



WORK SESSION AGENDA ITEM

Subject: Future Watermain Extension Discussion

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Meeting Date: April 6, 2026

Issue:

The City of Minnetrista needs to extend water mains to support future development and improve system looping.

Overview:

Future development in the City depends heavily on the availability of water and sewer service. Several properties are currently being evaluated by developers for new residential subdivisions. These include:

- The Akradi property, located on the south side of State Hwy 7 between Carver County 11 and Grimm Road.
- The Boll property, located behind the new southwest water tower off State Hwy 7.
- The Segner property, in the southwest corner of Hennepin County 110 W and Highland Road.
- The Hunters Pass area, located between Hennepin County 92 and the Hunters Crest Development.

All four sites require water service to the property line. Installation inside the developments will be the responsibility of the developer. The City will incur additional costs for upsizing pipes in these developments to support proper looping and future expansion.

AE2S has completed a high-level analysis of the required pipe sizes, lengths, and estimated costs for these extensions. Please see the attached future transmission routing map and cost estimate spreadsheet.

A smaller extension was also evaluated along County Road 110 W, from Halstead Drive to approximately 250 feet west of Cardinal Cove Drive. This looping extension is critical to maintaining water service to the South and North Sauders neighborhoods in the event of a shutdown in the Pinnacle Way development (an issue that has occurred previously).

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

Without this loop, water service beyond the Pinnacle Way area would be lost during such events.

New development will increase the number of users on the system, generating additional revenue to help fund the new water treatment plant (WTP) and allowing the plant to operate at more efficient levels. These water main extensions will also improve overall system reliability through better looping.

Fiscal Impact:

These water main extensions would be funded through bonding. The bond would be repaid using revenue from development trunk area water charges, water connection fees, and ongoing billing from new customers. Although the projects are expensive, they are essential to enable continued growth. Not all extensions are needed immediately. However, establishing a clear water extension plan will support steady development, provide financial stability, inform future water rate discussions, and ensure water infrastructure is ready when developers are prepared to build.

Recommended City Council Action:

Staff recommends that the City Council discuss the scope of future trunk water main projects and provide direction on next steps, including the development of plans and specifications and the bidding process.

Staff's proposed priority is to develop plans and specifications for all four projects, then bid the Future WTP (Hwy 7) Route "Akradi Project" as the base bid, with the remaining projects included as add alternates. Representatives from AE2S will be present to answer questions, along with City staff.

Mission Statement:

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Existing Pipe

- 24" Water Main
- 20" Water Main
- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 6" Water Main

Future Transmission Main

- 12" Watermain
- 16" Watermain
- 20" Watermain

3,900' of 20" HDPE

3,100' of 16" HDPE

300' of 12" HDPE



Minnetrista Future Transmission Main Cost Estimate

Future WTP (HWY 7) Route

Item	Quantity	Unit	Unit Price	Total Price	Comments
20" HDPE (Directionally Drilled)	3,900.00	LF	\$ 200.00	\$ 780,000.00	
16" HDPE (Directionally Drilled)	3,100.00	LF	\$ 180.00	\$ 558,000.00	
12" HDPE (Directionally Drilled)	300.00	LF	\$ 175.00	\$ 52,500.00	
36" Steel Casing Pipe (Jack and Bore)	85.00	LF	\$ 1,500.00	\$ 127,500.00	Assumed 36" Casing for 20" pipe
30" Casing Pipe (Jack and Bore)	200.00	LF	\$ 1,200.00	\$ 240,000.00	Assumed 30" Casing for 12/16" pipe
Connect to Existing Watermain	2.00	EA	\$ 2,500.00	\$ 5,000.00	
Restoration (Greenspace)	1.00	LS	\$ 5,000.00	\$ 5,000.00	
Mobilization	1.00	LS	\$ 100,000.00	\$ 100,000.00	~5% total
Easements / Permits	1.00	LS	\$ 10,000.00	\$ 10,000.00	Three Rivers Park, MnDOT
Contingency	30%	LS	\$ -	\$ 563,400.00	

Total: \$ 2,441,400.00

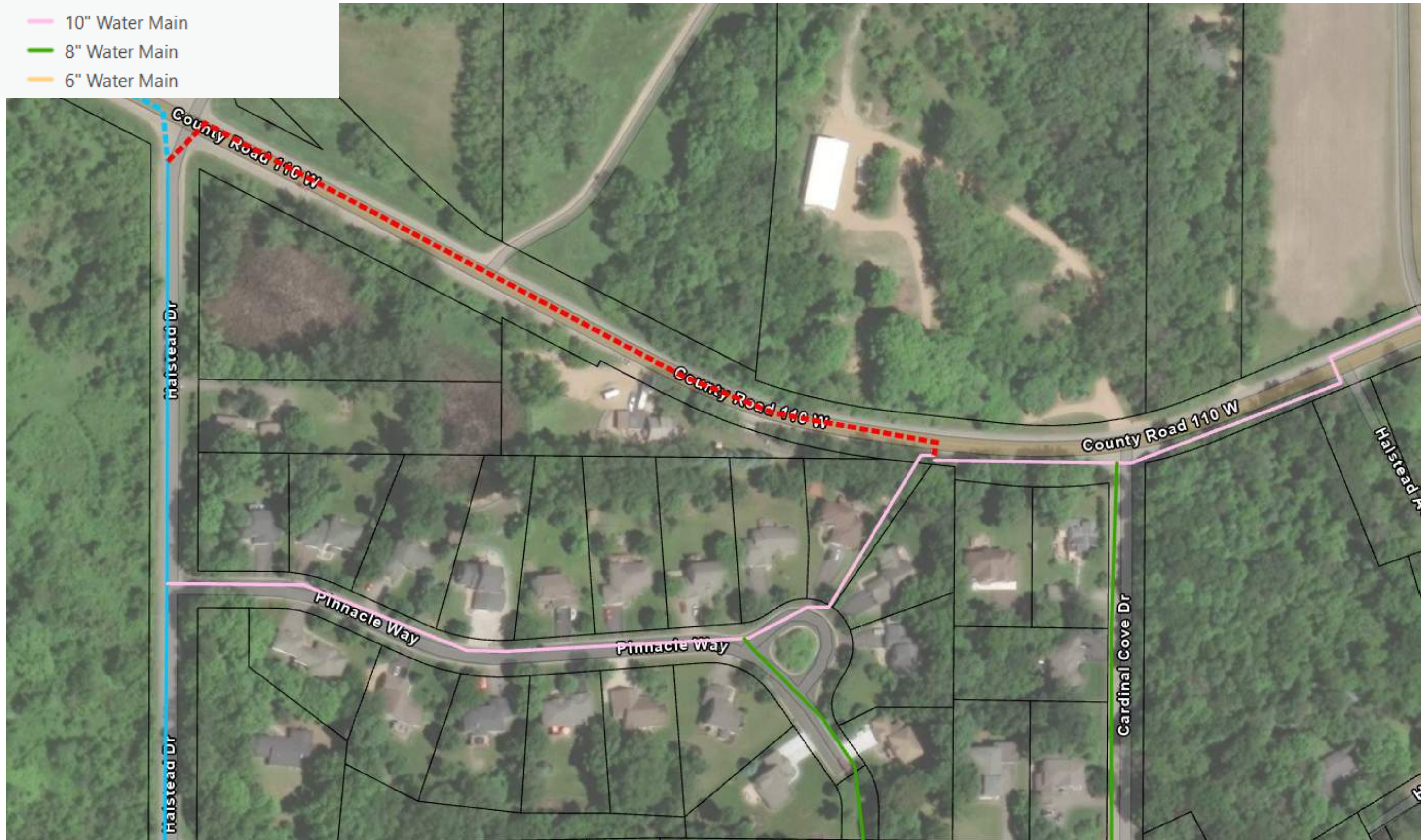
Existing Pipe

- 24" Water Main
- 20" Water Main
- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 6" Water Main

Future Transmission Main

- 12" Watermain
- 16" Watermain
- 20" Watermain

1,200' of 12" HDPE



Minnetrista Future Transmission Main Cost Estimate

County Road 110 Looping (Halstead Dr to Pinnacle Way)

Item	Quantity	Unit	Unit Price	Total Price	Comments
12" HDPE (Directionally Drilled)	1,200.00	LF	\$ 100.00	\$ 120,000.00	
Connect to Existing Watermain	2.00	EA	\$ 2,500.00	\$ 5,000.00	
Restoration (Pavement)	20.00	SY	\$ 200.00	\$ 4,000.00	Open cut tie in at Halstead
Restoration (Greenspace)	1.00	LS	\$ 5,000.00	\$ 5,000.00	Tie in at connection off road
Mobilization	1.00	LS	\$ 10,000.00	\$ 10,000.00	
Contingency	30%	LS	\$ -	\$ 43,200.00	

