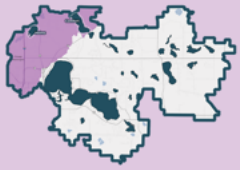
MEMORANDUM
Comfort Lake-Forest Lake Watershed District

Date: August 6, 2026
To: CLFLWD Board of Managers
From: Mike Kinney, District Administrator
Subject: East Comfort Pond Project Ordering and Engineering



Background/Discussion:

The purpose of this agenda item is for the Board to consider the project ordering and scope of work approval for the East Comfort Pond Project. The proposed project will restore and enhance a stormwater treatment pond in the Comfort Lake direct drainage. This topic was last discussed at the March 26, 2026 regular board meeting when the Board approved the project feasibility scope of work.

Current project phase: Phase 2. Feasibility. Next project phase: Phase 3. Design: Begins with feasibility study acceptance and project ordering; includes project design and permitting.

The District is in the process of working with the current landowner to execute a project access agreement that would support the City Drainage and utility easement held over the project footprint. Upon Ordering of the project, the District and City of Wyoming would work to develop a project agreement allowing the District to use the City's easement for project implementation. The City has also agreed to take over long-term maintenance of this project as part of their city stormwater system.

District staff have met and corresponded with both project landowners. They are supportive of the project and are agreeable to providing access through their property (outside of the current City easement). They are also open to the needed project tree removal and potential expansion of the pond footprint (in regard to relocation of the fence along the pond). During the initial steps of Phase 3 of the project, District staff will enter into project agreements with the landowners that define the access areas, tree removal, fence relocation, localized disturbance, extent of pond expansion, along with other project elements.

The District was awarded a Green Infrastructure Grant from the Board of Water and Soil Resources (BWSR) in the amount of $225,800 for this project. The District must provide a minimum match equal to 10% of grant spend, and District staff time is estimated to cover the entire match requirement. If construction quotes are in line with the engineer's estimate, this project will be under budget, meaning some grant funds will be left with BWSR, and the District can provide a proportionally smaller match amount.

The enclosed feasibility report and project basis & funding memo provide greater detail on project feasibility and cost-effectiveness, including analysis of permits, agreements, notifications, and anticipated life cycle costs. EOR's scope of work for remaining project engineering is also enclosed.

The feasibility study notes that the project will likely be permitted through a no-loss NWP 43 that would allow pond expansion of up to 0.5 acres. The final project design will consider all permitting regulations and optimize the project expansion to maximize the nutrient reductions while streamlining the wetland permitting process and adjusting the design to avoid wetland replacement or the need for purchasing wetland credits. Initial modeling indicates that the <0.5 acre expansion would result in estimated nutrient reduction between 3.4 to 6.7 lbs of phosphorus per year.

Recommended Actions:

Proposed Motion #1: Manager _____ moves to adopt resolution 26-08-01. Seconded by Manager _____.

Proposed Motion #2: Manager _____ moves to authorize the administrator on advice of counsel to enter into an agreement with EOR in accordance with the July 30, 2026 scope of work in an amount not to exceed $32,717.50. Seconded by Manager _____.

Attached

- Resolution 26-08-01 – Project Ordering
- Feasibility Summary
- Project Basis & Funding Memo
- Engineering Scope of Work

COMFORT LAKE-FOREST LAKE WATERSHED DISTRICT
BOARD OF MANAGERS

RESOLUTION 26-08-01

RESOLUTION ORDERING the
EAST COMFORT POND PROJECT

Manager _____ offered the following resolution and moved its adoption, seconded by Manager _____:

WHEREAS the District has adopted a watershed management plan (WMP) in accordance with Minnesota Statutes §103B.231, which, in project 5229G, identifies, for the purpose of phosphorus reduction, the enhancement of this stormwater pond within the direct drainage area of Comfort Lake (hereafter the "Project");

WHEREAS the District applied for and has been awarded a Green Infrastructure grant from the State of Minnesota, in the amount of $225,800, for the Project;

WHEREAS the District engineer estimates, at feasibility stage, a Project cost of $140,000, encompassing all costs for Project engineering and construction, and the District is able to supply the required grant match from the District ad valorem property tax levy;

WHEREAS the District engineer has reviewed construction, operating and maintenance costs, as well as estimated pollutant removals, for the expected 25-year Project lifetime;

WHEREAS after publication once each week for two successive weeks in the District's legal newspaper, and with notice given by mail to cities and townships within the District, as well as to Chisago and Washington Counties, all in accordance with Minnesota Statutes §103B.251, the Board of Managers held a public hearing on August 13, 2026, at which time all interested parties had the opportunity to speak for and against the Project;

WHEREAS the District engineer has presented the results of its feasibility assessment, its cost estimate and project plans to the Board, and finds that the

Project is feasible, and a cost-effective element of meeting the District's water quality goals set forth in the WMP;

WHEREAS the Board has considered the engineer's findings and the comments of interested parties and finds that the Project is feasible and cost-effective, will be conducive to public health and promote the general welfare, and is in conformance with Minnesota Statutes §103B.205 to 103B.255 and the WMP; and

WHEREAS the District will distribute informational mailers to nearby residents, post information on social media, and hold a neighborhood open house near the project location prior to implementation;

THEREFORE BE IT RESOLVED that the Project is ordered.

The question was on the adoption of the above resolution and there were ____ ayes and _____ nays as follows:

Manager	**Aye**	**Nay**	**Absent**	**Abstain**
Jim Schottmuller				
Dave Bakke				
Doug Toavs				
Stephen Schmaltz				
Jackie Anderson				

The President declared the resolution adopted**.**

Dated: August 13, 2026

_____
Dave Bakke, Secretary

* * * * * * *

I, Dave Bakke, Secretary of the Comfort Lake-Forest Lake Watershed District Board of Managers, do hereby certify that the above resolution is a true and

correct transcription of an action of the Board taken on the date above indicated.

IN TESTIMONY WHEREOF, I have hereunto set my hand this _____ day of _____ 2026.

_____
Dave Bakke, Secretary

Prepared by: EOR

For: Comfort Lake Forest Lake Watershed District

East Comfort Lake Stormwater Pond

Feasibility Summary

07.20.2026

water ecology community

SIGNATURE PAGE

Report Prepared and Reviewed By:

Erik Megow, PE
Engineer of Record, Project Manager
Emmons & Olivier Resources, Inc.

REVISIONS REGISTRY

Identification	Date	Description of Issue and/or Revision
Draft Report	07.09.2026	Draft Report to District
Final Report	07.20.2026	Incorporated District Staff comments.

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LIST OF TABLES

1. EXECUTIVE SUMMARY

EOR has completed a feasibility study of a stormwater pond restoration and enhancement project on private property along East Comfort Lake Drive in the City of Wyoming. This project explores enhancing an existing stormwater pond to meet current MIDS standards for a Design Level 1 Stormwater pond. This pond will provide retention of stormwater and removal of natural pollutants before discharging to Comfort Lake.

The project detailed herein is estimated to reduce phosphorus by 3.4 – 6.7 lbs./yr. Recent literature indicates that nutrient removal efficiencies are variable in constructed stormwater pond treatment systems and may degrade with time. Given this, it is recommended that water quality monitoring be continued to assess the true removal rates of the stormwater system.

A construction estimate was compiled for this project which factored in similar recent District projects, local projects, and Minnesota Department of Transportation (MnDOT) bid letting results. Including a recommended contingency and the estimated accuracy range for this level of design, the total construction cost estimates range between $67,321 and $86,022.

Cost estimates are based on preliminary design, which warrants a contingency of 20% at this stage. Project benefits and costs will be refined as the design progresses, should the Comfort Lake Forest Lake Watershed District (District) advance the project.

2. BACKGROUND

2.1. Location

The proposed project is located east of the southern end of Comfort Lake in the City of Wyoming in Chisago County, Minnesota. As currently considered, the project would disturb land on two privately owned parcels (Chisago County PINs 211082961 & 211082962), however, the proposed disturbance and all proposed aspects of the pond are located within the original drainage and utility easement from the 1995 Plat for the Comfort Lake Estates (Appendix D). The stormwater pond currently outlets to an adjacent wetland that is hydraulically connected to Comfort Lake. The main project parcel and location are shown in Figure 1.

2.2. Project Abstract

The proposed project will modify an existing stormwater pond with sediment deposition and reduced capacity to provide water quality treatment. The proposed project will excavate and expand a stormwater pond within the existing drainage easement to provide additional capacity and pollutant load reductions. The project receives flow from local storm sewer along East Comfort Drive. The proposed project will result in the reduction of total phosphorus and total suspended solids helping to protect a downstream wetland and Comfort Lake.

Figure 1. Project Location outlined in red. Main project parcel highlighted in blue.

3. FIELD DATA COLLECTION

EOR collected field data necessary to determine the feasibility and specific design of the stormwater pond treatment facility. Data collection included:

- Topographic and Bathymetric Surveying,
- Soil Chemical Analysis

3.1. Topographic and Bathymetric Survey

EOR completed a survey of the project area, including topography within the project parcel, within the stormwater pond (bathymetry), and within the drainage and utility access.

3.2. Soil Chemical Analysis

The Minnesota Pollution Control Agency (MPCA) requires sampling and testing for pollutants of stormwater pond sediment to be dredged to determine where excavated material can be reused safely. Per the "Managing Stormwater Sediment Best Management Practices Guidance" document (MPCA, December 2024), two sediment core samples were taken within the stormwater pond at two locations. The samples were then submitted to Eurofins Laboratory and analyzed for Polycyclic Aromatic Hydrocarbons (PAHs) and Carcinogenic Polycyclic Aromatic Hydrocarbons (CPAHs) per MPCA guidance. All samples came back with allowable SRVs (Soil Reference Values). All excavated material will be disposed of by the contractor and will be allowed for reuse on residential or commercial sites.

The soil core locations (Figure 2) and results are included within (Appendix A).

4. CHARACTERIZATION OF PROJECT CONCEPT AND CONSIDERATIONS

The project can be described as a stormwater pond enhancement which treats approximately 7.8 acres of drainage from a local, larger-lot (1-3 acres per parcel) residential neighborhood. The feasibility design is shown in Appendix C.

4.1. Primary Components and Function

The project consists of pond dredging and excavation, outlet pipe replacement, tree removal, and site restoration. The primary drainage flow paths will be unchanged. The project is anticipated to excavate 734 cubic yards of accumulated sediment and existing grade to expand and enhance the pond within the drainage easement shown in the original construction plans. The existing outlet structure has fallen into disrepair and will be replaced with a new outlet pipe. Shrubs and trees will only be removed to allow access to complete implementation of the project. The existing trail will be raised and a new, stabilized high-flow bypass will be installed for flows greater than the 10-year storm event. The excavated and enlarged pond will provide additional pollutant removal, stabilize the outlet and overflow, and reduce flows to the downstream wetland and Comfort Lake.

4.2. Additional Considerations

The following are additional considerations that are routinely part of these types of projects and/or were discussed with District staff. Overall, the stormwater pond will require minimal operations and maintenance to ensure continued efficient and effective pollutant removals.

