



BROWN'S CREEK WATERSHED DISTRICT

Preserving the integrity of the watershed for future generations
 www.bcwd.org | 455 Hayward Ave N, Oakdale, MN 55128 | 651-330-8220

1 **DRAFT Minutes of the regular meeting of the Brown's Creek Watershed District Board of**
 2 **Managers, Wednesday February 11, 2026**

3 **Roll call**

Managers Present:	Others Present:
Klayton Eckles, President	Karen Kill, BCWD administrator
Chuck LeRoux, Vice President	Hannah Peterson, BCWD communications and project assistant
Celia Wirth, Treasurer	Michael Welch, Smith Partners, BCWD counsel
Griffin Brod, Manager*	Camilla Correll, EOR, BCWD engineer
	Paul Nation, EOR, BCWD engineer
Managers Absent:	Julia Lau, EOR, BCWD engineer
Debra Sahulka, Secretary	Victoria Bradford Styrbicki, A House Unbuilt
	Tom Styrbicki, A House Unbuilt
	Michael Givens, Mikden
	Lara Gavin, HR Green
	Jason Palmby, Magellan Land Development
	Dan Sjoblom, Alliant Engineering, Inc.
	Wendy Ward, resident
	Luke Mattson, resident

4 **Attended virtually*

5 **1) Call to order**

6 President Klayton Eckles called the regular meeting to order at 6:32 p.m. Manager Griffin Brod
 7 noted that he was attending virtually because he is under the weather.

8 **2) Approve agenda**

9 **Manager Wirth moved, seconded by Manager LeRoux, to approve the agenda as presented.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

10 **Motion carried on a roll call vote 4/0.**

11 **3) Public comments**

12 There were no public comments.

13 **4) Consent agenda**

14 Manager Celia Wirth requested removing item 4e, appoint Mari Frederickson to the Community
 15 Advisory Committee, from the consent agenda for discussion.

16 **a) Approve minutes of the January 13, 2026, regular meeting as presented**

17 **b) Accept Permit Fee Statement as presented**

- 1 c) **Accept Authorized Funds Spreadsheet as presented**
- 2 d) **Authorize the payment of bills as presented, totaling \$171,305.43**
- 3 f) **Authorize Emmons and Olivier Resources scope of work for 2026 macroinvertebrate sampling**
- 4 **not to exceed \$4,160, including \$1,700 to RMB Labs for macroinvertebrate identification, from**
- 5 **account 947-0018**
- 6 g) **Authorize Emmons and Olivier Resources scope of work to conduct infiltration monitoring at**
- 7 **the trout habitat preservation project if the basin is inundated in 2026 not to exceed \$6,932**
- 8 **from account 903-0001**
- 9 h) **Authorize administrator to enter into a contract with A House Unbuilt for Long Lake education**
- 10 **and art collaboration not to exceed \$3,800 from account 910-0000**
- 11 i) **Authorize Emmons and Olivier Resources scope of work for South School Section Lake curly-**
- 12 **leaf pondweed treatment not to exceed \$4,168 from account 950-0001**

13 **Manager Wirth moved, seconded by Manager LeRoux, to approve the consent agenda as**
 14 **amended.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

15 **Motion carried on a roll call vote 4/0.**

- 16 e) **Appoint Mari Frederickson to the Community Advisory Committee**
- 17 Manager Wirth asked about Ms. Frederickson’s desire to be appointed because, at the February
- 18 9, 2026, Community Advisory Committee meeting, Ms. Frederickson shared her interest in
- 19 learning more about the group but did not mention applying to be a member. Hannah Peterson
- 20 said that she had received an application from Ms. Frederickson. Michael Welch noted that Ms.
- 21 Frederickson lives just outside the watershed, but since BCWD has the statutorily required
- 22 representation on the CAC, the managers could appoint other interested persons.

