



LOWER MINNESOTA RIVER WATERSHED DISTRICT

Executive Summary for Action

Lower Minnesota River Watershed District Board of Managers Meeting
Wednesday, July 16, 2025

Agenda Item

Item 7. C. – Study Area #3 Minnesota Riverbank Stabilization

Prepared By

Linda Loomis, Administrator

Summary

Barr Engineering has submitted the 90% Plan Set, Engineer's Opinion of Probable Construction Costs, and Technical Specifications for the project to the LMRWD. These documents have been shared with the City of Eden Prairie, which has scheduled a public hearing before the Eden Prairie City **Planning Commission** on Monday, July 28. At that meeting, the City Council will consider the LMRWD's request to subdivide and rezone the property.

The City recommended that the LMRWD notify nearby property owners, and a copy of that notice is attached. In addition, the City will send out a public hearing notice as required by the City Code.

The State of Minnesota has provided a draft resolution for adoption by the Board of Managers. However, there is specific language that still needs to be inserted, and legal counsel and the LMRWD's public finance consultant will be consulted to finalize the resolution.

A recommendation to authorize advertising for bids will be presented to the Board of Managers at the August 20, 2025, meeting. Additional information regarding project financing will also be provided at that time.

Attachments

- Letter from city of Eden Prairie - Administrative Lot Subdivision Application for PID 35-116-22-23-0013
- Letter from city of Eden Prairie - Rezoning Request for Bank Stabilization Project
- Landowner Notice Postcard
- Engineer's Opinion of Probable Construction Costs
- [90% Plan set](#)
- [Project Manual - Technical Specifications](#)

Recommended Action

No action is requested at this time – please review information



July 9, 2025

Linda Loomis
Lower Minnesota River Watershed District
112 East 5th Street, Suite 102
Chaska, MN 55318

Re: Administrative Lot Subdivision Application for PID 35-116-22-23-0013

Dear Ms. Loomis:

Thank you for submitting the Administrative Lot Subdivision Application to subdivide one lot into two lots at PID 35-116-22-23-0013. The application is **complete** as of June 30, 2025.

This application requires additional public process before it can be approved. Notice of the proposed lot subdivision will be sent to all adjacent property owners. Notified neighbors will have 10 days to provide comments to City staff on the proposed lot subdivision. Once this comment period has passed, assuming no objections from neighboring property owners, staff can begin the internal approval process.

State law allows cities to extend the 60-day review period to a 120-day review period, provided a written notice is given to the applicant. Due to required review by other governmental agencies, the required time for City public hearing review, it is necessary to extend this review period to 120 days. This letter is also formal notice of that extension. Any extensions beyond 120 days, requested by the applicant must be submitted to the City in writing. **The 120-day review period ends on October 27, 2025.**

It is important to keep all lenders or mortgagees aware that you are subdividing real property. Please consult your mortgage company (if applicable) as to whether they need to issue an amendment to, or a partial release of, any mortgage or other encumbrance of the affected real property as a foreclosure of the affected real property can undo any previously approved division, combination, or adjustment.

I look forward to continuing to work with you on the proposed project. Should you have any questions, please do not hesitate to contact me at sstrain@edenprairie.org or by phone at 952-949-8413.

Sincerely,

Sarah Strain, AICP
Planner II

July 3, 2025

Linda Loomis
Lower Minnesota River Watershed District
112 East 5th Street, Suite 102
Chaska, MN 55318



Re: Rezoning Request for Bank Stabilization Project

Dear Ms. Loomis:

Thank you for submitting all the incomplete items for the Rezoning for the Bank Stabilization project along the abandoned section of Riverview Road and the Minnesota River in Section 35. The rezoning application is **complete** as of June 30, 2025. We are scheduling the rezoning of the property for the Planning Commission meeting on July 28, 2025.

