



CITY COUNCIL WORK SESSION AGENDA

October 05, 2026 at 5:00 PM

7701 County Road 110 West Minnetrista, MN 55364

Pursuant to Minnesota Statutes, section 13D.02, one or more council members may participate remotely.

1) CALL TO ORDER

2) DISCUSSION ITEMS

- a)** Ridgewood Cove Watermain Assessment Discussion
- b)** Water Fund Budget Discussion
- c)** TH7 Transmission Improvement Project
- d)** Nuisance Property Update

3) ADJOURNMENT

The agenda packet with all background material will be available on the City's website for viewing by the public. Published agenda is subject to change without notice. Information and materials relating to the above items are available for review at city hall by appointment.

CITY OF MINNETRISTA



CITY COUNCIL WORK SESSION ITEM

Subject: Watermain Extension Discussion

Prepared By: Gary Peters, Public Works Director
Alyson Fauske, PE (MN), City Engineer

Meeting Date: October 5, 2026

Background/Discussion:

At the September 9, 2026 meeting City Council accepted the Feasibility Report for the 2027 Street Improvement Project, which included a discussion on Ridgewood Cove. While Ridgewood Cove street improvements are anticipated for 2028, it was included in the feasibility study so that an opinion of probable cost for watermain extension could be calculated. This provides time for discussions with city council about financing options and continued public engagement with the residents regarding watermain extension.

The city’s Assessment Policy is to assess 100% of the watermain extension cost to benefitting residents and the preliminary assessment amount is \$15,500 per unit. Additional costs for the residents would be the \$5,400 City Water Access Charge, the cost to extend the water service from the curb stop to the house, and \$65 permit fee for the water connection.

It has been almost 20 years since watermain was extended and assessed to benefitting properties. In 2007 watermain was extended in Maple Crest Drive and based on information found in the project file the assessment was \$8,590 per unit. Applying 3% per year inflation this would be \$15,062.62 in 2026.

Chanhassen has a \$12,161/unit water lateral connection charge (2026) for properties that were not assessed when the watermain was installed.

Eden Prairie charges a connection fee if a property has not participated in the cost of the sewer and water by other methods. The 2026 rate is \$25,963, sewer 60% and water 40%, so the effective water connection fee calculates out at \$10,385.20.

Shakopee Public Utilities fee schedule includes “Equivalent Lateral Water Main Charge” for properties connecting to watermain installed within various streets throughout the city. The 2026 fees range from \$2,268.12 to \$14,199.52 per acre, with the average (excluding the \$2,268.12/acre rate) being \$10,423.42/acre.

Shorewood’s \$10,000 water connection fee (2026) is paid when a lot is served by the municipal water system.

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.

Some funding options to consider for discussion are:

1. Obtain a Special Benefit Analysis to determine the benefit range. Patchin Messner, the firm that performed the analyses for the 2023 projects indicated that a report would cost ~\$15,000 and would take four months to complete.
2. Defer the assessment with or without interest.
3. Establish a Water Connection Fee. This is what is done in Chanhassen, Eden Prairie, and Shorewood.
4. Establish a Water Service District for the project area where watermain is extended. This is what Shakopee Public Utilities does.

There are other neighborhoods served by individual wells that are adjacent to watermain. Watermain extension may be considered when these streets deteriorate to a condition where full depth reclamation (FDR), full depth removal and replacement (FDRR), or reconstruction is necessary.

Area	Street Project
Grand View Avenue from CR 19 to Red Oak.	n/a
Bayside Lane	2015 (overlay)
Jennings Cove	2022 (FDRR) ¹
Cardinal Cove Drive (west of Pinnacle and south of the E-W portion of Cardinal Cove Drive) and Manor Drive	FDR proposed in 2029
Williams Lane	2025 ²
Lakeside	2026 (overlay)
Kings Point Road north of Woodland Cove Parkway	2023 ²
Halstead Avenue	n/a ³
Applegarden Road	n/a (gravel)
Clarence Avenue	n/a (gravel)
Woodedge Road	n/a (gravel)
Lotus Drive west of South Bay Drive	n/a (gravel)

¹ Residents indicated that their wells were in good condition and did not want watermain

² Street work considered interim until a reclamation or reconstruction project

³ Watermain extension to is anticipated to occur with the area to the north develops

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CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION

Subject: –Water Fund 2027 Draft Budget Discussion

Prepared By: Brian Grimm, Finance Director - for Department Manager Budget Working Group

Meeting Date: Date: October 5, 2026

Attached for your review are these items for discussion for the worksession at the meeting on 10/5:

- 1) **Updated water budget/rate projections draft–** These items are included in the packet document:
 - a. Water Fund CIP
 - b. Water Fund Projection Sheet
 - c. Projected water fund rates
 - d. Current and projected water fund debt spreadsheet
- 2) **YTD 2026 Water Fund Revenue report –**
- 3) **YTD 2026 Water Fund Expenditure report**

The current cash balance in the water fund is \$5,862,349. With about \$5 million of that remaining of unspent bond proceeds that are projected to be spent between now and then end of the year/early next year.

