

CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



Subject: Public Hearing for the 2026 Street Improvement Project, City Project 01-26

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

Meeting Date: September 15, 2025

Attachments: Project map, Assessment Map, Preliminary Assessment Roll

Issue:

As required by Minnesota State Statutes, Chapter 429 the City Council shall hold a Public Hearing 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:

- 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
- 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

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.

- 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

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

A neighborhood information meeting was held on July 14, 2025. At the August 4, 2025 meeting City Council passed Resolutions 72-25 and 73-25, Receiving the Feasibility Report and Calling the Public Hearing for the Proposed 2026 Street Improvement Project, City Project 01-26.

The properties adjacent to the full depth removal and replacement portion of Game Farm Road are proposed to be assessed for a portion of the street improvement cost. Based on the city's policy to assess 50% of the street and storm cost, the preliminary assessment amount would be \$16,200. 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 Public Hearing is required per MS Chapter 429 to allow interested persons to voice their opinions of the proposed improvements, whether or not they are in the proposed assessment area. Notices of the Public Hearing were sent to the benefitting property owners in accordance with MS Chapter 429. The Public Hearing is held to allow interested persons to voice their opinions of the proposed improvements, whether or not they are in the proposed assessment area.

Fiscal Impact:

After City Council accepted the feasibility study Public Works indicated that it would be beneficial to replace two culverts under Game Farm Road and cleaning the inlets and outlets of all the culverts. The estimated additional cost for this work is \$41,500 and \$27,500, respectively. The culvert replacement would be paid from the City's State Aid Fund and would not be considered an assessable cost. The cost to clean the inlets and outlets would be paid from the Storm Fund. The additional design and wetland permitting fees associated with this work is \$6,120.

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Figure 1. Proposed culvert replacement locations

The original budget for the project included \$350,000 for the mill and overlay of Westedge Boulevard, however this was inadvertently omitted from proposed project scope or the feasibility study. Staff requests council authorization to add this street to the project. Cores obtained in 2024 indicate that the portion of the road between Willow Court and Sugar Mill Lane should be full depth removal and replacement of the pavement and the remainder be milled and overlaid. The recommended budget for this work is \$450,000.

Consistent with past practice, the three properties that access Westedge Boulevard are not proposed to be assessed since the majority of the roads in the North Saunders area will be milled and overlaid.

The east half of Westedge Boulevard from CR 15 to Woodedge Road is in the City of Mound. Staff from the City of Mound support the proposed improvement and the Mound City Council is supportive of their estimated portion of the project costs, which is \$112,500.

The additional design fee associated with adding Westedge Boulevard to the project is \$7,700.

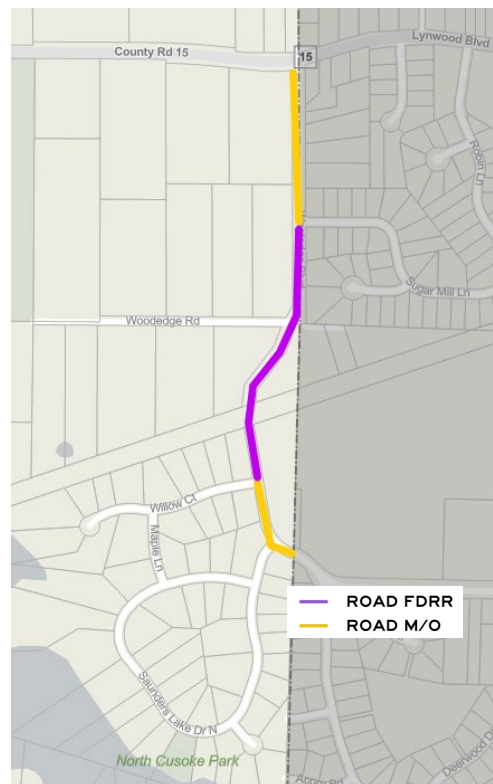


Figure 2. Proposed extent of Westedge Boulevard improvements.

