Appeal summary for Summary Abatement Order at 2350 Bayless Place

October 7, 2025

Appeal plea: Grant a variance for the rain garden at 2350 Bayless Place to allow the continued growth of the native plants.

Date order postmarked: September 2, 2025

Date order received: September 4, 2025

First contact with Richard Kedrowski (Badge 320): September 5, 2025

Original order (image included below): *Boulevard plants cannot exceed 36 inches in height and cannot exceed 18 inches in height within 30 feet of corner. They also cannot hang over the sidewalk or into the street. Please bring all boulevard plants into compliance. Thank you.*

Appeal: Grant a variance for the rain garden at 2350 Bayless Place allowing plants taller than the 18-inch and 36-inch allowance under city code.

Key points: The intersection at 2350 Bayless Place is a skewed intersection that could more accurately be described as traffic calming for an established neighborhood street. Current city code requires specific trimming measurements for plants for sightline reasons. However, sightlines are not an issue at the intersection because of its design.

The approved mix of plants in the rain garden do not conform to the current city code enacted in 2015. Cutting them to that height goes against rain garden best practices, including those recommended by the city.

The city's 2019 Climate Action and Resilience Plan encourages residents to take action to mitigate stormwater runoff. This is an example of community-supported mitigation efforts. Enforcing the current code runs directly counter to the city's stated climate goals.

History of the rain garden: In 2021, Stephen Mastey, the former owner of 2350 Bayless Place, entered into an agreement with the Capital Region Watershed District to create a rain garden filled with native species (see Exhibit 1 for current contract as well as originally approved plans) in the boulevard adjacent to 2350 Bayless Place as well as two neighboring properties. It cost north of $40,000 to fully construct and plant.

I purchased 2350 Bayless Place in 2022. I did not take part in the CRWD grant program until 2025, instead doing the maintenance via my own labor and costs. In 2025, I entered into an agreement with the Capital Region Watershed District for their grant program. The CRWD-approved plan included a seed mix list of native plants to be planted in the rain garden.

Point 1. The skewed intersection at Bayless Avenue and Bayless Place is not a 90-degree intersection. The nontraditional sightlines merit a variance.

The intersection at Bayless Avenue and Bayless Place is a skewed intersection, according to the City of Saint Paul's Street Design Manual (pg. 135). The City encourages rain gardens at skewed intersections:

In some cases, consideration should be given to acquiring right-of-way to allow for a redesign that results in a less complicated intersection. It may be possible to offset costs by selling back or swapping those portions of the right-of-way that are no longer needed for the intersection, or ***repurpose this area for a pocket park, rain garden or other streetscape enhancing feature****.*

This is also the first complaint over the rain garden that has resulted in city code enforcement visiting the property. Kedrowski informed me he was not called because of a sightline issue, but because I posted signs for the Park Bugle in the garden, which resulted in an anonymous complaint. I was unaware signs were not allowed on boulevards, for which I apologize.

However, if the initial complaint was not about sightlines, then sightlines do not seem to be an issue with this intersection. In fact, the rain garden may very well work in conjunction with the intersection design to help with traffic calming since it forces drivers to slow on Bayless Avenue before making a right turn onto Bayless Place. Drivers making either a left or right turn onto Bayless Avenue from Bayless Place do not experience sightline issues, as shown in the photos below taken from the stop sign on Bayless Place.

On Bayless Avenue toward Bayless Place:

At Bayless Place stop sign:

Here is a video I happened to capture of a van turning from Cromwell Avenue onto Bayless Avenue before turning right onto Bayless Place. This was captured from the stop sign on Bayless Place. The van, including its headlights, are fully visible the entire time.

@ IMG_2237.MOV

As you can see, sightlines are not an issue. Cars from down the block on Cromwell Avenue are easily visible from the stop sign on Bayless Place. Approaching vehicles are likewise visible.

There is no sightline issue via traffic from Bayless Place onto Bayless Avenue because of the skewed intersection. Traffic is easily visible from Raymond Avenue.

More accurately, the intersection should be considered a traffic calming measure. While traffic is visible through the garden, the height of the plants encourages slower driving, making the neighborhood safer. The City's Street Design Manual also recommends wider boulevard/furnishing zones to accommodate rain gardens (pg. 165).

Point 2: City code does not consider skewed intersections, which differ from traditional 90-degree intersections, in boulevard planting.

Boulevard plant height is dictated by City Code 105.04(c)(1) passed via Ordinance 15-21:

Plantings may not exceed thirty-six (36) inches in height. Plantings within thirty (30) feet of any intersection as measured from the property line; or within five (5) feet of any alley, or driveway approached as measured from the end of the radius or within five (5) feet of a public utility fixture may not exceed eighteen (18) inches in height. Plantings shall be limited to eighteen (18) inches in height within ten (10) feet of the curb on street sections that do not have parking lanes, or on street sections or portions of street sections where 'rush hour or 24 hour no parking' restrictions apply.

However, 105.04(c)(1) does not include variance for skewed intersections. This means even a skewed intersection intended for traffic calming such as the intersection of Bayless Avenue and Bayless Place is functionally limited in planting and stormwater retention despite zero traditional sightline issues.

It is genuinely impossible for city code to account for every street corner in every neighborhood. That is especially true of a hybrid skewed corner/traffic calming intersection. Nevertheless, I and the community feel the specialty design of this intersection merits a variance.

Point 3. The mix of plants in the rain garden approved by officials grows taller than the ordinance allows.

According to recommendations from the City of Saint Paul's Street Design Manual (pg. 33), design considerations for rain gardens, "A moderate diversity of native forbs and grasses is encouraged."

Stephen Mastey, a well-renowned landscape architect, took great care in the plant selection that went into the rain garden, including aesthetics, maintenance, sustainability and environmental impact. The list of approved plants attached at the end of the document reflects his commitment to integrating residential landscaping with the natural environment to create a greener neighborhood.

The majority of approved plants grow much higher than the 18 inches allowed by City Code 105.04(c)(1). Only prairie onion and slender beardtongue reach typical maximum growth heights of 18 inches (see Table 1 for chart with links to MinnesotaWildflowers.info).

The 36-inch rule would also functionally eliminate multiple native species in the garden enjoyed by neighborhood, visitors and local fauna such as rusty patched bumble bees, Monarch butterflies, Whitney's underwings, wild turkeys and striped gophers:

Table 1. Plant growth height

Plant Name	**Max inches**	**Link**
Prairie Onion	18	https://www.minnesotawildflowers.info/flower/prairie-onion
Slender Beardtongue	18	https://www.minnesotawildflowers.info/flower/slender-beardtongue
18-inch cutoff	**-**	**All plants below this are at risk of noncompliance of the 18-inch requirement**
Canada Anemone	24	https://www.minnesotawildflowers.info/flower/canada-anemone
Butterfly Milkweed	24	https://www.minnesotawildflowers.info/flower/butterfly-weed
Narrow-leaved Coneflower	24	https://www.minnesotawildflowers.info/flower/narrow-leaved-purple-coneflower
Dotted Blazing Star	24	https://www.minnesotawildflowers.info/flower/dotted-blazing-star
Wild Lupine	24	https://www.minnesotawildflowers.info/flower/wild-lupine
Upland Goldenrod	24	https://www.minnesotawildflowers.info/flower/upland-white-goldenrod
Partridge Pea	30	https://www.minnesotawildflowers.info/flower/partridge-pea
Showy Penstemon	30	https://www.minnesotawildflowers.info/flower/large-beardtongue
Yarrow	36	https://www.minnesotawildflowers.info/flower/common-yarrow
Leadplant	36	https://www.minnesotawildflowers.info/shrub/lead-plant
Prairie Coreopsis	36	https://www.minnesotawildflowers.info/flower/prairie-coreopsis

White Prairie Clover	36	https://www.minnesotawildflowers.info/flower/white-prairie-clover
Purple Prairie Clover	36	https://www.minnesotawildflowers.info/flower/purple-prairie-clover
Spotted Bee Balm	36	https://www.minnesotawildflowers.info/flower/spotted-horsemint
Mountain Mint	36	https://www.minnesotawildflowers.info/flower/virginia-mountain-mint
Long-Headed Coneflower	36	https://www.minnesotawildflowers.info/flower/prairie-coneflower
Black Eyed Susan	36	https://www.minnesotawildflowers.info/flower/black-eyed-susan
Smooth Blue Aster	36	https://www.minnesotawildflowers.info/flower/smooth-blue-aster
Hoary Vervain	36	https://www.minnesotawildflowers.info/flower/hoary-vervain
Heart-leaf Golden Alexanders	36	https://www.minnesotawildflowers.info/flower/heart-leaved-alexanders
Golden Alexanders	36	https://www.minnesotawildflowers.info/flower/golden-alexanders
36-inch cutoff	**-**	**All plants below this are at risk of noncompliance of the 36-inch requirement**
Ohio Spiderwort	40	https://www.minnesotawildflowers.info/flower/ohio-spiderwort
Canada Milk Vetch	40	https://www.minnesotawildflowers.info/flower/canada-milkvetch
Sky Blue Aster	40	https://www.minnesotawildflowers.info/flower/sky-blue-aster
Fragrant Giant Hyssop	48	https://www.minnesotawildflowers.info/flower/blue-giant-hyssop
White Wild Indigo	48	https://www.minnesotawildflowers.info/flower/white-wild-indigo
Wild Bergamot	48	https://www.minnesotawildflowers.info/flower/wild-bergamot
Common Milkweed	60	https://www.minnesotawildflowers.info/flower/common-milkweed
Round-headed Bushclover	60	https://www.minnesotawildflowers.info/flower/round-headed-bush-clover
Showy Goldenrod	60	https://www.minnesotawildflowers.info/flower/showy-goldenrod
Canada Tick Trefoil	72	https://www.minnesotawildflowers.info/flower/showy-tick-trefoil
Common	72	https://www.minnesotawildflowers.info/flower/smooth-oxeye

Ox-Eye		
Stiff Sunflower	72	https://www.minnesotawildflowers.info/flower/stiff-sunflower

To put this in perspective in terms of the share of plants in the rain garden based on seeds per square-foot, 34% of the rain garden consists of forbs that grow higher than the 36-inch threshold. That number climbs to 99% of forbs that grow higher than the 18-inch threshold.

