



CITY COUNCIL MEETING AGENDA

February 18, 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) Accept 2024 GFOA Award

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
- b) Approve Claims
- c) Res. No. 18-26 Approving Simple Subdivision between 7635 Hwy 7 & 4520 Grimm Rd
- d) Res. No. 19-26 Approve Amendment to Park Capital Improvement Plan
- e) Res. No. 20-26 Award Basketball Court Resurfacing at Jennings Park
- f) Res. No. 21-26 Approve a Joint Powers Agreement between MN DNR and the City of Minnetrista for rehabilitation of the Public Water Access on Whaletail Lake
- g) Motion to Approve Squad Computer Replacements

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

- a) Res. No. 24-26 Denying Interim Use Permit at 1195 & 1205 Sunnyfield Road North

- b) Res. No. 22-26 Approving Comprehension Plan Amendment at 7385, 7501, & 7365 Highway 7
- c) Res. No. 23-26 Approving Comprehensive Plan Amendment at 9400 Highway 7
- d) Receive Bids for the 2026 Street Improvement Project, City Project 01-26
- e) Res. No. 25-26 Declare Cost to be Assessed, Order Preparation of Proposed Assessments and Call for the Hearing on Proposed Assessments for the 2026 Street Improvement Project

7) ADMINISTRATIVE ITEMS

- a)** Staff Reports
- b)** 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, Westonka Community Commerce Committee
 - 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 OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION

Subject: Item – Recognition and Presentation of 2024 GFOA Award for Excellence in Financial Reporting on 2024 Audited Comprehensive Financial Report

Prepared By: Brian Grimm, Finance Director

Meeting Date: February 18, 2026

Item: Attached is our Certificate of Achievement that we received from the Government Finance Officers Association for our 2024 Audited Comprehensive Annual Financial Report. Each year Cities can submit their financials to the GFOA to be reviewed for this award. GFOA awards these Certificates to Cities whose annual reports achieve the highest standards in government accounting and financial reporting.

The City has received this award since 2004 and plans to submit its 2025 financial report again once it is completed.

I would also like to express my thanks to Angie Boll, Senior Accountant and Renae Neumann, Utility Billing and Recycling Coordinator for all of their hard work throughout the 2024 audit and reporting process. Without their help and others, the City would not be able to obtain this prestigious award.

Recommended City Council Action: Accept 2024 ACFR award from GFOA

Does Recommended Action meet City Mission Statement? Yes No

Does Recommended Action meet City Goals/Priorities? Yes No

Explain: **Special Presentation to Accept 2024 ACFR award from GFOA**

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.



GOVERNMENT FINANCE OFFICERS ASSOCIATION
NEWS RELEASE

FOR IMMEDIATE RELEASE

2/9/2026

For more information contact:
Michele Mark Levine, Director/TSC
Phone: (312) 977-9700
Fax: (312) 977-4806
Email: mlevine@gfoa.org

(Chicago, Illinois)—Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Certificate of Achievement for Excellence in Financial Reporting to **City of Minnetrista** for its annual comprehensive financial report for the fiscal year ended December 31, 2024. The report has been judged by an impartial panel to meet the high standards of the program, which includes demonstrating a constructive "spirit of full disclosure" to clearly communicate its financial story and motivate potential users and user groups to read the report.

The Certificate of Achievement is the highest form of recognition in the area of governmental accounting and financial reporting, and its attainment represents a significant accomplishment by a government and its management.

Government Finance Officers Association (GFOA) advances excellence in government finance by providing best practices, professional development, resources, and practical research for more than 25,000 members and the communities they serve.



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Minnetrista
Minnesota**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

December 31, 2024

Christopher P. Morill

Executive Director/CEO

Certificate of Achievement for Excellence in Financial Reporting Summary of Grading

City of Minnetrista, Minnesota

Member ID: 135362004

Report #: COA-2024-03212

The Certificate of Achievement Program Special Review Committee (SRC) has completed its review of your annual comprehensive financial report. The grades awarded for each grading category are listed below, followed by comments and suggestions for improvement grouped by category.

Any category showing a grade of “Needs Significant Improvement” indicates an area of particular concern to the SRC. On the detailed listing of comments and suggestions for improvement, further notation will indicate which comment or comments gave rise to the areas of concern and the degree of severity of the deficiency noted by those comments. We encourage you to give special attention to these comments in order to be eligible to win the Certificate going forward.

Grading Category	Grade
101 - Cover, table of contents, and formatting	Proficient
102 - Introductory section	Proficient
103 - Report of the independent auditor	Proficient
104 - Management's discussion and analysis (MD&A)	Proficient
105 - Basic financial statements (preliminary considerations)	Proficient
106 - Government-wide financial statements	Proficient
107 - Fund financial statements (general considerations)	Proficient
108 - Governmental fund financial statements	Proficient
109 - Proprietary fund financial statements	Proficient
110 - Fiduciary fund financial statements	Not Applicable
111 - Summary of significant accounting policies (SSAP)	Proficient
112 - Note disclosure (other than the SSAP and pension-related disclosures)	Proficient
113 - Pension-related note disclosures	Proficient
114 - Required supplementary information (RSI)	Proficient
115 - Combining and individual fund information and other supplementary information	Needs Significant Improvement
118 - Statistical section	Proficient
119 - Other considerations	Proficient

Certificate of Achievement for Excellence in Financial Reporting Detailed Listing of Comments and Suggestions for Improvement

City of Minnetrista, Minnesota
Member ID: 135362004
Report #: COA-2024-03212

101 - Cover, table of contents, and formatting

Comment Number: 3272 **Checklist Question: 1-001-12**

Pages 6, 24, 73, 76, 85, 88-89, 93-94, 106-109, 111-113, 119-120, and 123-125.

It is recommended that the pages of the electronic annual comprehensive financial report be consistently presented in either portrait or landscape orientation throughout the report (so that pages do not have to be rotated in order to read the text).
 [Certificate Program requirement]

102 - Introductory section

Comment Number: 2238 **Checklist Question: 2-001-04-7**

Pages 3, 42, and the application form should be updated to state the correct funds with legally adopted annual budgets. Refer to the presentations in the ACFR and the capital projects fund, the Street Improvement Fund budgetary comparison that was not presented, even though it was stated that the capital projects funds have legally adopted annual budgets. Please clarify. This comment was provided last year and not fully implemented.

It is recommended that the letter of transmittal identify which governmental funds are annually (or biennially) appropriated.
 [Certificate Program requirement; GAAFR Chapter 33 - Introductory section-Formal transmittal]

104 - Management's discussion and analysis (MD&A)

Comment Number: 2749 **Checklist Question: 4-001-06**

Page 20 - Expand the discussion to explain the underlying reason(s) for the changes in the fund balances for the General Fund, and the 2023 Street Project Fund from the prior year. This comment was provided last year and not implemented.

In Management's Discussion and Analysis, the discussion should explain the underlying reasons for the significant changes in fund balances/fund net position rather than focusing solely on the size or composition of the changes (amount or percentage of change). For example, to explain an increase in tax revenue, MD&A might say, "Tax revenues for the year increased primarily due to increased property taxes revenue, which grew as a result of a 2% rate increase on all classes of property, as well as an average increase of approximately 3% in the taxable property values, driven by increased local real estate market values." [GASB Cod. Sec. 2200.109d; GASB-S34: 11d; GAAFR Chapter 31 - An analysis of the balances and transactions of individual funds]

105 - Basic financial statements (preliminary considerations)

Comment Number: 3707

Page 23 - This comment is provided as a reminder. Note, that the full amount of benefit payments expected to be paid within one year should be reported as "total pension/OPEB liability due within one year."

It is unclear why the government does not report any portion of the total pension/OPEB liability as "due within one year." Normally, for a postemployment defined benefit plan that is not administered through a trust, there would be a portion of total pension/OPEB liability that is "due within one year," which would be the full amount of benefit payments expected to be paid within one year. [GASB Cod. Sec. P52.708-2, .727-1, .745-1, and .756-1]

106 - Government-wide financial statements

Comment Number: 1231 Checklist Question: 6-003-02

Page 24 - Any "fiscal charges" should be reported in the appropriate function(s).

Except for interest and unallocated depreciation, expenses related to governmental activities should be classified by function rather than by object of expense. One of the line items reported for expense appears to be an object of expense rather than a function. Please clarify. [GASB Cod. Sec. 2200.127a; GASB-S34: 38 and 41; GASB-S37: 10; GAAFR Chapter 19 - Level of detail presented for expenses]

115 - Combining and individual fund information and other supplementary information

Comment Number: 2096 Checklist Question: 15-001-08

This comment, if repeated in the next report for the same or a similar deficiency, will preclude the entity from receiving the Certificate of Achievement.

Refer to page 3, where it was stated that all capital projects funds have legally adopted annual budgets. A budgetary comparison schedule should be presented for the Street Improvement Fund in the combining section of the ACFR.

The governmental fund subsection should provide budgetary comparison schedules for any annually (or biennially) budgeted nonmajor special revenue funds, debt service funds, capital projects funds, and permanent funds that demonstrate compliance at the legal level of budgetary control. [GASB Cod. Sec. 2400.104-.105; NCGA-S1: 9c; NCGA-I10: 14; Q&A 7.91.1; GAAFR Chapter 33 - Financial section-Individual fund and discretely presented component unit financial statements]

118 - Statistical section

Comment Number: 2537 Checklist Question: 18-803-02

Page 116 - Present the bonds payable and loans payable for the business-type activities separately.

Information on each type of outstanding debt should be presented. [GASB Cod. Sec. 2800.122-.123; GASB-S44: 23; GAAFR Chapter 35 - Ratios of outstanding debt (ten years)]

119 - Other considerations

Comment Number: 2212 Checklist Question: 19-001-01

It is unclear why the application form lists \$2,676,755 as capital accounts payable for governmental activities when this amount is not reflected in the governmental calculation of net investment in capital assets. Likewise, the application form reports \$43,550 as unspent proceeds for business-type activities, yet this amount is included in the governmental activities calculation as capital accounts payable. Clarify.

The disclosures contained in the annual comprehensive financial report should be consistent with the information provided in Section IV of the Certificate of Achievement Program Application Form. [Certificate Program requirement]

Comment Number: 2213 Checklist Question: 19-001-01

Update the application to state the correct number of capital projects funds with legally adopted annual budgets. According to the note disclosure on page 42, there are no capital projects funds with legally adopted budgets. However, on page 3 of the letter of transmittal, the City states that budgets are adopted for the capital projects funds. Please clarify.

The budgetary presentations included in the annual comprehensive financial report should be consistent with the government's budgeting as described in the Certificate of Achievement Application Form. [Certificate Program requirement]

Comment Number: 3651 Checklist Question: 19-001-01

Provide calculation of net investment in capital assets for business-type activities.

The worksheet with the calculations of the net investment in capital assets provided with the application submitted to the Certificate of Achievement Program should include calculations for both the governmental and the business-type activities. [Certificate Program requirement]

120 - New Pronouncements

Comment Number: 3783

The GASB has issued the following statements:

1. Statement No. 102, "Certain Risk Disclosures." The requirements of this Statement will take effect for financial statements starting with the fiscal year that ends June 30, 2025.
2. Statement No. 103, "Financial Reporting Model Improvements." The requirements of this Statement are effective for the fiscal year that ends June 30, 2026.
3. Statement No. 104, "Disclosure of Certain Capital Assets." The requirements of this Statement are effective for the fiscal year that ends June 30, 2026.

Earlier application of these statements is encouraged. For the original pronouncements, please visit the GASB's website, www.gasb.org.

***** END OF COMMENTS FOR COA-2024-03212 *****



CITY COUNCIL MEETING MINUTES

February 02, 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, Brian Govern
Staff: City Administrator Jasper Kruggel, Finance Director Brian Grimm, Community Development Director David Abel (Remote), Director of Public Safety Craig Squires, Director of Public Works Gary Peters and City Clerk Ann Meyerhoff (Remote).
Consultants: City Attorney Sarah Sonsalla (Remote), Absent: Mayor Lisa Whalen, Peter Vickery.
- c) Approval of Agenda
Motion made by Councilmember Govern, Seconded by Councilmember Lacy to approve the agenda as presented.
Voting Yea: Acting Mayor Reffkin, Councilmember Lacy, Councilmember Govern

2) SPECIAL PRESENTATIONS

3) PERSONS TO BE HEARD

4) CONSENT AGENDA

- a) Approve City Council Regular Meeting Minutes from January 21, 2026
- b) Res No 14-26 Approve Claims
- c) Res No 15-26 Approval of Residential Recycling Grant Agreement with Hennepin County for January 1, 2026 - December 31, 2028
- d) Res No 16-26 Approve Streetside Setback Variance at 2565 Highland Road
- e) Approve AE2S SCADA Task Order 03-26 for Supervisory Control and Data Acquisition Services

Motion made by Councilmember Lacy, Seconded by Councilmember Govern to approve the consent agenda as presented.

Voting Yea: Acting Mayor Reffkin, Councilmember Lacy, Councilmember Govern

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

7) ADMINISTRATIVE ITEMS

- a) Staff Reports

Public Works Director Peters presented renderings prepared by AE2S for the water treatment plant, explaining the base design consisting of a sandblast finish with anchor

bolts and a concrete block base. Peters then discussed an enhanced option previously mentioned at a meeting, which would extend textured, colored rock elements up all four corners of the building to improve its visual appearance. The additional cost for this enhancement was noted to be just under \$16,000, with existing bump-outs and wood grain features already included in the base bid. Peters expressed support for the enhanced design, stating it would provide a more polished and presentable look.

Council members indicated agreement, and staff confirmed that if approved, a change order would be brought back at the February 18 meeting to proceed with the work through Tara Corporation.

b) Council Reports

i) Mayor Lisa Whalen

ii) Cathleen Reffkin

iii) Claudia Lacy

- Rhonda Nelson resigned from the Gillespie Center and they are currently interviewing for a new director

iv) Peter Vickery

v) Brian Govern

8) ADJOURNMENT

Motion made by Councilmember Lacy, Seconded by Councilmember Govern to adjourn the meeting at 6:37 p.m.

Voting Yea: Acting Mayor Reffkin, Councilmember Lacy, Councilmember Govern.

RESOLUTION NO. 17-26

**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 73905 through 73966; electronic checks E1003550 through E1003564; Claims batch includes an electronic transfer for payroll in the amount of \$113,928.66.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that the attached list of claims in the amount of \$787,164.91 is hereby approved.

ADOPTED this 18th day of February 2026 by a vote of ____ Ayes
____ Nays.

Lisa Whalen, Mayor

ATTEST:

City Clerk

CITY OF MINNETRISTA

***Check Detail Register©**

Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseT
x2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1010 1ST BK OF THE LAKES					
73905	02/06/26	ANDERSON, DR. MELISSA			
E 101-42110-307		PROFESSIONAL SERVIC	\$1,859.04		Psychological Services-Reissue
		Total	\$1,859.04		
73906	02/06/26	AT & T MOBILITY			
E 101-41940-321		TELEPHONE	\$1,423.08		Cell Phones, I pads, Hotspots-2 months
E 101-43121-321		TELEPHONE	\$1,100.00		Cell Phones, I pads, Hotspots-2 months
E 601-49440-381		ELECTRIC UTILITIES	\$900.00		Cell Phones, I pads, Hotspots-2 months
E 602-49490-381		ELECTRIC UTILITIES	\$900.00		Cell Phones, I pads, Hotspots-2 months
		Total	\$4,323.08		
73907	02/18/26	BOLL, ANGELA			
E 101-41320-331		TRAVEL EXPENSE	\$25.20		Mileage reimbursement
		Total	\$25.20		
73908	02/18/26	FORCE AMERICA INC			
E 101-43121-221		EQUIPMENT PARTS, TIR	(\$882.00)	CM001-2008	Return of Snowplow Controller
E 101-43121-221		EQUIPMENT PARTS, TIR	\$915.69	IN001-21175	Joystick Control for Truck 13
		Total	\$33.69		
73909	02/18/26	LEXISNEXIS RISK DATA MNGMT INC			
E 101-42110-307		PROFESSIONAL SERVIC	\$209.50	1100234108a	Contract Fee-Reissued
		Total	\$209.50		
73910	02/18/26	MN DEPT OF NATURAL RESOURCES			
E 601-49440-227		UTILITY SYSTEM MAINT	\$4,367.84	1970-1386	25 Water Use DNR Surcharge Report
		Total	\$4,367.84		
73911	02/18/26	RITEWAY			
E 101-41320-202		COPY & PRINTING SUPP	\$403.52	25-85274	1099s and W2s
		Total	\$403.52		
73912	02/18/26	SUNRAM CONSTRUCTION			
E 651-49590-530		IMPROVEMENTS	\$43,050.45	Pay App 1	Minneapolis Ave Drainage Improvements
		Total	\$43,050.45		
73913	02/18/26	ACME TOOLS			
E 101-43121-240		SMALL TOOLS AND MIN	\$325.99	15764131	Battery Pruner
		Total	\$325.99		
73914	02/18/26	ALL ABOUT FUN FOR KIDS			
E 101-42110-440		APPRECIATION EVENTS	\$675.00		Trista day
		Total	\$675.00		
73915	02/18/26	AMAZON CAPITAL SERVICES			
E 101-41320-202		COPY & PRINTING SUPP	\$274.36	14Q1-3TKY-6	office supplies
E 101-41940-401		BLDG/STRUCT MAINTEN	\$268.86	1DGV-D7MJ-	LED lights for under front desk & chambers dais
E 101-41320-201		OFFICE SUPPLIES	\$43.58	1F9V-VXKP-	Office supplies - 2026 calendars & mouse pad
E 101-41320-201		OFFICE SUPPLIES	\$29.31	1M6C-M6RY-	office supplies
E 101-41320-201		OFFICE SUPPLIES	\$19.90	1XG4-D1FK-	coffee

CITY OF MINNETRISTA

***Check Detail Register©**

Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseTx2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-43121-215		SHOP MATERIALS	\$306.79	1XG4-D1FK-	pw shop supplies
E 101-43121-215		SHOP MATERIALS	(\$79.99)	1XG4-D1FK-	Return of fire extinguisher case
E 101-41940-401		BLDG/STRUCT MAINTEN	\$119.98	1Y4H-MJP7-	Webcam City Hall technology
					City Hall technology
E 101-43121-224		STREET MAINTENANCE	\$108.58	1YMV-NVLV-	PW shop supplies & taillight for Truck 2
		Total	\$1,091.37		
73916	02/18/26	ANDERSON, DR. MELISSA			
E 101-42110-307		PROFESSIONAL SERVIC	\$840.00		Psychological Services
		Total	\$840.00		
73917	02/18/26	ASPEN MILLS			
E 101-42110-417		UNIFORMS	\$14.00	369923	Uniform
		Total	\$14.00		
73918	02/18/26	A-Z RENTAL CENTER			
E 602-49490-227		UTILITY SYSTEM MAINT	\$178.20	250930-0000	Core drill rental for fence installation
		Total	\$178.20		
73919	02/18/26	BAUER BUILT TIRE			
E 101-42110-221		EQUIPMENT PARTS, TIR	\$525.32	940128306	Tires
		Total	\$525.32		
73920	02/18/26	CAMPBELL KNUTSON			
E 101-41610-305		PROSECUTING ATTORN	\$3,220.05		Prosecution Services
		Total	\$3,220.05		
73921	02/18/26	Center Point Energy			
E 601-49440-383		NATURAL GAS	\$36.54	10654144-4	Gas Utility
E 601-49440-383		NATURAL GAS	\$994.66	10658039-2	Gas Utility
E 601-49440-383		NATURAL GAS	\$26.20	10658041-8	Gas Utility
E 601-49440-383		NATURAL GAS	\$21.02	11144790-0	Gas Utility
E 601-49440-383		NATURAL GAS	\$18.45	11421330-7	Gas Utility
E 601-49440-383		NATURAL GAS	\$21.02	11553312-7	Gas Utility
E 601-49440-383		NATURAL GAS	\$23.63	11833736-9	Gas Utility
E 601-49440-383		NATURAL GAS	\$18.45	13936923-5	Gas Utility
E 101-41940-383		NATURAL GAS	\$1,292.02	5651357-5	Gas Utility - Gov't Bldg
E 601-49440-383		NATURAL GAS	\$168.16	5659223-1	Gas - Well #5
E 601-49440-383		NATURAL GAS	\$978.42	6401076054-	Gas Utility
E 101-43121-383		NATURAL GAS	\$634.51	6744979-3	Gas Utility - PW
E 101-42110-383		NATURAL GAS	\$1,571.91	8486433-9	Gas Utility - PD
E 101-43121-383		NATURAL GAS	\$734.72	8486442-0	Gas Utility - PW
		Total	\$6,539.71		
73922	02/18/26	CINTAS			
E 101-43121-417		UNIFORMS	\$144.50	4258218689	uniforms
E 101-43121-417		UNIFORMS	\$144.50	4258972689	Uniforms
		Total	\$289.00		
73923	02/18/26	CliftonLarsonAllen			

CITY OF MINNETRISTA

***Check Detail Register©**

Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseTx2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41530-301		AUDITING AND ACCOUN	\$7,350.00	L261042367	Audit Services Performed for 12/31/25
		Total	\$7,350.00		
73924	02/18/26	COMPASS MINERALS			
E 101-43125-224		STREET MAINTENANCE	\$8,707.98	1616097	ROAD SALT
E 101-43125-224		STREET MAINTENANCE	\$3,168.27	1618459	Road Delcing Salt
		Total	\$11,876.25		
73925	02/18/26	CONCRETE CUTTING & CORING			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$376.42	39677	Chainsaw tune-up parts - filters/plugs
E 101-43121-221		EQUIPMENT PARTS, TIR	(\$13.61)	39681	Parts return and new purchase
		Total	\$362.81		
73926	02/18/26	ECM PUBLISHERS, INC			
E 406-43121-351		LEGAL NOTICE & ORD P	\$258.00	1083760	City Project Bids-STREET IMP
		Total	\$258.00		
73927	02/18/26	FACTORY MOTOR PARTS			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$99.34	1-11435470	HYDRAULIC COUPLERS
		Total	\$99.34		
73928	02/18/26	AT & T MOBILITY			
E 101-42110-321		TELEPHONE	\$434.62	28733308499	cell phones
E 401-42110-560		EQUIP AND FURNISHIN	\$309.84	28733308499	MDC Connections
		Total	\$744.46		
73929	02/18/26	FORCE AMERICA INC			
E 101-43125-221		EQUIPMENT PARTS, TIR	\$5,665.00	001-2132757	New controller and wiring harness for truck #13
		Total	\$5,665.00		
73930	02/18/26	Fury Motors			
E 101-42110-221		EQUIPMENT PARTS, TIR	\$263.65		Unit 70-Brakes, Battery
E 101-42110-404		VEHICLE & EQUIP MAIN	\$105.25	786830	Unit 82-The works
E 101-42110-404		VEHICLE & EQUIP MAIN	\$2,977.64	793921	Unit 81-Brakes, Brake pads, rotors, alignment, oil change
		Total	\$3,346.54		
73931	02/18/26	Gopher State One Call			
E 602-49490-227		UTILITY SYSTEM MAINT	\$66.85		Sewer & Water Locates
E 601-49440-227		UTILITY SYSTEM MAINT	\$66.85	6010610	Sewer & Water Locates
		Total	\$133.70		
73932	02/18/26	HAPPY PONY PARTY LLC			
E 101-42110-440		APPRECIATION EVENTS	\$1,050.00	1094	Tirsta Day
		Total	\$1,050.00		
73933	02/18/26	HAWKINS INC			
E 601-49440-227		UTILITY SYSTEM MAINT	\$5,375.15	7323059	Water Treatment Chemicals
		Total	\$5,375.15		
73934	02/18/26	HENNEPIN COUNTY INFO TECH DEPT			
E 401-42110-560		EQUIP AND FURNISHIN	\$2,758.02	1000261108	radio lease - PD

CITY OF MINNETRISTA

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Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseTx2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$2,758.02		
73935	02/18/26	LELS			
G 101-2360		PAYROLL CLEARING UN	\$803.00	FEB 2026	PD Union Dues (11x\$73.00)
G 101-2360		PAYROLL CLEARING UN	\$64.66	FEB 2026	CSO Union Dues (2x\$64.66)
G 101-2360		PAYROLL CLEARING UN	\$146.00	FEB 2026	PD Union Dues (2x\$73.00)
Total			\$1,013.66		
73936	02/18/26	LEXISNEXIS RISK DATA MNGMT INC			
E 101-42110-307		PROFESSIONAL SERVIC	\$211.50	1100261705	Contract Fee
Total			\$211.50		
73937	02/18/26	LOFFLER			
E 401-43126-560		EQUIP AND FURNISHIN	\$799.00	5250473	.Gov Project
E 401-43126-560		EQUIP AND FURNISHIN	\$1,068.48	5253539	Security Camera Project
E 101-42110-202		COPY & PRINTING SUPP	\$40.36	5255435	Copies-PD
E 101-41940-437		MISCELLANEOUS EXPE	\$1,230.05	5256729	Security Cameras Monthly Fee
E 101-41940-321		TELEPHONE	\$466.14	5257410	Monthly Phones
E 101-42110-321		TELEPHONE	\$466.14	5257410	Monthly Phones
E 101-43121-321		TELEPHONE	\$466.14	5257410	Monthly Phones
E 101-41320-410		COMPUTER SERVICES/	\$2,866.84	5258109	General Support
E 101-42110-410		COMPUTER SERVICES/	\$4,095.48	5258109	General Support
E 101-43121-410		COMPUTER SERVICES/	\$614.32	5258109	General Support
E 601-49440-410		COMPUTER SERVICES/	\$1,331.03	5258109	General Support
E 602-49490-410		COMPUTER SERVICES/	\$1,331.03	5258109	General Support
E 401-43126-560		EQUIP AND FURNISHIN	\$9,769.25	CW261763	Security Camera Project
E 401-43126-560		EQUIP AND FURNISHIN	\$587.50	CW262837	VLAN Project
E 401-43126-560		EQUIP AND FURNISHIN	\$1,033.00	CW262840	In Tune Project
E 401-43126-560		EQUIP AND FURNISHIN	\$465.00	CW262841	VLAN Project
Total			\$26,629.76		
73938	02/18/26	MAMA			
E 101-41320-433		DUES & SUBSRIPT & TR	\$35.00	2507	Jasper Kruggel: Luncheon Costs - MAMA Member - January 22 Meeting
Total			\$35.00		
73939	02/18/26	Media Com			
E 673-49600-307		PROFESSIONAL SERVIC	\$217.02		INTERNET
Total			\$217.02		
73940	02/18/26	MERENESS, CASEY			
R 601-400-37120		UNDISTRIBUTED UTILITI	\$780.18		VERIFIED ON OVERPAYMENT OF FINAL UTILITY
Total			\$780.18		
73941	02/18/26	MET COUNCIL			
G 602-2395		SAC CLEARING	\$12,300.75	JANUARY 20	* Monthly SAC
Total			\$12,300.75		
73942	02/18/26	Metropolitan Council WW Servic			
E 602-49490-438		EXPENSE MWCC	\$42,194.59	0001199781	* Monthly Sewer

CITY OF MINNETRISTA

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Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseT
x2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$42,194.59		
73943	02/18/26	MID COUNTY			
E 101-42110-212		MOTOR FUELS AND LUB	\$349.80	84160	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$512.70	84216	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$421.21	84231	Squad Fuel
E 101-42110-212		MOTOR FUELS AND LUB	\$654.71	84350	Squad Fuel
Total			\$1,938.42		
73944	02/18/26	MINNESOTA BATTERY LLC			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$512.25	30771	Batteries for the Grader
Total			\$512.25		
73945	02/18/26	MINNETONKA SPORTSMEN, INC			
E 101-42110-433		DUES & SUBSRIPT & TR	\$250.00	2026	Membership
Total			\$250.00		
73946	02/18/26	MOUND TRUE VALUE HARDWARE			
E 101-42110-211		CLEANING & MAINT SUP	\$34.64	200674	Lysol Wipes, Auto Cleaner, Clamps
E 101-42110-211		CLEANING & MAINT SUP	\$29.99	200678	Connector
E 101-42110-211		CLEANING & MAINT SUP	\$1.59	200695	Clamp
E 101-42110-211		CLEANING & MAINT SUP	\$27.97	200792	Soap and Nozzle
E 101-43121-224		STREET MAINTENANCE	\$9.49	200914	Paint for Bollards
E 601-49440-227		UTILITY SYSTEM MAINT	\$18.99	200962	Well 1
Total			\$122.67		
73947	02/18/26	MURPHY, RICHARD			
G 801-2025		DEPOSITS PAYABLE	\$25,000.00		Refund from Development Deposit per Planning and Finance
Total			\$25,000.00		
73948	02/18/26	OFFICE DEPOT			
E 101-42110-201		OFFICE SUPPLIES	\$32.72	45363193100	Tissues and Spoons
Total			\$32.72		
73949	02/18/26	PERFORMANCE PETROLEUM CO			
E 101-43125-212		MOTOR FUELS AND LUB	\$173.97	159836	Plow hydraulic oil
Total			\$173.97		
73950	02/18/26	PREMIUM WATERS, INC			
E 101-41940-211		CLEANING & MAINT SUP	\$84.26	605123-01-26 WATER	
Total			\$84.26		
73951	02/18/26	RDO EQUIPMENT CO.			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$99.19	P8169101	Drain valve for loader
Total			\$99.19		
73952	02/18/26	SCHMIDT, JESSE			
E 101-42110-417		UNIFORMS	\$356.08		Uniforms
E 101-42110-417		UNIFORMS	\$103.48		Uniform
Total			\$459.56		

CITY OF MINNETRISTA

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Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseTx2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
73953	02/18/26	SEVERTSGAARD, SAMUEL & JENNIFER			
R 601-400-37120		UNDISTRIBUTED UTILITI	\$174.96		VERIFIED ON OVERPAYMENT OF FINAL UTILITY
		Total	\$174.96		
73954	02/18/26	Stericycle, Inc.			
E 101-41320-307		PROFESSIONAL SERVIC	\$183.75	8013300353	SHREDDING SERVICES
		Total	\$183.75		
73955	02/18/26	SOUTH LAKE MINNETONKA POLICE			
E 101-42110-410		COMPUTER SERVICES/	\$5,053.57		File Servers for LMAC-Portion
		Total	\$5,053.57		
73956	02/18/26	Star Tribune			
E 101-41320-433		DUES & SUBSRIPT & TR	\$141.34	7633734	NEWSPAPER
		Total	\$141.34		
73957	02/18/26	STREICHER'S			
E 101-42110-417		UNIFORMS	\$269.00	I1804414	Uniform
E 101-42110-417		UNIFORMS	\$129.99	I1804610	Ear Piece
E 101-42110-417		UNIFORMS	\$84.99	I1805199	Uniform
E 101-42110-417		UNIFORMS	\$209.99	I1806621	Boots
E 101-42110-417		UNIFORMS	\$54.99	I1807002	Cuff and Mag Holder
		Total	\$748.96		
73958	02/18/26	SWANSTON EQUIPMENT CORP			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$80.50	PO6779	part for infrared heater
		Total	\$80.50		
73959	02/18/26	TASC			
E 101-43121-437		MISCELLANEOUS EXPE	\$69.04	IN3651565	FSA ADMIN FEES
E 101-43121-437		MISCELLANEOUS EXPE	\$45.84	IN3673763	FSA ADMIN FEES
		Total	\$114.88		
73960	02/18/26	Toll Gas & Welding Supply			
E 101-43121-215		SHOP MATERIALS	\$26.78	0040223658	Torch & welding cylinder demurrage
E 101-43121-215		SHOP MATERIALS	\$26.78	0040225136	Torch & welding cylinder demurrage
		Total	\$53.56		
73961	02/18/26	US BANK CORPORATE SYSTEMS			
E 101-42110-201		OFFICE SUPPLIES	\$59.95		Printing Supplies
E 101-42110-431		TRAIN/MTG/EXP & SUPP	\$347.90		School safety training conference - lodging
E 101-42110-201		OFFICE SUPPLIES	\$56.34		Disks and plates
E 101-42110-201		OFFICE SUPPLIES	\$58.00		Streaming sticks for training room
E 101-42110-201		OFFICE SUPPLIES	\$19.18		Keyboard rest, mouse pad
E 101-42110-240		SMALL TOOLS AND MIN	\$358.62		TV for squad room
E 101-42110-240		SMALL TOOLS AND MIN	\$7.99		Adapter
E 101-42110-240		SMALL TOOLS AND MIN	\$12.97		USB Hub
E 101-41110-433		DUES & SUBSRIPT & TR	\$225.00		Connect Westonka membership
E 101-41320-433		DUES & SUBSRIPT & TR	\$140.00		Grimm CLA CPE Class
E 101-41320-433		DUES & SUBSRIPT & TR	\$80.00		Grimm -MNGFOA annual membership

CITY OF MINNETRISTA

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02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseT
x2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41110-433		DUES & SUBSCRIPT & TR	\$249.00		Go To webinar subscription
E 101-42401-433		DUES & SUBSCRIPT & TR	\$470.00		Pool - 2 day ICC classes
E 101-41320-433		DUES & SUBSCRIPT & TR	\$250.00		GFOA annual membership
E 101-42110-240		SMALL TOOLS AND MIN	\$13.78		Antenna
E 602-49490-227		UTILITY SYSTEM MAINT	\$174.01		Contactor & time delay relay for LS #4
E 101-43121-433		DUES & SUBSCRIPT & TR	\$575.00		Fee for Brendan's Bituminous Street Inspector class & licensing
Total			\$3,097.74		
73962	02/18/26	US BANK EQUIPMENT FINANCE			
E 101-41320-410		COMPUTER SERVICES/	\$209.32	573732120	COPIER
Total			\$209.32		
73963	02/18/26	VERIZON WIRELESS			
E 101-42110-321		TELEPHONE	\$80.02	6134294474	PD Cell phones-ARLO CAMERA
Total			\$80.02		
73964	02/18/26	WASTE MANAGEMENT OF WI-MN			
E 671-43230-384		REFUSE REMOVAL	\$20,820.84	8209385-159	* Recycling
E 671-43230-384		REFUSE REMOVAL	\$91.65	9449213-228	* Organics
Total			\$20,912.49		
73965	02/18/26	WEGNER, RYAN			
E 101-42110-417		UNIFORMS	\$60.62		Equipment
Total			\$60.62		
73966	02/18/26	XCEL ENERGY			
E 101-43121-381		ELECTRIC UTILITIES	\$406.12	51-6565407-3	Electricity-PW
E 101-43121-381		ELECTRIC UTILITIES	\$167.39	51-6565407-3	Electricity-PW
E 101-43160-381		ELECTRIC UTILITIES	\$64.02	51-6565407-3	Electricity-Signal Sunnyfield
E 101-43160-381		ELECTRIC UTILITIES	\$54.06	51-6565407-3	Electricity
E 101-45202-401		BLDG/STRUCT MAINTEN	\$12.12	51-6565407-3	Electricity-Hunters Trail
E 101-41940-381		ELECTRIC UTILITIES	\$997.40	51-6565407-3	Electricity
E 602-49490-381		ELECTRIC UTILITIES	\$1,838.48	51-6565409-5	Electricity-Lift Stations
Total			\$3,539.59		
1003550 e	02/02/26	Internal Revenue Service			
G 101-2300		PAYROLL CLEARING FE	\$17,876.52		* PR - Fed w/h
G 101-2320		PAYROLL CLEARING FIC	\$17,334.34		* PR - SS/Medicare w/h
Total			\$35,210.86		
1003551 e	02/02/26	MINNESOTA DEPT. OF REV.			
G 101-2310		PAYROLL CLEARING ST	\$6,922.49		* State w/h
Total			\$6,922.49		
1003552 e	02/02/26	Public Employees Retirement			
G 101-2330		PAYROLL CLEARING PE	\$35,800.88		* Pera w/h
Total			\$35,800.88		
1003553 e	02/02/26	Optum			
G 101-2347		HSA CLEARING ACCT	\$5,956.67		HSA Employer and Employee Cont

CITY OF MINNETRISTA

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02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseT
x2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$5,956.67		
1003554 e	02/02/26	EDWARD JONES			
G 101-2370		PAYROLL CLEARING DE	\$3,043.47		* Deferred Comp w/h
Total			\$3,043.47		
1003555 e	02/02/26	HCSP			
G 101-2370		PAYROLL CLEARING DE	\$275.00		* Retirement
Total			\$275.00		
1003556 e	02/02/26	ICMA			
G 101-2370		PAYROLL CLEARING DE	\$288.46		* Roth IRA Contributions
Total			\$288.46		
1003557 e	02/02/26	METLIFE			
E 101-41320-131		HEALTH & LIFE INS - E C	\$254.04		Dental Insurance
E 101-42401-131		HEALTH & LIFE INS - E C	\$101.52		Dental Insurance
E 101-41910-131		HEALTH & LIFE INS - E C	\$196.43		Dental Insurance
E 101-43121-131		HEALTH & LIFE INS - E C	\$408.00		Dental Insurance
E 101-43125-131		HEALTH & LIFE INS - E C	\$96.44		Dental Insurance
E 101-45202-131		HEALTH & LIFE INS - E C	\$51.93		Dental Insurance
E 101-42110-131		HEALTH & LIFE INS - E C	\$900.48		Dental Insurance
E 601-49440-131		HEALTH & LIFE INS - E C	\$135.21		Dental Insurance
E 602-49490-131		HEALTH & LIFE INS - E C	\$124.02		Dental Insurance
E 651-49590-131		HEALTH & LIFE INS - E C	\$48.25		Dental Insurance
Total			\$2,316.32		
1003558 e	02/04/26	TASC			
G 101-2347		HSA CLEARING ACCT	\$3,300.00		* FSA Healthcare
Total			\$3,300.00		
1003559 e	02/04/26	AFLAC			
G 101-2348		AFLAC INS	\$7.54	592080	* Supplemental Insurance
Total			\$7.54		
1003560 e	02/04/26	MEDSURETY, LLC			
E 101-41320-437		MISCELLANEOUS EXPE	\$30.00	48541	Cobra Administration
Total			\$30.00		
1003561 e	02/05/26	MINNESOTA DEPT. OF REV.			
R 601-400-37110		WATER SALES	\$241.35		Sales and Use Tax 2025
R 101-400-34106		REPORT COPIES	\$105.65		Sales and Use Tax 2025
Total			\$347.00		
1003562 e	02/05/26	MN PUBLIC FACILITIES AUTHORITY			
E 601-47000-611		BOND INTEREST	\$23,740.00		Interest on 2016 MN Public Facilities Note (Treatment Plants)
Total			\$23,740.00		
1003563 e	02/05/26	PSN			
E 601-49440-307		PROFESSIONAL SERVIC	\$1,045.22	2/3/2026	MONTHLY ONLINE PAYMENT FEES JANUARY 2026

CITY OF MINNETRISTA

02/12/26 2:22 PM

Page 9

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Batch:

02182026AP25,PR01292026,MetLife020226,02062026AP25,02182026AP26,Tasc020426,Aflac020426,Medsurety020426,SalesandUseT
x2025,MNPFA 2.12.26,20326 PSN,Woodland CoveWTP no1

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 602-49490-307		PROFESSIONAL SERVIC	\$1,045.22	2/3/2026	MONTHLY ONLINE PAYMENT FEES JANUARY 2026
E 651-49590-307		PROFESSIONAL SERVIC	\$696.82	2/3/2026	MONTHLY ONLINE PAYMENT FEES JANUARY 2026
E 671-43230-307		PROFESSIONAL SERVIC	\$696.82	2/3/2026	MONTHLY ONLINE PAYMENT FEES JANUARY 2026
Total			\$3,484.08		
1003564 e	02/18/26	MAGNEY CONSTRUCTION, INC			
E 601-43241-530		IMPROVEMENTS	\$299,016.45	PAYMT #1	WATER TREATMENT PLANT-WOODLAND COVE
Total			\$299,016.45		
1010			\$673,236.25		

Fund Summary

1010 1ST BK OF THE LAKES

101 GENERAL FUND	\$165,913.38
401 CAPITAL IMPROVEMENT PROGRAM	\$16,790.09
406 ROAD MAINTENANCE FUND	\$258.00
601 WATER FUND	\$339,499.78
602 SEWER FUND	\$60,153.15
651 STORM WATER MGMT FUND	\$43,795.52
671 RECYCLING FUND	\$21,609.31
673 CABLE	\$217.02
801 LANDUSE AGENCY	\$25,000.00
	\$673,236.25

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Simple Subdivision Request from Bahram Akradi

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: February 18, 2026

Issue: Bahram Akradi (the “Applicant”) is the fee owner of 4520 Grimm Road and 7635 Highway 7 (collectively the “Properties”). The Applicant has proposed adjusting the common lot lines between the Properties as part of an overall plan to develop 7635 Highway 7 and additional adjacent parcels. The Applicant explains the simple subdivision request in the narrative included with a business item that appears later on the agenda. Each parcel in this simple subdivision will meet or exceed the minimum lot size requirements for the staged development district zoning district after the proposed lot line adjustment.

Recommended City Council Action: Motion to adopt Res. No. 18-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7

Attachments:

1. Location Map
2. Survey of Proposal
3. Res. No. 18-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7

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.

4520 Grimm Road & 7635 Highway 7

Section 4, Item c)

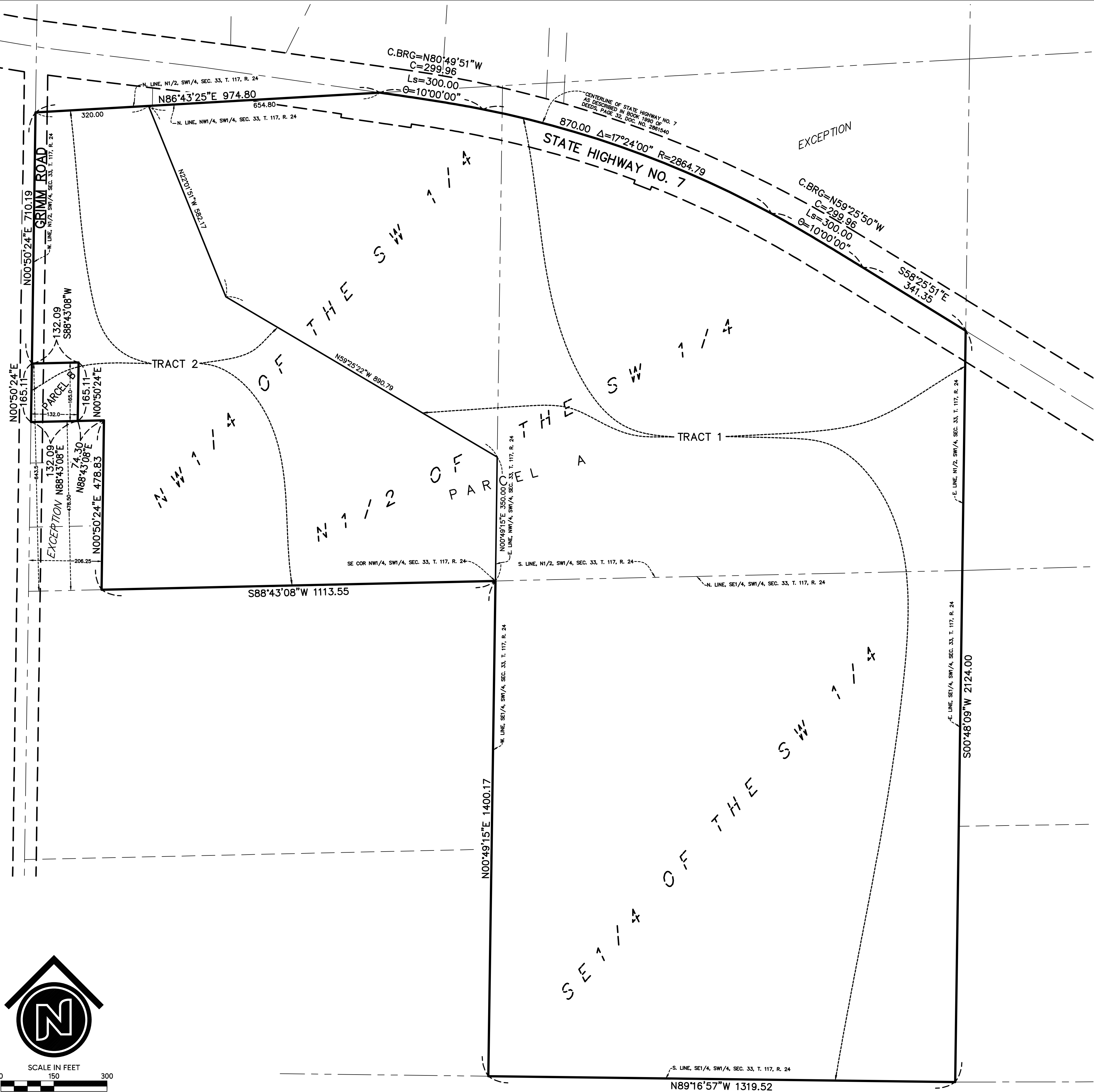
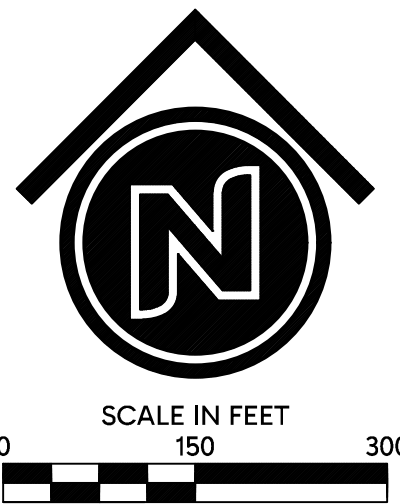


1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



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PARCEL A PROPERTY DESCRIPTION (PID NO. 3311724320001)

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

PARCEL B PROPERTY DESCRIPTION (PID NO. 3311724320002)

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

PROPOSED DESCRIPTION FOR TRACT 1

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

PROPOSED DESCRIPTION FOR TRACT 2 (COMBINATION)

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies westerly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

TOGETHER WITH

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

NOTES

1. The bearing system is based on the east line of Northwest Quarter of the Southwest Quarter of Sec. 33, T. 117, R. 24 which is assumed to bear North 00 degrees 49 minutes 15 seconds East.
2. The gross area of the Parcel A is 113.509 Acres or 4,944,464 square feet.
The gross area of the Parcel B is 0.500 Acres or 21,795 square feet.
The gross area of the Tract 1 is 90.244 Acres or 3,931,045 square feet.
The gross area of the Tract 2 is 23.765 Acres or 1,035,214 square feet.

SURVEYOR'S CERTIFICATE

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed this 17th day of December, 2025


Marcus F. Hampton, M.N.L.S. No. 47481

MINNETRISTA SITE

MINNETRISTA, MINNESOTA

ADMINISTRATIVE LOT SPLIT

FOR
W/I HOMES OF MINNEAPOLIS LLC

DRAWN BY
PLM

DATE
12/17/2025

REVISIONS

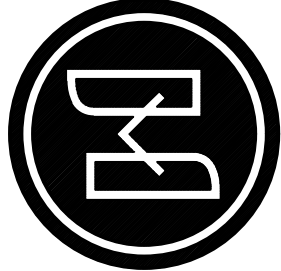
CAD FILE
24339ADM-SUB.dwg

PROJECT NO.
24339-00

SHEET 1 OF 1

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Date: _____ Reg. No. _____



HILL
INCORPORATED

2999 WEST C.R. 42, SUITE 100
BURNSVILLE, MN 55306
PHONE: 952-890-6044
marcus@mmhill.com
www.mmhill.com

RESOLUTION NO. 18-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A SIMPLE SUBDIVISION FOR BAHRAM
AKRADI TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN
PROPERTIES LOCATED AT 4520 GRIMM ROAD AND 7635 HIGHWAY**

7

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance and subdivision regulations, which are codified in chapter 5 of the city code, to promote the orderly, economic and safe development and utilization of land within the community; and

WHEREAS, Bahram Akradi (the “Applicant”) is the fee owner of the two adjacent parcels located at 4520 Grimm Road and 7635 Highway 7, which are legally described on Exhibit A attached hereto; and

WHEREAS, the Applicant has requested that the common lot line between the parcels be modified so that the two newly configured properties will be as legally described on Exhibit B attached hereto; and

WHEREAS, the existing and new parcels are depicted on Exhibit C attached hereto; and

WHEREAS, the City Council considered the Applicant’s request for a simple subdivision for a lot line adjustment at its meeting on February 18th, 2026 and adopted the following findings of fact regarding the application:

1. The Applicant has properly applied for a simple subdivision in accordance with city code; and
2. The request does not involve the creation of any additional lots; and
3. The resulting lots conform to the City’s land use regulations.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the Applicant’s request for a simple subdivision to allow a lot line adjustment of the properties at 4520 Grimm Road and 7635 Highway 7 is hereby approved, subject to the following:

1. The new legal descriptions of the two parcels are those included on Exhibit B attached hereto.
2. The approval of this simple subdivision shall expire within one year of the date of this resolution unless recorded within Hennepin County within that period of time; and

3. The Applicant shall reimburse the City for all costs and expenses associated with the review of this application.

This resolution was adopted by the City Council of the City of Minnetrista on the 18th day of February, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT AExisting Legal DescriptionsPARCEL A (7635 Highway 7):

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

PARCEL B (4520 Grimm Road):

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 33, Township 117, Range 24) Hennepin County, Minnesota.

EXHIBIT BNew Legal DescriptionsPROPOSED TRACT 1 (7635 Highway 7):

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

PROPOSED TRACT 2 (4520 Grimm Road):

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

And

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter; and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies westerly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence

North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

TOGETHER WITH

The North 10 rods of the South 39 rods of the West 8 rods of the Northwest Quarter of the Southwest Quarter of Section 331 Township 117, Range 241 Hennepin County, Minnesota.



CITY OF MINNETRISTA

CITY COUNCIL AGENDA ITEM _____

Subject: Approve amendment to Park Capital Improvement Plan (CIP)

Prepared By: Gary Peters, Public Works Director

Meeting Date: February 18, 2026

Issue:

Public Works needs to increase the Park CIP amount for needed resurfacing of the basketball court at Jennings Park.

Overview:

Public Works staff evaluates the Park CIP every year and looks at all amenities and tries to predict when something might need replacement or maintenance, and what that cost might be at that time. Some of those items would include trails, parking lots, sport courts, structures, playgrounds, and equipment to name a few. Since our plan goes out for 10+ years, it is hard to accurately determine what those costs will be in the future. While we do our best to get the purchase price close, we do overestimate, as well as underestimate at times. And sometimes we just miss things all together. This causes the need to adjust the current CIP.

It was recently brought to the attention of Public Works that the basketball court at Jennings Park is peeling and delaminating in areas. This court was redone in 2021 when the park was reconstructed, but visual inspections of the court surface did indeed show that the surface coatings are peeling and minor cracks have formed. This is a concrete court, and this early surface delamination may be the result of poor preparation. Basketball and tennis/pickleball courts are normally resurfaced every six years, and this court is currently on the CIP for 2027. Staff feels it is important to modify the Parks CIP to utilize the funds we have in a way that maximizes our effectiveness and helps preserve this surface now instead of waiting for 2027. Staff feels that putting an additional \$12,066.58 into the 2026 Park CIP for resurfacing the basketball court at Jennings Park is the best use of the Park Dedication Fund money.

Fiscal Impact:

An increase of \$12,066.58 to the 2026 Parks CIP is requested and would be funded through Park Dedication fund balance.

Recommended City Council Action:

Motion to approve Res No. 19-26 to amend the 2026 Park Capital Improvement Plan by an additional \$12,066.58 for the resurfacing of the basketball court at Jennings Park.

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. 19-26

RESOLUTION TO AMEND THE 2026 PARK CAPITAL IMPROVEMENT FUND

WHEREAS, the 2026 Park Capital Improvement Plan needs to be amended by an additional \$12,066.58 for the resurfacing of the Jennings Park basketball court;

WHEREAS, ATE Recreation provided a quote for \$12,066.58 for the resurfacing of the basketball court at Jennings Park;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that they approve the amendment of the 2026 Park Capital Improvement Plan for the resurfacing of the basketball court at Jennings Park by ATE Recreation at a price of \$12,066.58.

This resolution was adopted by the City Council of the City of Minnetrista on the 18th day of February 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk

CITY OF MINNETRISTA

CITY COUNCIL AGENDA ITEM



Subject: Award basketball court resurfacing at Jennings Park

Prepared By: Gary Peters, Public Work Director

Meeting Date: February 18, 2026

Issue:
The basketball court at Jennings Park needs resurfacing.

Overview:
Courts should be resurfaced every seven years. This court was redone in 2021, but visual inspections of the court surface show that the surface coatings are peeling and cracks have formed. This is a concrete court, and this early surface delamination may be the result of poor preparation.

When the other city park courts were resurfaced in 2024, staff made sure the quote stated that the courts were properly prepped. The awarded contractor, ATE Recreation, submitted a quote that not only included pressure washing of all courts, but the application of a sealing prep for the new Douglas Park court concrete slab. Their quote also stated that they used a crack repair system called ARMOR for the larger cracks on the other courts. At that time, staff researched this product and found that it was developed in the 1990's and marketed in 2000. Staff read several testimonials and watched numerous videos on the product. It can stand extreme temperature changes and has been used from Canada to the Caribbean. Several testimonials stated that the repairs have lasted 10+ years, with one repair going on for 15 years. Staff felt that this system of repair was truly worth the extra expense and it was used to repair the cracks in several courts. All the courts have all held up well. Like the other courts in the city, this court will be striped for both basketball and pickleball.

With the excellent results observed at the Douglas Park court, and the others as well, staff asked ATE Recreation to look at the Jennings Park court and submit a quote including concrete sealant. Upon their inspection, they stated that since the concrete was not new, there would be no need for a pre-sealant application. They also stated that the acrylic resurfacer they were going to quote is designed for concrete and would bind tightly. This is the same resurfacer that was used on the Douglas Park court.

Fiscal Impact:
ATE Recreation submitted a quote of \$12,066.58. Staff recommends awarding the court resurfacing at Jennings Park to ATE Recreation. Funding for this court resurfacing will be paid for out of the 404 Parks Dedication Fund.

Recommended City Council Action:
Motion to approve Resolution No. 20-26 awarding the resurfacing of the basketball court at Jennings Park to ATE Recreation at a total cost of \$12,066.58.

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.

PREPARED BY**Chris Her**

ATE Recreation

(763) 447-8666

chris@aterecreation.com

125 Woodland Rd suite #154, Delano, MN 55328, USA

PREPARED FOR**Gary Peters**

City of Minnetrista

(952) 241-2532

garypeters@ci.minnetrista.mn.us

7701 County Rd 110 W, Minnetrista, MN 55364, USA

PROPOSAL DETAILS**7701 County Rd 110 W, Minnetrista, MN 55364, USA**

Resurface one court measuring 35' x 75' with basketball and pickleball lines.

DESCRIPTION	QTY	UNIT PRICE	TOTAL
SportMaster Acrylic Resurfacing	2,625 Square Feet	\$4.60	\$12,066.58
Prior to resurfacing court will be pressure washed to remove dirt and debris.			
868 lineal ft. of cracks measuring 1/4" wide to be filled with an elastomeric crack sealant where possible, where not possible cracks will be filled with an acrylic patch binder, portland cement, and sand mix.			
49 square ft. of bird baths to be filled with an acrylic patch binder, portland cement, and sand mix.			
Cracks will re-appear as hairline cracks as soon as weeks from filling (depends on multiple variables such as drainage, asphalt age, soil conditions, etc). Crack filling should be done annually.			
Resurfacing includes two coats of acrylic resurfacer, two coats of color, one set of 2" wide white pickleball court lines, and one set of 1.5" wide basketball court lines in an alternate color. Owner may select up to two colors from the standard SportMaster color chart.			
Water to be provided by owner.			
SUBTOTAL			\$12,066.58
TAX			\$0.00
TOTAL			\$12,066.58

PAYMENT SCHEDULE

Name	Amount
Deposit Invoice	\$3,016.65
Completion Invoice	\$9,049.93

Work to be done in 2026.

Payment due upon receipt of invoice. A finance charge of 1 1/2% per month (18% per year) will be charged on any balance over 30 days past invoice date, unless otherwise agreed upon in writing.

Deposit Invoice: Includes partial payment for materials to resurface.

Completion Invoice: Includes the remaining balance for the completion of resurfacing.

Proposed Work Does Not Include: Landscape Restoration, Irrigation Repair/Restoration, Private Utility Locates/Repairs, Sub-soil Corrections, Erosion Control, Towing Charges, Permits and Fees, Multiple Mobilizations, Surveying or any Unforeseen Conditions, Guarantee on drainage or ponding of water on lots with less than 1% slope.

The above specifications, costs, and terms are hereby accepted.

GARY PETERS

DATE

RESOLUTION NO. 20-26

RESOLUTION AWARDING THE RESURFACING OF THE BASKETBALL COURT AT JENNINGS PARK TO ATE RECREATION

WHEREAS, the basketball court at Jennings Park needs resurfacing;

WHEREAS, the 2026 Park CIP Fund has been amended in the amount of \$12,066.58 to fund this project;

WHEREAS, ATE Recreation provided a quote for \$12,066.58 for the resurfacing of the basketball court at Jennings Park;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that they approve the resurfacing of the basketball court at Jennings Park by ATE Recreation at a price of \$12,066.58.

This resolution was adopted by the City Council of the City of Minnetrista on the 18th day of February 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 a Joint Powers Agreement between the MN Department of Natural Resources and the City of Minnetrista for rehabilitation of the Public Water Access site on Whaletail Lake

Prepared By: Gary Peters, Public Works Director

Meeting Date: February 18, 2026

Issue:

The Minnesota Department of Natural Resources (MNDNR) is going to reconstruct the Public Water Access site on Whaletail Lake and needs a Joint Powers Agreement (JPA) with the City of Minnetrista.

Background/History/Overview:

A MNDNR representative contacted the City Public Works Director about a reconstruction project that will take place this year at the Whaletail Lake public water access. This will consist of a complete rebuilding of the boat ramp launch and parking area. Please see Exhibit A and the preliminary construction plans attached. During their planning session, the MNDNR found that a portion of the Whaletail Lake public water access parking area is located within the City of Minnetrista Right-Of-Way (ROW). Please see Exhibit B attached. Due to this, the MNDNR and the City will need to have a JPA in place. Please see the Whaletail Lake PWA Cooperative Agreement attached.

The JPA was sent to the City Attorney at Kennedy and Graven for review. Once the review was completed, the City Attorney had some questions and comments for the MNDNR. The MNDNR made the changes and upon a second review, it was approved by the City Attorney.

The MNDNR is requesting a city resolution recognizing the City Council's authorization to enter into this agreement. Once the JPA is approved, the State will initiate the signing process through docu-sign. Staff is requesting the council to make the City Administrator and the Public Works Director the City's Authorized Representatives for document signing.

Fiscal Impact:

There is no expense to the City for this JPA or the reconstruction of the Whaletail Lake Public Water Access site.

Recommended City Council Action:

Motion to approve Resolution No. 21-26 for a Joint Powers Agreement between the Minnesota Department of Natural Resources and the City of Minnetrista for the rehabilitation of the Whaletail Lake Public Water Access site; and naming the City Administrator and Public Works Director as the City's Authorized Representatives for document signing.

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.



State of Minnesota Cooperative Agreement

**WHALETAIL LAKE PWA
COOPERATIVE AGREEMENT
BETWEEN
THE STATE OF MINNESOTA AND CITY OF MINNETRISTA**

This Agreement is between the State of Minnesota, acting through its Commissioner of the Department of Natural Resources (“State”) and City of Minnetrista, (“City”).

Recitals

The Commissioner of Natural Resources has the authority, duty, and responsibility under Minnesota Statutes Section 97A.141 to provide public water access on lakes and rivers, where access is inadequate; and.

The State and the City are authorized under Minnesota Statutes Section 471.59, to enter into agreements to jointly or cooperatively exercise common powers.

The State and City have determined that rehabilitation of the Public Water Access site on Whaletail Lake is of high priority under the state public water access program.

The State owns land described as traversing portions of T117 N, R24 W, S20, as shown on the map that is referenced as **Exhibit A**, and hereinafter referred to as the “State Property”.

The City holds a Right of Way easement over portions of the State-owned property, including in an area that is being used as the public water access parking lot. This area is referenced as the “Right of Way” and depicted on **Exhibit B**.

The State and the City have determined that the Public Water Access and associated parking area, and hereinafter referred to as the “Water Access,” which shall meet the requirements of the ADA, will provide a distinct and significant benefit to the public, plans for which are referenced as **Exhibit C**.

A copy of the City Board Resolution authorizing the City to enter into this agreement is referenced as **Exhibit D**.

Agreement

1. Term of Agreement

- 1.1 Effective Date: March 1, 2026, or the date the State obtains all required signatures under Minn. Stat. § 16C.05, subd. 2, whichever is later.

- 1.2 Expiration Date: June 30, 2056, or until all obligations have been satisfactorily fulfilled, whichever occurs first. The agreement can be extended with a written amendment as agreed upon and signed by both parties.

2. Agreement between the Parties

2.1 State's Duties and Responsibilities. The State shall:

- a. Provide funding for the upgrading and reconstruction of the Water Access. This Funding shall be limited to State incurred expenses directly related to the construction of the Water Access.
- b. Develop final Plans and Specifications for the Water Access that meet all applicable requirements of the ADA and the State's requirements for Public Water Access storm water management and Aquatic Invasive Species best management practices.
- c. Obtain all necessary, state, and federal permits necessary for the upgrading and reconstruction of the Water Access.
- d. Upon Completion, provide annual maintenance and repair of the Water Access. The State shall maintain the Water Access consistent with all applicable local, state, and federal laws, regulations and rules that may apply to the management, operation, and maintenance of a facility of this type.
- e. The State reserves the right to inspect the premises at all times to ensure that the City complies with the terms of this Agreement.
- f. Permit the City to review and approve significant modifications to the Right of Way and associated improvements proposed by the State during the term of this Agreement. The City's comments shall be provided by the City's designated Project contact.
- g. Permit the City to enter the State Property with maintenance equipment required for maintenance of the adjacent drainage ditch and Right of Way.
- h. Be permitted to review and approve any alterations or improvements within both the City owned Right of Way and the State Property as identified in Exhibit A proposed by the City during the term of this agreement.

2.2 City's Duties and Responsibilities. The City shall:

- a. Maintain areas associated with the roadway easement, but not the Public Access, including the ditch that extends alongside the western boundary of the parking area.
- b. Permit the State to review and approve any alterations or improvements to the Right of Way, located within the boundaries of the State Property, proposed by the City.
- c. During any implementation of approved improvements or during routine maintenance within the boundaries of the Right of Way, apply the guidelines of the State's requirement to prevent or limit the introduction, establishment and spread of invasive species within

State-owned property. The State's specific guidance regarding Invasive Species Prevention and Site Planning and Management can be found at

https://files.dnr.state.mn.us/assistance/grants/habitat/heritage/oporder_113.pdf

- d. Reserve the right to inspect the premises at all times to ensure that the State is in compliance with the terms of this agreement.

3. Funding

The State shall provide funding for its responsibilities under Article §2.1 above through the standard internal purchasing process including, but not limited to, a separate requisition in which funds will be encumbered. However, the total obligation of the State shall be limited to the amount of funds legislatively appropriated and administratively allocated to this project. No additional funding will be provided, unless agreed upon by all parties and an amendment to this Agreement is completed and executed.

4. Authorized Representatives

The State's Authorized Representative is Jess Althoff, Parks and Trails Area (3B) Supervisor, Minnesota Department of Natural Resources, 1200 Warner Road, 651.259.5875, jess.althoff@state.mn.us or their successor.

The City's Authorized Representatives are Jasper Kruggel, City Administrator, and Gary Peters, Public Works Director, City of Minnetrista, 7701 County Road 110 West, Minnetrista, MN 55364, 952-446-1660, jkruggel@cityofminnetrista.gov and garypeters@cityofminnetrista.gov.

5. Assignment, Amendments, Waiver, and Contract Complete.

- 5.1 Assignment. The City may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the State and a fully executed assignment agreement, executed and approved by the authorized parties or their successors.
- 5.2 Amendments. Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the authorized parties or their successors.
- 5.3 Waiver. If the State fails to enforce any provision of this Agreement, that failure does not waive the provision or its right to enforce it.
- 5.4 Contract Complete. This Agreement contains all negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6. Liability

Each party agrees that it will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of the other party and the results thereof.

The State's liability shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes Section 3.736, and other applicable law. The City's liability shall be governed by Minnesota Statutes Sections 466.01 - 466.15, and other applicable law.

7. State Audits.

Under Minn. Stat. § 16C.05, subd. 5, the City's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State, the State Auditor, or Legislative Auditor, as appropriate, for a minimum of six years from the expiration or termination of this Agreement.

8. Government Data Practices.

The City and State must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, (or, if the State contracting party is part of the Judicial Branch, with the Rules of Public Access to Records of the Judicial Branch promulgated by the Minnesota Supreme Court as the same may be amended from time to time) as it applies to all data provided by the State under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City under this Contract. The civil remedies of Minn. Stat. § 13.08 apply to the release of the data governed by the Minnesota Government Practices Act, Minn. Stat. Ch. 13, by either the City or the State.

If the City receives a request to release the data referred to in this clause, the City must immediately notify and consult with the State's Authorized Representative as to how the City should respond to the request. The City's response to the request shall comply with applicable law.

9. Publicity and Endorsement.

9.1 Publicity. Any publicity regarding the subject matter of this Contract must identify the State as the sponsoring agency and must not be released without prior written approval from the State's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, information posted on corporate or other websites, research, reports, signs, and similar public notices prepared by or for the City individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Contract.

All publicity shall be provided in an accessible format per Minnesota Statute 16E.03, sub. 9. State of Minnesota guidelines for creating accessible electronic documents can be found at the following URL: <https://mn.gov/mnit/programs/accessibility/>.

9.2 Endorsement. The City must not claim that the State endorses its products or services.

10. Venue

Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey City, Minnesota.

11. Termination

- 11.1 Termination. This Agreement may be cancelled by the State at any time with cause or as necessary as provided in Article 3, on thirty (30) days written notice to the City. This Agreement may also be cancelled by the City at any time with or without cause at any time prior to the initiation of construction and upon thirty (30) days written notice to the State.
- 11.2 Termination for Insufficient Funding. The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written or fax notice to the City. The State is not obligated to pay for any services that are provided after notice and effective date of termination. However, the City will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. The State will not be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. The State must provide the City notice of the lack of funding within a reasonable time of the State’s receiving that notice.

12. Force Majeure

Neither party shall be responsible to the other or considered in default of its obligations within this Agreement to the extent that performance of any such obligations is prevented or delayed by acts of God, war, riot, disruption of government, or other catastrophes beyond the reasonable control of the party unless the act or occurrence could have been reasonably foreseen and reasonable action could have been taken to prevent the delay or failure to perform. A party relying on this provision to excuse performance must provide the other party prompt written notice of inability to perform and take all necessary steps to bring about performance as soon as practicable.

13. E-Verify Certification (in accordance with Minn. Stat. § 16C.075).

For services valued in excess of \$50,000, the City certifies that as of the date of services performed on behalf of the State, City and all its subcontractors will have implemented or be in the process of implementing the federal E-Verify Program for all newly hired employees in the United States who will perform work on behalf of the State. The City is responsible for collecting all subcontractor certifications and may do so utilizing the E-Verify Subcontractor Certification Form available at <http://www.mmd.admin.state.mn.us/doc/EVerifySubCertForm.doc>. All subcontractor certifications must be kept on file with Contractor and made available to the State upon request.

14. Exhibits. The following Exhibits are attached and incorporated into this Contract. In the event of a conflict between the terms of this Contract and its Exhibits, or between Exhibits, the order of precedence is first the Contract, and then in the following order:

- Exhibit A: **Map of Minnesota Department of Natural Resources Ownership**
- Exhibit B: **Map of City ROW Easement**
- Exhibit C: **Water Access Plans**
- Exhibit D: **City Resolution**

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1. State Encumbrance Verification

Individual certifies that funds have been encumbered as required by Minn. Stat. §§ 16A.15 and 16C.05

Print Name: _____

Signature: _____

Title: _____ Date: _____

SWIFT Contract No. _____

2. City of Minnetrista

Print Name: Jasper Kruggel

Signature: _____

Title: City Administrator Date: 1/18/2026

3. City of Minnetrista

Print Name: Gary Peters

Signature: _____

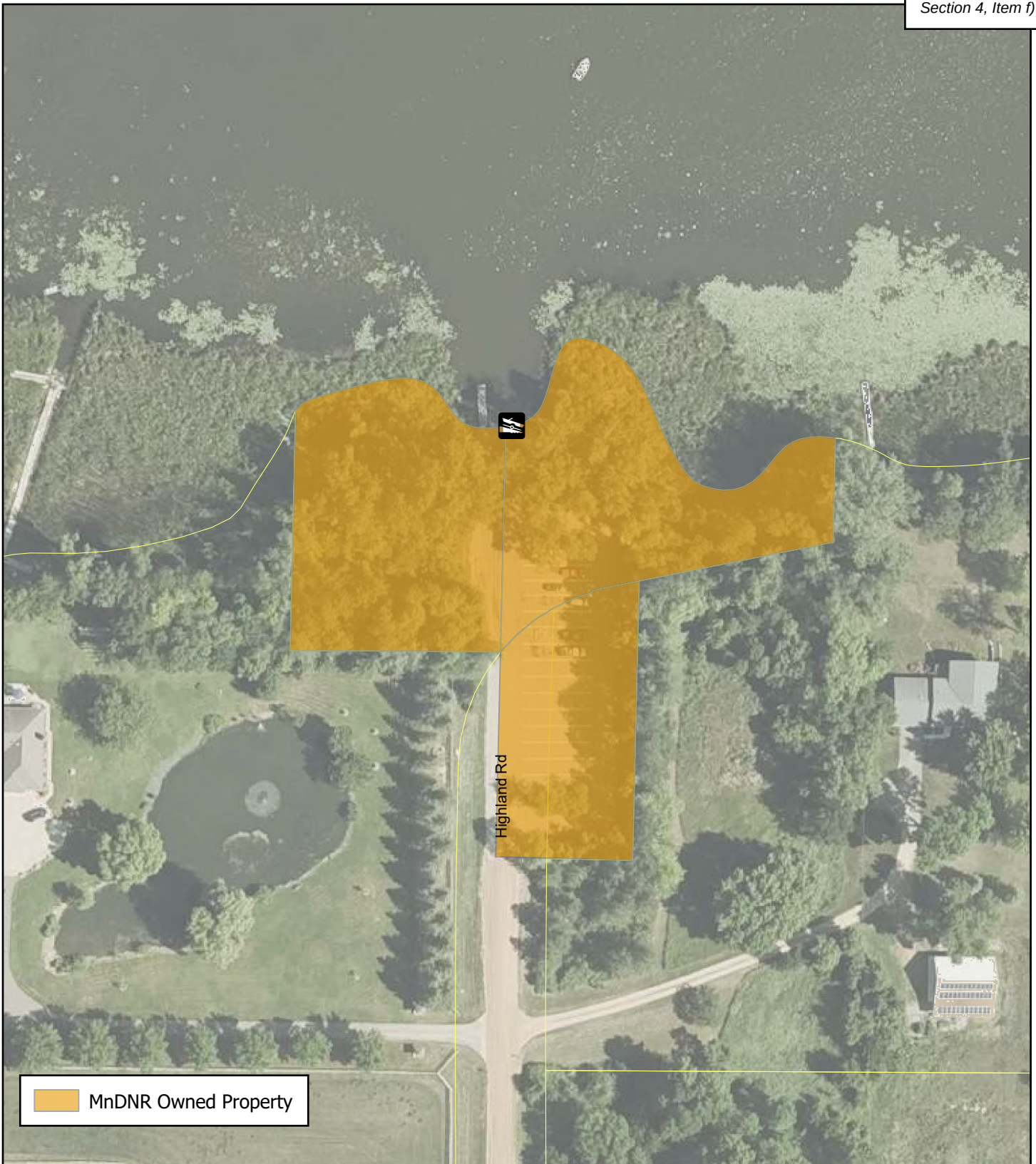
Title: Public Works Director Date: 1/18/2026

3. Minnesota Department of Natural Resources
With delegated authority

Print Name: _____
Signature: _____
Title: _____ Date: _____

4. Commissioner of Administration
As delegated to The Office of State Procurement

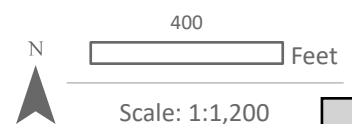
Print Name: _____
Signature: _____
Title: _____ Date: _____
Admin ID: _____

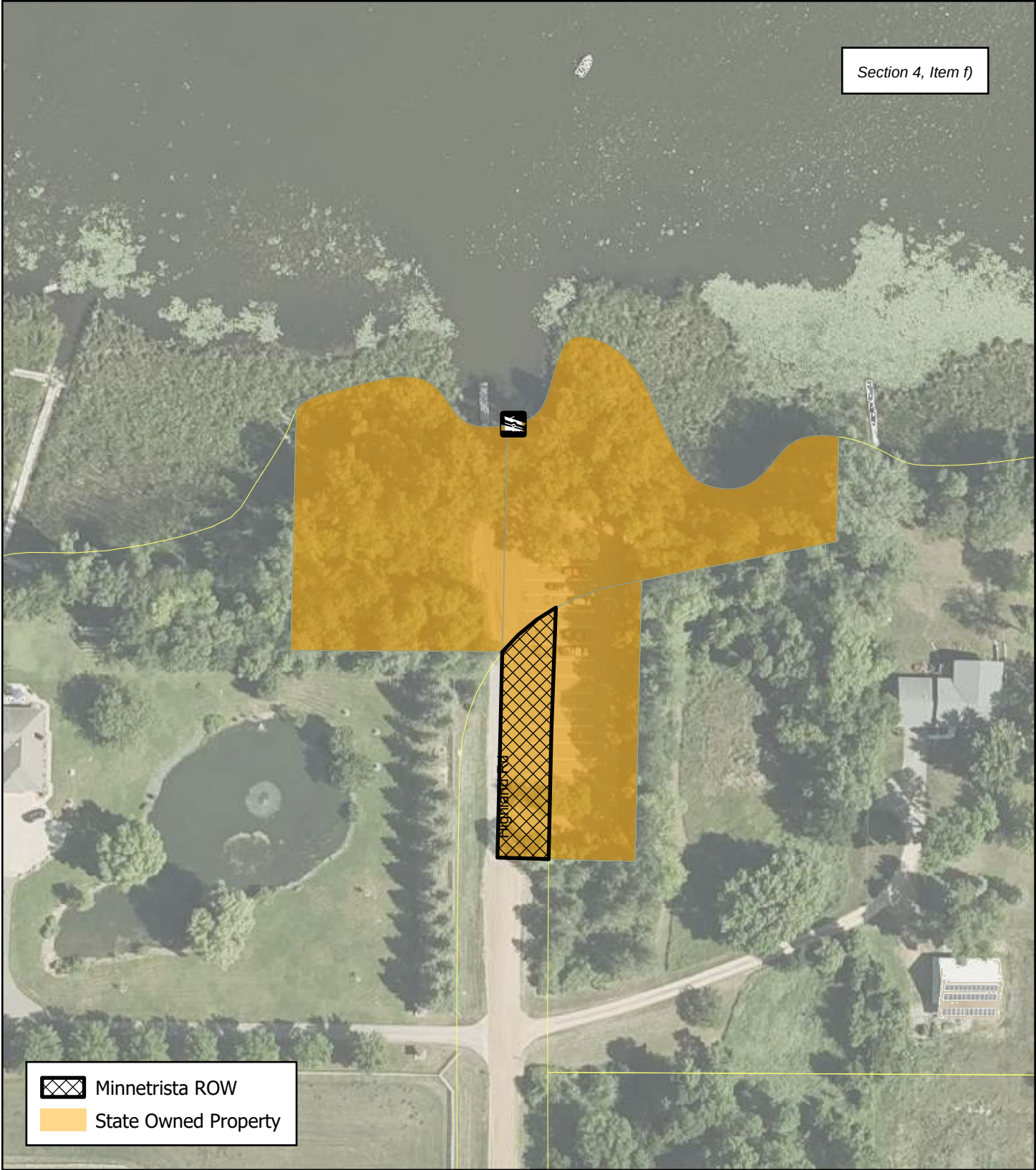


Minnesota Department of Natural Resources
Parks and Trails | Area 3B
1200 Warner Road
Saint Paul, MN 55106



Whaletail Lake
Hennepin County





Minnetrista ROW



State Owned Property

Minnesota Department of Natural Resources
Parks and Trails | Area 3B
1200 Warner Road
Saint Paul, MN 55106

mn DEPARTMENT OF
NATURAL RESOURCES

Whaletail Lake
Hennepin County



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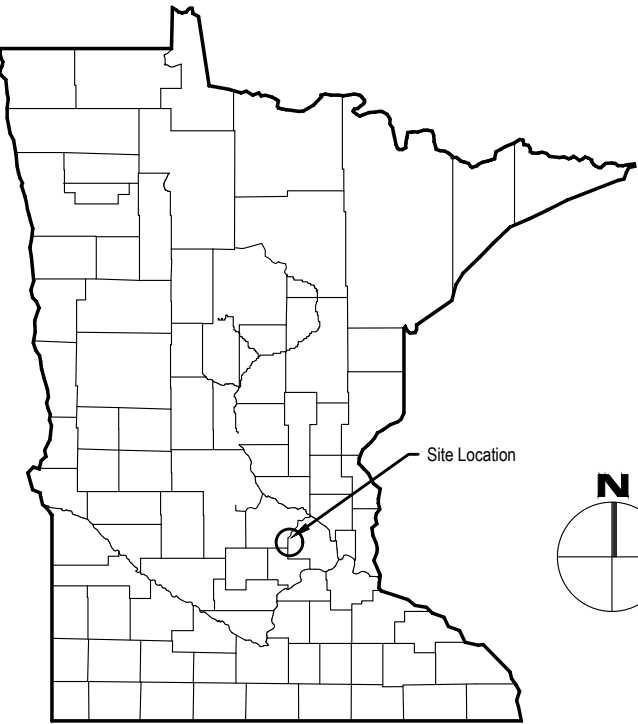
Feet

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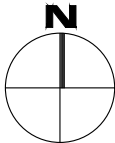
47

Item B

WHALETAIL LAKE PUBLIC WATER ACCESS
REDEVELOPMENT PLAN



Site Location



CALL BEFORE YOU DIG

GOPHER STATE
ONE CALL

811

NOTES:

EXISTING UTILITY INFORMATION SHOWN ON THIS PLAN HAS BEEN PROVIDED BY THE UTILITY OWNER. THE CONTRACTOR SHALL FIELD VERIFY EXACT LOCATIONS PRIOR TO COMMENCING CONSTRUCTION AS REQUIRED BY STATE LAW. NOTIFY GOPHER STATE ONE-CALL 1-800-252-1166 OR 651-454-0002.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS UTILITY QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS IN PROJECT MANUAL, DIVISION 1, (01 30 00) INVASIVE SPECIES PREVENTION IN COMPLETING THE WORK

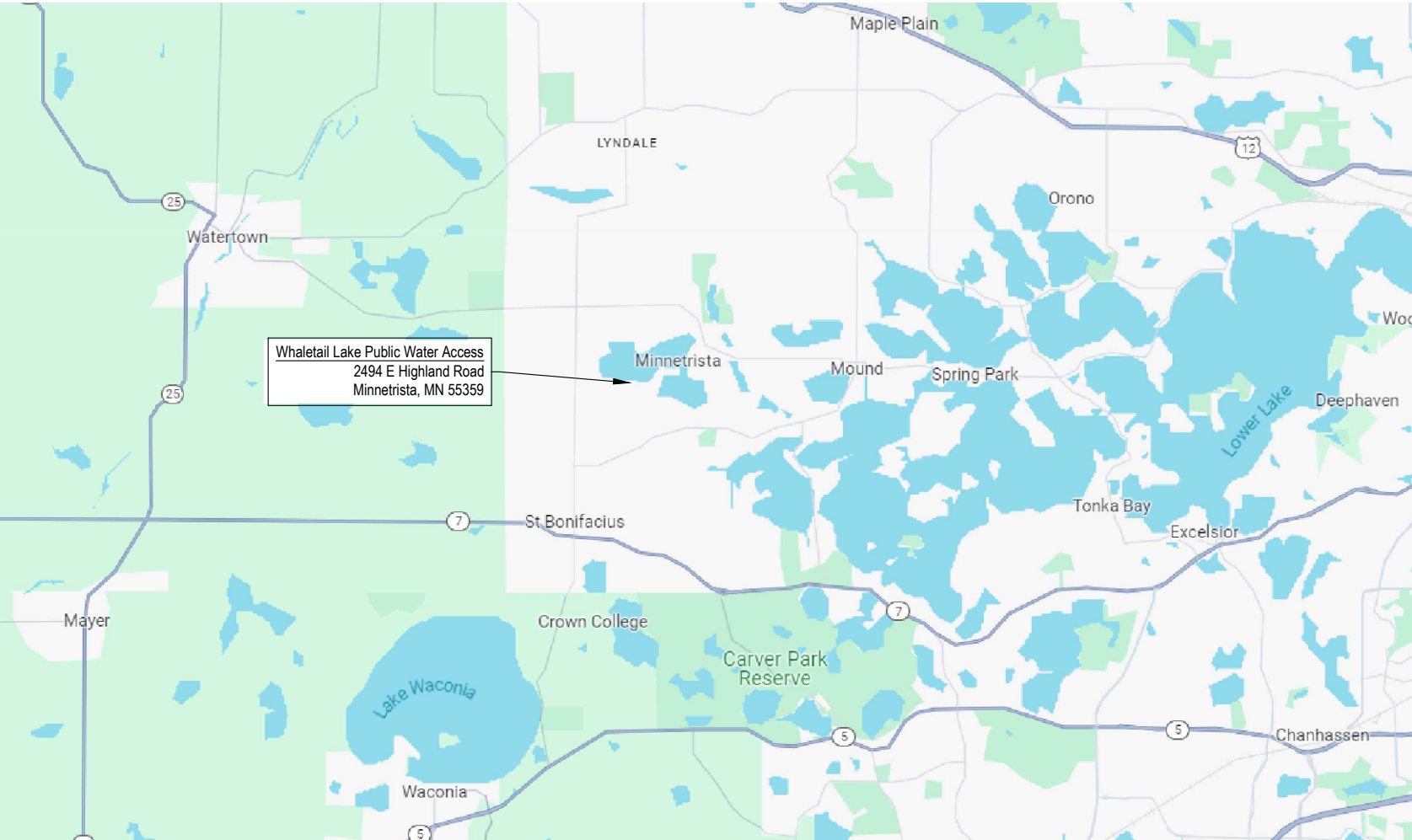
ALL NECESSARY EASEMENTS, PERMITS AND RIGHTS OF WAY FOR THE PROJECT SHALL BE SECURED BY THE OWNER OR SPONSOR BEFORE CONSTRUCTION WORK IS COMMENCED UNLESS OTHERWISE SPECIFIED.

VERIFY ALL DIMENSIONS AND LOCATIONS ON THE JOB. REPORT ALL DISCREPANCIES TO OPERATIONS SERVICES DIVISION.

NO TREE CLEARING IS ALLOWED BETWEEN JUNE 1ST AND AUGUST 15TH.

DO NOT SCALE DRAWINGS.

Sheet List	
Sheet Number	Sheet Title
L001	TITLE SHEET
L002	ESTIMATED SCHEDULE OF ITEMS
L003	TRAFFIC CONTROL PLAN
L100	REMOVALS PLAN
L101	SITE PLAN
L102	GRADING & EROSION CONTROL PLAN
L103	LANDSCAPE PLAN
L200	PARKING LOT PROFILE
L500	DETAILS
L501	DETAILS
L502	EROSION CONTROL BLANKET DETAIL
L503	PAVEMENT & CURB DETAILS
L504	ACCESSIBLE PARKING DETAILS
L505	WOOD SCREEN DETAIL
L506	TRENCH DRAIN DETAIL
L507	RAMP DETAILS
L508	PLANTING DETAILS
L509	PLANTING DETAILS
L510	PLANTING DETAILS



1

PROJECT LOCATION MAP



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Operations Services Division Approval	Division Approval		PRELIMINARY NOT FOR CONSTRUCTION 12-31-25	REDEVELOPMENT PLAN WHALETAIL LAKE PUBLIC WATER ACCESS PARKS AND TRAILS HENNEPIN COUNTY NEAR MINNETRISTA Section: 20 Township: 117N Range: 24W	<table><tr><th colspan="2">Revisions</th></tr><tr><th>Date</th><th>By</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	Revisions		Date	By							<table><tr><th colspan="4">TITLE SHEET</th></tr><tr><td>Survey:</td><td>ME 02/24</td><td>Designed:</td><td>EMK 11/25</td></tr><tr><td>Drawn:</td><td>JH 02/24</td><td>Drawn:</td><td>EMK 11/25</td></tr><tr><td>Checked:</td><td>AD 02/24</td><td>Checked:</td><td>JHP 11/25</td></tr><tr><td colspan="2">Horz. datum: NAD1983, 2011 ADJ.</td><td colspan="2">Vert. datum: NAVD1988</td></tr></table>	TITLE SHEET				Survey:	ME 02/24	Designed:	EMK 11/25	Drawn:	JH 02/24	Drawn:	EMK 11/25	Checked:	AD 02/24	Checked:	JHP 11/25	Horz. datum: NAD1983, 2011 ADJ.		Vert. datum: NAVD1988		<table><tr><td>Sheet:</td><td>L001</td></tr><tr><td>CC2:</td><td>8A136</td></tr><tr><td>File #:</td><td>WAS00419.0</td></tr><tr><td>Site #:</td><td>----</td></tr></table> 48	Sheet:	L001	CC2:	8A136	File #:	WAS00419.0	Site #:	----
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CC2:	8A136																																												
File #:	WAS00419.0																																												
Site #:	----																																												

Bid Item No.	Specification Reference	Description	Unit	Quantity
1	01 20 00	Mobilization	LS	1.0
2	01 50 00	Traffic Control	LS	1.0
3	01 70 00	Construction Surveying and Staking	LS	1.0
4	02 41 00	Reclaim Full Depth Bituminous Pavement (P)	SY	2,640.0
5	02 41 18	Remove & Dispose of CMP Pipe & Appurtences	LS	1.0
6	02 41 18	Remove & Dispose of Signs	LS	1.0
7	02 41 18	Remove & Dispose of Concrete Parking Curbs	LS	1.0
8	02 41 18	Remove & Dispose of Concrete Ramp	LS	1.0
9	31 11 00	Clearing & Grubbing	LS	1.0
10	31 23 00	Common Topsoil Borrow (LV)(O)	CY	40.0
11	31 23 00	Granular Borrow (LV)	CY	190.0
12	31 23 00	Excavation / Export (P)	CY	902.0
13	31 23 13	Subgrade Preparation	SY	562.0
14	31 25 00	Erosion Control Blanket, Natural Netting, Category 20	SY	1,180.0
15	31 25 00	Sediment Control Log, Type: Wood Chip, Natural Netting	LF	700.0
16	31 25 00	Floatation Silt Curtain	LS	1.0
17	31 25 00	Construction Exit	EA	1.0
18	31 25 00	Ditch Check, Type 3	EA	1.0
19	32 11 23	Aggregate Base: Class 5 (Imported) (O)	TON	80.0
20	32 12 16	Bituminous Type SP12.5 Non Wear Course 2B (2" Compacted Thickness)	SY	2,485.0
21	32 12 16	Bituminous Type SP9.5 Wear Course 2B (1.5" Compacted Thickness)	SY	2,485.0
22	32 13 13	Concrete Pavement: 6" depth reinforced	SF	3,007.0
23	32 13 13	Concrete Curb & Gutter Type: S512	LF	240.0
24	32 17 23	Pavement Markings	LS	1.0
25	32 31 29	Wood Toilet Screen	LS	1.0
26	32 92 00	Seed Mix & Establishment: BWSR Mix #33-261	SY	1,040.0
27	32 92 00	Low Maintenance Turf Seed Mix & Establishment	SY	140.0
28	32 93 00	Deciduous Trees, 1.5" Caliper, #15 Cont.	EA	7.0
29	33 41 00	Trench Drain	LS	1.0
30	34 41 14	Accessible Parking Sign and Post	EA	1.0
31	35 40 00	Marine Work	LS	1.0

LEGEND
(P) = PLAN QUANTITY
(LV) = LOOSE VOLUME
(CV) = COMPACTED VOLUME
(O) = OPTIONAL

- NOTES
- MULTIPLE MOBILIZATIONS FOR TEMPORARY SEEDING, PERMANENT SEEDING AND MULCHING WILL BE REQUIRED AND SHALL BE INCLUDED IN THE UNIT PRICE FOR THE APPROPRIATE BID ITEM. ADDITIONAL COMPENSATION FOR SEPARATE MOBILIZATIONS WILL NOT BE PROVIDED.
 - ALL EXCESS AND UNSUITABLE EXCAVATED MATERIAL TO BE HAULED OFF SITE AND DISPOSED OF PROPERTY. THIS IS PAID UNDER EXCAVATION/EXPORT AND EMBANKMENT.

1 ESTIMATED SCHEDULE OF ITEMS



PRELIMINARY
NOT FOR CONSTRUCTION
12-31-25

REDEVELOPMENT PLAN
WHALETAIL LAKE PUBLIC WATER ACCESS
PARKS AND TRAILS
HENNEPIN COUNTY **NEAR MINNETRISTA**
Section: **20** Township: **117N** Range: **24W**

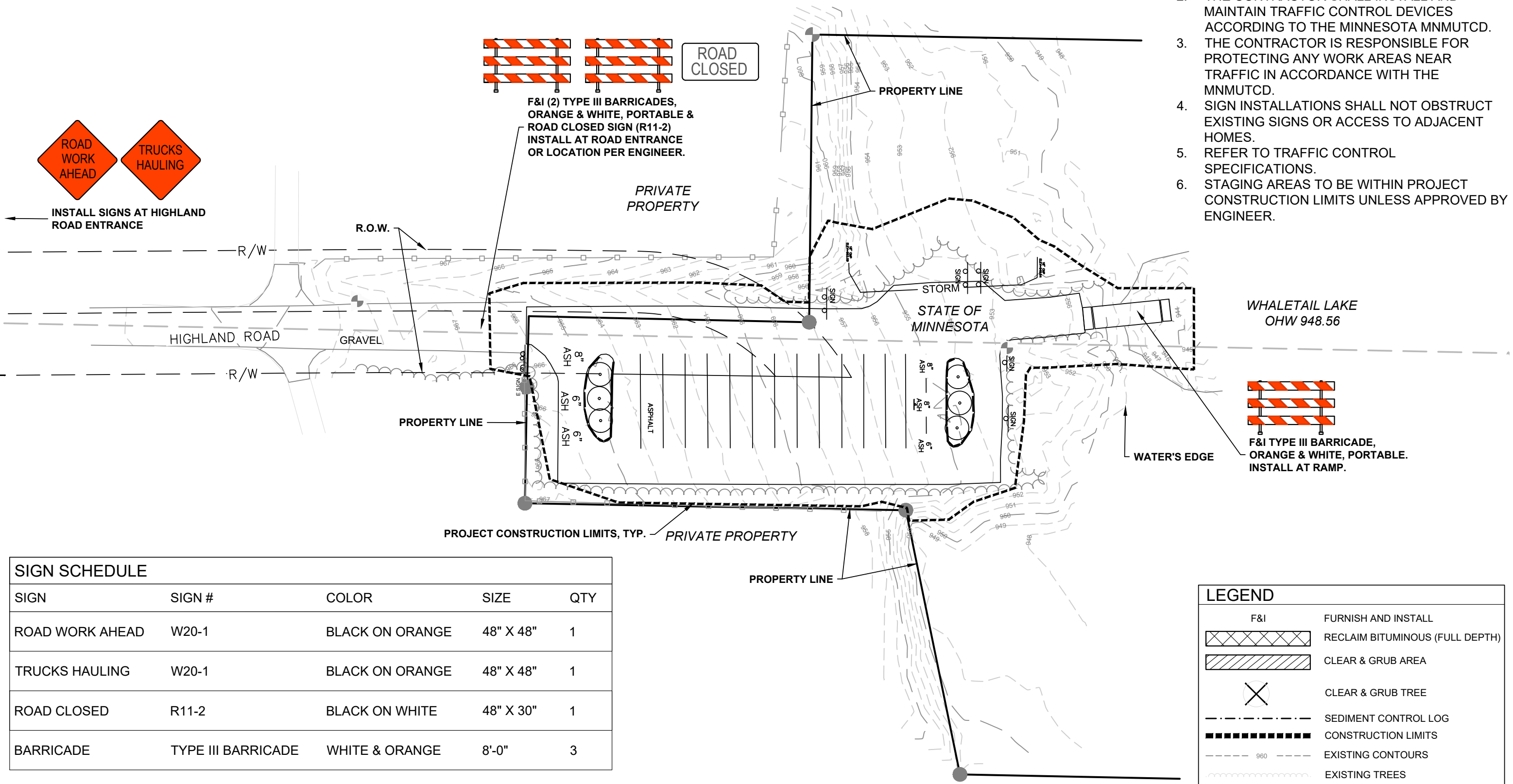
Revisions	
Date	By

ESTIMATED SCHEDULE OF ITEMS			
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Drawn:	JH 02/24	Drawn:	EMK 11/25
Checked:	AD 02/24	Checked:	JHP 11/25
Horz. datum: NAD1983, 2011 ADJ.		Vert. datum: NAVD1988	

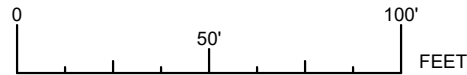
Sheet: L002	49
CC2: 8A136	
File #: WAS00419.0	
Site #: ----	

NOTES

- 1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ADJACENT HOMES AT ALL TIMES.
- 2. THE CONTRACTOR SHALL INSTALL AND MAINTAIN TRAFFIC CONTROL DEVICES ACCORDING TO THE MINNESOTA MNMUTCD.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ANY WORK AREAS NEAR TRAFFIC IN ACCORDANCE WITH THE MNMUTCD.
- 4. SIGN INSTALLATIONS SHALL NOT OBSTRUCT EXISTING SIGNS OR ACCESS TO ADJACENT HOMES.
- 5. REFER TO TRAFFIC CONTROL SPECIFICATIONS.
- 6. STAGING AREAS TO BE WITHIN PROJECT CONSTRUCTION LIMITS UNLESS APPROVED BY ENGINEER.



1 TRAFFIC CONTROL PLAN



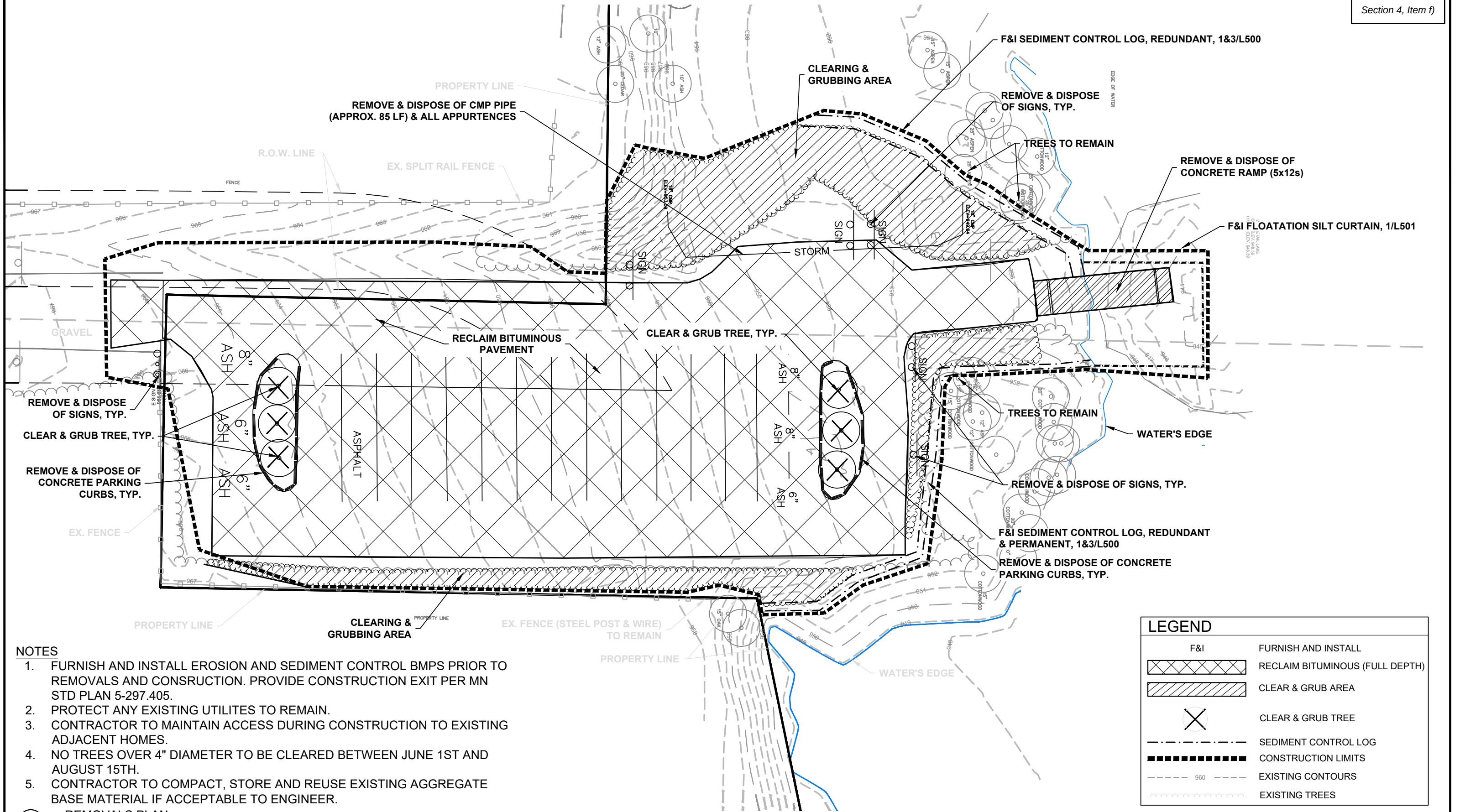
PRELIMINARY
NOT FOR CONSTRUCTION
12-31-25

REDEVELOPMENT PLAN
WHALETAIL LAKE PUBLIC WATER ACCESS
PARKS AND TRAILS
HENNEPIN COUNTY NEAR MINNETRISTA
Section: 20 Township: 117N Range: 24W

Revisions	
Date	By

TRAFFIC CONTROL PLAN			
Survey:	ME 02/24	Designed:	EMK 11/25
Drawn:	JH 02/24	Drawn:	EMK 11/25
Checked:	AD 02/24	Checked:	JHP 11/25
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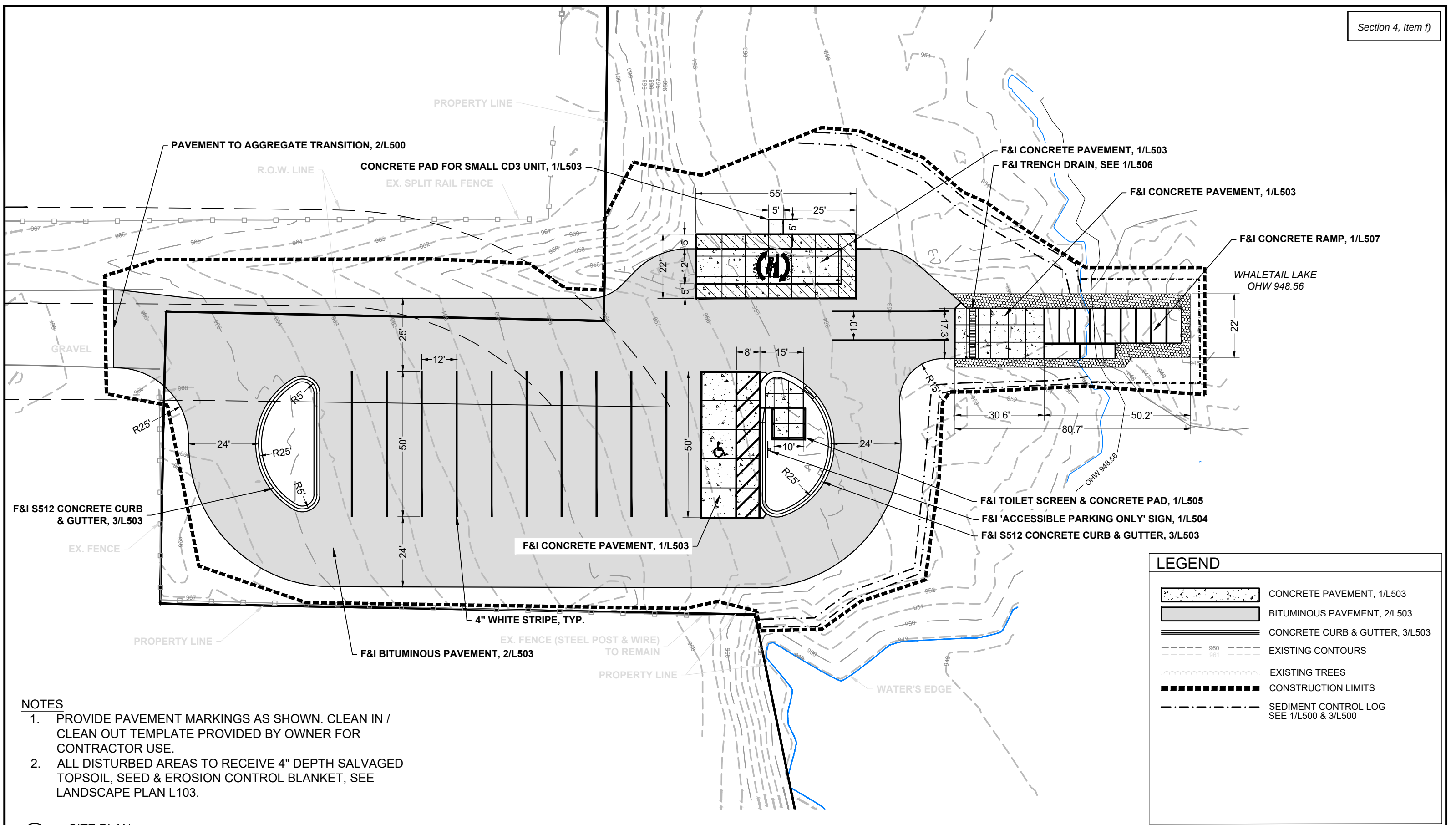
Sheet:	L003
CC2:	8A136
File #:	WAS00419.0
Site #:	----



- NOTES
1. FURNISH AND INSTALL EROSION AND SEDIMENT CONTROL BMPS PRIOR TO REMOVALS AND CONSTRUCTION. PROVIDE CONSTRUCTION EXIT PER MN STD PLAN 5-297.405.
 2. PROTECT ANY EXISTING UTILITES TO REMAIN.
 3. CONTRACTOR TO MAINTAIN ACCESS DURING CONSTRUCTION TO EXISTING ADJACENT HOMES.
 4. NO TREES OVER 4" DIAMETER TO BE CLEARED BETWEEN JUNE 1ST AND AUGUST 15TH.
 5. CONTRACTOR TO COMPACT, STORE AND REUSE EXISTING AGGREGATE BASE MATERIAL IF ACCEPTABLE TO ENGINEER.

1 REMOVALS PLAN

LEGEND	
F&I	FURNISH AND INSTALL
	RECLAIM BITUMINOUS (FULL DEPTH)
	CLEAR & GRUB AREA
	CLEAR & GRUB TREE
	SEDIMENT CONTROL LOG
	CONSTRUCTION LIMITS
	EXISTING CONTOURS
	EXISTING TREES



NOTES

1. PROVIDE PAVEMENT MARKINGS AS SHOWN. CLEAN IN / CLEAN OUT TEMPLATE PROVIDED BY OWNER FOR CONTRACTOR USE.
2. ALL DISTURBED AREAS TO RECEIVE 4" DEPTH SALVAGED TOPSOIL, SEED & EROSION CONTROL BLANKET, SEE LANDSCAPE PLAN L103.

1 SITE PLAN

LEGEND

CONCRETE PAVEMENT, 1/L503

BITUMINOUS PAVEMENT, 2/L503

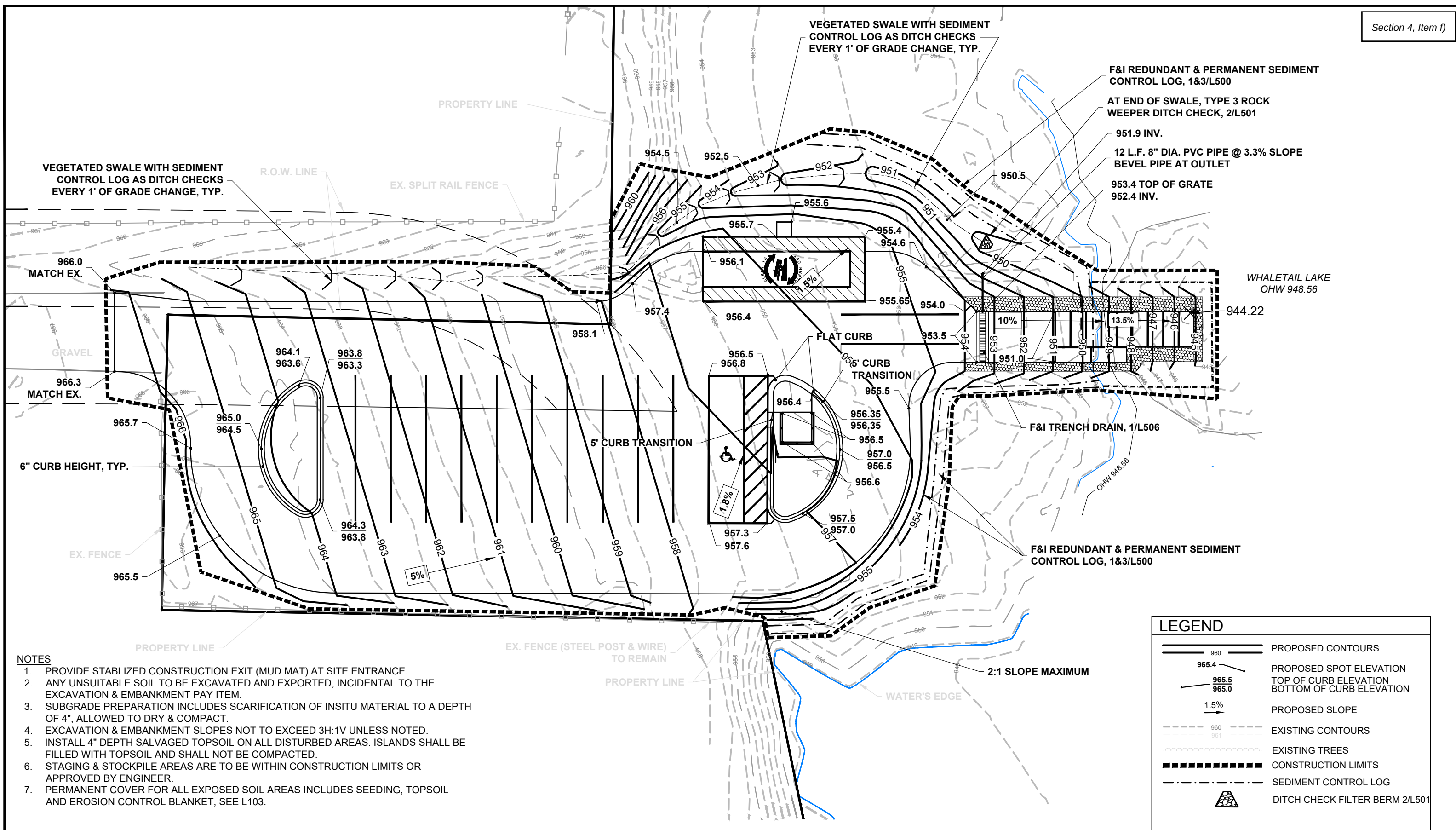
CONCRETE CURB & GUTTER, 3/L503

EXISTING CONTOURS

EXISTING TREES

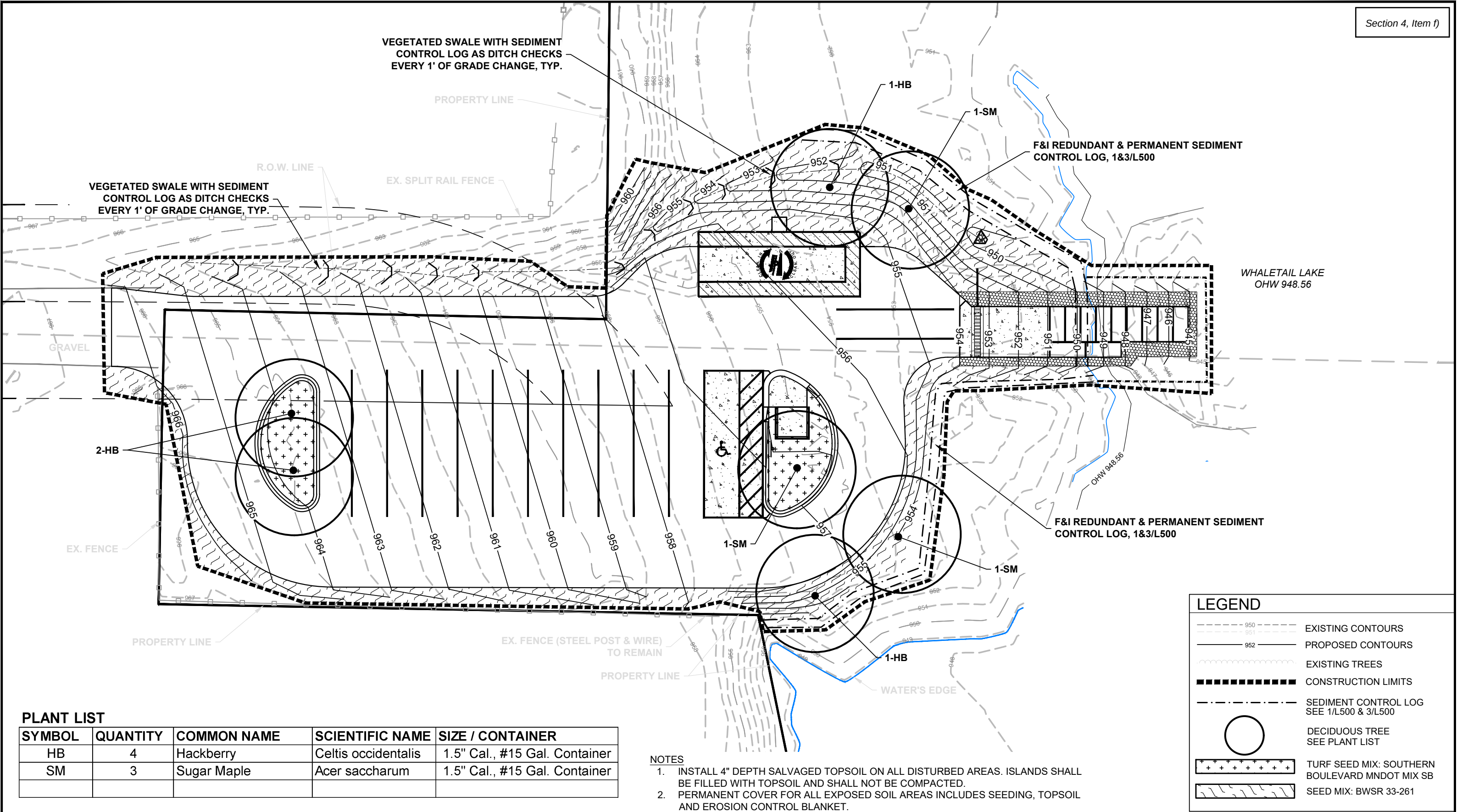
CONSTRUCTION LIMITS

SEDIMENT CONTROL LOG
SEE 1/L500 & 3/L503

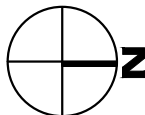
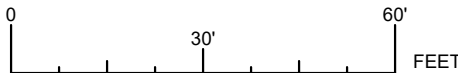


1 GRADING AND EROSION CONTROL PLAN





1 LANDSCAPE PLAN



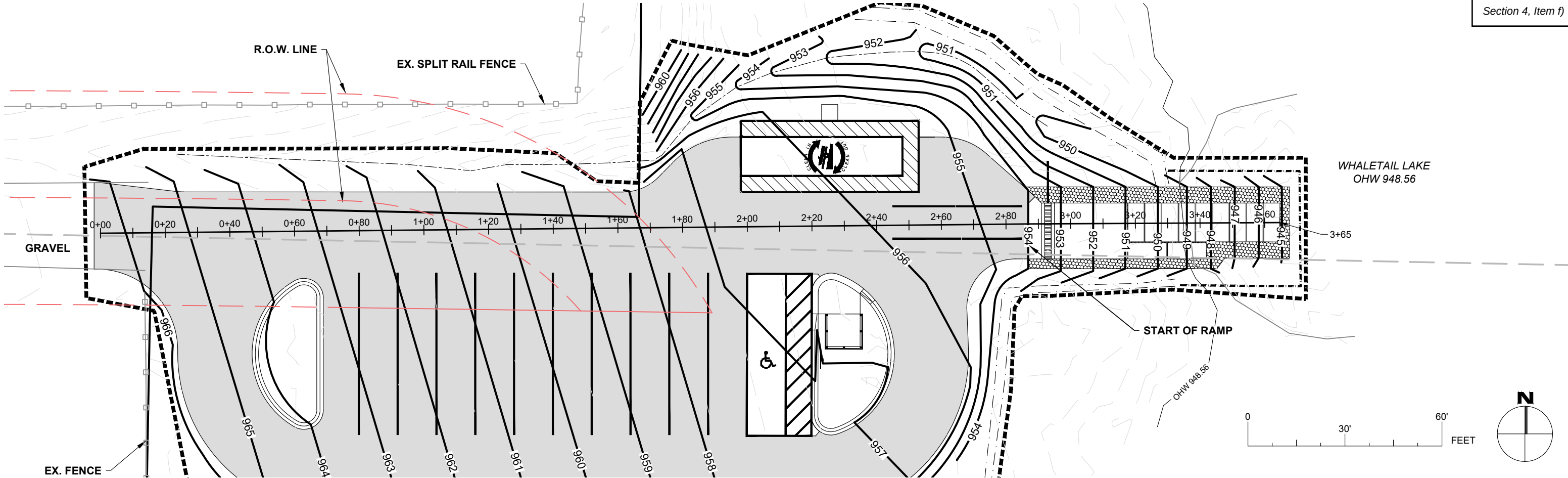
PRELIMINARY
NOT FOR CONSTRUCTION
12-31-25

REDEVELOPMENT PLAN
WHALETAIL LAKE PUBLIC WATER ACCESS
PARKS AND TRAILS
HENNEPIN COUNTY NEAR MINNETRISTA
Section: 20 Township: 117N Range: 24W

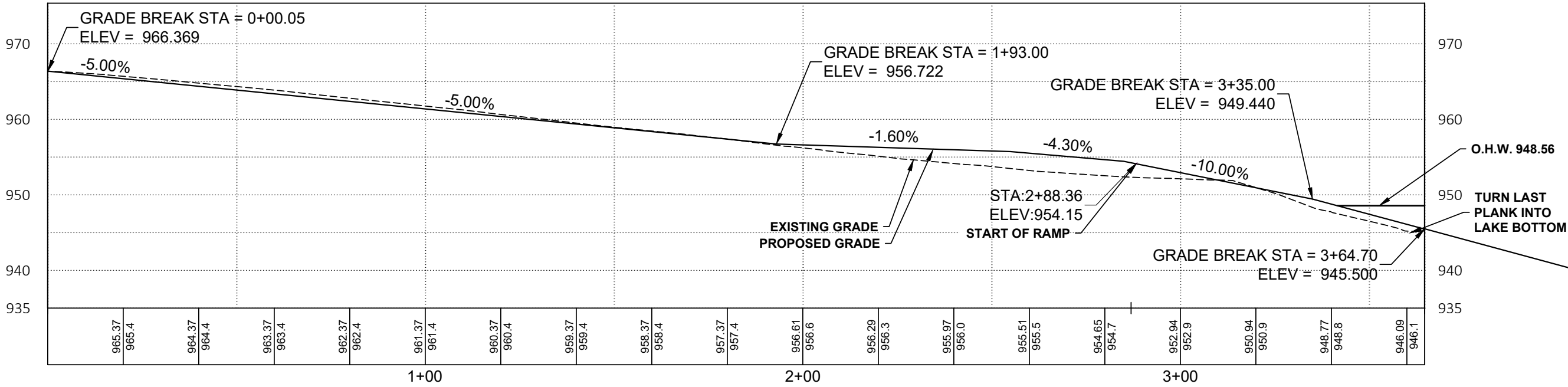
Revisions	
Date	By

LANDSCAPE PLAN			
Survey:	ME 02/24	Designed:	EMK 11/25
Drawn:	JH 02/24	Drawn:	EMK 11/25
Checked:	AD 02/24	Checked:	JHP 11/25
Horz. datum:	NAD1983, 2011 ADJ.	Vert. datum:	NAVD1988

Sheet: **L103**
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File #: WAS00419.0
Site #: ----



PLAN VIEW



PROFILE VIEW

1 PARKING LOT AND RAMP PROFILE

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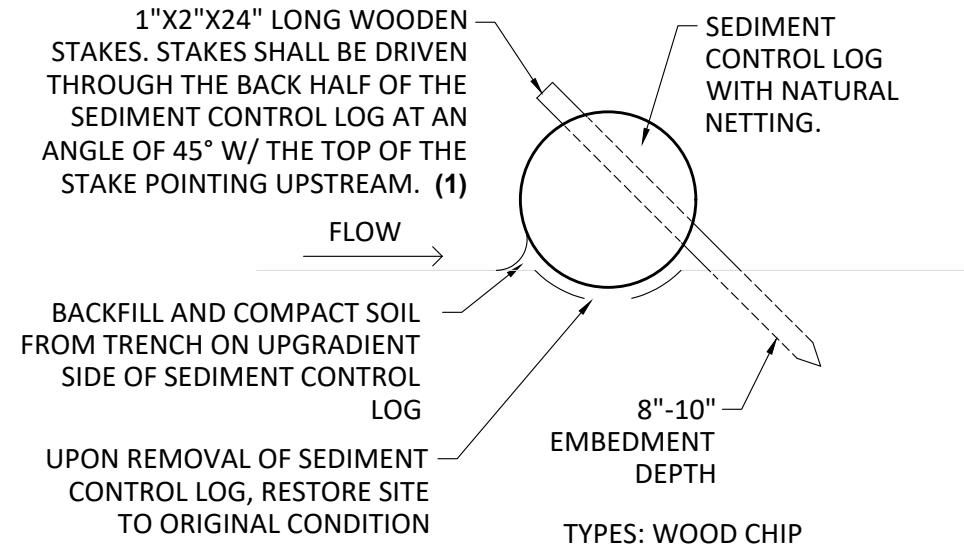
PRELIMINARY
NOT FOR CONSTRUCTION
12-31-25

REDEVELOPMENT PLAN
WHALETAIL LAKE PUBLIC WATER ACCESS
PARKS AND TRAILS
HENNEPIN COUNTY NEAR MINNETRISTA
Section: 20 Township: 117N Range: 24W

Revisions	
Date	By

PARKING LOT PROFILE			
Survey:	ME 02/24	Designed:	EMK 11/25
Drawn:	JH 02/24	Drawn:	EMK 11/25
Checked:	AD 02/24	Checked:	JHP 11/25
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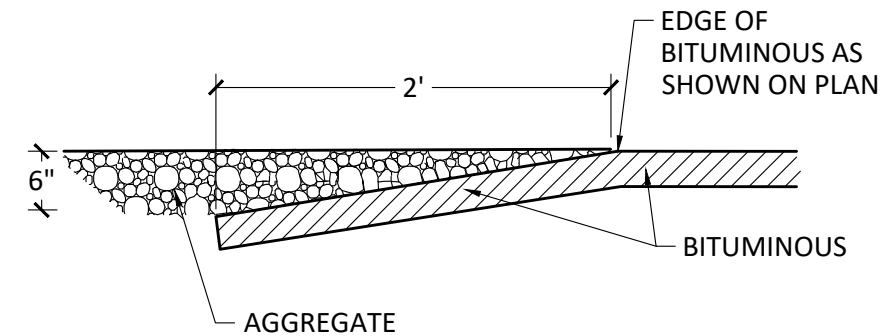
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Site #:	----



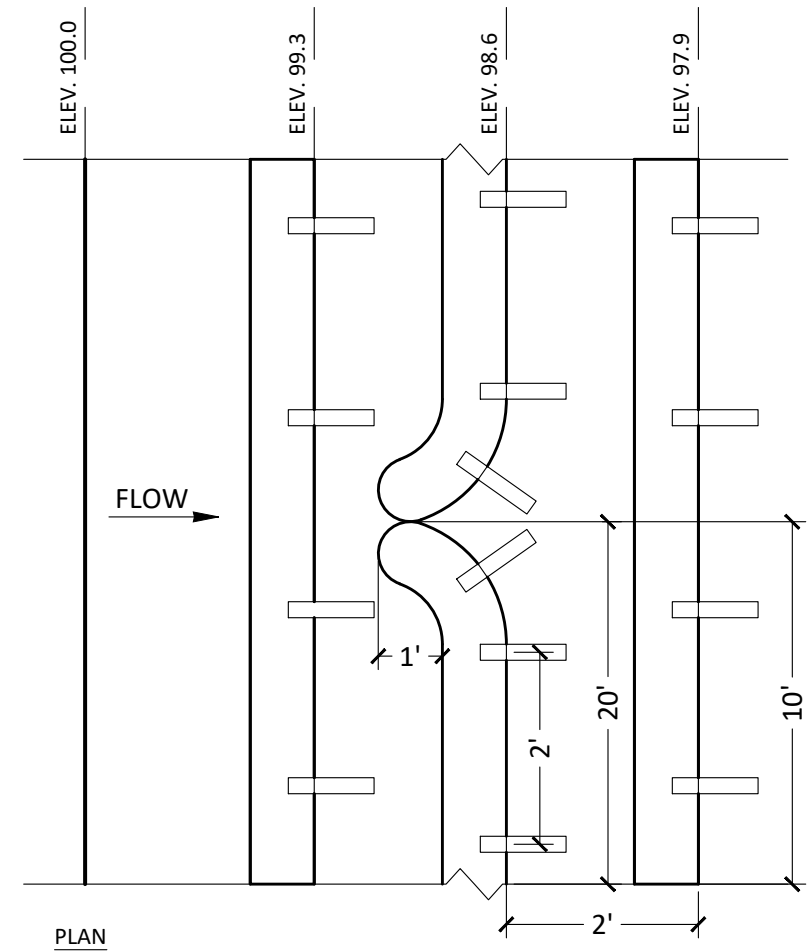
NOTES:

- (1) SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 2'. STAKES SHALL BE INCIDENTAL.
2. PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.

1 SEDIMENT CONTROL LOG

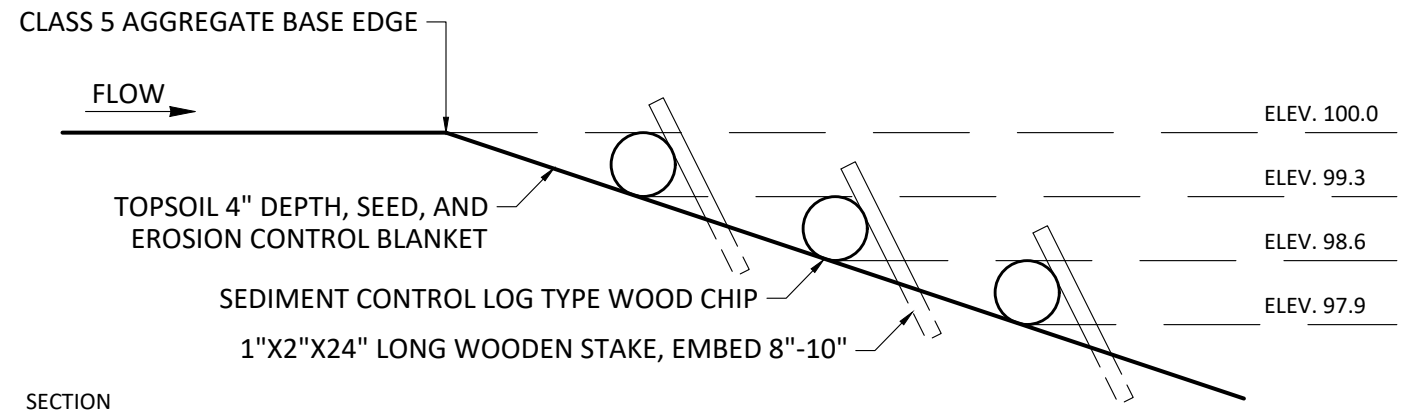


2 ASPHALT PAVEMENT TO AGGREGATE ROAD TRANSITION



NOTES:

- SEDIMENT CONTROL LOG TYPE WOOD CHIP WITH NATURAL NETTING ONLY
- FILTRATION BMP IS PERMANENT AND TO REMAIN IN PLACE AT THE END OF CONSTRUCTION



SECTION

3 FILTRATION BMP: PERMANENT SEDIMENT CONTROL LOG

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	PRELIMINARY NOT FOR CONSTRUCTION 12-31-25	REDEVELOPMENT PLAN WHALETAIL LAKE PUBLIC WATER ACCESS PARKS AND TRAILS		Revisions	Title:
		HENNEPIN COUNTY Section: 20	NEAR MINNETRISTA Township: 117N Range: 24W	Date By	Survey: ME 02/24 Drawn: JH 02/24 Checked: AD 02/24 Horz. datum: NAD1983, 2011 ADJ. datum: NAVD1988
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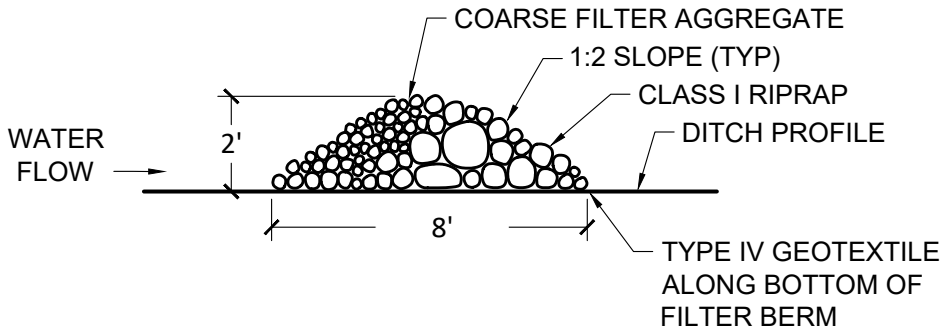
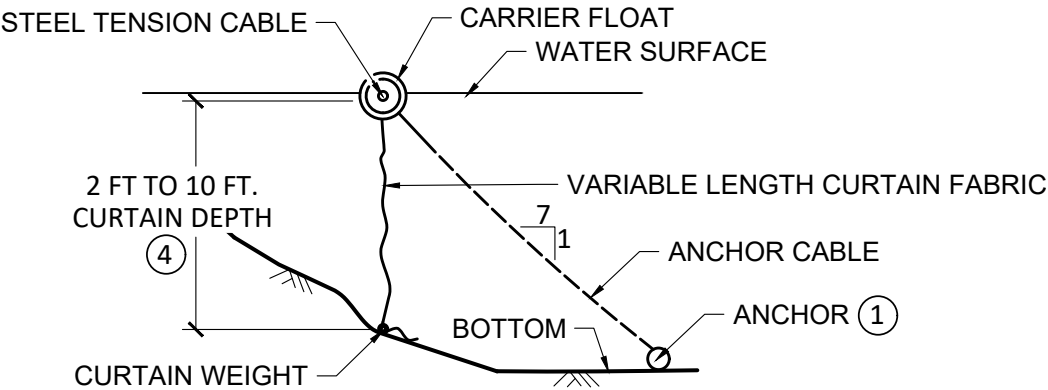
NOTES

SEE MNDOT SPECS 2573, 3886, 3887, 3893.

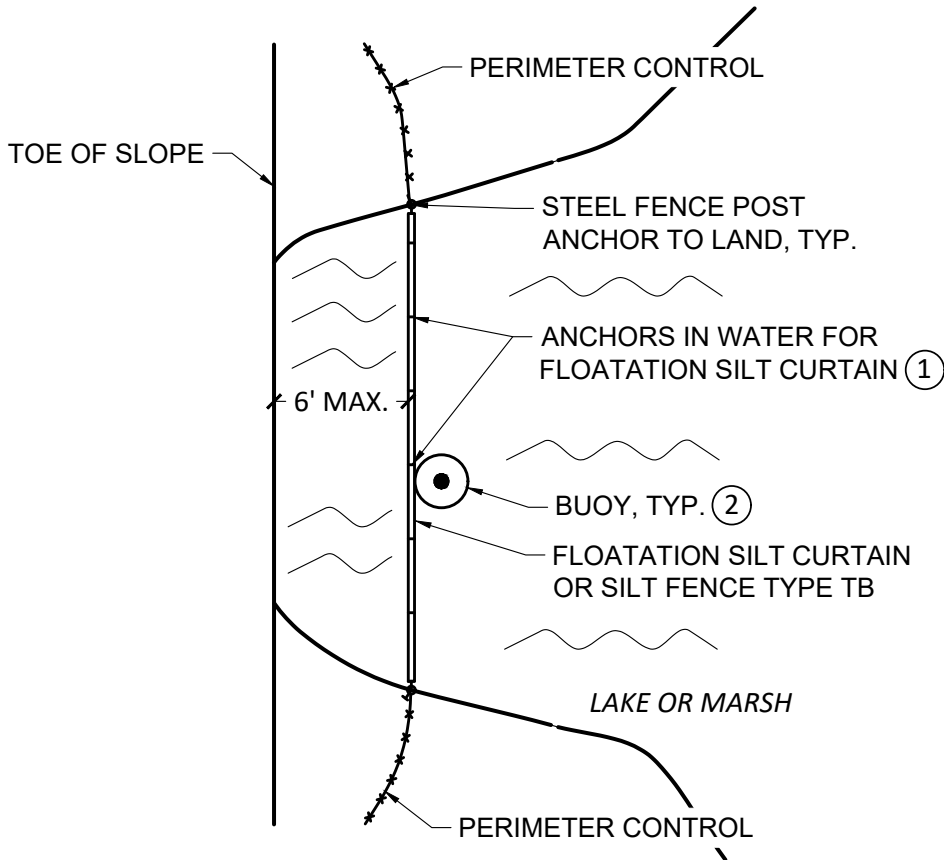
1. FOR ANCHOR SPACING AND WEIGHT REQUIREMENTS, SEE SPEC. 2573.
2. ON U.S. COAST GUARD OR OTHER MOTORIZED WATERWAYS, BUOYS ARE REQUIRED TO MARK THE ENDS AND SPECIAL AREAS FOR VISIBILITY. PLACE BUOYS AS REQUIRED FOR NAVIGATIONAL PURPOSES.
3. MINIMUM WATER DEPTH APPLIES TO THE DEEPEST POINT ALONG THE FLOATATION SILT CURTAIN OR SILT FENCE TYPE TB FOR DETERMINING APPLICABILITY OF FLOATATION SILT CURTAIN OR SILT FENCE TYPE TB.
4. SILT CURTAIN SHOULD BE REMOVED WHEN THE AREA CONTRIBUTING DIRECT RUNOFF HAS BEEN TEMPORARILY OR PERMANENTLY STABILIZED. SILT CURTAIN SHOULD ALSO BE REMOVED BEFORE WINTER IF ICE UP OR ICE FLOW IS ANTICIPATED.
5. ANCHOR FLOAT MUST BE CONNECTED SECURELY TO SLEEVE WITH A MINIMUM TENSILE STRENGTH OF 100 LBS. CONNECTION METHOD MUST ALLOW FOR SLEEVE TO MOVE FREELY ON POST.
6. PROVIDE SUFFICIENT NUMBER OF POST ANCHORS TO MAINTAIN SILT CURTAIN POSITION.

INSTALLATION GUIDELINES FOR FLOATATION SILT CURTAIN, TYPE: STILL WATER

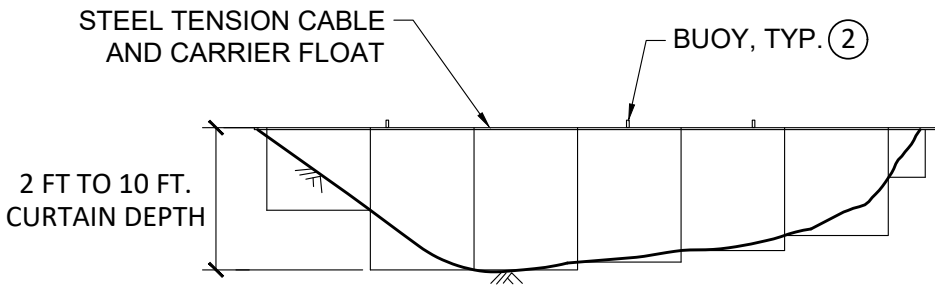
MINIMUM WATER DEPTH: 3 FT.
MAXIMUM WATER DEPTH: 10 FT.
MAXIMUM WATER VELOCITY: 2 FT./SEC.
MAXIMUM WAVE HEIGHT: 1 FT.



2 ROCK WEEPER FILTER BERM, TYPE 3



PLAN VIEW FOR LAKE OR MARSH 4

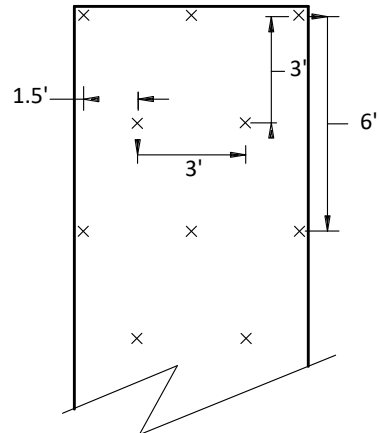


FRONT VIEW FOR FLOTATION SILT CURTAIN

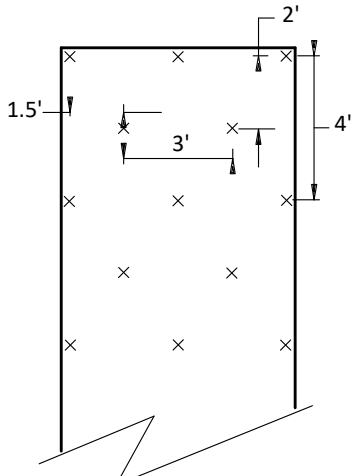
1 FLOATATION SILT CURTAIN, TYPE: STILLWATER

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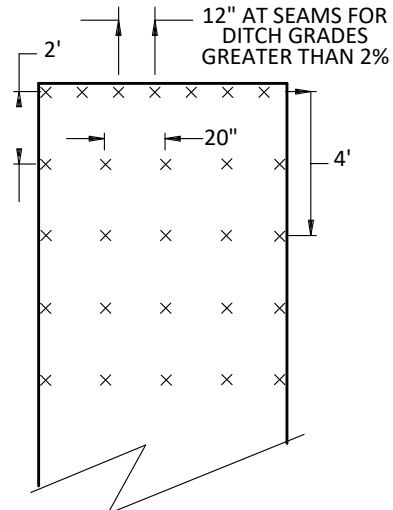
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		HENNEPIN COUNTY Section: 20	NEAR MINNETRISTA Township: 117N Range: 24W	Date	By	Survey: ME 02/24	Designed: EMK 11/25	CC2: 8A136	57
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				Checked: AD 02/24	Checked: JHP 11/25	Site #: ----			
				Horz. datum: NAD1983, 2011 ADJ. datum: NAVD1988					



SLOPES FLATTER THAN 1:2
(120 STAPLES PER 100 SQ YD)

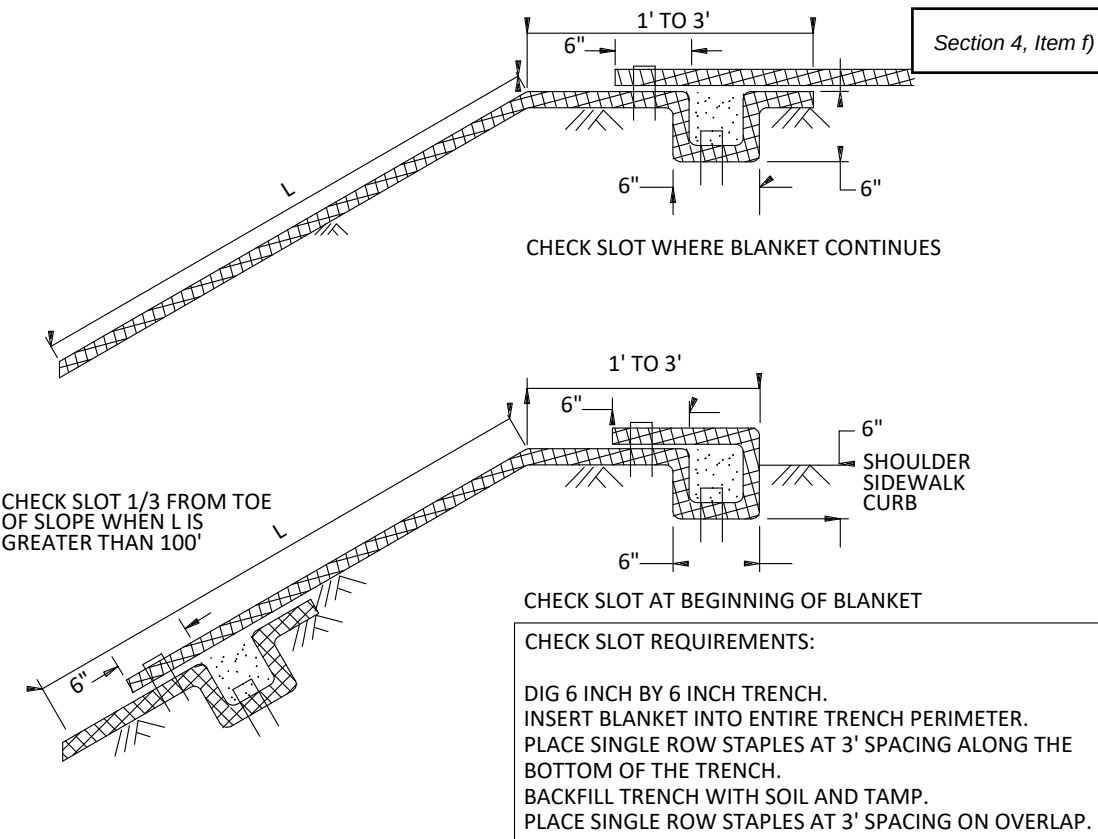


SLOPES 1:2 TO 1:1
(170 STAPLES PER 100 SQ YD)

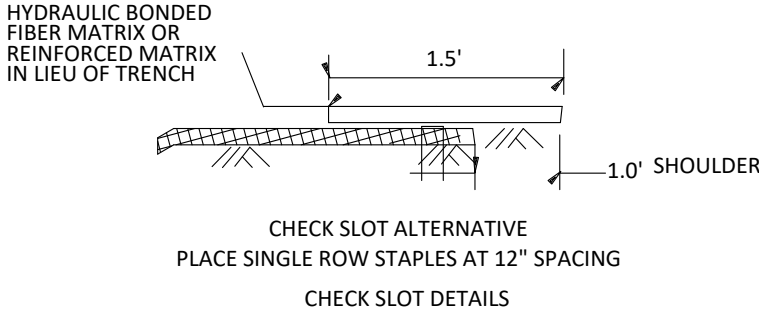


CHANNEL AND DITCH APPLICATIONS
(350 STAPLES PER 100 SQ YD)

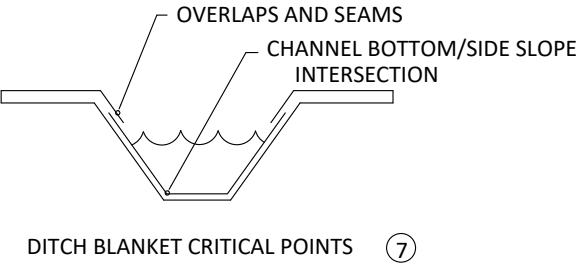
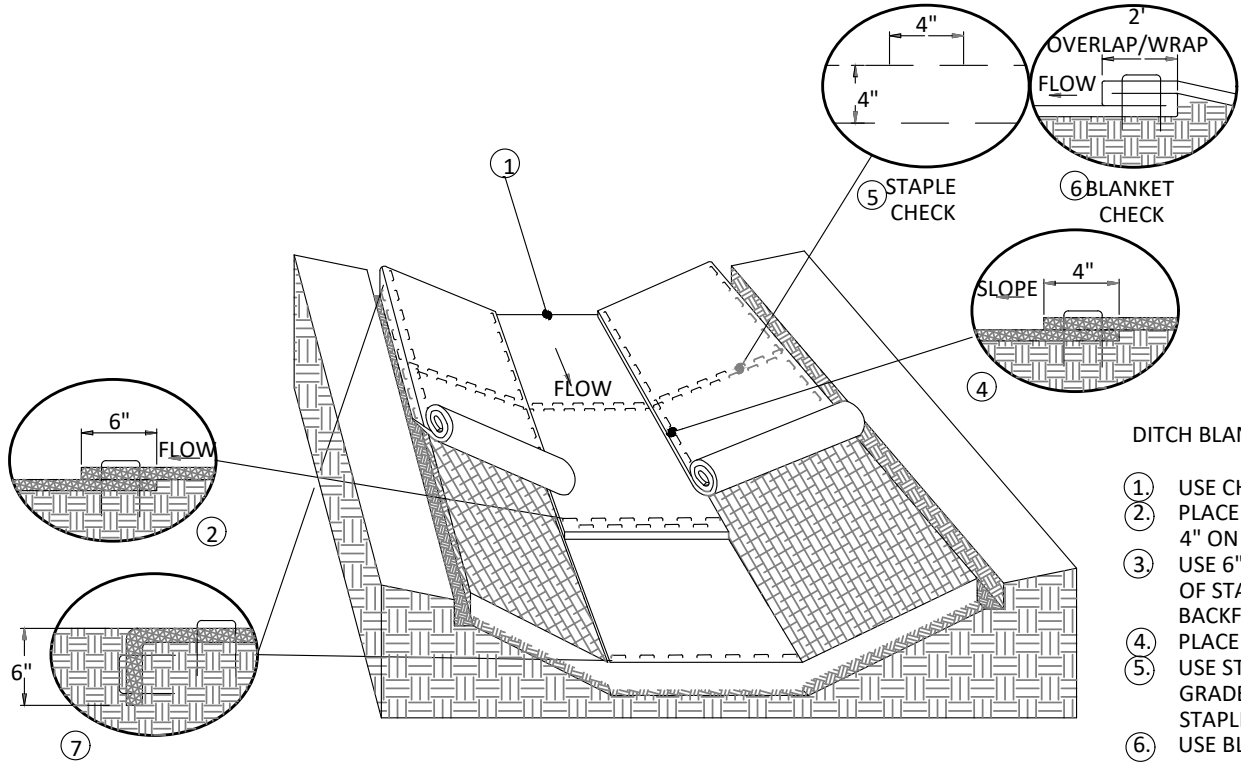
BLANKET STAPLE PATTERN



CHECK SLOT REQUIREMENTS:
DIG 6 INCH BY 6 INCH TRENCH.
INSERT BLANKET INTO ENTIRE TRENCH PERIMETER.
PLACE SINGLE ROW STAPLES AT 3' SPACING ALONG THE
BOTTOM OF THE TRENCH.
BACKFILL TRENCH WITH SOIL AND TAMP.
PLACE SINGLE ROW STAPLES AT 3' SPACING ON OVERLAP.

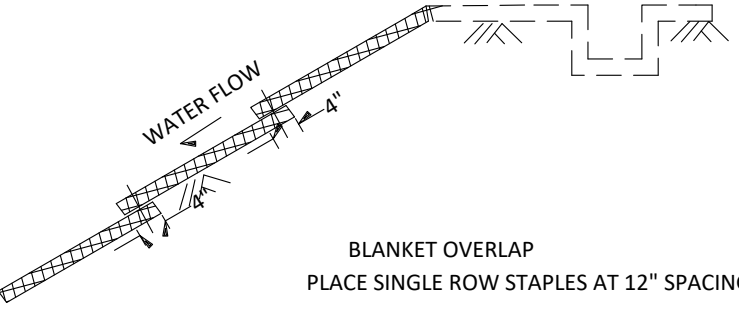


CHECK SLOT ALTERNATIVE
PLACE SINGLE ROW STAPLES AT 12" SPACING
CHECK SLOT DETAILS



DITCH BLANKET CRITICAL POINTS ⑦

- DITCH BLANKET STAPLE DETAIL NOTES
1. USE CHECK SLOT DETAIL (NO ALTERNATES).
 2. PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND 4" ON CENTER.
 3. USE 6" X 6" TRENCH TO PLACE BLANKET. PLACE SINGLE ROW OF STAPLES ON TOP AND TRENCH SIDES AT 12" SPACING. BACKFILL TRENCH WITH SOIL AND TAMP.
 4. PLACE SINGLE ROW OF STAPLES AT 12" SPACING.
 5. USE STAPLE CHECK FOR CHANNEL SLOPES LESS THAN 2.5% GRADE AT 100 FOOT INTERVALS. PLACE DOUBLE ROW OF STAPLES STAGGERED 4" APART AND AT 4" SPACING.
 6. USE BLANKET CHECKS FOR THE FOLLOWING SLOPES: 2.5%-3% 100 FT INTERVALS, 3%-5% 50 FT INTERVALS, 5%-7% 25 FT INTERVALS
 7. CRITICAL POINTS SHALL BE SECURED WITH PROPER STAPLE PATTERNS.



BLANKET OVERLAP
PLACE SINGLE ROW STAPLES AT 12" SPACING

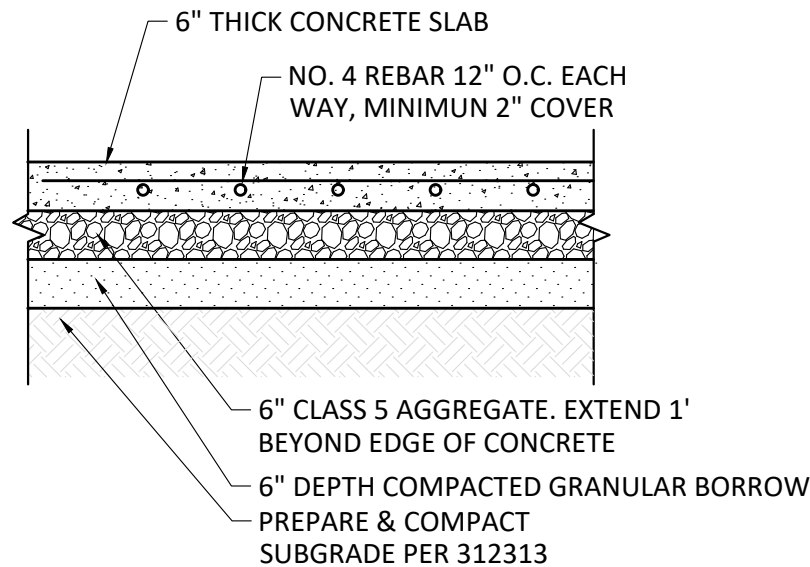
GENERAL BLANKET INSTALLATION REQUIREMENTS
LAY PARALLEL OR PERPENDICULAR TO THE DIRECTION OF WATER FLOW. OVERLAP ADJACENT STRIP EDGES A MINIMUM OF 4 INCHES. OVERLAP BLANKET 6" (MIN.) AT EACH END. OVERLAP BOTTOM END OF UPPER BLANKET OVER TOP END OF LOWER BLANKET. STAPLE ALONG OVERLAP EVERY 1.5'. THE UPPERMOST BLANKET OF ALL SLOPE APPLICATIONS MUST START IN A CHECK SLOT. IF SLOPE LENGTH (L) IS 100' OR GREATER, INSERT BLANKET INTO A CHECK SLOT 1/3 FROM THE BOTTOM OF THE SLOPE.

1 EROSION CONTROL BLANKET

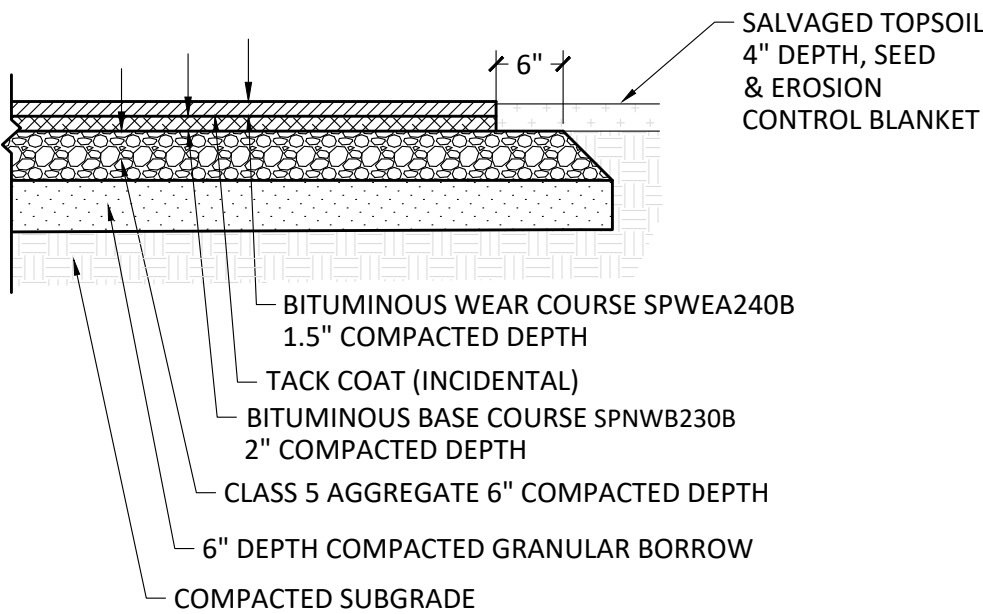
DITCH BLANKET STAPLE DETAIL

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	PRELIMINARY NOT FOR CONSTRUCTION 12-31-25	REDEVELOPMENT PLAN WHALETAIL LAKE PUBLIC WATER ACCESS PARKS AND TRAILS HENNEPIN COUNTY NEAR MINNETRISTA Section: 20 Township: 117N Range: 24W	<table><tr><th colspan="2">Revisions</th></tr><tr><th>Date</th><th>By</th></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr><tr><td> </td><td> </td></tr></table>	Revisions		Date	By							Title: EROSION CONTROL BLANKET DETAIL Survey: ME 02/24 Designed: EMK 11/25 Drawn: JH 02/24 Drawn: EMK 11/25 Checked: AD 02/24 Checked: JHP 11/25 Horz. datum: NAD1983, 2011 Adj. datum: NAVD1988	Sheet: L502 CC2: 8A136 File #: WAS00419.0 Site #: ---- 58
Revisions															
Date	By														

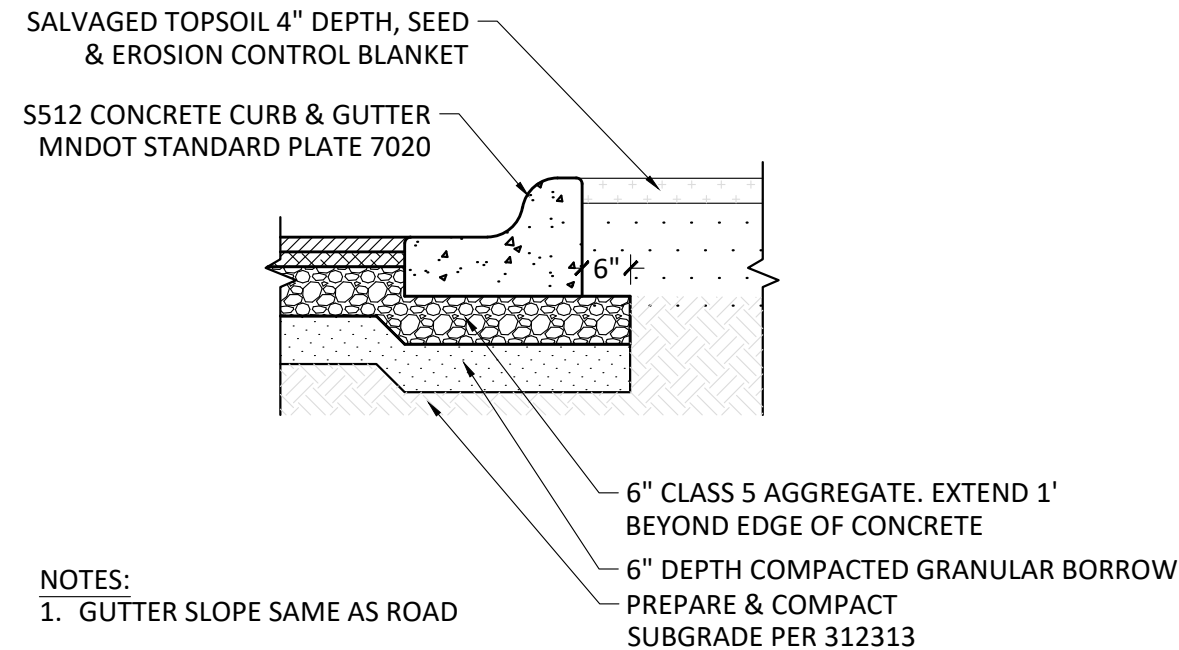


- NOTES:
1. FORMS SHALL BE APPROVED PRIOR TO PLACING CONCRETE.
 2. CONCRETE SURFACE SHALL HAVE A LIGHT BROOM FINISH EXCEPT FOR AT RAMP, SEE PLAN NOTE.
 3. 1/2" FULL DEPTH EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS FIXED OBJECT OR STRUCTURE AND SHALL BE INCIDENTAL TO THE CONCRETE.
 4. SAWCUT CONSTRUCTION JOINTS AS PER PLAN.
 5. ADA PARKING SPACES, AISLES AND TOILET SCREEN PAD: MAX. SLOPE 1.5% IN ANY DIRECTION.
 6. MEASUREMENT OF MAXIMUM RUNNING GRADE AND CROSS SLOPE SHALL BE MADE WITH A 48" LEVEL. ANY PORTION OF THE SURFACE MAY BE TESTED BY THE ENGINEER USING THE 48" LEVEL. TOLERANCE OF PLUS OR MINUS 1/2% FROM DESIGN SLOPES WILL BE ALLOWED. IF THE SURFACE DOES NOT MEET SPECIFICATIONS USING THIS METHOD OF MEASUREMENT, THE CONCRETE SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

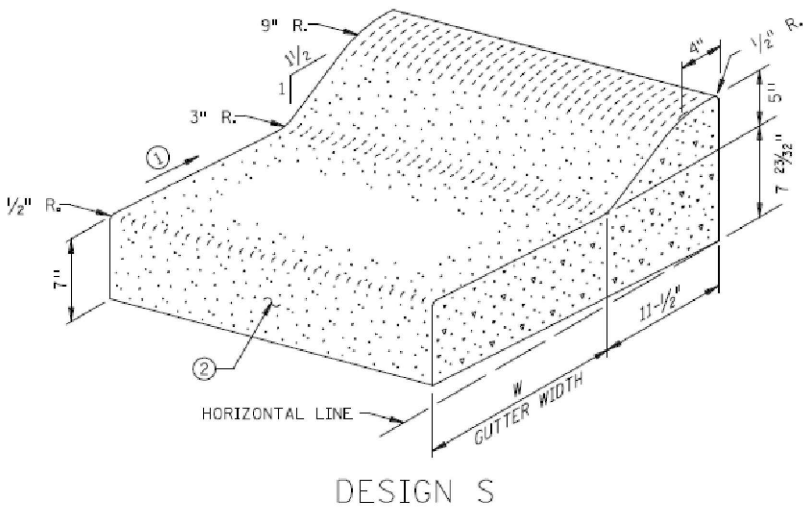


1 CONCRETE PAVEMENT

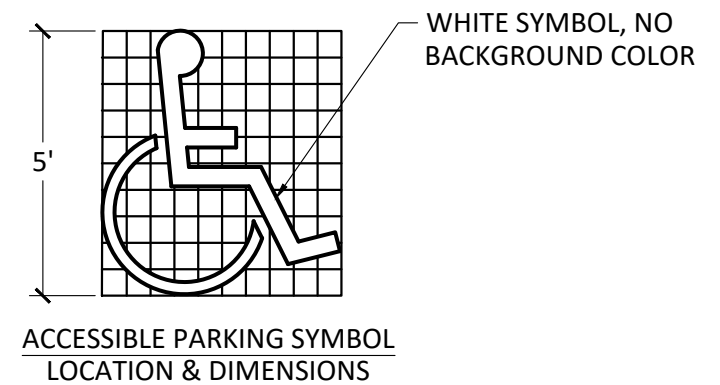
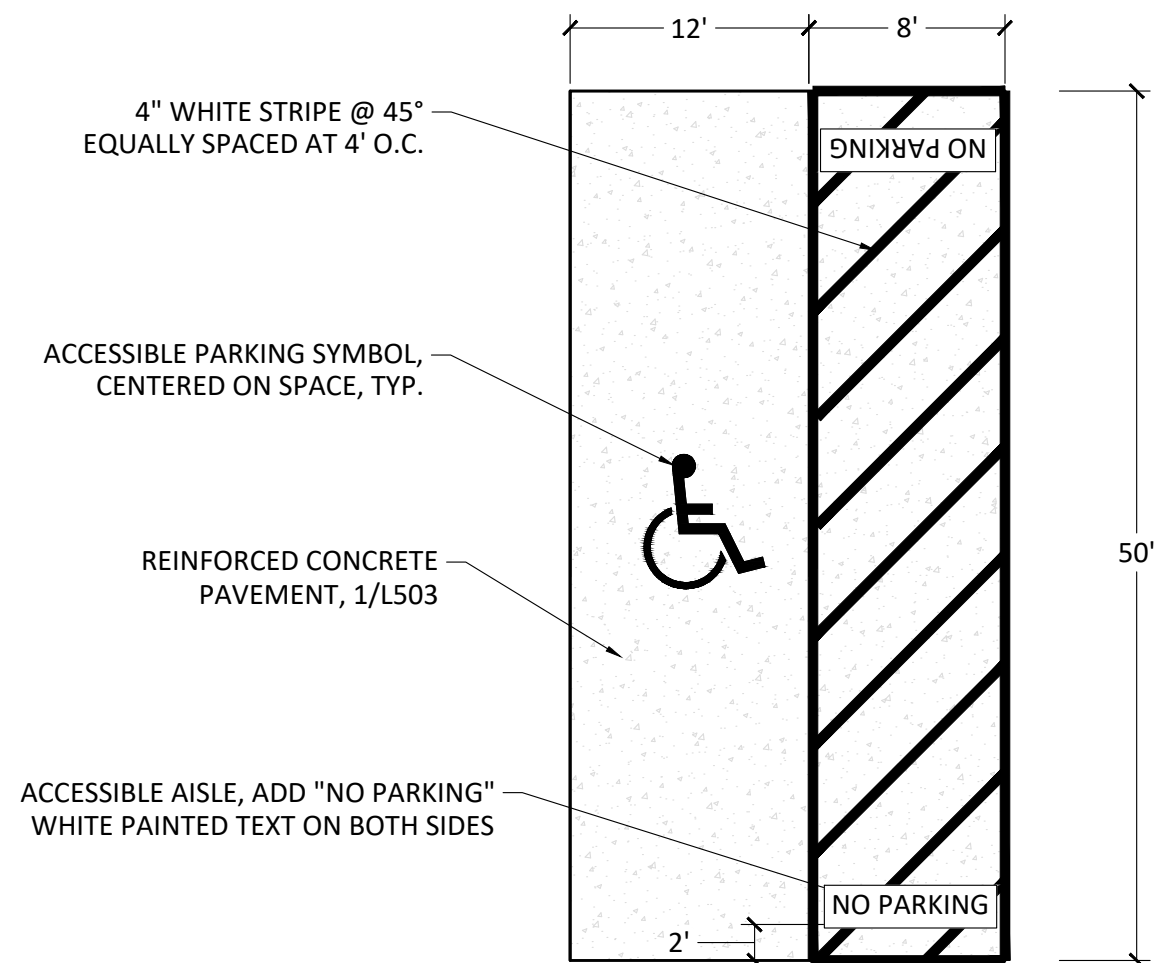
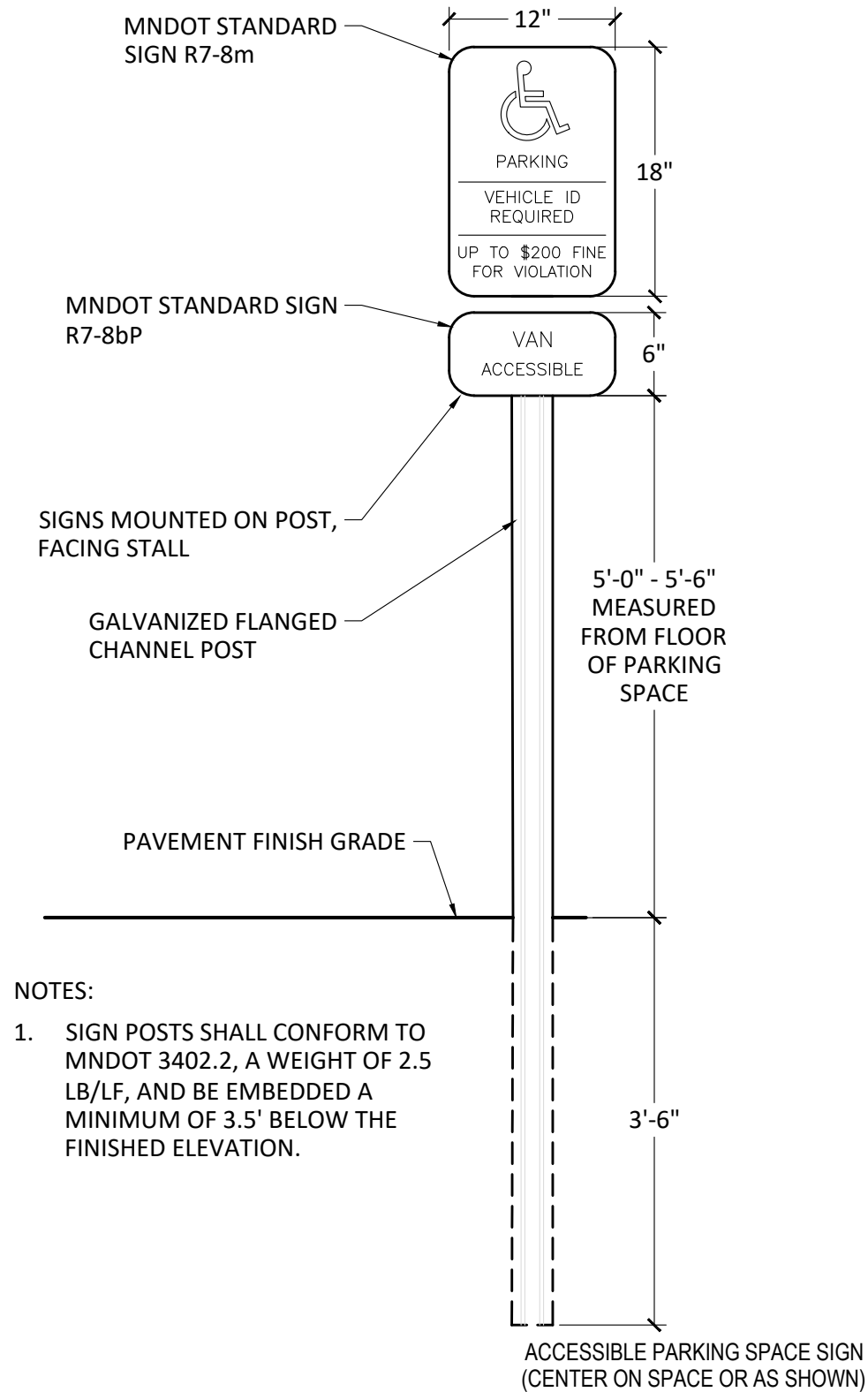
2 BITUMINOUS PAVEMENT



S	GUTTER WIDTH W	CONCRETE	
		CU. YDS. PER LIN. FT.	LIN. FT. PER CU. YD.
S512	12-1/2"	0.0541	18.5
S518	18-1/2"	0.0649	15.4
S524	24-1/2"	0.0757	13.2
S530	30-1/2"	0.0865	11.6
S536	36-1/2"	0.0973	10.3



3 CONCRETE CURB AND GUTTER



1 ACCESSIBLE PARKING SIGN

2 ACCESSIBLE PARKING - PAVEMENT MARKINGS

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12-31-25

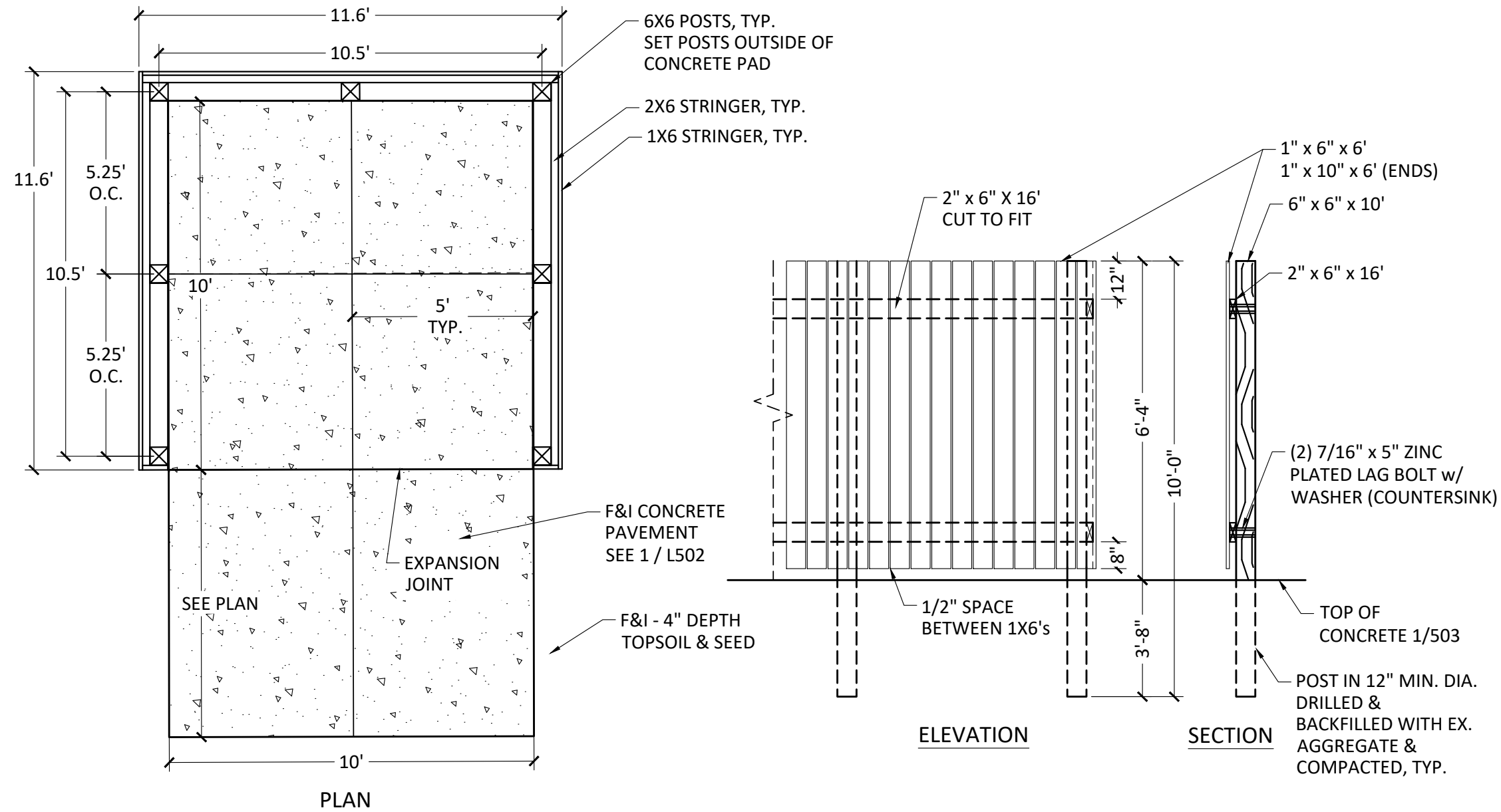
REDEVELOPMENT PLAN
WHALETAIL LAKE PUBLIC WATER ACCESS
PARKS AND TRAILS
HENNEPIN COUNTY NEAR MINNETRISTA
Section: 20 Township: 117N Range: 24W

Revisions	
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ACCESSIBLE PARKING DETAILS			
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Horz. datum:	NAD1983, 2011 ADJ.	Vert. datum:	NAVD1988

Sheet: **L504**
CC2: 8A136
File #: WAS00419.0
Site #: ----

60



NOTES:

- LUMBER IS TO BE AC2 #1 CRITICAL STRUCTURAL CEDAR TONE PRESSURE TREATED TIMBER AND AC2 GROUND CONTACT CEDAR TONE PRESSURE TREATED LUMBER WITH THE FOLLOWING DIMENSIONS:
6"x6"x10' POSTS, 2-2"x6"x16' STRINGERS, AND 1"x6"x6' FENCING.
- 2"x6" 's TO BE BOLTED TO 6"x6" 's (8 BOLTS/UPRIGHT) AND THE 1"x6" 's FASTENED WITH 1 3/4" GALVANIZED DECK SCREWS.
- ALL SURFACES SHALL BE STAINED A BROWN WITH A HIGH QUALITY OIL BASED STAIN.

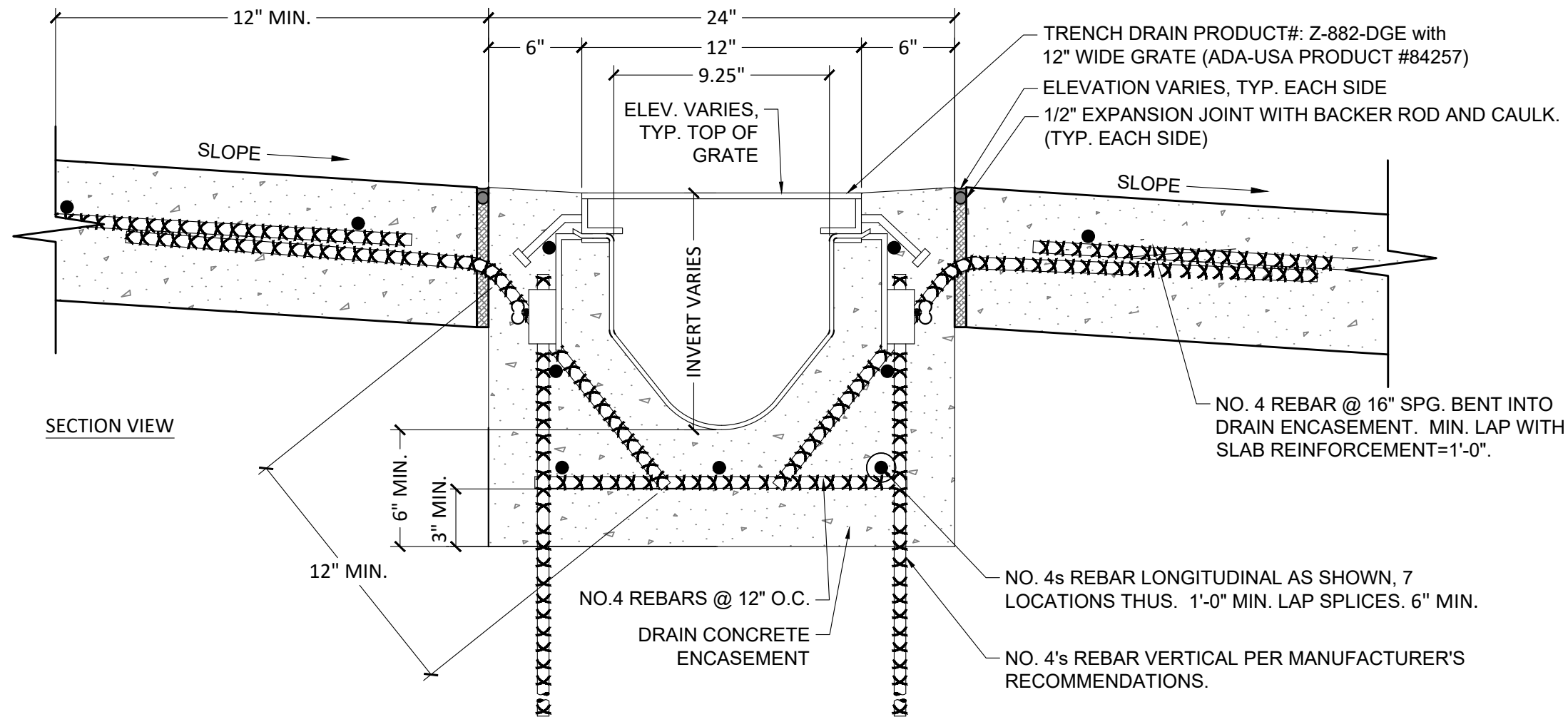
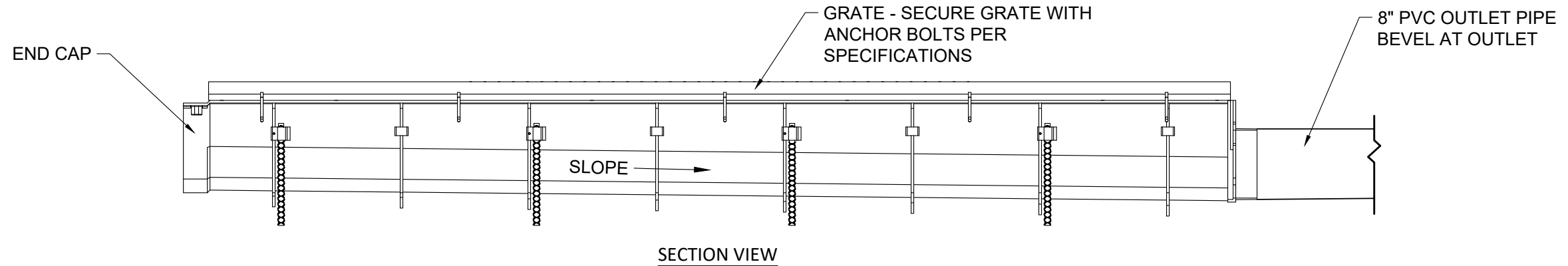
TIMBER POST WATERBORNE PRESERVATIVE TREATMENT (AWPA U1)

- TIMBER POSTS SHALL USE CATEGORY UC4A. PRESERVATIVE (RETENTION POUNDS/CUBIC FOOT): ACQ / ACZA (0.4), CA-C (0.15).
- FASTENERS: HOT DIP GALVANIZE IN ACCORDANCE WITH ASTM A 153.
- TIMBERS POST FIELD TREATMENT: APPLY COPPER NAPHTENATE (2% MIN.) TO CUTS AND HOLES. FOLLOW THE LABEL FOR APPLICATION INSTRUCTIONS. THE SURFACE OF THE AREA TREATED SHOULD BE CLEANED BEFORE APPLICATION, THEN COATED LIBERALLY SO THE TREATMENT CAN PENETRATE INTO THE FIBER.

1 WOOD TOILET SCREEN

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DEPARTMENT OF NATURAL RESOURCES	PRELIMINARY NOT FOR CONSTRUCTION 12-31-25	REDEVELOPMENT PLAN WHALETAIL LAKE PUBLIC WATER ACCESS PARKS AND TRAILS		Revisions <table border="1"> <thead> <tr> <th>Date</th> <th>By</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Date	By							WOOD SCREEN DETAIL <table border="1"> <thead> <tr> <th>Survey</th> <th>ME</th> <th>02/24</th> <th>Designed</th> <th>EMK 11/25</th> </tr> </thead> <tbody> <tr> <td>Drawn</td> <td>JH</td> <td>02/24</td> <td>Drawn</td> <td>EMK 11/25</td> </tr> <tr> <td>Checked</td> <td>AD</td> <td>02/24</td> <td>Checked</td> <td>JHP 11/25</td> </tr> <tr> <td colspan="2">Horz. datum: NAD1983, 2011 ADJ.</td> <td colspan="2">Vert. datum: NAVD1988</td> </tr> </tbody> </table>	Survey	ME	02/24	Designed	EMK 11/25	Drawn	JH	02/24	Drawn	EMK 11/25	Checked	AD	02/24	Checked	JHP 11/25	Horz. datum: NAD1983, 2011 ADJ.		Vert. datum: NAVD1988		Sheet: L505 CC2: 8A136 File #: WAS00419.0 Site #: ----
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HENNEPIN COUNTY Section: 20 Township: 117N Range: 24W		NEAR MINNETRISTA		61																													



NOTES

- SUBCUT 2' BELOW BOTTOM OF CONCRETE DRAIN ENCASEMENT GRADE.
- FILL WITH AGGREGATE BACKFILL COMPACTED TO 95% STANDARD PROCTOR.
- SECURE GRATES PER SPECIFICATION SECTION 33 41 00.

1 TRENCH DRAIN

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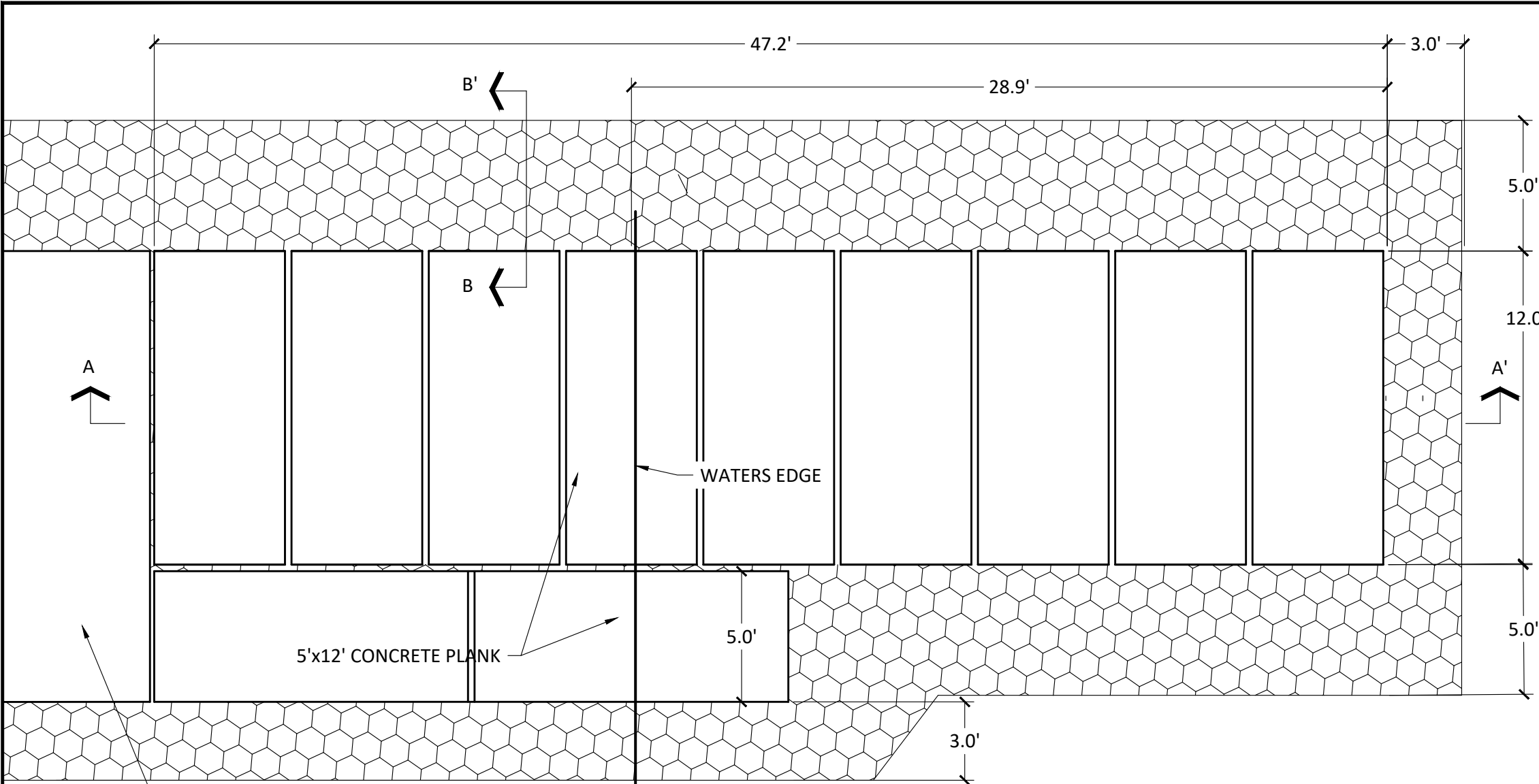
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NOT FOR CONSTRUCTION
12-31-25

