



LOWER MINNESOTA RIVER WATERSHED DISTRICT

Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting
Wednesday, May 21, 2025

Agenda Item

Item 7. A. - Award 2025 Cost Share incentive and Water-Quality Restoration Program

Prepared By

Linda Loomis, Administrator

Summary

The LMRWD offers a cost share program to residents of the LMRWD to engage citizens in actions that protect local lakes, rivers, streams, wetlands, and fens. The 2025 Budget includes \$20,000 for this program. The deadline for submission of applications was April 15, 2025. Single family residential properties are eligible to apply for up to \$2,500, townhome, condominium and lake associations are eligible for up to \$7,500 and commercial, government and nonprofit properties are eligible for up to \$20,000. Four applications have been received, two town home properties and two single family residential properties, all located in the City of Bloomington.

Dakota County offers financial assistance to residents of Dakota County under this program through its **Landscaping for Clean Water** program and Scott County offers financial assistance to residents of Scott County under its **Technical Assistance and Cost Share** program.

One application has received support from the City.

Project address	Summary	Project Score	Recommended Board Action
9839 Pleasant Ave. S., Bloomington – single family residence	This project will replace an impervious concrete patio with permeable materials to allow infiltration and reduce runoff.	33	Recommend approval of funding request for \$2,500
Total Amount Requested for Board Approval			\$2,500
5120 102 nd Street West, Bloomington – Condominium	This project will restore the buffer/shoreland and create habitat around a stormwater pond. The city of Bloomington has written a letter of support for the project.	50	Recommend approval of funding request for \$7,500
Total Amount Requested for Board Approval			\$7,500

10209 10 th Ave. Circle S., Bloomington – single family residential	This project will construct a rain garden to intercept run-off from several downspouts. One goal is to divert run-off from the top of the bluff in the backyard, which runs into Mounds Spring Park and the MN River.	50	Recommend approval of funding request for \$1,846
Total Amount Requested for Board Approval			\$1,846
7061 West 110 th Street/11045 Oregon Circle – Townhome	The plan for this project will construct rain gardens/infiltration basins to collect run-off from roof downspouts and replace concrete sidewalks with impervious surfaces to reduce reliance on salt to keep sidewalks ice free in winter.	53	Recommend approval of funding request for \$7,500
Total Amount Requested for Board Approval			\$7,500
Total Grant Amount Requested for Board Approval			\$19,346

Attachments

Cost Share Grant Applications and supporting documentation from:

- 9839 Pleasant Avenue South, Bloomington – Larson/Sutherland
- 5120 102nd Street West, Bloomington – Lochmoor Club
- 10209 10th Avenue Circle South, Bloomington – Erdmann
- 7061 West 110th Street/11045 Oregon Circle – Sutton Place II

Recommended Action

Motion to approve requested funding to grant applicants and authorize execution of Cost Share Agreements as follows:

- 9839 Pleasant Avenue South, Bloomington for \$2,500
- 5120 102nd Street West, Bloomington for \$7,500
- 10209 10th Avenue Circle South, Bloomington for \$1,846
- 7061 West 110th Street/11045 Oregon Circle – Sutton Place for \$7,500



LOWER MINNESOTA RIVER
WATERSHED DISTRICT

Cost Share Grant Application

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):

Nicole Larson

Address (street, city and ZIP code):

9839 Pleasant Ave S

Phone:

9529130262

Email address:

Larson4432@gmail.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):

9839 pleasant Ave s, Bloomington, 55420

Property Identification Number (PID)

15-027-24-31-0078

Property owners:

Nicole Larson and Nick Sutherland

Project Summary

Title Pervious pavers for clean water

Total project cost 13,000

Grant amount requested 2500

Estimated start date 06/01/25

Estimated completion date 06/30/25

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.

As a resident of Bloomington, I am seeking funding to replace the impervious concrete in my backyard with environmentally beneficial pervious pavers. By replacing 400 square feet of traditional concrete in our backyard with pervious pavers, we will significantly improve stormwater management and water quality in our Bloomington neighborhood. This project directly aligns with the city's goals for sustainable stormwater management, climate resiliency, and protection of our urban watersheds.

Traditional concrete surfaces contribute to runoff, which carries pollutants like oil, fertilizers, and debris directly into the storm drain system, overwhelming local infrastructure and leading to contamination of rivers, lakes, and groundwater. In contrast, pervious pavers allow rainwater to naturally seep into the ground, significantly reducing runoff volume and filtering pollutants through the soil before they reach our city's water systems.

This eco-friendly upgrade will allow approximately 6,000 to 7,200 gallons of rainwater per year to

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

I will improve groundwater recharge, helping maintain healthy levels in the Lower Minnesota River Watershed District.

I will reduce the burden on the city's stormwater infrastructure, helping to prevent flooding and combined sewer overflows during heavy rain events.

I will support urban biodiversity, as increased permeability supports root systems and mitigates heat island effects often caused by large concrete surfaces.

My property will serve as a micro-model of sustainable residential design, promoting awareness and inspiring other homeowners to take similar eco-friendly actions.

This project is not only a personal step toward sustainability—it contributes to our community's collective effort to preserve clean water, reduce climate impact, and build a healthier, more resilient Bloomington.

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?

This project helps support the goals I checked by

*reducing stormwater run off on my property and surrounding areas by allowing rain and snowmelt to filter naturally into the ground.

*Improve local water quality by minimizing the flow of pollutants like oils, salts, and fertilizers into nearby lakes, rivers, and storm drains.

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	7,974	gal/year
Water infiltrated	6,380	gal/year
Phosphorus removed	.03	lbs/year
Sediment removed	5.65	lbs/year
Land restored	400	sq. ft.

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

To maximize the impact of this project and raise awareness about its environmental benefits, I plan to actively share the results with my local community through a combination of outreach and education. I will post updates, photos, and data on neighborhood social media groups, local sustainability forums, and community bulletin boards. I also intend to speak with nearby homeowners and neighborhood associations to explain the environmental impact, including reduced runoff, improved water infiltration, and pollution reduction. By showcasing the success of this project in a relatable, real-world setting, I hope to inspire others to consider similar eco-friendly upgrades on their own properties. ~~I hope to inspire others to consider similar eco-friendly upgrades on their own properties. Multiplying~~
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 anticipated maintenance for the pervious paver patio is minimal but essential to ensure long-term performance and water infiltration. The primary task will be routine surface cleaning to prevent sediment, leaves, and debris from clogging the paver joints. This will include sweeping or blowing off the surface monthly and power washing once or twice a year, especially in spring and fall. Additionally, I will inspect the area quarterly to check for signs of settling, weed growth in the joints, or surface compaction, and address any issues promptly. If necessary, I will replenish the joint aggregate. 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 Nicole Larson

Signature

Date 5/5/25

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

For questions, contact Linda Loomis at Naiad Consulting@gmail.com or call 763-545-4659.

Mail the completed application to

or email to:

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

Linda Loomis, Administrator
naiadconsulting@gmail.com

2025 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
Valley Lake Irrigation Services	Site layout and design	2	60			240
	Excavation and Disposal	8	60			1440
	Subgrade compaction	2	60			240
	Geotextile fabric installation	2	60			180
	Gravel Base Installation	6	60			1080
	Screeding Bedding Layer	2	60			240
	Paver Installation	6	60			1080
	Joint fill and compaction	2	60			180
Total:				\$	\$	\$ 4680

Project Materials

Material Description	Unit Cost	Total # of Units	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
Fabric installation	.40	160			160
Install and compact gravel base	55.00	4 tons			220
Level finer gravel layer	55	1 ton			55
Paver	3.25ft	460 sqft			1495
sweep in joint compound	.75	400sqft			300
edging restraints	2.00	100 linear feet			200
disposal hauling	120	2 tons			240
Total:			\$ 2,500	\$	\$ 2670