23 **Manager Wirth moved, seconded by Manager LeRoux, to appoint Mari Frederickson to the**
 24 **Community Advisory Committee.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

25 **Motion carried on a roll call vote 4/0.**

26 **5) Permitting**

- 27 a) **BCWD Permit 25-28 Chick-fil-A**
- 28 Paul Nation presented the engineer’s report for a new Chick-fil-A in Stillwater. The managers
- 29 discussed how the modeling of the stormwater-management plan submitted on behalf of the
- 30 applicant, Mikden, for the project relies on evapotranspiration provided by mature trees for
- 31 volume control, but the trees included in the proposed plan will not be mature for several years.
- 32 Michael Welch said that maintenance of the tree canopy as included in the proposed plans
- 33 would have to be included in the maintenance declaration recorded as a condition of approval.

The managers discussed how the southwest corner of the lot could have pooling water and the fact that compliance with BCWD stormwater requirements will be required for the impervious surface of the contiguous parcels owned by Mikden as they redevelop. Manager Eckles asked the permit applicants if they would have been interested in a regional system to meet water quality and volume requirements and if the engineer could do a quick analysis to determine the cost of the stormwater system such as could be contributed to such a system. Ms. Gavin was supportive based on the water quality benefit and consolidated maintenance. Michael Givens of Mikden said it was an interesting thought and that BCWD could better support maintenance of such a facility than he could.

Manager Wirth moved, seconded by Manager LeRoux, to approve the request for a variance from rule 2.4.1(b)(ii) and the application for permit 25-28 with the conditions and stipulations recommended in the engineer’s report, and with the agreement that the applicant will calculate and provide to BCWD an estimate of the cost of constructing and operating the proposed stormwater management practice on the project site such as could have been paid toward a regional stormwater treatment system.

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

Motion carried on a roll call vote 4/0.

b) BCWD Permit 25-30 80th and Manning (Brixton) Townhomes

Julia Lau presented the engineer’s report for the townhome development in Stillwater. Jason Palmby, the applicant, and Dan Sjoblom, the project engineer, described the project plans, including tree swales between townhome units, leaving a buffer area between the development and adjacent roadways, and planting native vegetation along the southern edge of the property. Resident Wendy Ward shared concerns regarding removing trees, notably heritage silver maples, and requested that preserving existing trees be considered due to their retention capabilities. President Eckles shared a concern with an old oak tree on the property but noted that BCWD does not have tree ordinance authority. The managers discussed the tree removal plan and found the trees to be in the middle of the development where Mr. Palmby said would be infeasible to leave them. They also discussed that the City of Stillwater has not yet approved the plans, but there would not likely be redesign beyond adding amenities like park benches.

Manager Eckles moved, seconded by Manager Wirth, to approve the application for permit 25-30 with the conditions and stipulations recommended in the engineer’s report with a request to the applicant to preserve trees within the project site and to establish and include in the maintenance declaration buffer and vegetation along the southern border of the site to the greatest extent feasible.

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

Motion carried on a roll call vote 4/0.

1 **6) Planning**

2 **a) Resolution 26-01 adopt amendments to bylaws and policies**

3 Mr. Welch said that no further changes were made since the January 13, 2026, meeting. He
 4 confirmed with the managers that they wanted to provide an additional per diem for meeting
 5 preparation and to increase the per diem to the statutory amount of \$125. He also
 6 recommended removing the prohibition of holding multiple offices. The managers agreed with
 7 the changes.

8 **Manager LeRoux moved, seconded by Manager Wirth, to adopt resolution 26-01, adopting the**
 9 **amended bylaws and policies.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

10 **Motion carried on a roll call vote 4/0.**

11 **b) Appoint *Secretary pro tem***

12 Karen Kill noted that a secretary is needed to certify the resolutions and the bylaws adopted this
 13 evening, and Manager Debra Sahulka is absent.