1. As the wetland accumulates phosphorus and sediment, the storage capacity of the pond will be reduced. It is anticipated this pond will require removal of sediment (TSS) accumulation in the future. However, this can be difficult to predict as it is dependent on annual stormwater runoff. It is suggested that future monitoring and maintenance is planned for.
2. Expansion of the stormwater pond to the west has two challenges:
    a. Coordination will be needed with the adjacent homeowner (PIN 211082961) to relocate their fence, so grading can extend into their fenced-in portion of the yard. A portion of their property, within their chain-linked fence area is below the 100-year HWL and to expand the footprint and restore hydraulics, we will need to expand the footprint of the pond into their property to meet project water quality goals.
    b. Possible grading and excavation needed to expand the pond may extend into wetland areas. A wetland delineation will need to approved and the final footprint may need to be adjusted to avoid permanent wetland impacts requiring possible mitigation.
3. Ensure the expanded footprint of the pond stays within the original drainage easement. The new basin footprint and shape can be further refined to avoid tree and yard disturbance of the two properties within the drainage easement.
4. Site access for construction equipment and hauling excavated material will need to be discussed with the homeowner. An estimated 40-50 truckloads (700+ cubic-yards) of excavated material will need to be hauled away and the existing access will need to be planned with the homeowner as they may lose a tree near there driveway. Additional trees may also need to be removed along the access and these should be discussed with the homeowner.

5. ESTIMATE OF NECESSARY PERMITS, AGREEMENTS AND NOTIFICATIONS

EOR investigated the need for, and requirements of project permits from applicable permitting agencies, including Minnesota Pollution Control Agency (MPCA) regulated National Pollutant Discharge Elimination System (NPDES) and Stormwater Pollution Prevention Plan (SWPPP), City of Wyoming, Chisago County, Minnesota Department of Natural Resources (MDNR), Wetland Conservation Authority, and United States Army Corps of Engineers (USACE). A summary of the applicable permits and requirements are listed in Table 5-1. Local and federal wetland permits, and a municipal grading permit are assumed to be needed for this project.

It is anticipated that a construction stormwater permit would not be triggered for this project as soil disturbance will be under one acre. However, it is still recommended the final design develop a construction SWPPP as part of the construction plan sheets.

5.1. Anticipated Wetland Permitting

EOR reviewed wetland permitting requirements for the proposed stormwater pond excavation and enhancement.

The pond is expected to be considered a regulated wetland under the Minnesota Wetland Conservation Act (WCA) and Section 404 of the Clean Water Act. The pond is located near an area bordering mapped hydric and non-hydric soils and with no mapped NWI wetlands, indicating that prior to excavation the area was likely non-wetland but potentially near an upland/wetland boundary. The pond outlet pond discharges to a wetland that then discharges to a wetland hydraulically connected to Comfort Lake. Therefore, the wetland may be considered jurisdictional by the U.S. Army Corps of Engineers (USACE). The City of Wyoming is the WCA Local Government Unit (LGU) for the project area.

Excavation limited to removal of deposited sediment to as-built conditions would likely be authorized under WCA via application for No Loss Part E and under Section 404 of the Clean Water Act via Nationwide Permit 43 (NWP 43)– Stormwater Management Facilities. No pre-construction notification is required for the USACE under NWP 43 if limited to restoring original design capacities.

Expansion of the pond footprint may require additional authorizations under both WCA and Section 404. The pond is surrounded by predominantly non-hydric soils and is not a mapped NWI wetland, but is near mapped hydric soils and a wetland complex associated with Comfort Lake. The proposed expansion area appears to be non-wetland based on desktop review, but proximal location to hydric soils and NWI wetland combined with varied topography observed in site photographs suggests potential for wetlands adjacent to the pond. A wetland delineation is recommended to confirm the potential pond expansion area. A pre-application meeting with the WCA LGU is recommended to determine potential options for WCA authorization if the footprint is expanded. Options may include a "No Loss" determination due to non-wetland or no impact if excavation is limited to Type 1, 2, 6, 7, or 8 wetlands; De Minimis Exemption if impacts are limited to 20 or 100 square feet; or Wetland Replacement and Mitigation if the project does not meet No Loss or Exemption criteria.

Section 404 authorization for the expanded footprint may be authorized under NWP 43 should wetland impacts be less than 0.5 acre (including excavation). Expansion of the pond would require pre-construction notification for NWP 43 authorization to the USACE.

Table 5-1. Project Permitting Requirements

Permitting Agency	Permit	Application Requirements	Timeline
Local: City of Wyoming	Grading Permit	Grading Permit application along with construction plans.	TBD based on City input
Federal: USACE St. Paul District **State:** City of Wyoming is the Wetland Conservation Act LGU authority on behalf of BWSR	Wetland Permitting: A wetland delineation is highly recommended. Proposed excavation would likely qualify for a WCA No Loss or De Minimis Exemption should the expansion area be delineated as non-wetland, depending on final design and TEP input. The proposed project would be authorized under USACE Nationwide Permit 43 for Stormwater Management Facilities providing less than 0.5 acre of fill is proposed. Should expansion of the pond footprint include wetland, the project may require additional authorizations under both WCA and Section 404 that could constrain project feasibility under current concepts.	Joint Application (JA) Form, wetland delineation, demonstration of wetland enhancements and downstream water quality improvements resulting from the project, a pre-application meeting with the WCA TEP, final construction plans, and language on how the project meets the no-loss or de minimis exemption (WCA) and NWP 43 (USACE).	Wetland Delineation and Notice of Decision approval expected within 60 days of submittal. JA and supporting documentation can be submitted following completion of final site plans. WCA & USACE approval expected within 60 days of submittal.

6. ESTIMATE OF CONSTRUCTION COST

EOR drafted a feasibility Engineer's Estimate of probable construction cost for this project. The unit prices for this estimate were developed using a variety of sources, including: 2024 Minnesota Department of Transportation average bid prices and recent local and similar project bid results. The estimate was developed utilizing the ASTM Cost Estimate Classification System. The estimate was deemed to be a Class 3 Estimate (10% - 40% project definition). This class is recommended for feasibility level studies and cost estimates. In addition, the estimate contains a 20% construction contingency factor that is standard for this stage of engineering design. The current construction cost estimate is $74,802 including contingency and the estimated accuracy range the total cost will likely range between $67,321 and $86,022.

Final design and associated costing estimating will reduce the contingency and create a tighter accuracy range. The full estimates are included as Appendix C.

7. WATER QUALITY MODELING

The MPCA's MIDS (Minimal Impact Design Standards) Model was used to estimate the expected pollutant loading from the enhanced and expanded stormwater pond.

The proposed conditions pond was modeled as a Design Level 1 pond in MIDS. The pond meets the Design level 1 criteria by providing a permanent pool storage volume (V_{pp}) of 1,800 cubic-feet/acre of drainage and a water quality volume (V_{wq}) of 1" times the impervious surface within the drainage area. The local residential drainage area, primarily residential, covers 7.8 acres with 23.3% imperviousness, requiring a V_{pp} of 14,030 cubic-feet and a V_{wq} of 6,610 cubic-feet. The proposed pond provides a V_{pp} of 16,000 cubic-feet and a V_{wq} of 8,550 cubic-feet, slightly exceeding the sizing requirements. The currently proposed storage volumes slightly exceed MIDS standards; therefore, the pond's size, shape, and footprint will be further refined during the next design phase following input from the homeowners.

According to the Minnesota Stormwater Manual, event mean concentrations (EMCs) for TP in residential areas are approximately 0.325 mg/L. However, influent sampling data collected by the District was used to estimate the TP EMC. The District collected grab samples in 2024 that showed the estimated influent TP ranged from 0.331 mg/L to 1.476 mg/L based on both lab testing results and the District's DIY sampling and testing.

Given this influent concentration range of 0.331-1.476 mg/L of total phosphorus, to proposed pond should be able to achieve an annual removal 3.4-6.7 lbs. of total phosphorus.

8. SUMMARY

This stormwater pond project will restore the original volume capacity of the feature and provide increased treatment for the drainage. 3.4 – 6.7 pounds of phosphorus are projected to be removed annually as part of this project. The current construction cost estimate is $74,802 including contingency and the estimated accuracy range the total cost will likely range between $67,321 and $86,022.

Note that stated pollutant reductions are estimates and therefore the project may outperform expectations stated herein. Furthermore, cost estimates are based on preliminary design, which warrants a contingency of 20% at this stage. Project benefits and costs will be refined as design progresses should the District advance the project.

APPENDIX A. SOIL TESTING AND ANALYSIS

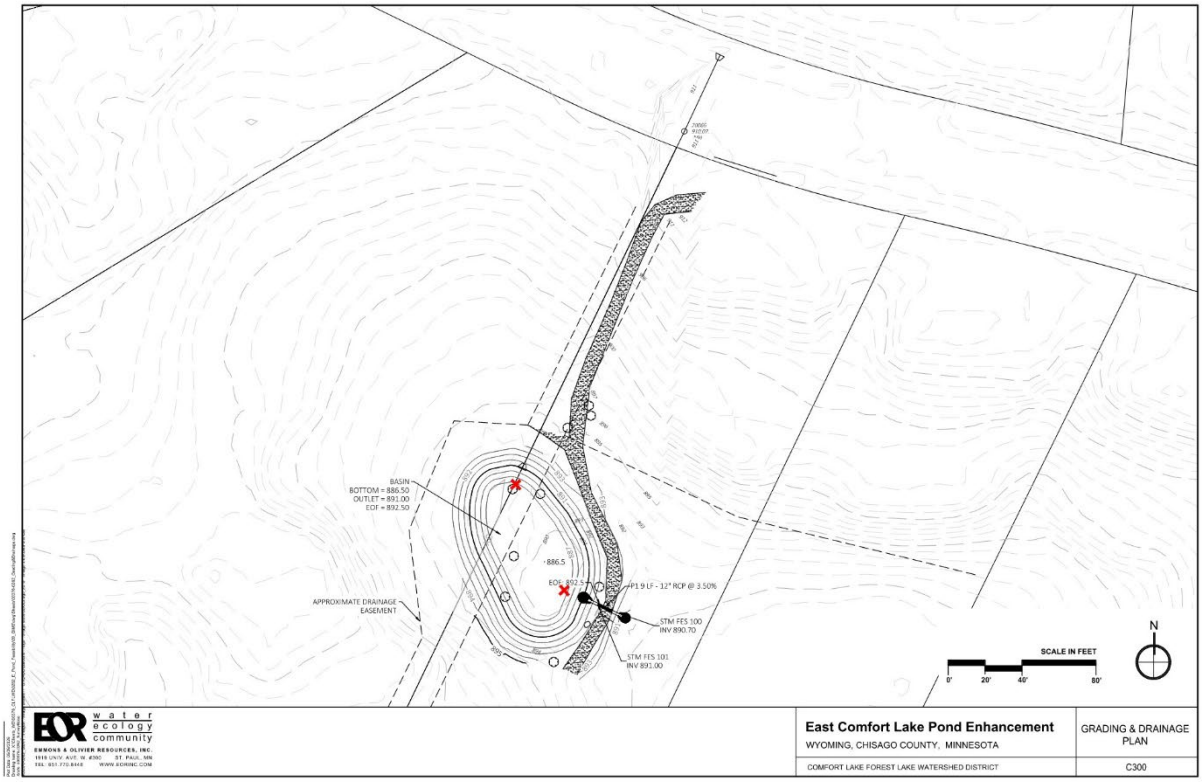


Figure 2. Sediment Core Sampling Locations.