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A \$4.4 million preliminary budget for this project was presented to the City Council on May 5, 2025. The opinion of probable cost developed with the feasibility report is broken down in the table below; additional proposed improvements are shown in *italics*. The costs in Table 1 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, City of Mound Funds, and special assessments to the benefitting properties.

Table 1 – Opinion of Probable Cost Summary				
2026 Street Improvement Project				
Proposed Improvements	City Responsibility	State Aid Funding	Other Funding	Total Estimated Funding
Surface Improvements, per Feasibility Report	\$1,938,230	\$740,240	\$150,000 (Special Assessments)	\$2,828,470
Resurface bituminous trail: Westedge Blvd / North Saunders Lake Dr	\$22,800	-	-	\$22,800
<i>Game Farm Road Culverts</i>	-	<i>\$69,000</i>	-	<i>\$69,000</i>
<i>Westedge Boulevard Improvements</i>	<i>\$337,500</i>	-	<i>\$112,500</i> (City of Mound)	<i>\$450,000</i>
Opinion of Probable Cost	\$2,298,530	\$809,240	\$262,500	\$3,370,270

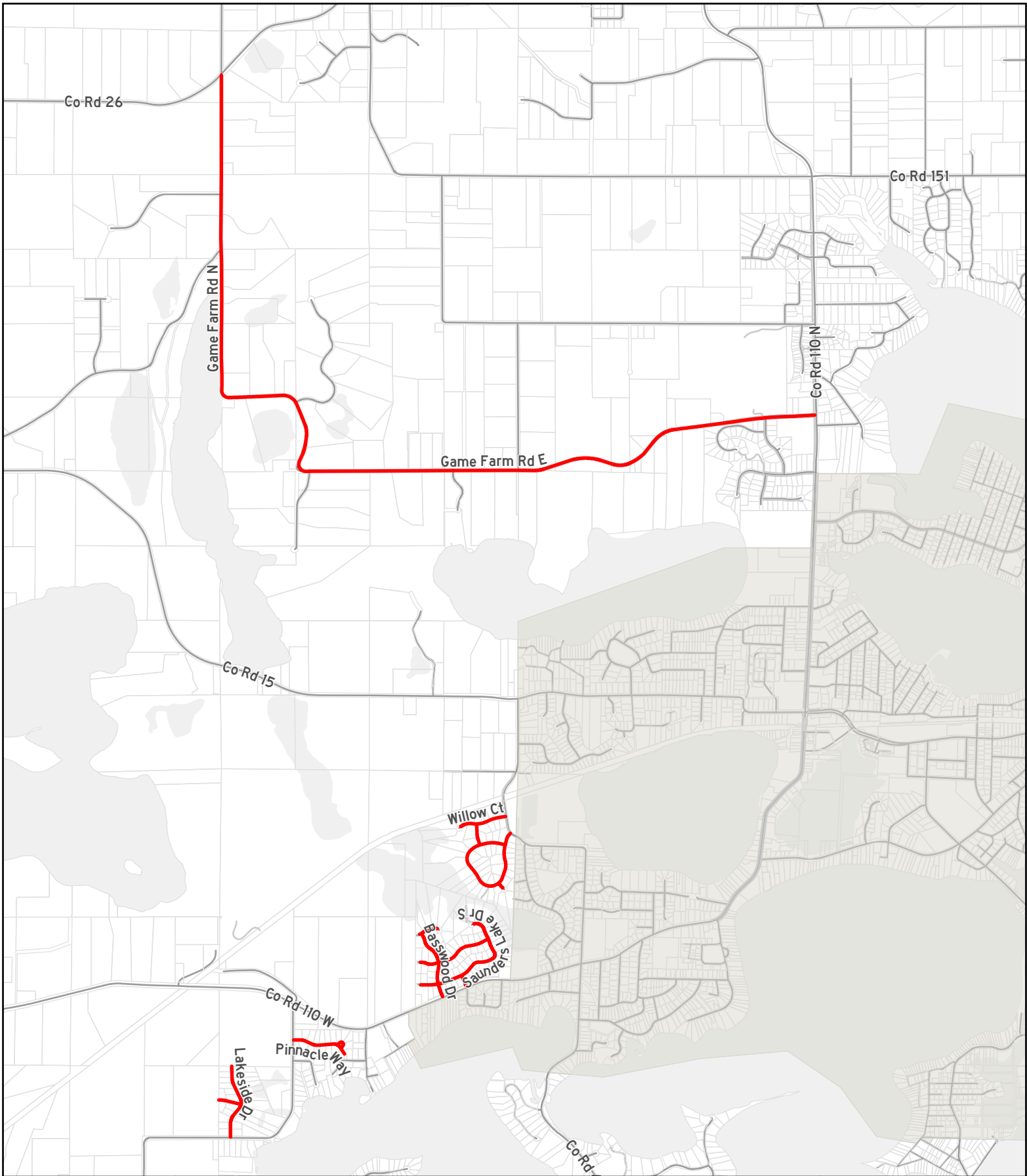
Recommended City Council Action:

Staff recommends:

1. Approving Resolution No. 80-25, ordering the improvements and authorizing the preparation of plans and specifications for the 2026 Street Improvement Project, City Project 01-26, and
2. Authorize adding Westedge Road (CR 15 to City Limits) to the 2026 Street Improvement Project, City Project 01-26, and
3. Authorize an additional \$13,820 in WSB fees for the design and wetland permitting for the culvert replacement under Game Farm Road, and for the design of Westedge Road.

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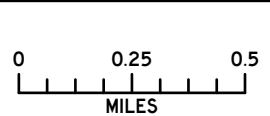


7701 COUNTY ROAD 110 WEST
MINNETRISTA, MN 55364

2026 PAVEMENT IMPROVEMENT PROJECT LOCATION MAP

MINNETRISTA, MN

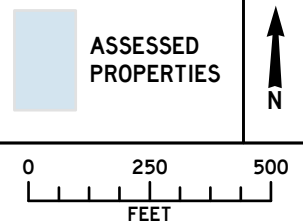
— PROJECT AREA





2026 STREET IMPROVEMENT PROJECT

ASSESSMENTS



Preliminary Assessment Roll - Game Farm Road										
Project: 2026 Street Improvement Project Project Location: City of Minnetrista City Project No. : 01-26 WSB Project No. : 029049-000							Date: 6/27/2025 Total Surface Improvement Cost: \$ 484,185.24 Assessable Units: 15 Unit Assessment Rate: \$ 10,000.00			
Map ID	Owner Name	Property Owner Address		Property Address		PID No.	Land Use Description	Assessable Units	Assessment Rate	Total Assessment
1	D H Macdonald/E W Macdonald	5925 Game Farm Road	Minnetrista, MN 55364	5925 Game Farm Road	Minnetrista, MN 55364	1111724430005	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
2	R A Moulton & C J Moulton	5985 Game Farm Road	Minnetrista, MN 55364	5985 Game Farm Road	Minnetrista, MN 55364	1111724430022	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
3	Marianne G Lumbard	6087 Game Farm Road	Minnetrista, MN 55365	6087 Game Farm Road	Minnetrista, MN 55365	1411724210001	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
4	Kelly Gehl Dunlap	6089 Game Farm Road	Minnetrista, MN 55366	6089 Game Farm Road	Minnetrista, MN 55366	1411724210002	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
5	Marianne Gardiner Lumbard	6035 Game Farm Road	Minnetrista, MN 55364	6035 Game Farm Road	Minnetrista, MN 55364	1111724340010	Residential - Misc/ B&B / Multipl	1	\$ 10,000.00	\$ 10,000.00
6	Peter J Ronnerud	6055 Game Farm Road	Minnetrista, MN 55364	6055 Game Farm Road	Minnetrista, MN 55364	1111724340009	Residential	1	\$ 10,000.00	\$ 10,000.00
7	Alex & Ashley Yellick	6075 Game Farm Road	Minnetrista, MN 55364	6075 Game Farm Road	Minnetrista, MN 55364	1111724340012	Residential	1	\$ 10,000.00	\$ 10,000.00
8	D & R Knowles	6085 Game Farm Road	Minnetrista, MN 55364	6085 Game Farm Road	Minnetrista, MN 55364	1111724340011	Residential	1	\$ 10,000.00	\$ 10,000.00
9	Audrey E Vaughn	6170 Game Farm Road	Minnetrista, MN 55364	6170 Game Farm Road	Minnetrista, MN 55364	1111724340002	Residential	1	\$ 10,000.00	\$ 10,000.00
10	Steven Shannon/Cindi Shannon	6080 Game Farm Road	Minnetrista, MN 55364	6080 Game Farm Road	Minnetrista, MN 55364	1111724340004	Residential	1	\$ 10,000.00	\$ 10,000.00
11	Norma Jean Wutke Revoc Tr	6060 Game Farm Road	Minnetrista, MN 55364	6060 Game Farm Road	Minnetrista, MN 55364	1111724340003	Residential	1	\$ 10,000.00	\$ 10,000.00
12	D M Tillman & L M Tillman	6010 Game Farm Road	Minnetrista, MN 55364	6010 Game Farm Road	Minnetrista, MN 55364	1111724340001	Residential	1	\$ 10,000.00	\$ 10,000.00
13	David Carl Lindstrom	5970 Game Farm Road	Minnetrista, MN 55364	5970 Game Farm Road	Minnetrista, MN 55364	1111724430001	Residential	1	\$ 10,000.00	\$ 10,000.00
14	Isd 277	5910 Game Farm Road	Minnetrista, MN 55364	5910 Game Farm Road	Minnetrista, MN 55364	1111724430002	Residential	1	\$ 10,000.00	\$ 10,000.00
15	City of Minnetrista	5890 Game Farm Road	Minnetrista, MN 55364	5890 Game Farm Road	Minnetrista, MN 55364	1111724430024	Industrial	1	\$ 10,000.00	\$ 10,000.00
									Total	\$ 150,000.00

RESOLUTION NO. 80-25

**CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION ORDER IMPROVEMENTS AND AUTHORIZING THE PREPARATION
OF PLANS AND SPECIFICATIONS FOR THE
2026 STREET IMPROVEMENT PROJECT, CITY PROJECT NO. 01-26**

WHEREAS, a resolution of the City Council adopted the 4th day of August, 2025, fixed a date for a Public Hearing on City Project No. 01-26, the proposed improvements associated with the 2026 Street Improvement Project, City Project 01-26, pursuant to Minnesota Statutes Chapters 429.011 to 429.111, and

WHEREAS, due to the cancellation of the September 3, 2025 City Council meeting, the Public Hearing was rescheduled to September 15, 2025 and notices of the date, time, and place of the rescheduled hearing were sent to the property owners and published in the City's official newspaper; and

WHEREAS, it is proposed to perform street improvements to Game Farm Road, Cedar Court, Maple Lane, Saunders Lake Drive North, Willow Court, Westedge Boulevard, Basswood Drive, Bluffs Lane North, Cherrywood Court, Saunders Lake Drive South, Walnut Drive, Pinnacle Way, Lakeside Drive, and Lakeside Circle, and

WHEREAS, it is proposed to authorize preparation of plans and specifications for the 2026 Street Improvement Project, City Project 01-26, and

WHEREAS, ten days' mailed notice and two published notices of the hearing were given, and the hearing was held thereon on the 15th day of September, 2025, at which all persons desiring to be heard were given an opportunity to be heard thereon,

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

1. The preparation of plans and specifications for the street improvements to Game Farm Road, Cedar Court, Maple Lane, Saunders Lake Drive North, Willow Court, Westedge Boulevard, Basswood Drive, Bluffs Lane North, Cherrywood Court, Saunders Lake Drive South, Walnut Drive, Pinnacle Way, Lakeside Drive, and Lakeside Circle, as the 2026 Street Improvement Project, City Project 01-26 is authorized.
2. WSB is hereby designated as the engineer for this improvement. The engineer shall prepare plans and specifications for the making of such improvement.

This resolution was adopted by the City Council of the City of Minnetrista on the 15th day of September, 2025, by a vote of _____ Ayes and _____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk