



CITY COUNCIL MEETING AGENDA

September 21, 2026 at 6:30 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

- a) Pledge of Allegiance
- b) Introductions: City Council: Mayor Lisa Whalen, Cathleen Reffkin, Claudia Lacy, Peter Vickery, Brian Govern Staff: City Administrator Jasper Kruggel, Finance Director Brian Grimm, Community Development Director David Abel, Director of Public Safety Craig Squires, Assistant City Administrator Paula Bauman, Director of Public Works Gary Peters and City Clerk Ann Meyerhoff Consultants: City Attorney Sarah Sonsalla, Kennedy & Graven and City Engineer Alyson Fauske, WSB Engineering
- c) Approval of Agenda

2) SPECIAL PRESENTATIONS

- a) Whale Tail Lake Alum Treatment Update - Brian Vlach - Three Rivers Park District

3) PERSONS TO BE HEARD

The City Council invites residents to share new ideas or concerns related to city business not already on the agenda; however, individual question and remarks are limited to three (3) minutes per speaker. No City Council action will be taken, although the Council may refer issues to staff for follow up or for consideration at a future meeting. The Mayor may use discretion if speakers are repeating views already expressed or ask for a spokesperson for groups of individuals with similar views. Speakers should state their name and home address at the podium before speaking.

4) CONSENT AGENDA

- a) Approve City Council Regular Meeting Minutes from September 9, 2026
- b) Res. No. 100-26 Approve Claims
- c) ADA Assessment Project Approval
- d) Approve Temporary Liquor License - Tonka Brew Fest
- e) Approve Application for Exempt Permit - Tonka Brew Fest

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

- a) Concept/Sketch Plan Woodland Meadows 7635 State Highway No. 7
- b) Res. No. 101-26 Approve Plans and Specifications for CR 110-151 Ditch Maintenance, Authorize Quotes, City Project 04-26
- c) Res. No. 102-26 Approve Water Treatment Plant Change Order Number 3

7) ADMINISTRATIVE ITEMS

a) Future Agenda Items

- a) iTron Update Project (10-5 RM)
- b) Proposal for 2050 Comprehensive Plan Update (10/5 RM)
- c) Nuisance Property Updates (10/5 WS)
- d) 2027 Water And Sewer Fund Budgets (10/5 WS)

b) Staff Reports

c) Council Reports

- i) Mayor Lisa Whalen** – Economic Development Authority; Planning Commission (rotating); Parks Commission (rotating); Public Safety Advisory Committee; Northwest Hennepin League of Municipalities; Regional Council of Mayors; Minnehaha Creek Watershed District; Mound Fire Advisory Committee (alternate); Fire Partnership Committee
- ii) Cathleen Reffkin** – Acting Mayor; Economic Development Authority; Personnel Committee, Planning Commission (rotating); Parks Commission (rotating); St Bonifacius Fire Advisory Committee; Mound Fire Advisory Committee; Fire Partnership Committee
- iii) Claudia Lacy** - Economic Development Authority; Planning Commission (rotating); Parks Commission (rotating), Gillespie Center Advisory Council, Connect Westonka
- iv) Peter Vickery** – Economic Development Authority; Personnel Committee, Planning Commission (rotating); Parks Commission (rotating); Pioneer-Sarah Creek Watershed Management Commission
- v) Brian Govern** – Economic Development Authority; Planning Commission (rotating); Parks Commission (rotating); Pioneer-Sarah Creek Watershed Management Commission, Westonka Community & Commerce

8) 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 COUNCIL MEETING MINUTES

September 09, 2026 at 6:30 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

Acting Mayor Reffkin called the meeting to order at 6:30 p.m.

- a) Pledge of Allegiance
- b) Introductions: City Council: Acting Mayor Cathleen Reffkin, Claudia Lacy, Peter Vickery, Brian Govern Staff: City Administrator Jasper Kruggel, Finance Director Brian Grimm, Community Development Director David Abel, Director of Public Safety Craig Squires, Assistant City Administrator Paula Bauman, Director of Public Works Gary Peters and City Clerk Ann Meyerhoff (Remote) Consultants: City Attorney Sarah Sonsalla, Kennedy & Graven (Remote) and City Engineer Alyson Fauske, WSB Engineering Absent: Mayor Lisa Whalen.

- c) Approval of Agenda

Councilmember Vickery pulled Item 6c postponing it until the Work Session on September 21, 2026.

Motion made by Councilmember Govern, Seconded by Councilmember Vickery to approve the Agenda with item 6c removed.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

2) SPECIAL PRESENTATIONS

- a) League of Women Voters of Lake Minnetonka Plymouth Area Candidate Forum - Rebecca Hawthorne

Rebecca Hawthorne presented an overview of the League of Women Voters of the Lake Minnetonka–Plymouth Area, a nonpartisan organization focused on empowering voters and defending democracy. She explained that the local league, formed through the merger of two area chapters, has approximately 120 members and serves communities surrounding Lake Minnetonka. The organization supports voter registration and education, with particular emphasis on seniors who relocate to or within senior living facilities and high school students who are registering or pre-registering to vote. The league also operates a Youth Civic Engagement Fellows program, supports voter registration drives and mock elections, and provides nonpartisan voter information through Vote411.org. In partnership with local cities, the league organizes candidate forums for contested elections, works with city clerks, provides opportunities for candidates unable to attend to submit statements, and coordinates videography for public access. Hawthorne noted that the league is hosting numerous candidate forums during the current election season and recently hosted a mayor's forum. She also stated that the league has been coordinating with the City of Minnetrista on its upcoming candidate forum. Council members thanked Hawthorne for the presentation and discussed the league's long-standing practice of holding candidate forums

at city halls and its approach to ensuring that candidate participation is presented in a neutral and consistent manner.

3) PERSONS TO BE HEARD

Laurel Kiesow, 6728 Bellflower Dr, president of the Villas East HOA and a member of the Woodland Cove master HOA board, addressed the Council on behalf of the master HOA board regarding concerns with the filtration basins in Woodland Cove installed by MI Homes. Kiesow stated that the primary concern is that the basins are not functioning properly and requested a productive, in-person meeting with the City and other appropriate parties to discuss the issue and potential solutions. Council and staff indicated that a meeting involving the City, WSB, and other relevant parties could be considered. Kiso thanked the Council for its time and expressed the HOA's interest in working collaboratively to address the concerns.

4) CONSENT AGENDA

- a) Approve City Council Regular Meeting Minutes from August 3, 2026
- b) Approve Work Session Meeting Minutes from August 17, 2026
- c) Approve City Council Regular Meeting Minutes from August 17, 2026
- d) Res. No. 91-26 Approve Claims
- e) Res. No. 92-26 Approving Riparian View Shed Setback Variance at 960 Maple Crest Drive
- f) Res. No. 93-26 Approve the Installation of a Hydrant and Sample Testing Station by the Wolfberry Park Pickleball Court for the New Water Treatment Plant
- g) Res. No. 94-26 Approve the Replacement of the Paved Return on Northview Drive and the Overlay of the Paved Return on Highland Road
- h) Xcel Lease Agreement Amendment
- i) St. Bonifacius Fire Relief Association Pension Request
- j) City Administrator Performance Review Summary

Acting Mayor Reffkin pulled items d and f for discussion.

Motion made by Councilmember Vickery, Seconded by Councilmember Govern to approve the Consent Agenda with items d and f removed. Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern.

The Council discussed a recently installed hydrant and related claims. Staff explained that the hydrant and valve were installed to provide a water source for the new water treatment plant and connect to the water line serving the neighborhood. The work was completed ahead of Council approval due to contractor availability and the opportunity to have the installation completed at no labor cost; the City purchased the materials, while Magney installed them at no cost and A2S provided engineering services at no charge. Staff noted that the matter was intended to be presented to Council at the August 17 meeting but was delayed due to scheduling and staff availability. The Council also discussed the temporary water service interruption on Wolfberry Drive that occurred during the September 1 connection. Staff clarified a separate Core & Main purchase for a pipe saddle and sample station associated with the West Edge project, which will allow water sampling without opening hydrants and creating pressure fluctuations in nearby residences. Staff further explained that the difference between

the quoted and invoiced amount was due to freight charges, while other items included in the larger Core & Main invoice included curb-stop replacement parts, hydrant repair materials, lift station repair supplies, and other water system materials. Staff acknowledged that expenditures should generally be brought before Council for approval and agreed that, when circumstances require work to proceed before a Council meeting, communication to the Council would be helpful.

Motion made by Councilmember Govern, Seconded by Councilmember Lacy approve items d and f from the Consent Agenda.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

a) 2027 Street Improvement Project

Res. No. 95-26 Receive Feasibility Report for the Proposed 2027 Street Improvement Project

Res. No. 96-26 Call for the Public Hearing for the Proposed 2027 Street Improvement Project

Emily Brown, WSB, presented the feasibility report for the proposed 2027 Street Improvement Project, including improvements in the Islands area and potential future improvements to Ridgewood Cove. The Islands area, consisting of Warner Lane, Cedar Point Road, Edsil Road, St. Mary's Road, Wellesley Way, and Lee Road, was constructed in 1973 and has deteriorated pavement, including extensive patching, cracking, surface stripping, and deterioration of the pavement base. Staff proposed full-depth reclamation while maintaining existing street widths and grades, along with inflow and infiltration barriers on the sanitary sewer and stormwater improvements on Wellesley Way to address drainage and erosion concerns. The estimated cost for the Islands area is \$925,800, funded through the road fund and special assessments, with an estimated assessment of approximately \$6,500 per unit. Staff also presented options for Ridgewood Cove, which include pavement reclamation without a water main at an estimated cost of \$414,400 or full street reconstruction with a new water main at an estimated cost of \$811,700. The water main option would extend service to each parcel, with property owners not required to connect immediately. Estimated assessments for Ridgewood Cove range from approximately \$13,300 per unit without a water main to \$18,800 for street and storm improvements plus \$15,500 for the water main under the reconstruction option. Staff noted that the City's assessment policy generally assesses 50% of street and storm improvement costs and 100% of new water main costs, with hardship deferrals and typically a 20-year payment period available. Staff reported that neighborhood engagement had occurred for both areas, including an Islands neighborhood meeting attended by 26 residents representing 19 properties and a Ridgewood Cove meeting held August 26. Staff requested Council direction regarding how to proceed with Ridgewood Cove and future consideration of the water main. If authorized to proceed, a public hearing was anticipated for October 5, 2026, with bidding planned for March 2027, assessment hearings in approximately April 2027, and construction anticipated between June and September 2027.

Councilmember Govern asked about drainage considerations associated with the proposed Islands street reclamation project. Staff explained that the project would seek to establish consistent crowns and cross-slopes on the streets while incorporating

available storm sewer and targeted curb improvements to better direct runoff. Staff noted that drainage is challenging in the area due to closely spaced homes and driveways, limited space for drainage infrastructure, and the need to manage stormwater before discharge to the lake. Existing drainage patterns generally direct water toward Wellesley Way and the Douglas Park area, and improvements are planned to maintain those drainage routes. Staff also identified a drainage area on Cedar Point Road where additional curbing could help maintain and improve the existing drainage function. Council expressed concern about ensuring drainage issues do not contribute to premature deterioration of the newly improved streets. Regarding the potential Ridgewood Cove water main, staff reported that resident feedback indicated some property owners were interested in connecting to the water system in the future, although there was limited indication that residents intended to connect immediately.

Larry Osmonson, a Ridgewood Cove resident since 1978, addressed the Council regarding the proposed street improvements and potential water main installation. Osmonson stated that he had spoken with numerous Ridgewood Cove residents and found broad support for improving the road, which is in poor condition, but significant concern regarding the additional cost associated with installing a water main. He reported that, based on his conversations, only one resident had expressed definite interest in connecting to the water system, while most residents are satisfied with their existing wells and are concerned about the financial burden of the proposed water main. Osmonson noted that he and his wife have successfully used their existing well for many years without significant problems. He encouraged the City to consider an approach that would address the road's condition while keeping the costs manageable for Ridgewood Cove property owners.

Chris Johnson, 5520 Ridgewood Cove, addressed the Council regarding the proposed street improvements and potential water main installation. Johnson emphasized that the decision would have long-term implications, describing it as a 30-year decision affecting both current and future residents. He stated that cost is the primary concern expressed by residents but indicated cautious support for the water main depending on the financial considerations. Johnson noted that his property's well had previously required replacement and that finding a suitable location for a new well was challenging due to property requirements and restrictions. He also described the ongoing costs of treating his well water for iron and arsenic. Johnson stated that while his current well is functioning adequately, he sees value in having the option to connect to a municipal water system in the future and thanked the Council for carefully considering the project.