While CRWD said they would defer to code enforcement and I could pay to replant in the spring, this is cost prohibitive and simply not feasible. Costs would easily run into the tens of thousands of dollars. Eliminating these plants from the rain garden means eliminating the rain garden itself.

Point 4. Rain gardens protect water quality. Saint Paul's 2019 Climate Action and Resilience Plan encourages green space and features to reach carbon neutrality by 2050.

In 2019, the city adopted its Climate Action and Resilience Plan (CARP) with the goal of carbon neutrality by 2050 (pg. 5). While the updated CARP was slated for a draft in May and approval in June, I could not find an updated plan on either the city's website or in city council meeting minutes.

In its plan, the city cites rain gardens as a prime example of green infrastructure that mitigates stormwater runoff (pg. 47):

The city has found that managing stormwater through shared, stacked green infrastructure efficiently leads to cleaner water resources and creates vibrant places where people love to live and visit. *Shared stormwater management includes green infrastructure (**e.g., rain gardens**) that serve more than one parcel at a time.*

On the same page, it lists three water priorities:

• *Preserve safe, quality drinking water sources and distribution systems for the city*
• *Promote a culture of water conservation*
• *Foster environmental stewardship, engage the community, ensure protections of sacred and significant sites, and heal compromised landscapes*

Under key action items for water and wastewater (pg. 61), the city lists two that apply to the rain garden:

WW-1 Create greater awareness and adoption of water conservation measures through educational and promotional material

WW-3 Encourage replacing water-intensive turf with native plants at homes, office spaces, and other under-utilized outdoor spaces

The city also calls on its citizenry to “provide accountability and ensure implementation is rooted in community priorities.” (pg. 64)

While I do not have polling or scientific data to back this up, anecdotally, South St. Anthony Park cares about climate change. That is evident through its natural landscaping, including numerous rain gardens throughout.

I like to think my stewardship of the rain garden aligns with the city’s CARP goals on water. The city explicitly says its citizens must contribute if we’re to reach carbon neutrality and reduce greenhouse gas emissions.

The adopted 2015 city code on boulevard planting as it applies to rain gardens for stormwater management is at direct odds with its stated 2019 climate goals. The code citation actively calls for the destruction of native flora and reduction of habitat for pollinators at the expense of cars on an established neighborhood street.

Point 5. Best practices for rain garden maintenance run counter to current city code.

The city actively discourages too much meddling in the natural cycle of rain gardens. From the City of Saint Paul’s homeowner’s guide for residential rain gardens published in 2018 (pg. 1):

The City of Saint Paul encourages all residents to contribute to a sustainable urban living environment by installing rain gardens. There are many benefits for using native plants and limiting pesticide use such as sustaining ecosystem pollinators like birds, butterflies, and many beneficial insects which commonly utilize rain gardens.

As guidelines, it recommends reducing weeding to twice a year (6). It also states the following:

*When the perennial plants go **dormant in the fall, the plants may be pruned at that time**, though it is recommended to prune back the plants in the spring after they have started to green up again.*

This is the schedule I have followed since purchasing 2350 Bayless Place as it ensures the health and biodiversity of the rain garden. The plants are currently still in bloom, typically remaining so until late October or November. Typically, I allow the plants to remain so as not to interrupt their natural life cycle and provide ground cover for the next season.

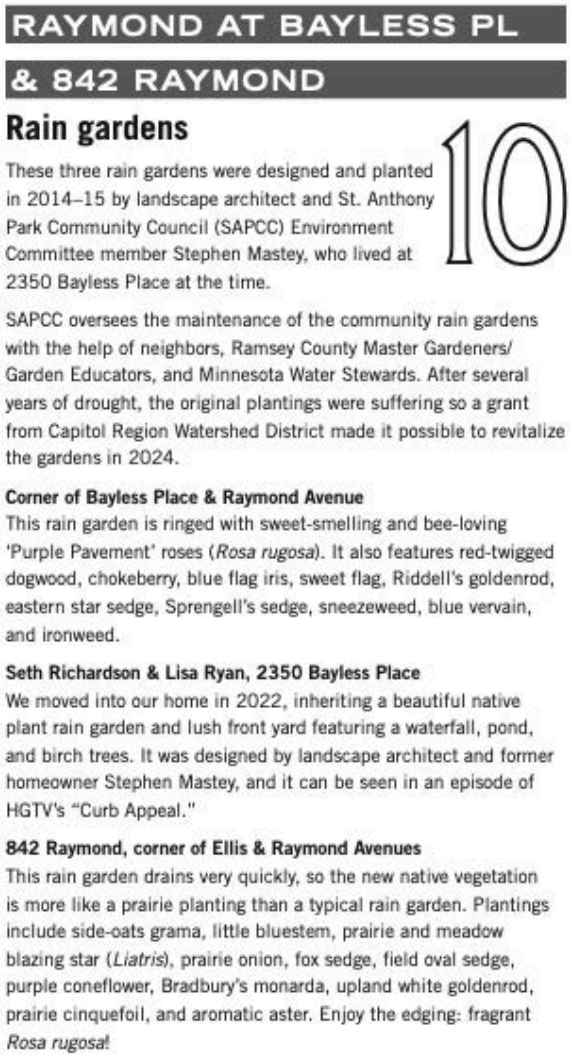
Despite near record lows in snowfall this year, the precipitation from March through September has more than made up for the deficit. Despite just 0.54 inches of precipitation in January and February, total precipitation was at 26.15 inches through Oct. 1. That is more than the average (dating back to 1871) of around 23.5 inches. (see Table 2 below)

This influx of rain resulted in healthier than normal growth for the native flora.

I will also note I have received high marks from the Capital Region Watershed District during their annual reviews.

Point 6. The community supports the rain garden and views it as a point of pride.

While I am genuinely proud to serve as the steward of this unique neighborhood feature, I feel it is also important to point out that preserving the rain garden has community backing. The St. Anthony Park Community Council has offered their full backing (Pat Thompson plans to speak today). It was also featured in the St. Anthony Park Garden Tour just this year.



RAYMOND AT BAYLESS PL

& 842 RAYMOND

Rain gardens

10

These three rain gardens were designed and planted in 2014–15 by landscape architect and St. Anthony Park Community Council (SAPCC) Environment Committee member Stephen Mastey, who lived at 2350 Bayless Place at the time.

SAPCC oversees the maintenance of the community rain gardens with the help of neighbors, Ramsey County Master Gardeners/ Garden Educators, and Minnesota Water Stewards. After several years of drought, the original plantings were suffering so a grant from Capitol Region Watershed District made it possible to revitalize the gardens in 2024.

Corner of Bayless Place & Raymond Avenue
This rain garden is ringed with sweet-smelling and bee-loving 'Purple Pavement' roses (*Rosa rugosa*). It also features red-twigged dogwood, chokeberry, blue flag iris, sweet flag, Riddell's goldenrod, eastern star sedge, Sprengell's sedge, sneezeweed, blue vervain, and ironweed.

Seth Richardson & Lisa Ryan, 2350 Bayless Place
We moved into our home in 2022, inheriting a beautiful native plant rain garden and lush front yard featuring a waterfall, pond, and birch trees. It was designed by landscape architect and former homeowner Stephen Mastey, and it can be seen in an episode of HGTV's "Curb Appeal."

842 Raymond, corner of Ellis & Raymond Avenues
This rain garden drains very quickly, so the new native vegetation is more like a prairie planting than a typical rain garden. Plantings include side-oats grama, little bluestem, prairie and meadow blazing star (*Liatris*), prairie onion, fox sedge, field oval sedge, purple coneflower, Bradbury's monarda, upland white goldenrod, prairie cinquefoil, and aromatic aster. Enjoy the edging: fragrant *Rosa rugosa*!

ST. ANTHONY PARK

GARDEN TOUR

Saturday, June 28, 2025

Brought to you by the
St. Anthony Park Garden Club

www.StAnthonyParkGardenClub.com

Thank you for visiting our gardens in St. Anthony Park today.

Proceeds from the tour fund our garden club activities, including free educational talks throughout the year, scholarships for University of Minnesota horticulture students, and plantings at the St. Anthony Park Library and several parks in the neighborhood.

Be sure to look at the plantings around and behind our neighborhood's beautiful Carnegie library, built in 1917. The garden club has been planning and installing plants here, including on the hillside behind the children's room addition.

