

**CITY OF MINNETRISTA**



**CITY COUNCIL AGENDA ITEM**

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**Subject:** Adopt Final Assessment Roll and Award Contract for the 2026 Street Improvement Project (City Project No. 01-26)

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

**Meeting Date:** March 19, 2026

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**Issue:**

The City Council is advised to hold the public hearing and consider adopting the assessment roll for the 2026 Street Improvement Project, City Project No. 01-26.

**Overview:**

The 2026 Street Improvement Project, City Project No. 01-26, is proposed to be funded by various City Funds, supported, in part, by special assessments. The improvements proposed for construction in 2026 are summarized below:

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
  
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
  
3. Recommended Bid Alternates:
  - #2 Relocation of the hydrant on the north side of Game Farm Road near CR 110,
  - #3 Underseal on Game Farm Road.

**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.

On February 18, 2026, the City Council ordered the preparation of the proposed assessments and called for the hearing on the assessments. The amount to be assessed was declared to be \$140,000.

The proposed assessment amount is \$10,000, which was the assessment cap based on the special benefit analysis for the 2023 reclamation and reconstruction projects.

The final assessment roll is attached and includes a list of the properties to be assessed and the proposed assessment amounts.

**Fiscal Impact:**

The improvements are proposed to be funded through a combination of City Funds and special assessments to benefitting properties. The assessment will be levied for a 20-year period at an interest rate of 5.55 percent per annum.

<b>Funding Summary 2026 Street Improvement Project</b>				
<b>Proposed Improvements</b>	<b>City</b>	<b>State Aid Funding</b>	<b>Other Funding</b>	<b>Total Estimated Funding</b>
Surface and Storm Improvements	\$1,546,734.40	\$688,794.15	\$140,000.00 (Special Assessments) \$55,222.22 (City of Mound)	\$2,430,750.77
Bid Alternate #1. Trail Improvements	-	-	-	-
Bid Alternate #2. Hydrant and Valve Relocation	\$36,877.43	-	-	\$36,877.43
Bid Alternate #3. Underseal of Game Farm Road	\$75,836.50	\$28,013.71	-	\$103,850.21
<b>Total</b>	<b>\$1,659,448.33</b>	<b>\$716,807.86</b>	<b>\$195,222.22</b>	<b>\$2,571,478.41</b>

**Recommended City Council Action:**

Staff recommends approving Resolution No 31-26 & 32-26, adopting the assessment roll and awarding the contract for the 2026 Street Improvement Project (City Project No. 01-26).

**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.



February 12, 2026

Honorable Mayor and City Council  
City of Minnetrista  
7701 County Road 110 West  
Minnetrista, MN 55364

Re: 2026 Street Improvement Project  
City Project No. 01-26  
SAP 243-114-001  
City of Minnetrista, MN  
WSB Project No. 029049-000

Dear Mayor and Council Members:

Bids were received online for the above-referenced project on Wednesday, February 11, 2026, and were viewed and read aloud. Six bids were received. It should be noted that the project was bid with a Base Bid and the following three alternates:

- Alternate 1 – Trail Improvements
- Alternate 2 – Hydrant & Valve Relocation
- Alternate 3 – Game Farm Underseal

Please find attached the Bid Tabulation Summary indicating Wm. Mueller & Sons, Hamburg, Minnesota, as the low bidder with a Base Bid amount of \$1,929,167.28. Bid amounts for Alternates 1-3 were \$157,349.90, \$29,267.80, and \$82,420.80, respectively. The Engineer's Estimate included a Base Bid amount of \$2,585,435.00 and bid amounts of \$21,445.00, \$28,327.00, and \$92,400.00 for the three alternates.

We recommend that the City Council consider these bids and award a contract for the Base Bid and Alternates 2 and 3 in the amount of \$2,040,855.88 to Wm. Mueller & Sons, based on the results of the bids received.

If you have any questions, please contact me at 612.849.6157. Thank you.

Sincerely,

WSB

Emily Brown, PE  
Project Manager

Attachment

cc: Wm. Mueller & Sons, Inc.  
Alyson Fauske, WSB

srb

# Bid Tabulation Summary



2026 Street Improvement Project

City Project No. 01-26

SAP 243-114-001

City of Minnetrista, MN

WSB Project No. 029049-000

Bids Received Online: Wednesday, February 11, 2026, at 10:00 a.m. Local Time

 DENOTES CORRECTED FIGURE

Contractor	Bid Bond (5%)	Add. No. 1 Rec'd.	Base Bid	Alternate 1 (Trail Imps)	Alternate 2 (Hydrant & Valve Relocation)	Alternate 3 (Game Farm Underseal)
1 Wm. Mueller & Sons, Inc.	X	X	\$1,929,167.28	\$157,349.90	\$29,267.80	\$82,420.80
2 Northwest Asphalt, Inc.	X	X	\$2,008,377.60	\$26,773.00	\$28,298.05	\$88,704.00
3 GMH Asphalt Corporation	X	X	\$2,142,513.46	\$28,676.00	\$38,706.19	\$87,225.60
4 Valley Paving, Inc.	X	X	\$2,165,165.00	\$25,937.50	\$35,889.70	\$85,747.20
5 Park Construction Company	X	X	\$2,303,059.25	\$25,851.00	\$34,397.82	\$85,008.00
6 Bituminous Roadways, Inc.	X	X	\$2,833,237.00	\$37,315.00	\$40,250.70	\$92,400.00
Engineer's Opinion of Probable Cost			\$2,585,435.00	\$21,445.00	\$28,327.00	\$92,400.00

I hereby certify that this is a true and correct tabulation of the bids as received on February 11, 2026.

Emily Brown, PE, Project Manager

**Final 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: 3/11/2026

Total Surface Improvement Cost: \$ 280.00

Assessable Units: 14

Unit Assessment Rate: \$ 10,000.00

Map ID	Owner Name	Property Address		Tax Payer 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 Lumbar	6087 Game Farm Road	Minnetrista, MN 55365	6087 Game Farm Road	Minnetrista, MN 55365	1111724340013	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 Lumbar	6035 Game Farm Road	Minnetrista, MN 55364	6035 Game Farm Road	Minnetrista, MN 55364	1111724340010	Residential - Misc/ B&B / Multipl	0	\$ 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	5901 Sunnyfield Rd E	Minnetrista, MN 55364	1111724430002	Residential	1	\$ 10,000.00	\$ 10,000.00
15	City of Minnetrista	5890 Game Farm Road	Minnetrista, MN 55364	7701 Co Rd No 110W	Minnetrista, MN 55364	1111724430024	Industrial	1	\$ 10,000.00	\$ 10,000.00
<b>Total</b>									<b>\$</b>	<b>140,000.00</b>

**RESOLUTION NO. 31-26**

**RESOLUTION ADOPTING ASSESSMENT FOR THE 2026 STREET  
IMPROVEMENT PROJECT, CITY PROJECT NO. 01-26**

**WHEREAS**, pursuant to proper notice duly given as required by law, the Council has met and heard and passed upon all objections to the proposed assessment for the assessable portion of City Project No 01-26, which includes the following improvements:

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, and
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, and
3. Relocation of the hydrant on the north side of Game Farm Road near CR 110, and
4. Underseal on Game Farm Road.

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

1. Such proposed assessment, a copy of which is attached hereto and made a part hereof, is hereby accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is hereby found to be benefited by the proposed improvement in the amount of the assessment levied against it.
2. Such assessment shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2027 and shall bear interest at the rate of 5.55 percent per annum from the date of the adoption of this assessment resolution. To the first installment shall be added interest on the entire assessment from November 1,

2026 until December 31, 2027. To each subsequent installment, when due, shall be added interest for one year on all unpaid installments.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County Auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the City Treasurer, except that no interest shall be charged if the entire assessment is paid any time on or before November 1, 2026; and he/she may, at any time thereafter, pay to the City Treasurer the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the next succeeding year.
4. The owner of any property so assessed may, at any time prior to certification of the assessment of the first installment to the County Auditor, pay to the City Treasurer any portion of the assessment. The remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment.
5. The clerk shall forthwith transmit a certified duplicate of this assessment to the County Auditor to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

This resolution was adopted by the City Council of the City of Minnetrista on the 19<sup>th</sup> day of March 2026, by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays.

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

ATTEST:

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

**RESOLUTION NO. 32-26**

**RESOLUTION AWARDING A CONTRACT FOR THE 2026 STREET  
IMPROVEMENT PROJECT, CITY PROJECT NO. 01-26**

**WHEREAS**, the City Council of Minnetrista previously directed the City Engineer to advertise for bids for the 2026 Street Improvement Project, City Project No. 01-26; and

**WHEREAS**, bids were publicly received, opened, and read aloud on February 11, 2026.

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

1. All bids for the construction of the 2026 Street Improvement Project, City Project 01-26 have been received and are tabulated on the attached summary.
2. The base bid and bid alternates 2 and 3 of Wm. Mueller & Sons, Inc., in the amount of \$1,929,167.28, \$29,267.80, and \$82,420.80, respectively, for the construction of said improvements, is in accordance with the plans and specifications and advertisement for bids and is the lowest responsible total bid.
3. The Mayor and Clerk are hereby authorized and directed to enter into a contract with said bidder for the construction of said improvements for and on behalf of the City of Minnetrista.
4. The City Clerk is hereby authorized and directed to return forthwith to all bidders the deposits made with their bids, except that the deposit of the successful bidder and the next two lowest bidders shall be retained until a contract has been executed.

This resolution was adopted by the City Council of the City of Minnetrista on the 19<sup>th</sup> day of March 2026, by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays.

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

ATTEST:

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