Motion made by Councilmember Vickery, Seconded by Councilmember Lacy to approve Res. No. 95-26 Receive Feasibility Report for the Proposed 2027 Street Improvement Project.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

Motion made by Councilmember Vickery, Seconded by Councilmember Lacy to approve Res. No. 96-26 Call for the Public Hearing for the Proposed 2027 Street Improvement Project.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

- b) Res. No. 97-26 Approving Rear Yard Setback Variance at 4246 Creekside Way

Community Director Abel presented a rear-yard setback variance for an existing deck that is located 19.5 feet from the rear property line, rather than the required 20-foot setback. The deck was originally permitted in 2021, and its footing inspection passed in May of that year, but a final inspection was never completed or requested. The issue was discovered in 2026 when city staff investigated permitting requirements for work on a retaining wall at the property and found that the deck had not been finalized and was larger than originally proposed. A property survey confirmed the deck's 19.5-foot setback, leading the applicant to request a variance so the existing deck could remain. The Planning Commission held a public hearing and recommended approval of the variance by a 5–0 vote.

During discussion of the rear-yard setback variance, Councilmember Reffkin expressed concern that the property is part of the Woodland Cove planned unit development, which has established setback requirements intended to be followed. The council noted that the deck was not built according to the final approved permit and that the issue might have been identified if a final inspection had been completed in 2021. The property owner explained that the discrepancy is limited to approximately six inches at one corner of the deck, that the approved footings were used, and that there was no intent to violate the setback. The owner also said they were unaware that the retaining wall required a permit and were working to replace a deteriorating wall caused by water issues, with the goal of resolving all open permits before selling the home. While one council member emphasized the importance of following city rules and ordinances, another viewed the six-inch discrepancy as minor, particularly because the neighbors supported the variance and there was no apparent intent to circumvent city requirements.

Motion made by Councilmember Lacy, Seconded by Councilmember Vickery to approve Res. No. 97-26 Approving Rear Yard Setback Variance at 4246 Creekside Way.

Voting Yea: Councilmember Vickery, Councilmember Lacy, Councilmember Govern
Voting Nay: Councilmember Reffkin

c) Personnel Committee Budget Items

Councilmember Vickery asked to pull this item and move to Work Session on September 21, 2026

d) 2027 Budget Approvals

i) Res. No. 98-26 Approve 2027 Preliminary Tax Levy

ii) Res. No. 99-26 Approve Debt Levy at 100% of 2027 Bond Payments

iii) Approve 2026 Date for Public Comments on 2027 Levy and Budget

The City Council discussed adoption of the preliminary 2027 property tax levy, which establishes the maximum levy that can be set for the coming year. The proposed total levy is \$8,758,365, representing an approximately 11.87% increase. Staff explained that the increase reflects funding needs for capital equipment, roads, the general fund, and additional debt related to current and future road projects, using a combination of cash funding and debt issuance. Council will continue reviewing the budget and final levy through October, November, and December, with separate discussions of the water and sewer enterprise funds planned for upcoming work sessions. The preliminary levy will be submitted to the county for inclusion in truth-in-taxation notices and public comment materials. Staff clarified that approximately 3% of the levy

increase is attributable to growth from new homes, meaning the year-over-year increase affecting existing property owners is approximately 8%.

Motion made by Councilmember Vickery, Seconded by Councilmember Govern to approve Res. No. 98-26, Approve 2027 Preliminary Tax Levy.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

The Council considered a resolution establishing the city's debt levy at less than the maximum amount permitted by state law. Staff explained that the city could levy an additional 5% of its principal and interest payments, which would amount to approximately \$70,000, but historically the city has maintained sufficient debt-fund balances and planned its finances well enough to avoid needing the full statutory levy. By adopting the resolution, the Council would formally choose to levy less than the maximum amount allowed, relying instead on existing fund balances to meet debt obligations. Minnesota law generally requires general-obligation debt levies to provide at least 5% more than the amount needed for scheduled principal and interest payments, while allowing municipalities discretion to levy only a portion of the required amount in certain circumstances. revisor.mn.gov

Motion made by Councilmember Govern, Seconded by Councilmember Lacy to approve Res. No. 99-26, Approve Debt Levy at 100% of 2027 Bond Payments.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

The City Council discussed setting the required public comment meeting for the 2027 budget and tax levy. The meeting must occur after November 24 and before the end of the year, and it must begin after 6:00 p.m. Because the Council's scheduled meeting date is December 7, staff recommended setting the public comment meeting for December 7, 2026, at 6:30 p.m. The meeting would provide an opportunity for public discussion of the proposed 2027 budget and tax levy, with the final levy to be adopted that evening.

Motion made by Councilmember Vickery, Seconded by Councilmember Lacy to approve 2026 Date for Public Comments on 2027 Levy and Budget.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

e) Mound Fire Contract Notice to Renegotiate Letter

The City Council considered sending a formal notice to the City of Mound requesting renegotiation of the existing fire service agreement. The proposed letter would notify Mound that Minnetrista wants to renegotiate the agreement throughout 2027, with any revised agreement taking effect January 1, 2028. Staff indicated that, if approved, the letter would be delivered to Mound and meetings would likely be scheduled in 2027 to begin contract discussions. Council members noted that Mound had made an offer and that discussions were already underway, but expressed frustration that Mound had not yet agreed to a requested September meeting to address budget questions, despite language in the current contract calling for such a meeting. Council members agreed that the fire service arrangement should be reevaluated and expressed support for sending the letter.

Motion made by Councilmember Lacy, Seconded by Councilmember Vickery to send a Fire Contract Notice to Renegotiate Letter.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

f) Ord. No. 511 Operation of Recreational Vehicles on Private Property

The City Council considered an ordinance amendment governing the operation of recreational vehicles on private property, following several prior discussions on the issue. The amendment makes two primary changes: it reduces the required distance for recreational vehicle operation from 300 feet from a property line to 220 feet from the primary structure on a neighboring parcel, and it adds a new provision allowing recreational vehicles to operate on private property of one acre or less for less than 15 minutes within any 60-minute period. Staff noted that the revised language incorporates wording previously proposed by a council member. If approved and published in the newspaper, the ordinance would take effect seven days after publication. No additional council questions were raised.

Motion made by Councilmember Lacy, Seconded by Councilmember Govern to approve Ordinance No. 511 Operation of Recreational Vehicles on Private Property. Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

7) ADMINISTRATIVE ITEMS

a) Future Agenda Items

- a) City Council Meeting Day Discussion (9/21 WS)
- b) Nuisance Property Update (10/05 WS)
- c) iTron Software Update (10-05 RM)

b) Staff Reports

City Administrator Kruggel provided an update on the transition to monthly utility billing, reporting that the change has been generally successful but has generated a significant number of resident questions and calls. Some refunds have resulted from duplicate payments during the transition, while others were related to final bills for residents moving in or out. Staff directed residents with questions to the city's website, which contains detailed information about the new billing system, and expects inquiries to decrease as residents become more familiar with the process and water usage declines in the fall. Council discussed whether separating the treatment-plant/base fee from the water-usage charge on bills would make the charges clearer and potentially reduce confusion. Staff agreed to explore whether the fee could be shown as a separate line item as part of the 2027 fee schedule. Staff also reported an unusually high monthly water-use record of approximately 1.9 million gallons, which was attributed to the Woodland Cove HOA filling an irrigation pond rather than a leak. Despite the unusually high demand, the city's water supply handled the usage without problems, and staff noted that water consumption and revenue are expected to decline as irrigation season ends.

c) Council Reports

- i) Mayor Lisa Whalen
- ii) Cathleen Reffkin

Acting Mayor Reffkin attended the Personnel Committee Meeting and in the process of determining whether to have a meeting with Mound about the fire bill for next year.

iii) Claudia Lacy

iv) Peter Vickery

Councilmember Vickery reported attending the employee compensation meeting, the Planning Commission meeting, and a Pioneer-Sarah Creek watershed meeting. He also noted that Jasper is working to arrange a presentation on the Whale Tail Lake Alum Treatment Update for the next Council meeting and said the project presentation is expected to be informative and went well.

v) Brian Govern

Peter

8) **ADJOURNMENT**

Motion made by Councilmember Govern, Seconded by Councilmember Vickery to adjourn the meeting at 7:45 p.m.

Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

RESOLUTION NO. 100-26

**RESOLUTION APPROVING JUST AND CORRECT
CLAIMS AGAINST CITY FUNDS**

WHEREAS, the City Council of the City of Minnetrista, pursuant to MS 412.241, shall have the full authority over the financial affairs of the City; and

WHEREAS, the City Council reviewed the Claims for payment, with checks numbered 74733 through 74782 electronic checks E1003754 through E1003765; Claims batch includes electronic transfer for payroll in the amount of \$109,517.91.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that the attached list of claims in the amount of \$2,798,373.27 is hereby approved.

ADOPTED this 21st day of September 2026 by a vote of ____ Ayes
____ Nays.

Lisa Whalen, Mayor

ATTEST:

City Clerk

(seal)

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1010 1ST BK OF THE LAKES					
74733	09/21/26	ADVANCED POWER SERVICES INC			
E 602-49490-227		UTILITY SYSTEM MAINT	\$820.00	8385	Battery Replacement for LS #6 Generator
		Total	\$820.00		
74734	09/21/26	ADVANTAGE PROPERTY MAINTENANCE			
E 101-45202-402		LAWN MAINTENANCE	\$9,140.00	4169	August Turf Mowing
E 601-49440-402		LAWN MAINTENANCE	\$2,585.00	4169	August Turf Mowing
E 602-49490-402		LAWN MAINTENANCE	\$660.00	4169	August Turf Mowing
E 101-41940-402		LAWN MAINTENANCE	\$1,485.00	4169	August Turf Mowing
		Total	\$13,870.00		
74735	09/21/26	AMAZON CAPITAL SERVICES			
E 101-45202-401		BLDG/STRUCT MAINTEN	\$699.73	11LR-YKFW-	Trash Bags for Parks
E 101-41320-201		OFFICE SUPPLIES	\$98.33	14LH-7K3V-	Notebooks, Steno Pads, Wire Cutters, Tape Measure, Paper
E 101-43121-215		SHOP MATERIALS	\$50.73	17CT-QCMT-	Mop Bucket
E 101-43121-215		SHOP MATERIALS	\$63.39	1CCW-49N7-	PW Shop Supplies
E 101-41320-201		OFFICE SUPPLIES	\$68.18	1W1J-CCF3-	City Hall Kitchen Supplies
E 601-49440-227		UTILITY SYSTEM MAINT	\$44.69	1XWH-VDRH	2" gate valve for hydrant rental Meter
E 601-49440-227		UTILITY SYSTEM MAINT	\$44.98	1XWH-VDRH	Hose bib Meter
E 101-41320-201		OFFICE SUPPLIES	\$104.20	1XWH-VDRH	Kitchen Supplies City Hall
		Total	\$1,174.23		
74736	09/21/26	ASPEN MILLS			
E 101-42110-417		UNIFORMS	\$1,762.01	381132	Uniform
		Total	\$1,762.01		
74737	09/21/26	BAUER BUILT TIRE			
E 101-42110-221		EQUIPMENT PARTS, TIR	\$539.68	940135164	Tires
		Total	\$539.68		
74738	09/21/26	BIFFS, INC.			
E 101-45202-401		BLDG/STRUCT MAINTEN	\$186.00	INV317684	Lisle Park
E 101-45202-401		BLDG/STRUCT MAINTEN	\$186.00	INV317685	Linden Park
E 101-45202-401		BLDG/STRUCT MAINTEN	\$186.00	INV317686	Lisle Park
		Total	\$558.00		
74739	09/21/26	CAMPBELL KNUTSON			
E 101-41610-305		PROSECUTING ATTORN	\$2,653.84		Prosecution Services
		Total	\$2,653.84		
74740	09/21/26	City of Mound Finance Dept			
E 101-42210-316		FIRE CONTRACT MOUN	\$100,501.75	4th Qtr 2026	Quarterly Fire Service
		Total	\$100,501.75		
74741	09/21/26	City of St Bonifacius			
E 101-42210-318		FIRE CONTRACT ST BO	\$106,953.25	4th Qtr 2026	Quarterly Fire Service
		Total	\$106,953.25		
74742	09/21/26	CORE AND MAIN			

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 601-49440-227		UTILITY SYSTEM MAINT	\$1,629.60		V0000060510 1" curb stops
E 601-49440-227		UTILITY SYSTEM MAINT	\$506.34		V0000064064 Hydrant Repair Parts
		Total	\$2,135.94		
74743	09/21/26	CULLIGAN			
E 101-42110-211		CLEANING & MAINT SUP	\$119.00		114x0998920 Cooler Rental
		Total	\$119.00		
74744	09/21/26	DOMAIN DIRECTORY, LLC			
E 101-41320-433		DUES & SUBSCRIPT & TR	\$289.00	78383-7	Annual Domain Name Listing
		Total	\$289.00		
74745	09/21/26	Earl F. Anderson Inc.			
E 101-43121-224		STREET MAINTENANCE	\$160.55	0144074-IN	No Parking Signs
		Total	\$160.55		
74746	09/21/26	FASTENAL COMPANY			
E 101-43121-224		STREET MAINTENANCE	\$66.94	MNTC220533	Pink marking paint for Projects
		Total	\$66.94		
74747	09/21/26	AT & T MOBILITY			
E 101-42110-321		TELEPHONE	\$514.35	28733308499	Cell Phones
E 401-42110-560		EQUIP AND FURNISHING	\$409.30	28733308499	MDC Connections
		Total	\$923.65		
74748	09/21/26	AT & T MOBILITY			
E 101-41940-321		TELEPHONE	\$750.00	28733314926	Cell Phones, Ipads, Hotspots
E 601-49440-381		ELECTRIC UTILITIES	\$196.93	28733314926	Cell Phones, Ipads, Hotspots
E 602-49490-381		ELECTRIC UTILITIES	\$150.00	28733314926	Cell Phones, Ipads, Hotspots
E 101-43121-321		TELEPHONE	\$150.00	28733314926	Cell Phones, Ipads, Hotspots
		Total	\$1,246.93		
74749	09/21/26	FRONTIER OH			
E 601-49440-381		ELECTRIC UTILITIES	\$1,716.30	217-188-0265	Well and Treatment Plants internet and ethernet
		Total	\$1,716.30		
74750	09/21/26	Fury Motors			
E 101-42110-404		VEHICLE & EQUIP MAIN	\$793.70	798103/1	Unit 79-Body Trim Repair
E 101-42110-404		VEHICLE & EQUIP MAIN	\$493.72	798460/1	Unit 87-Alignment
E 101-42110-404		VEHICLE & EQUIP MAIN	\$113.32	798513/1	Unit 86-Oil Change
		Total	\$1,400.74		
74751	09/21/26	GREAT AMERICA FINANCIAL SVCS			
E 101-41320-322		POSTAGE	\$175.85	42945092	Postage Machine
		Total	\$175.85		
74752	09/21/26	HENNEPIN COUNTY INFO TECH DEPT			
E 401-43126-560		EQUIP AND FURNISHING	\$359.76	1000273762	Radio Lease
E 401-42110-560		EQUIP AND FURNISHING	\$2,105.97	1000273776	radio lease - PD
		Total	\$2,465.73		
74753	09/21/26	INFOSEND, INC			

CITY OF MINNETRISTA

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***Check Detail Register©**

Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 601-49440-322		POSTAGE	\$976.81	317370	Postage for Billing
E 602-49490-322		POSTAGE	\$300.56	317370	Postage for Billing
E 651-49590-322		POSTAGE	\$150.28	317370	Postage for Billing
E 671-43230-322		POSTAGE	\$75.13	317370	Postage for Billing
E 601-49440-307		PROFESSIONAL SERVIC	\$258.71	317370	Professional Services
E 602-49490-307		PROFESSIONAL SERVIC	\$79.60	317370	Professional Services
E 651-49590-307		PROFESSIONAL SERVIC	\$39.80	317370	Professional Services
E 671-43230-307		PROFESSIONAL SERVIC	\$19.90	317370	Professional Services
		Total	\$1,900.79		
74754	09/21/26	Int'l Union of Oper. Engineers			
G 101-2360		PAYROLL CLEARING UNI	\$315.00	Sept 2026	* Union dues
		Total	\$315.00		
74755	09/21/26	LANO EQUIPMENT, INC.			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$300.00	01-1264809	New Cutting Knives for Tree Chipper
		Total	\$300.00		
74756	09/21/26	LEGEND COMPANIES			
E 101-42110-401		BLDG/STRUCT MAINTEN	\$855.00	140491	Quarterly Planned Maintenance
		Total	\$855.00		
74757	09/21/26	LOFFLER			
E 401-43126-560		EQUIP AND FURNISHING	\$822.50	5444812	Vmware to HyperV Conversion Project
E 401-43126-560		EQUIP AND FURNISHING	\$176.25	5445344	Domain Project
E 101-41320-410		COMPUTER SERVICES/F	\$3,750.00	5445361	External Penetration Test
E 101-42110-202		COPY & PRINTING SUPP	\$29.03	5445551	Copier-PD
E 101-41320-410		COMPUTER SERVICES/F	\$215.61	5447689	Security Camera Monthly Charge
E 101-42110-410		COMPUTER SERVICES/F	\$548.83	5447689	Security Camera Monthly Charge
E 601-49440-410		COMPUTER SERVICES/F	\$215.61	5447689	Security Camera Monthly Charge
E 101-41940-321		TELEPHONE	\$468.93	5448100	Monthly Phone Bill
E 101-42110-321		TELEPHONE	\$468.94	5448100	Monthly Phone Bill
E 101-43121-321		TELEPHONE	\$468.94	5448100	Monthly Phone Bill
E 101-41320-410		COMPUTER SERVICES/F	\$2,416.62	5448735	General Support
E 101-42110-410		COMPUTER SERVICES/F	\$3,452.30	5448735	General Support
E 101-43121-410		COMPUTER SERVICES/F	\$517.85	5448735	General Support
E 601-49440-410		COMPUTER SERVICES/F	\$1,122.00	5448735	General Support
E 602-49490-410		COMPUTER SERVICES/F	\$1,122.00	5448735	General Support
E 101-41320-410		COMPUTER SERVICES/F	\$497.00	5449132	Threatguard Monthly Invoice
E 101-42110-410		COMPUTER SERVICES/F	\$710.00	5449132	Threatguard Monthly Invoice
E 101-43121-410		COMPUTER SERVICES/F	\$106.50	5449132	Threatguard Monthly Invoice
E 601-49440-410		COMPUTER SERVICES/F	\$230.75	5449132	Threatguard Monthly Invoice
E 602-49490-410		COMPUTER SERVICES/F	\$230.75	5449132	Threatguard Monthly Invoice
		Total	\$17,570.41		
74758	09/21/26	MARKWELL, BRADLEY			
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-25030 R1 Temp Co Rtn - 7071 Halstead Drive	
		Total	\$5,000.00		
74759	09/21/26	MET COUNCIL			

CITY OF MINNETRISTA

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Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 602-2395		SAC CLEARING	\$4,920.30	August 2026	* Monthly SAC
		Total	\$4,920.30		
74760	09/21/26	MID COUNTY			
E 101-42110-212		MOTOR FUELS AND LUB	\$1,205.05	856.4	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$926.19	85663	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$1,262.40	85714	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$1,522.15	85784	Squad Fuel
E 601-49440-212		MOTOR FUELS AND LUB	\$594.16	85845	Dyed Diesel Fuel
E 602-49490-212		MOTOR FUELS AND LUB	\$594.16	85845	Dyed Diesel Fuel
E 101-43121-212		MOTOR FUELS AND LUB	\$1,485.39	85845	Dyed Diesel Fuel
E 101-43125-212		MOTOR FUELS AND LUB	\$297.07	85845	Dyed Diesel Fuel
		Total	\$7,886.57		
74761	09/21/26	MIDCO			
E 673-49600-307		PROFESSIONAL SERVIC	\$805.65		Internet
		Total	\$805.65		
74762	09/21/26	MINNESOTA PLAYGROUND			
E 404-45202-530		IMPROVEMENTS	\$4,903.00	2026059	Basetball Backboards and Hoops at Linden Park
		Total	\$4,903.00		
74763	09/21/26	MN CHILD SUPPORT PAYMENT CENTE			
G 101-2390		PAYROLL CLEARING GA	\$907.24		* Child Support
		Total	\$907.24		
74764	09/21/26	MN Dept. Of Transportation			
E 406-43121-224		STREET MAINTENANCE	\$339.04	P00021699	Concrete Certification for 2026 Road Reconstruction Project
		Total	\$339.04		
74765	09/21/26	MOUND TRUE VALUE HARDWARE			
E 101-42110-201		OFFICE SUPPLIES	\$24.95	203485	Batteries
		Total	\$24.95		
74766	09/21/26	OFFICE DEPOT			
E 101-42110-201		OFFICE SUPPLIES	\$59.71	47833984400	Post it, Tissues, Legal Pads
		Total	\$59.71		
74767	09/21/26	OVERLINE & SON, INC			
E 602-49490-227		UTILITY SYSTEM MAINT	\$114,298.70	1026	2026 Cleaning and Televising of the Sanitary Sewer Lines
		Total	\$114,298.70		
74768	09/21/26	PLUNKETTS			
E 601-49440-401		BLDG/STRUCT MAINTEN	\$40.94	10653686	Pest Control-SWTP
E 601-49440-401		BLDG/STRUCT MAINTEN	\$140.61	10773504	Pest Control-NWTP
		Total	\$181.55		
74769	09/21/26	PREMIUM WATERS, INC			
E 101-41940-211		CLEANING & MAINT SUP	\$109.06	605123-08-26	Water
		Total	\$109.06		

CITY OF MINNETRISTA

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Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
74770	09/21/26	RANDYS LANDSCAPE PLUS			
E 651-49590-224		STREET MAINTENANCE	\$500.00	10270	Black Dirt for Projects
		Total	\$500.00		
74771	09/21/26	Stericycle, Inc.			
E 101-41320-307		PROFESSIONAL SERVIC	\$202.68	8015300919	Shredding Service
		Total	\$202.68		
74772	09/21/26	STREICHER'S			
E 101-42110-417		UNIFORMS	\$174.96	I1841929	Uniform
E 101-42110-417		UNIFORMS	\$44.99	I1843276	Uniform
		Total	\$219.95		
74773	09/21/26	SUN LIFE FINANCIAL			
G 101-2340		PAYROLL CLEARING HE	\$1,019.81	October 2026 LTD	
G 101-2340		PAYROLL CLEARING HE	\$766.42	October 2026 STD	
		Total	\$1,786.23		
74774	09/21/26	TASC			
E 101-41940-437		MISCELLANEOUS EXPE	\$25.89	IN3823635	FSA Admin Fees
E 101-42110-437		MISCELLANEOUS EXPE	\$25.89	IN3823635	FSA Admin Fees
		Total	\$51.78		
74775	09/21/26	TENVOORDE FORD INC			
E 401-42110-540		MOTOR VEHICLES & MA	\$43,758.44	268394	Unit 91 2026 Police Utility
		Total	\$43,758.44		
74776	09/21/26	The Standard			
G 101-2380		PAYROLL CLEARING LIF	\$1,427.10	October 2026	Life Insurance
		Total	\$1,427.10		
74777	09/21/26	Toll Gas & Welding Supply			
E 101-43121-215		SHOP MATERIALS	\$26.78	0040231037a	Cylinders-Lost Check Void old one
E 101-43121-215		SHOP MATERIALS	\$26.78	0040235508	Shop Torch and Welder Demurrage
		Total	\$53.56		
74778	09/21/26	US BANK CORPORATE SYSTEMS			
E 101-42110-201		OFFICE SUPPLIES	\$13.79		Wireless Mouse
E 101-42110-201		OFFICE SUPPLIES	\$16.90		Paper Plates
E 401-42110-560		EQUIP AND FURNISHING	\$37.49		Tactical Gloves
E 401-42110-560		EQUIP AND FURNISHING	\$127.29		Tactical item - Pro shot timer
E 101-42110-201		OFFICE SUPPLIES	\$27.06		Portable External Hard Drive
E 101-42110-240		SMALL TOOLS AND MIN	\$52.69		Faraday Bags
E 101-42110-201		OFFICE SUPPLIES	\$39.76		Batteries
E 101-42110-201		OFFICE SUPPLIES	\$63.04		Lithium batteries
E 101-42110-201		OFFICE SUPPLIES	\$156.86		Duracell and Lithium batteries
E 101-41110-437		MISCELLANEOUS EXPE	\$86.27		Council meeting Food
E 101-41110-437		MISCELLANEOUS EXPE	\$87.91		Flowers - Fischer Memorial
E 101-41410-437		MISCELLANEOUS EXPE	\$47.92		primary election food
E 101-41410-437		MISCELLANEOUS EXPE	\$325.48		primary election food
E 101-41320-433		DUES & SUBSRIPT & TR	\$285.00		GIS Certification - Kruggel - 3 years

