

CITY OF MINNETRISTA

**REQUEST FOR CITY COUNCIL
ACTION/DISCUSSION**



Subject: Approve Plans and Specifications and Authorize Advertisement of Bids for the 2026 Street Improvement Project, City Project 01-26

Prepared By: Alyson Fauske, PE (MN), City Engineer

Meeting Date: January 7, 2026

Attachments: Project map, Assessment Map (from Feasibility Report)

Issue:

Should the City approve plans and specifications and authorize the advertisement for bids for the 2026 Street Improvement Project, City Project 01-26?

Background/Discussion:

The 2026 Street Improvement Project, City Project 01-26, was initiated by the City Council at the May 5, 2025, regular City Council meeting when the City Council passed Resolution 48-25, Authorizing Professional Services for the 2026 Street Improvement Project, now known as City Project 01-26. The 2026 Street Improvement Project generally consists of improvements to the following streets to extend the existing pavement life:

1. Full Depth Removal and Replacement of:
 - Game Farm Road East from 3900' west of CR 110 to 1500' west of CR 110
 - Game Farm Road North from 4630' south of CR 26 to 5810' south of CR 26
 - Saunders Lake Drive North from 265' west of Maple Lane to 350' west of Cedar Court
 - Basswood Drive between Cherrywood Court and ~85' north of Walnut Drive

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.

2. Mill and Overlay of:
 - The remainder of Game Farm Road
 - North Saunders: the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court
 - South Saunders: Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court
 - Pinnacle Way
 - Lakeside Drive and Lakeside Circle

The plans include three bid alternates:

1. Resurfacing the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.
2. Relocation of the hydrant on the north side of Game Farm Road near CR 110. This was added to the plans at the request of Public Works as the hydrant is currently within the trail.



Figure 1. Hydrant along Game Farm Road, west of CR 110

3. Underseal on Game Farm Road. A sealcoat between the first and second layers of pavement (called an Underseal) which can reduce the likelihood of cracks in the first layer of pavement reflecting through to the second layer.

The Public Hearing was held September 15, 2025 and city council authorized preparation of plans and specifications. The plans and specifications are available for viewing here: <https://wsbeng.sharefile.com/d-se8cbbccfcf144fae8a402d12e17c3717>.

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Fiscal Impact:

The opinion of probable cost (OPC) is outlined below:

Table 1 – Pre-Bid Opinion of Probable Cost (OPC)		
Proposed Improvements	Feasibility Budget	Pre Bid OPC
Schedule A. Surface and Storm Improvements	\$ 3,347,470	\$ 3,393,621.00
Bid Alternate #1. Trail Improvements	\$ 22,800	\$ 28,307.40
Bid Alternate #2. Hydrant and Valve Relocation	-	\$ 37,365.24
Bid Alternate #3. Underseal of Game Farm Road	-	\$121,964.34
Opinion of Probable Cost	\$ 3,370,270	\$ 3,581,257.98

The estimated costs include 20% indirect costs and a 5% contingency. Final indirect costs will be determined if a contract is awarded and will be based on indirect costs to-date and construction services costs. A proposal for construction services will be provided for City Council consideration after the project has been awarded.

The bid opening is scheduled for February 11, 2026 and the award of contract is scheduled for March 2, 2026.

A portion of the project costs for the full depth removal and replacement of Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110 is proposed to be assessed. The proposed preliminary assessment amount is \$10,000, which was the assessment cap based on the special benefit analysis for the 2023 reclamation and reconstruction projects.

A \$4.4 million preliminary budget for this project was presented to the City Council on May 5, 2025. The opinion of probable cost is shown in the table below. The improvements are proposed to be funded by:

- City Street Fund,
- City Storm Fund,
- State Aid Funds (the current construction fund balance is \$1,475,096.61),
- City of Mound Funds (for a portion of Westedge Boulevard), and
- Special assessments to the benefitting properties.

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Table 2 – Proposed Funding				
2026 Street Improvement Project				
Proposed Improvements	City	State Aid Funding	Other Funding	Total Estimated Funding
Surface and Storm Improvements	\$2,251,137.10	\$920,517.84	\$140,000.00 (Special Assessments*) \$81,966.06 (City of Mound)	\$3,393,621.00
Bid Alternate #1. Trail Improvements	\$ 28,307.40	-	-	\$ 28,307.40
Bid Alternate #2. Hydrant and Valve Relocation	\$ 37,365.24	-	-	\$ 37,365.24
Bid Alternate #3. Underseal of Game Farm Road	\$89,064.81	\$32,899.53	-	\$121,964.34
Opinion of Probable Cost	\$2,405,874.55	\$953,417.37	\$221,966.06	\$3,581,257.98

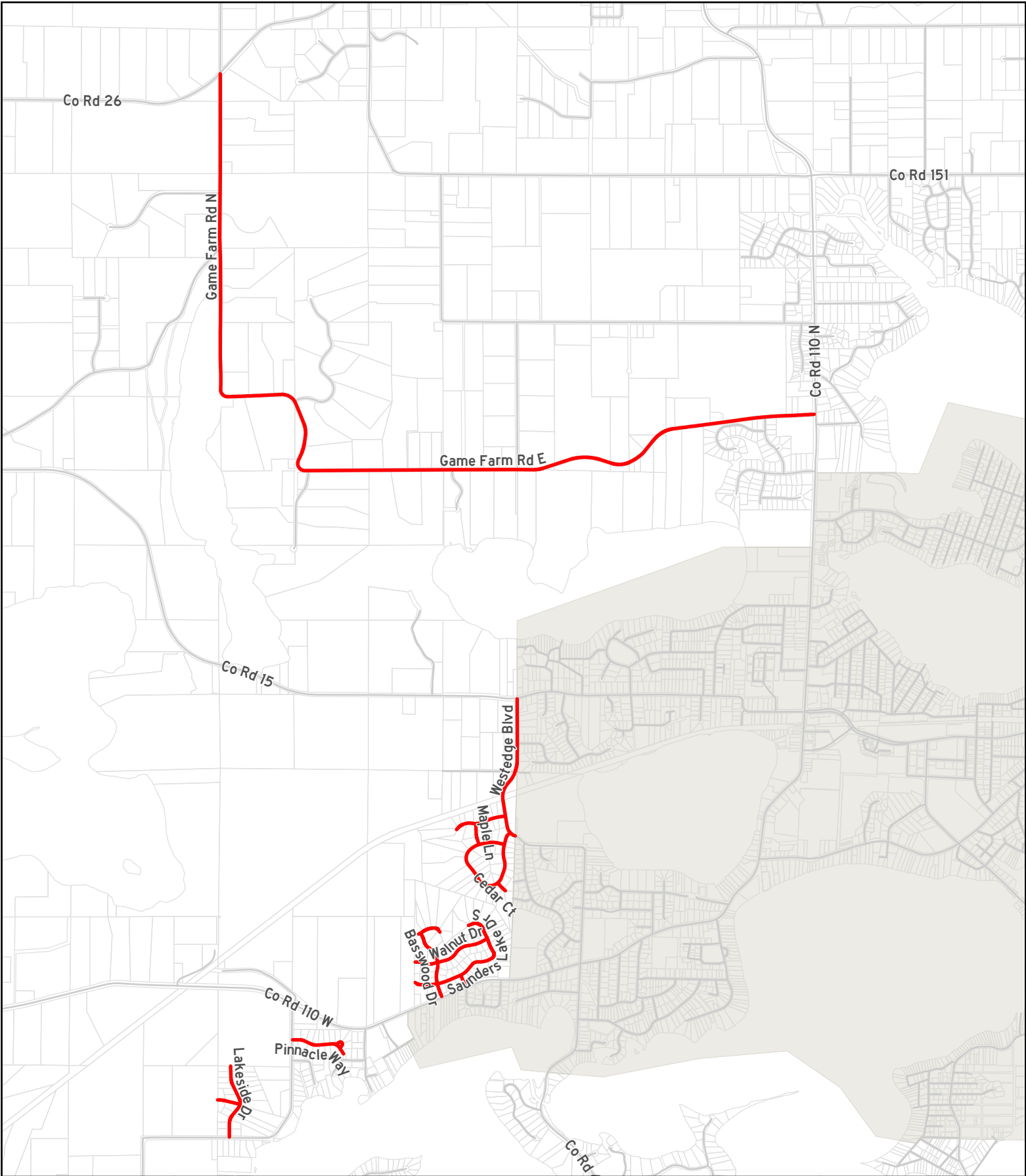
*Recently the owner of assessment parcels 3 and 5 combined the parcels, thereby reducing the number of assessed parcels by one. The assessment map will be updated with the final assessment roll.