I collected comments from community members, and some of my neighbors also wished to speak at the hearing today:

Martha Duerr (immediate neighbor): I appreciate the rain garden, I live next door and have enjoyed the benefits of increased pollinators, good storm water management and beauty. I don't believe that the rain garden as-is poses a visibility hazard, it has existed in its current state for at least 6 or 7 years and I haven't heard of any vehicle incidents associated with visibility challenges at the intersection. If anything, it helps to slow traffic in an area often used by motorists to cut through to Raymond ave. The benefit to the community of more natural areas, increased pollinator habitat and decreased storm run-off outweigh the risks in my opinion. If the city feels that some cutting must be done I'm sure a compromise can be worked out where the portion at the edge of the road could be cut back and the rest could be left as is.

Bill Delanis, DVM, MSc (immediate neighbor): I live next door to 2350 Bayless Place and I completely support the existence of the rain garden as it stands. As a veterinarian that has worked with wildlife, I favor any environment that provides a diverse suitable habitat for it.

Catherine Ryan (immediate neighbor): This rain garden is a beautiful and welcomed asset to our community. Some individuals may continue to view natural plants as "weeds" but they are mistaken and/or selfish in their preferences and views. Native plants benefit not only the earth, pollinators, birds and other natural creatures, but also our streets and communities. Not only are they beautiful, they are useful, calming, sturdy, low-maintenance and generally free--although I'm sure they will continue to be monetized. Imposing a fine on someone for having a rain garden, because some other person complains about it, is TRULY unfair. It should be the other way around: you should be imposing fines on LAWNS, LAWN/LEAF MOWERS. All the chemicals and noise/air pollution they generate should be fined.

Alex Davydov (immediate neighbor): We live on the street and support allowing the garden to remain as is. It looks great, and has been a nice addition to the neighborhood. Since it's a prairie garden, keeping it to a 18 inch height requirement feels untenable... and if the options are not having a natural/prairie-style garden vs having one -> we would strongly support having one. Why limit something in this specific location that many others have all around the neighborhood? Why require changing something that is beautiful and sustainable?

Tim Ryan: Surface water quality is extremely important in this state, and rain gardens and catch basins are essential to prevent transportation emissions from degrading that resource. They retain organic and inorganic pollutants as well as particulates of natural (gravel) and man-made origins (waste rubber, brake linings, iron). We should be encouraging and enabling more of these environmental controls, and not unintendedly crippling the efforts made to date.

Reyd Jordan: In a pragmatic sense, rain gardens provide the city a multitude of benefits and reduce strain on municipal infrastructure. Culturally, gardens in South Saint Anthony are a big part of its appeal, giving it character and reducing the noise and air pollution that would come from mowing and maintaining a lawn in that space.

There are many native plants that do well in rain-garden settings, but most of these plants did not evolve to be compact and "tidy". In a busy intersection, visibility over plants is important for

pedestrian safety, but at 2350 Bayless Place, there is very little traffic. What traffic does go by this garden is slow and cautious, and the garden might even encourage slowing down. There are far too many municipal areas that have been deemed off-limits for native flora that have evolved here long before us, and long before cars and their demand for wide roads. What makes South Saint Anthony special is not its drivability. While I understand there is an obligation to safety, that is simply not an issue in this case. Even if the ordinances of an intersection are to be applied to this area, I still think it would be a mistake to require shorter plants for any reason.

Christina Evans and Weston Hoard: We absolutely love this rain garden and what it offers to the neighborhood in the form of color, pollinators, insects to appreciate and just an overall beauty of the neighborhood. Rain gardens and boulevard plantings with native species like this make me proud to live in MN and proud to live in this neighborhood. My entire family walks slower to check out the flora and fauna when we walk to the playground or drive past the rain garden. I am also on the SAPCC Environment Committee and we as a committee are in full support of this rain garden and will be in support to help Seth keep the rain garden alive and well.

Brian Ahlberg: I own a home in the neighborhood and walk my dog past Seth's rain garden every day. I love it. So does the dog. It's beautiful and good for the environment. It's great to have that little wild spot of nature that is no threat or danger to anyone. It would be crazy to wreck it for no good reason and silly to punish Seth for the good deed of maintaining it.

Michael Lukes: I would think that there is a win/win solution to this conflict, considering that the rain garden has value to the community as an ecosystem service as well as a flood control measure...if there is a traffic safety concern, maybe a stop sign or some other traffic calming measure can be installed. As to the $450.00 fine, can it be repurposed to re-lanscape the rain garden to be more compliant to current ordinance?

Rita Juren: I fully support Seth and the rain garden. The city needs more of these stewards to support our natural resources. It is beautiful and it is a host to pollinators. The roots of native plants reach incredibly far into the soil and help prevent flooding and erosion. Our natural resources, which have given us life, need our help and support now more than ever. Their survival is our survival. I have never, nor have I heard anyone complain, that they cannot see other vehicles or pedestrians because of the rain garden. It is a safe intersection. Please continue to support our community, and the residents who are stewards of the environment, and the longevity of the survival of all species.

Emilee Sirek: I first experienced the rain garden as an official stop on the St. Anthony Park Garden Tour (summer 2025). Not only is it beautiful to look at—and perfectly positioned in a front yard for all to enjoy—but rain gardens are a natural, sustainable way to manage storm water, improve water quality and support the local ecosystem. What this rain garden does and stands for is a direct reflection of Saint Paul's sustainability plan (CARP) that addresses land-use and the importance of open, natural space. Furthermore, located across from one of Saint Paul's many parks, it reinforces Saint Paul's stance that parks and natural areas are more than recreational; they provide habitat for wildlife, biodiversity, and promote native ecosystems. I think the effort it takes to appropriately and

consistently care for and maintain the rain garden is the perfect example of a Saint Paul resident living by the values of their city.

Connor Gallagher: I think the Rain Garden is a nice feature and it would be a shame if it was removed. There are not many gardens like this in the city and to see it damaged would be disappointing. I have driven through this neighborhood many times and do not feel that it is a safety hazard.

Elizabeth Logas-Lindstrom: I drive past 2350 Bayless Place daily and previously was a daily bike commuter past the same intersection. I have never once encountered a safety issue related to the garden at 2350 Bayless Place. Parked cars occasionally block my visibility in that area, but the garden has NEVER blocked my visuals. If the concern is safety, please use common sense and reason to address actual safety issues in that intersection (such as parked cars, lack of crosswalks in the area, poor stop sign placement) not plants which bring beauty and joy and life to our neighborhood. If you are unwilling to address actual safety concerns, please don't force the removal of a beloved garden that is not causing safety issues.

The garden isn't just "not a safety issue" it also brings beauty to our neighborhood and houses pollinators vital to our ecosystem. Just a few weeks ago, I took a photo of the 2350 Bayless Place garden because it was so stunningly beautiful in its full late-summer bloom. My spouse and I regularly detour our normal walking loop around the block to see what plants are blooming at 2350 Bayless Place, name the ones we can name, learn those that are unfamiliar to us, and comment on how the garden changes season-to-season and year-to-year.

Pollinators also regularly stop at 2350 Bayless Place. Our neighborhood provides refuge to a notable population of butterflies, bees, and other pollinators. This summer, a visitor from South Minneapolis remarked to me that the second and third monarch butterflies he's seen all summer have been in my neighborhood. I was surprised that he had not seen many monarchs this summer, because I see dozens or maybe even hundreds of monarchs in SSAP!

Similarly, a previous summer, a visitor asked if my vegetables were struggling to pollinate like most gardens in the Twin Cities area and I realized that no -- we had no lack of pollinators even in a severe drought year when the news was covering issues with pollination. I suspect the reason SSAP has so many butterflies and bees is because of gardens like the one at 2350 Bayless Place. That garden is special.

To dismantle the 2350 Bayless Place garden would be to destroy who-knows how many hibernating pollinators, their home, a major source of food in what is otherwise an urban pollinator desert, and it would be a senseless and heartbreaking blow to those of us who love and appreciate the garden on a daily basis.

Donna Goodlaxson: The rain garden is beneficial to all of us in the neighborhood - including the critters.

Elizabeth Dirksen: It supports many pollinators and brings so much joy to the neighborhood.

Alyssa Savino: It's my sincerest hope that the rain garden is allowed to remain untouched. This project was so clearly thoughtfully assembled and offers incredible benefits to the community including valuable living space for critters, lush foliage that is so beautiful in its volume, and efficient use for rainwater, of course! Each day I am delighted to walk past this little haven. It would be a tragic misuse of time and resources to eliminate something so beautiful and functional.

Solutions and outcomes

1. Grant a variance to allow the rain garden to continue as is

This is mine and the community's preferred solution. It means a lot to us to have this feature in our neighborhood. It serves multiple purposes, including stormwater retention, providing character and aesthetics to the neighborhood, stimulating local wildlife, traffic calming and raising property values. It is something the city should be proud to support rather than punish.

I am capable of maintaining stewardship over the rain garden so it does not encroach over the curb or onto the sidewalk.

2. Install more traffic calming measures (e.g. stop signs, speed bumps, etc.)

While I have hopefully convinced you sightlines are not an issue, I understand the need for traffic safety. I am disappointed the city would prioritize cars over our neighborhood flora and green features, but would understand if that is the route you wish to take.

Stop signs could be feasibly installed at the intersection of Bayless Avenue and Bayless Place. This would intrude on not only the rain garden, but the boulevard along the north side of Bayless Avenue, reducing yard space in which children play or people relax.

3. Enforce the current code partially if sightlines are determined to be an issue

This solution is likely unfeasible. The nature of native plants is that they spread. Requiring a section of the rain garden to consistently be shorter than 18 inches would involve serious investment and labor that I cannot commit to if there is a constant threat of city fines.