State law allows cities to extend the 60-day review period to a 120-day review period, provided a written notice is given to the applicant. Due to required review by other governmental agencies, the required time for City public hearing review, it is necessary to extend this review period to 120 days. This letter is also formal notice of that extension. Any extensions beyond 120 days, requested by the applicant, must be submitted to the City in writing. **The 120-day review period ends on October 27, 2025.**

I look forward to continue working with you on the proposed project. Should you have any questions, please do not hesitate to contact me at bnovakkrebs@edenprairie.org or by phone at 952-949-8490.

Sincerely,

A handwritten signature in black ink that reads "Beth Novak-Krebs".

Beth Novak-Krebs, AICP
Senior Planner
City of Eden Prairie

Area 3 Bank Stabilization Project Update

Since our last meeting in October, there has been significant progress on the Area 3 Bank Stabilization Project!

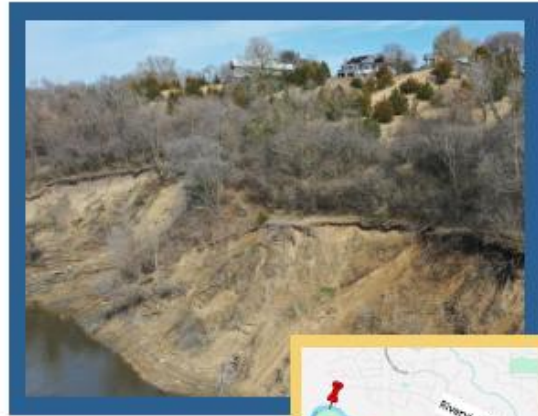
Over the past few months, the Lower Minnesota River Watershed District (LMRWD) has coordinated with local, state, and federal entities, and is working to acquire all the necessary permits.

Project schedule is as follows:

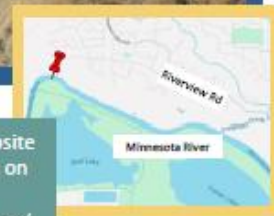
- September 2025: Complete design
- October 2025: Select a contractor
- November 2025—May 2026: Construction

FYI: The City of Eden Prairie is holding a public hearing regarding the project. To find out more, please feel free to attend on July 28th at 7:00 PM (City Center Council Chambers- 8080 Mitchell Road).

If you would like to share your thoughts about the Area 3 Project, please email Linda Loomis, District Administrator, at admin@lowermnriverwd.org.



Visit the District's website for more information on Area 3 at <https://lowermnriverwd.org/projects>



LOWER MINNESOTA RIVER
WATERSHED DISTRICT



LOWER MINNESOTA RIVER
WATERSHED DISTRICT
112 E 5th Street
Chaska, MN 55318

PLEASE
PLACE
STAMP
HERE

Resolution No. 25-09

RESOLUTION FOR STATE APPROPRIATIONS FOR THE LOWER MINNESOTA RIVER WATERSHED DISTRICT AND AREA #3 MINNESOTA RIVERBANK STABILIZATION PROJECT

BE IT RESOLVED that the State of Minnesota appropriated **\$2,750,000** to the Department of Natural Resources for a pass-through grant to the **Lower Minnesota River Watershed District** for a project to stabilize a segment of **Minnesota River Bank in Eden Prairie identified as Study Area #3**

BE IT FURTHER RESOLVED that the State of Minnesota requires that the **Lower Minnesota River Watershed District** provide an official request for appropriations, and that the **Lower Minnesota River Watershed District** will act as the lead agency for the **Area #3 Minnesota Riverbank stabilization project**.

BE IT FURTHER RESOLVED that the Requestor has the legal authority to apply for financial assistance, and the institutional, administrative, and managerial capability to ensure adequate acquisition, maintenance and protection of the proposed project.

BE IT FURTHER RESOLVED that the Requestor has the financial capability to provide any required funds necessary to complete the project or phase, and that the source of the Requestor's funds shall be **[identify \$ amount and name(s) the specific source of funds and/or account here. Ensure name corresponds to the financial document submitted to verify funds are in hand]**, and will not include other State funding sources.

BE IT FURTHER RESOLVED that the Requestor hereby pledges to complete the project or phase if it exceeds the total funding provided by the Department of Natural Resources **and the required local match**.