Total: \$ 187,200.00

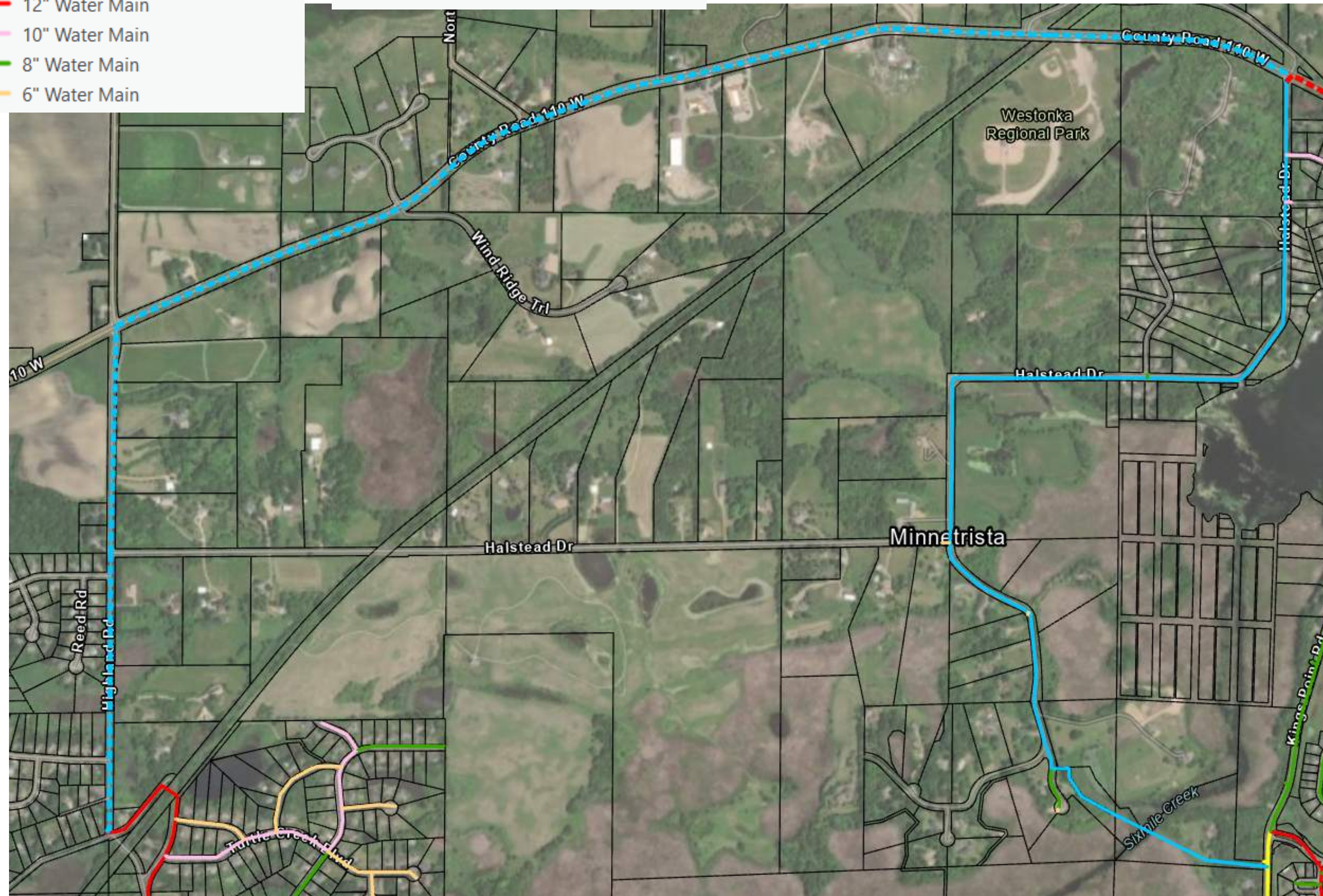
Existing Pipe

- 24" Water Main
- 20" Water Main
- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 6" Water Main

Future Transmission Main

- 12" Watermain
- 16" Watermain
- 20" Watermain

13,900' of 16" PVC



Minnetrista Future Transmission Main Cost Estimate

County Road 110 Looping (Highland Rd - County Rd 110)

Item	Quantity	Unit	Unit Price	Total Price	Comments
16" PVC	9,900.00	LF	\$ 100.00	\$ 990,000.00	
16" PVC (Open Cut)	4,000.00	LF	\$ 75.00	\$ 300,000.00	Assumed Highland Rd open cut
Connect to Existing Watermain	2.00	EA	\$ 2,500.00	\$ 5,000.00	
Restoration (Greenspace)	1.00	LS	\$ 10,000.00	\$ 10,000.00	
Restoration (Pavement)	3,555.00	SY	\$ 200.00	\$ 711,000.00	Assumed Highland Rd open cut
Mobilization	1.00	LS	\$ 100,000.00	\$ 100,000.00	5% total
Easements/Permits	1.00	LS	\$ 5,000.00	\$ 5,000.00	County Permits/Train easement crossing?
Contingency	30%	LS	\$ -	\$ 636,300.00	

Total: \$ 2,757,300.00

Existing Pipe

- 24" Water Main
- 20" Water Main
- 16" Water Main
- 12" Water Main
- 10" Water Main
- 8" Water Main
- 6" Water Main

Future Transmission Main

- 12" Watermain
- 16" Watermain
- 20" Watermain

10,100' of 12" PVC



Minnetrista Future Transmission Main Cost Estimate

South of HWY 7 Looping

Item	Quantity	Unit	Unit Price	Total Price	Comments
12" PVC (Open Cut)	5,800.00	LF	\$ 100.00	\$ 580,000.00	Open cut assumed on Grimm/viking rd
12" FPVC/HDPE (Directionally Drilled)	4,300.00	LF	\$ 175.00	\$ 752,500.00	
30" Steel Casing Pipe	170.00	LF	\$ 1,200.00	\$ 204,000.00	Two crossings @ 85' EA
Connect to Existing Watermain	3.00	EA	\$ 2,500.00	\$ 7,500.00	
Easements	1.00	LS	\$ 5,000.00	\$ 5,000.00	Three Rivers
Mobilization	1.00	LS	\$ 50,000.00	\$ 50,000.00	5% total
Restoration					Restoration costs assumed for developer in this area
Contingency	30%	LS	\$ -	\$ 479,700.00	

Total: \$ 2,078,700.00