MINNESOTA POLLUTION CONTROL AGENCY

520 Lafayette Road North
St. Paul, MN 55155-4194

Summary of stormwater pond sediment testing results

Municipal Stormwater Program

wq-strm4-79 (Revised 8/5/21)

Project name: East Comfort Stormwater Pond

Sample date: 4/15/2026

Chemical	Reporting limit* mg/kg	Residential / Recreational SRV mg/kg	Commercial / Industrial SRV mg/kg	Sample locations and depths: Core location #1 (inlet) Depth = 0-4' mg/kg		Core location #2 (outlet) Depth = 0-4' mg/kg	
Metals							
Arsenic	1.6	9	9	3.21		2.4	
Copper	0.79	2,200	33,000	9.65		15.6	
Noncarcinogenic PAHs							
Acenaphthene	0.11	450	6,800	<0.11		<0.11	
Acenaphthylene	0.11	na	na	<0.11		<0.12	
Anthracene	0.11	2,800	42,000	<0.11		<0.11	
Benzo(g,h,i)perylene	0.11	na	na	<0.11		<0.11	
Fluoranthene	0.14	200	2,700	<0.14		<0.14	
Fluorene	0.12	390	5,800	<0.12		<0.12	
2-Methylnaphthalene	0.12	39	580	<0.12		<0.12	
Naphthalene	0.12	81	280	<0.12		<0.12	
Phenanthrene	0.13	na	na	<0.13		<0.13	
Pyrene	0.11	220	3,200	<0.11		<0.11	
Carcinogenic PAHs/ B[a]P Equivalents	**Method Detection limit* mg/kg**	**Potency Equiv. Factor (PEF)**		**Site Conc. mg/kg**	**BaP Equiv. Conc. mg/kg**	**Site Conc. mg/kg**	**BaP Equiv. Conc. mg/kg**
Benz[a]anthracene	0.1	0.10		<0.10	**0.005**	<0.10	**0.005**
Benzo[b]fluoranthene	0.038	0.10		<0.038	**0.002**	<0.038	**0.002**
Benzo[j]flouranthene	0.038	0.10		<0.038	**0.002**	<0.038	**0.002**
Benzo[k]fluoranthene	0.15	0.10		<0.15	**0.008**	<0.16	**0.008**
Benzo[a]pyrene	0.11	1.00		<0.11	**0.055**	<0.11	**0.055**
Chrysene	0.097	0.01		<0.097	**0.000**	<0.098	**0.000**
Dibenz[a,h]acridine	0.015	0.10		<0.015	**0.001**	<0.015	**0.001**
Dibenz[a,h]anthracene	0.12	0.56		<0.12	**0.034**	<0.12	**0.034**
7H-Dibenzo[c,g]carbazole	0.015	1.00		<0.015	**0.008**	<0.015	**0.008**
Dibenzo[a,e]pyrene	0.016	1.00		<0.016	**0.008**	<0.016	**0.008**
Dibenzo[a,h]pyrene	0.012	10.00		<0.012	**0.060**	<0.012	**0.060**
Dibenzo[a,i]pyrene	0.015	10.00		<0.015	**0.075**	<0.015	**0.075**
Dibenzo[a,l]pyrene	0.017	10.00		<0.017	**0.085**	<0.017	**0.085**
7,12 Dimethylbenz-anthracene	0.018	34.00		<0.018	**0.306**	<0.018	**0.306**
Indeno[1,2,3,-c,d]pyrene	0.11	0.10		<0.11	**0.006**	<0.11	**0.006**
3-Methylcholanthrene	0.014	3.00		<0.014	**0.021**	<0.014	**0.021**
5-Methylchrysene	0.015	1.00		<0.015	**0.008**	<0.015	**0.008**
Total B[a]P Equivalents		2*	23		0.682		0.682
Total B[a]P Equivalents - Kaplan Meier		2*	23				

* Based on background threshold value (BTV) since residential/recreational SRV calculated

Residential/recreational SRV (suitable for residential land use)

Commercial/industrial SRV (suitable for industrial land use)

detection limit but below reporting limit

SRV = soil reference value

PAHs = polycyclic aromatic hydrocarbons

B[a]P = benzo[a]pyrene

conc. = concentration

* **Reporting limit** - insert reporting limit in this column from the lab analytical results reports (converting to mg/kg if necessary)

B[a]P Equivalent - Each contaminant sample concentration is multiplied by it's Potency Equivalency Factor (PEF) to obtain a B[a]P equivalent concentration. All B[a]P equivalent concentrations are summed to calculate the total B[a]P equivalent concentration. For nondetect data, use the procedures outlined in Appendix B of "Managing Stormwater Sediment BMP Guidance For Municipalities".

APPENDIX B. FEASIBILTY DESIGN CONCEPT

Comfort Lake Forest Lake Watershed District

East Comfort Lake Pond Enhancement

WYOMING, CHISAGO COUNTY, MINNESOTA

PROJECT SUBMITTAL PHASE CONCEPT PLANS

N

PROJECT LOCATION, REFERENCE MAP

GENERAL NOTES

EXISTING UTILITIES

THE LOCATION OF UNDERGROUND FACILITIES AND/OR STRUCTURES AS SHOWN ON THE PLANS ARE BASED ON AVAILABLE RECORDS AT THE TIME THE PLANS WERE PREPARED AND ARE NOT GUARANTEED TO BE COMPLETE OR CORRECT.

THE SUBSURFACE UTILITY INFORMATION SHOWN IS UTILITY QUALITY LEVEL D, AS DETERMINED USING THE GUIDELINES OF "CI/ASCE 38-02 STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITIES 72 HOURS PRIOR TO CONSTRUCTION TO DETERMINE THE EXACT LOCATION OF ALL FACILITIES AND TO PROVIDE ADEQUATE PROTECTION OF SAID UTILITIES DURING THE COURSE OF WORK.

CONSTRUCTION NOTE

CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO MAINTAIN OPERATION OF EXISTING UTILITIES THROUGHOUT THE DURATION OF THE PROJECT. IN THE EVENT THAT AN INTERRUPTION OF SERVICE IS UNAVOIDABLE IN ORDER TO COMPLETE THE WORK, CONTRACTOR SHALL PROVIDE ADEQUATE NOTIFICATION TO ALL AFFECTED ENTITIES A MINIMUM OF 3 WORKING DAYS IN ADVANCE OF ANY INTERRUPTION.

GOVERNING SPECIFICATIONS

THE 2025 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING FIELD MANUAL FOR TEMPORARY CONTROL ZONE LAYOUTS.

GOPHER STATE ONE-CALL

IT IS THE LAW THAT ANYONE EXCAVATING AT ANY SITE MUST NOTIFY GOPHER STATE ONE CALL (GSOC) SO THAT UNDERGROUND ELECTRIC, NATURAL GAS, TELEPHONE OR OTHER UTILITY LINES CAN BE MARKED ON OR NEAR YOUR PROPERTY BEFORE ANY DIGGING BEGINS. A 48-HOUR NOTICE, NOT INCLUDING WEEKENDS, IS REQUIRED. CALLS CAN BE MADE TO GSOC AT 1-800-252-1166 OR (651) 454-0002, MONDAY THROUGH FRIDAY (EXCEPT HOLIDAYS) FROM 7 A.M. TO 5 P.M.

Know what's below. Call before you dig.

GSOC GOPHER STATE ONE CALL

water ecology community

EMMONS & OLIVIER RESOURCES, INC.

1919 UNIV. AVE. W. #300 ST. PAUL, MN

TEL: 651.770.8448 WWW.EORINC.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ERIK R. MEGOW DATE: 05/29/2026 LICENSE #44444

DATE	NO.	DESCRIPTION
05/29/2026	1	CONCEPT PLANS
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: ERM

DRAWN BY: BKC

CHECKED BY:ERM

EOR JOB #00376-0262

East Comfort Lake Pond Enhancement

WYOMING, CHISAGO COUNTY, MINNESOTA

COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

COVER SHEET

C001

Plot Date: 05/29/2026
Drawing name: X:\Clients_WD\00376_CLFLWD\0262_E_Pond_Feasibility\09_GIMS\dwg\Sheets\00376-0262_Title&SEQ.dwg
Xrefs: 400376-0262_SurveyBase ; Images: J:\7_Images\811 G:\CADD\Blocks\811logo j:\7_images\GSOCLogo_2019 j:\7_images\iowa-one-call

SEQ

Item	Item Description	MnDOT Ref. #	Units	Quantity
Item No.	Item	MNDOT Reference #	Unit	Estimated
1	Mobilization	2021.501	LS	1.00
2	Clearing and Grubbing	2101.501	LS	1.00
3	Remove Outlet Pipe	2104.503	LF	10.00
4	Salvage Existing Chain Link Fence	2104.503	LF	100.00
5	Channel and Pond Excavation (734 CY Cut, 27 CY Fill, 706 CY Net)	2105.607	CY	706.00
6	Dewatering	2106.601	LS	1.00
7	Aggregate Surfacing (CV) Class V	2118.507	CY	7.00
8	Tree Removal (>8" DBH)	0	EA	5.00
9	Site Access and Access Restoration	0	LS	1.00
10	12" RC Pipe Culvert Class III	2501.503	LF	9.00
11	12" RC Pipe Apron	2501.502	EA	2.00
12	Geotextile Filter Type IV	2511.504	SY	45.00
13	Random Riprap CL. III	2511.509	CY	9.00
14	Random Riprap Class II for EOF	2511.509	CY	14.00
15	Metal Brace Assembly - Chain Link Fence	2557.502	LS	1.00
16	Stabilized Construction Exit	2573.501	LS	1.00
17	Storm Drain Inlet Protection	2573.502	EA	1.00
18	Rolled Erosion Prevention Category 20	2575.504	SY	1,200.00
19	Seeding	2575.505	ACRE	0.25
20	Seed Mixture MnDOT Seed Mix (WD) @ 20 lbs/acre	2575.508	LB	5.00

Plot Date: 05/29/2026
Drawing name: X:\Clients_WD\00376_CLFLWD\0262_E_Pond_Feasibility\09_GIMS\dwg\Sheets\00376-0262_Title&SEQ.dwg
Xrefs: 400376-0262_SurveyBase ; Images: J:\7_Images\811 G:\CADD\Blocks\811logo j:\7_images\GSOCLogo_2019 j:\7_images\iowa-one-call

water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ERIK R. MEGOW DATE: 05/29/2026 LICENSE #44444

