



LOWER MINNESOTA RIVER WATERSHED DISTRICT

Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting
Wednesday, October 9, 2024

Agenda Item

Item 5. G. Approve Cost Share for 402 Broadway Street North, Carver, MN

Prepared By

Linda Loomis, Administrator

Summary

The LMRWD received an application for a project to be located at 402 Broadway Street, N., Carver, MN. This is the third application received in 2024. The first application was not thought through enough for the LMRWD to consider and the second application was for a property that was located in the Nine Mile Watershed District. The 2024 budget included \$20,000 for the Cost Share Program.

The application proposes installation of a rainwater capture system that will be used to supply water to a waterfall feature in the front yard of the home. It will capture all the rainwater from the home and will be used for irrigation.

This fits the [guidelines of the LMRWD Cost Share program](#) and funds are available within the LMRWD 2024 Budget.

Attachments

LMRWD Cost Share Application from Morgan Jacobs for 402 Broadway Street, Carver, MN
Draft Cost Share Agreement

Recommended Action

Motion to approve the Cost Share Application and authorize execution of Cost Share Agreement



LOWER MINNESOTA RIVER
WATERSHED DISTRICT

received
9-18-24

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 rain water storage basin

Applicant Information

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

Address (street, city and ZIP code):
402 Broadway Street N Carver, MN 55315

Phone: (952) 486-2786 Email address: morgan@rivervalleyaquascapes.com

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): 402 Broadway St N Carver, MN 55315

Property Identification Number (PID)

Property owners: Jim Jacobs

Project Summary

Title Rain water capture with filtration/circulation

Total project cost 9,500 Grant amount requested 2,500

Estimated start date ASAP Estimated completion date 2024 (1 week after start)

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.

- | | |
|--|--|
| <input type="checkbox"/> location map | <input type="checkbox"/> project timeline |
| <input checked="" type="checkbox"/> site plan & design schematic | <input checked="" type="checkbox"/> proof of property ownership |
| <input type="checkbox"/> contracted items | <input type="checkbox"/> 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.

The 1,300-gallon hidden rainwater basin will be installed in the front yard of my downtown Carver home, the only single-family home on the corner. Visitors and neighbors will only see the subtle waterfalls and stream built on top of the basin. The stone work and landscaping that will make up the water feature will be state-of-the-art as I'm trained and annually-certified by Aggascape's Inc, the nation's top installer and producer of water feature products. It will also compliment a smaller waterfall in the yard.

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

The basin will also be used to water the landscape, keeping all the water captured on site (I'll "T" off from the circulation pump). The project should embody the pinnacle of both water conservation and nature art. I also spend a lot of time in the front yard, talking to pedestrians at the downtown corner where the feature will be located, giving me an opportunity to explain the project to the public.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> improve watershed resources | <input checked="" type="checkbox"/> foster water resource stewardship |
| <input checked="" type="checkbox"/> increase awareness of the vulnerability of watershed resources | |
| <input checked="" type="checkbox"/> increase familiarity with and acceptance of solutions to improve waters | |

How does the project support the goals you checked?

It'll be awe-inspiring in it's appearance and the public will inquire as a result.

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	1,300 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?

I am a water feature contractor living on the busiest corner of downtown Carver, where the storage tank will be filtered and circulated by a natural-looking waterfall/stream. It will be my showcase product, featured on my social media consistently.

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.

The circulation pump will be shut down for the winter and the leaves cleared from the infiltration point in the spring.

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

Morgan Jacobs via Jim Jacobs

Signature 

Date 8/28/24

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

For questions, contact Linda Loomis at 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

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
construction	Building a natural-looking waterfall to circulate a 1,200-gal. rainwater basin.	45	\$100/hour	0	4,500	4,500.00
Total:				\$	\$	\$4,500.00

Project Materials

Material Description	Unit Cost	Total # of Units	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
Included on separate sheet			2,500.00	4,853.48	7,353.48
Total:			\$2,500	\$4,853.48	\$7,353.48

Total Requested Funds from LMRWD*: \$2,500.00 (A)
 Total Matching/In-Kind Funds: \$4,853.48 (B)
 Project Total: \$7,353.48 (C)

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

Retail

MY contractor's
PRICE

LINER-EPD 00:	20' X 25' - 45 MIL F YES	\$ 1,195.00	\$ 875.00	\$ -
UNDERLAY 00:	X2 10' X 15' BOXED NON-WOVEN GEOTEXTILE UNC	\$ 210.00	\$ 157.50	\$ -
PLUMBING 00:	FLEXIBLE PVC PIPE 2" X 25'	\$ 219.99	\$ 164.99	\$ -
FILTER-PO1 00:	PONDLESS WATERFALL VAULT	\$ 419.99	\$ 314.99	\$ -
FILTER-PO1 00:	X3 PONDLESS WATERFALL VAULT EXTENSION	\$ 360.00	\$ 270.00	\$ -
AQUABLOX 00:	X40 AQUABLOX LARGE WATER STORAGE MODULE	\$ 2,920.00	\$ 2,680.00	\$ -
RAINXCHA 00:	X3 DOWNSPOUT FILTER	\$ 990.00	\$ 891.00	\$ -
	Boulders/ gravel		500.00	
	Machine Rental		1.500	
Basin total		\$ 6,314.98	\$ 5,353.48 5,853.48	7,353.48
LINER-EPD 00:	10' X 20' - 45 MIL FISH-SAFE EPDM LINER BOXED	\$ 478.00	\$ 350.00	\$ -
PUMPS 00:	AQUASURGE 4000-8000 ADJUSTABLE FLOW POND	\$ 909.99	\$ 682.49	\$ -
UNDERLAY 00:	X2 10' X 15' BOXED NON-WOVEN GEOTEXTILE UNC	\$ 140.00	\$ 105.00	\$ -
PLUMBING 00:	DUAL UNION CHECK VALVE 2.0	\$ 75.99	\$ 56.99	\$ -
FILTER-BIO 00:	SIGNATURE SERIES 2500 BIOFALLS FILTER	\$ 819.99	\$ 614.99	\$ -
	Boulders / gravel		300	
Waterfall total		\$ 2,423.97	\$ 1,800.47 2,109.47	

Parcel Detail

- [↩ Search Results](#)
- [📄 Change of Address](#)
- [🖨 Print this Page](#)

Carver County Parcel Information		
Parcel ID	Status	Last Update
20.0501510	Active	10/5/2024 1:15:22 PM
Current Owner: JACOBS JAMES ROSS PO BOX 114 CARVER , MN 55315		Property Address: 402 BROADWAY N CARVER MN 55315
TAG 2002 CARVER/LOWER MN/112		Lender: NATIONSTAR MTG LLC DBA MR. COOPER
Legal Description		
Section 18 Township 115 Range 023		

Carver County Tax Bills: Select tax year for installment detail					
Tax Year	Original Tax	Paid to Date	Penalty/Fees Due	Interest Due	Total Due
2024	\$4,464.00	\$2,232.00	\$0.00	\$0.00	\$2,232.00
2023	\$3,894.00	\$3,894.00	\$0.00	\$0.00	\$0.00
2022	\$3,810.00	\$3,810.00	\$0.00	\$0.00	\$0.00
2021	\$3,574.00	\$3,574.00	\$0.00	\$0.00	\$0.00
2020	\$3,620.00	\$3,620.00	\$0.00	\$0.00	\$0.00
2019	\$3,568.00	\$3,568.00	\$0.00	\$0.00	\$0.00
2018	\$3,440.00	\$3,440.00	\$0.00	\$0.00	\$0.00
2017	\$3,156.00	\$3,156.00	\$0.00	\$0.00	\$0.00
2016	\$3,244.00	\$3,244.00	\$0.00	\$0.00	\$0.00
2015	\$3,030.00	\$3,030.00	\$0.00	\$0.00	\$0.00
2014	\$2,590.00	\$2,590.00	\$0.00	\$0.00	\$0.00
2013	\$2,750.00	\$2,750.00	\$0.00	\$0.00	\$0.00
2012	\$2,876.00	\$2,876.00	\$0.00	\$0.00	\$0.00
Total					\$2,232.00

PAYMENT INFORMATION

Online payments made from this site and will only be applied to the current year tax bill.

- The fee is 2.35% of the amount being paid with a minimum charge of \$1.20. The fees are retained by a third party payment processor.
- There is no fee if you pay with an E-check.

- [Sign up for tax payment reminders](#)
- [Online Payment Instructions](#)
- [Property Tax Refund](#)

Pay 2024 Tax Online

To make any payment other than full year, use partial option and enter amount.

Select a payment option:

- Total Due \$2,232.00
- Partial

[ADD TO CART](#)

Payments will be applied to penalty first, if applicable.

Cart: \$0.00

Property Information

- [📍 GIS Parcel Map](#)
- [📄 2024 Tax Statement](#)
- [📄 2023 Tax Statement](#)
- [📄 2022 Tax Statement](#)
- [📄 2025 Valuation Notice](#)
- [📄 2024 Proposed Notice](#)



LOWER MINNESOTA RIVER WATERSHED DISTRICT
2024 COST SHARE INCENTIVE AND WATER QUALITY RESTORATION PROGRAM
Cost Share Grant Agreement

The parties to this Agreement, made this ____ day of October 2024, 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 Morgan Jacobs ("APPLICANT"). The purpose of this Agreement is to provide for the installation and maintenance of a project designed to protect and improve natural resources within the District, by managing storm water and said project to be located at: 402 Broadway Street N., Carver, MN 55315.

1. Scope of Work. APPLICANT will install the Project 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 installation of the project is complete 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 document with receipts all direct expenditures. At the time reimbursement is requested, APPLICANT will provide the LMRWD with copies of all documents concerning the work. Volunteer time and labor will be considered an in-kind contribution and may be used as a match, but APPLICANT will not receive reimbursement for in-kind contributions. Landowner/Volunteer labor may be credited at \$20.00 per hour.
3. Public Access. LMRWD may enter APPLICANT's property at reasonable times to inspect the work to ensure compliance with this Agreement and monitor or take samples for the purpose of assessing the performance of the Project. APPLICANT will permit the LMRWD, at its cost and discretion, to place reasonable signage on APPLICANTs property informing the general public about the Project and the LMRWD's Cost Share Incentive and Water Quality Restoration Program. The LMRWD may request APPLICANT's permission to allow members of the public periodically to enter APPLICANT's property to view the Project in the company of a LMRWD representative. This paragraph does not create any right of public entry onto APPLICANT's property except as coordinated with APPLICANT and accompanied by a LMRWD representative.
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 _____. 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 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:

Morgan Jacobs
 402 Broadway Street North
 Carver, MN 55315

The parties being in agreement to be signed as follows:

APPLICANT:

LOWER MINNESOTA RIVER WATERSHED DISTRICT:

By: _____

By: _____

Print name: _____

Its: President _____

Date: _____

Date: _____