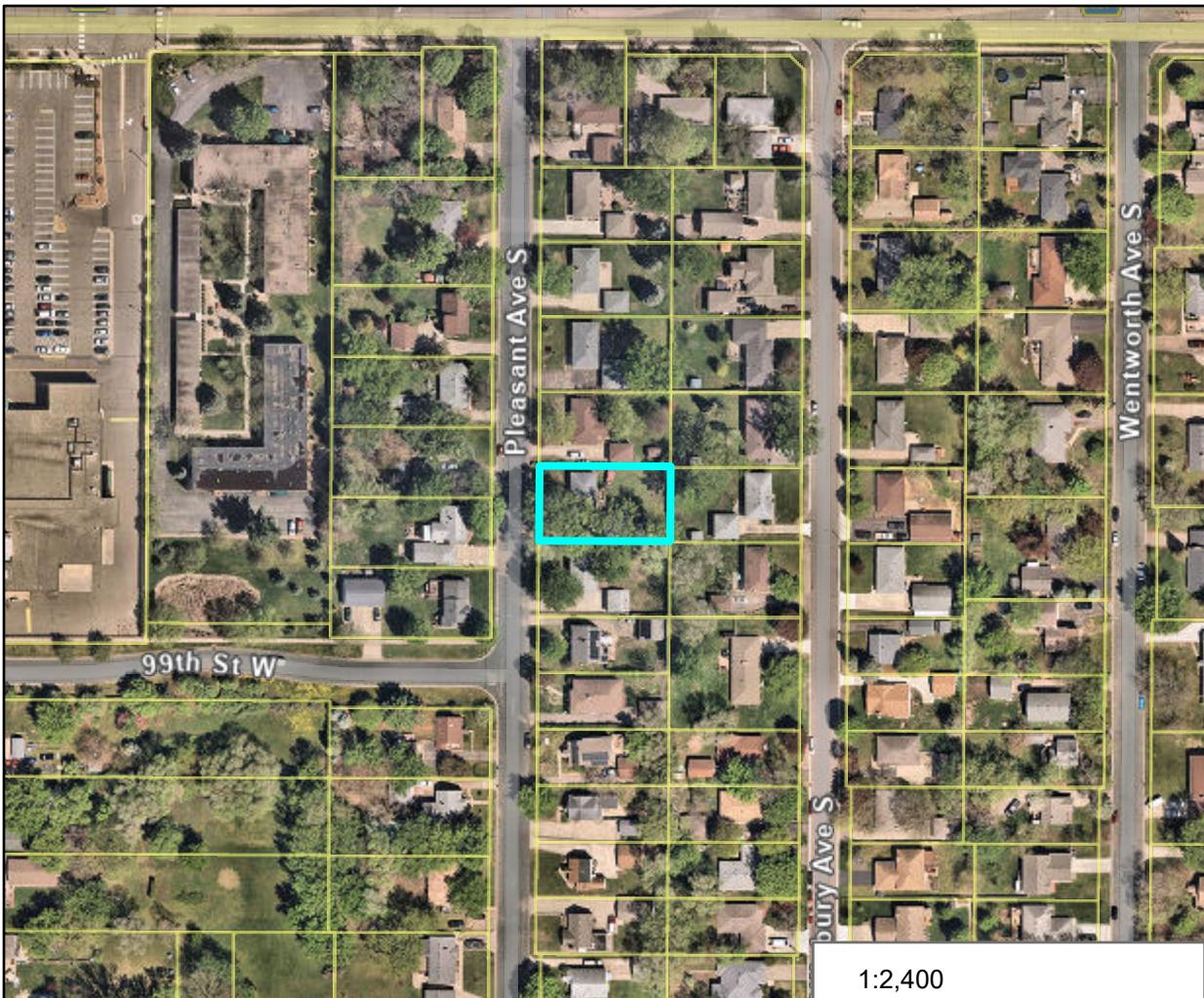
Total Requested Funds from LMRWD*:	\$ 2,500	(A)
Total Matchin/In-Kind Funds:	\$	(B)
Project Total:	\$ 7,352	(C)

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



Hennepin County Property Map

Date: 5/14/2025



PARCEL ID: 1502724310078

OWNER NAME: N Sutherland & N Larson

PARCEL ADDRESS: 9839 Pleasant Ave S,
Bloomington MN 55420

PARCEL AREA: 0.26 acres, 11,216 sq ft

A-T-B: Abstract

SALE PRICE: \$325,000

SALE DATE: 07/2022

SALE CODE: Excluded From Ratio Studies

ASSESSED 2024, PAYABLE 2025
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$300,600
TAX TOTAL: \$3,678.80

ASSESSED 2025, PAYABLE 2026
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$317,200

Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2025





Evaluation Criteria

The selection committee will determine the eligibility of an application based upon an established set of criteria using a scaled point system. Criteria considered include: Project Type, Project Location, Water Quality Improvement, Erosion Control, Commercial and Recreational Navigation, Public Outreach. An application must score at least 30 points to be considered eligible for the Cost Share Program.

Please keep the following in mind when developing your project and filling out your application:

Project Type Replace concrete patio with permeable materials to reduce runoff and promote infiltration

What type of project?	BMP (10 pts.):	Study/investigation (5 pts.)	10
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Project Location 9830 Pleasant Avenue South, Bloomington

1. Is the project tributary to an MPCA-listed impaired water (excluding mercury), trout stream or fen?

YES, direct connection (10 pts.):	YES, within subwatershed (5 pts.):	NO (0 pts.)	0
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2. If NO, is the project tributary to a lake, stream, ditch, fen, or DNR-Protected Water Wetland?

YES, direct connection (10 pts.):	YES, within subwatershed (5 pts.):	NO (0 pts.)	0
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Water Quality Improvement

Improves and protects water quality through BMP implementation or potentially improves and protects water quality through investigation. **Score 0 – 10**

5

Unique Resources Protection and Improvement

Implements controls intended for protection of and/or improvements to fish and wildlife habitat and/or outdoor recreational opportunities of the LMRWD's Unique Resources, or for studies thereof.

Score 0 – 10

2

Surface Water Rate and Volume Control

Implements controls intended for reduction and/or minimization of the rate and volume of water that drains off the property/study area; or studies thereof. **Score 0 – 10**

8

Erosion Control

Implements controls intended for minimization of erosion and/or sedimentation to downstream waters; or studies thereof. **Score 0 – 10**

8

Commercial and Recreational Navigation

Project or study enhances navigation on the Minnesota River.	Score 0 – 10	0
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Public Outreach

Based upon willingness of applicant to allow signage, tours and public site visits; public visibility of the site; diversity of practices; potential educational opportunities. **Score 0 – 10**

0

Total Score= 33 out of 90



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):

Lochmoor Club Inc.

Address (street, city and ZIP code):

5120 102nd St. W. Bloomington 55437

Phone: _____ Email address: _____

Primary Contact (if different from above)

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

Rebecca Mittelstaedt

Address (street, city and ZIP code):

5140 102nd St. W #217 Bloomington 55437

Phone: 612-508-0601 _____ Email address: bammit3@aol.com _____

Project location

Address (street, city and ZIP code):

5110 102nd St. W

Property Identification Number (PID)

18-027-24-33-0002

Property owners:

Lochmoor Club Inc.

Project Summary

Title Lochmoor Pond Restoration _____

Total project cost \$23,655.81 _____ Grant amount requested \$7,500.00 _____

Estimated start date Fall 2025 _____ Estimated completion date Summer 2026 _____

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.

The condominium buildings were constructed in the early 1970's. We are unaware of any past management efforts along the shoreline of the pond other than possibly trimming of some vegetation.

Restoration and clean-up work need to be done around the pond. This includes the removal of all woody invasive species and thinning some of the natives (box elder, ash, cottonwood) to open the canopy for better understory growth. There are signs of erosion along the shoreline due to a lack of good vegetation cover. Restoration to include restoring a native buffer around the pond.

Seeding a native species mix into the area after it is cleared of the woody species. Along the northern edge of the pond, there is poor grass growth in large sections where the hill slopes toward the pond. This will be converted into a native buffer as well. Finally, replanting some native shrub species along the southern side of the pond where the buckthorn is currently largest. Native shrubs here will help hold the soil in place more, as this area is limited in buffer size due to the sidewalk. They will also grow to replace the buckthorn as a privacy barrier for the building while providing good bird cover and nesting habitat.

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

In addition to improving the overall quality of the water and shoreline, we expect to improve the overall aesthetics of our property. This will also benefit the public as the south shore of the pond abuts a public sidewalk and street.

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?

The buffers of native plants will help trap and filter nutrients, salt, and silt before they flow into the pond, protecting water quality while preventing soil erosion along the shoreline.

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?

The process of the restoration and results will be shared with the condominium owners via our monthly board minutes. The City of Bloomington Water Resource Specialist is involved in this project serving on an advisory basis. The city is currently partnering with the University of Minnesota in ongoing monitoring the water quality of the pond. These entities can share the results of this project through their website, social media or other media. Lochmoor board members involved in this project are available to share our experiences with others.