BE IT FURTHER RESOLVED that the Requestor has not incurred any reimbursable expenses prior to the effective date of the appropriation.

BE IT FURTHER RESOLVED that the Requestor has not violated any Federal, State, or local laws pertaining to fraud, bribery, graft, kickbacks, collusion, conflict of interest or other unlawful or corrupt practice.

BE IT FURTHER RESOLVED that upon approval of its request by the state, the Requestor may enter into an agreement with the State of Minnesota for the above-referenced project, and the Requestor certifies that it will comply with all applicable laws and regulations as stated in the contract agreement.

NOW THEREFORE BE IT RESOLVED that the **Lower Minnesota River Watershed District President of the Board of Managers** is hereby authorized to execute such agreements as are necessary to implement the project on behalf of the Requestor.

I CERTIFY THAT the above resolution was adopted by the **Board of Managers of the Lower Minnesota River Watershed District** on **July 16, 2025**.

SIGNED: _____
[Name, Title]

DATE: _____

ATTEST: _____
[Name, Title]

DATE: _____

90% Design Level**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS**PROJECT: **Area 3 Minnesota Riverbank Stabilization**CLIENT: **LMRWD**PROJECT #: **23101043.04**DATE: **6/27/2025****Engineer's Opinion of Probable Construction Costs**

Item No:	Item Description	Units	Estimated Quantity	Unit Cost	Total Cost
GENERAL ITEMS					
1	Mobilization and Demobilization	LS	1	\$413,000	\$413,000
2	Site Access and Staging	LS	1	\$150,000	\$150,000
3	As-built Survey	LS	1	\$15,000	\$15,000
GENERAL ITEMS SUBTOTAL					\$578,000
LAUNCHABLE ROCK TOE AT AREA 3					
4	Control of Water	LS	1	\$150,000	\$150,000
5	Erosion and Sediment Control	LS	1	\$50,000	\$50,000
6	Site Clearing and Removals	LS	1	\$30,000	\$30,000
7	Remove and Dispose of Stormwater Pond Debris	LS	1	\$20,000	\$20,000
8	Temporary Sheetpile/Shoring	LS	1	\$1,100,000	\$1,100,000
9	Earthwork Cut	CY	16,800	\$10	\$168,000
10	MnDOT Class II Riprap	CY	12,800	\$135	\$1,728,000
11	Chinking Rock	CY	1,965	\$100	\$196,500
12	Place and Compact Salvaged Fill	CY	1,965	\$12	\$23,580
13	Haul and Offsite Disposal of Clean Fill	CY	14,835	\$30	\$445,050
14	Toe Wood	LS	1	\$90,000	\$90,000
15	Stormwater Pond Bank Grading	LS	1	\$80,000	\$80,000
16	Nonwoven Coir Fabric	SY	1,200	\$6	\$7,200
17	MnDOT Category 20 Erosion Control Blanket	SY	6,500	\$3	\$16,250
18	Native Riparian Seed Mix	ACRE	3.4	\$6,000	\$20,400
19	Willow Live Stakes	EA	200	\$10	\$2,000
20	Bare Root Stock	EA	50	\$30	\$1,500
LAUNCHABLE ROCK TOE AT AREA 3 ITEMS SUBTOTAL					\$4,128,480
CONTINGENCY (10%)					\$471,000
TOTAL COST (Mid Range Estimate)					\$5,180,000
Low Range Estimate (-5%)					\$4,920,000
High Range Estimate (+10%)					\$5,700,000

Notes:

¹ This 90% Design Level (Class 1 per ASTM E 2516-11) cost estimate is based on designs, quantities and unit prices. Time value-of-money escalation costs are not included. The estimated accuracy range for the Total Project Cost as the project is defined is -5% to +10%. The accuracy range is based on professional judgement considering the level of design completed, the complexity of the project and the uncertainties in the project as scoped. The contingency and the accuracy range are not intended to include costs for future scope changes that are not part of the project as currently scoped or costs for risk contingency. Operation and Maintenance and Construction Administration costs are not included.