

CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



Subject: 2027 Street Improvement Project, City Project 01-27
a. Receive Feasibility Report
b. Call the Public Hearing

Prepared By: Alyson Fauske, PE, City Engineer

Meeting Date: September 9, 2026

Issue:

Should the City accept the Feasibility Report for the 2027 Street Improvement Project and call the Public Hearing?

Background/Discussion:

The 2027 Street Improvement Project generally consists of improvements to the following streets to extend the existing pavement life: Warner Lane, Cedar Point Road, Edsall Road, St Mary's Road, Wellesley Way, and Lee Road, collectively referred to as The Island Area. The initial project scope included paving East Shore Drive, however Council removed this street from the project scope at their August 17, 2026 meeting. Improvements to Ridgewood Cove and watermain extension were considered in the Feasibility Report but this work is anticipated for a future street project.

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 full depth reclamation or reconstruction of the roads. Per the City's Assessment Policy, the Feasibility Report includes assessing 100% of the watermain extension costs. The remaining project costs are to be paid by various City funds.

A link to the feasibility report can be found here:

<https://wsbeng.sharefile.com/public/share/web-sb582a31128884cdbae9299cfe49d1e64>

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%

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.

indirect costs for engineering, administration, and legal costs. The improvements are proposed to be funded through a combination of City funds and special assessments to the properties benefitting from the street improvements.

Table 1 – Opinion of Probable Cost Summary			
2027 Street Improvement Project			
Proposed Improvements	City Responsibility	Special Assessments	Total Estimated Funding
Island Area	\$490,300	\$435,500	\$925,800
Option 1- Ridgewood Cove Rehabilitation	\$214,900	\$199,500	\$414,400
Option 2- Ridgewood Cove Reconstruction	\$297,100	\$514,500	\$811,600

It is proposed that 50% of the street and storm sewer costs of street improvement costs be assessed. For the Island Area this would result in a \$6,500/unit assessment and for Ridgewood Cove it would be \$13,300/unit assessment for Option 1 or \$18,800/unit assessment for Option 2. 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 and 2026 projects were also capped at \$10,000, therefore the proposed preliminary assessment amount for Ridgewood Cove are capped at \$10,000. The City's assessment policy is to assess 100% of the cost for watermain extension, which is \$15,500/unit.

A neighborhood meeting for the Ridgewood Cove area was held on August 26, 2026. A copy of the presentation is attached. At the neighborhood meeting it was discovered that one of the properties abutting CR 110 does not have a water service, therefore the estimated watermain assessment presented at the neighborhood meeting is higher than what is listed in the feasibility report. Resident feedback on the watermain extension is included Appendix E of the report. If City Council wants to consider alternative funding options for watermain extension staff can research and bring back for discussion at a future work session.

The neighborhood open house for the Island Area is scheduled for 5:00 pm on September 9, 2026. Staff will provide a verbal update at the City Council meeting.

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The proposed schedule for the 2027 Street Improvement Project (the Island Area) is as follows:

Accept Feasibility Report and Consider Ordering Public Hearing... September 9, 2026
Public Hearing/Authorize Preparation of Plans & SpecificationsOctober 5, 2026
Approve Plans & Specifications/Authorize Advertisement for Bid February 1, 2027
Bid Opening March 3, 2027
Accept Bids and Call Assessment Hearing..... March 15, 2027
Assessment Hearing and Award Contract April 19, 2027
Begin Construction June 2027
Substantial Completion of Construction..... September 2027
Final Completion of ConstructionOctober 2027

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 95-26 receiving the feasibility report and Resolution 96-26 calling the public hearing for City Project 01-27.

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

Mission Statement:

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Ridgewood Cove Street Improvement Project