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 quote from Native Resource Preservation includes two years of maintenance following the initial project work. Additional maintenance will be completed as recommended by Native Resource Preservation.

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

Lochmoor Club Board

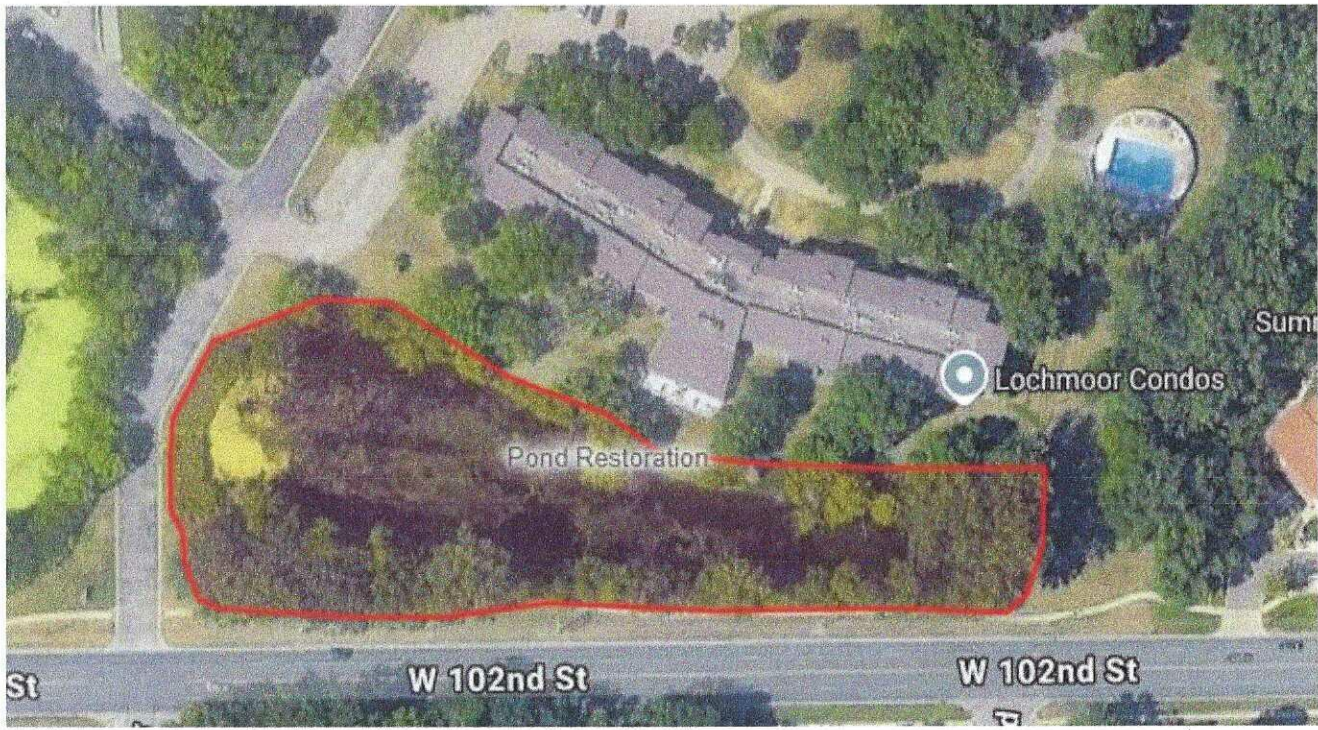
Signature Rebecca Littlehaugh, VP Date 1-24-2025

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

For questions, contact Linda Loomis at Naiad Consulting@gmail.com or call 763-545-4659.

Mail the completed application to

or email to:



**PLM Quote 1076-1**

Issue Date January 2, 2025

Expires February 1, 2025

PREPARED BY**Caroline Fazzio**

Native Resource Preservation

(715) 307-8520

caroline.fazzio@nrp.eco

260 Wentworth Ave E, St Paul, MN 55118, USA

PREPARED FOR**Jeff Wanat**

Lochmoor Club Board

(612) 849-3000

jwanat@parthenonagency.com

5140 w 102nd St. Bloomington 55437

PLM QUOTE DETAILS**5140 w 102nd St. Bloomington 55437****Please see the quote below.**

DESCRIPTION	QTY	UNIT PRICE	TOTAL
Mobilization Charged once at project initiation.	1 Lump Sum	\$456.80	\$456.80
Woody Removal - Full Pond Removal of all invasive woody species. Clean up of downed woody debris wherever possible, and selective thinning of native scrub trees. *If Buffer Enhancement revegetation is not selected, woody removal should take care not to compromise soil stability wherever possible. For instance, leaving some woody debris in place to inhibit soil erosion *Charge for removal from full pond. Due to equipment mobilization and availability, and growth rates of target vegetation, full pond removal at once will be more time and cost efficient.			\$5,556.53
Year 1			\$3,935.23
Woody Removal Fall/Winter -Removal of target woody species. -Material will be mowed with a forestry mower where able, and cut at the ground everywhere else. -Cut material will be pulled to an area accessible by the mower to be mulched up. -Cut stumps will be treated to limit resprouting. -Target species: all woody invasive species (buckthorn, honeysuckle, mulberry etc.), downed woody debris, select scrub trees such as boxelder, ash, and cottonwood. Retain native shrub species such as willow and dogwood wherever possible.	1 Lump Sum	\$3,935.23	\$3,935.23
Year 2			\$810.65
Follow Up Foliar Treatment Fall -Follow up herbicide spray treatment of target woody species resprouts and new seedlings. -Application method will be spot foliar spray (targeting leaves of individual plants) to limit herbicide overuse.	1 Each	\$810.65	\$810.65

Year 3

\$810.65

Follow Up Foliar Treatment

1 Each

\$810.65

\$810.65

Fall

- Follow up herbicide spray treatment of target woody species resprouts and new seedlings.
- Application method will be spot foliar spray (targeting leaves of individual plants) to limit herbicide overuse.

Pond Native Buffer Enhancement

\$16,203.98

Revegetation of cleared shoreline with native understory species to help stabilize the shoreline and protect against re-invasion of invasive species.

Optional expansion of restored area 10'-20' into existing patchy turf on the north side of the pond to provide better buffer, and further protect existing areas of exposed, and remove need to maintain grass as close to the pond.

Year 1

\$5,891.16

Prep Spray

1 Lump Sum

\$1,366.20

\$1,366.20

Late Summer/Fall

- Initial herbicide treatment to kill existing grass and non-native ground cover. Emphasis on grass in buffer expansion zones.
- Prep for seeding.

Soil Prep & Seeding

1 Lump Sum

\$1,267.75

\$1,267.75

Fall/Winter

- Broadcast hand seeding of existing and expanded shoreline buffer.
- Light soil conditioning and raking included to help seed settle and provide best seed to soil contact.

Seed Mix

1 Acres

\$587.50

\$587.50

Mesic Short Prairie Mix--native grass and forbs mix for best soil stabilization along shoreline, and to compete with woody invasive species.

*Native seed is slow growing. Most native plants spend their first year establishing root systems; it is common to see very little above-ground growth in the first year after seeding. Plan on 2-3 years of seedling establishment.

Erosion Control

555 Square Yard

\$4.81

\$2,669.71

Fall/Winter

- Erosion blankets to protect seed and soil in expanded buffer areas.
- Includes all labor and materials.

*Quantities listed here are an approximation. Final measurements will be taken in field to determine exact square yardage requiring blanketing.

*Erosion control only needed if buffer areas expanded into existing turf.

Year 2

\$3,849.58

Planting

100 Each

\$12.20

\$1,220.17

Spring

- Installation of seedlings/bare root stock of native wetland shrubs to replace buckthorn for privacy and soil stability on southern side of the pond.