4. Enforce the current code

If the current code limiting the garden to either 18 or 36 inches (depending on interpretation) is enforced, there is next to no alternative other than the rain garden being razed. I do not have the time or finances to commit to redesigning the rain garden to come into compliance with the current code. While CRWD does give me some grant money, it would be nowhere near enough to cover the costs, which could easily reach in the tens of thousands of dollars. It would also result in diminished habitat for pollinators and other fauna.

Exhibit 1. Capital Region Watershed District maintenance grant agreement with originally approved plans

Capitol Region Watershed District
595 Aldine Street
Saint Paul, MN 55104
(651) 644-8888 • capitolregionwd.org

MAINTENANCE GRANT AGREEMENT

This Agreement is made and entered into on 4/7/2025 between Capitol Region Watershed District (CRWD) and Seth Richardson (GRANTEE) for assistance with the costs of services related to the maintenance of stormwater best management practices (BMP). The PROJECT defined within this agreement directly supports water resource protection and education efforts of the CRWD Stewardship Grant Program. CRWD provides technical assistance, design services and grants for property owners within its watershed boundaries, as defined in the CRWD 2021-2030 Watershed Management Plan.

Therefore, it is hereby mutually agreed that:

1) PROJECT:

The PROJECT eligible for Maintenance Grant includes curb cut boulevard rain garden BMPs, installed in accordance with the technical standards and specifications in the executed Stephen Mastey 2350 Bayless Place, St. Paul, MN 55114 Stewardship Grant Agreement dated 9/3/2021. The PROJECT elements and approved construction plans are incorporated into this agreement as **Exhibit A**.

2) MAINTENANCE GRANT AMOUNT:

The PROJECT is eligible, as determined by CRWD, for reimbursement of 50 % annual maintenance value, not to exceed $2,000 annually, through the year 2031.

3) PAYMENT:

a) The grant is limited to PROJECT costs associated with items identified in the Maintenance Grant Policies (**Exhibit B**).

b) Payment will be made as a reimbursement to the GRANTEE following approval of invoices and/or receipts by CRWD staff. Items for which reimbursement is requested are to be supported by invoices and/or receipts and will be verified by CRWD as practical, reasonable, and directly related to PROJECT work.

c) One request for reimbursement of maintenance costs shall be submitted by December 1st of each year.

4) OPERATIONS & MAINTENANCE:

To ensure that the water quality objective of the PROJECT is met, the GRANTEE shall ensure that the PROJECT is fully functional and adequately maintained according to the Operations and Maintenance Plan included in the original grant agreement.

5) ACCESS:

The GRANTEE will allow CRWD, after prior notice, access to the PROJECT for annual inspections. The GRANTEE will also allow members of the public, while in the company of a CRWD staff representative and after prior notice, periodic access to the property to view the PROJECT. This does not create any right of public entry onto the PROJECT property except as coordinated and permitted with the GRANTEE's prior notice.

6) PERMITS:

The GRANTEE is responsible for securing and complying with all permits and/ or other legal requirements applicable to the maintenance of the PROJECT.

7) POLICIES:

The GRANTEE must comply with CRWD Maintenance Grant Policies effective as of the date of this Agreement, which were provided to the GRANTEE during the PROJECT planning and design process. CRWD reserves the right to refuse disbursement of funds for the PROJECT if it is not completed in accordance with CRWD policies or the terms of this executed Maintenance Grant Agreement.

8) LIABILITY:

The GRANTEE agrees to defend, indemnify and hold harmless CRWD against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement, whether by the parties or by their agents, employees or contractors. Neither the CRWD, or the GRANTEE, if applicable, waive any immunities provided by any law or doctrine, including those of Minnesota Statutes Chapter 466. Nothing herein shall be construed to allow a claimant to obtain separate judgments or separate liability limits from the individual parties.

9) CRWD/GRANTEE RELATIONSHIP:

GRANTEE acknowledges and agrees that GRANTEE is not an employee of the CRWD, and is not entitled to any rights, privileges, or benefits provided by CRWD to its employees. GRANTEE is not a contractor of goods or services to CRWD. This agreement does not establish a joint powers agreement or joint partnership between the GRANTEE and CRWD.

10) MODIFICATION:

It is understood and agreed by the parties hereto that this agreement shall not be modified or amended except in writing duly signed by each of the parties.

11) ACCESS AND RETENTION RECORDS:

GRANTEE acknowledges that records related to this grant may be governed by Minnesota Statutes and Rules.

12) CANCELLATION:

d) CRWD may cancel this Grant Agreement for just cause. Just cause means that the GRANTEE is not disbursing funds in accordance with established procedures, policies or

has otherwise breached a term of this Agreement. The GRANTEE will be given written or electronic notice 14 calendar days prior to cancellation. The cancellation shall be effective on the beginning of the 15th day after such notice is delivered unless an agreement is reached within such 14-day period and CRWD allows an extension or withdrawal of the cancellation in writing.

e) If title to this land is transferred to another party before expiration of the effective life, it shall be the responsibility of the GRANTEE to advise CRWD before the sale or transfer of property containing the PROJECT. The GRANTEE will inform the new property owner of the presence and the maintenance responsibilities of the PROJECT.

13) TERMINATION AND SURVIVABILITY:

This agreement shall remain in full force and effect until 12/31/2031, unless earlier terminated by mutual agreement of the GRANTEE and the CRWD. Those portions that must survive to attribute meaning to them, shall continue after expiration. However, the obligation to reimburse for expenses under the grant shall terminate upon expiration of the agreement.

14) DIVERSITY AND INCLUSION:

In performing the work that is subject to this agreement, the GRANTEE will ensure that no person is excluded from full employment rights, or participation in, or benefits of any program, service, or activity on the basis of race, color, creed, religion, age, sex, disability, marital status, sexual orientation, public assistance status, or national origin, and that no person protected by applicable federal or state laws, rules, or regulations against discrimination is subject to discrimination.

GRANTEE

By Seth Richardson
Seth Richardson (Apr 8, 2025 08:53 CDT)

Name Seth Richardson

Title Property Owner

Date Apr 8, 2025

CAPITOL REGION WATERSHED DISTRICT

By Anna Eleria

Anna Eleria
District Administrator

Date Apr 8, 2025

EXHIBIT A – Original Project Elements

Capitol Region Watershed District
595 Aldine Street
Saint Paul, MN 55104
(651) 644-8888 • capitolregionwd.org

EXHIBIT A

Maintenance Grant Funding Summary

The following serves as a scope for Capitol Region Watershed District's (CRWD) Maintenance Grant Award for the Seth Richardson 2350 Bayless Pl. Rain Garden Project. This exhibit will be incorporated into a grant agreement that shall be executed prior to the initiation of any grant eligible activities. All project elements will be verified as completed by CRWD staff in order to be eligible for reimbursement.

Grant Requirements

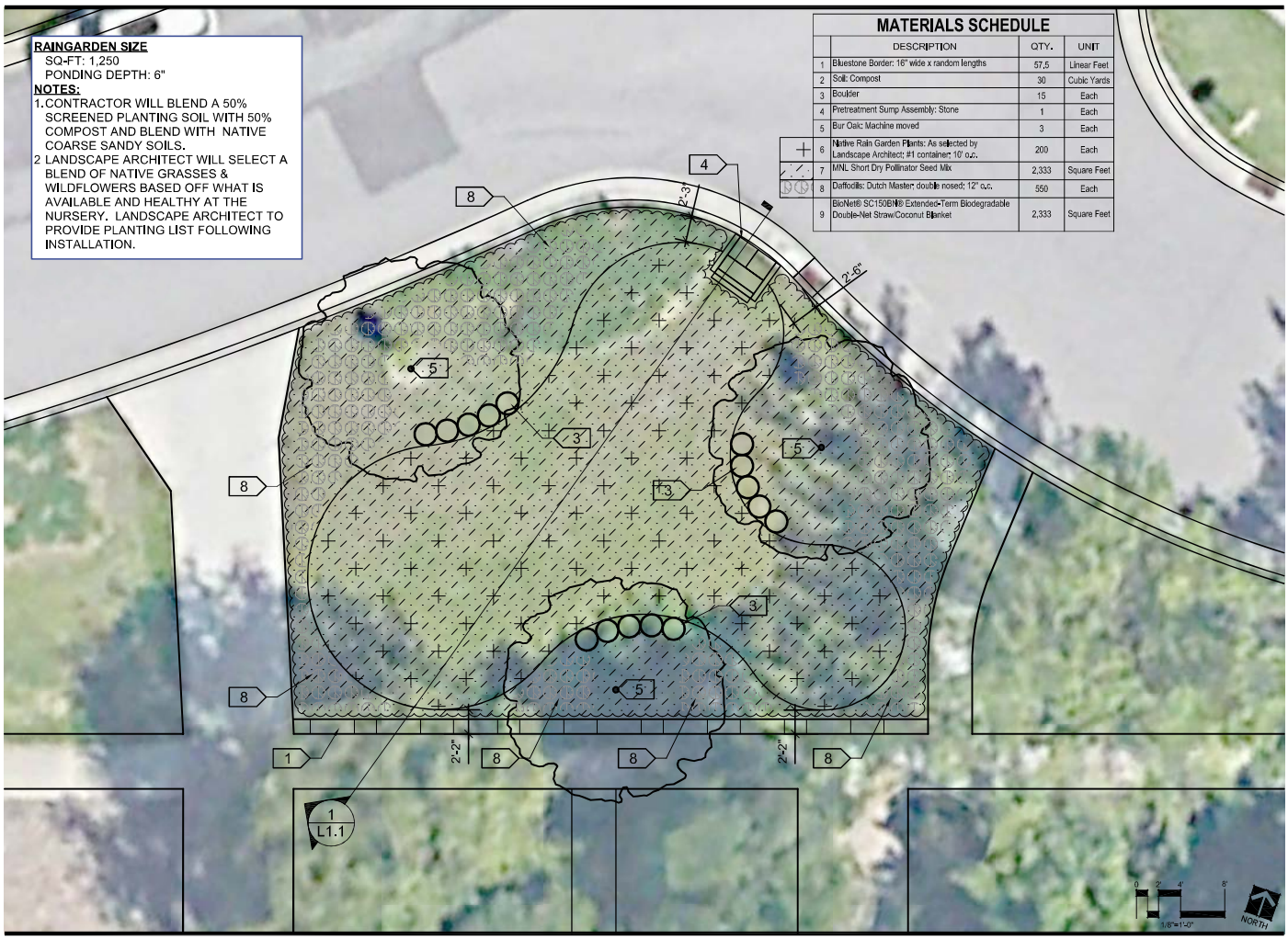
Grant reimbursements will only be made for documented eligible expenses imperative to the maintenance of the Project identified in the grant agreement. The project elements, maximum grant award, and minimum cost-share requirements are identified in the table below.