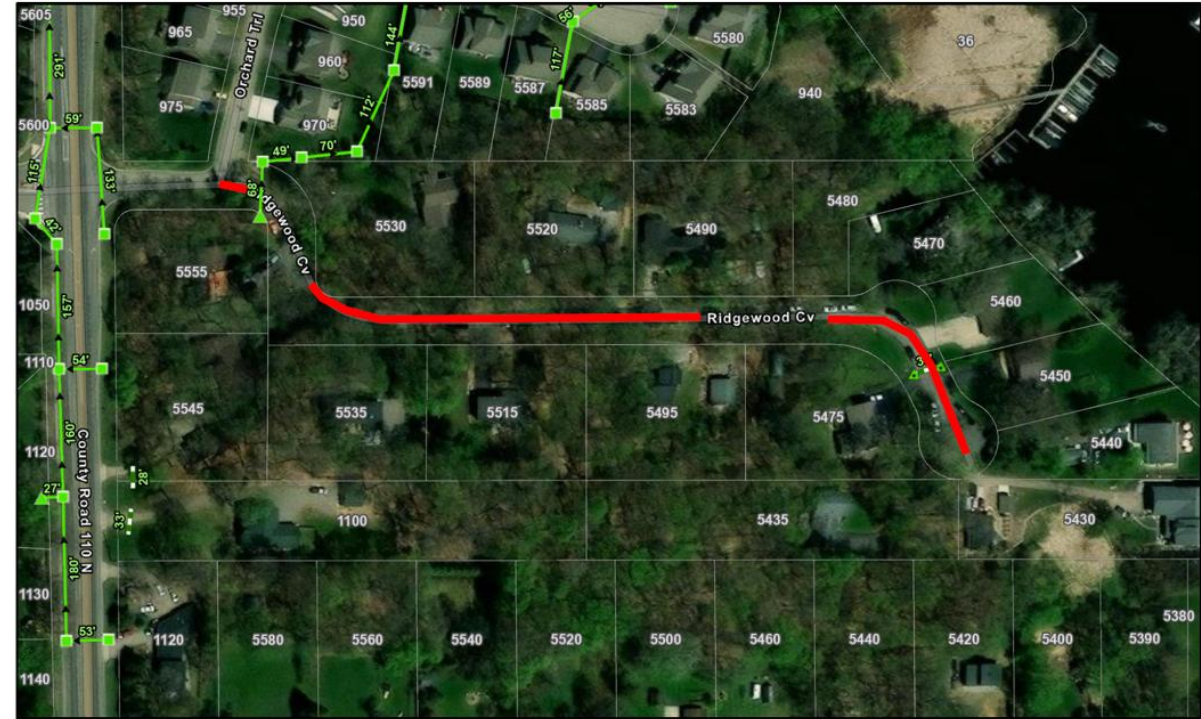
City of Minnetrista
C.P. No. 01-27



August 26, 2026

Project Background

- The City of Minnetrista is focused on improving street conditions throughout the City
- Streets are initially evaluated based on the condition of the pavement surface
- Pavement cores were obtained to determine scope of work



Existing Conditions



Ridgewood Cove

- Built in 1973
- Surface stripping and Alligator cracking
- Raveling in the base course



Street Improvements

- Pavement reclamation or reconstruction
- Installation of curb and gutter
- Street widths are proposed to remain the same.
- Street grades proposed to match closely to existing grades to match existing driveways and drainage patterns
 - Minor adjustments may be made to improve drainage



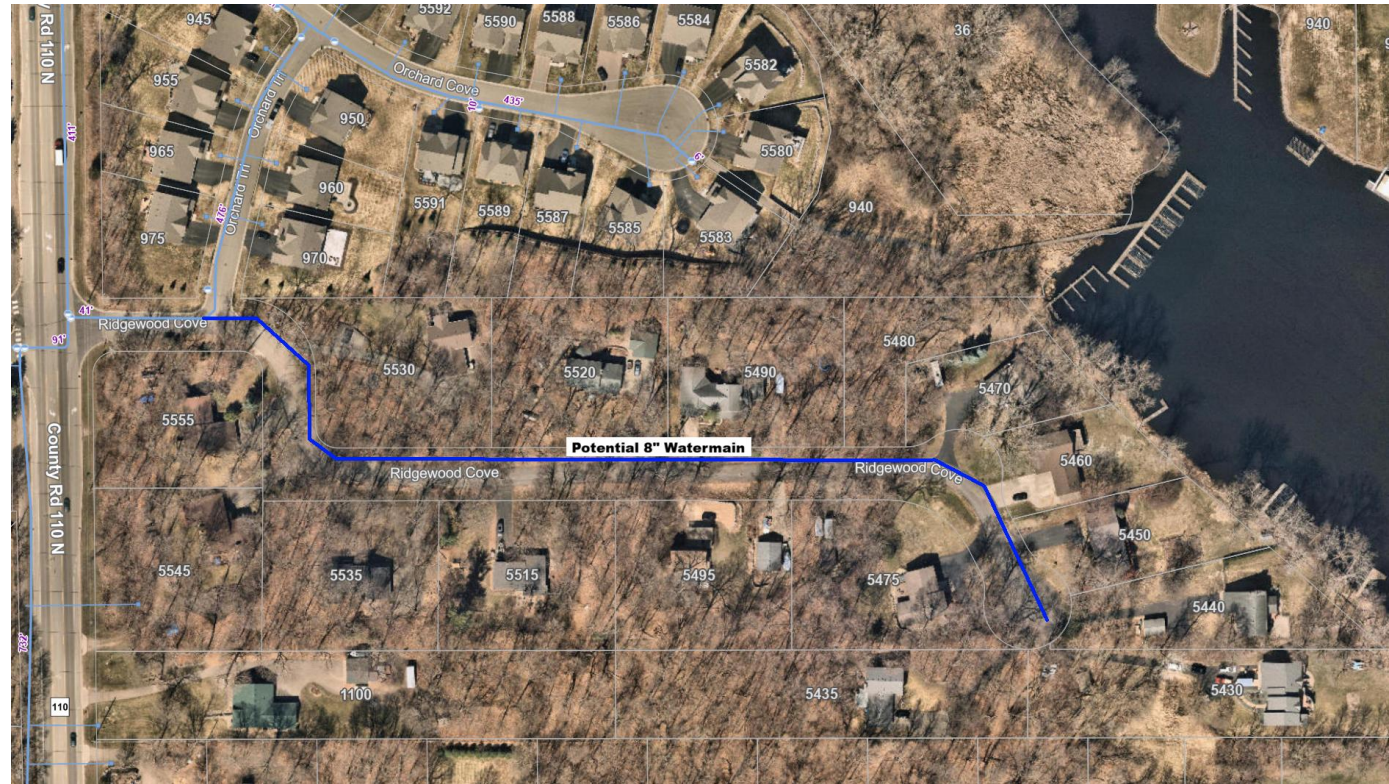
Wind Ridge Trail (2025)