Establishment Mowing Summer -Once vegetation reaches 12"-24" in height, it is mowed back to 6"-8" with hand held brushcutters. -Mowing helps keep new seeds from being overcrowded or out-shaded by faster growing weed species. Also helps keep weed species from going to seed. Prevents any cover crop from going to seed. -Typically 2-3x per year.	3 Each	\$876.47	\$2,629.41
Year 3			\$3,231.62
Vegetation Management Visit Summer -Spot mowing/spot spraying of weeds and invasives species. -Maintains weeds and invasive species controlled while allowing seeded species to grow and mature. Typically 2-3x per year. *One Vegetation Management Visit can be replaced with a woody follow up visit if buffer installation occurs simultaneously with woody removal.	3 Each	\$1,077.21	\$3,231.62
Year 4			\$3,231.62
Vegetation Management Visit Summer -Spot mowing/spot spraying of weeds and invasives species. -Maintains weeds and invasive species controlled while allowing seeded species to grow and mature. Typically 2-3x per year. *One Vegetation Management Visit can be replaced with a woody follow up visit if buffer installation occurs simultaneously with woody removal.	3 Each	\$1,077.21	\$3,231.62
SUBTOTAL			\$22,217.31
TAX			\$1,436.50
TOTAL			\$23,653.81

PAYMENTS STARTING FROM **\$390/month** on  **Acorn** [Learn More →](#)

Terms and Conditions

Please review our Terms and Conditions prior to signing, found here: <https://www.nativeresourcepreservation.com/terms-and-conditions>

Please review our Notice of Cancellation prior to signing, found here: <https://www.nativeresourcepreservation.com/notice-of-cancellation>

Billing

Unless otherwise agreed upon, service items are charged individually upon completion. Invoices are due upon receipt. A 5% late charge may be applied after 30 days, at NRP's discretion.

Down Payments

NRP will require a 10% down payment for any line items totaling over \$30,000 USD

Project Scheduling

Due to the nature of our work and the unpredictability of weather, scheduling more than 2 weeks in advance is extremely difficult. When feasible, NRP will give clients a 1-2 week window for work, and 24-48 hours notice of a crew being onsite. Notice may be given through either email or phone communication.

Notice of Recording for Marketing Purposes

NRP may utilize photos, videos, and written descriptions of this project for education and marketing purposes. No identifying material will be used. Please inform your project manager if you wish to opt out.

Vegetation Removal

NRP cannot remove vegetation that we deem unsafe or at risk of damaging property or utility lines. We also cannot climb trees for removal or trimming.

NRP reserves the right to refuse to remove any material determined to be unsafe or outside the scope of our ability.

Utility Line Marking

NRP reserves the right to contact Gopher One State and have utility locate inspectors enter the site to mark buried utility lines. We will inform the client ahead of time if this is the case.

NRP may refuse to complete any digging or excavation work if utility locate surveyors are denied access to the property.

**Your business helps in the preservation of our ecological communities, and the protection our natural resources.
Thank you.**

The above specifications, costs, and terms are hereby accepted.

JEFF WANAT

DATE

Parcel Data for Taxes Payable 2024

Property ID number:

18-027-24-33-0002

Address:

5110 102ND ST W

Municipality:

BLOOMINGTON

School district:

271

Watershed:

2

Sewer district:

Construction year:

Owner name:

LOCHMOOR CLUB INC

Taxpayer name & address:

LOCHMOOR CLUB INC

5120 102ND ST W

BLOOMINGTON MN 55437

Sales information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

NO SALE INFORMATION ON FILE FOR THIS PROPERTY.

Tax parcel description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

Addition name:

GREENWAY

Lot:

004

Block:

001

Approximate parcel size:

IRREGULAR

Metes & Bounds: Common abbreviations

Abstract or Torrens:

TORRENS

Value and tax summary for taxes payable 2024

Values established by assessor as of January 2, 2023

Estimated market value:
Taxable market value:
Total improvement amount:
Total net tax:
Total special assessments:
Solid waste fee:
Total Tax:

Property information detail for taxes payable 2024

Values established by assessor as of January 2, 2023

Values:

Land market:
Building market:
Machinery market:
Total market:
Qualifying improvements:
Veterans exclusion:
Homestead market value exclusion:

Classifications:

Property type:
COMMON AREA
Homestead status:
NON-HOMESTEAD
Relative homestead:
Agricultural
Exempt status:



To: Linda Loomis, Lower Minnesota River Watershed District
112 E 5th St #102 State Office Building, Room 65
Chaska, MN 55318

From: Jack Distel
jdistel@BloomingtonMN.gov
952-563-8748

Re: Comments on the Lochmoor Condominiums Grant Application

City staff have reviewed the Lochmoor Condominiums grant application for pond buffer restoration at Tarnhill Pond East. The proposed project aligns well with the City's goals for responsible water body management. Research shows that dense tree cover around small ponds can negatively impact water quality by limiting wind exposure and increasing nutrient input from leaf litter. Restoring the buffer with more diverse vegetation is expected to improve the riparian ecosystem and support overall pond health.

We find the proposal to be methodologically sound and reasonably priced. Its phased approach is appreciated, and the inclusion of contingencies and responsive strategies demonstrates an understanding of adaptive project management—something we value.

The Tarnhill ponds (East and West) are unique in that they support a healthy community of submerged aquatic vegetation (SAV). This is particularly notable for Tarnhill East, because small, highly sheltered ponds are often dominated by duckweed and have little to no SAV. The City has been concerned about the ecological condition of Tarnhill's riparian zone. Because the pond lies entirely on private property, the City has been unable to do restoration work. We are encouraged to see the property owners taking initiative to do the work.

If you have any questions or need additional information, please contact me at the email or phone numbers above.

Cordially,

Jack Distel
Water Resources Specialist
City of Bloomington, MN

Evaluation Criteria

The selection committee will determine the eligibility of an application based upon an established set of criteria using a scaled point system. Criteria considered include: Project Type, Project Location, Water Quality Improvement, Erosion Control, Commercial and Recreational Navigation, Public Outreach. An application must score at least 30 points to be considered eligible for the Cost Share Program.

Please keep the following in mind when developing your project and filling out your application:

Project Type Restore buffer/shoreline and create habitat around an existing stormwater pond

What type of project? **BMP (10 pts.):** Study/investigation **(5 pts.)** 10

Project Location 5120 West 102nd Street, Bloomington

1. Is the project tributary to an MPCA-listed impaired water (excluding mercury), trout stream or fen?

YES, direct connection (10 pts.): **YES, within subwatershed (5 pts.):** **NO (0 pts.)** 0

2. If NO, is the project tributary to a lake, stream, ditch, fen, or DNR-Protected Water Wetland?

YES, direct connection (10 pts.): **YES, within subwatershed (5 pts.):** **NO (0 pts.)** 5

Water Quality Improvement There is a direct connection to a stormwater pond and project will improve overall quality of stormwater

Improves and protects water quality through BMP implementation or potentially improves and protects water quality through investigation. **Score 0 – 10** 10

Unique Resources Protection and Improvement

Implements controls intended for protection of and/or improvements to fish and wildlife habitat and/or outdoor recreational opportunities of the LMRWD's Unique Resources, or for studies thereof.

Score 0 – 10 project intends to restore shoreline habitat 5

Surface Water Rate and Volume Control

Implements controls intended for reduction and/or minimization of the rate and volume of water that drains off the property/study area; or studies thereof. **Score 0 – 10** 0

Erosion Control

Implements controls intended for minimization of erosion and/or sedimentation to downstream waters; or studies thereof. **Score 0 – 10** 0

Commercial and Recreational Navigation

Project or study enhances navigation on the Minnesota River. **Score 0 – 10** 0

Public Outreach

Based upon willingness of applicant to allow signage, tours and public site visits; public visibility of the site; diversity of practices; potential educational opportunities. **Score 0 – 10** 10

Very visible project with potential for signage, tour & public site visits



LOWER MINNESOTA RIVER
WATERSHED DISTRICT

Cost Share Grant Application

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):

Paul and Elizabeth Erdmann

Address (street, city and ZIP code):

10209 10th Avenue Circle South, Bloomington, MN 55420

Phone:

651-226-7818

Email address:

pwerdmann@yahoo.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):

10209 10th Avenue Circle South, Bloomington, MN 55420

Property Identification Number (PID)

2302724210020

Property owners:

Paul and Elizabeth Erdmann

Project Summary

Title Erdmann Bluff Refuge Raingarden

Total project cost \$3,886.00

Grant amount requested 1,846.00

Estimated start date Upon Grant approval- 2025

Estimated completion date October 2025

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.