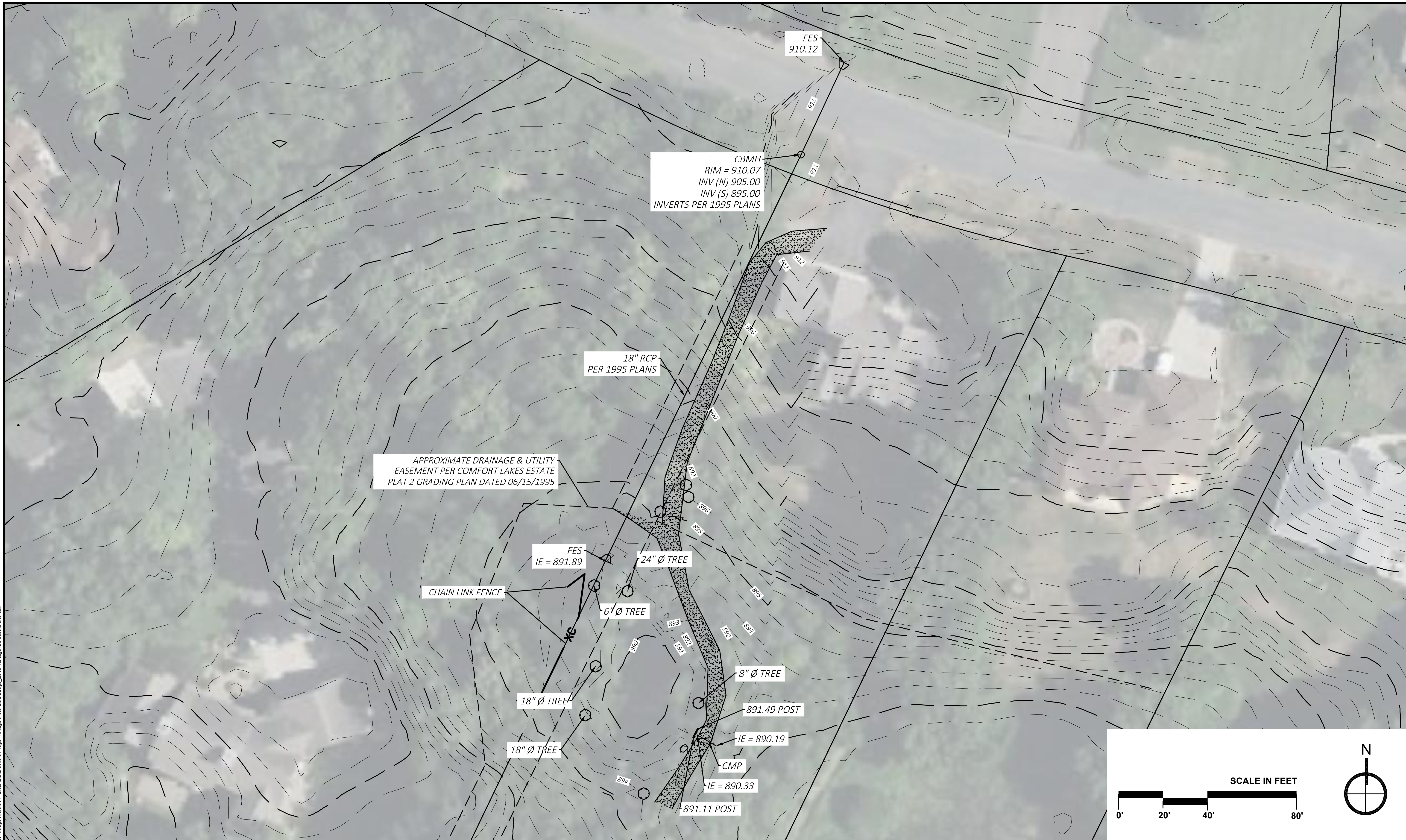
DATE	NO.	DESCRIPTION
05/29/2026	1	CONCEPT PLANS
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: ERM
DRAWN BY: BKC
CHECKED BY:ERM
EOR JOB #00376-0262

East Comfort Lake Pond Enhancement
WYOMING, CHISAGO COUNTY, MINNESOTA
COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

NOTES & SEQ

C002



EOR water ecology community

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ERIK R. MEGOW DATE: 05/29/2026 LICENSE #44444

DATE	NO.	DESCRIPTION
05/29/2026	1	CONCEPT PLANS
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: ERM
DRAWN BY: BKC
CHECKED BY: ERM
EOR JOB #00376-0262

East Comfort Lake Pond Enhancement

WYOMING, CHISAGO COUNTY, MINNESOTA

COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

EXISTING CONDITIONS

C100

Plot Date: 05/29/2026

FES
910.12

CBMH
RIM = 910.07
INV (N) 905.00
INV (S) 895.00
INVERTS PER 1995 PLANS

18" RCP
PER 1995 PLANS

FES
IE = 891.89

24" Ø TREE

6" Ø TREE

REMOVE & SALVAGE FENCE AS
NECESSARY FOR POND EXCAVATION

3X

18" Ø TREE

18" Ø TREE

REMOVE AGGREGATE TRAIL AS
NECESSARY FOR GRADING ACTIVITY

CLEAR & GRUB TREE (TYP.)

8" Ø TREE

891.49 POST

IE = 890.19

CMP

IE = 890.33

REMOVE CMP STORM

REMOVE WEIR AND
ASSOCIATED POSTS

891.11 POST

SCALE IN FEET
0' 20' 40' 80'

N

EOR water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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ERIK R. MEGOW DATE: 05/29/2026 LICENSE #44444

DATE	NO.	DESCRIPTION
05/29/2026	1	CONCEPT PLANS
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: ERM
DRAWN BY: BKC
CHECKED BY:ERM

EOR JOB #00376-0262

East Comfort Lake Pond Enhancement

WYOMING, CHISAGO COUNTY, MINNESOTA

COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

REMOVALS PLAN

C200

Plot Date: 05/29/2026
Drawing Name: X:\Clients_WD\00376_CLFLWD\0262_E_Pond_Feasibility\09_GIMS\dwg\Sheets\00376-0262_Removals.dwg
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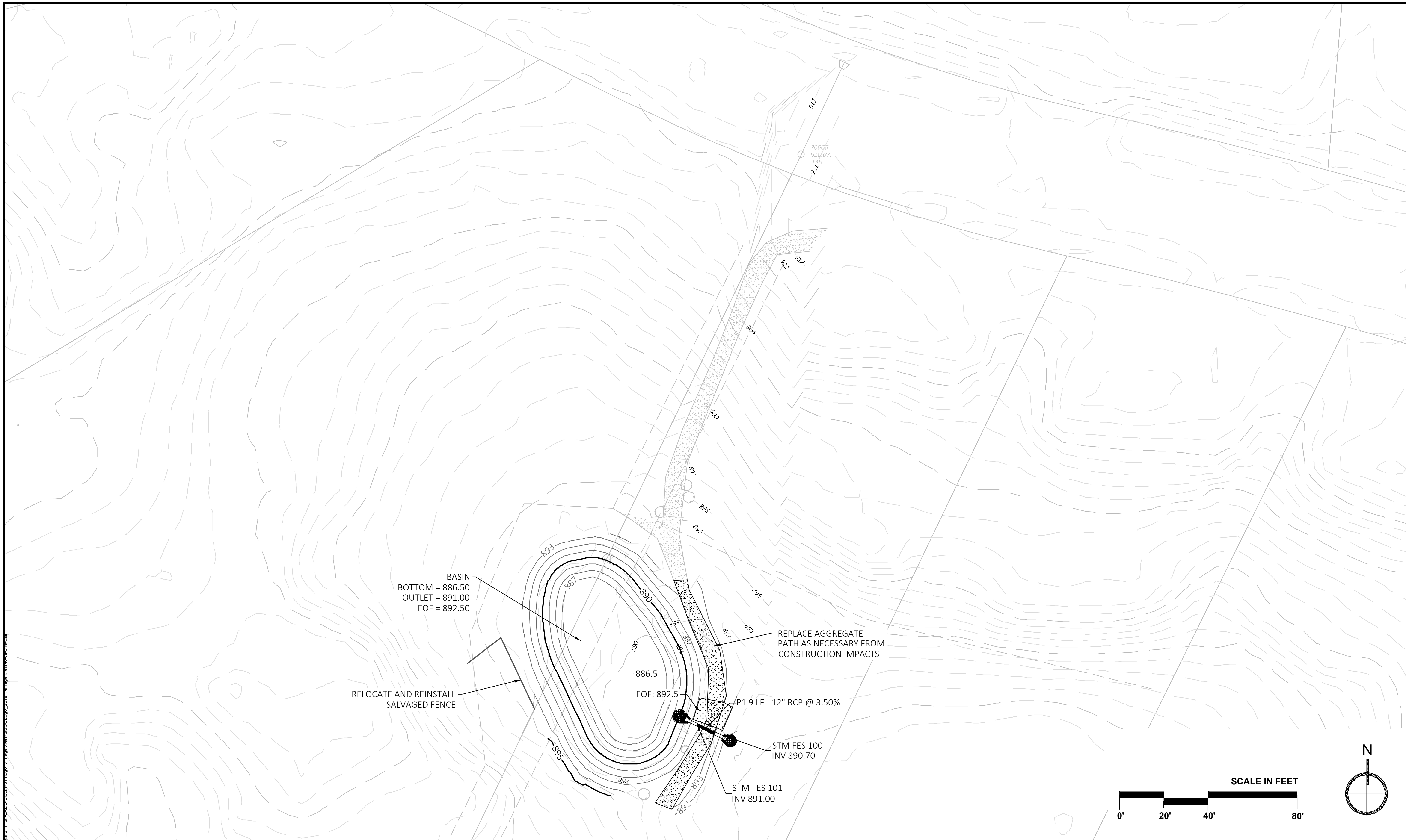

EOR water ecology community
EMMONS & OLIVIER RESOURCES, INC.
1919 UNIV. AVE. W. #300 ST. PAUL, MN
TEL: 651.770.8448 WWW.EORINC.COM

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ERIK R. MEGOW DATE: 05/29/2026 LICENSE #44444

DATE	NO.	DESCRIPTION
05/29/2026	1	CONCEPT PLANS
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: ERM
DRAWN BY: BKC
CHECKED BY: ERM
EOR JOB #00376-0262

East Comfort Lake Pond Enhancement

WYOMING, CHISAGO COUNTY, MINNESOTA

COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

GRADING & DRAINAGE PLAN

C300

Plot Date: 05/29/2026
Drawing name: X:\Clients_WD\00376_CLFLWD\0262_E_Pond_Feasibility\09_GIMS\dwg\Sheets\00376-0262_Grading&Drainage.dwg
Xrefs: 400376-0262_SurveyBase

APPENDIX C. FEASIBILITY ENGINEER'S OPINION OF PROBABLE COST

East Comfort Lake Pond
Engineer's Opinion of Probable Cost
Prepared 07/06/2026 by EOR, Inc.

Item	MnDOT Reference #	Unit	Estimated	Estimated Unit Cost	Extended Cost
Mobilization	2021.501	LS	1.00	5,000.00	$ 5,000.00
Clearing and Grubbing	2101.501	LS	1.00	2,000.00	$ 2,000.00
Remove Outlet Pipe	2104.503	LF	10.00	50.00	$ 500.00
Salvage Existing Chain Link Fence	2104.503	LF	100.00	20.00	$ 2,000.00
Channel and Pond Excavation (734 CY Cut, 27 CY Fill, 706 CY Net)	2105.607	CY	706.00	35.00	$ 24,710.00
Dewatering	2106.601	LS	1.00	5,000.00	$ 5,000.00
Aggregate Surfacing (CV) Class V	2118.507	CY	7.00	120.00	$ 840.00
Tree Removal (>8" DBH)	0	EA	5.00	350.00	$ 1,750.00
Site Access and Access Restoration	0	LS	1.00	5,000.00	$ 5,000.00
12" RC Pipe Culvert Class III	2501.503	LF	9.00	150.00	$ 1,350.00
12" RC Pipe Apron	2501.502	EA	2.00	700.00	$ 1,400.00
Geotextile Filter Type IV	2511.504	SY	45.00	5.00	$ 225.00
Random Riprap CL. III	2511.509	CY	9.00	120.00	$ 1,080.00
Random Riprap Class II for EOF	2511.509	CY	14.00	120.00	$ 1,680.00
Metal Brace Assembly - Chain Link Fence	2557.502	LS	1.00	500.00	$ 500.00
Stabilized Construction Exit	2573.501	LS	1.00	2,000.00	$ 2,000.00
Storm Drain Inlet Protection	2573.502	EA	1.00	150.00	$ 150.00
Rolled Erosion Prevention Category 20	2575.504	SY	1,200.00	4.00	$ 4,800.00
Seeding	2575.505	ACRE	0.25	8,000.00	$ 2,000.00
Seed Mixture MnDOT Seed Mix (WD) @ 20 lbs/acre	2575.508	LB	5.00	70.00	$ 350.00
CONSTRUCTION CONTINGENCY			**20.00%**	**$**	**12,467.00**
TOTAL PROJECT COST				**$**	**74,802.00**
ESTIMATED ACCURACY RANGE* **			**-10.0%**	**$**	**67,321.80**
			15.0%	**$**	**86,022.30**

***This **Feasibility Design-level (Class 3, 10 to 40% design completion per ASTM E 2516-06)** cost estimate is based on feasibility-level designs, alignments, quantities and unit prices. Costs will change with further design. Time value-of-money escalation costs are not included. A construction schedule is not available at this time. Contingency is an allowance for the net sum of costs that will be in the Final Total Project Cost at the time of completion of design, but are not included at this level of project definition. **The estimated accuracy range for the Total Project Cost as the project is defined is -10% to +15%.** 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 costs are not included.

PARAMETERS FOR ACCURACY RANGE		
Estimate Class	**LEVEL OF PROJECT DEFINITION (% ENGINEERING Complete)**	**ACCURACY RANGE**
5	0% to 2%	-25% to +40%
4	1% to 15%	-15% to +25%
3	10% to 40%	-10% to +15%
2	30% to 70%	-7.5% to +7.5%
1	50% to 100%	-4% to +6.5%

PARAMETERS FOR CONSTRUCTION CONTINGENCY		
PHASE OF PROJECT	PERCENTAGE ENGINEERING COMPLETED	APPLICABLE CONSTRUCTION CONTINGENCY PERCENTAGE (%)
FUNDING, SCOPE AND BUDGET	0 TO 5%	30.00%
SCHEMATIC DESIGN	5% TO 15%	25.00%
PRELIMINARY	15% TO 60%	20.00%
FINAL	60% TO 100%	10.00%
CONSTRUCTION	100%	5.00%
***THIS PROJECT PHASE		

APPENDIX D. 1995 COMFORT LAKE ESTATES DEVELOPMENT PLANS

PRELIMINARY PLAT

COMFORT LAKE ESTATES PLAT 2

LEGAL DESCRIPTION: OUTLOT C, COMFORT LAKE ESTATES, CHISAGO COUNTY, MINNESOTA.

OWNER & DEVELOPER: DEAN R. LACY
25696 IRIS AVE.
WYOMING, MN 55092

SURVEYOR: HULT & ASSOCIATES, INC.
6695 LAKE BLVD.
FOREST LAKE, MN 55025

NUMBER OF LOTS: 29 LOTS
6 RIPARIAN
23 NON-RIPARIAN

EXISTING ZONING: SHORELAND & UR

TOTAL AREA: 58 ACRES, ±

SETBACKS: LAKESHORE - 75 FEET
FRONT - 40 FEET
REAR - 25 FEET
SIDE - 10 FEET

NOTE: 10 FOOT WIDE DRAINAGE AND UTILITY EASEMENTS ALONG ALL ROAD LINES.

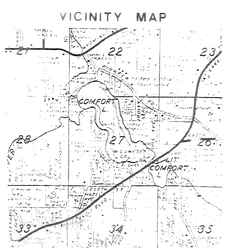
NOTE: SEE ENGINEERING PLANS FOR GRADING AND DRAINAGE.

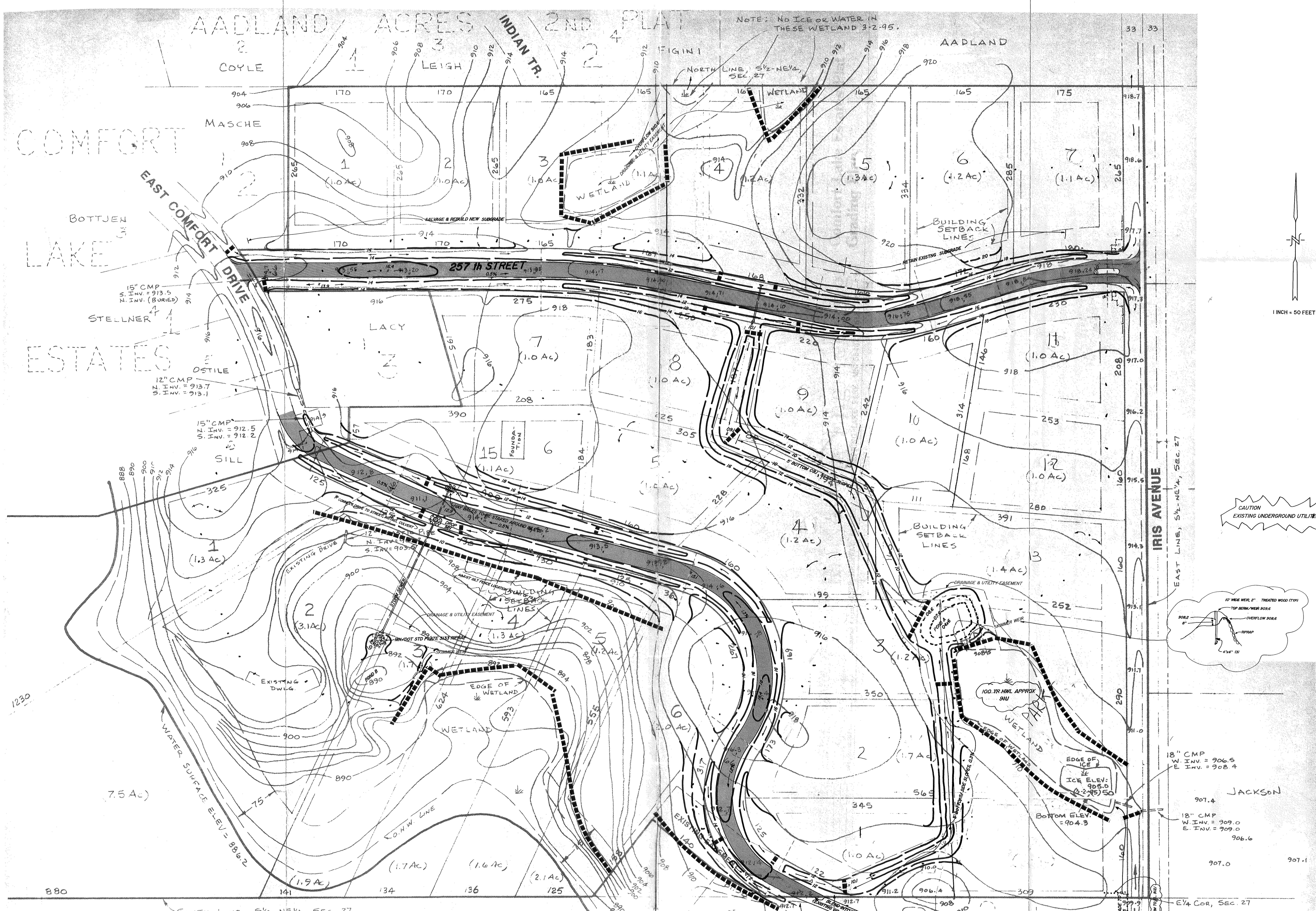
SCALE: 1 INCH = 100 FEET

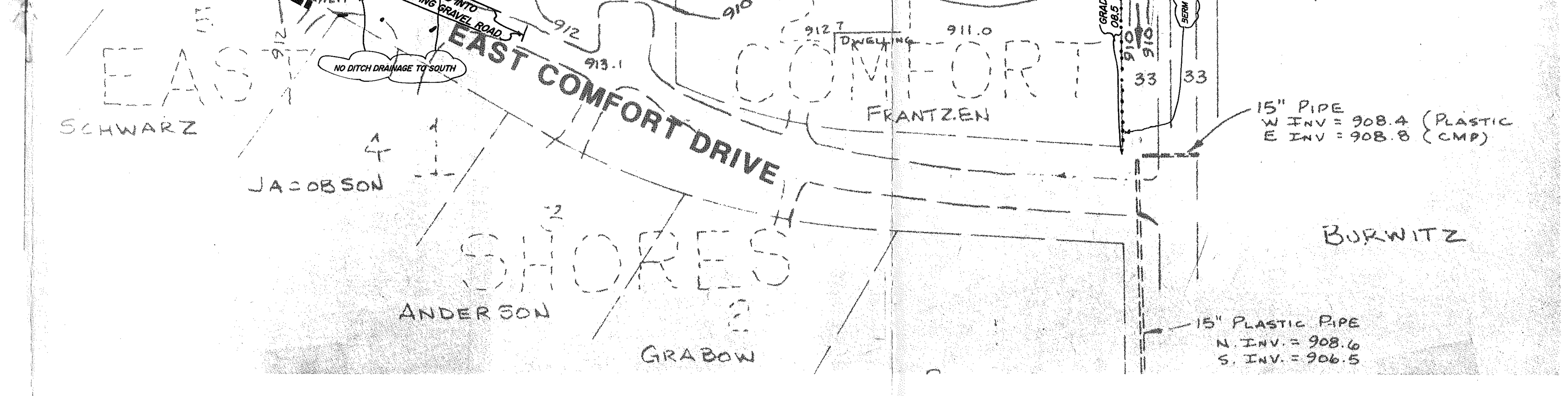
JAN. 25, 1995

COMFORT LAKE
(A NON-MEANDERED LAKE)
ORDINARY HIGH WATER ELEV. = 887.2

VICINITY MAP







Drainage Basin	Estimated Impervious	Proposed Permanent Pool Storage
A	2.5	7,000 cf
B	2	8,000 cf

Project area = 58 acre
Total impervious surface, existing = 1 acre, proposed = 6 acre
Total pervious area, existing = 57 acre, proposed = 52 acre
All grading construction to be done in accordance with Best Management Practices, Protecting Water Quality in Urban Areas.

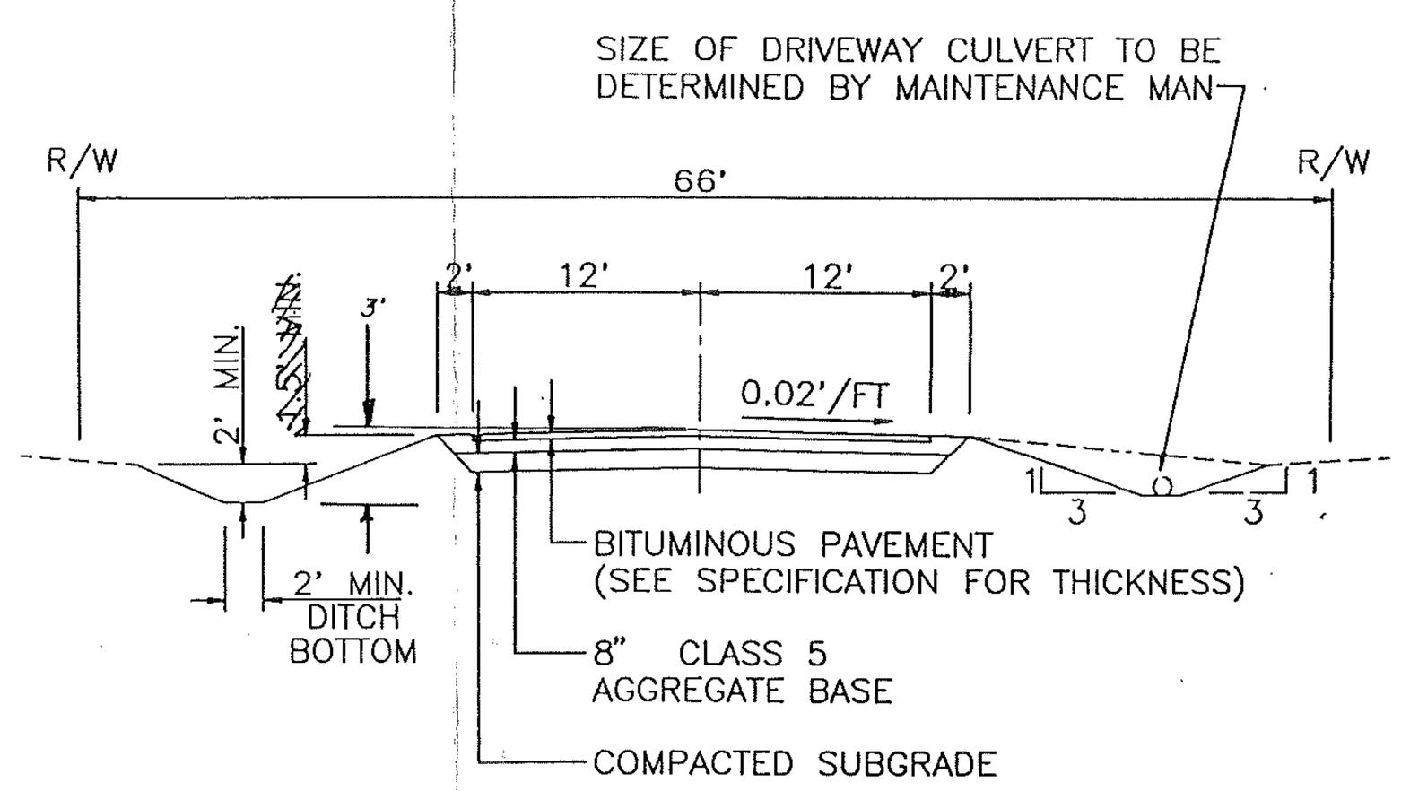
Erosion Control Inspector: Dean R. Lacy
4119 White Bear Parkway, Suite 200
St. Paul, MN 55110
(612) 426-2624

Implementation Schedule:
(1) Install silt stop fence
(2) Construct ponds and rough grading
(3) Topsoil, seed, and Type I mulch all areas outside the street within 14 days of grading
(4) Maintain silt stop fence until permanent vegetation is established

Construct two black dirt stockpiles as directed by owner.

Stake Drainfield Locations prior to start of construction. Coordinate fill locations with owner.

Culverts minimum 18" dia, final design per Street Construction Plans.



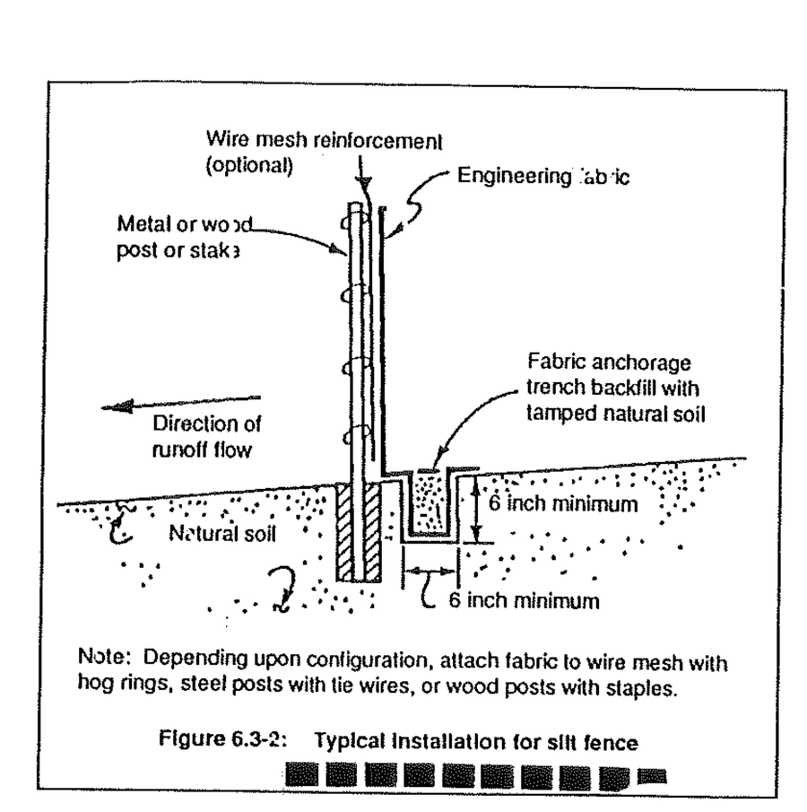
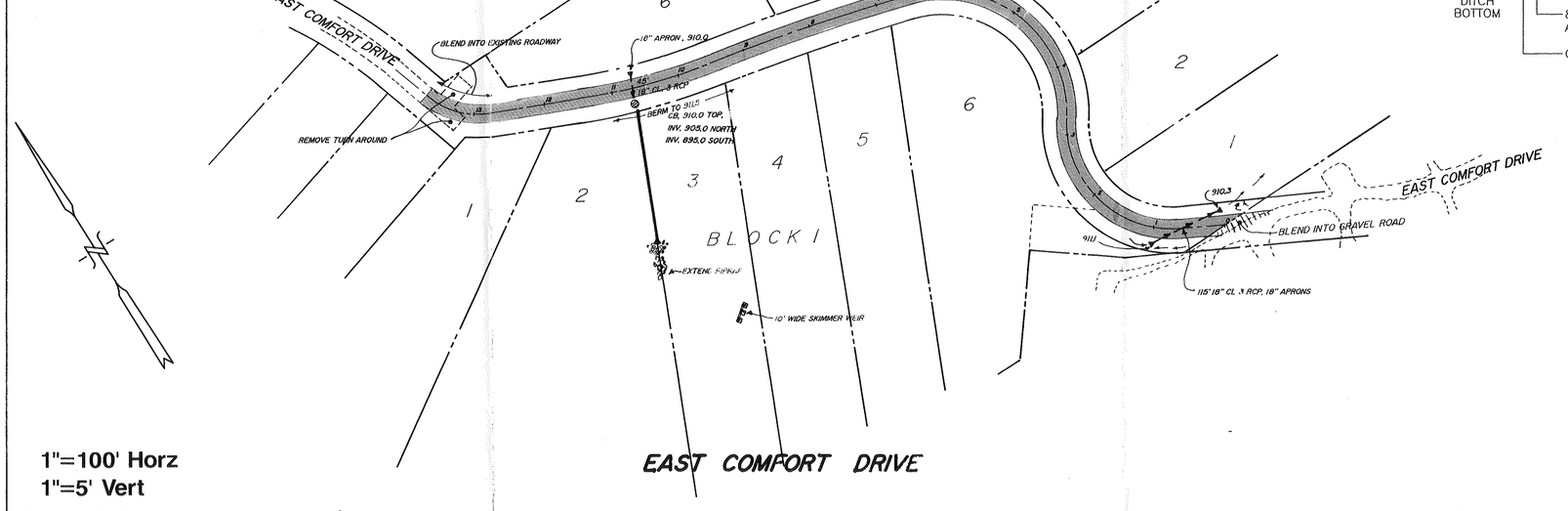


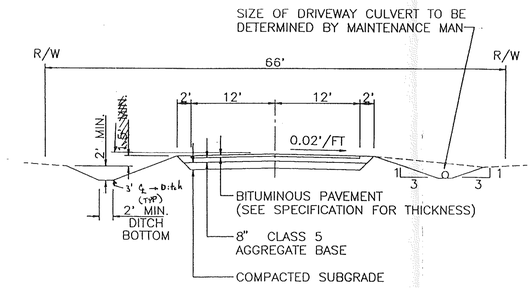
Figure 6.3-2: Typical installation for silt fence

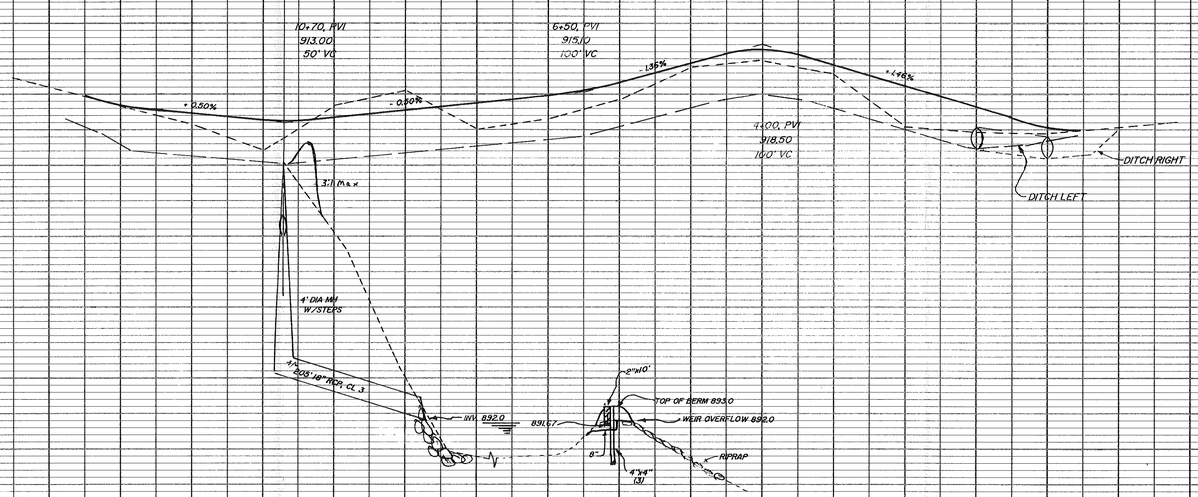
Comfort Lake Estates Plat 2
Grading Plan

R. Nelson Engineering
1628 HIGHWAY #10 NE, SUITE C, SPRING LAKE PARK, MN 55432 (612) 784-7390

Sheet







WYOMING TOWNSHIP

NEW ROAD REQUIREMENTS

March 1994

Roads in the Town of Wyoming, Minnesota shall be constructed in accordance with the typical road section and as described in the following specifications.

1. **General:** Sections of the Minnesota Department of Transportation (MnDOT), "Standard Specification for Construction", 1988 Edition and all amendments hereto shall apply except as modified or altered below.

2. **Grading (MnDOT Sections 2105 & 2112):** Road section shall be graded according to the typical section. Maximum street grade shall be 8%. Minimum ditch grade shall be 0.5%. Subgrade shall be prepared in accordance with MnDOT Section 2112. Compaction shall be obtained by Ordinary Compaction as described in MnDOT Section 2105. Test rolling with a loaded truck may be required by the Township Engineer to prove compaction. No topsoil, mulch, peat or other unsuitable materials may be left in the subgrade. Subgrade shall be approved by the Township prior to placement of aggregate base.

3. **Aggregate Base (MnDOT Section 2211):** The aggregate base, Class 5, shall be compacted in 4 inch lifts to not less than 100 percent Maximum Density.

4. **Plant-Mixed Bituminous Surface: (MnDOT Section 2331):** Bituminous thickness shall be determined by the Township based on soil borings and expected traffic. In general, this will be based on the following criteria for new residential roadways:

General Subgrade Soil Type	Average Daily Traffic	Pavement Thickness Type 31 Base Course	Type 41 Wear Course
~~Sand~~		~~1½"~~	~~1½"~~
Clay	Under 400	1½"	1½"
~~Clay~~	~~Over 400~~	~~2"~~	~~1½"~~

Pavement thickness is measured after compaction. Compaction shall be a minimum of 98% of the density obtained when a sample of the mixture is compacted by the Marshall compaction method. Tack coat, at 0.05 gals/sq. yd., shall be placed between base and wear courses.

5. **Turf Establishment (MnDOT Section 2575):** Ditch bottoms and slopes shall be finished with 4" topsoil, seeded with MnDOT Spec. 3876 mixture 700, 50 lbs. per acre and mulched with MnDOT Type 1 mulch, 2 tons per acre disc anchored in the soil. Steep slopes (steeper than 3 to 1 grade) shall be sodded as required to prevent erosion.

6. **Maintenance and Bonds:** The Township will maintain the road after acceptance. However, for a period of one year from the date of acceptance, the Owner/developer shall be responsible for the expense of correcting any defects or unusual problems that become obvious and require repair. The Township will require a non-cancelable bond or money to be placed in escrow in an amount that the Board of Supervisors deems reasonable to cover such expenses.

7. **Street Signs:** Prior to acceptance, the Owner/developer will pay the Township the cost of street-name signs to be installed on the road or roads.

8. **Borings:** Soil borings are required a minimum of one each 400 feet and near lowlands. Boring logs shall be made available for viewing to determine soil and groundwater conditions.

9. **Deed:** Prior to acceptance, a quick claim deed must be furnished to the Township.

10. **Lien Waivers:** Prior to acceptance, lien waivers shall be provided from contractors and suppliers that were involved with the improvements.

PLAN — SURVEYED / DRAWN / ALIGNMENT CHECKED / NOTE BOOK / RT. OF WAY CHECKED / No. / BY / DATE

PROFILE — SURVEYED / DRAWN / GRADES CHECKED / NOTE BOOK / B. M.'s NOTED / No. / STRUCTURE POSITIONS CHECKED / BY / DATE

8/24/95 # DATE REVISION

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

Roger W. Nelson

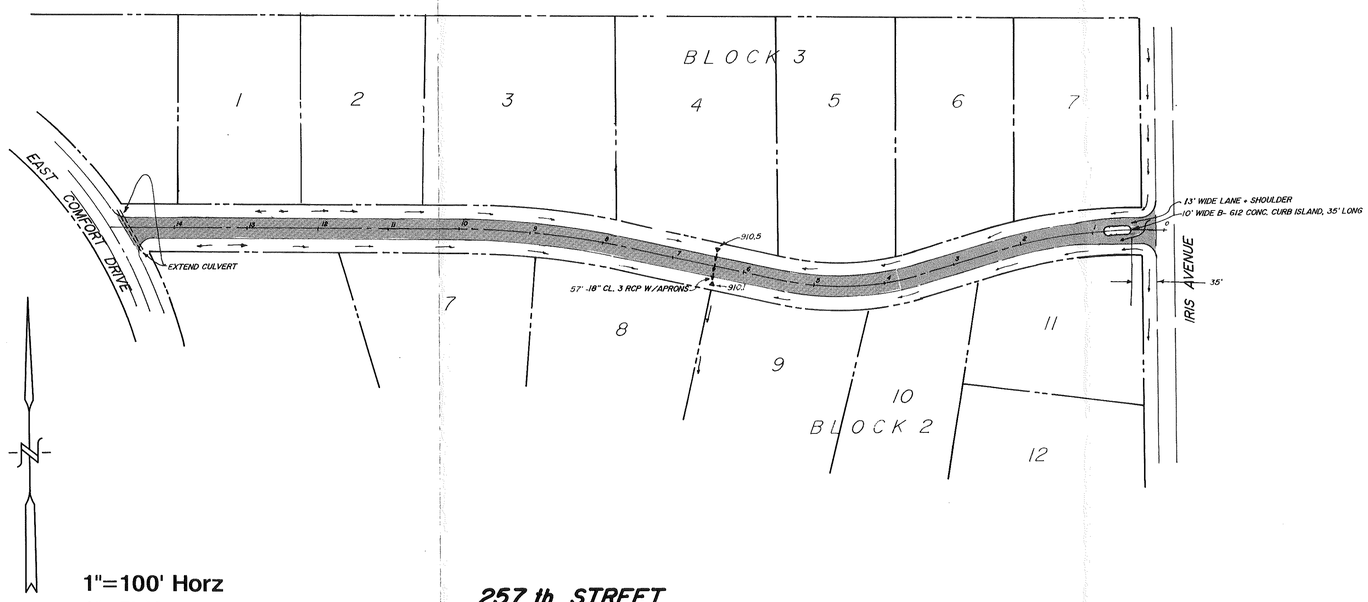
DATE: JUNE 16, 1995 REGISTRATION # 14389

R. Nelson Engineering
1628 HIGHWAY #10 NE, SUITE C, SPRING LAKE PARK, MN 55432 (612) 784-7390

Comfort Lake Estates Plat 2
Street Construction

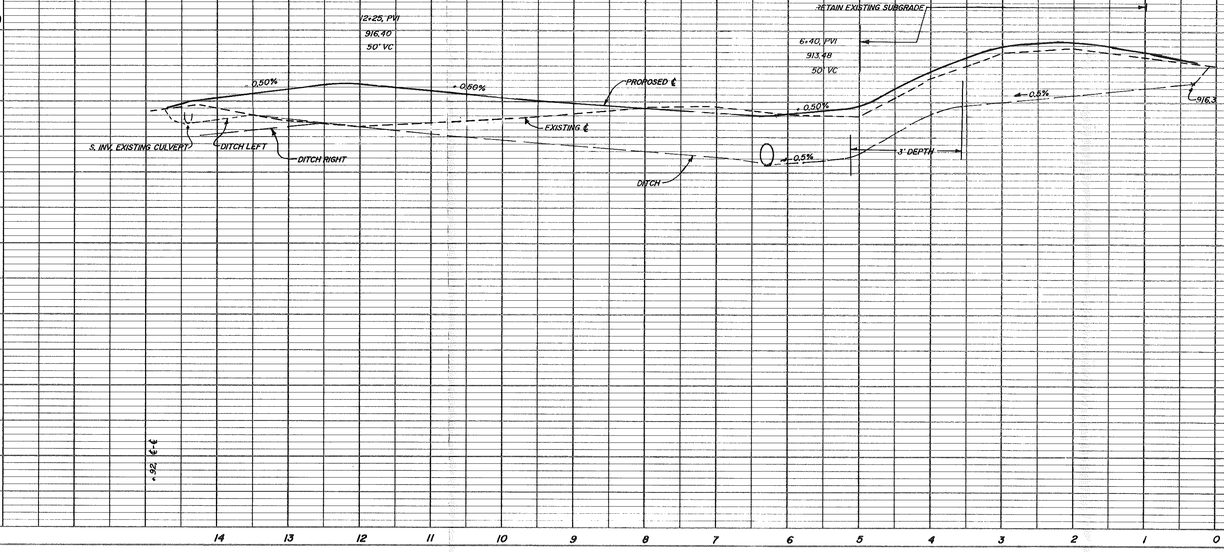
Sheet 1/2

PLAN
SURVEYED
PLOTTED
NOTE BOOK
NO.
AUGMENT CHECKED
R/T OF WAY CHECKED
DATE
BY



257 th STREET

PROFILE
SURVEYED
PLOTTED
NOTE BOOK
GRADES CHECKED
R.W.'s NOTED
STRUCTURE LOCATIONS CHECKED
No.
DATE
BY



#	DATE	REVISION
1	6/22/95	PROFILE, CULVERT

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

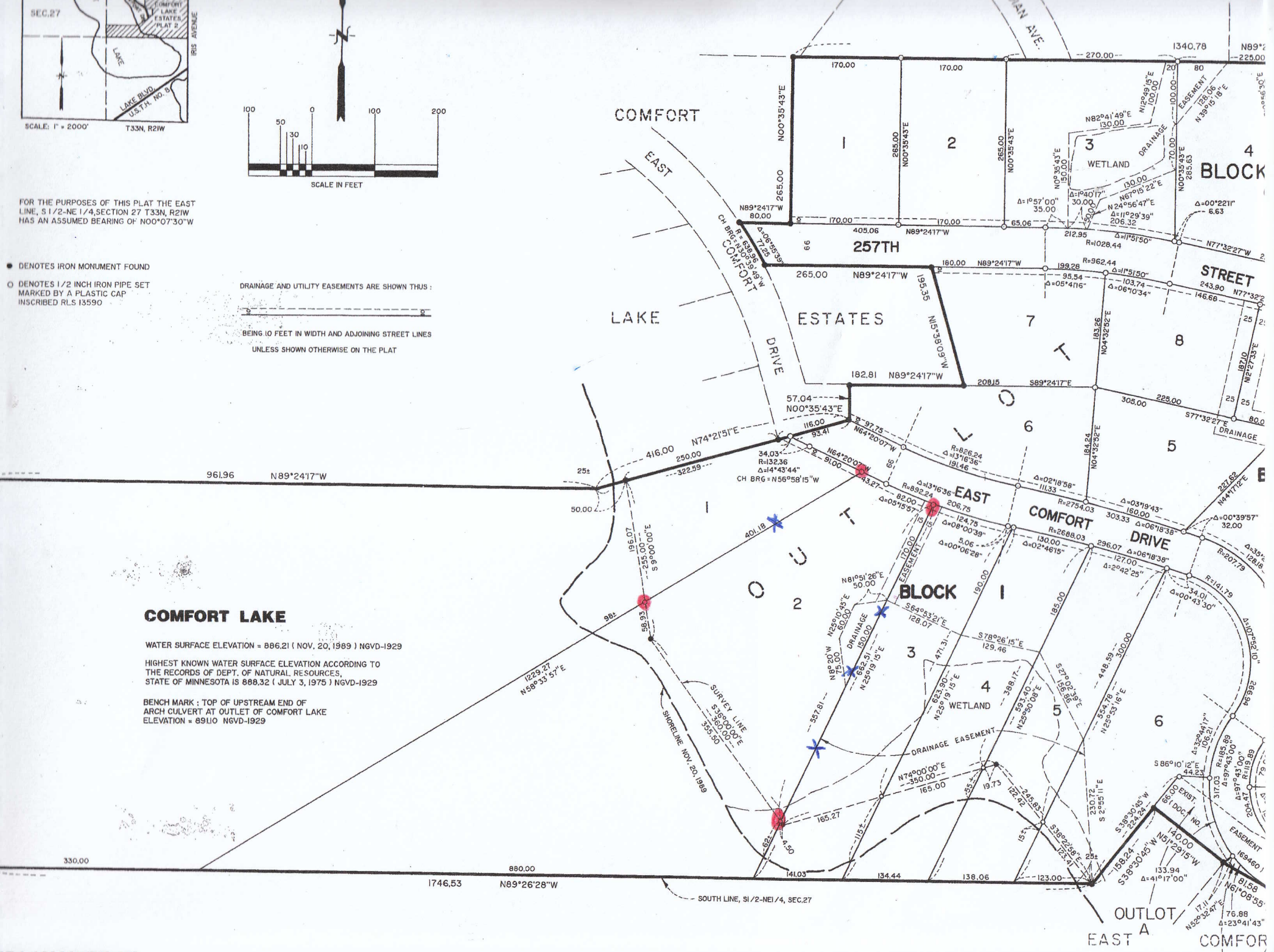
Roger W. Nelson

DATE: JUNE 16, 1995 REGISTRATION # 14389

R. Nelson Engineering
1628 HIGHWAY #10 NE, SUITE C, SPRING LAKE PARK, MN 55432 (612) 784-7390

Comfort Lake Estates Plat 2
Street Construction

Sheet 2/2



LT & ASSOCIATES, INC.
LAND SURVEYORS
DECEMBER, 1995

NOTE: The Minnesota Department of Natural Resources, United States Corps of Engineers and other water management agencies have categorized various wetlands, which are not acknowledged by Chapter 505.02, Subdivision 1 of Minnesota Statutes and may not be shown hereon. Development of

technical memo - comfort lmd

Project Name |	East Comfort Lake Stormwater Pond Enhancement	**Date** |	August 3, 2026
To / Contact info |	Board of Managers		
Cc / Contact info |	Mike Kinney		
From / Contact info |	Erik Megow, PE, Anne Wilkinson, PhD, PE		
Regarding |	Project Basis and Funding		

Background

The District has been working to implement a water quality project in the Comfort Lake drainage area with funding from a Green Infrastructure Grant that the District was awarded from the Board of Water and Soil Resources (BWSR). As part of this effort, EOR completed a feasibility study of a stormwater pond restoration and enhancement project on private property along East Comfort Lake Drive in the City of Wyoming. The existing stormwater pond has lost its hydraulic function, accumulated sediment, and lost capacity over time, reducing its ability to provide water quality treatment before discharging stormwater to Comfort Lake. Enhancing the pond to meet current MIDS (Minimal Impact Design Standards) as a Design Level 1 stormwater pond is expected to restore and improve pollutant removal from approximately 7.8 acres of residential drainage.

The project is estimated to reduce total phosphorus loading by approximately 3.4 to 6.7 lbs./yr, based on influent total phosphorus concentrations of 0.331 to 1.476 mg/L observed in District sampling and testing. The project is located on Private property and within a drainage easement owned by the City of Wyoming, which was created during the initial plat and construction of the development in the 1990s.

Project Feasibility

EOR collected topographic and bathymetric survey data across the project parcel and pond, along with two sediment core samples analyzed by Eurofins Laboratory for PAHs and CPAHs per MPCA's December 2024 sediment management guidance. All samples returned results within allowable Soil Reference Values, meaning excavated material is expected to be suitable for reuse on residential or commercial sites.

The recommended project consists of dredging and excavating approximately 734 cubic yards of accumulated sediment, replacing the deteriorated outlet structure, limited tree removal for access, and site restoration, all within the existing 1995 platted drainage and utility easement. The enhanced pond is designed to provide a permanent pool storage and a water quality volume that meet MIDS Design Level 1 requirements for the 7.8-acre drainage area.

Several considerations may affect final design and permitting:

- Expanding the pond footprint to the west will require an agreement with adjacent homeowners who are currently aware and supportive of the project. This additional coordination will commence at the beginning of the next phase.
- The limits, disturbance, and tree removal for access will also be discussed with the homeowners during this initial coordination

- Grading to the west may extend into wetland areas; a wetland delineation is needed in the next phase so changes can be made to the footprint of the pond to avoid permanent impacts requiring mitigation.

Excavation limited to restoring the pond's as-built capacity is expected to qualify for a WCA No Loss (Part E) determination and USACE Nationwide Permit 43 without pre-construction notification. By expanding the footprint, additional WCA authorization (No Loss, De Minimis Exemption, or Wetland Replacement/Mitigation) and USACE pre-construction notification under NWP 43 will likely be required, provided wetland impacts remain under 0.5 acre. A municipal grading permit from the City of Wyoming, which also serves as the WCA Local Government Unit, is also anticipated. A construction stormwater (NPDES/SWPPP) permit is not expected to be triggered, as disturbance is anticipated to remain under one acre, though a SWPPP is still recommended for the construction plan set.

Project Costs & Funding

Table 1 below itemizes the estimated project cost and funding sources (BWSR Grant & Match/In-kind). The District may request a grant work plan revision to shift grant dollars according to the latest cost estimates, as shown below. As of now, this project is estimated to be under budget. Depending on the actual construction costs and final project expenditures, the District can shift additional grant and match funds as appropriate so that the District meets the minimum 10% match using District staff time and covers all other expenditures with grant funds.

Table 1: Summary of Project Costs & Funding

Project Activity	Activity Cost	BWSR Grant	Match/In-kind
East Comfort Pond Enhancement Construction	$86,000	$158,580	
Engineering Services (EOR)	$46,792	$47,000	
Project Development and Coordination	$27,580	$10,000	$17,580
Education and Information	$15,000	$10,000	$5,000
Total	**$175,372**	**$225,800**	**$22,580**

Summary

Implementation of the East Comfort Lake Stormwater Pond Enhancement will restore lost pond capacity and improve water quality treatment for runoff discharging to a downstream wetland and Comfort Lake. The project is expected to reduce total phosphorus loading by approximately 3.4 to 6.7 lbs. per year. The current construction cost estimate is $74,802, including contingency, with an estimated accuracy range of $67,321 to $86,022. Costs and benefits are based on preliminary design and are expected to be refined, with reduced contingency, as the project progresses through final design.

memo

Project Name |	East Comfort Lake Pond Feasibility	**Date** |	7-30-2026
To / Contact info |	CLFLWD Board of Managers		
Cc / Contact info |	Mike Kinney, District Administrator		
From / Contact info |	Erik Megow, PE – EOR, Inc. Anne Wilkinson, PhD, PE – EOR, Inc.		
Regarding |	2026 East Comfort Lake Pond Final Design and CMS		

The Comfort Lake Forest Lake Watershed District (District) has requested a statement of work for final design, requesting quotes, and construction management services for the implementation of the dredging and enhancement of a stormwater pond that directly drains to Comfort Lake. The pond is located near East Comfort Lake Drive in the City of Wyoming and was originally constructed with the Comfort Lake Estates development around 1996. A feasibility report was completed in July 2026 to show that the project is feasible, met the water quality goals, and was within the budget of the existing grant that CLFLWD had procured.

The following tasks are planned to finalize design plans and costs, assemble a request for quote package, and work with a selected contractor to complete the project.

Task 1. Initial Coordination

This initial task will consist of a site visit, initial staking, and design discussion with homeowners to ensure that they understand the design of the reconstructed pond, the extents of disturbance on their properties, and how the site will be accessed for construction.

EOR will work with District and City staff to meet and discuss the project, limits of disturbance, and access with the two homeowners adjacent to the project.

This task assumes one site visit from the Project Engineer to discuss the project with the homeowners and one site visit from our Surveyor to stake the access, drainage easement, and preliminary limits of disturbance. The survey and staking of the drainage easement will be our best approximation. If the City is able to provide staking assistance from a Professional Land Surveyor, that would provide the homeowners with a legal location of the drainage easement.

Task 2. Wetland and City Permitting

Following Task 1, a wetland delineation and permitting will be initiated to ensure the project will be successful and that any design changes that are needed can be incorporated into 60% design phase, Task 3.

This task includes permitting for a City of Wyoming Grading plan, a wetland delineation, and no-loss determination for the site work. As stated in the feasibility study, a pre-application meeting with the WCA LGU (City of Wyoming) should take place to ensure a no-loss determination can be achieved and that any wetland impacts meet a De Minimus Exemption.

EOR assumes Section 404 authorization for the expanded footprint will be authorized under NWP 43 should wetland impacts be less than 0.5 acre (including excavation). Expansion of the pond would require pre-construction notification for NWP 43 authorization to the USACE.

Task 3. 60% and Final Design Plans and Updated Cost

Task 3 will be used to complete a 60% design update to the feasibility plan set and one round of review from the District Staff. Depending on input from the homeowners in Task 1, the homeowners may need to approve the plans at the 60% design phase if any design changes were requested in Task 1.

After incorporating District and homeowner input, EOR will finalize plans for District and City review and Permitting

The 60% and Final Draft plan set will likely consist of six (6) sheets, including:

- Cover Sheet
- Construction Notes
- Existing Conditions Sheet
- Grading, Erosion Control, and Restoration Sheet
- Up to Two (2) details sheets.

A schedule of estimated quantities (SEQ) and engineer's opinion of probable quantities (EOPC) will be updated for the 60% and Final Design submittals. EOR will also finalize water quality and hydraulic modeling during this Task to ensure the project meets funding goals and that the stabilized overflow will adequately handle a 100-year storm event.

Task 4. Request for Quote Package and Quote Solicitation

After Tasks 1 through 4, EOR will assemble a request for quote (RFQ) package for District, City, and legal review. EOR will then refine and update the RFQ package and send it out to at least Five (5) preferred contractors. EOR will work to solicit at least three (3) quote responses and present the recommended quote and contractor to the Board for approval.

Task 5. Construction Management

For Task 5, EOR will work with District Staff to execute the oversight of the contractor and construction through the following subtasks:

- Assist District and legal staff with contracting
- Provide review of construction submittals
- Coordinate and lead a pre-construction Meeting
- Conduct up to five (5) site visits for construction oversight
- Conduct a final site visit for close-out and payment application review. EOR estimates that only one (1) payment application review will be needed.
- Provide the City and District with a final As-built plan.

Task	Task Description	Units/Hours	Expenses*	Total Cost
1	Initial Coordination	17	$101.50	$3,445.50
2	Wetland and City Permitting	46	$101.50	$8,151.50
3	60% and Final Design Plans and Cost	47	$0	$7,032.00
4	Request for Quote Package	28	$0	$4,800.00
5	Construction Management	49	$304.50	$9,288.50
	Totals	**187**	**Included in Total Cost**	**$32,717.50**

*All expenses listed are for mileage for site visits.

Deliverables:

- Wetland Delineation and No Loss Determinations
- City of Wyoming Grading Permit
- 60% Design Plans and SEQ/EOPC
- Final Design Plans, SEQ/EOPC, and Request for Quote Package
- Quote Solicitation Summary and Award Recommendation for Board Approval
- Construction Management Services, including As-built Drawings

Additional assumptions:

- This scope assumes that minimal changes will be needed from the Feasibility Design Plans.
- The District will coordinate with all landowners to secure access on behalf of EOR for site visits and meetings
- A wetland no-loss determination can be achieved and no wetland mitigation or replacement will be required.
- Any grant administration time/deliverables completed will be completed by the District.

Recommended Motion

We recommend the Board approve this 2026 scope of work for EOR to complete the 2026 East Comfort Lake Pond final design, quote solicitation, and construction management services for a total cost of $32,717.50.