Staff is looking for Council feedback and direction for the Water Fund so it can be incorporated and updated into 2027 budget. With the current and future water infrastructure improvements and the ongoing operations, the rates for the utility fee should be considered each year. The tiered water rates have been adjusted by a proposed 20% for 2027 based on these new improvements as well as funding current operations annual debt payments. The rates should be looked at annually based on the current conditions at the time and as these plans and budgets evolve each year.

A couple of other items to note in the attached documents are these:

- 1) The 2027 draft budget and proposed water rate increases follow what has been presented in recent years as to the rate adjustments needed. The costs of the water treatment plant are being split over two years (2026 and

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- 2027) with another bond issue slated for early 2027 to cover the costs of the project.
- 2) The fee schedule would be proposed to update the utility rates as well as the connection fees and area charges. Under the scenario presented, the water connection fees would increase from \$5,400 to \$8,000 per unit and the area/trunk water charge would go from \$15,600 per acre to a little over \$16,000.

Recommended City Council Action:

A preliminary discussion on the water enterprise fund is the expectation for this agenda item. Direction on setting the 2027 water rates and final water budget.

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

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

Explain: This item is regarding a preliminary discussion on 2027 Water Funds Budget.

City of Minnetrista
Water Fund Improvement/Capital Department
Capital Improvement Program

PROJECTS	2026	2027	2028	2029	2030
	Budgeted	Budgeted	Budgeted	Budgeted	Budgeted
Water Tower Maintenance/Improvements - Kings Point (Next rehab - 2028)			\$1,000,000		
Water Treatment Plants/Facilities (PFA)					
Wolfberry Water Treatment Plant	\$12,000,000	\$9,000,000			
Water Main Installation - Westonka School (City owned 12" main completed 2025)					
Water Main Installation - CSAH 110 (Halstead Dr to Pinnacle connection)					
Water Main Installation - South Hwy 7 trunk water main (WTP to new development)		\$500,000	\$1,500,000		
Water Main Installation - Highland Rd (Wildwood to CSAH 110)					
Water Main Installation - CSAH 110 (Highland to CSAH 92)					
Water Main Installation - CSAH 110 (Highland to Halstead Dr)					
Water Main Installation - South Hwy 7 trunk water main					
Watermain Repair/Replacement in Street Project Areas	Installation of testing station		Water main - Ridgewood		
	\$10,000		\$400,000		
Installation of Wells 6 & 7 (Completed 2016)					
Wells 8 & 9 (Completed 2025)					
Wells 8 & 9 (WTP pilot study)					
Upgrade Itron software (Temetra) & reading equipment (Tetra)		\$40,000			
OpenGov Asset Mgmt License Renewal (¼ ea: Street/Sewer/Water/Storm water)	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800
OpenGov Asset Mgmt Software Upgrade (¼ ea: Street/Sewer/Water/Storm water)					
Safety excavation trench box (½ each Sewer & Water - Purchased 2022)					
Road Project - Morningview area - watermain (Completed 2023)					
Re-roof - Well #1			\$10,000		
Re-roof - Well #3					
Re-roof - Well #4					
Re-roof - Well #5			\$10,000		
Inspect & Rehab Well #1 (rehabbed - 2019)		\$160,000			
Inspect & Rehab Well #2A (rehabbed - 2021)			\$165,000		
Inspect & Rehab Well #4 (rehabbed - 2012 & Monitoring well - 2027)		\$25,000			
Inspect & Rehab Well #5 (rehabbed - 2016) (Decommissioned in 2026)	\$25,000				
Inspect & Rehab Old PW Shop Well (installed - ?)		\$15,000			
Inspect & Rehab New PW Shop Well (installed - 2009)					
Test well - east side of campus (monitoring well - Data Logger installation - 2028)			\$5,000		
NOTES	No watermain or valve work in this project		Moved from 2025		
			This project is not yet be approved by		
Actual CIP Dollars	\$12,037,400	\$9,742,500	\$3,092,600	\$2,700	\$2,800

**City of Minnetrista, Minnesota
Water Fund Projection**

Connections/Year: 75
Annual Inflation Rate: 3.0%

Growth Revenues: 1.5% 3.5% 3.5% 3.5%
Rate/Fee Increases: 20.0% 15.0% 7.0% 7.0%

	Audited				Budget	Projected			
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Operating Revenues									
Water Sales	1,493,449	1,713,978	1,392,498	1,603,700	2,148,605	2,610,555	3,093,508	3,418,326	3,777,250
Connection Fees & Meters	458,104	765,482	387,934	229,649	252,500	240,000	675,000	750,000	787,500
Total Operating Revenue	1,951,553	2,479,460	1,780,432	1,833,349	2,401,105	2,850,555	3,768,508	4,168,326	4,564,750
Operating Expenses									
Personal Services (100 codes)	387,636	372,093	351,162	407,976	417,981	430,520	443,436	456,739	470,441
Professional Services (300 codes) exc util & oth	93,816	34,115	210,506	41,496	100,000	103,000	106,090	109,273	112,551
Operating & Maintenance Supplies (200 codes)	33,981	34,640	28,184	33,378	261,000	268,830	276,895	285,202	293,758
Utilities (381 and 383 codes)	344,418	425,212	372,888	237,248	168,000	173,040	178,231	183,578	189,085
Depreciation	931,559	1,044,849	1,078,110	1,102,785	1,102,785	1,102,785	1,102,785	1,102,785	1,102,785
Maintenance & Repairs (400)	9,830	23,486	21,466	30,629	104,000	107,120	110,334	113,644	117,053
Insurance (362)	31,039	38,961	44,232	29,331	45,000	46,350	47,741	49,173	50,648
Other Expenses (322, 351, 433,437)	8,874	2,484	5,971	4,072	8,250	8,498	8,752	9,015	9,285
Operating Costs for Plant #3	-	-	-	-	-	-	75,000	77,250	79,568
Total Operating Expenses	1,841,153	1,975,840	2,112,519	1,886,915	2,207,016	2,240,143	2,349,264	2,386,658	2,425,174
Operating Income	110,400	503,620	(332,087)	(53,566)	194,089	610,412	1,419,244	1,781,668	2,139,576
Net Cash Provided by Operations	983,841	1,527,724	611,362	1,029,549	1,296,874	1,713,197	2,522,029	2,884,453	3,242,361
Area Charges	458,104	22,504	24,339	4,464	10,000	250,000	250,000	500,000	500,000
Special Assessments/Bond Premium	-	-	193,393	-	-	-	-	-	-
Debt Service	(926,273)	(967,985)	(1,130,323)	(1,118,724)	(1,237,588)	(1,656,396)	(2,806,861)	(2,986,756)	(2,982,412)
Issuance of Bonds/Notes	-	2,067,740	3,510,000	-	11,380,000	9,000,000	2,500,000	-	-
Acquisition of Capital Assets	(791,196)	(2,089,299)	(1,024,598)	(3,439,642)	(11,417,400)	(9,742,500)	(3,092,600)	(2,700)	(2,800)
Interest Income	(53,342)	102,966	103,238	114,527	100,000	100,000	100,000	100,000	100,000
Grants Received	215,921	-	-	-	-	-	-	-	-
Transfers In (Out)	-	-	-	-	-	-	-	-	-
Net Increase in Cash	(112,945)	663,650	2,287,411	(3,409,826)	131,886	(335,699)	(527,432)	494,997	857,149
Cash Beginning of Year	1,520,245	1,407,300	2,070,950	4,358,361	948,535	1,080,421	744,722	217,290	712,287
Cash End of Year	1,407,300	2,070,950	4,358,361	948,535	1,080,421	744,722	217,290	712,287	1,569,436

Rates & Charges:	2022	2023	2024	2025	2026	2027	2028	2029	2030	
Safe Water Test Yearly Fee:	9.72	9.72	9.72	9.72	15.22	15.22	15.22	15.22	15.22	
Connection Fee/Unit*:	3,165.00	3,300.00	3,700.00	4,500.00	5,400.00	8,000.00	9,000.00	10,000.00	10,500.00	
Trunk Water (per acre above OHWL):	9,700.00	10,300.00	11,500.00	13,000.00	15,600.00	16,068.00	16,550.04	17,046.54	17,557.94	
Flow Charge = Per 1,000 Gallons/Quarter										
Residential Base/Month**	31.97	33.89	36.26	40.97	35.00	42.00	48.30	51.68	55.30	Monthly Base Starting 2026
Residential 0 - 25,000 gal	4.50	4.77	5.10	5.76	6.00	7.20	8.28	8.86	9.48	0-8,000 Gals Starting 2026
Residential 25,001 - 65,000 gal	6.25	6.63	7.09	8.01	9.00	10.80	12.42	13.29	14.22	8,001-16,000 Gals Starting 2026
Residential Over 65,001 gal	11.25	11.93	12.77	14.43	13.50	16.20	18.63	19.93	21.33	13,001-24,000 Gals Starting 2026
					20.25	24.30	27.95	29.90	31.99	24,001 + Gals Starting 2026
Commercial Base/Quarter	31.97	33.89	36.26	40.97	35.00	42.00	48.30	51.68	55.30	Monthly Base Starting 2026
Commercial 0 - 300,000 gal	4.38	4.77	5.10	5.76	6.00	7.20	8.28	8.86	9.48	0-100,000 Gals Starting 2026
Commercial 301,000 - 600,000 gal	5.11	6.63	7.09	8.01	9.00	10.80	12.42	13.29	14.22	100,001-150,000 Gals Starting 2026
Commercial Over 601,000 gal	7.19	11.93	12.77	14.43	13.50	16.20	18.63	19.93	21.33	150,001-200,000 Gals Starting 2026
					20.25	24.30	27.95	29.90	31.99	200,001 + Gals Starting 2026
School Base/Quarter	31.97	33.89	36.26	40.97	School & Commercial rates are the same					
School 0 - 300,000 gal	4.38	4.77	5.10	5.76	-	-	-	-	-	
School 301,000 - 600,000 gal	5.11	6.63	7.09	8.01	-	-	-	-	-	
School Over 601,000 gal	7.19	11.93	12.77	14.43	-	-	-	-	-	

City of Minnetrista, Minnesota									Total Debt	Future Debt Payments	
Water Debt Payments		Existing Debt Payments						Total Existing Annual Debt Pymts		2027 Treatment Plant Funding 20 yrs/4% \$9,000,000	2028 Tower Maintenance & Main Extension 20 yrs/4% \$2,500,000
	2016 PFA	2016A Bonds	2017C Bonds	2020A Bonds	2023A Bonds	2024A Bonds	2026A Bonds Water Portion				
Payment Year:											
2026	503,480	208,100	47,008	115,000	140,300	223,700	-	1,237,588	1,237,588	-	-
2027	502,920	204,400	49,327	118,300	142,050	259,500	\$379,899	1,656,396	1,656,396	-	-
2028	503,320	205,700	48,112	116,500	143,550	259,400	\$868,044	2,144,625	2,806,861	\$662,235.75	-
2029	502,670	206,900	46,852	114,700	144,800	259,100	\$865,544	2,140,566	2,986,756	\$662,235.75	\$183,954.38
2030	502,980	208,000	45,548	117,900	140,800	253,700	\$867,294	2,136,222	2,982,412	\$662,235.75	\$183,954.38
2031	503,240	204,000	-	116,000	141,800	258,100	\$868,044	2,091,184	2,937,374	\$662,235.75	\$183,954.38
2032	503,450	-	-	119,100	143,400	257,200	\$867,794	1,890,944	2,737,134	\$662,235.75	\$183,954.38
2033	502,610	-	-	117,100	144,800	256,100	\$866,544	1,887,154	2,733,344	\$662,235.75	\$183,954.38
2034	502,730	-	-	115,100	141,000	259,700	\$869,294	1,887,824	2,734,014	\$662,235.75	\$183,954.38
2035	484,800	-	-	118,100	142,000	258,000	\$865,794	1,868,694	2,714,884	\$662,235.75	\$183,954.38
2036	-	-	-	116,000	143,200	256,100	\$866,294	1,381,594	2,227,784	\$662,235.75	\$183,954.38
2037	-	-	-	118,900	144,000	254,000	\$865,544	1,382,444	2,228,634	\$662,235.75	\$183,954.38
2038	-	-	-	116,700	144,600	256,600	\$868,544	1,386,444	2,232,634	\$662,235.75	\$183,954.38
2039	-	-	-	114,500	140,000	258,800	\$865,044	1,378,344	2,224,534	\$662,235.75	\$183,954.38
2040	-	-	-	117,300	140,400	260,600	\$865,294	1,383,594	2,229,784	\$662,235.75	\$183,954.38
2041	-	-	-	-	140,600	257,100	\$869,044	1,266,744	2,112,934	\$662,235.75	\$183,954.38
2042	-	-	-	-	140,600	258,300	\$867,644	1,266,544	2,112,734	\$662,235.75	\$183,954.38
2043	-	-	-	-	140,400	254,200	\$865,244	1,259,844	2,106,034	\$662,235.75	\$183,954.38
2044	-	-	-	-	-	254,800	866,844	1,121,644	1,967,834	662,236	183,954
2045	-	-	-	-	-	-	867,244	867,244	1,713,434	662,236	183,954
2046	-	-	-	-	-	-	866,444	866,444	1,712,634	662,236	183,954
2047	-	-	-	-	-	-	869,444	869,444	1,715,634	662,236	183,954
2048	-	-	-	-	-	-	-	-	183,954	-	183,954
	5,012,200	1,237,100	236,847	1,751,200	2,558,300	4,855,000	\$17,720,874	\$33,371,521	50,295,324	\$13,244,715	\$3,679,088

CITY OF MINNETRISTA
Revenue Guideline updated 2026

Account Descr	2026 YTD Budget	SEPTEMBER 2026 Amt	2026 YTD Amt	2026 YTD Balance	%YTD Budget	2025 YTD Amt
601 WATER FUND						
R 601-300-33160 FEDERAL GRANT O	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-300-33630 GRANTS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-400-36212 INTEREST	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-400-37110 WATER SALES	\$2,148,605.00	\$345,851.46	\$1,870,460.89	\$278,144.11	87.05%	\$982,923.27
R 601-400-37120 UNDISTRIBUTED U	\$0.00	-\$5,452.42	\$17,653.39	-\$17,653.39	0.00%	\$7,594.00
R 601-400-37150 WATER CONNECTI	\$202,500.00	\$0.00	\$178,400.84	\$24,099.16	88.10%	\$229,648.86
R 601-400-37151 WATER AREA CHA	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.00%	\$4,464.00
R 601-400-37158 WATER TEST SURC	\$0.00	\$1,175.50	-\$15,968.96	\$15,968.96	0.00%	-\$9,939.29
R 601-400-37160 WATER PERMITS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-400-37165 WATER METERS	\$50,000.00	\$1,700.00	\$20,835.00	\$29,165.00	41.67%	\$31,236.30
R 601-400-37170 OTHER/CELL PHON	\$0.00	\$45.68	\$292.83	-\$292.83	0.00%	\$250.23
R 601-600-36101 SPECIAL ASSESSM	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-610-36210 INTEREST ON INV	\$100,000.00	\$0.00	\$73,020.86	\$26,979.14	73.02%	\$99,662.31
R 601-620-36250 REFUNDS AND REI	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,316.25
R 601-650-39310 GENERAL OBL BON	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-650-39311 PFA, EDA - OTHER	\$12,000,000.00	\$0.00	\$12,174,255.59	-\$174,255.59	101.45%	\$0.00
R 601-650-39999 CONTRIBUTIONS F	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
R 601-700-40000 OPERATING TRAN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
601 WATER FUND	\$14,511,105.00	\$343,320.22	\$14,318,950.44	\$192,154.56	98.68%	\$1,351,155.93
	\$14,511,105.00	\$343,320.22	\$14,318,950.44	\$192,154.56	98.68%	\$1,351,155.93

CITY OF MINNETRISTA
Expenditure Guideline by Departments - 2026 upd

Account Descr	2026 YTD Budget	SEPTEMBER 2026 Amt	2026 YTD Amt	2026 YTD Balance	%YTD Budget	2025 YTD Amt
601 WATER FUND						
43241 WATER CONSTRUCTION						
E 601-43241-303 ENGINEERING SER	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,720.46
E 601-43241-304 LEGAL FEES - ATT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-43241-307 PROFESSIONAL SE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-43241-437 MISCELLANEOUS E	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-43241-514 LAND	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-43241-530 IMPROVEMENTS	\$12,052,400.00	\$2,117,697.54	\$6,887,641.36	\$5,164,758.64	57.15%	\$1,188,281.63
43241 WATER CONSTRUCTION	\$12,052,400.00	\$2,117,697.54	\$6,887,641.36	\$5,164,758.64	57.15%	\$1,201,002.09
43400 TRANSFER IN						
E 601-43400-720 TRANSFERS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
43400 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
47000 DEBT SERVICE						
E 601-47000-101 SALARIES-REGULA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-47000-307 PROFESSIONAL SE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-47000-601 BOND PRINCIPAL	\$916,000.00	\$0.00	\$916,800.00	-\$800.00	100.09%	\$816,800.00
E 601-47000-605 BOND ISSUANCE E	\$0.00	\$0.00	\$173,713.04	-\$173,713.04	0.00%	\$0.00
E 601-47000-611 BOND INTEREST	\$321,538.00	\$0.00	\$319,210.50	\$2,327.50	99.28%	\$301,924.05
E 601-47000-620 FISCAL AGENT FEE	\$0.00	\$0.00	\$2,298.25	-\$2,298.25	0.00%	\$2,298.25
E 601-47000-625 BOND DISCOUNT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-47000-630 BOND ISSUANCE F	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
47000 DEBT SERVICE	\$1,237,538.00	\$0.00	\$1,412,021.79	-\$174,483.79	114.10%	\$1,121,022.30
49300 TRANSFERS OUT						
E 601-49300-720 TRANSFERS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
49300 TRANSFERS OUT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
49440 WATER DEPARTMENT ADMINISTRATIO						
E 601-49440-101 SALARIES-REGULA	\$284,198.00	\$23,640.55	\$214,616.35	\$69,581.65	75.52%	\$197,358.11
E 601-49440-102 SALARIES-OVERTI	\$9,000.00	\$605.30	\$2,714.27	\$6,285.73	30.16%	\$4,448.18
E 601-49440-105 SALARIES-PAGER	\$9,000.00	\$894.71	\$8,598.26	\$401.74	95.54%	\$4,555.69
E 601-49440-121 PERA - EMPLOYER	\$22,665.00	\$1,871.18	\$16,810.50	\$5,854.50	74.17%	\$15,301.24
E 601-49440-122 FICA - EMPLOYER	\$23,118.00	\$1,883.00	\$16,813.05	\$6,304.95	72.73%	\$15,341.05
E 601-49440-123 MN PAID LEAVE EX	\$0.00	\$110.62	\$1,005.84	-\$1,005.84	0.00%	\$0.00
E 601-49440-125 PENSION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-49440-131 HEALTH & LIFE IN	\$50,000.00	\$3,282.22	\$30,162.66	\$19,837.34	60.33%	\$27,236.24
E 601-49440-151 WORKMEN S COMP	\$20,000.00	\$0.00	\$22,000.00	-\$2,000.00	110.00%	\$15,000.00
E 601-49440-201 OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00

Account Descr	2026 YTD Budget	SEPTEMBER 2026 Amt	2026 YTD Amt	2026 YTD Balance	%YTD Budget	2025 YTD Amt
E 601-49440-202 COPY & PRINTING	\$1,000.00	\$0.00	\$1,081.69	-\$81.69	108.17%	\$0.00
E 601-49440-212 MOTOR FUELS AN	\$8,000.00	\$594.16	\$5,134.04	\$2,865.96	64.18%	\$4,923.02
E 601-49440-215 SHOP MATERIALS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$54.86
E 601-49440-221 EQUIPMENT PARTS	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.00%	\$1,334.50
E 601-49440-227 UTILITY SYSTEM M	\$250,000.00	\$31,547.21	\$125,260.63	\$124,739.37	50.10%	\$156,612.07
E 601-49440-240 SMALL TOOLS AND	\$1,000.00	\$0.00	\$1.22	\$998.78	0.12%	\$770.77
E 601-49440-301 AUDITING AND AC	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-49440-303 ENGINEERING SER	\$90,000.00	\$59,546.81	\$312,095.02	-\$222,095.02	346.77%	\$1,000,916.10
E 601-49440-304 LEGAL FEES - ATT	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0.00%	\$13.90
E 601-49440-307 PROFESSIONAL SE	\$0.00	\$2,284.64	\$12,375.98	-\$12,375.98	0.00%	\$7,631.65
E 601-49440-322 POSTAGE	\$3,000.00	\$976.81	\$9,701.00	-\$6,701.00	323.37%	\$1,658.67
E 601-49440-351 LEGAL NOTICE & O	\$750.00	\$0.00	\$690.80	\$59.20	92.11%	\$1,111.40
E 601-49440-362 PROPERTY INSURA	\$45,000.00	\$0.00	\$48,062.19	-\$3,062.19	106.80%	\$29,331.00
E 601-49440-381 ELECTRIC UTILITI	\$150,000.00	\$19,082.63	\$172,128.56	-\$22,128.56	114.75%	\$103,970.56
E 601-49440-383 NATURAL GAS	\$18,000.00	\$604.29	\$11,184.73	\$6,815.27	62.14%	\$15,130.97
E 601-49440-401 BLDG/STRUCT MAI	\$10,000.00	\$673.55	\$5,228.33	\$4,771.67	52.28%	\$14,127.91
E 601-49440-402 LAWN MAINTENAN	\$12,000.00	\$2,585.00	\$12,360.00	-\$360.00	103.00%	\$8,526.20
E 601-49440-404 VEHICLE & EQUIP	\$7,000.00	\$0.00	\$4,754.46	\$2,245.54	67.92%	\$9,357.62
E 601-49440-410 COMPUTER SERVIC	\$12,000.00	\$1,799.11	\$13,826.36	-\$1,826.36	115.22%	\$14,666.73
E 601-49440-416 RENTAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-49440-417 UNIFORMS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
E 601-49440-433 DUES & SUBSRIPT	\$4,000.00	\$160.00	\$1,635.00	\$2,365.00	40.88%	\$2,008.00
E 601-49440-437 MISCELLANEOUS E	\$500.00	\$0.00	\$533.73	-\$33.73	106.75%	\$0.00
E 601-49440-530 IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,368.00
E 601-49440-540 MOTOR VEHICLES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$57,641.25
E 601-49440-580 OTHER EQUIPMEN	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$64,260.00
49440 WATER DEPARTMENT ADM	\$1,041,231.00	\$152,141.79	\$1,048,774.67	-\$7,543.67	100.72%	\$1,787,655.69
49970 DEPRECIATION						
E 601-49970-420 DEPRECIATION EX	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
49970 DEPRECIATION	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$0.00
601 WATER FUND	\$14,331,169.00	\$2,269,839.33	\$9,348,437.82	\$4,982,731.18	65.23%	\$4,109,680.08
	\$14,331,169.00	\$2,269,839.33	\$9,348,437.82	\$4,982,731.18	65.23%	\$4,109,680.08

CITY OF MINNETRISTA



CITY COUNCIL WORK SESSION AGENDA ITEM

Subject: TH7 Transmission Improvement Project

Prepared By: Jasper Kruggel, City Administrator
Gary Peters, Public Works Director

Meeting Date: October 5, 2026

Issue: The Water Capital Improvement Project summary includes the TH7 Transmission Improvement Project in 2027/2028. This project has been identified as the only viable project to access a \$1.092M Congressionally Directed Spending grant that the City was awarded in 2026. The total project cost is estimated at \$3M, of which roughly one-third would be funded through this grant.

Overview: The City of Minnetrista is currently constructing its third water treatment plant, located adjacent to the Woodland Cove neighborhood. The Woodland Cove Water Treatment Plant is designed to produce 2,100 gallons per minute of treated water. Without the proposed TH7 Transmission Improvement Project, the current transmission line configuration allows only roughly 1,500 gallons per minute to be delivered. The existing transmission line connecting the east and west sides of Minnetrista consists of a single 12-inch water main running along TH7.

The TH7 Transmission Improvement Project, when paired with the potential development on the south side of TH7, will begin the much-needed transmission line loop between the east and west sides of Minnetrista. The project would also allow this additional transmission line to tie into another location in the Woodland Cove neighborhood, addressing water pressure challenges related to topography.

The project is planned to be designed in the summer of 2027. If the City Council approves the pre-plat for the development on the south side of TH7, the project plans would return to the City Council for authorization to bid. If the development does not seek pre-plat approval, the plans will be held until the project is needed to deliver the full treatment capacity of the Woodland Cove Water Treatment Plant, which could be driven by additional development. The scope of the project would change without the development, which would likely increase costs significantly.

The remaining project cost, beyond the Congressionally Directed Spending grant, would be funded through a bond sale repaid by water rates.

Representatives from the City's water engineering consultant, AE2S, will be present to answer questions.

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.



Next Steps: Staff are seeking direction from the City Council on the proposed TH7 Transmission Improvement Project timeline.

Mission Statement:

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CITY OF MINNETRISTA



CITY COUNCIL WORK SESSION AGENDA ITEM

Subject: Nuisance Property Update and Discussion

Prepared By: Jasper Kruggel, City Administrator

Meeting Date: October 5, 2026

Issue: Staff would like to provide the City Council with an update on the abatement order issued on June 1, 2026, for the property at 9550 West Hill Road, and on the property located at 7501 CR 110 W.

9550 West Hill Road Overview: On June 1, 2026, the Minnetrista City Council issued an abatement order for the property at 9550 West Hill Road. The property owner was in attendance and stated that the property would be self-corrected and cleaned up by September 1, 2026. Below are links to videos captured on August 28, 2026, in connection with the criminal case pending against the property owner.

[!\[\]\(8706f9f9febc74216a91030d11f10ce7_img.jpg\) Aug 28 exterior 2.MOV](#)

[!\[\]\(2ff238be5d86662d1213fe4dadd67c96_img.jpg\) Aug 28 interior 2.MOV](#)

9550 WEST HILL ROAD



Next Steps: Staff are seeking direction from the City Council on next steps for the property at 9550 West Hill Road. The abatement order issued on June 1, 2026, allows the City to seek an administrative search warrant and abate the nuisance declared on the

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property. Because the estimated cost of the abatement exceeds the statutory bid threshold of \$175,000, the City is required to solicit formal bids. If directed to proceed, staff would develop a bid package, post and solicit bids for 21 days, and then report back to the City Council, which may accept or reject the bids.

This abatement is not currently budgeted, and fund balance would need to be used to proceed.

7501 CR 110 W Overview: Since July 2025, staff have been working with the property owners at 7501 CR 110 W to self-correct the potential nuisance. Staff informed the property owners that if significant progress was not made, the City Council would consider a potential nuisance declaration. The two videos below were taken on September 26, 2026. The Minnetrista Police Department has also identified numerous potential criminal violations on the property and is seeking direction on whether additional time should be allowed before filing criminal complaints.

[!\[\]\(1ac7c971e7df5bf204fbb84fd617a50a_img.jpg\) IMG_1856.MOV](#)
[!\[\]\(9b29a11d4b428981cb461cf79c956bed_img.jpg\) IMG_1857.MOV](#)

7501 CR 110 W



Next Steps: Staff are seeking direction from the City Council on how to proceed with the property at 7501 CR 110 W regarding a potential nuisance declaration and criminal proceedings.

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RESOLUTION NO. 64-26

CITY OF MINNETRISTA
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION ORDERING THE ABATEMENT OF PUBLIC NUISANCE
CONDITIONS AT 9550 WEST HILL ROAD AND AUTHORIZING RELATED LEGAL
PROCEEDINGS**

WHEREAS, the property located at 9550 West Hill Road (the “Subject Property”) is located in the City of Minnetrista (the “City”); and

WHEREAS, the Subject Property is owned by Robert Reinhart Bosma (the “Owner”); and

WHEREAS, conditions on the Subject Property have been the subject of numerous nuisance complaints over the course of several years, including complaints related to the storage of abandoned and junk vehicles and accumulations of rubbish visible from public areas; and

WHEREAS, in response to such complaints, City staff made repeated efforts to get the Owner to voluntarily bring the Subject Property into compliance with applicable code provisions and law;

WHEREAS, despite these efforts, up to and including misdemeanor and petty misdemeanor nuisance-related charges filed against the Owner on or about November 19, 2025, the Owner has not brought the Subject Property into compliance;

WHEREAS, City police and building department officials observed ongoing nuisance conditions during a thorough physical inspection of the Subject Property conducted on April 17, 2026, with consent from the Owner, including the following:

- (1) Garbage not stored in rodent free and fly-tight containers, or stored so as to emit foul and disagreeable odors, or stored so as to constitute a hazard to public health, in violation of Minnetrista Code of Ordinances (“Code”) section 1510.05, subdivision 3;
- (2) Accumulations of rubbish, such as piles of tires, wires, rusted metal, household items, batteries, logs, and miscellaneous equipment, in violation of Code section 1510.05, subdivision 4;
- (3) Accumulations of disused furniture, appliances, machinery, automobiles, trucks, buses, light and heavy equipment, boats, trailers, recreational vehicles, and any other related vehicles or equipment and parts thereof, and freight or cargo containers of any kind, which may become a harborage for rats, snakes or vermin, or which may be conducive to fire, or which endangers the health, safety or welfare of the public, or which leads to a blighting condition in a particular neighborhood, in violation of Code section 1510.05, subdivision 10;
- (4) Inoperable, partially dismantled, scrap, salvage, abandoned, and/or unregistered motor vehicles, in violation of Code sections 1510.05, subdivision 12, and 925.07;
- (5) Conditions whereby any fuel, oil, fluid, or other substance is allowed to leak from any motor vehicle and leach into the ground, in violation of Code section 1510.05, subdivision

- 14; and
- (6) Conditions which create excessive exterior storage resulting in a blighted condition of a property, or which is open and obvious to neighboring properties or to the general public from public areas, in violation of Code section 1510.05, subdivision 16;

WHEREAS, said conditions unreasonably annoy, injure, or endanger the safety, health, comfort, or repose of a considerable number of members of the public, in violation of Code section 1510.01, subdivision 1 and Minnesota Statutes section 609.74; and

WHEREAS, said conditions cause a blighted or undesirable effect on property, in violation of Code section 1510.01, subdivision 5; and

WHEREAS, a public hearing on the public nuisance conditions was held on June 1, 2026; and

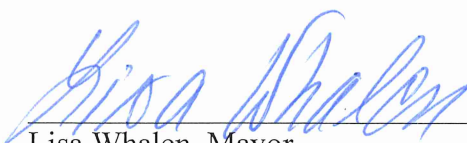
WHEREAS, based on the information presented, the City Council has determined that the condition of the Subject Property constitutes a public nuisance in violation of local and state law and, therefore, should be abated; and

WHEREAS, based on the information presented, the City Council has further determined that it is necessary and appropriate for the City to take legal action to abate the nuisance condition of the Subject Property upon the Owner’s failure to do so.

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

1. The City Council adopts, as factual findings, all of the recitals listed above.
2. The City Council also finds that the condition of the Subject Property constitutes a public nuisance, as defined by both state and local law, and violates the aforementioned sections of the Code, and is a menace to the health of the inhabitants of the City.
3. The Owner is hereby ordered to abate the identified nuisance conditions at the Subject Property by September 1, 2026.
4. The City Clerk shall provide for service of a copy of this resolution upon the Owner.
5. If nuisance conditions at the Subject Property persist after September 1, 2026, the City Attorney is authorized and directed to take all necessary legal steps to bring the Subject Property into compliance with the Code, in accordance with Code section 1510.09, subdivision 5, with costs to be recovered as provided in Code section 1510.11 and other applicable law.

This resolution was adopted by the City Council of the City of Minnetrista on the 1st day of June, 2026, by a vote of 5 Ayes and 0 Nays.



Lisa Whalen, Mayor

ATTEST:



~~Ann Meyerhoff, City Clerk~~
PAULA BAUMAN, ASSISTANT CITY ADMINISTRATOR