We recently bought our first home in East Bloomington, and we aim to convert the traditional yard to native landscaping to provide benefits for water quality, pollinators, birds, and other wildlife. This will be a long-term process, and this grant application is for the first phase of the project, a raingarden. The yard is currently mowed turf and weeds that backs up to a bluff and is adjacent to Mound Springs Park and the Minnesota River Valley National Wildlife Refuge. In the north section of our backyard, a portion of our roof and yard, as well as part of our neighbors' roof and yard drain over weedy turf before the stormwater goes under a fence and discharges down the bluff and down to various springs and Long Meadow Lake and ultimately the Minnesota River. There should be no negative impacts to neighboring properties, as we will be capturing and treating our neighbors' stormwater, and we will be decreasing runoff and stormwater discharge to the City owned Mounds Springs Park.

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

The project will consist of the removal of turf and invasive plants and the installation of a raingarden that will be planted with native plants. The goal is to have flowering plants to provide forage for pollinators spring through fall. Native plants will also provide winter refuge for many species and many insects require native plants as host plants. We also plan to install 4 native trees and 4 native shrubs next to the raingarden to provide additional habitat, to benefit water quality, and to help with carbon sequestration.

Water quality will be improved by reducing turf and planting native plants, which have deep roots that help water infiltrate, and they will help filter and buffer stormwater runoff before it runs off the bluff and down to nearby springs, Long Meadow Lake and the Minnesota River.

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?

Watershed resources will be improved by capturing and treating stormwater, recharging aquifers and converting poor turf to native plants. Once established, the native plants will not need irrigation, conserving groundwater and drinking water, and no pesticides or fertilizers will be used.

At our neighborhood National Night Out Event, we plan to share information about raingardens, stormwater management, and native landscaping. Once established, we hope to host tours for our friends, family, and interested groups such as the Watershed District, Wild Ones and others to

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	64,000	gal/year
Water infiltrated	64,000	gal/year
Phosphorus removed	0.052	lbs/year
Sediment removed	NA	lbs/year
Land restored	250	sq. ft.

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

At our neighborhood National Night Out Event, we plan to share information about raingardens, stormwater management, and native landscaping. Once established, we hope to host tours for our friends, family, and interested groups such as the Watershed District, Wild Ones and others to educate others on landscaping for nature. We plan to start an iNaturalist project for our yard, where we will document and share with the public all of the different species that utilize our suburban sanctuary, as well as document the plants that are installed and utilized. We also plan to enter our yard into Homegrown National Park, an initiative aimed at regenerating biodiversity and ecosystem function by encouraging people to plant native species and remove invasive ones in their own yards.

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.

Water and weed as needed and monitor plant health, drainage and adjust as needed. Monitor infiltration rate. Replace/add additional plants if needed. Periodically clean debris from gutters, pipes and discharge points. Prune trees and shrubs as needed for health and vigor.

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 Paul and Elizabeth Erdmann

Signature *Paul Erdmann*

Date 4/13/2025

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

For questions, contact Linda Loomis at Naiad Consulting@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

2025 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
Paul/Elizabeth Erdmann	Planning, Site Prep, Planting, Maintenance, Tools	75	20.00		1,500.00	1,500
Native Plant Nursery	Plant Delivery (lump sum)		150.00	150.00		150
Mulch provider	Mulch delivery (lump sum)		150.00		150.00	150
Total:				\$ 150.00	\$ 1,650	\$ 1,800

Project Materials

Material Description	Unit Cost	Total # of Units	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
Native Plants 3" Pots	3.00	184	552.00		552
Native Trees #15 gal.	200.00	4	800.00		800
Native Shrubs #5 gallon	60.00	4	240.00		240
Shredded hardwood mulch Cubic Yard	40.00	4		160.00	160
Fencing-Deer/Rabbit enclosure 5 ft x 150 ft	150.00	1		150.00	150
Fencing Metal T-post 6 ft	8.00	10		80.00	80
PVC Pipes to connect down spouts to garden 4"x10ft	26.00	4	104.00		104
Total:			\$ 1696	\$ 390	\$ 2,086

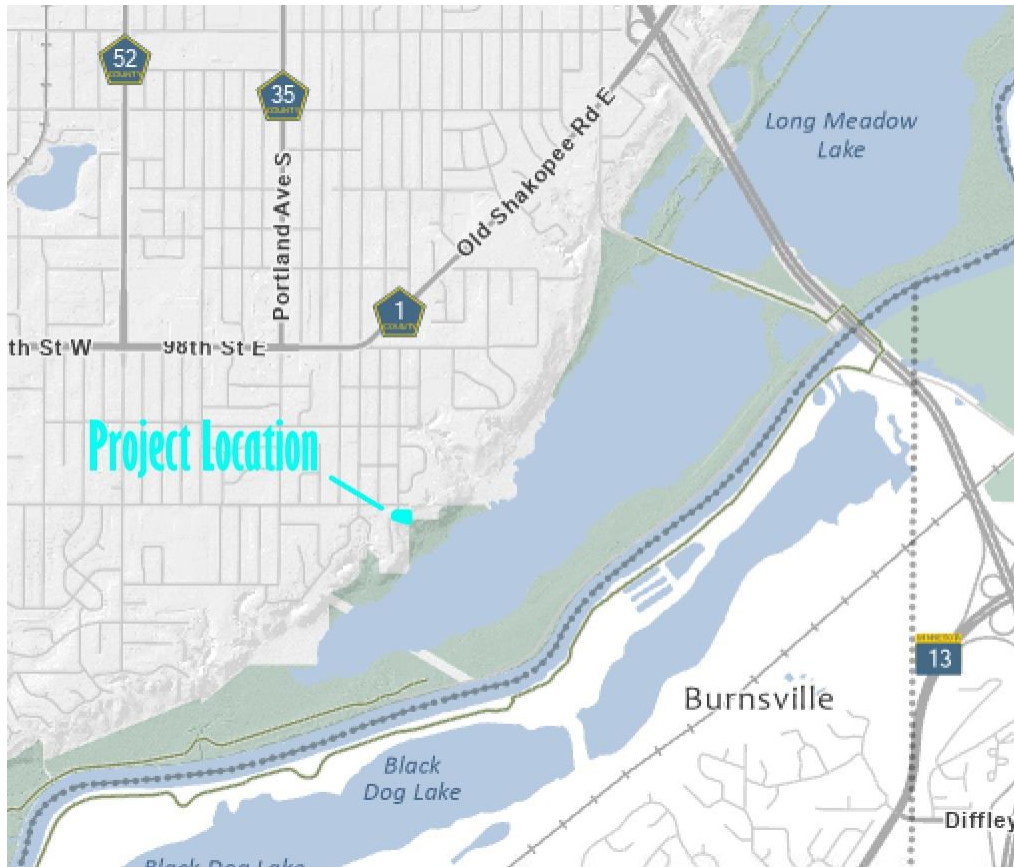
Total Requested Funds from LMRWD*:	\$ 1,846	(A)
Total Matchin/In-Kind Funds:	\$ 2040	(B)
Project Total:	\$ 3,886.00	(C)

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

Cost Share Grant Application- Project Details

Paul and Elizabeth Erdmann- Erdmann Bluff Refuge Raingarden

Location Map

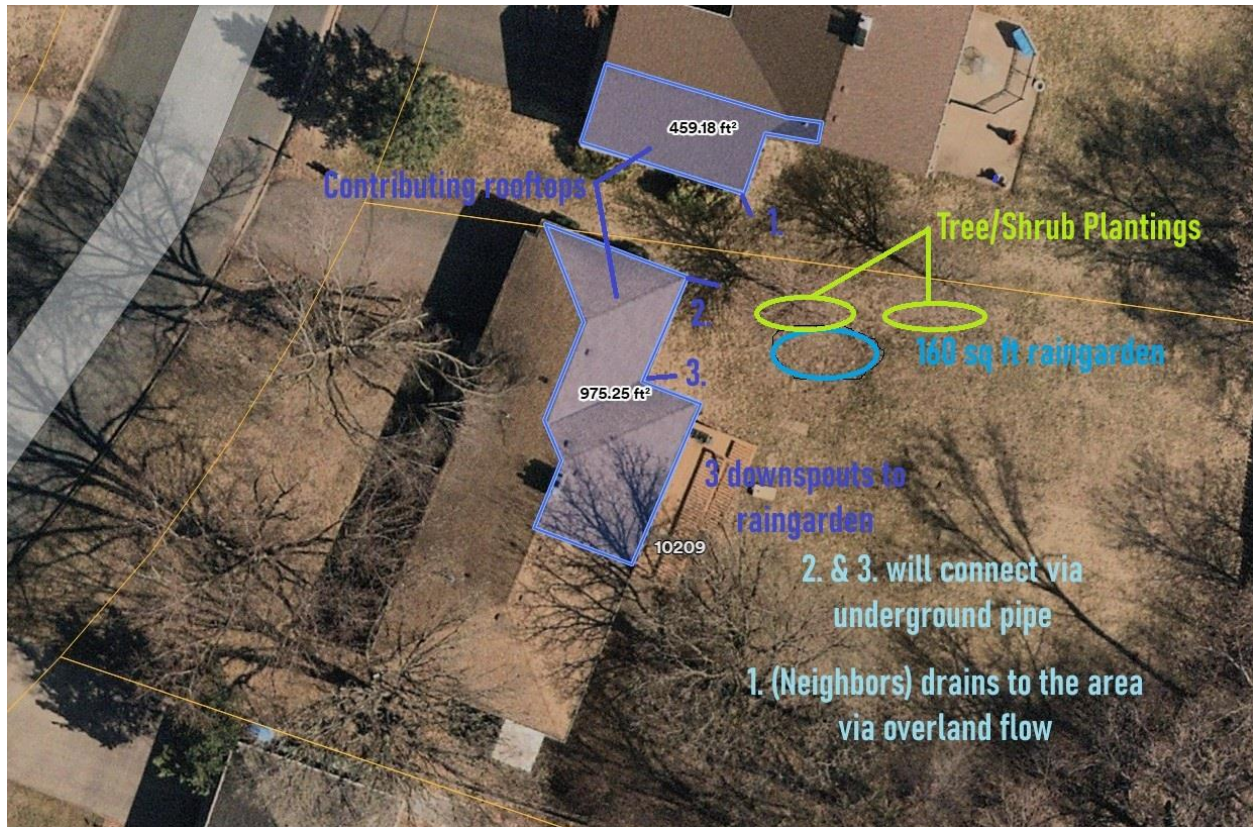


Raingarden location



Site Plan/Design Schematic

Site Detail/Drainage



Contracted Items- Nothing other than materials- native plants, trees, shrubs and plant and mulch delivery.

Project Timeline

If and when grant is awarded, project will begin.

Year 1

- 1) Prep rain garden area by removing existing vegetation/sod using smothering and solarization methods, herbicide application, and/or sod cutting.
- 2) Have a utility locate performed
- 3) Using handtools/manual labor, dig rain garden to a depth of 1 foot, slightly deeper in center basin (16 inches). Use excavated sod/soil to create berm on the southern and eastern edges of rain garden, leaving a 2 foot gap as an emergency overflow.
- 4) Connect downspouts (noted a 2. & 3. in Site Detail map) by excavating a trench with hand tools and connecting via PVC pipes to rain garden. Restore trench areas with no-mow fescue. Install energy dissipation (rocks or bricks) and end of pipes.
- 5) Install 3 inches of shredded hardwood mulch in planting areas.
- 6) Plant containerized native plants (approx. 184) and 4 trees and 4 shrubs. Mulch around trees.
- 7) Install deer/rabbit enclosure fencing around rain garden and trees and shrubs. (Fencing will be removed

once plants are established/trees & shrubs reach over 7 feet.)

8) Water and weed as needed and monitor plant health, drainage and adjust as needed.

Years 2-5 + future years

Water and weed as needed and monitor plant health, drainage and adjust as needed. Replace/add additional plants if needed. Periodically clean debris from gutters, pipes and discharge points.

Take fence down once plants are established.

Proof of Property Owners – Hennepin County Property Map accessed 4/10/2025

Property Map HENNEPIN COUNTY MINNESOTA

Search by Address or PID search help

Results **Property Links**

PID	2302724210020
Address	10209 10th Avenue Cir, Bloomington, MN 55420
Owner/Taxpayer	
Owner	Paul & Elizabeth A Erdmann
Taxpayer	PAUL ERDMANN ELIZABETH A ERDMANN 10209 10TH AVENUE CIR S BLOOMINGTON MN 55420
Tax Parcel	
Parcel Area	0.48 acres 21,065 sq ft
Torrens/Abstract	Torrens
Addition	Mound Springs 5th Addn
Lot	020
Block	001
Metes & Bounds	

Plant List & Planting Plan

Raingarden- 184 native plants, 60% forbs, 40% grasses and sedges.

Species: Fox and Bebb's sedge, Prairie dropseed, Pussy toes, Blue eyed grass, Hoary vervain, swamp milkweed, prairie onion, Joe Pye weed, blue flag iris, blue lobelia, New England Aster, Flat topped Aster.

4 Native Trees- 1 White Pine, 1 Jack Pine, 1 White cedar, 1 White Oak

4 Native Shrubs- 1 Downy Serviceberry, 1 Pagoda dogwood, 2 red osier dogwood.

(Raingarden Planting Plan below Courtesy BWSR- Plan may be adjusted depending on plant availability-only Minnesota native plants will be used)

Your pollinator planting could do double duty and improve water quality if it is also a rain garden! These plants will also work well in moist garden conditions. The selected species in this garden and bloom times make it a great butterfly garden.

Bloom Time

100

100%

10

bwsr.state.mn.us/creating-residential-pollinator-habitat



Evaluation Criteria

The selection committee will determine the eligibility of an application based upon an established set of criteria using a scaled point system. Criteria considered include: Project Type, Project Location, Water Quality Improvement, Erosion Control, Commercial and Recreational Navigation, Public Outreach. An application must score at least 30 points to be considered eligible for the Cost Share Program.

Please keep the following in mind when developing your project and filling out your application:

Project Type Installation of Rain Garden and creation of habitat

What type of project?	BMP (10 pts.):	Study/investigation (5 pts.)	10
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Project Location 10209 10th Avenue Circle South, Bloomington

1. Is the project tributary to an MPCA-listed impaired water (excluding mercury), trout stream or fen? Project site is adjacent to bluff and Minnesota River

YES, direct connection (10 pts.):	YES, within subwatershed (5 pts.):	NO (0 pts.)	5
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2. If NO, is the project tributary to a lake, stream, ditch, fen, or DNR-Protected Water Wetland?

YES, direct connection (10 pts.):	YES, within subwatershed (5 pts.):	NO (0 pts.)	5
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Water Quality Improvement

Improves and protects water quality through BMP implementation or potentially improves and protects water quality through investigation. **Score 0 – 10**

Unique Resources Protection and Improvement

Implements controls intended for protection of and/or improvements to fish and wildlife habitat and/or outdoor recreational opportunities of the LMRWD's Unique Resources, or for studies thereof.

Score 0 – 10	Project site is adjacent to Mounds Spring Park and Long Meadow Lake	10
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Surface Water Rate and Volume Control

Implements controls intended for reduction and/or minimization of the rate and volume of water that drains off the property/study area; or studies thereof. **Score 0 – 10**

Erosion Control	Project will reduce flow of stormwater over the top of the river bluff	5
------------------------	--	----------

Implements controls intended for minimization of erosion and/or sedimentation to downstream waters; or studies thereof. **Score 0 – 10**

Commercial and Recreational Navigation

Project or study enhances navigation on the Minnesota River.	Score 0 – 10	0
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Public Outreach

Based upon willingness of applicant to allow signage, tours and public site visits; public visibility of the site; diversity of practices; potential educational opportunities. **Score 0 – 10**

Applicant will allow signage and visits. Will prepare information to share with the public who visit.	5
---	----------

2025 Cost Share Incentive and Water Quality Restoration Program
Lower Minnesota River Watershed District

Total Score = 50



LOWER MINNESOTA RIVER
WATERSHED DISTRICT

Cost Share Grant Application

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):

Sutton Place II c/o Sharper Management

Address (street, city and ZIP code):

10340 Viking Drive, Eden Prairie, MN 55344

Phone: 952-224-4777

Email address: mcushing@sharpermanag-
ment.com

Primary Contact (if different from above)

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

Patricia Larson, President, Sutton Place II

Address (street, city and ZIP code):

11073 Oregon Circle, Bloomington, MN 55438

Phone:

612-702-8408

Email address:

pot.larson@mac.com

Project location

Address (street, city and ZIP code):

7061 West 110th Street Cir. Bloomington 55431
11045 Oregon Circle, Bloomington 55438

Property Identification Number (PID)

05-115-21-22-0106
05-115-21-22-0134

Property owners:

Laurie Brockmann et al (Building 3 homeowners)
Ann Topping et al (Building 5 homeowners)

Project Summary

Title Sutton Place II Drainage Improvements (Buildings 3+5)

Total project cost \$127,800.00

Grant amount requested \$7500.00

Estimated start date 6/01/25

Estimated completion date 8/31/25

Is project tributary to a water body?

No, water remains on site

Yes, indirectly

Yes, directly adjacent

drains to pond

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 contract w/ Top Shelf Outdoor Services

✓ site plan & design schematic

✓ proof of property ownership

✓ contracted items see contract for specs

NA 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.

Improve drainage and decrease downspout run off onto sidewalks, causing thaw/freeze conditions during the winter, and flooding in summer
Decrease slip & falls due to icy conditions

Decrease use of ice melt salt on sidewalks

Improve water quality of adjacent pond

(Hampton) and ground water.

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

- 1) remove 2312 square feet of concrete side walks and replace with permeable pavers in fronts of Building 3+5
- 2) increase elevation of sidewalks 3"-6" average
- 3) install 18 gutter drain boxes (depth 42") to reduce/eliminate water run off and
- 4) eliminate standing water and ice on sidewalks

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

improve watershed resources

✗ foster water resource stewardship usage

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?

Protect groundwater/pond from excessive salt usage by homeowners

educate homeowners regarding current best practices re: permeable pavers, sump drainage

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?

individual conversations with homeowners and other condo
Monthly board meetings with homeowners
Annual meeting with homeowners to educate on boards
importance of water resources protection and conservation
email updates to homeowners re: progress
Showcase outcome in quarterly newsletter

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.

scaling permeable pavers every 3-4 years
clean out sump drains every 5 years

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

Patricia Larson, President, Sutton Place II

Signature

Patricia A. Larson

Date

9/11/25

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

For questions, contact Linda Loomis at Naiad Consulting@gmail.com or call 763-545-4659.

Mail the completed application to

or email to:

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

Linda Loomis, Administrator
naiadconsulting@gmail.com

See Contract with Top Shelf Outdoor Services

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

Labor Costs (contractors, consultants, in-kind labor)						
Service Provider	Task	# Hours	Rate/Hour	Requested Funds from LMRWD	Matching/In-Kind Funds	Total Cost
Total:			\$	\$	\$	\$

Project Materials

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

Total Requested Funds from LMRWD*:

Total Matchin/In-Kind Funds:

Project Total:

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

Parcel Data for Taxes Payable 2025

Property ID number:

05-115-21-22-0134

Address:

11045 OREGON CIR #54

Municipality:

BLOOMINGTON

School district:

271

Watershed:

2

Sewer district:

Construction year:

1984

Owner name:

ANN L TOPPING REV TRUST

Taxpayer name & address:

ANN L TOPPING

11045 OREGON CIR #54

BLOOMINGTON MN 55438

Sales information

Sales prices are reported as listed on the Certificate of Real Estate Value and are not warranted to represent arms-length transactions.

Sale date:

March, 1987

Sale price:

\$65,900

Transaction type:

Warranty Deed

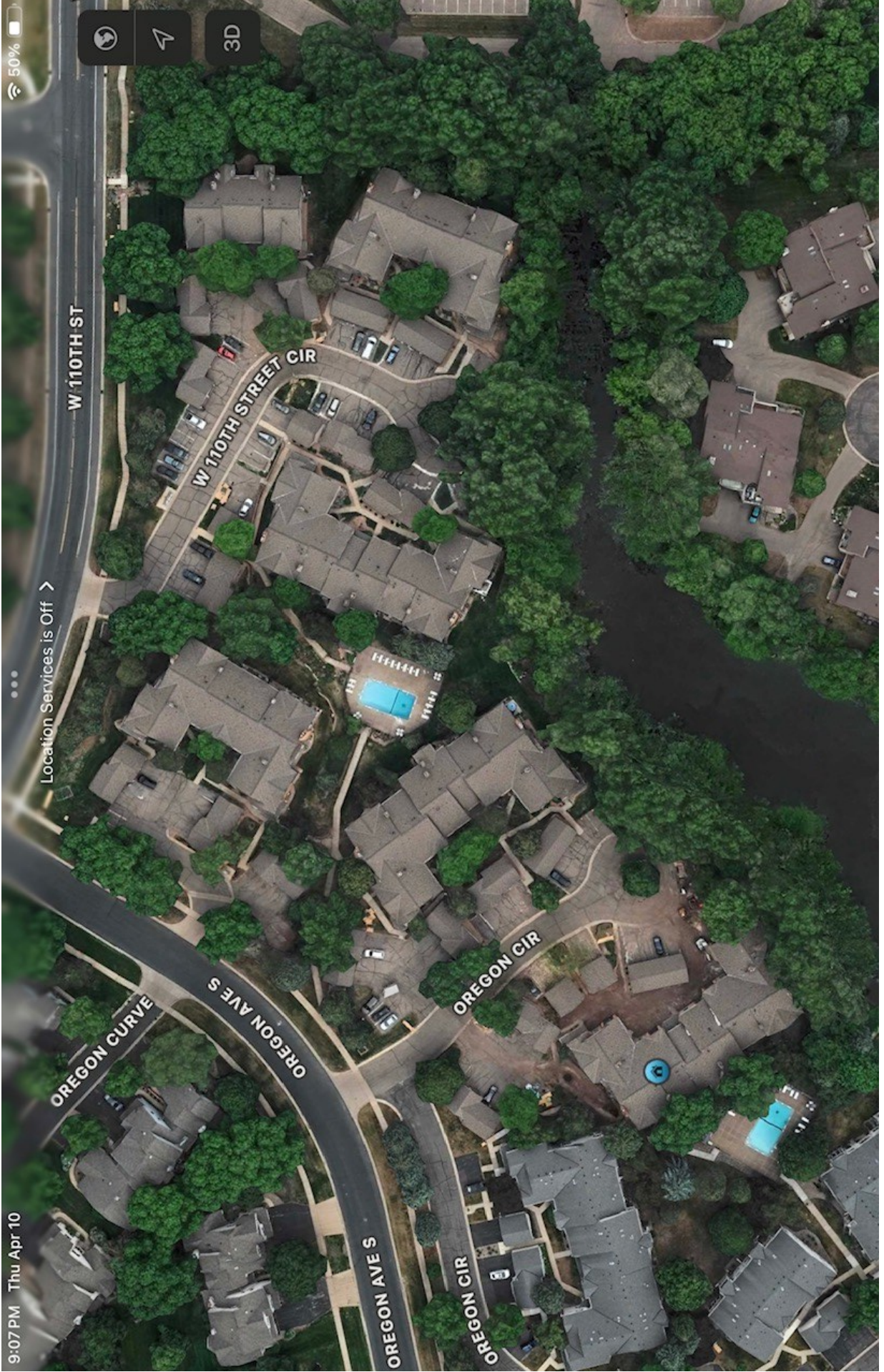
Tax parcel description

The following is the County Auditor's description of this tax parcel. It may not be the legal description on the most recent conveyance document recording ownership. Please refer to the legal description of this property on the public record when preparing legal documents for recording

9:07 PM Thu Apr 10

Location Services is Off >

50%













Top Shelf Outdoor Services Inc.
 25870 FREEBORN AVE
 New Prague, MN 56071
 Dustin.TopShelfOutdoorServices@gmail.com
 612.240.2278

Estimate

Date	Estimate #
3/19/2025	489

Name / Address
Patricia Larson Melissa Cushing Sutton Place II Association Bloomington, MN 55438

			Project
Description	Qty	Rate	Total
Sutton Pl II Building 3: Remove and replace of approximately 1188 sq ft of concrete sidewalk with permeable pavers: Starting by the entrance of 7071 at the parking lot stairs starting just after the stair landing, continuing to 7069 to the step. Continuing to 7047 garage corner, 7065 to front stoop, 7055 to front stoop, 7051 to front stoop, 7041 to newer concrete slab (stoop slab), then including both sidewalks to visitor parking asphalt and to the asphalt at 7041 garage. Overall heights vary from existing, but most will increase elevation by 3-6". Install RCP Holland Eco permeable pavers in Beechwood color. 1188 sq ft total (about 297' at 4' wide) SS5 grade stabilization fabric at bottom of grade, 8" depth of clear limestone, compacted in lifts and oversized width of 6-8" on each side. 1" of granite chip bedding layer. Snap edge paver restraint with 10" steel stakes every 12-18". Granite chip joint material Finish all disturbed landscaping adjacent to work areas using black dirt and grass seed and new red limestone decorative rock. Total cost \$47340 Note: This line item quote does not include all sidewalks at this building location, only the same amount which is quoted for the concrete replacement option. Any further paver sidewalk installation to the same specifications as the installed pavers in this line item are priced at \$39 / sq foot.		47,340.00	47,340.00
		Total	



Top Shelf Outdoor Services Inc.
 25870 FREEBORN AVE
 New Prague, MN 56071
 Dustin.TopShelfOutdoorServices@gmail.com
 612.240.2278

Estimate

Date	Estimate #
3/19/2025	489

Name / Address
Patricia Larson Melissa Cushing Sutton Place II Association Bloomington, MN 55438

			Project
Description	Qty	Rate	Total
Building 3 drainage, common building entrance area: At 8 gutter locations (all located in the vicinity of the concrete sidewalk replacements: Install 12" gutter drain boxes at the bottom of each gutter outlet (8 total). Connect each drain box to 4" PVC pipe and / or 4" perforated sock tile, buried in the yard and extending anywhere from 4-10' out at each location terminating into a 42" minimum depth x 3' diameter holes (sumps), 7 sumps included. Sumps lined with fabric and (1) 4" vertical pipe installed to drain pipe from drain box extending at bottom of sump to level with yard (future cleanout access) Sumps filled with 3/4" red limestone sewer rock then topped with 1.5" red limestone. Extend new landscape areas as needed so that sumps terminate in landscape rock areas rather than yards. New areas to include new black poly edging at new work area (approximately 100' of total length included). New black poly weed barrier and / or SB3 weed barrier fabric as needed. New matching rock and disposal of old materials and soil included.		14,070.00	14,070.00
			0.00
		Total	



Top Shelf Outdoor Services Inc.
 25870 FREEBORN AVE
 New Prague, MN 56071
 Dustin.TopShelfOutdoorServices@gmail.com
 612.240.2278

Estimate

Date	Estimate #
3/19/2025	489

Name / Address
Patricia Larson Melissa Cushing Sutton Place II Association Bloomington, MN 55438

			Project
Description	Qty	Rate	Total
Retaining wall surrounding garage 11041 Oregon Circle: Remove 69' of timber retaining wall around garage and dispose. Dig a 18" deep channel x 20" wide and install Belgard Diamond retaining wall block in color Desert Tan (or similar) with matching caps to the same dimensions as existing timber wall minus 10' of length. (This is due to the newly proposed increased concrete height). Specifications: SS5 grade stabilization fabric at bottom, then 8-10" of clear limestone base, compacted. Granite chip bedding layer if needed. 2 courses high average and finish with 1 cap glued in place. 2" 250 rigid foam at back side of wall along garage with drainage rock and ec5 fabric behind wall elsewhere. Finish with new 1.5" red limestone decorative rock as needed. Note: Some tree roots from the nearby evergreen tree will need to be cut and could damage or kill that tree, Top Shelf is not responsible for tree damage.		9,870.00	9,870.00
		Total	



Top Shelf Outdoor Services Inc.
 25870 FREEBORN AVE
 New Prague, MN 56071
 Dustin.TopShelfOutdoorServices@gmail.com
 612.240.2278

Estimate

Date	Estimate #
3/19/2025	489

Name / Address
Patricia Larson Melissa Cushing Sutton Place II Association Bloomington, MN 55438

			Project
Description	Qty	Rate	Total
Sutton Pl II Building 5: Remove and replace of approximately 1124 sq ft of concrete sidewalk with permeable pavers: Starting by the entrance of 11027 stoop corner, continuing to 11029 steps and including the steps (replace with 1 step). 11037 bottom step (leave step in place) to 11047 1 slab above and including the step. 11049 garage back corner towards residences to 11053 to bottom step and 11055 to end of the garage. Overall heights vary from existing, but most will increase elevation by 3-6". Instead of concrete for the new sidewalks, Install RCP Holland Eco permeable pavers in Beechwood color. 1124 sq ft total (about 281' at 4' wide) SS5 grade stabilization fabric at bottom of grade, 8" depth of clear limestone, compacted in lifts and oversized width of 6-8" on each side. 1" of granite chip bedding layer. Snap edge paver restraint with 10" steel stakes every 12-18". Granite chip joint material Finish all disturbed landscaping adjacent to work areas using black dirt and grass seed and new red limestone decorative rock. Note: This line item quote does not include all sidewalks at this building location, only the same amount quoted for the concrete replacement option. Any further paver sidewalk installation to the same specifications as the installed pavers in this line item are priced at \$39 / sq foot.		43,840.00	43,840.00
		Total	



Top Shelf Outdoor Services Inc.
 25870 FREEBORN AVE
 New Prague, MN 56071
 Dustin.TopShelfOutdoorServices@gmail.com
 612.240.2278

Estimate

Date	Estimate #
3/19/2025	489

Name / Address
Patricia Larson Melissa Cushing Sutton Place II Association Bloomington, MN 55438

			Project
Description	Qty	Rate	Total
Building 5 drainage common building entrance area (and 2 locations along the pool side): At 10 gutter locations: Install 12" gutter drain boxes at the bottom of each gutter outlet (10 total). Connect each drain box to 4" PVC pipe, buried in the yard and extending anywhere from 4-10' out at each location terminating into a 42" minimum depth x 3' diameter holes (sumps), 6 sumps total. Sumps lined with fabric and (1) 4" vertical pipe installed to drain pipe from drain box extending at bottom of sump to level with yard (future cleanout access) Sumps filled with 3/4" red limestone sewer rock then topped with 1.5" red limestone. Extend new landscape areas as needed so that sumps terminate in landscape rock areas rather than yards. New areas to include new black poly edging at new work area (approximately 60' of total length included). New black poly weed barrier and / or SB3 weed barrier fabric as needed. New matching rock and disposal of old materials and soil included.		12,680.00	12,680.00
		Total	\$127,800.00

Evaluation Criteria

The selection committee will determine the eligibility of an application based upon an established set of criteria using a scaled point system. Criteria considered include: Project Type, Project Location, Water Quality Improvement, Erosion Control, Commercial and Recreational Navigation, Public Outreach. An application must score at least 30 points to be considered eligible for the Cost Share Program.

Please keep the following in mind when developing your project and filling out your application:

Project Type rain gardens and replacement of concrete sidewalks with permeable pavers

What type of project?	BMP (10 pts.):	Study/investigation	(5 pts.)	10
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Project Location 7061 West 110th Street/11045 Oregon Circle, Bloomington

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1. Is the project tributary to an MPCA-listed impaired water (excluding mercury), trout stream or fen?

YES, direct connection (10 pts.): **YES, within subwatershed (5 pts.):** **NO (0 pts.)** 0

2. If NO, is the project tributary to a lake, stream, ditch, fen, or DNR-Protected Water Wetland?

YES, direct connection (10 pts.): **YES, within subwatershed (5 pts.):** **NO (0 pts.)** 5

Water Quality Improvement stormwater pond adjacent to townhome development

Improves and protects water quality through BMP implementation or potentially improves and protects water quality through investigation. **Score 0 – 10** 10

Unique Resources Protection and Improvement

Implements controls intended for protection of and/or improvements to fish and wildlife habitat and/or outdoor recreational opportunities of the LMRWD's Unique Resources, or for studies thereof.

Score 0 – 10 5

Surface Water Rate and Volume Control

Implements controls intended for reduction and/or minimization of the rate and volume of water that drains off the property/study area; or studies thereof. **Score 0 – 10** 10

Erosion Control

Implements controls intended for minimization of erosion and/or sedimentation to downstream waters; or studies thereof. **Score 0 – 10** 5

Commercial and Recreational Navigation

Project or study enhances navigation on the Minnesota River. **Score 0 – 10** 0

Public Outreach

Based upon willingness of applicant to allow signage, tours and public site visits; public visibility of the site; diversity of practices; potential educational opportunities. **Score 0 – 10** 8

Sutton Place has made the premises available for tours of previous project and because it is a townhome development all resident become aware of the benefits of stormwater management.

2025 Cost Share Incentive and Water Quality Restoration Program

Total Score = 53

Lower Minnesota River Watershed District