CITY OF MINNETRISTA

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Batch: Aflac090826,90326 PSN,092126AP,PR09102026,EyeMed090826,Medsurety090826,Woodland CoveWTP NO8

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 407-45202-530		IMPROVEMENTS	(\$99.17)		Credit on Trees purchase
E 101-45202-401		BLDG/STRUCT MAINTEN	\$417.00		Dog waste station bags
E 601-49440-433		DUES & SUBSCRIPT & TR	\$160.00		Plumbing class for recertification - Mark Klein
E 651-49590-224		STREET MAINTENANCE	\$379.46		6' section of 15" RCP for North Arm Dr culvert
E 101-42110-240		SMALL TOOLS AND MIN	\$24.18		Door Jam
		Total	\$2,248.93		
74779	09/21/26	WASTE MANAGEMENT OF WI-MN			
E 671-43230-384		REFUSE REMOVAL	\$21,029.28	8313198-159	* Recycling
E 671-43230-384		REFUSE REMOVAL	\$91.65	9584062-228	Organics
		Total	\$21,120.93		
74780	09/21/26	WILLIAMS TOWING			
R 101-620-36251		PD REFUNDS/REIMB	\$637.66	26-450720	Towing-Reimbursed by Owner of Vehicle
		Total	\$637.66		
74781	09/21/26	Wm Mueller & Sons Inc.			
E 101-43121-224		STREET MAINTENANCE	\$2,253.42	327722	Asphalt for the Patching on Hightland Road
E 101-43121-224		STREET MAINTENANCE	\$674.90	327828	Asphalt for Curb Work on Highland Road
		Total	\$2,928.32		
74782	09/21/26	ZIEBARTH, JEFF			
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24268 R2	Jeff Ziebarth - 7073 Halstead Dr
		Total	\$5,000.00		
1003754 e	09/08/26	AFLAC			
G 101-2348		AFLAC INS	\$7.54	782033	Aflac Supplemental Ins
		Total	\$7.54		
1003755 e	09/09/26	PSN			
E 601-49440-307		PROFESSIONAL SERVIC	\$1,984.06		Monthly online payment Aug 2026
E 602-49490-307		PROFESSIONAL SERVIC	\$1,984.06		Monthly online payment Aug 2026
E 651-49590-307		PROFESSIONAL SERVIC	\$1,322.71		Monthly online payment Aug 2026
E 671-43230-307		PROFESSIONAL SERVIC	\$1,322.70		Monthly online payment Aug 2026
		Total	\$6,613.53		
1003756 e	09/11/26	Internal Revenue Service			
G 101-2300		PAYROLL CLEARING FE	\$17,022.24		* PR - Fed w/h
G 101-2320		PAYROLL CLEARING FIC	\$17,420.90		* PR - SS/Medicare w/h
		Total	\$34,443.14		
1003757 e	09/11/26	MINNESOTA DEPT. OF REV.			
G 101-2310		PAYROLL CLEARING ST	\$7,970.69		* State w/h
		Total	\$7,970.69		
1003758 e	09/11/26	Public Employees Retirement			
G 101-2330		PAYROLL CLEARING PE	\$33,338.59		* Pera w/h
		Total	\$33,338.59		
1003759 e	09/11/26	EDWARD JONES			
G 101-2370		PAYROLL CLEARING DE	\$2,591.00		* Deferred Comp w/h

CITY OF MINNETRISTA

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$2,591.00		
1003760 e	09/11/26	ICMA			
G 101-2370		PAYROLL CLEARING DE	\$288.46		* Roth IRA Contributions
Total			\$288.46		
1003761 e	09/11/26	HCSP			
G 101-2370		PAYROLL CLEARING DE	\$250.00		* Retirement MSRS
Total			\$250.00		
1003762 e	09/11/26	Optum			
G 101-2347		HSA CLEARING ACCT	\$5,632.77		HSA Employer and Employee Cont
Total			\$5,632.77		
1003763 e	09/11/26	FIDELITY SECURITY LIFE INSURANCE CO			
G 101-2340		PAYROLL CLEARING HE	\$146.16		Vision Insurance
Total			\$146.16		
1003764 e	09/11/26	MEDSURETY, LLC			
E 101-41320-437		MISCELLANEOUS EXPE	\$30.00	55016	Cobra Admin
Total			\$30.00		
1003765 e	09/21/26	MAGNEY CONSTRUCTION, INC			
E 601-43241-530		IMPROVEMENTS	\$2,117,697.54	09/21/26	Woodland CoveWTP NO8
Total			\$2,117,697.54		
1010			\$2,688,855.36		

Fund Summary

1010 1ST BK OF THE LAKES

101 GENERAL FUND	\$354,873.77
401 CAPITAL IMPROVEMENT PROGRAM	\$47,797.00
404 PARK DEDICATION FUND	\$4,903.00
406 ROAD MAINTENANCE FUND	\$339.04
407 TREE REPLACEMENT FUND	(\$99.17)
601 WATER FUND	\$2,130,145.03
602 SEWER FUND	\$125,160.13
651 STORM WATER MGMT FUND	\$2,392.25
671 RECYCLING FUND	\$22,538.66
673 CABLE	\$805.65
	\$2,688,855.36

CITY OF MINNETRISTA

CITY COUNCIL AGENDA ITEM



Subject: Americans with Disabilities Act (ADA) Study Approval

Prepared By: Jasper Kruggel, City Administrator

Meeting Date: September 21, 2026

Issue: Staff requests Council approval of a proposal from Kraus-Anderson Construction Company for an ADA accessibility study of City facilities, consistent with Council direction at the August 17, 2026 Work Session.

Background: The City has carried an ADA improvements line item in its Capital Improvement Plan since 2015. The City has not, however, had a formal assessment identifying which barriers exist or what they would cost to correct. An ADA study will produce that inventory and allow Council to program projects in the CIP based on priority and budget.

Kraus-Anderson, in partnership with Wold Architects, proposes to assess City Hall, the Public Safety building, and the Public Safety Garage. Wold will conduct site walkthroughs and staff interviews, identify conditions that may not meet ADA requirements, and deliver an executive report with findings and recommended improvements. Kraus-Anderson will then prepare rough-order-of-magnitude cost estimates, including anticipated timeframes and escalation factors, for use in CIP programming. The work is expected to take six to eight weeks from kickoff.

The lump-sum fee is \$5,000, funded from existing facility budgets.

Why this matters: An ADA study gives the City a documented inventory of accessibility barriers in its facilities and a realistic cost to fix them. Although Minnetrista's size exempts it from the written transition plan requirement, its obligation to make services accessible and its exposure to complaints are the same as any larger city. A completed study turns unknown liabilities into a prioritized, budgeted work list, demonstrates good faith if a complaint or DOJ inquiry arises, and lets Council make informed decisions about facility improvements rather than reacting to a claim after the fact.

Next Steps: Following completion of the study, staff will present the findings and cost estimates to Council for prioritization and inclusion in the Capital Improvement Plan.

Attachments:

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.

1. Kraus-Anderson ADA Study and Preconstruction Estimation Services Proposal, dated September 15, 2026

Staff Recommendation: Approve the proposal and designate the City Administrator as the City's single point of contact, responsible for coordinating facility access, staff interviews, and timely responses to the consultant.

Requested Action: Motion to approve the Kraus-Anderson ADA study proposal in the amount of \$5,000 and designate the City Administrator as the City's point of contact.

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.



KRAUS-ANDERSON®

Kraus-Anderson Construction Comp
501 S. 8th Street, Minneapolis, MN 55404

Section 4, Item c)



MINNETRISTA
MINNESOTA

ADA Study and Preconstruction Estimation Services Proposal for City of Minnetrista

September 15, 2026

OBJECTIVE

The City of Minnetrista is seeking a proposal to complete an ADA accessibility study of City Hall and its Public Safety facilities. Kraus-Anderson and Wold Architects have teamed to provide these services and review the identified facilities for ADA compliance. Wold will complete the ADA study, and Kraus-Anderson will provide preconstruction estimating services for improvements required at the specified facilities.

SCOPE OF WORK

The ADA study and cost estimating services will include the following facilities:

Facility Name	Approx. Total SF
City Hall: 7701 County Rd 110 W	11,000 SF
Public Safety: 7651 County Rd 110 W	16,000 SF
Public Safety Garage	6,200 SF

ADA Study

Wold will review the specified facilities, including conducting a walkthrough and site interview with the City of Minnetrista. Wold will identify conditions that may not meet applicable ADA accessibility requirements and provide recommendations to address identified issues. Wold will also assist with conceptual development of potential solutions. An executive report summarizing findings and recommendations will be provided to the City for review.

Preconstruction Estimating Services

Kraus-Anderson will review Wold’s recommendations and provide cost estimating services to develop an approximate budget for addressing identified ADA accessibility issues. Kraus-Anderson will review the impacted areas and prepare rough-order-of-magnitude project estimates. The estimates will include anticipated project timeframes and, as appropriate, potential cost escalation factors based on the projected timing of the work.

PROJECT DELIVERABLES

At the conclusion of the project, the City of Minnetrista will be presented with access to KA's portal, inclusive of the following:

Name	Description
Executive report	Summary of the key findings from site visits, and recommendations for ADA improvements to the facility including client personnel interviewed
Allowable Cost Analysis	Pre-Construction High-Level Estimating to better understand the city’s financial capacity for the Adequacy Study Preparation

*Deliverables will be provided via Kraus-Anderson's online portal and accessible and downloadable for up to one (1) year from date of initiation of project.

SCHEDULE

Based upon the scope of services, we anticipate an FCA for the proposed facilities to require 6-8 Weeks from the date of the initial kickoff meeting.

FEE

We propose to furnish all labor, material, Workers’ Compensation, all liability insurance, and to pay all state, federal and local taxes to provide this assessment for a lump sum fee **\$5,000**.

EXCLUSIONS

The following is a list of exclusions, not included in the scope of services.

- Bulk printing of reports and findings

CLIENT RESPONSIBILITIES

To deliver a successful project, the Client agrees to provide the following information in order to support this engagement.

- Designate a single point of contact (SPOC) who will be responsible for:
 - Identify, schedule, and confirm availability of Client subject matter experts, facilities staff, end-users, and management for onsite interviews and meetings.
 - Provide access to the facility as needed.
- Provide documentation as needed throughout the project, such as drawings, diagrams, inventories, current cost data, and various reports.
- Ensure client interviews and review meetings are attended to avoid project delays and costs.
- Provide information, decisions, and approvals within three (3) working days of the request or otherwise agreed upon.

ACCEPTANCE

This proposal will be deemed accepted as the Work Order for the project upon receipt of a signed original or copy thereof. If this proposal correctly states our agreement, please sign below:

In witness whereof, the parties hereto have caused their duly authorized representatives to enter into this agreement effective as of the date set forth below.

CITY OF MINNETRISTA

KRAUS-ANDERSON

By: _____

By: _____

Date: / /

Date: / /

PROJECT ASSUMPTIONS

- The purpose of this project is to define current facilities conditions, provide framework for space planning efforts and strategy, not to execute the strategy. The actual execution is expected to be a follow-on engagement to be discussed upon the presentation of the strategy and approval by the Client.
- The scope of work was proposed solely to meet the needs of KA's Client.
- KA's evaluations and opinions of cost estimates are only as of the date the walk-through performed, documentation reviewed, and interviews conducted. KA does not guarantee any cost estimates provided as part of the facilities assessment.
- Conditions at a property and the estimated costs to remedy them can change significantly over a relatively short period of time due to levels of maintenance, wear, and tear, acts of nature and other factors.
- KA shall not be liable for any unintended usage of this report by another party.
- No facility assessment can wholly eliminate uncertainty regarding the potential for physical deficiencies and the performance of a property's building.
- There is an inherent subjective nature of opinions as to such issues as original workmanship, quality of original installation, and estimating the remaining useful life of any given component or system.
- KA's facility assessment was designed to reduce, but not eliminate the uncertainty regarding the potential for component or system failure, within reasonable limits of time and cost, and no warranty is expressed or implied regarding the design, operation or safety of any building system or component by KA's performance of the facility assessment.
- The facility assessment is intended to be a non-intrusive assessment.
- No destructive testing will be completed and concealed areas, such as inside, plenums, behind walls or within machinery, were not accessed (unless specifically noted)
- KA makes no representations regarding exterior insulation and finishing systems (EIFS), curtain walls or other building skin conditions that would not be readily observable and, therefore, outside the scope of this assignment (unless specifically included).
- The facility assessment does not constitute a design, regulatory or code compliance audit of the building systems that may be present at the Property.
- KA is not performing the facilities assessment in the capacity of a design professional. Where any changes or repairs to existing building systems are contemplated, Client agrees to retain the services of a licensed design professional to evaluate/design any such changes or repairs.
- KA's fee for the facilities assessment includes a reasonable allowance for risk. Client agrees that KA's aggregate liability for all claims arising from the facilities assessment will not exceed the fee paid to KA or \$50,000, whichever is greater, and Client agrees to indemnify KA from any liability in excess of such amount.
- Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of work.
- Information in this report, concerning past and current physical concerns, maintenance and replacement activities, and condition of spaces not observed or viewable, is from sources deemed to be reliable, including, but not limited to interviews with property owners, operators and tenants, interviews with municipal agencies and vendors; however, no representation or warranty is made as to the accuracy thereof.
- KA will have no ongoing obligation to obtain and include information that was not reasonably ascertainable, practically reviewable or provided to KA in a reasonable timeframe to formulate an opinion and complete the assessment by the agreed upon due date.