Recommended City Council Action:

Staff recommends the City Council approve the attached resolution approving the plans and specifications and authorizing the advertisement for bids for the 2026 Street Improvement Project, City Project 01-26.

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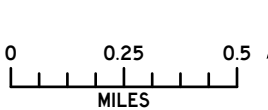


7701 COUNTY ROAD 110 WEST
MINNETRISTA, MN 55364

2026 PAVEMENT IMPROVEMENT PROJECT LOCATIONS

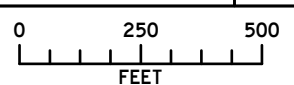
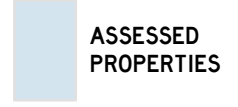
MINNETRISTA, MN

— PROJECT AREA





2026 STREET IMPROVEMENT PROJECT
ASSESSMENTS



RESOLUTION NO. 7-26

RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE 2026 STREET IMPROVEMENT PROJECT, CITY PROJECT NO. 01-26

WHEREAS, pursuant to a resolution passed by the City Council September 15, 2025, WSB has prepared plans and specifications for the following work:

- Full Depth Removal and Replacement of:
 - Game Farm Road East from 3900' west of CR 110 to 1500' west of CR 110
 - Game Farm Road North from 4630' south of CR 26 to 5810' south of CR 26
 - Saunders Lake Drive North from 265' west of Maple Lane to 350' west of Cedar Court
 - Basswood Drive between Cherrywood Court and ~85' north of Walnut Drive
 - Westedge Road from Willow Court to Sugar Mill Lane
- Mill and Overlay of:
 - The remainder of Game Farm Road
 - North Saunders: the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, and Cedar Court
 - South Saunders: Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, and Cherrywood Court
 - Pinnacle Way
 - Lakeside Drive and Lakeside Circle
 - The remainder of Westedge Road
- The resurfacing of the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.

and

WHEREAS, pursuant to a resolution passed by the City Council September 15, 2025, WSB has presented such plans and specifications to the Council for approval.

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA,

1. Such plans and specifications are hereby approved and placed on file in the office of the City Clerk.

2. WSB shall prepare and cause to be inserted in the official City newspaper, the Finance & Commerce, and QuestCDN.com an advertisement for bids upon the making of such improvement under such approved plans and specifications.
3. The advertisement shall be published in each of said publications at least once not less than three (3) weeks before the date set for opening bids, shall specify the work to be done, shall state the bids will be opened electronically on Wednesday, February 11, 2026, at 10:00 o'clock a.m. through the QuestCDN service. Individual bids will only be considered if all bid requirements are met.

BE IT FINALLY RESOLVED that the City Council hereby authorizes the Advertisement for Bids for the 2026 Street Improvement Project, City Project No. 01-26.

This resolution was adopted by the City Council of the City of Minnetrista on the 7th day of January 2026, by a vote of _____Ayes and _____Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff, City Clerk