Grant Funding Summary

ELIGIBLE CLEAN WATER PROJECTS	MAINTENANCE TERM	MAINTENANCE GRANT EXPIRATION YEAR
Curb cut boulevard rain garden	10 years	2031

CRWD Maximum Grant Award	$2,000/yr through 2031
CRWD Coverage (%)	50.00%
Minimum Cost-Share Requirement (%)*	50.00%

* Minimum cost-share requirements are the minimum amount the grantee is responsible for annually. The grantee is responsible for all maintenance costs exceeding the combined CRWD maximum grant award and grantee minimum cost-share requirement.



LANDSCAPE ARCHITECTURE, INC.
2350 Bayless Place Saint Paul, MN 55114
stephen@landarchinc.com 651.646.1020 landarchinc.com

PROJECT NAME:

Mastey Residence

REVISION HISTORY:

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 Landscape Architect under the laws of the state of Minnesota.

Signature:

Typed or Printed Name: STEPHEN MASTEY

Date: 08-28-2021 Reg. No.40629

Copyright 2021, Landscape Architecture, Inc.
All Rights Reserved under Law.

PROJECT LOCATION:

2350 Bayless Place

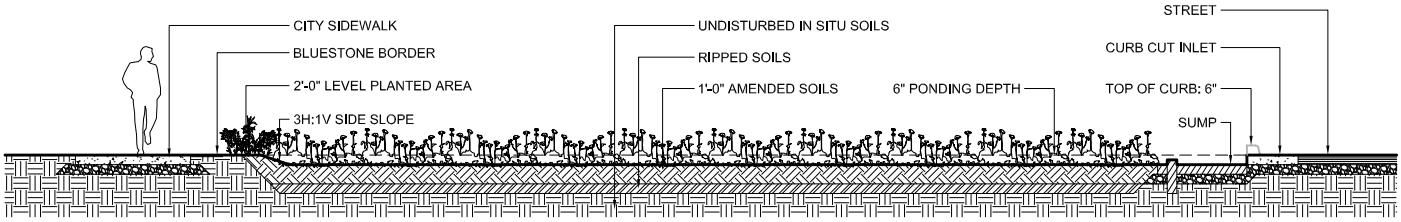
Saint Paul, Minnesota
55114

DRAWING TITLE:

Site Plan

SCALE: 1/8"=1'-0"
DRAWN BY: SPM
CHECKED BY: SPM

L1.0



1 RAIN GARDEN: SECTION
1"=5'

LANDSCAPE ARCHITECTURE, INC.
2350 Bayless Place Saint Paul, MN 55114
stephen@landarcinc.com 651.646.1020 landarcinc.com

PROJECT NAME:
Mastey Residence

REVISION HISTORY:

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 Landscape Architect under the laws of the state of Minnesota.
Signature:
Typed or Printed Name: STEPHEN MASTEY
Date: 08-28-2021 Reg. No.40629

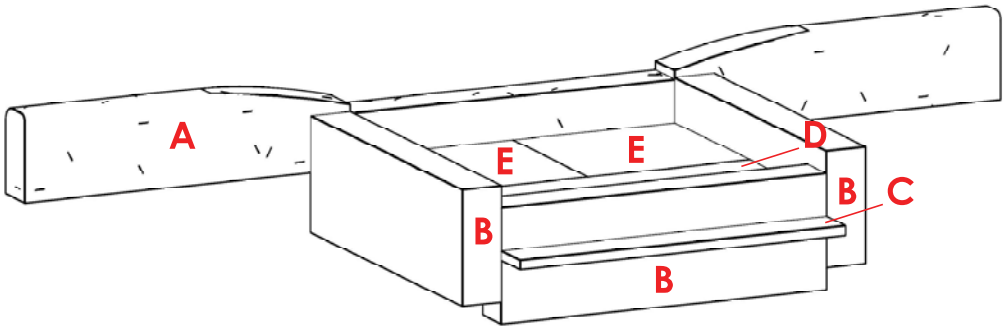
Copyright 2021, Landscape Architecture, Inc. All Rights Reserved under Law.

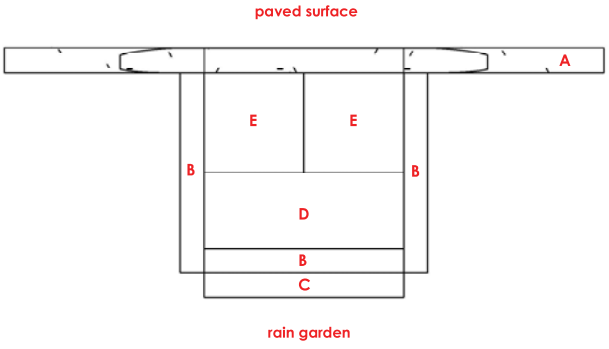
PROJECT LOCATION:
2350 Bayless Place
Saint Paul, Minnesota 55114

DRAWING TITLE:
Rain Garden Section

SCALE: SCALE
DRAWN BY: SPM
CHECKED BY: SPM

L1.1





A cast concrete curb
B 5.75" X 16" X 48" (3x)
C 6" X 48"
D 18" X 48"
E 24" X 24" (2x)

Raingarden Pretreatment Sump Assembly

Designed by Landscape Architecture, Inc.

Gunflint Bluestone Slabs
Material Supplier:
Rivard Stone
318 Hwy 35 & 64
Houlton, WI 54082
www.rivardstone.com
Tel. 715-247-3856

Material Surface Finish:
Thermal & Brushed Finish for all Exposed Surfaces
Cut / Sawn Finish for Abutting Joints

LANDSCAPE ARCHITECTURE INCORPORATED
WWW.LANDARCINC.COM

8740 77th Street NE Otsego, MN 55362

MNL Pollinator Mix
Dry to Mesic Soils

Mix approved by the Xerces Society for Pollinator habitat enhancement and restoration.
For dry and well-drained to mesic soils. Height 2-3'

	Scientific Name	Common Name	% of Mix	Seeds/ Sq Ft	PLS lbs/ac	Bloom Season
Grasses:	Bouteloua curtipendula	Side-Oats Grama	16.75	6.12	1.68	
	Bouteloua gracilis	Blue Grama	4.00	5.88	0.40	
	Bromus kalmii	Prairie Brome	3.00	0.88	0.30	
	Elymus trachycaulus	Slender Wheat Grass	2.00	0.51	0.20	
	Koeleria macrantha	Junegrass	0.25	1.61	0.03	
	Schizachyrium scoparium	Little Bluestem	16.00	8.82	1.60	
	Sporobolus heterolepis	Prairie Dropseed	2.00	1.18	0.20	
Sedges/Rushes:	Carex bicknellii	Bicknell's Sedge	1.00	0.62	0.10	
Forbs:	Achillea millefolium	Yarrow	0.20	1.29	0.02	Summer
	Agastache foeniculum	Fragrant Giant Hyssop	0.60	1.98	0.06	Summer
	Allium stellatum	Prairie Onion	0.60	0.24	0.06	Summer
	Amorpha canescens	Leadplant	3.00	1.76	0.30	Summer
	Anemone canadensis	Canada Anemone	0.75	0.22	0.08	Spring
	Asclepias syriaca	Common Milkweed	1.75	0.26	0.18	Summer
	Asclepias tuberosa	Butterfly Milkweed	1.50	0.24	0.15	Summer
	Astragalus canadensis	Canada Milk Vetch	2.00	1.25	0.20	Summer
	Baptisia alba	White Wild Indigo	0.80	0.05	0.08	Spring
	Chamaecrista fasciculata	Partridge Pea	7.00	0.69	0.70	Fall
	Coreopsis palmata	Prairie Coreopsis	0.25	0.09	0.03	Summer
	Dalea candida	White Prairie Clover	5.00	3.49	0.50	Summer
	Dalea purpurea	Purple Prairie Clover	7.50	4.13	0.75	Summer
	Desmodium canadense	Canada Tick Trefoil	4.25	0.86	0.43	Summer
	Echinacea angustifolia	Narrow-leaved Coneflower	1.50	0.39	0.15	Summer
	Heliopsis helianthoides	Common Ox-Eye	4.00	0.93	0.40	Summer
	Helianthus pauciflorus	Stiff Sunflower	0.25	0.04	0.03	Fall
	Lespedeza capitata	Round-headed Bushclover	1.25	0.37	0.13	Summer
	Liatris punctata	Dotted Blazing Star	1.00	0.26	0.10	Summer
	Lupinus perennis	Wild Lupine	0.75	0.03	0.08	Spring
	Monarda fistulosa	Wild Bergamot	0.60	1.54	0.06	Summer
	Monarda punctata	Spotted Bee Balm	0.15	0.50	0.02	Summer
	Penstemon gracilis	Slender Beardtongue	0.15	3.31	0.02	Spring
	Penstemon grandiflorus	Showy Penstemon	0.75	0.39	0.08	Spring
	Pycnanthemum virginianum	Mountain Mint	0.20	1.62	0.02	Summer
	Ratibida columnifera	Long-Headed Coneflower	1.25	1.93	0.13	Summer
	Rudbeckia hirta	Black Eyed Susan	1.80	6.08	0.18	Summer
	Solidago ptarmicoides	Upland Goldenrod	0.15	0.35	0.02	Fall
	Solidago speciosa	Showy Goldenrod	0.25	0.87	0.03	Fall
	Symphyotrichum laeve	Smooth Blue Aster	1.00	2.02	0.10	Fall
	Symphyotrichum oolentangiense	Sky Blue Aster	1.65	4.85	0.17	Fall
	Tradescantia ohiensis	Ohio Spiderwort	0.50	0.15	0.05	Spring
	Verbena stricta	Hoary Vervain	1.50	1.54	0.15	Summer
	Zizia aptera	Heart-leaf Golden Alexanders	0.20	0.09	0.02	Spring
	Zizia aurea	Golden Alexanders	0.90	0.36	0.09	Spring
			100.00	69.76	10.00	

Seeds/sq ft:	70.00
Grass Species:	7
Sedges/Rush Sp:	1
Forb Species:	35

Seed mixes are subject to change based on availability

EXHIBIT B – Maintenance Grant Policies

Capitol Region Watershed District
595 Aldine Street
Saint Paul, MN 55104
(651) 644-8888 • capitolregionwd.org

Maintenance Grant Program Guidelines and Policies

1. OVERVIEW

1.1 Program Summary

Our mission is to protect, manage and improve the water resources in Capitol Region Watershed District (CRWD). CRWD offers technical and financial assistance through its grant programs to encourage private and public landowners to install clean water projects including rain gardens, cisterns, underground infiltration, pervious surfaces, and others that protect and improve the quality of water resources within the District.

To ensure ongoing water quality benefit of these clean water projects, grantees agree to maintenance responsibilities for the life of the project, often 10 years or longer. For eligible projects and applicants, CRWD offers financial assistance towards maintenance activities through its Maintenance Grant program. Technical assistance from CRWD staff is available to all grantees regardless of maintenance grant eligibility, project type, or age of project.

1.2 Goals

- Ensure ongoing water quality benefit of grant-funded clean water projects for the life of the project
- Set grantees up for success in initial years after project completion when maintenance needs are greater
- Assist grantees with projects that have been difficult to maintain due to capacity or budgeting constraints

2. ELIGIBILITY

2.1 Applicants

The following groups that have completed a clean water project through CRWD's grant programs can apply for a maintenance grant.

- Schools/Universities
- Places of worship
- Non-profit organizations
- Businesses
- Homeowners' associations (HOAs)
- Boulevard curb-cut rain garden grantees
- Shoreline restoration project grantees

At this time, other clean water projects completed on private property and owned by individual homeowners are not eligible for maintenance grant funding. Projects installed through the Native Landscaping Grant program are not eligible for maintenance grant funding.

2.2 Projects

For grant-funded clean water projects, the following activities and materials are eligible for reimbursement on an annual basis for the life of the project. The life of a project can be found in the original grant agreement.

- Routine maintenance work done by a professional contractor including weeding, sediment removal, plant replacements, erosion repair, and mulching
- Cost of materials for grantees doing maintenance work themselves (including tool/equipment rental*)
- Cleaning of pervious surfaces (such as pervious pavers or permeable asphalt) by sweeping or vacuuming equipment
- Hydrovac services for underground infiltration systems or pre-treatment structures (such as sumped catch basins or hydrodynamic devices)
- Time spent by paid staff completing maintenance and/or organizing volunteer events as part of their job duties

** Tool/equipment purchase is typically not eligible for reimbursement. Exception: some specialty tools may be eligible for reimbursement with CRWD approval, which must be obtained prior to purchase. Contact CRWD maintenance grant coordinator prior to purchase for eligibility.*

2.3 Labor

Successful project maintenance requires time and labor. Depending on who completes the work, labor can be included as either a reimbursable actual expense or can be credited towards the maintenance value.

See below for details:

- Work that is completed by a hired professional contractor is considered a reimbursable actual expense.
- If you are part of an organization with paid staff that will be conducting maintenance as part of their job duties, their time spent maintaining the project and/or organizing volunteer events is considered a reimbursable expense.
- Grantee and volunteer labor hours are not a directly reimbursable expense but can be credited towards maintenance value at $25/hour/person to reduce the grantee's overall financial contribution

See below table for a summary of labor eligibility and documentation needed for each category.

Labor Category	Example	Eligibility	Documentation Needed
Professional Contracted Work	Professional landscaper hired to weed and plant	Reimbursable expense	Paid invoices or receipts
Paid Staff Time	Teachers, maintenance staff, event organizers	Reimbursable expense	Log showing hourly rate, number of hours, dates, and work completed.

Grantee and Volunteer Time	Grantees, volunteers, friends, family members doing work on their own projects	Can be credited towards the maintenance value at $25/person/hour	Log showing hourly rate ($25/hour), number of volunteers, number of hours, dates, and work completed.

3. GRANT AWARD

CRWD will reimburse 50% of eligible annual maintenance value, up to $2,000 per year, for the life of the project after its completion. The grantee will be responsible for a minimum of 50% of project maintenance costs.

If the clean water project is in CRWD's Focus Area, CRWD will cover 75% of eligible annual maintenance value, up to $2,000 per year, for the life for project. The grantee will be responsible for a minimum of 25% of maintenance costs. Check the Focus Area Map to see if you qualify.

Reimbursement amount cannot exceed actual project maintenance costs for the year.

The minimum grant amount is $200 per year. The maximum grant amount is $2,000 per year.

4. FUNDING CYCLE AND TIMELINE

Grant projects that were approved in 2022 or later are automatically enrolled in the maintenance grant program if eligible. Grantees with projects approved before 2022 should contact CRWD to enroll in the program.

Any work that occurs before a grant agreement is fully executed is not eligible for grant reimbursement. Reimbursement will be provided on an annual basis for the work completed within the calendar year.

5. PAYMENT SCHEDULE

Reimbursement requests must be received by December 1st of each year. Work done after December 1st can be reimbursed the following year except during the last year of project eligibility.

Reimbursement checks will be mailed within 60 days of final CRWD approval.

5.1 Documentation

Grantees may submit one reimbursement request per year. The reimbursement request form can be found on the CRWD website or can be requested by emailing the CRWD maintenance grant contact listed at the end of this document.

Receipts and/or paid invoices must be received for all items or work completed.

If grantees are including paid staff time or grantee/volunteer labor, documentation should be shared showing dates, number of staff or volunteers, hourly rate, and work completed. See section 2.3 above for more information.

All reimbursement materials can be emailed to the maintenance grant contact listed at the end of this document.

6. OPERATION & MAINTENANCE PLAN

To ensure the water quality objective of the project is met, the grantee shall ensure the project is fully functional and adequately maintained according to the Operations and Maintenance Plan attached to the original Grant Agreement for the duration of the project's life.

6.1 Maintenance Resources

- CRWD Maintenance Webpage https://www.capitolregionwd.org/project-maintenance/
- CRWD Gardening Guide https://www.capitolregionwd.org/wp-content/uploads/2023/11/CRWD_GardenGuide_2023rev.pdf
- Blue Thumb https://bluethumb.org/
- MN DNR Restore Your Shore Guidance https://www.dnr.state.mn.us/rys/index.html

7. PERMITTING

The grantee is responsible for securing and complying with all permits and/or other legal requirements applicable to the work. The applicant must have all required permits and approvals prior to beginning work or the project will be considered ineligible for reimbursement.

8. CONFORMANCE TO POLICIES

CRWD reserves the right to refuse disbursement of funds for the project if it is not completed in accordance with these policies or the terms of the executed Grant Agreement.

9. CONTACT

Capitol Region Watershed District (CRWD)
Alexandra Morrison
Stormwater BMP Technician
651-644-8888 x 108
amorrison@capitolregionwd.org

EXHIBIT C – Maintenance Grant Application

Capitol Region Watershed District
595 Aldine Street
Saint Paul, MN 55104
(651) 644-8888 • capitolregionwd.org

MAINTENANCE GRANT APPLICATION

FOR EXISTING PROJECTS

PLEASE SUBMIT FORM AND REQUIRED MATERIALS TO:
Alexandra Morrison amorrison@capitolregionwd.org

GRANTEE INFORMATION	
NAME / ORGANIZATION Seth Richardson	CONTACT *if applicable*
PROJECT ADDRESS 2350 Bayless Pl	CITY, STATE, ZIP St. Paul, MN, 55114
PHONE # 309-221-8227	EMAIL seth.arichardson@gmail.com

PROJECT INFORMATION

BEST MANAGEMENT PRACTICES
Example: Rain garden, permeable pavers, green roof, etc.

Rain garden needs regular maintenance through spring and summer, particularly with clearing and watering.

DESCRIPTION OF PLANNED MAINTENANCE ACTIVITIES
Are you hiring a contractor or doing the work yourself? What work will you or the contractor be completing, and how often?

Grant will be applied to either contractors or myself.

Contractors will be used for spring clearing (either through a controlled burn or physical clearing). At times, I may do the clearing myself, as I have the past two years. In this case, the grant may potentially be used for equipment rental or hauling.

I also water the rain garden during drought years to maintain its health. Grant may be used to reimburse increased water costs to maintain the rain garden.

Table 2. Twin Cities precipitation by month

Data retrieved from Minnesota Department of Natural Resources on Oct. 1, 2025										
Year	January	February	March	April	May	June	July	August	September	Annual
2025	0.13	0.41	2.96	1.98	3.27	5.74	5.24	3.57	2.85	26.15
2024	0.13	0.65	2.51	4.19	5.81	7.27	5.61	5.37	0.06	31.6
2023	2.25	2.38	2.72	2.39	1.62	0.93	2.57	2.29	5.72	22.87
2022	0.64	0.78	2.95	3.99	3.33	1.13	1.18	4.27	0.24	18.51
2021	0.87	0.52	2.82	2.5	3.28	2.06	0.87	6.88	1.48	21.28
2020	0.97	0.58	2.41	1.8	4.85	6.72	3.19	3.98	0.88	25.38
2019	0.45	2.57	2	3.91	6.68	2.72	6.48	6.28	3.92	35.01
2018	1.55	1.33	1.19	2.21	2.99	3.78	4.44	2.83	6.87	27.19
2017	0.98	0.64	0.68	4.45	4.8	4.23	3.12	6.75	1.04	26.69
2016	0.31	1.09	2.26	2.84	2.42	4.49	5.09	7.82	5.47	31.79
2015	0.34	0.35	0.67	2.42	3.55	4.4	7.32	2.99	4.65	26.69
2014	1.42	1.41	0.82	6.27	4.55	11.36	2.27	2.9	0.92	31.92
2013	0.86	1.33	2.04	5.22	6.24	5.17	3.51	2.07	1.35	27.79
2012	0.36	1.71	1.4	3.04	9.34	3.59	4.9	1.38	0.3	26.02
2011	1	1.12	2.06	2.8	4.04	5.28	5.23	3.03	0.36	24.92
2010	0.45	0.75	0.69	2.32	2.5	6.25	3.03	4.91	5.52	26.42
2009	0.57	0.93	1.5	1.57	0.53	2.86	2.17	6.43	0.46	17.02
2008	0.15	0.4	1.97	3.12	2.53	2.7	2.13	3.35	1.78	18.13
2007	0.31	1.37	3.64	1.11	1.99	2.05	3.29	9.32	6.04	29.12
2006	0.71	0.32	2.01	5.97	1.66	2.81	1.29	6.9	2.44	24.11
2005	1.21	0.96	1.37	2.3	2.78	4.24	2.94	5.22	4.44	25.46
2004	0.23	1.09	2.11	2.06	6.39	3.06	3.36	1.19	4.21	23.7
2003	0.22	0.54	1.44	2.4	6.14	4.66	2.05	1.12	2.2	20.77
2002	0.46	0.41	1.38	3.15	2.83	8.3	5.19	8.3	3.9	33.92

2001	1.21	1.33	1.09	7	4.53	6.35	2.12	2.31	3.5	29.44
2000	0.9	1.08	1.12	1.12	4.56	4.56	6.1	3.19	2.15	24.78
1999	2.67	0.4	1.86	3.43	6.56	3.68	4.55	2.64	2.73	28.52
1998	1.64	0.8	4.56	1.56	4.4	6.52	2.63	5.99	1.32	29.42
1997	1.71	0.3	1.18	1.01	1.7	3.7	12.6	6.01	3.19	31.4
1996	1.87	0.24	1.39	0.76	2.37	4.76	2.09	1.43	1.3	16.21
1995	0.36	0.25	2.11	1.9	2.43	3.38	2.72	4.59	2.21	19.95
1994	1.17	0.78	0.32	3.77	2.21	3.09	4.12	2.9	4.74	23.1
1993	1.25	0.39	1.25	1.99	4.02	6.28	5.58	6.5	2.04	29.3
1992	0.66	0.57	1.56	1.99	1.15	3.68	5.21	4.54	5.2	24.56
1991	0.49	1.03	2.29	3.58	6.35	2.57	2.95	3.14	5.43	27.83
1990	0.1	0.77	3.66	3.8	3.36	9.82	5.06	1.71	1.88	30.16
1989	0.52	1.04	2.19	2.66	3.38	3.5	3.5	2.92	1.28	20.99
1988	1.37	0.3	1.33	1.58	1.7	0.22	1.17	4.29	2.79	14.75
1987	0.63	0.13	0.64	0.16	1.88	1.95	17.9	3.67	1.28	28.24
1986	0.9	0.84	2.03	5.88	3.48	5.34	4.11	4.44	6.9	33.92
1985	0.87	0.5	4.48	1.81	3.65	2.18	2.2	5.02	4.37	25.08
1984	0.88	1.64	1.47	3.86	2.29	7.95	3.03	5.15	2.65	28.92
1983	0.67	1.19	3.22	3.97	6.2	5.22	3.07	3.12	3.34	30
1982	2.45	0.43	2.09	1.62	4.99	1.44	0.92	3.8	1.5	19.24
1981	0.3	2.14	0.71	2.17	2.18	4.42	4.09	4.73	1.46	22.2
1980	0.94	0.67	1.12	0.83	2.29	5.52	2.3	3.26	3.68	20.61
1979	1.09	1.39	2.55	0.66	4.55	4.78	2.34	7.04	2.2	26.6
1978	0.38	0.24	0.79	3.63	3.79	7.09	3.19	5.77	2.47	27.35
1977	0.65	0.93	2.66	1.84	2.86	3.57	3.72	9.31	4.43	29.97
1976	0.87	0.59	2.83	0.8	1.13	3.86	2.45	1.39	1.42	15.34
1975	2.82	0.79	1.67	5.4	3.81	7.99	0.58	4.92	1.31	29.29
1974	0.17	1.06	1	2.42	2.08	5.21	1.14	2.75	0.58	16.41
1973	0.92	0.84	1.12	2.32	2.48	1.06	2.9	3.05	2.08	16.77
1972	0.84	0.49	1.25	1.69	2.18	3.31	5.12	2.48	1.96	19.32

1971	1.22	1.74	1.21	1.11	3.14	3.52	3.94	1.78	2.73	20.39
1970	0.47	0.16	2.05	3.55	4.77	1.27	3.66	2.19	3.19	21.31
1969	2.05	0.31	0.9	1.55	1.98	2.93	2.95	0.99	0.49	14.15
1968	0.71	0.13	1.89	2.94	3.74	6.78	6.46	0.75	6.16	29.56
1967	3.63	1.59	0.96	4.07	0.61	7.53	1.36	2.79	0.63	23.17
1966	0.95	1.55	2.48	0.89	1.46	3.51	2.47	4.4	1.69	19.4
1965	0.47	1.59	4.75	3.52	7.86	4.01	4.69	4.04	4.9	35.83
1964	0.47	0.06	1.35	2.98	3.44	2.18	2.02	5.42	5.21	23.13
1963	0.46	0.41	1.18	2.07	5.06	1.91	1.53	1.55	3.47	17.64
1962	0.55	2.07	1.87	1.31	8.03	1.48	5.12	3.47	2.46	26.36
1961	0.28	0.89	2.81	2.39	3.48	1.87	2.94	2.38	3.01	20.05
1960	0.68	0.22	0.81	2.04	3.19	3.08	1.93	3.99	3.79	19.73
1959	0.11	0.61	0.59	0.64	5.03	4.07	2.6	6.6	2.29	22.54
1958	0.21	0.24	0.32	1.99	1.39	2.01	3.15	3.03	1.09	13.43
1957	0.32	0.83	1.31	1.23	3.13	4.12	6.31	5.75	1.65	24.65
1956	0.48	0.2	1.62	0.67	1.96	6.58	5.18	5.22	0.79	22.7
1955	0.47	1.54	0.52	0.92	0.69	1.53	7.1	2.84	0.99	16.6
1954	0.25	0.32	2.1	3.53	2.54	4.71	1.33	3.08	3.65	21.51
1953	0.55	1.23	1.51	2.04	1.92	7.1	6.81	2.75	0.55	24.46
1952	1.05	1.2	3.09	0.59	2.86	3.98	4.56	4.18	0.42	21.93
1951	0.44	1.71	3	1.86	4.14	5.5	5.44	1.94	5.8	29.83
1950	1.27	0.68	2.2	2.19	2.87	1.26	3.74	1.84	1.46	17.51
1949	1.65	0.14	3.37	1.89	0.9	2.74	6.01	2.64	2.67	22.01
1948	0.15	1.37	1.43	1.77	0.74	2.58	1.34	3.37	1.04	13.79
1947	0.71	0.2	0.47	2.44	2.56	5.3	0.96	2.41	1.48	16.53
1946	0.94	1.15	1.2	0.66	3.04	7.8	2.76	0.43	6.58	24.56
1945	0.63	1.84	1.95	2.95	3.09	5.57	4.13	2.27	2.13	24.56
1944	0.24	1.1	1.2	2.24	6.15	6.69	4.39	3.65	0.97	26.63
1943	0.91	0.57	0.81	0.98	4.27	4.23	3.78	1.75	2.47	19.77
1942	0.15	0.45	1.74	3.41	6.78	2.69	3.8	2.11	7.53	28.66

1941	0.74	0.89	0.77	1.87	2.91	3.29	1.98	3.66	3.47	19.58
1940	0.37	0.91	2.16	1.21	1.64	7.1	2.46	4.54	0.41	20.8
1939	1.06	0.88	0.61	2.19	3.55	4.95	2.75	3.65	2.31	21.95
1938	0.87	0.62	2.11	3.27	6.97	2.96	3.36	3.45	3.24	26.85
1937	1.24	0.48	1.07	2.62	5.42	3.11	0.48	4.1	1.67	20.19
1936	0.77	1.55	2.66	1.48	2.25	2.29	0.11	3.48	0.78	15.37
1935	1.44	0.21	1.63	2.32	3.81	4.82	2.59	3.02	1.98	21.82
1934	0.68	0.17	0.68	1.57	0.21	2.3	1.4	1.61	4.86	13.48
1933	0.89	0.77	2.15	1.43	7.87	1.31	2.16	1.09	3.44	21.11
1932	1.7	0.74	1.42	2.15	2.05	1.56	4.36	3.87	0.85	18.7
1931	0.13	0.7	1.49	1.2	1.35	4.78	1.12	2.97	2.42	16.16
1930	0.95	2.66	0.48	0.62	3.38	6.68	0.92	0.72	4.14	20.55
1929	1.6	1.05	1.31	1.62	1.91	4.21	3.33	2.15	3.57	20.75
1928	0.33	1.51	0.93	2.33	2.38	2.59	3.68	5.84	2.17	21.76
1927	0.54	0.35	2.43	2.48	3.22	6.77	1.86	2.11	4.32	24.08
1926	0.71	0.55	1.61	0.58	1.13	3.76	3.49	3.72	5.18	20.73
1925	0.46	0.41	0.44	1.21	2.66	4.76	4.03	0.2	3.35	17.52
1924	0.54	0.63	1.23	3.38	1.03	7.35	1.22	7.35	3.43	26.16
1923	1.01	0.53	1.08	1.99	2.97	5.04	3.12	1.98	1.61	19.33
1922	0.88	3.25	1.6	1.35	2.94	5.63	1.67	1.66	2.16	21.14
1921	0.44	0.51	2.21	2.04	3.49	3.81	3.16	2.03	3.99	21.68
1920	1.84	0.46	2.71	2.23	2.67	8.43	1.3	1.14	1.95	22.73
1919	0.43	2.02	0.84	3.44	1.71	4.04	6.19	1.88	1.47	22.02
1918	0.38	0.55	0.93	0.91	4.32	2.83	5.07	3.73	1.25	19.97
1917	1.57	0.43	2.74	1.7	4.24	3.77	4.06	2.83	2.16	23.5
1916	2.88	0.32	1.19	3.07	6.97	4.54	1.27	1.66	2.42	24.32
1915	1.37	2.01	0.93	1.87	3.98	4.91	5.92	3.49	2.57	27.05
1914	0.83	0.45	0.98	3.69	1.8	8.63	1.17	8.7	2.76	29.01
1913	0.42	0.74	1.65	1.86	2.86	2.21	7.75	1.4	4.27	23.16
1912	0.44	0.19	0.34	2.22	4.68	0.94	7.08	5.56	1.59	23.04

1911	0.71	0.89	1.25	2.55	4.1	6.93	4.62	3.65	5.83	30.53
1910	1.08	0.51	0.09	0.64	1.39	1.19	0.74	1.56	2.58	9.78
1909	1.37	2.14	0.4	2.23	3.85	2.68	5.03	2.09	2.98	22.77
1908	0.49	0.98	1.48	4.07	8.14	6.68	2.19	0.62	4.91	29.56
1907	0.93	0.76	0.56	1.37	2.01	3.64	4.2	5.58	4.26	23.31
1906	1.55	0.35	0.76	2.21	10.33	2.96	3.01	3.32	5.44	29.93
1905	0.71	0.59	0.73	0.74	4.47	7.11	3.02	4.32	6.5	28.19
1904	0.43	0.75	1.64	1.83	3.54	3.81	4.78	5.61	3.19	25.58
1903	0.22	0.5	2.05	3.02	4.4	1.02	7.29	4.61	7.77	30.88
1902	0.44	0.47	0.3	2.7	4.33	2	6.05	5.94	4.03	26.26
1901	0.31	0.26	1.84	1.58	1.57	6.25	1.64	2.65	3.8	19.9
1900	0.62	0.31	1.5	1.76	0.43	2.21	8.15	6.67	7.44	29.09
1899	0.77	0.87	2.4	0.57	3.36	6.03	1.54	3.16	1.31	20.01
1898	0.05	1.47	1.67	1.46	5.17	2.69	2.91	2.33	0.83	18.58
1897	1.66	1.03	3.05	1.48	1.87	9	4.27	1.94	1.64	25.94
1896	0.67	0.14	2.7	5.12	3.94	2.69	1.39	3.51	2.58	22.74
1895	0.88	0.42	0.44	1.68	2.9	3.67	4.37	1.92	4.26	20.54
1894	1.12	0.03	2.72	4.61	4.77	1.15	0.2	0.38	1.52	16.5
1893	0.87	1.58	2.09	5.21	2.5	1.83	1.66	6.3	2.86	24.9
1892	0.05	1.37	0.97	1.27	6.66	6.74	11.87	4.71	1.45	35.09
1891	1.01	1.18	0.94	1.71	1.27	3.44	2.99	3.18	1.75	17.47
1890	0.95	0.5	1.11	1.8	3.66	5.29	1.87	2.2	2.73	20.11
1889	0.55	0.31	0.99	1.14	2.86	1.61	3.08	3.56	0.51	14.61
1888	0.72	0.64	1.11	5.14	4.75	1.95	5.55	2.23	1.7	23.79
1887	1.79	0.89	0.33	3.14	1.6	2.89	3.89	3.37	4.35	22.25
1886	1.76	0.25	1.09	3.67	0.82	3.63	1.44	2.27	3.69	18.62
1885	0.3	0.22	0.55	3.19	2.12	3.73	5.86	3.69	3.52	23.18
1884	0.48	1.27	1.34	2	2.09	3.57	2.93	2.89	4.48	21.05
1883	0.64	0.44	0.06	4.92	2.12	7.04	4.33	1.22	2.23	23
1882	0.67	2.35	3.25	1.61	2.48	2.68	2.84	2.45	0.27	18.6

1881	4.34	2.55	1.06	0.47	4.34	2.87	2.6	4.55	9.95	32.73
1880	0.81	0.97	2.3	1.58	2.63	5.55	2.75	3.63	1.74	21.96
1879	0.11	1.12	0.97	0.45	7.18	1.76	9.32	2.78	2.26	25.95
1878	1	0.67	1.24	2.43	2.33	3.58	4.47	1.43	2.13	19.28
1877	0.55	0.01	1.57	1.92	5.43	7.13	0.52	2.83	2.56	22.52
1876	0.73	0.66	1.43	2.23	3.15	2.02	2.73	5.28	2.99	21.22
1875	1.41	1.72	2.19	2.27	3.06	4.33	0.82	8.74	2.16	26.7
1874	0.49	1.07	2.24	0.95	1.65	11.67	1.94	3.9	5.76	29.67
1873	1.31	1.54	1.34	2.44	5.63	7.74	3.83	4.61	2.57	31.01
1872	0.28	0.53	1.64	1.69	5.71	3.81	4.23	3.52	5.62	27.03
1871	1.71	0.56	2.06	4.27	2.8	4.58	1.46	4.87	2.08	24.39
Average	0.87	0.87	1.62	2.35	3.47	4.24	3.59	3.60	2.90	23.51
2025 Against Average	-0.74	-0.46	1.34	-0.37	-0.20	1.50	1.65	-0.03	-0.05	2.64

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GRANTEE CERTIFICATION & APPROVAL	
I have read and accept CRWD's Maintenance Grant Policies and would like to apply for CRWD's Maintenance Grant Program.	
(Name) Seth Richardson	
(Signature)	(Date) 4-1-2025

CRWD staff will review your application and if approved, will send an agreement for you to sign and send back to CRWD. The agreement must be signed by both the grantee and CRWD staff before purchasing materials or beginning work. Any materials purchased or work started before the notification to proceed will not be eligible for reimbursement.

FOR CRWD USE	
GRANT # 21-183SG	APPROVED? Yes; 50% up to $2,000 through 2031
YEAR OF PROJECT COMPLETION 2021	MAINTENANCE GRANT EXPIRATION YEAR 2031

Maintenance Grant Agreement_2350 Bayless

Final Audit Report 2025-04-08

Created:	2025-04-07
By:	Alexandra Morrison (amorrison@capitolregionwd.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAkoHG5X0ULkzz3oKPtLPVGVzmEFXBgR3N

"Maintenance Grant Agreement_2350 Bayless" History

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