

## CITY OF MINNETRISTA

### REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



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**Subject:**           **2026 Street Improvement Project, City Project 01-26**  
                  **a. Receive Feasibility Report**  
                  **b. Call the Public Hearing**

**Prepared By:**   Alyson Fauske, PE, City Engineer

**Meeting Date:**   August 4, 2025

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#### **Issue:**

Should the City accept the Feasibility Report for the 2026 Street Improvement Project and call the Public Hearing?

#### **Background/Discussion:**

The 2026 Street Improvement Project generally consists of improvements to the following streets to extend the existing pavement life:

- 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 21 to 5810' south of CR 21
  - 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
- 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

#### **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.

- Walnut Drive
- Cherrywood Court
- Pinnacle Way
- Lakeside Drive and Lakeside Circle

Proposed improvements also include resurfacing the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.

A feasibility report has been prepared for the project in accordance with Minnesota State Statute Chapter 429, as a portion of the project costs are proposed to be assessed to the properties benefitting from the east portion of the full depth removal and replacement of Game Farm Road. The cost for full depth removal and replacement of the north portion of Game Farm Road is not proposed to be assessed as the adjacent properties were assessed for the 2010 reconstruction of the road. The full depth removal and replacement within the North and South Saunders area is not proposed to be assessed, consistent with past practice. The remaining project costs are to be paid by various City funds, and a portion of the Game Farm Road costs are proposed to be paid using State Aid funds.

A link to the feasibility report can be found here:

<https://wsbeng.sharefile.com/public/share/web-sb50bflb9061d450a83c397df3e317335>

The feasibility report provides a detailed description of the existing conditions, proposed improvements, anticipated project costs, and preliminary assessment amounts.

**Fiscal Impact:**

The opinion of probable cost was developed with the feasibility report and is broken down in the tables below. These costs include a 10% construction contingency and 20% indirect costs for engineering, administration, and legal costs. The improvements are proposed to be funded through a combination of City funds, State Aid funds, and special assessments to the properties benefitting from the east portion of the full depth removal and replacement of Game Farm Road. During project scoping a budget of ~\$4 million was discussed.

Table 1 – Opinion of Probable Cost Summary				
2026 Street Improvement Project				
Proposed Improvements	City Responsibility	State Aid Funding	Special Assessments	Total Estimated Funding
Surface Improvements	\$1,938,230	\$740,240	\$150,000	\$2,828,470
Alternative 1- Resurface bituminous trail: Westedge Blvd / North Saunders Lake Dr	\$22,800			\$22,800
<b>Opinion of Probable Cost</b>	<b>\$1,961,030</b>	<b>\$740,240</b>	<b>\$150,000</b>	<b>\$2,851,270</b>

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It is proposed that 50% of the street and storm sewer costs in the east portion of the Game Farm Road full depth removal and replacement be assessed to benefitting properties. This would result in a \$16,000/unit assessment. In 2022 the City obtained special benefit analyses for the 2023 street improvement projects. The average benefit for a single family property was \$10,898 for a reclamation project in an urban area and between \$9,500 and \$11,000 in a rural area. For the 2023 projects \$10,000 was the unit assessment (urban and rural). Assessments for the 2025 project were also capped at \$10,000, therefore the proposed preliminary assessment amounts are capped at \$10,000.

The proposed schedule for the 2026 Street Improvement Project is as follows:

Accept Feasibility Report and Consider Ordering Public Hearing..... August 4, 2025

Public Hearing/Authorize Preparation of Plans & Specifications .... September 3, 2025

Approve Plans & Specifications/Authorize Advertisement for Bid.. December 8, 2025

Bid Opening..... January 6, 2026

Accept Bids and Call Assessment Hearing..... January 19, 2026

Assessment Hearing and Award Contract ..... February 17, 2026

Begin Construction ..... May 2026

Substantial Completion of Construction..... September 2026

Final Completion of Construction .....October 2026

*Schedule is weather dependent and assumes any necessary private utility work is completed prior to start of construction.*

**Recommended City Council Action:** Staff recommends approval of Resolution 72-25 receiving the feasibility report and Resolution 73-25 calling the public hearing for City Project 01-26.

Does Recommended Action meet City Mission Statement? ☒ Yes ☐ No

Does Recommended Action meet City Goals/Priorities? ☒ Yes ☐ No

**Mission Statement:**

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**RESOLUTION NO. 72-25**

**CITY OF MINNETRISTA  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION RECEIVING FEASIBILITY REPORT  
FOR THE PROPOSED  
2026 STREET IMPROVEMENT PROJECT  
(CITY PROJECT NO. 01-26)**

**WHEREAS**, the City Council authorized preparation of a Feasibility Report for the 2026 Street Improvement Project, City Project 01-26, on May 5, 2025; and

**WHEREAS**, WSB & Associates, Inc. prepared the Feasibility Report which was presented to the City Council on August 4, 2024; and

**WHEREAS**, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels.

**NOW THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF MINNETRISTA, MINNESOTA** receives the Feasibility Report 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 4<sup>th</sup> day of August, 2025, by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays.

\_\_\_\_\_  
Lisa Whalen, Mayor

ATTEST:

\_\_\_\_\_  
Ann Meyerhoff, City Clerk

**RESOLUTION NO. 73-25**

**CITY OF MINNETRISTA  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION CALLING FOR PUBLIC HEARING FOR THE PROPOSED  
2026 STREET IMPROVEMENT PROJECT  
(CITY PROJECT NO. 01-26)**

**WHEREAS**, the City Council authorized preparation of a Feasibility Report for the 2026 Street Improvement Project, City Project 01-26, on May 5, 2025; and

**WHEREAS**, WSB & Associates, Inc. prepared the Feasibility Report which was presented to the City Council on August 4, 2025; and

**WHEREAS**, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible; whether it should best be made as proposed or in connection with some other improvement; the estimated cost of the improvement as recommended; and a description of the methodology used to calculate individual assessments for affected parcels; and

**WHEREAS**, the City Council received the Feasibility Report for the 2025 Street Improvement Project, City Project 01-26 on August 4, 2025.

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

1. The Council will consider the 2026 Street Improvement Project, City Project No. 01-26 which includes the 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 21 to 5810' south of CR 21, 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; and the mill and overlay of the remainder of Game Farm Road, the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court, Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court, Pinnacle Way, Lakeside Drive and Lakeside Circle; and will consider the assessment of abutting properties for a portion of the cost of the project in pursuant to Minnesota Statutes, Chapter 429, at an estimated total cost of the improvements of \$2,851,270.
2. Calls for the Public Hearing for these improvements on September 3, 2025, in the City Hall Council Chambers at 6:30 p.m. and the Clerk shall give mailed and published notice of such hearing and improvement as required by law; and
3. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the

hearing.

This resolution was adopted by the City Council of the City of Minnetrista on the 4<sup>th</sup> day of August, 2025, by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays.

\_\_\_\_\_  
Lisa Whalen, Mayor

ATTEST:

\_\_\_\_\_  
Ann Meyerhoff, City Clerk