- While the general environmental setting of the property is described, this assessment is not intended to be a formal flood plain or wetland determination, and no warranty with respect thereto is expressed or implied.
- Any fungi or mold reference included in the final report does not constitute a professional mold inspection and is not based upon any sampling, testing and/or abatement.
- KA merely notes the visual presence or absence of fungi or mold while in the course of preparing this report.

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: **Application for a Temporary One-day Intoxicating Liquor License for the event of Tonka Brew Fest on November 7, 2026 at Gale Woods Farm, 7210 County Road 110 W**

Prepared By: **Ann Meyerhoff, City Clerk**

Meeting Date: **September 21, 2025**

Issue:

The annual Tonka Brew Fest is scheduled for Saturday, November 7, 2026, from 3 p.m. to 6 p.m. at Gale Woods Farm (7210 County Road 110 W). The event will feature food, live music, door prizes, and tastings from twenty-one Minnesota-based microbreweries. A temporary on-sale liquor license is required for this event.

Overview:

This event aims to showcase Minnesota microbreweries and raise funds for the Mound Westonka Rotary to support local community and humanitarian projects. State liquor laws mandate a license whenever alcohol is served for monetary transactions. Temporary intoxicating liquor licenses can only be issued for events sponsored by qualifying nonprofit organizations that have been established for at least three years.

All necessary documentation has been submitted, and the Minnetrista Public Safety Department has verified that the applicants have no relevant convictions in the past five years.

Conclusion:

Staff recommends that the City Council approve a temporary one-day intoxicating liquor license for the Tonka Brew Fest on November 7, 2026, at Gale Woods Farm, for the Mound-Westonka Rotary Club.

Recommended City Council Action:

Approve the temporary one-day intoxicating liquor license for the Tonka Brew Fest on November 7, 2026, at Gale Woods Farm.

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.

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: **Application for an Exempt Permit for the event of Tonka Brew Fest on November 7, 2026 at Gale Woods Farm, 7210 County Road 110 W**

Prepared By: **Ann Meyerhoff, City Clerk**

Meeting Date: **September 21, 2025**

Issue:

The annual Tonka Brew Fest is scheduled for Saturday, November 7, 2026, from 3 p.m. to 6 p.m. at Gale Woods Farm (7210 County Road 110 W). The event will feature food, live music, door prizes, and tastings from twenty-one Minnesota-based microbreweries.

Overview:

This event aims to showcase Minnesota microbreweries and raise funds for the Mound Westonka Rotary to support local community and humanitarian projects. An application has been submitted for an Exempt Permit to conduct a raffle at the event. All necessary documentation has been submitted.

Conclusion:

Staff recommends that the City Council approve an application for an Exempt Permit to conduct a raffle at the Tonka Brew Fest on November 7, 2026, at Gale Woods Farm, for the Mound-Westonka Rotary Club.

Recommended City Council Action:

Approve the application for the Exempt Permit for the Tonka Brew Fest on November 7, 2026, at Gale Woods Farm.

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.

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS AGENDA ITEM 6A

Subject: Concept Plan Review of Woodland Meadows

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: September 21, 2026

Background: M/I Homes and Rachel Development (the “Developer”) are working on the development of property generally located south of Highway 7 and east of Grimm Road. The City Council has reviewed a comprehensive plan amendment for these parcels, along with a concept plan and an EAW. The comprehensive plan amendment was approved and subsequently submitted to the Met Council for their review and approval. On August 26, 2026, the Met Council approved the comprehensive plan amendment and authorized the City to put it into effect.

Since approval of the comprehensive plan amendment, the Developer has completed a traffic study which has indicated a roundabout at Highway 7. The Developer is working with the City on the design for the roundabout and other necessary infrastructure. While this design process is underway, the Developer wanted to present a more refined concept plan for discussion with the City Council.

Discussion: The concept plan is an initial presentation of the applicant's intention and serves as the basis for conceptual discussion between the city and the applicant. The purpose of the review is to allow staff and the city council an opportunity to guide the applicant as to what is generally expected by the city, and to alert an applicant to potential problems with the proposal. This feedback can then be used by an applicant to make an informed decision on whether to proceed with a formal preliminary application. The sketch plan review does not require any formal approval or denial from the city council.

- Attachments:**
1. Applicant Narrative
 2. Woodland Meadows Concept Plan

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.

WOODLAND MEADOWS SKETCH PLAN REVIEW 7385, 7501 AND 7635 STATE HIGHWAY 7 AND 4520 GRIMM ROAD

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (“M/I Homes”), in partnership with Rachel Development, Inc. (“Rachel Development”), is submitting an application for sketch plan review for the proposed development of properties located at 7385, 7501, and a portion of 7635 State Highway 7 to be called Woodland Meadows. The subject area consists of approximately 160 gross acres, inclusive of 4520 Grimm Road as described below and includes a total of 357 homes.

We have had great success with the Woodland Cove development within the City of Minnetrista and are excited to be partnering with the City on a new project. We value the City’s commitment to thoughtful growth, preservation of natural features, and the high quality of life it offers residents. We look forward to building on that foundation with this development.

In January 2026, the City approved a Comprehensive Plan Amendment re-guiding the subject properties from Urban Reserve to Residential Low-Medium and incorporating the area into the Metropolitan Urban Services Area (MUSA). This was approved by the Metropolitan Council on August 24, 2026. On June 15, 2026 the Council approved a negative declaration of the need for a Environmental Impact Statement. Also, along with the Comprehensive Plan Amendment, a simple subdivision was approved to expand the parcel at 4520 Grimm Road while reducing the lot size of 7635 State Highway 7; the 4520 Grimm Road parcel remains guided as Urban Reserve.

The community will feature a number of housing options, including 65-foot wide single-family homes, to villa homes, carriage single-family residences, and carriage townhomes—creating opportunities for first-time buyers, growing families, and aging in place residents alike. Lots of similar size are clustered to create a welcoming neighborhood that feels intimate while still being part of a larger, connected community. The denser townhomes and smaller lots are sited near the highway to create a buffer from the larger single family home lots.

Rachel Development, Inc., will develop a portion of the neighborhood for Charles Cudd Co who will construct villa homes along the southern portion of the site adjacent to Carver Park Reserve, while M/I Homes will develop and build the remaining residential units within the community.

MI Homes and Rachel Development, Inc., will each develop portions of Woodland Meadows. Rachel Development, Inc will be developing homesites along the southern portion of the site adjacent to Carver Park Reserve homesites for Charles Cudd Co who will be constructing villas, while M/I Homes will be developing and building homes in the remaining community which encompasses approximately the northern 2/3 of the property.

The purpose of this sketch plan review is to obtain preliminary feedback from the City’s Park Commission, Planning Commission, and City Council regarding the proposed development prior to advancing to preliminary plat and detailed engineering plans.

ABOUT M/I HOMES AND RACHEL DEVELOPMENT

M/I Homes has been in business for almost 50 years and has built over 150,000 homes in 17 markets within the United States. We entered the Twin Cities Market in 2015 by purchasing Hans Hagen Homes. Hans Hagen Homes was founded 60 years ago and was one of the largest and oldest home builders in the Minneapolis market.

Rachel Development has been developing projects across the twin cities for 11 years. During that time they have completed over 100 projects. Charles Cudd Co has been in business for over 30 years and is well a well-known award winning luxury home builder in the twin cities area.

SITE PLAN

CHANGES SINCE COMPREHENSIVE PLAN AMENDMENT SKETCH PLAN

In response to site constraints, market demand, and feedback received during the neighborhood meeting, several refinements have been made to the sketch plan since it was presented to the City Council as part of the Comprehensive Plan discussion in January 2026. These modifications are intended to improve site design, enhance compatibility with surrounding properties, and better align the development with current market preferences while maintaining the overall unit count.

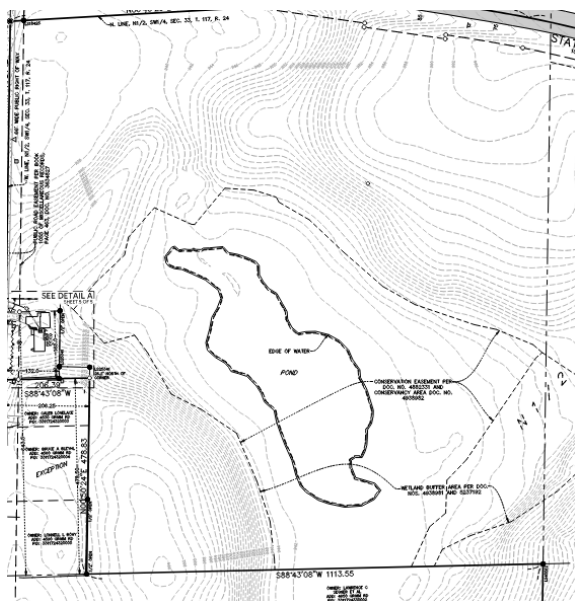
Key revisions include:

- **Access Location.** The primary access point from Highway 7 has been shifted slightly to the east. This adjustment responds to resident concerns while also taking advantage of improved site topography and better roadway sight distances.
- **Internal Street Network.** As a result of the access relocation, the internal street layout has been refined to maintain an efficient and well-connected neighborhood design.
- **Expanded Lot Offerings.** The plan increases the number of 65-foot-wide lots and reduces the number of 40- and 50-foot-wide lots to better reflect current market demand and buyer preferences. The overall number of homes remains unchanged.
- **Highway 7 Buffering.** Berming and landscape screening are being incorporated along Highway 7 to the greatest extent practical, enhancing the community's visual character and helping buffer future residents from the adjacent roadway.

DEVELOPMENT CONSTRAINTS

There are a number of characteristics of the site that create challenges and opportunities for creating a site plan for this development:

- **Conservation Easement and Wetland Buffer Area.** A conservation easement and wetland buffer area have been established over an existing wetland within the site (as shown below). This area cannot be disturbed by development activities. This constraint influenced the decision to adjust the lot configuration of 4520 Grimm Road and maintain that parcel in the Urban Reserve designation. While the long-term use of this area has not yet been finalized, it may serve as a community amenity through incorporation of passive recreation elements.



- **Wetlands.** In addition to the protected wetland described above, a larger wetland spans the southeastern portion of the site, along with smaller wetlands located in the northwestern area. The proposed development plan prioritizes avoidance of these resources, with only minimal and carefully managed impacts where necessary.
- **Highway 7.** The site's location along Highway 7 introduces access spacing limitations that have been incorporated into the site design. Landscaping and buffering are proposed along the highway corridor to mitigate visual and noise impacts for adjacent residential uses.
- **Forested Area.** The southern portion of the site is heavily wooded. The proposed plan seeks to retain a portion of this wooded area as shown, recognizing both its environmental value and its potential as a site amenity.
- **Elevation Change.** The site exhibits significant variation in elevation, ranging from approximately 1,046 feet in the south-central portion to approximately 940 feet in the northwestern corner. These grade changes will influence grading design, stormwater management, and overall site layout.

SITE STANDARDS

We plan to develop as a Planned Unit Development (PUD), similar to approved standards within Woodland Cove with slight amendments to respond to City input, market demand and also reduce the need for as many townhome units as was included at Woodland Cove while also meeting the density requirements of the Metropolitan Council. These standards are further outlined below.

The table below shows zoning standards for the R-2(A) in place compared with proposed standards and those previously approved for Woodland Cove.

Standard	R-2(A) Requirement	Proposed 40' Lots	Proposed 50' Lots	Proposed 65' Lots	Proposed Townhome Lots	Approved Woodland Cove Standard
Minimum lot area (sq. ft)	9,500 square feet	5,000 square feet	6,000 square feet	7,500 square feet	1,700 square feet	Lakefront and Custom Lots: 16,000-21,000 square feet Large Lots: 10,800 square feet

						Medium Lots: 8,000 square feet Small Lots: 6,000 square feet Townhomes: Not specified
Lot depth (ft.)	100 feet	120 feet	120 feet	120 feet	70 feet	Lakefront and Custom Lots: 130 feet All other lots: 100 feet
Lot width (ft.) (measured at OHW and building setback line)	70 feet	40 feet	50 feet	65 feet	24 feet	Lakefront and Custom Lots: 100 feet Large Lots: 90 feet Medium Lots: 75 feet Small Lots: 50 feet Townhomes: Not specified
Maximum lot coverage-all impervious (%)	45%	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	Per lot basis
<i>Front yard setback</i>						
- principal structure	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet
<i>Side Yard Setback</i>						
- principal structure (including attached accessory structures)	10 feet	5 feet	5 feet	10/5 feet (15-foot spacing between buildings)	15-foot spacing between buildings	Lakefront and Custom Lots: 10 feet All other lots: 5 feet
<i>Non-Lakeshore rear yard setback</i>						
- principal structure	25 feet	20 feet	20 feet	20 feet	20 feet to right-of-way and 40-foot spacing between rear of buildings	Lakefront Lots: 35 feet Custom and Large Lots: 25 feet All other lots: 20 feet
<i>Lakeshore rear yard (streetside) setback</i>						
- principal structure	20 feet	20 feet	20 feet	20 feet	20 feet	Lakeshore and Custom Lots: 20 feet All other lots: 15 feet
Maximum building height (ft./stories)***	35 feet/3 stories	35 feet	35 feet	35 feet	35 feet	35 feet

DENSITY

As previously noted, the total gross acreage of the properties proposed for development is approximately 162 acres, inclusive of 4520 Grimm Road. The proposed plan includes 357 residential units. After removing areas constrained by steep slopes, wetlands and their associated buffers, and city-owned stormwater outlots, the site contains approximately 101 net developable acres, resulting in a density of 3.53 units per acre. This density meets the minimum requirement established by the Metropolitan Council's 2050 Systems Statement and falls within the allowable range of 3 to 5 units per acre for properties guided as Residential Low-Medium.

ENVIRONMENTAL ASSESSMENT WORKSHEET

Because the proposed development includes more than 250 residential units, completion of an Environmental Assessment Worksheet (EAW) was required. The purpose of the EAW is to evaluate the project's potential for significant environmental impacts.

At its June 15, 2026 meeting, the City Council adopted a resolution issuing a negative declaration for the need to prepare a full Environmental Impact Statement (EIS), indicating that the project is not expected to result in significant environmental effects.

ACCESS/TRAFFIC STUDY

Two access points are proposed along Highway 7: one located at the southeastern portion of the site and a second at a central location along the frontage. A traffic study was prepared and submitted as part of the Environmental Assessment Worksheet (EAW) to evaluate these access configurations.

The study determined that the central access can support a full-access, side-street stop-controlled intersection with dedicated westbound left- and right-turn lanes on Highway 7, as well as separate left- and right-turn lanes on the side-street approach. The eastern access is recommended to operate as a right-in/right-out intersection with side-street stop control and an eastbound right-turn lane on Highway 7. This configuration may be further enhanced by the addition of a raised median along Highway 7 or a channelizing island ("pork chop" island) on the side-street approach.

Further coordination with the Minnesota Department of Transportation (MnDOT) will be required to refine the access design and confirm the appropriate configuration and implementation timing. We have prepared an Intersection Control Evaluation (ICE) report, which will help MnDOT determine the appropriate intersection control at the access points.

STREETS AND UTILITIES

The streets providing access to the single-family residential areas are proposed to be public streets and will be constructed to a width determined in coordination with City standards. Streets serving the townhome areas are proposed to be private and will be owned and maintained by the Homeowners Association (HOA).

Utility planning for the site is currently underway. This includes evaluating the need for a lift station and identifying potential locations. To date, the most favorable site identified is located east of Grimm Road and south of Highway 7 within the project area. Preliminary utility concepts indicate that water service will be extended to the site from the east, while sanitary sewer service will be provided from the west. The forcemain is anticipated to be accommodated within the Highway 7 right-of-way and installed via directional drilling to minimize impacts.

The existing 12-inch watermain located along the north side of Highway 7 has sufficient capacity to serve approximately 50–60 homes within the initial phase of development. The City has initial plans for a new watermain extension from the new water treatment plant to the first right-in/right-out access within the development, continuing through the site and reconnecting to Highway 7. To proceed with development as proposed, we are requesting confirmation from the Council that these plans will be formalized and construction of this watermain will occur sometime in 2028.

TRAILS/PARKLAND/CARVER PARK PRESERVE

While a public park is not currently proposed as part of the development, we are exploring the opportunity to utilize the parcel at 4520 Grimm Road as an open space amenity for future residents. Concept plans include the development of an internal trail system within this area, and sufficient right-of-way is being provided for a future along Highway 7 that will be installed by others.

We have initiated discussions with the Three Rivers Park District regarding Carver Park Reserve located to the south, including the potential for trail connections between the two systems. These concepts are still being evaluated and will be refined as planning progresses.

PLANNED UNIT DEVELOPMENT

As discussed during the Comprehensive Plan Amendment process, the Metropolitan Council requires a minimum density of 3.5 units per acre for this development. Achieving this required density is not feasible under the underlying zoning standards without additional flexibility. Accordingly, use of the Planned Unit Development (PUD) process is necessary to accommodate these requirements.

The intent of the City's PUD district is to provide flexibility in neighborhood design in order to maximize public benefits, encourage innovative and high-quality development, and ensure projects remain economically viable and marketable. The City's PUD ordinance identifies key public values that should be achieved through this approach. The following outlines how the proposed development meets those intended objectives:

- a. *Maintain the sense of open space character of the community. Open space shall be of a size, shape, location, and usability for its proposed purpose. Whenever possible, common open space shall be linked to the open space areas of surrounding developments;*
 - Of the approximately 162 acres of the proposed development, there are approximately 72 acres (44%) of open space that includes wetlands and wetland buffers, pond outlots, steep slopes, and 4520 Grimm Road, which will be kept in Urban Reserve.
- b. *Preserve natural open spaces for their aesthetic and ecological values and provide buffering between developments and adjacent roadways;*
 - The parcel at 4520 Grimm Road is proposed to remain guided as Urban Reserve. The overall site plan has been designed with careful consideration of existing natural features, including wetlands and their associated buffers, steep slopes, and forested areas, with an emphasis on avoiding and minimizing impacts wherever feasible. Lots located along Highway 7 are proposed to be deeper than those within the interior of the development, allowing for additional landscaping and buffering to help mitigate visual and noise impacts from the roadway.
- c. *Maximize the use of ecologically-based approaches to stormwater management, restore or enhance on-site ecological systems, and protect off-site ecological systems including the application of Low Impact Development (LID) practices;*
 - Stormwater reuse is being proposed, and as previously mentioned, care is taken to minimize ecological impacts as much as possible.

- d. *Provide high-quality park, open space, and trail opportunities that meet or exceed the provisions of the parks, trails, and open space plan;*
 - While a formal park area is not currently proposed within this portion of the development, the plan emphasizes connectivity through the incorporation of a trail network. As previously noted, these trails are intended to link key areas within the development and provide connections to surrounding amenities, supporting both recreation and mobility.
- e. *Minimize the extent of the development footprint and impervious surfaces to the extent possible to reduce initial infrastructure costs and long-term maintenance and operational costs;*
 - The use of smaller lot sizes helps minimize overall site disturbance by reducing the development footprint within ecologically sensitive areas. This approach allows for more efficient use of roadway and utility infrastructure while limiting impacts to wetlands, wooded areas, and other natural features.
- f. *Ensure long-term stewardship of natural resources for all lands set aside as parks, open spaces, and other forms of conservation lands;*
 - As previously mentioned, we are avoiding any impact to the wetland that is within a conservation easement and wetland buffer area. Impacts to other wetlands and their associated buffers are being avoided as much as possible.
- g. *Provide a convenient and efficient multi-modal transportation system to service the daily needs of residents at peak and non-peak use levels, where possible;*
 - A traffic study has been completed for the proposed development, and an Intersection Control Evaluation (ICE) report is currently being prepared. This analysis will help inform and confirm the appropriate intersection control measures at the proposed Highway 7 access points.
- h. *Foster economic and cultural diversity by providing a complementary mix of lifecycle housing;*
 - As previously noted, the development will include a range of housing types to meet varied market needs, including townhomes suited for first-time homebuyers, competitively priced Carriage single-family homes, larger homes on 65-foot lots for move-up buyers, and villa-style homes designed to support aging in place.
- i. *Encourage conservation of energy and other resources to enhance the prospects for creating a sustainable community;*
 - We are committed to incorporating energy efficiency and responsible resource management into our developments to support the creation of sustainable communities. Homes are designed and constructed using high-performance building practices, including energy-efficient HVAC systems, enhanced insulation, advanced framing techniques, and high-quality windows and building envelopes that reduce energy consumption and improve long-term durability. Water-efficient fixtures and landscaping practices are also utilized to conserve water resources. In addition, site design is approached with an emphasis on preserving natural features where feasible, reducing earthwork, and integrating open space and native plantings to support local ecosystems. Through these combined efforts, we strive to deliver communities that are environmentally responsible, cost-efficient for homeowners, and aligned with long-term sustainability goals.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on May 27, 2026. There were eight neighbors in attendance. The following summarizes feedback received from the meeting:

- Attendees expressed concern about future residents entering adjacent farmland and potentially disturbing livestock. The development team is coordinating directly with these neighbors to walk the property, better understand their concerns, and identify appropriate solutions.
- Residents indicated a desire for enhanced screening and buffering along Highway 7, as well as greater variety in home design and architectural character.

- Concerns were raised regarding potential impacts to existing wildlife and habitat within the area.
- Residents noted concern about increased traffic volumes and associated impacts along Highway 7.

DEVELOPMENT SCHEDULE

We anticipate grading of the initial phase after preliminary plat approval in Spring of 2027. We are aiming to submit preliminary plat by the end of September 2026. We anticipate a total of four to five development phases.

RESTRICTIVE COVENANTS

Woodland Meadows will have an HOA that will provide for the maintenance of the overall common elements in the community, including landscaping, irrigation, and snow removal from sidewalks of common areas. The villa and townhome homeowners will pay additional fees under the HOA that provide for a higher level of maintenance, including lawncare in the summer and snow removal in the winter, and exterior maintenance of the townhomes. The HOA will also provide for restrictions on outdoor storage, parking (no boats, campers, or trailers) in order to keep the community looking orderly and well maintained.

ELEVATIONS

Homebuyers will have the ability to select from a wide range of floor plans, exterior materials, architectural features, and landscape designs. Careful attention is paid to ensuring the use of varied elevations and materials to avoid any monotony of architecture from the street. Exterior materials include vinyl siding and may also include stone or brick accents. Attached are elevations for the wide range of floor plans.

PREDEVELOPMENT AGREEMENT/CITY DESIGN WORK

Due to the significant utility oversizing proposed as part of this development—which will support future growth to the west—we are requesting a predevelopment agreement with the City and that the City take on the design and project management of the lift station and force main and potential roundabout. Both the lift station structure and associated facilities, including the forcemain, will need to be designed and constructed to accommodate anticipated future development. Additionally, a potential roundabout would require coordination with other government entities.

The timing of lift station construction will require further evaluation. To maintain the project schedule and ensure the lift station is operational by fall 2027, it may be necessary to procure long-lead items, such as the lift station control panel, prior to final development plan approval. As a result, a predevelopment agreement will be essential to authorize early procurement activities in advance of final plat approval.

CONCLUSION/SUMMARY

M/I Homes and Rachel Development respectfully submit this sketch plan for review and are seeking feedback from the Park Commission, Planning Commission, and City Council on the proposed development. We welcome input on the overall site layout, housing mix, access, open space approach, and integration with existing natural features as we refine the plan and move forward into preliminary plat and detailed design. The proposed plan has been developed with careful consideration of site constraints and required density expectations, and we request that feedback be provided within that context.

STRUCTURE ELEVATIONS

Single Family Homes



Taylor



Victoria

Villa Homes



Cedarwood



Willow

Carriage Homes



Lexington



Trenton

Carriage Townhomes



Charles Cudd Villa Home Examples





CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



Subject: Approve Plans and Specifications and Authorize Request for Quotes for the CR 110/151 Ditch Maintenance Project, City Project 04-26

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

Meeting Date: September 21, 2026

Attachments: Resolution

Issue:

Should the City approve plans and specifications and authorize request for quotes for the CR 110/151 Ditch Maintenance Project, City Project 04-26?

Background/Discussion:

The CR 110/151 Ditch Maintenance Project, City Project 04-26 was initiated by the City Council at the May 18, 2026, regular City Council meeting. The project is to address erosion issues between the storm outlet at the southeast corner of CR 110 and CR 151 and Halstead Bay, better convey the runoff on 810 CR 110, and redirect runoff from the sanitary sewer manhole that lies between 810 CR 110 and 5555 CR 151.



Figure 1. Storm sewer (green) and sanitary sewer (red) at CR 110 and CR 151



Figure 2. Storm sewer outlet at the southeast corner of CR 110 and CR 151

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.



Figure 3. Photo of drainageway looking south from June, 2025 courtesy of resident at 5555 CR 151

The project generally entails removing vegetation and sediment at the storm outlet, and regrading and revegetating the channel to Halstead Bay. Staff met with the residents and they are in favor of the proposed improvements. Prior to this project Public Works will get the sanitary sewer manhole lined to reduce inflow and infiltration. The plans and specifications can be accessed here: <https://wsbeng.sharefile.com/public/share/web-s6578a205b322492ab47180e5beb6e3f2>

Fiscal Impact:

The recommended budget presented at the May 18, 2026 meeting was \$81,900: \$59,800 for construction and \$24,400 design and construction management fees. The opinion of probable cost (OPC) for construction, including a 10% construction contingency is \$91,542.00. Public Works requested that Flexamat (or approved equal) be installed at the storm outlet instead of rip rap to reduce future maintenance. Flexamat is estimated to cost \$25,000 more than rip rap, which is the main reason the OPC is higher than the initial recommended budget. The anticipated savings in maintenance is \$26,000 over 20 years. If council wants to see a price comparison the quote package can be modified to include an alternate for rip rap instead of the mat; this would need to be reflected in the motion and the resolution modified accordingly.

Hennepin County has agreed to a 50% cost share up to \$40,950 since most of the drainage from the storm sewer system comes from the county right of way. The remainder of the project costs will be from the Storm Fund.

Recommended City Council Action:

Staff recommends the City Council approve the attached resolution approving the plans and specifications and authorizing the request for quotes for the CR 110/151 Ditch Maintenance Project, City Project 04-26.

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.

RESOLUTION NO. 101-26

**RESOLUTION APPROVING PLANS AND SPECIFICATIONS
AND AUTHORIZING THE REQUEST FOR QUOTES FOR THE
CR 110/151 DITCH MAINTENANCE PROJECT,
CITY PROJECT NO. 04-26**

WHEREAS, pursuant to a resolution passed by the City Council May 18, 2026, WSB has prepared plans and specifications for maintenance of the ditch that extends from the culvert at the southeast corner of County Roads 110 and 151; and

WHEREAS, pursuant to a resolution passed by the City Council September 21, 2026, WSB has presented such plans and specifications to the Council for approval.

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

1. Such plans and specifications are hereby approved and placed on file in the office of the City Clerk.
2. WSB shall request quotes for such approved plans and specifications.

BE IT FINALLY RESOLVED that the City Council hereby authorizes the request for quotes for the CR 110/151 Ditch Maintenance Project, City Project No. 04-26.

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of September, 2026, by a vote of _____Ayes and _____Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff, City Clerk

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Approve Woodland Cove Water Treatment Plant Change Order #3

Prepared By: Gary Peters, Public Works Director

Meeting Date: September 21,2026

Issue:

The new Woodland Cove Water Treatment Plant (WTP) needs the aerator ductwork and rain leaders moved, as well as clearwell hatch changes approved.

Background/History:

When the new WTP was designed on paper, all planning for piping, ductwork, electrical, and chemical lines are looked at and placed on the plans. As the facility is being constructed, field changes must be made.

Overview:

The changes/modifications for the new WTP are as follows:

- COR No. 6 – FO 8 Aerator Ductwork Modification
- COR No. 7 – Pipe sleeve for future HSP No. 5
- COR No. 8 – Clearwell Access Hatch Modification

See the attached Change Order No.3 and all associated paperwork for these changes/modifications. Modifications proposal attached. These changes added \$22,759.84 to the construction contract.

Fiscal Impact:

At the June 16, 2025, council meeting, AE2S and the Public Works Director asked the City Council to approve plans and specifications and authorize advertisement for bids for the new Woodland Cove WTP. At that time, AE2S was estimating the WTP cost at \$20,000,000.00, and recommended reserving an additional \$500,000 (2.5% contingency) to cover potential construction-related costs such as change orders or unforeseen field conditions.

At the October 6, 2025, council meeting, AE2S and the Public Works Director asked the City Council to accept bids and award contract for the construction of the new Woodland Cove WTP. The contract was awarded to Magney Construction, Inc. at a cost of \$21,329,000.00; with a 5% contingency of \$1,066,450.00.

The cost changes for Change Order No. 3 would be added to the total cost of the project and financed through a bond .

Recommended City Council Action:

Motion to approve Resolution No. 102-26 to approve Woodland Cove WTP Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch at a cost of \$22,759.84.

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.

CHANGE ORDER NO. 3

Owner:	City of Minnetrista	Owner's Project No.:	
Engineer:	AE2S	Engineer's Project No.:	P05355-2023-002
Contractor:	Magney Construction, Inc.	Contractor's Project No.:	00624
Project:	Minnetrista Woodland Cove WTP Project		
Contract Name:	Contact No. 1 – Minnetrista Woodland Cove WTP Project		
Date Issued:	9/21/2026	Effective Date of Change Order:	9/21/2026

The Contract is modified as follows upon execution of this Change Order:

Description:

- COR No. 6 – FO 8 Aerator Ductwork Modification
 - o Modify aerator blower piping to provide clear space for ductwork connections to the submitted blower.
 - o Provide insulation on the additional aerator ductwork.
 - o Reroute rain leaders to accommodate the modified aerator ductwork.
 - Rain leader reroute will require the addition of pipe fittings and elbows.
- COR No. 7 – Pipe sleeve for future HSP No. 5
 - o Install a pipe sleeve in the HSP room for a future HSP No. 5.
- COR No. 8 – Clearwell Access Hatch Modification.
 - o Provide Deduct for original scoped hatch style.
 - o Provide updated “roof style” access hatch for above the clearwell lid. Updated style is to meet the Minnesota Department of Health (MDH) preferred hatch type for an exposed storage tank.

Attachments:

- COR No. 6 – Field Order No. 8 Aerator Duct Re-route
 - o Pricing Quote
 - o Updated Drawings
 - o Email Coordination
- COR No. 7 – Pipe sleeve for future HSP No. 5
 - o Pricing Quote
 - o Email Coordination
- COR No. 8 – Clearwell Access Hatches Change
 - o Pricing Quote for updated clearwell access hatch style.
 - o Pricing Quote for original hatches to be deducted from the project.
 - o Email Coordination.

Change in Contract Price		Change in Contract Times [State Contract Times as either a specific date or a number of days]	
Original Contract Price:		Original Contract Times:	
\$ 21,329,000.00		Substantial Completion:	01/31/2028
		Ready for final payment:	07/01/2028
Increase from previously approved Change Orders No. 0 to No. 2:		[Increase] [Decrease] from previously approved Change Orders No. 0 to No. 1:	
\$ 18,129.82		Substantial Completion:	0
		Ready for final payment:	0
Contract Price prior to this Change Order:		Contract Times prior to this Change Order:	
\$ 21,347,129.82		Substantial Completion:	0
		Ready for final payment:	0
Increase this Change Order:		[Increase] [Decrease] this Change Order:	
\$ 22,759.84		Substantial Completion:	0
		Ready for final payment:	0
Contract Price incorporating this Change Order:		Contract Times with all approved Change Orders:	
\$ 21,369,889.66		Substantial Completion:	01/31/2028
		Ready for final payment:	07/01/2028

Recommended by Engineer (if required) By: <u></u> Title: <u>Project Engineer</u> Date: <u>09/10/2026</u> Authorized by Owner By: <u></u> Title: <u>Mayor</u> Date: <u>9/21/2026</u>	Accepted by Contractor Approved by Funding Agency (if applicable) Not Applicable
---	---

SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 6/26/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 06 - Field Order 8 Aerator Duct Re-Route

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to make the following changes described in Field Order 8: Re-route the aerator ductwork to accommodate the inlet location on the aerator, re-route the rain leader, and adjust overhead lighting as needed.

LABOR:	\$	-
MATERIAL:	\$	-
EQUIPMENT:	\$	-
SUBCONTRACTOR:	\$	14,189.32
Kraft Mechanical - provide additional piping offsets to re-route 6" rain leader, provide additional ductwork offsets to outside air intake, provide additional ductwork insulation as per revised plan.		
Subtotal:	\$	14,189.32
Contractor's Overhead:	\$	709.47
Bond & Insurance Premium:	\$	223.48
LUMP SUM TOTAL	\$	15,122.27

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
 Project Manager

Accepted By:

Date:



June 18, 2026

Magney Construction Inc
1401 Park Rd
Chanhassen, MN 55317

Attention: Dan Fuhrman

Subject: Minnetrista Woodland Cove WTP
FO #8 - Venting

Mr. Fuhrman,

Kraft Mechanical is providing the following scope change narrative associated with the change documents found in the subject above. Inclusions, exclusions, and clarifications are consistent with the current. The changes include the following:

Net Scope Additions

Plumbing Scope of Work

- Sheet M103
 - o Provide additional piping offsets to reroute 6" rainleader

Mechanical Scope of Work

- Sheet M203
 - o Provide additional ductwork offsets to outside air intake
 - o Provide additional ductwork insulation as per revised plan

Total Additional Cost: \$14,189.32

Clarifications

- Work to be performed during normal working hours.

Exclusions

- General construction work, electrical work, cutting and patching of walls, floors, ceilings and roofs, and fire protection.
- Overtime

Notice of acceptance or rejection is due to Kraft within 10 calendar days of the date above. Kraft reserves the right to reevaluate cost and schedule impacts upon response receipt.

Please review and feel free to call at your convenience with any questions.

Sincerely,

Kraft Mechanical

Tim Ellerton
Project Manager

**CHANGE ORDER REQUEST # 1**

COMPANY: Magney Construction

ATTN: Dan Fuhrman

EMAIL: dfuhrman@magneyconstruction.com

PHONE: 612-558-8045

DATE: 6/18/2026

KRAFT JOB #: 26-36003

PROJECT NAME: Minnetrista Woodland Cove WTP

RFI #: -

REQUEST DESCRIPTION: Aerator Duct Rerouting

ASI #: -

REQUEST DUE TO:

FO #: 8

DESCRIPTION	RATE		MARK-UP	SUBTOTALS	TOTALS
Materials:				\$ 1,475.00	
Equipment:				\$ -	
Expendables:	5.00% of Mat.			\$ 73.75	
Materials & Equipment:				\$ 1,548.75	
Sales Tax:	9.000%				\$ 139.39
		Overhead:	0.00%		\$ -
		Margin:	10.00%		\$ 154.88
				TOTAL MATERIALS:	\$ 1,843.01
Field Labor (ST):	29.00	Hrs.	Rate: \$ 142.00	\$ 4,118.00	
Field Labor (OT):	0.00	Hrs.	Rate: \$ -	\$ -	
Field Labor (DT):	0.00	Hrs.	Rate: \$ -	\$ -	
Shop Labor:	0.00	Hrs.	Rate: \$ -	\$ -	
Labor, Insurance, & Taxes:				\$ -	
Drayage:	2.00% of Field Labor Cost			\$ 82.36	
Test & Cleanup:	2.00% of Field Labor Cost			\$ 82.36	
Truck:	0.00	Ea	Rate: \$ 125.00	\$ -	\$ 4,282.72
		Overhead:	0.00%		\$ -
		Margin:	10.00%		\$ 428.27
				TOTAL LABOR:	\$ 4,710.99
Tool Replacement:	0.00% of Field Labor Cost			\$ -	
Engineering:				\$ -	
Project Management:				\$ 250.00	
Other Indirect Costs:				\$ -	\$ 250.00
		Overhead:	0.00%		\$ -
		Margin:	10.00%		\$ 25.00
				TOTAL SERVICES:	\$ 275.00
Subcontractors:					
Insulation:				\$ 6,560.00	
Temp Controls:				\$ -	
Test & Balance:				\$ -	
Cut & Patch:				\$ -	
Misc.				\$ -	\$ 6,560.00
		Overhead:	0.00%		\$ -
		Margin:	10.00%		\$ 656.00
				TOTAL SUBCONTRACTORS:	\$ 7,216.00
				Change Order Subtotal Costs:	\$ 14,045.00
				Permit:	\$ 144.32
				Bond:	\$ -
				Credits:	\$ -
Time Extension Required:	2	Day(s)		TOTAL PRICE OF CHANGE:	\$ 14,189.32

Authorized By: _____

Date: _____



Field Order / Supplemental Instruction

Field Order No.: FO-8

Date: 6/11/2026

To: Dan Fuhrman
Title: Project Manager
Company: Magney Construction
Address: 1401 Park Road
Chanhassen, MN 55317

From: Bri Amundson
Title: Resident Project Representative
AE2S No.: P05355-2024-008

You are hereby directed to execute this Field Order / Supplemental Instruction that interprets or provides for minor revisions to the Contract Documents without changes to the Contract Price or Time.

Referenced Document(s):



Specification Section(s): 46 51 21

Drawing(s): M103 & M203

Description of Interpretation or Change:

Aerator Ductwork Reroute
Rain Leader Reroute
Adjust overhead lights as needed.

Attachments: Redistributed Drawing Sheets M103 & M203

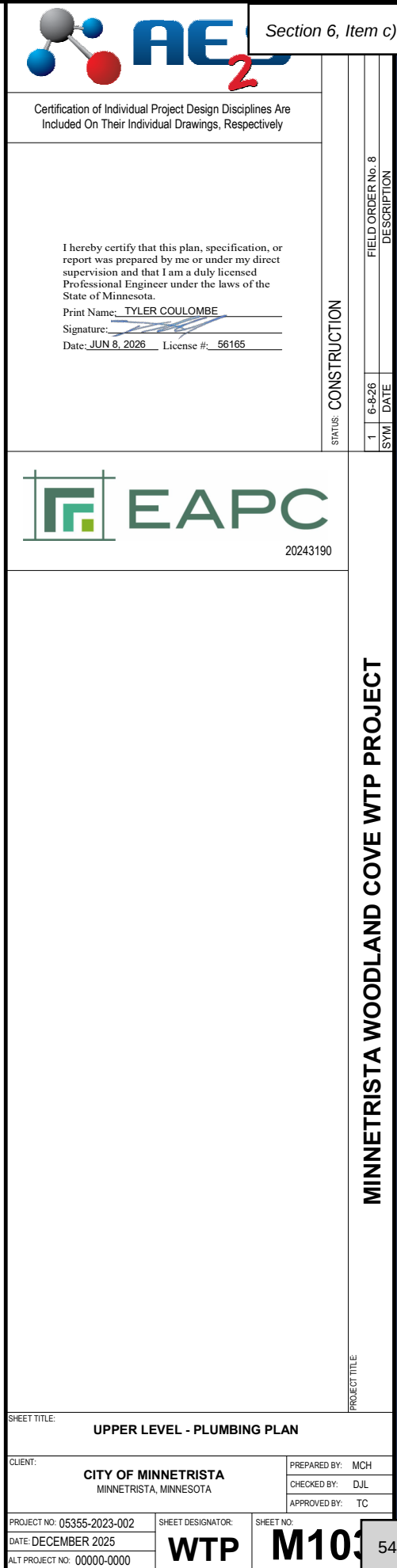
Signature: Bri Amundson

☐ **Attachments (/list):**

M103
M203

Copies:

- ☒ Posted on ProCore
- ☒ Field Office, Bri Amundson, AE2S
- ☒ AE2S File
- ☐ Other: _____





SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 7/31/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 07 - Sleeve for Future HSP

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to furnish and install a cast-in steel sleeve in the concrete deck of the high service pump room at the location of the future high service pump. The cost for this work has been summarized below.

LABOR:	\$	453.36
Prepping, setting, leveling 18" diameter steel sleeve in slab at future high service pump location		

MATERIAL:	\$	2,051.12
(1) EA: 18" Diameter steel sleeve w/water collar & welded plate cover, Freight, Sales Tax (8.525%)		

EQUIPMENT:	\$	-
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SUBCONTRACTOR:	\$	-
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Subtotal:	\$	2,504.48
Contractor's Overhead:	\$	375.67
Bond & Insurance Premium:	\$	43.20
LUMP SUM TOTAL	\$	2,923.36

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
 Project Manager

Accepted By:

Date:



Bid Proposal for Minnetrista, MN - Additional Vertical Turbine Sleeve

All Bidders

Job Location: Minnetrista, MN

Bid Date: 07/30/2026

Core & Main Bid #: 5107813

Core & Main

5145 211th Street West

Farmington, MN 55024

Phone: 6514636090

Fax: 6514634554

Seq#	Qty	Description	Units	Price	Ext Price
20	1	18" DIA X 4'0" STL SLV W/WC PRIMED, 4 TABS ON ONE END, 1/4" THICK PLATE ON THE OPPOSITE	EA	1,540.00	1,540.00
60	1	ESTIMATED FREIGHT	EA	350.00	350.00
				Sub Total	1,890.00
				Tax	0.00
				Total	1,890.00

UNLESS OTHERWISE SPECIFIED HEREIN, PRICES QUOTED ARE VALID IF ACCEPTED BY CUSTOMER AND PRODUCTS ARE RELEASED BY CUSTOMER FOR MANUFACTURE WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THIS QUOTATION. CORE & MAIN LP RESERVES THE RIGHT TO INCREASE PRICES TO ADDRESS FACTORS, INCLUDING BUT NOT LIMITED TO, GOVERNMENT REGULATIONS, TARIFFS, TRANSPORTATION, FUEL AND RAW MATERIAL COSTS. DELIVERY WILL COMMENCE BASED UPON MANUFACTURER LEAD TIMES. ANY MATERIAL DELIVERIES DELAYED BEYOND MANUFACTURER LEAD TIMES MAY BE SUBJECT TO PRICE INCREASES AND/OR APPLICABLE STORAGE FEES. THIS BID PROPOSAL IS CONTINGENT UPON BUYER'S ACCEPTANCE OF SELLER'S TERMS AND CONDITIONS OF SALE, AS MODIFIED FROM TIME TO TIME, WHICH CAN BE FOUND AT: <https://coreandmain.com/terms-of-sale/>

THIS BID MAY INCLUDE GLOBALLY SOURCED (IMPORTED) MATERIALS THAT ARE SUBJECT TO CHANGING TARIFFS. PRICES ARE SUBJECT TO CHANGE DUE TO POTENTIAL ADDITIONAL TARIFFS IMPOSED BY THE U.S. GOVERNMENT. IF IMPOSED, PRICES WILL INCREASE BY THE SAME PERCENTAGE AND WILL BE EFFECTIVE ON THE DATE THAT THE NEW TARIFFS ARE IMPLEMENTED. THESE ITEMS SHOULD BE PURCHASED WITH HASTE TO AVOID ANY ADDITIONAL RISING TARIFF COSTS.

SEND TO		FROM
Company Name AE2S		Magney Representative Dan Fuhrman
Attention Ross Mindermann		Date 8/13/2026
Fax	Phone: (763) 760-9981	Proposal # COR No. 08 - Clearwell Access Hatches Change

COMMENTS

Dear Ross Mindermann

Magney Construction, Inc. is pleased to present the following cost to include the necessary labor, material and equipment to Furnish and Install (4) bolt-down style access hatches from the manufacturer, Halliday, at the clearwell top slab. This also includes a credit back on the originally bid access hatches for the clearwell.

LABOR:	\$	-
MATERIAL:	\$	8,547.43
Halliday - 3x3 Access Hatches at Clearwell Top Slab (bolt-down style) includes freight & tax		
CREDIT:	\$	(4,508.69)
Bilco - Original Style Access Hatches (3x3) at Clearwell Top Slab - includes freight & tax		
SUBCONTRACTOR:	\$	-
Subtotal:	\$	4,038.74
Contractor's Overhead:	\$	605.81
Bond & Insurance Premium:	\$	69.67
LUMP SUM TOTAL	\$	4,714.21

Additional Working Days Required for this Change	0
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EXCLUSIONS: No cold weather conditions, testing, painting, electrical, or mechanical not listed (above/attached) are included. If this work can take place concurrently with the other work in the contract documents, and current sequence of work, then additional supervision time will not be needed - if it is required, additional supervision cost will need to be added.

Please review and contact me if you have any questions.

Thank You,



Daniel Fuhrman
 Project Manager

Accepted By:

Date:

Dan Fuhrman

From: Aaron Dorris <Aaron@hallidayproducts.com>
Sent: Thursday, August 13, 2026 1:52 PM
To: Dan Fuhrman
Subject: RE: F1R 36x36 price

It would be about around \$1400.00.

**** Please be advised we have had a price increase. We appreciate your understanding. ****

Thank you,
Halliday Products, Inc.
Aaron Dorris



Ph - 1-407-298-4470
Fax - 1-407-298-4534
www.hallidayproducts.com

From: Dan Fuhrman <dfuhrman@magneyconstruction.com>
Sent: Thursday, August 13, 2026 2:42 PM
To: Aaron Dorris <Aaron@hallidayproducts.com>
Subject: RE: F1R 36x36 price

Aaron,
Thank you. Do you know your estimated freight cost to Minnetrista, MN for these?

From: Aaron Dorris <Aaron@hallidayproducts.com>
Sent: Thursday, August 13, 2026 1:38 PM
To: Dan Fuhrman <dfuhrman@magneyconstruction.com>
Subject: F1R 36x36 price

Dan,

In regard to your question, the (4) F1R 036036MBDP---- would be \$1619.00 each.

Let me know if you need anything else.

**** Please be advised we have had a price increase. We appreciate your understanding. ****

Thank you,
Halliday Products, Inc.

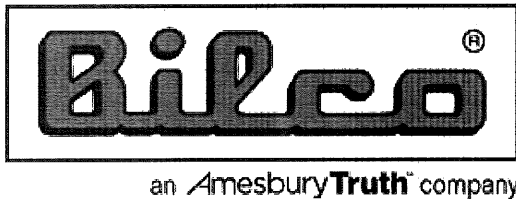
Schu Marketing
8400 Wyoming Avenue North 200
Brooklyn Park MN 55445
United States

Quotation # S11300

Customer: Magney Construction
Quotation Date:
11/07/2025

Job Name: Woodland Cove WTP
Salesperson: Dave Lewey

Description	Quantity	Unit Price	Amount
J-4AL, 3'0" x 3'0", aluminum floor door, Bilco Part #0J0450004 <i>Bilco Quote #490459</i> <i>Estimated Lead Time: 9 Weeks</i>	17.00 Units	847.00	\$ 14,399.00
Freight Estimate: Excelsior, MN 55331	1.00 Units	766.52	\$ 766.52
Total			\$ 15,165.52



Quote is valid for 45-days

COST BREAKDOWN SUMMARY

	Halliday	Bilco
QTY:	4	4
Unit Price:	\$ 1,619.00	\$ 847.00
Subtotal:	\$ 6,476.00	\$ 3,388.00
Freight:	\$ 1,400.00	\$ 766.52
Tax (8.525%):	\$ 671.43	\$ 354.17
TOTAL:	\$ 8,547.43	\$ 4,508.69

RESOLUTION NO. 102-26

Resolution approving Woodland Cove WTP Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch

WHEREAS, the City of Minnetrista entered into a contract with Magney Construction, Inc. for the construction on the Woodland Cove Water Treatment Plant on October 6, 2025; and

WHEREAS, Change Order No. 3 for the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch, resulting in an additional cost of \$22,759.84 to the total construction cost; and

WHEREAS, by the City Council of Minnetrista, the Woodland Cove Water Treatment Plant Change Order No.3 the changes/modifications to the aerator ductwork, the installation of a pipe sleeve for future HSP No. 5, and modifications to the clearwell access hatch is hereby approved.

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

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of September 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk

(seal)