14 **Manager Eckles moved, seconded by Manager Wirth, to appoint Manager Brod as secretary**
 15 **pro tem.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod			X	

16 **Motion carried on a roll call vote 3/0.**

17 **c) Resolution 26-02 Authorize administrator to pay invoices due in event of no quorum**

18 **Manager Wirth moved, seconded by Manager LeRoux, to adopt resolution 26-02 authorizing**
 19 **the administrator to pay invoices due in the event of no quorum.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

20 **Motion carried on a roll call vote 4/0.**

21 **d) Watershed management plan update – Initiate 60-day review period**

22 Camilla Correll shared the changes made to the draft of the 2027-2036 watershed management
 23 plan. President Eckles shared his concerns with groundwater monitoring and the expenses being
 24 high when BCWD is not the primary regulator of groundwater management. Ms. Correll said
 25 that there are significant groundwater-dependent resources in the watershed as well as golf
 26 course wells that are impacted by groundwater trends. The managers agreed to keep the water

1 utility roadmap in the plan with a reduced budget of \$20,000 and combine other groundwater
 2 activities in a lower priority action of groundwater monitoring and research with different
 3 options and a total budget of \$125,000.

4 **Manager Brod moved, seconded by Manager Wirth, to authorize the administrator to submit**
 5 **the draft watershed management plan, with such nonsubstantive changes as deemed**
 6 **necessary by the administrator to effect the board’s purposes and intent, for 60-day review,**
 7 **and to schedule and notice a public hearing for the May or June regular meeting in accordance**
 8 **with Minnesota Statutes section 103B.231, subdivision 7(a).**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

9 **Motion carried on a roll call vote 4/0.**

10 **7) Discussion agenda**

11 **a) Updates**

12 **(1) Administrator**

13 Ms. Kill introduced Luke Mattson and said he was likely to be sworn in as a new manager
 14 replacing Manager Sahulka at the March meeting. Luke shared that he has lived in the Lake
 15 Elmo Sanctuary development since June 2025 and is excited to learn more and get involved
 16 with BCWD. Ms. Kill shared that there were education reports in the packet from
 17 partnerships BCWD is a part of. She shared the best-management practices cost-share
 18 program update, that Washington County covers site visits through the Washington
 19 Conservation District, and that staff are working on targeted outreach for BMP projects. Ms.
 20 Peterson shared that the focus of the 2026 newsletter would be lake health. Ms. Kill said
 21 that she had talked to Valley Branch Watershed District about meeting to discuss
 22 opportunities for collaboration.

23 Ms. Kill also said that she would be scheduling the public hearing to order phase two of the
 24 Brown’s Creek Restoration Project at Brown’s Creek Cove for the March regular meeting.

25 **(2) Legal**

26 Mr. Welch said that BCWD has an atypical levy split and recommended adding to the plan to
 27 consider simplifying it. He noted a recent white paper released by the Sensible Land Use
 28 Coalition that proposes, among other things, removing watershed organizations’ regulatory
 29 authority.

30 **(3) Engineer**

31 There were no updates.

32 **(4) Managers**

33 Manager Wirth said that she signed up for the Minnesota Watersheds legislative briefing
 34 and expressed interest in meeting with legislators with Ms. Kill and John Hanson,
 35 administrator for the Valley Branch Watershed District. Manager Eckles said that he gave a
 36 presentation about the watershed district to Coldwell Banker. Ms. Kill also said that
 37 Manager Eckles did an interview on chloride use history for the Lower St. Croix Watershed
 38 Partnership and that she would share the article.

1 **8) Adjournment**

2 **Manager Wirth moved, seconded by Manager Brod, to adjourn the regular meeting at 9:34 p.m.**

	Yea	Nay	Abstain	Absent
Manager Eckles	X			
Manager LeRoux	X			
Manager Wirth	X			
Manager Sahulka				X
Manager Brod	X			

3 **Motion carried on a roll call vote 4/0.**

4 Respectfully submitted by

5 Hannah Peterson, BCWD staff and Griffin Brod, Secretary *pro tem*