Trillium Lane (2025)

Utility Improvements

- City is considering installation of watermain on Ridgewood Cove
 - Water services would be extended to each parcel for future connection
 - Residents would not be required to connect to the watermain on project completion
- If the watermain is not installed with this project, watermain extension would not be considered until the next full street reconstruction in approximately 30 years.



Utility Improvements

- Installation of inflow/infiltration (I/I) barriers in sanitary sewer manholes
- Minor storm sewer improvements for drainage conveyance



I/I Barrier



Storm Sewer



Projected Costs & Financing

Budgeted Project Costs for Rehabilitation (no watermain): \$414,400

Budgeted Project Costs for Reconstruction with Watermain: \$811,700

Funding Sources: Road Fund and Special Assessments

A detailed opinion of probable project costs will be included in the Feasibility Report after completion of preliminary design.



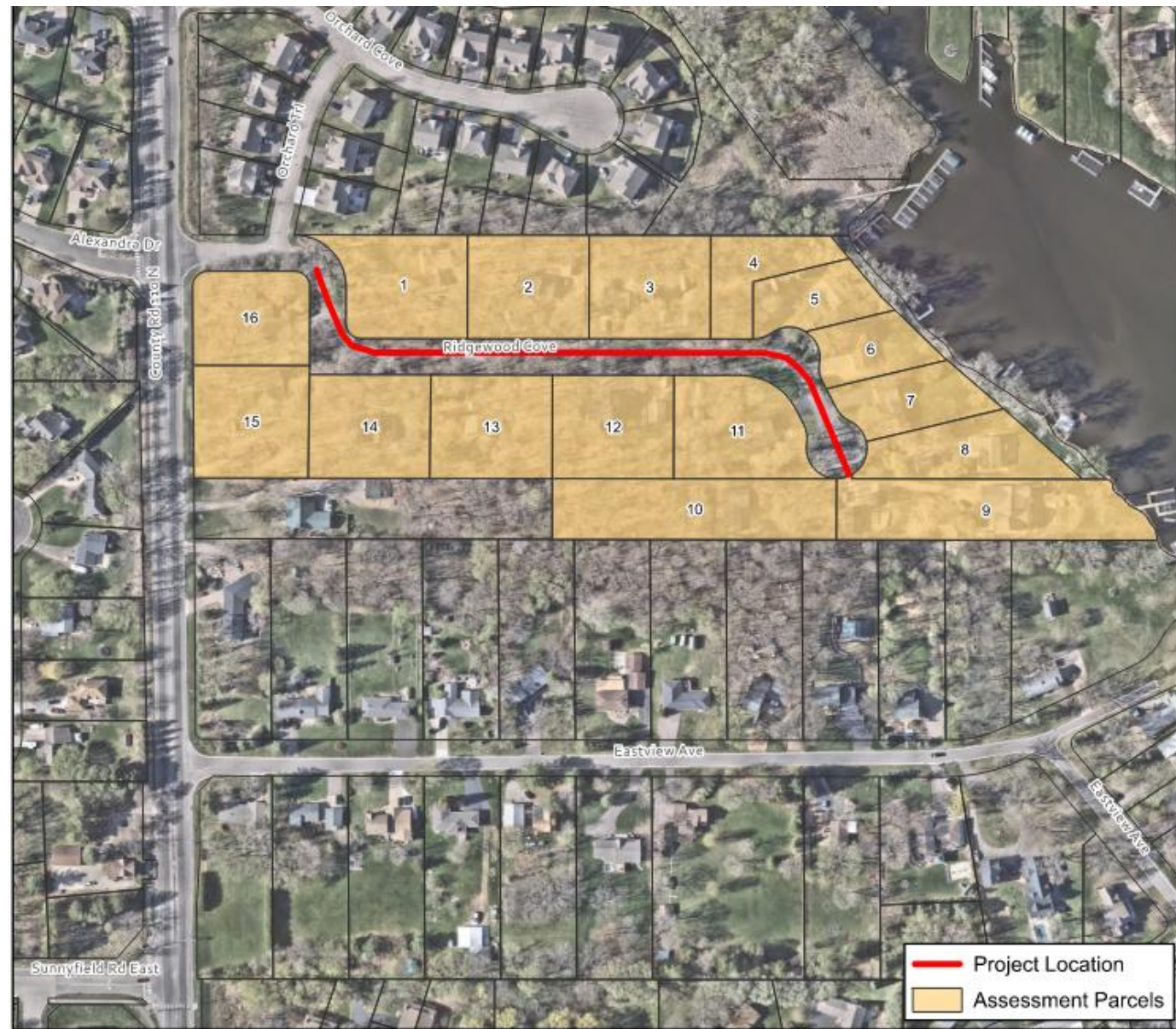
City of Minnetrista Assessment Policy

- Portion of costs will be assessed to benefiting property owners per City's Assessment Policy and Minnesota State Statute Chapter 429.
 - Historically it has been 50% of the project cost for street and storm costs.
 - The City's policy is to assess 100% of the watermain improvement costs
- Hardship deferrals may be available for senior citizens, disabled persons, members of the National Guard or military reserves
- Payment period is typically 20 years
- Assessment payment questions may be directed to Brian Grimm, City Finance Director:
bgrimm@ci.minnetrista.mn.us, 952-241-2516



Anticipated Assessments

- Pavement Rehabilitation – No watermain
 - \$13,300 per unit*
- Street Reconstruction with Watermain
 - \$18,800 per unit (Street)*
 - \$16,600 per unit (Water)



** Past precedence has been to cap residential street assessments at \$10,000 per unit*



Next Steps

Neighborhood Meeting

August 26, 2026

Resident Input

- Questions at the neighborhood meeting
- Fill out comment cards
- Call or email the project hotline

City Council Accepts Feasibility Report

September 9, 2026

City Council Discussion on Project Schedule

Summer 2027

Construction

Summer 2028





Public Engagement

- The City wants your input regarding the proposed improvements
 - Watermain installation
 - Specific roadway or utility questions or comments
 - Safety questions or comments
 - Street section questions or comments
 - Funding questions or comments
- A project website has been created to provide up-to-date project information and to sign up for email updates: minnetrista-wsbeng.hub.arcgis.com

Question and Answer



RESOLUTION NO. 95-26

**CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION RECEIVING FEASIBILITY REPORT
FOR THE PROPOSED
2027 STREET IMPROVEMENT PROJECT
(CITY PROJECT NO. 01-27)**

WHEREAS, the City Council authorized preparation of a Feasibility Report for the 2027 Street Improvement Project, City Project 01-27, on June 15, 2026; and

WHEREAS, WSB & Associates, Inc. prepared the Feasibility Report which was presented to the City Council on September 9, 2026; 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 2027 Street Improvement Project, City Project No. 01-27.

This resolution was adopted by the City Council of the City of Minnetrista on the 9th day of September, 2026, by a vote of _____ Ayes and _____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

RESOLUTION NO. 96-26

**CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION CALLING FOR PUBLIC HEARING FOR THE PROPOSED
2027 STREET IMPROVEMENT PROJECT
(CITY PROJECT NO. 01-27)**

WHEREAS, the City Council authorized preparation of a Feasibility Report for the 2027 Street Improvement Project, City Project 01-27, on June 15, 2026; and

WHEREAS, WSB & Associates, Inc. prepared the Feasibility Report which was presented to the City Council on September 9, 2026; 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 2027 Street Improvement Project, City Project 01-27 on September 9, 2026.

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

1. The Council will consider the 2027 Street Improvement Project, City Project No. 01-27 which includes the full depth reclamation of Warner Lane, Cedar Point Road, Edsall Road, St Mary's Road, Wellesley Way, and Lee Road; 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 \$925,800.
2. Calls for the Public Hearing for these improvements on October 5, 2026, 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 9th day of September, 2026, by a vote of _____ Ayes and _____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk