

CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



Subject: Public Hearing for the 2027 Street Improvement Project, City Project 01-27

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

Meeting Date: October 5, 2026

Attachments: Project map, Assessment Map, Preliminary Assessment Roll, Resolution

Issue:

As required by Minnesota State Statutes, Chapter 429 the City Council shall hold a Public Hearing for the 2027 Street Improvement Project, City Project 01-27.

Background/Discussion:

The 2027 Street Improvement Project, City Project 01-27, was initiated by the City Council at the June 15, 2026, regular City Council meeting when the City Council passed Resolution 71-26, Authorizing Professional Services for the 2027 Street Improvement Project, now known as City Project 01-27.

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 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.

On September 9, 2026 the neighborhood information meeting was held and City Council passed Resolutions 95-26 and 96-26, Receiving the Feasibility Report and Calling the Public Hearing for the Proposed 2027 Street Improvement Project, City Project 01-27.

The properties adjacent to the project area 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 is \$6,500 per unit.

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.

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:

The opinion of probable cost is \$925,800 per the feasibility report and includes 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 (\$490,300) and special assessments to the properties benefitting from the street improvements (\$435,500).

Recommended City Council Action: Staff recommends approving Resolution No. 107-26, ordering the improvements and authorizing the preparation of plans and specifications for the 2027 Street Improvement Project, City Project 01-27.

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

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

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.



Project Area Map

Islands Pavement Management Project
City of Minnetrista



0 525
Feet
1 inch = 525 feet





— Project Location
— Assessment Parcels

Preliminary Assessment Roll - The Islands										
Project: 2027 Street Improvement Project Project Location: City of Minnetrista City Project No. : 01-27 WSB Project No. : 036987-000								Date: 9/9/2026 Total Surface Improvement Cost: \$ 874,100.00 Assessable Units: 67 Unit Assessment Rate: \$ 6,500.00		
Map ID	Owner Name	Property Owner Address		Property Address		PID No.	Land Use Description	Assessable Units	Assessment Rate	Total Assessment
1	D J OLSON & C K OLSON	3415 Warner La	Mound MN, 55364	3415 Warner La	Minnetrista, MN 55364	2511724240057	Residential	1	\$ 6,500.00	\$ 6,500.00
2	GREENER FAMILY TRUST	3425 Warner La	Minnetrista, MN, 55364	3425 Warner La	Minnetrista, MN 55364	2511724240058	Residential	1	\$ 6,500.00	\$ 6,500.00
3	MARK L MJELDE	3435 Warner La	Mound MN, 55364	3435 Warner La	Minnetrista, MN 55364	2511724240059	Residential	1	\$ 6,500.00	\$ 6,500.00
4	WILLIAM D POLK TRUSTEE	3445 Warner La	Mound MN, 55364	3445 Warner La	Minnetrista, MN 55364	2511724240060	Residential	1	\$ 6,500.00	\$ 6,500.00
5	B BISPALA & K BISPALA	3465 Warner La	Mound MN, 55364	3465 Warner La	Minnetrista, MN 55364	2511724240061	Residential	1	\$ 6,500.00	\$ 6,500.00
6	DANIEL W ROBERTSON ET AL	5430 Cedar Point Rd	Mound MN, 55364	5430 Cedar Point Rd	Minnetrista, MN 55364	2511724240062	Residential	1	\$ 6,500.00	\$ 6,500.00
7	P C HARTLEY/D R ENGBRETSSEN	5445 Cedar Point Rd	Minnetrista MN, 55364	5445 Cedar Point Rd	Minnetrista, MN 55364	2511724230002	Residential	1	\$ 6,500.00	\$ 6,500.00
8	MICHAEL P KIRKWOOD TRUSTEE	5435 Cedar Point Rd	Mound MN, 55364	5435 Cedar Point Rd	Minnetrista, MN 55364	2511724240071	Residential	1	\$ 6,500.00	\$ 6,500.00
9	J M HAUGLAND & M S STRUTHERS	2765 Thomas Ave S	Minneapolis MN, 55416	5425 Cedar Point Rd	Minnetrista, MN 55364	2511724240053	Seasonal-Residential Rec	1	\$ 6,500.00	\$ 6,500.00
10	J K WATKINS AND K L HAMMOND	5415 Cedar Point Rd	Minnetrista MN, 55364	5415 Cedar Point Rd	Minnetrista, MN 55364	2511724240072	Residential	1	\$ 6,500.00	\$ 6,500.00
11	LARSON FAMILY REV TRUST	5375 Cedar Point Rd	Mound MN, 55364	5375 Cedar Point Rd	Minnetrista, MN 55364	2511724240049	Residential	1	\$ 6,500.00	\$ 6,500.00
12	MATTHEW & INGRID ALBERT	5365 Cedar Point Rd	Mound MN, 55364	5365 Cedar Point Rd	Minnetrista, MN 55364	2511724240050	Residential	1	\$ 6,500.00	\$ 6,500.00
13	PETER DAHLQUIST SWANSON	5355 Cedar Point Rd	Mound MN, 55364	5355 Cedar Point Rd	Minnetrista, MN 55364	2511724240048	Residential	1	\$ 6,500.00	\$ 6,500.00
14	ERIC G FUNDERBURK ET AL	5345 Cedar Point Rd	Mound MN, 55364	5345 Cedar Point Rd	Minnetrista, MN 55364	2511724240047	Residential	1	\$ 6,500.00	\$ 6,500.00
15	PETER J & KIMBERLY M HANSON	5335 Cedar Point Rd	Mound MN, 55364	5335 Cedar Point Rd	Minnetrista, MN 55364	2511724240046	Residential	1	\$ 6,500.00	\$ 6,500.00
16	EDSALL HOUSE LLC	PO BOX 220	Harrison MT, 59735	5325 Edsall Rd	Minnetrista, MN 55364	2511724240044	Seasonal-Residential Rec	1	\$ 6,500.00	\$ 6,500.00
17	P J DUTCHER & L K DUTCHER	5315 Edsall Rd	Mound MN, 55364	5315 Edsall Rd	Minnetrista, MN 55364	2511724240045	Residential	1	\$ 6,500.00	\$ 6,500.00
18	F E & K R JUHL	5305 Edsall Rd	Mound MN, 55364	5305 Edsall Rd	Minnetrista, MN 55364	2511724240043	Residential	1	\$ 6,500.00	\$ 6,500.00
19	ROSE M HAGEN& JOHN E HAGEN	5295 Edsall Rd	Minnetrista MN, 55364	5295 Edsall Rd	Minnetrista, MN 55364	2511724240009	Residential	1	\$ 6,500.00	\$ 6,500.00
20	ABRAM WALTERS	5285 Edsall Rd	Minnetrista MN, 55364	5285 Edsall Rd	Minnetrista, MN 55364	2511724240010	Residential	1	\$ 6,500.00	\$ 6,500.00
21	D UMBEHOCKER & T A KOCH	2225 Bayview Place	Wayzata MN, 55391	5275 Edsall Rd	Minnetrista, MN 55364	2511724240008	Residential	1	\$ 6,500.00	\$ 6,500.00
22	DENNIS M & JUDY H ANDERSON	5265 Edsall Rd	Mound MN, 55364-0282	5265 Edsall Rd	Minnetrista, MN 55364	2511724240007	Residential	1	\$ 6,500.00	\$ 6,500.00
23	BRUCE J & NANCY D MARTINSON	5255 Edsall Rd	Mound MN, 55364	5255 Edsall Rd	Minnetrista, MN 55364	2511724240005	Residential	1	\$ 6,500.00	\$ 6,500.00
24	B G PETERSON & C L PETERSON	5245 Edsall Rd	Mound MN, 55364	5245 Edsall Rd	Minnetrista, MN 55364	2511724240006	Residential	1	\$ 6,500.00	\$ 6,500.00
25	ALICE A DENNEY LIV TRUST	5235 Edsall Rd	Mound MN, 55364	5235 Edsall Rd	Minnetrista, MN 55364	2511724240003	Residential	1	\$ 6,500.00	\$ 6,500.00
26	CHARLES H PULESTON TRUST	5225 Edsall Rd	Mound MN, 55364	5225 Edsall Rd	Minnetrista, MN 55364	2511724240004	Residential	1	\$ 6,500.00	\$ 6,500.00
27	P MCLAUGHLIN/G MCLAUGHLIN	4849 Girard Ave S	Minneapolis MN, 55419	5215 Edsall Rd	Minnetrista, MN 55364	2511724240063	Seasonal-Residential Rec	1	\$ 6,500.00	\$ 6,500.00
28	WORMS-LYNCH FAMILY TRUST	6391 Oxbow Bend	Chanhassen MN, 55317	5205 Edsall Rd	Minnetrista, MN 55364	2511724130037	Residential	1	\$ 6,500.00	\$ 6,500.00
29	RICHARD J PROBST	5195 Edsall Rd	Mound MN, 55364	5195 Edsall Rd	Minnetrista, MN 55364	2511724130036	Residential	1	\$ 6,500.00	\$ 6,500.00
30	WILLIAM L THIBAUT	5185 Edsall Rd	Mound MN, 55364	5185 Edsall Rd	Minnetrista, MN 55364	2511724130034	Residential	1	\$ 6,500.00	\$ 6,500.00
31	PAUL D BERG/CARI A AHLSTROM	3465 Tuxedo Rd	Mound MN, 55364	3465 Tuxedo Rd	Minnetrista, MN 55364	2511724130038	Residential	1	\$ 6,500.00	\$ 6,500.00
32	ALICE A DENNEY LIV TRUST	5235 Edsall Rd	Mound MN, 55364	5236 Edsall Rd	Minnetrista, MN 55364	2511724240018	Residential	1	\$ 6,500.00	\$ 6,500.00
33	MICHAEL METCALF	5250 Edsall Rd	Mound MN, 55364	5250 Edsall Rd	Minnetrista, MN 55364	2511724240017	Residential	1	\$ 6,500.00	\$ 6,500.00
34	ERIC J JESSEN	3520 Wellesley Way	Mound MN, 55364	3520 Wellesley Way	Minnetrista, MN 55364	2511724240016	Residential	1	\$ 6,500.00	\$ 6,500.00
35	SCOTT J BAZEWCZ	3580 Tuxedo Rd	Mound MN, 55364	5225 St Marys Rd	Minnetrista, MN 55364	2511724240015	Residential	1	\$ 6,500.00	\$ 6,500.00
36	ALEXANDER B REIS	5215 St Marys Rd	Mound MN, 55364	5215 St Marys Rd	Minnetrista, MN 55364	2511724240014	Residential	1	\$ 6,500.00	\$ 6,500.00
37	KENNETH L FINLEY	3435 Tuxedo Rd	Mound MN, 55364	3435 Tuxedo Rd	Minnetrista, MN 55364	2511724240066	Residential	1	\$ 6,500.00	\$ 6,500.00
38	HEATHER M CHARLES	3465 Wellesley Way	Mound MN, 55364	3465 Wellesley Way	Minnetrista, MN 55364	2511724240022	Residential	1	\$ 6,500.00	\$ 6,500.00
39	ARIE D VISSER	3425 Wellesley Way	Mound MN, 55364	3425 Wellesley Way	Minnetrista, MN 55364	2511724240064	Residential	1	\$ 6,500.00	\$ 6,500.00
40	D & L LANE	5132 York Ave S	Minneapolis MN, 55410	5250 St Marys Rd	Minnetrista, MN 55364	2511724240023	Residential	1	\$ 6,500.00	\$ 6,500.00
41	SCOTT BAZEWCZ	3580 Tuxedo Rd	Mound MN, 55364	5254 St Marys Rd	Minnetrista, MN 55364	2511724240024	Vacant Land-Residential	1	\$ 6,500.00	\$ 6,500.00
42	SCOTT BAZEWCZ	3580 Tuxedo Rd	Mound MN, 55364	5260 St Marys Rd	Minnetrista, MN 55364	2511724240025	Residential	1	\$ 6,500.00	\$ 6,500.00
43	JON F VELASQUEZ	5200 Phelps Rd	Mound MN, 55364	5270 St Marys Rd	Minnetrista, MN 55364	2511724240026	Residential	1	\$ 6,500.00	\$ 6,500.00
44	EMMA C DAHL & CRAIG S DAHL	5280 St Marys Rd	Mound MN, 55364	5280 St Marys Rd	Minnetrista, MN 55364	2511724240027	Residential	1	\$ 6,500.00	\$ 6,500.00
45	E C MEHLHAFF & S J MEHLHAFF	3400 Warner La	Mound MN, 55364	3400 Warner La	Minnetrista, MN 55364	2511724240035	Residential	1	\$ 6,500.00	\$ 6,500.00
46	DAVID DRASKOVICH	5275 St Marys Rd	Mound MN, 55364	5275 St Marys Rd	Minnetrista, MN 55364	2511724240034	Residential	1	\$ 6,500.00	\$ 6,500.00
47	GARRETT WINTER & SARA WINTER	5269 St Marys Rd	Minnetrista MN, 55364	5269 St Marys Rd	Minnetrista, MN 55364	2511724240033	Residential	1	\$ 6,500.00	\$ 6,500.00
48	KATHLYN J EHRHARD	5265 St Marys Rd	Mound MN, 55364	5265 St Marys Rd	Minnetrista, MN 55364	2511724240032	Residential	1	\$ 6,500.00	\$ 6,500.00
49	ROGER A & EUTENNA R STARK	5255 St Marys Rd	Mound MN, 55364	5255 St Marys Rd	Minnetrista, MN 55364	2511724240070	Residential	1	\$ 6,500.00	\$ 6,500.00
50	B D BEAUCHAMP/A J BEAUCHAMP	5292 Edsall Rd	Mound MN, 55364	5292 Edsall Rd	Minnetrista, MN 55364	2511724240029	Residential	1	\$ 6,500.00	\$ 6,500.00
51	VICKI KLAAS	26269 US 71	Park Rapids MN, 56470	5298 Edsall Rd	Minnetrista, MN 55364	2511724240042	Residential	1	\$ 6,500.00	\$ 6,500.00
52	WESLEY BERG	5300 Edsall Rd	Minnetrista MN, 55364	5300 Edsall Rd	Minnetrista, MN 55364	2511724240041	Residential	1	\$ 6,500.00	\$ 6,500.00
53	KARA CODINGTON	5308 Edsall Rd	Mound MN, 55364	5308 Edsall Rd	Minnetrista, MN 55364	2511724240068	Residential	1	\$ 6,500.00	\$ 6,500.00
54	KERRY LEE O'BRIEN	5310 Edsall Rd	Mound MN, 55364	5310 Edsall Rd	Minnetrista, MN 55364	2511724240067	Residential	1	\$ 6,500.00	\$ 6,500.00
55	STEVEN WREDE & ANGELA WREDE	5320 Edsall Rd	Mound MN, 55364	5320 Edsall Rd	Minnetrista, MN 55364	2511724240038	Residential	1	\$ 6,500.00	\$ 6,500.00
56	Edsall Rd LLC	20991 Fresno St NW	Elk River MN, 55330	5340 Edsall Rd	Minnetrista, MN 55364	2511724240037	Residential	1	\$ 6,500.00	\$ 6,500.00
57	MARTIN LANE WOODS	5360 Edsall Rd	Mound MN, 55364	5360 Edsall Rd	Minnetrista, MN 55364	2511724240036	Residential	1	\$ 6,500.00	\$ 6,500.00
58	JOSEPH BRENT PETERSON	2417 310th Ave	Brook Park MN, 55007	5362 Cedar Point Rd	Minnetrista, MN 55364	2511724240054	Residential	1	\$ 6,500.00	\$ 6,500.00
59	WILLIAM D POLK TRSTE SUBJ/LE	5372 Cedar Point Rd	Mound MN, 55364	5372 Cedar Point Rd	Minnetrista, MN 55364	2511724240055	Residential	1	\$ 6,500.00	\$ 6,500.00
60	METROPOLITAN WASTE CONTROL	390 Robert St N	St Paul MN 55101	ADDRESS UNASSIGNED	Minnetrista, MN 55364	2511724410012	Land-Commercial	0	\$ 6,500.00	-
61	S G GARLOCK & K H GARLOCK	3700 Lee Rd	Mound MN, 55364	3700 Lee Rd	Minnetrista, MN 55364	2511724410013	Residential	1	\$ 6,500.00	\$ 6,500.00

Preliminary Assessment Roll - The Islands										
Project: 2027 Street Improvement Project Project Location: City of Minnetrista City Project No. : 01-27 WSB Project No. : 036987-000								Date: 9/9/2026 Total Surface Improvement Cost: \$ 874,100.00 Assessable Units: 67 Unit Assessment Rate: \$ 6,500.00		
Map ID	Owner Name	Property Owner Address		Property Address		PID No.	Land Use Description	Assessable Units	Assessment Rate	Total Assessment
62	JAMES P MAGDAL	3710 Lee Rd	Mound MN, 55364	3710 Lee Rd	Minnetrista, MN 55364	2511724410010	Residential	1	\$ 6,500.00	\$ 6,500.00
63	W SCHUMACHER & H SCHUMACHER	3720 Lee Rd	Mound MN, 55364	3720 Lee Rd	Minnetrista, MN 55364	2511724410006	Residential	1	\$ 6,500.00	\$ 6,500.00
64	SUSAN TAYLOR MUPRHY TRUST	3730 Lee Rd	Minnetrista MN, 55364	3730 Lee Rd	Minnetrista, MN 55364	2511724410003	Residential	1	\$ 6,500.00	\$ 6,500.00
65	B & K A PHILIPSON	3740 Lee Rd	Mound MN, 55364	3740 Lee Rd	Minnetrista, MN 55364	2511724410002	Residential	1	\$ 6,500.00	\$ 6,500.00
66	GLEN A GAUVIN	3750 Lee Rd	Mound MN, 55364	3750 Lee Rd	Minnetrista, MN 55364	2511724410001	Residential	1	\$ 6,500.00	\$ 6,500.00
67	S A MARRS & A J DOBESH	3745 Lee Rd	Mound MN, 55364	3745 Lee Rd	Minnetrista, MN 55364	2511724410004	Residential	1	\$ 6,500.00	\$ 6,500.00
68	JEAN RONDANO	3725 Lee Rd	Minnetrista MN, 55364	3725 Lee Rd	Minnetrista, MN 55364	2511724410005	Residential	1	\$ 6,500.00	\$ 6,500.00
69	K D LEJA & G E LEJA	17510 26th Ave N	Plymouth MN, 55447	ADDRESS UNASSIGNED	Minnetrista, MN 55364	2511724410011	Vacant Land-Residential	0	\$ 6,500.00	\$ -
								Total		\$ 435,500.00

RESOLUTION NO. 107-26

**CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION ORDER IMPROVEMENTS AND AUTHORIZING THE PREPARATION
OF PLANS AND SPECIFICATIONS FOR THE
2027 STREET IMPROVEMENT PROJECT, CITY PROJECT NO. 01-27**

WHEREAS, a resolution of the City Council adopted the 9th day of September, 2026, fixed a date for a Public Hearing on City Project No. 01-27, the proposed improvements associated with the 2027 Street Improvement Project, City Project 01-27, pursuant to Minnesota Statutes Chapters 429.011 to 429.111, and

WHEREAS, it is proposed to perform street improvements Warner Lane, Cedar Point Road, Edsall Road, St Mary's Road, Wellesley Way, and Lee Road, and

WHEREAS, it is proposed to authorize preparation of plans and specifications for the 2027 Street Improvement Project, City Project 01-27, and

WHEREAS, ten days' mailed notice and two published notices of the hearing were given, and the hearing was held thereon on the 5th day of October, 2026, 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 Warner Lane, Cedar Point Road, Edsall Road, St Mary's Road, Wellesley Way, and Lee Road, as the 2027 Street Improvement Project, City Project 01-27 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 5th day of October, 2026, by a vote of _____ Ayes and _____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk