| increase familiarity with and acceptance of solutions to improve waters |                                   |

How does the project support the goals you checked?

## Project Details (continued)

**Project benefits** Estimate the project benefits in terms of restoration and/or annual pollution reduction. If you are working with a designer or contractor, they can provide these numbers. If you need help contact the district administrator. Computations should be attached.

Benefit	Amount
Water captures	gal/year
Water infiltrated	gal/year
Phosphorus removed	lbs/year
Sediment removed	lbs/year
Land restored	sq. ft.

How will you share the project results with your community and work to inform others about your projects environmental benefit?

Please note that by obtaining cost share funding from the Lower Minnesota River Watershed District, your project may be shared with the community through our website, social media, or other media. Your project may also be highlighted on a tour or training event, with prior notice and agreement.

**Maintenance** Describe the anticipated maintenance and maintenance schedule for your project.

I acknowledge that receipt of a grant is contingent upon agreeing to maintain the project for the number of years outlined in the cost share guidelines. Yes

### Authorization

Name of landowner or responsible party

Signature

Date

Type or handwrite your answers on this form. Attached additional pages as needed.

For questions, contact Linda Loomis at [Naiad Consulting@gmail.com](mailto:NaiadConsulting@gmail.com) or call 763-545-4659.

Mail the completed application to

**Lower Minnesota River Watershed District  
c/o Linda Loomis, Administrator  
112 E. Fifth St., Suite 102  
Chaska, MN 55318**

or email to:

**Linda Loomis, Administrator  
[naiadconsulting@gmail.com](mailto:naiadconsulting@gmail.com)**

# 2022 Cost Share Worksheet

## Labor Costs (contractors, consultants, in-kind labor)

Service Provider	Task	# Hours	Rate/Hour	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
<b>Total:</b>				\$	\$	\$

## Project Materials

Material Description	Unit Cost	Total # of Units	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
<b>Total:</b>			\$	\$	\$

Total Requested Funds from LMRWD*:	\$	(A)
Total Matchin/In-Kind Funds:	\$	(B)
Project Total:	\$	(C)

\*Please note: total requested funds (A) cannot be more than 50% of the Project Total (C)

<b>Property Card</b>	Parcel ID Number 269150051
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<b>Taxpayer Information</b>
Taxpayer Name LAABS BONNIE & BIWER JASON
Mailing Address 4562 MCCOLL DR SAVAGE, MN 55378



<b>Property Address</b>
Address 4562 MCCOLL DR
City Savage, MN 55378

<b>Parcel Information</b>	
Uses 201 1a RESIDENTIAL SINGLE UNIT	Calculated Acres 5.96
	Plat
	Lot
	Block
Legal Description	Section 15 Township 115 Range 021   P/O W1/2 SW1/4 NW1/4 COM
Legal Description2	SW COR, N 361.3', E 270', NE 148.3', N 170.3', E TO INT CO

<b>Building Information</b>					
Building Style	Two Story	AGLA (Sq Ft)	2,328	Bedrooms	3
Year Built	1920	Garage Size (Sq Ft)	0	Bathrooms	2.25
Model Desc	Single-Family	Basement Size (Sq Ft)	956	Basement Finish (Sq Ft)	0

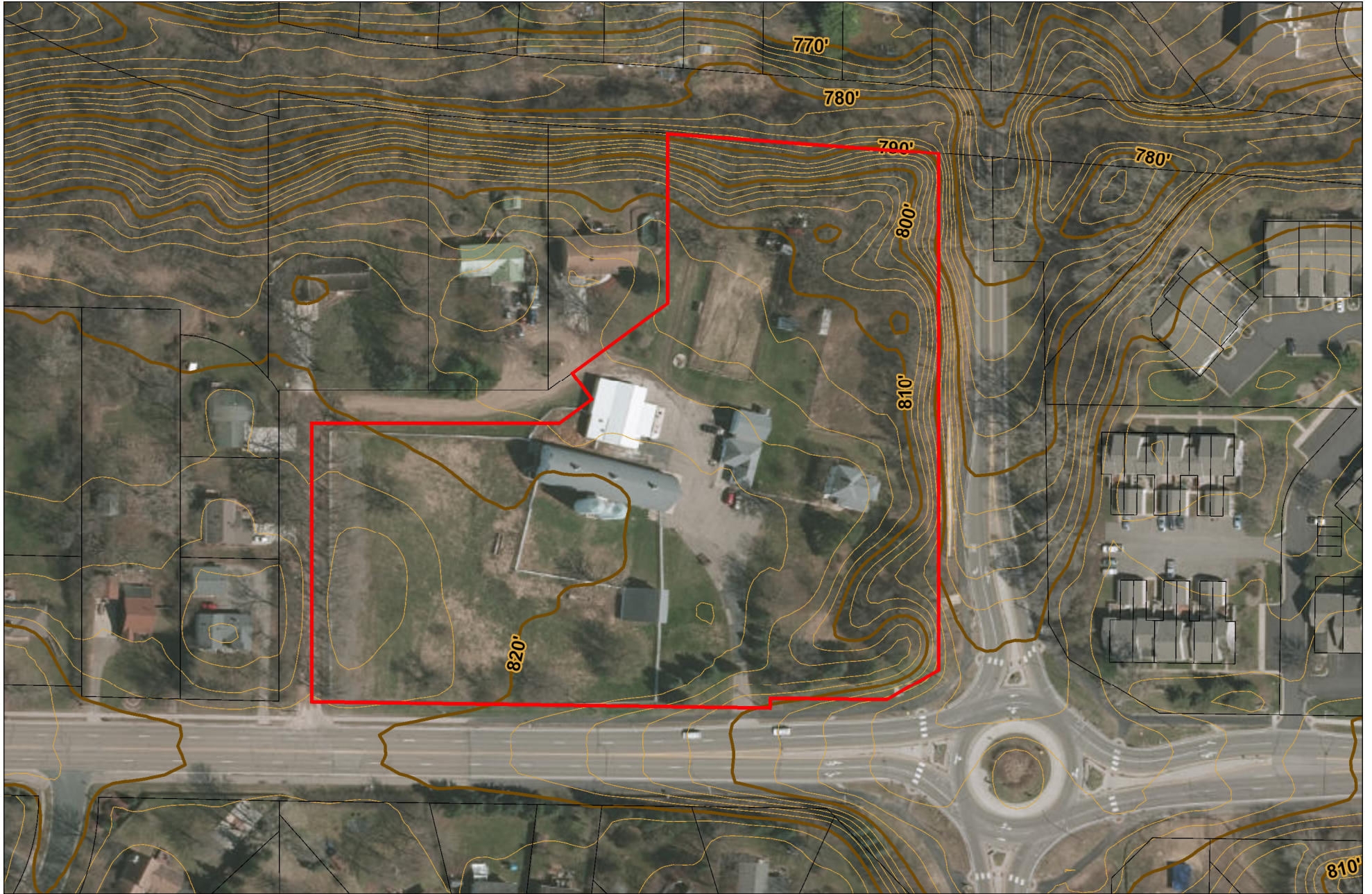
<b>Miscellaneous Information</b>				
School District	Taxing District Code	Homestead Status	Green Acres	Ag Preserve
ISD 0191 BURNSVILLE	2101	N	N	N

<b>Assessor Information</b>					
Estimated Market Value	2022 Values (Payable 2023)	2021 Values (Payable 2022)	Last Sale		
Land	\$464,900.00	\$464,900.00	Date of Sale	03/10/2017	
Improvement	\$253,800.00	\$214,000.00	Sale Value	\$600,000.00	
Total	\$718,700.00	\$678,900.00			

Disclaimer: This information is to be used for reference purposes only. Scott County does not guarantee accuracy of the material contained herein and is not responsible for misuse or misinterpretation. The preceding disclaimer is provided pursuant to Minnesota Statutes 466.03, Subd. 21 (2000), and the user of this service acknowledges that the County shall not be liable for any damages, and expressly waives all claims, and agrees to defend, indemnify, and hold harmless the County from any and all claims brought by User, its employees or agents, or third parties which arise out of the user's access or use of data provided.



# Scott County

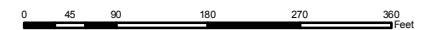


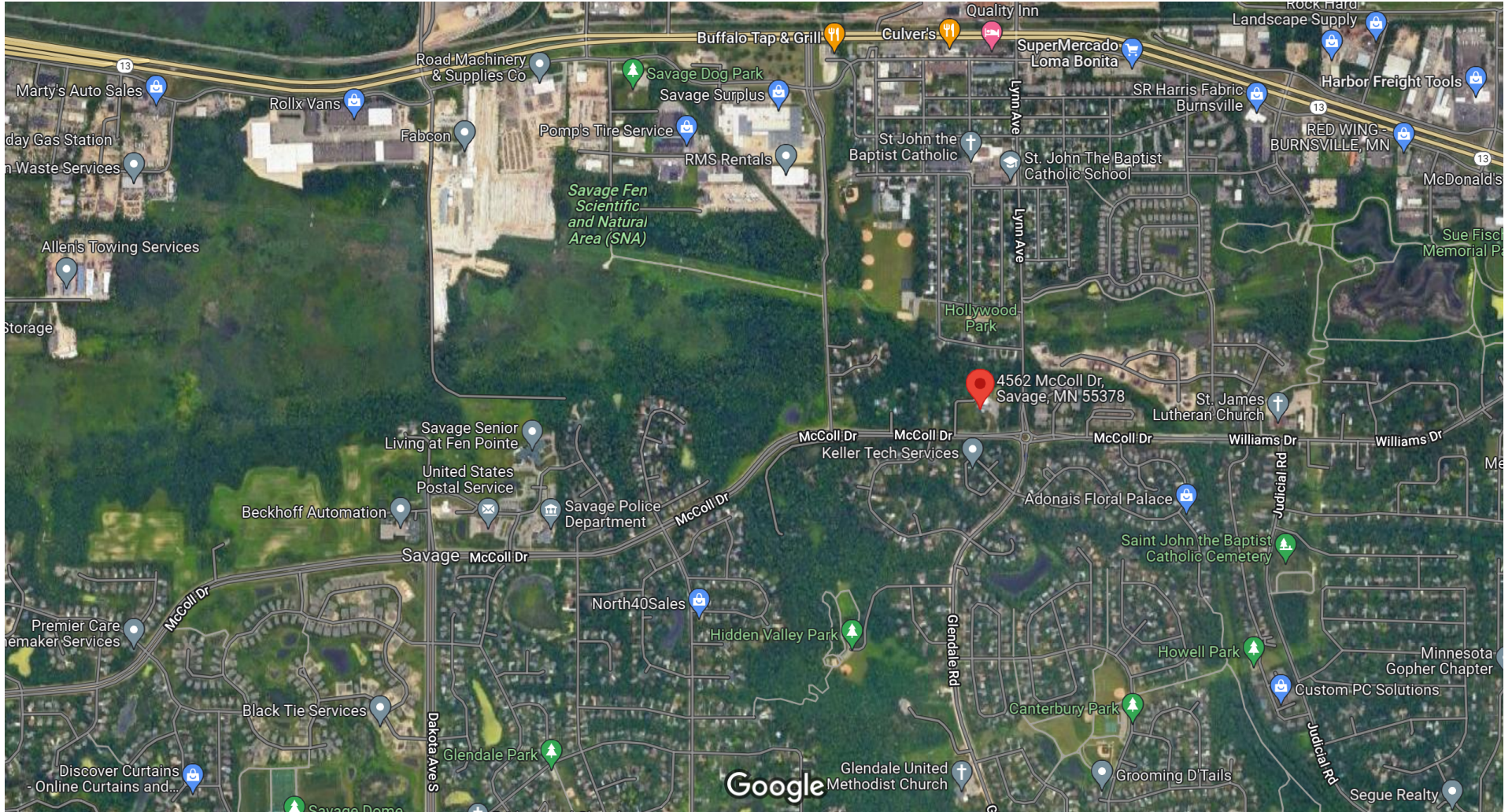
This drawing is neither a legally recorded map nor a survey and is not intended to be used as one. This drawing is a compilation of records, information, and data located in various city, county, and state offices, and other sources affecting the area shown, and is to be used for reference purposes only. Scott County is not responsible for any inaccuracies herein contained. If discrepancies are found, please contact the Scott County Surveyors Office.



Date: 5/16/2022

1 in = 188 ft







LOWER MINNESOTA RIVER WATERSHED DISTRICT  
2016 COST SHARE INCENTIVE AND WATER QUALITY RESTORATION PROGRAM  
Cost Share Grant Agreement

The parties to this Agreement, made this 21st day of October 2022, are the Lower Minnesota River Watershed District, a Minnesota Watershed District ("LMRWD") a public body with purposes and powers set forth in Minnesota Statutes Chapters 103B and 103D and Bonnie Laabs ("APPLICANT"). The purpose of this Agreement is to provide for the development of a stormwater management plan designed to protect and improve natural resources within the District. by managing stormwater at the property located at: 4562 McColl Drive, Savage, MN 55378.

1. Scope of Plan. APPLICANT will retain the service of a consultant to develop a plan to manage stormwater in accordance with the Application submitted to the LMRWD, attached as Exhibit A. A final report must be presented to the LMRWD at the time a request is made for reimbursement of expenses as specified in Section 2 of this Agreement.
2. Reimbursement. When the plan has been developed in accordance with Exhibit A, the LMRWD, on receipt of adequate documentation, will reimburse the APPLICANT up to 50% of the APPLICANT's cost to install the Project, including materials, equipment rental, delivery of materials and labor, in an amount not to exceed \$2,500.00. APPLICANT will share the plan with the LMRWD. APPLICANT will document with receipts all direct expenditures. At the time reimbursement is requested, APPLICANT will provide the LMRWD copies of all documents concerning the work.
3. Implementation. APPLICANT intends to implement that Best Management Practices (BMPs) identified in the plan developed because of this grant. APPLICANT may apply for subsequent grants to implement said BMPs.
4. Maintenance. APPLICANT will maintain the Project for at least five (5) years from the date installation is complete. If APPLICANT does not do so, the LMRWD will have a right to reimbursement of all amounts paid to APPLICANT, unless:
  - a. The LMRWD determines that the failure to maintain the Project was caused by reasons beyond the APPLICANT's control; or
  - b. APPLICANT has conveyed the underlying property, provided APPLICANT notifies the LMRWD at least 30 days before the property is conveyed and facilitates communication between the LMRWD and the prospective owner regarding continued maintenance of the project.
5. Agreement Void. This Agreement is void if the project installation is not complete by June 30, 2023. This Agreement may not be modified in any way except in writing and signed by both parties.
6. Indemnification. The LMRWD will be held harmless against any and all liability and loss in connection with the installation of the Project.
7. Compliance with Laws. APPLICANT is responsible to comply with any permits or other legal requirements applicable to the work.

8. Notices. Any notice or demand, authorized or required under this Agreement shall be in writing and shall be addressed to the other party as follows:

To LMRWD:

Administrator  
Lower Minnesota River Watershed District  
112 East Fifth Street, Suite 102 Chaska, MN  
55318

To APPLICANT:

Bonnie Laabs  
4562 McColl Drive  
Savage, MN 55378

The parties being in agreement to be signed as follows:

APPLICANT:

LOWER MINNESOTA RIVER WATERSHED DISTRICT:

By: \_\_\_\_\_

By: \_\_\_\_\_

Its: President

Date: \_\_\_\_\_

Date: October 19, 2022