REDEVELOPMENT PLAN
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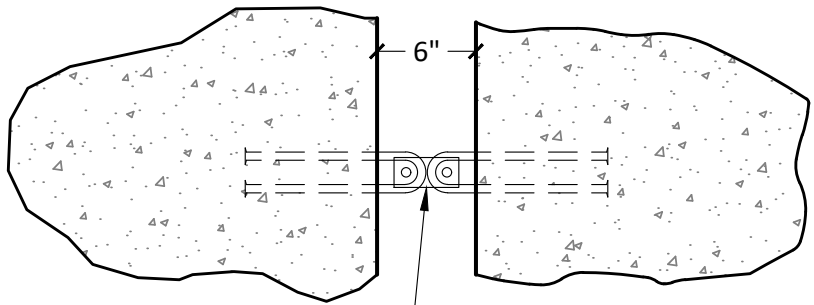
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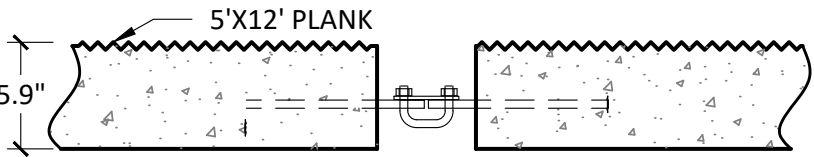


- NOTES:
1. PRECAST CONCRETE PLANKS PROVIDED BY OWNER. CONTRACTOR TO UNLOAD PLANKS. 3 WEEK LEAD TIME, FOR LOCAL DNR SHOP TO DELIVER PLANKS TO PROJECT SITE.
 2. 5' X 12' PLANK WEIGHT: 12' LENGTH x 5' WIDE x 5.9" THICK, APPROXIMATELY 8500 LBS EACH
 3. MATCH GROOVE ORIENTATION TO GROOVES IN REINFORCED CONCRETE PAVEMENT
 4. FILL VOID WITH COARSE AGGREGATE BEDDING (100% CRUSHED) MN 3149.2.G.2



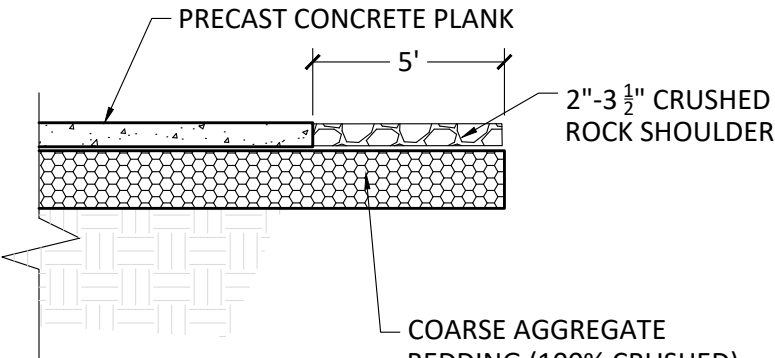
PLAN

BREAK-AWAY CONNECTOR



PROFILE

CONNECTOR DETAIL - [5' X 12'] CONCRETE PLANKS



B - B'

PLAN

CONCRETE PAVEMENT, 1/L503

A - A'

COARSE AGGREGATE BEDDING (100% CRUSHED), 12" MINIMUM DEPTH

TURN LAST PLANK INTO BOTTOM

LAKE BOTTOM

CONCRETE PLANK RAMP - MARINE WORK

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12-31-25

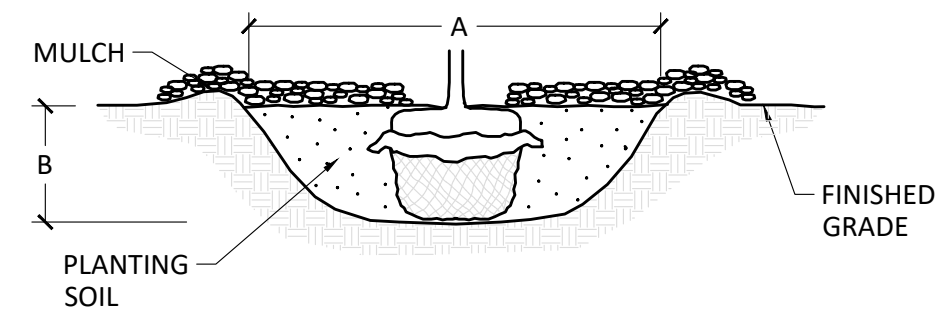
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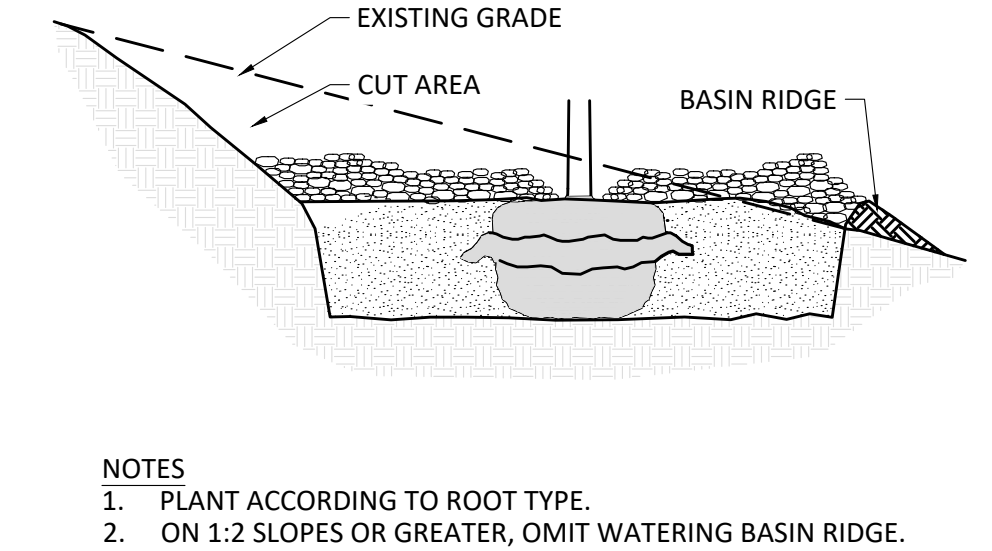
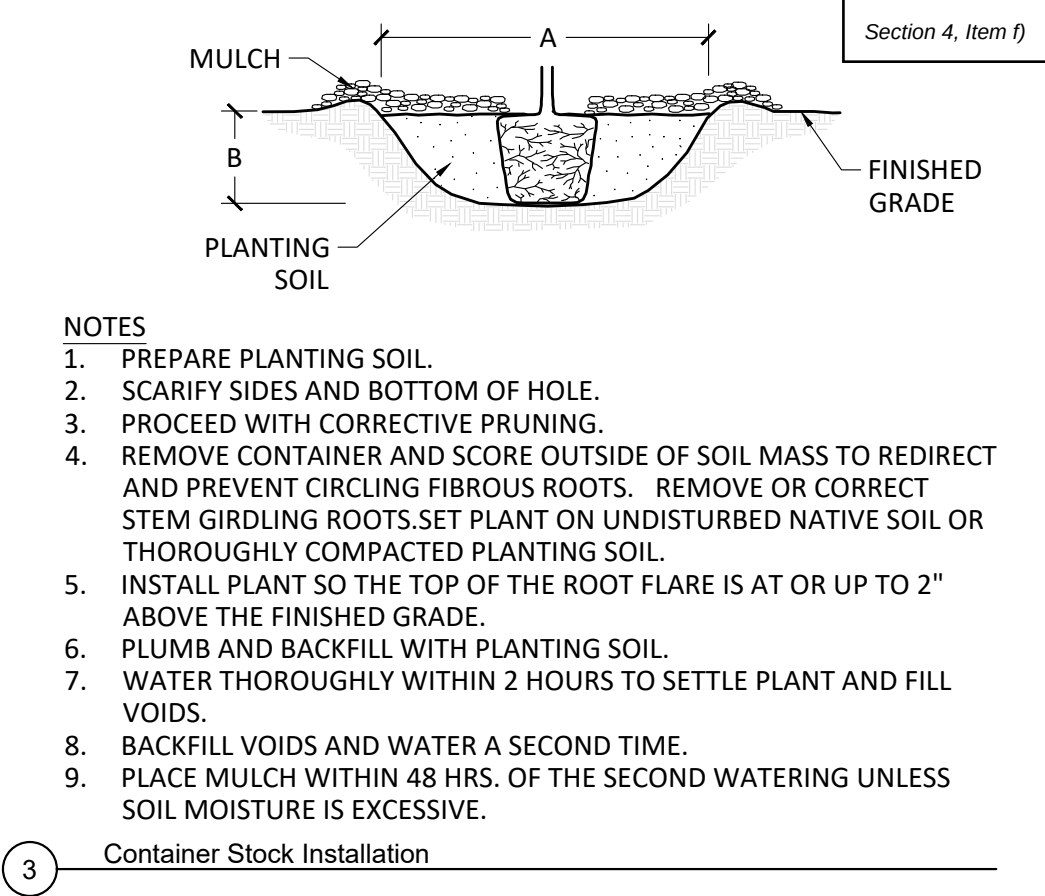
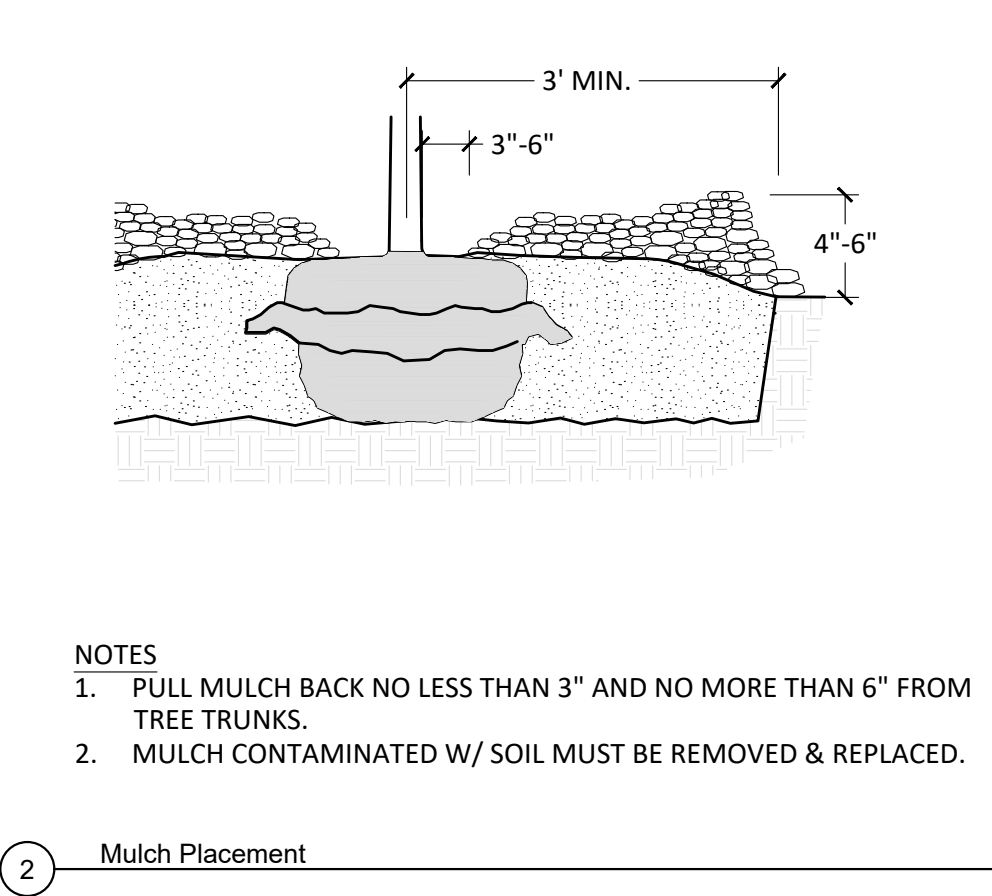
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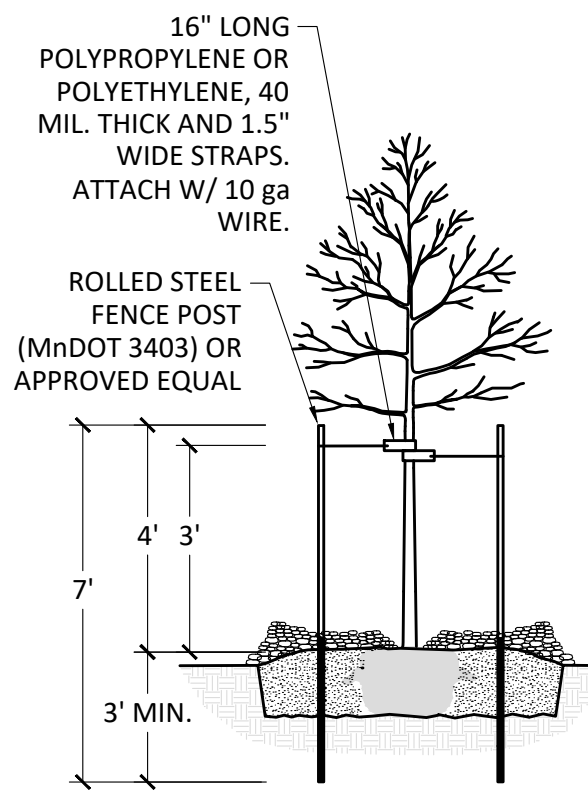
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File #: WAS00419.0
Site #: ----

PLANTING HOLE DIMENSIONS			
HOLE DEPTH MEASUREMENT FROM ROOT FLAIR TO BOTTOM OF SOIL BALL.			
PLANT TYPE	PLANT SIZE	(A) MIN. HOLE WIDTH	(B) HOLE DEPTH
DECIDUOUS TREES	1" B.B.	54"	14"
	1.25" B.B.	56"	15"
	1.5" B.B.	61"	
CONIFEROUS TREES	3' B.B.	42"	11"
	4' B.B.	51"	13"
	5' B.B.	60"	
CONTAINER GROWN PLANTS	3# cont.	29"	8.5"
	5# cont.	30"	11"
	7# cont.	37"	
	10# cont.	44"	14"
	15# cont.	45"	15"
	20# cont.	60"	16"
	25# cont.	72"	17"

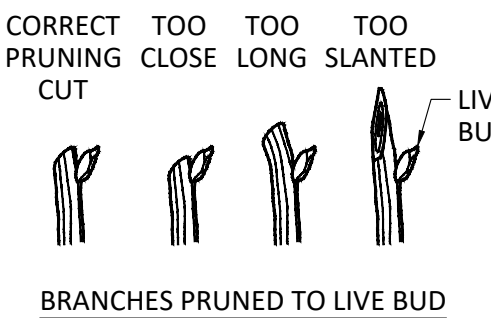
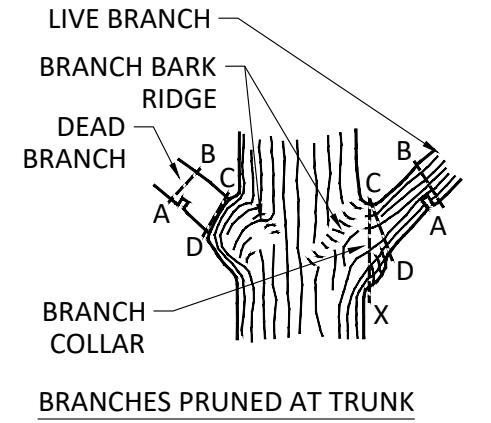
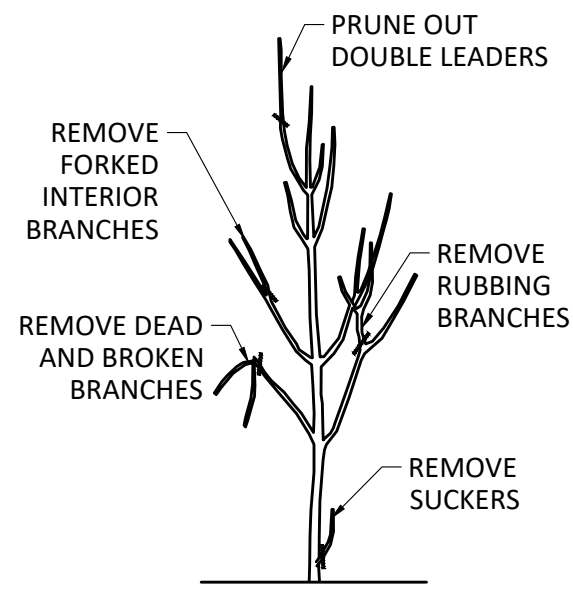


- NOTES
1. PREPARE PLANTING SOIL.
 2. SCARIFY SIDES AND BOTTOM OF HOLE.
 3. PROCEED WITH CORRECTIVE PRUNING.
 4. SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED PLANTING SOIL. INSTALL PLANT SO THE ROOT FLARE IS AT OR UP TO 2" ABOVE THE FINISHED GRADE WITH BURLAP AND WIRE BASKET, (IF USED), INTACT.
 5. SLIT REMAINING TREATED BURLAP AT 6" INTERVALS. BACKFILL TO WITHIN APPROXIMATELY 12" OF THE TOP OF THE ROOTBALL, THEN WATER PLANT.
 6. REMOVE THE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM THE TOP 1/3 OF THE BALL. REMOVE ALL TWINE. REMOVE OR CORRECT STEM GIRDLING ROOTS.
 7. PLUMB AND BACKFILL WITH PLANTING SOIL.
 8. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANT AND FILL VOIDS.
 9. BACKFILL VOIDS AND WATER A SECOND TIME.
 10. PLACE MULCH WITHIN 48 HRS. OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.





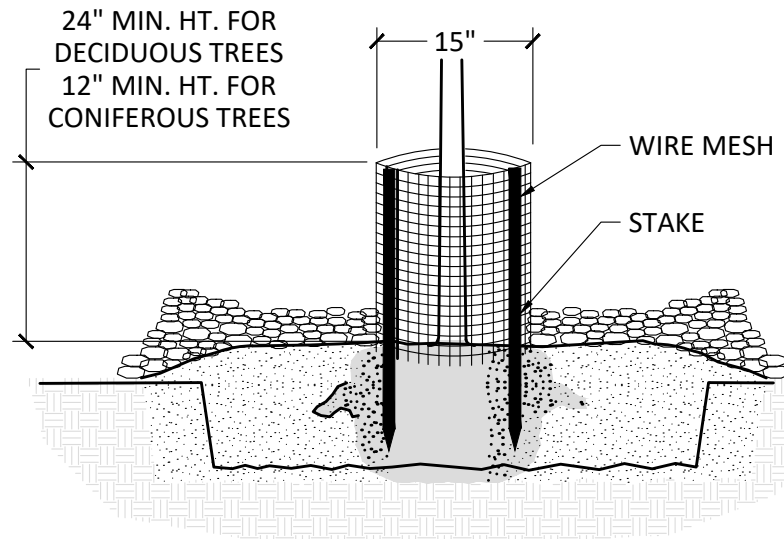
- NOTES
1. STEEL POSTS TO BE NOTCHED OR DRILLED TO RETAIN GUY WIRES. PLACE OUTSIDE OF ROOT BALL. DRIVE PLUMB REGARDLESS OF GROUND SLOPE.
 2. RUBBER HOSE AND WIRE GUYING SYSTEMS ARE NOT AN APPROVED SUBSTITUTE.
 3. TREE STAKING IS NOT REQUIRED UNLESS SPECIFIED OR NECESSARY TO MAINTAIN TREES IN A PLUMB CONDITION. CIRCUMSTANCES FOR STAKING: HIGH SOIL MOISTURE, VANDALISM, SANDY SOILS, STEEP SLOPES OR WINDY CONDITIONS.
 4. REMOVE WITHIN ONE YEAR.



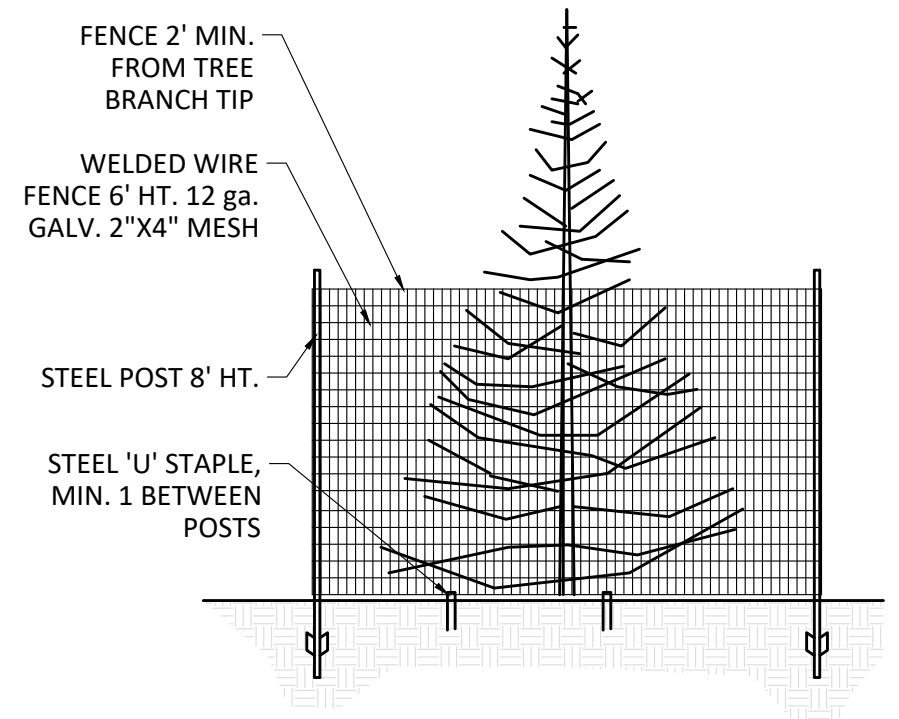
- STEPS TO PRUNING WITH PRUNING SAW
1. CUT PART WAY THROUGH THE BRANCH AT POINT A.
 2. CUT COMPLETELY THROUGH BRANCH FROM POINT B TO A.
 3. AT BRANCH COLLAR CUT FROM POINT C TO D.
- INCORRECT CUT FROM POINT C TO X (TOO CLOSE) WILL RESULT IN DISCONTINUOUS CALLUS FORMATION AFTER ONE SEASON OF GROWTH.
- CORRECT CUT FROM POINT C TO D (LEAVING BRANCH COLLAR BUT NOT THE STUB FROM POINT B TO A) WILL RESULT IN CONTINUOUS DOUGHNUT SHAPED CALLUS FORMATION AFTER ONE SEASON OF GROWTH.
- PRUNING NOTES
1. PRUNE USING CLEAN AND SHARP SCISSOR-TYPE PRUNER OR PRUNING SAW.
 2. THE BEST TIME TO PRUNE IS LATE DORMANT SEASON OR EARLY SPRING.
 3. AVOID PRUNING OAKS IN APRIL, MAY, JUNE OR JULY.
 4. IF PRUNING IS NECESSARY OR IF THE WOUNDS OCCUR TO OAK TREES IN APRIL, MAY, JUNE OR JULY, IMMEDIATELY PAINT CUT SURFACE OR WOUND WITH LATEX PAINT OR SHELLAC.

1 Staking and Guying

2 Pruning



- NOTES
1. FORM A DOUBLE-LAYERED CYLINDER USING 0.25" GRID GALVANIZED WELDED WIRE MESH (HARDWARE CLOTH). OVERLAP THE CUT END 2".
 2. DRIVE TWO 1" x 1" OPPOSING WHITE OAK HEARTWOOD STAKES INTO THE GROUND, 7" FROM THE CENTER OF THE TREE STEM.
 3. SECURE THE MESH CYLINDER TO THE OUTSIDE OF THE STAKES USING EITHER,
 - 3.1. SCREWS AND WASHERS OR CABLE-TIES ALONG THE OVERLAP. SPACE APPROXIMATELY 4" ON CENTER ALONG THE OVERLAP. SCREWS SHALL BE ROUND HEAD GALVANIZED 1/8" DIA. x 3/4" LONG WITH WASHERS.
 - 3.2. CABLE-TIES SHALL BE NYLON, AT LEAST 8" LONG AND BETWEEN 75LB TO 120LB TENSILE STRENGTH.
 4. EMBED THE LOWER EDGE OF THE MESH CYLINDER 1" BELOW THE SOIL SURFACE WITHOUT DISTURBING THE TREE ROOTS.
 5. CUT EDGES WILL NOT BE PERMITTED AT THE TOP OF THE CYLINDER. STAKE WILL BE FLUSH WITH THE TOP OF THE CYLINDER.
 6. MULCH WITHIN THE CYLINDER SHALL NOT EXCEED 3" DEPTH AND SHALL BE PULLED BACK FROM THE TRUNK AS SPECIFIED IN MULCH PLACEMENT DETAIL.
 7. THE BOTTOM WHORL OF PINE AND LARCH BRANCHES MAY HAVE TO BE REMOVED TO PERMIT INSTALLATION OF 12" MIN. HEIGHT RODENT GUARDS.



3 Rodent Protection (All Deciduous and Pine Trees)

4 Tree Protection Cage

PLANT INSPECTION CHECKLIST

1. PLANTS WITH ROOT SYSTEMS CONSISTENT WITH THE CRITERIA SHOWN ON THE PLAN.

1.1. THE STEM OR TRUNK IS NO MORE THAN 10% OFF CENTER IN THE SOIL BALL, UNLESS THE BALL IS OVERSIZED ALLOWING A CENTERED PLANT WITHIN THE MINIMUM RADIUS SPREAD FOR THE ROOT TYPES SPECIFIED.

1.2. ROOT FLAIRS LESS THAN 4” BELOW THE SOIL LINE.

1.3. BALLED AND BURLAPPED PLANTS WITH UNBROKEN OR UNDISTURBED BALLS.

1.4. LARGE DIAMETER ROOT STUBS ARE NOT RIPPED, CRACKED OR TORN.

1.5. CONTAINER GROWN PLANTS SHALL HOLD THE SOIL BALL INTACT WHEN REMOVED FROM THE CONTAINER.

1.6. ROOTS HAVE NOT ENCIRCLED THE STEM OR TRUNK.
2. PLANTS WITH STEMS OR TRUNKS AND BRANCHES CONSISTENT WITH THE FOLLOWING CRITERIA.

2.1. FREE OF CANKERS, A LOCALIZED SUNKEN, RAISED AND DISCOLORED DEAD AREAS. CANKERS USUALLY FORM AROUND A DEAD BUD, BRANCH, STUB, OR A STEM WOUND.

2.2. TRUNKS FREE OF FROST CRACKS, A VERTICAL SPLIT.

2.3. TRUNKS/STEMS FREE OF CRACKS OR WOUNDS CAUSED BY WEED WHIPS, MOWERS OR HANDLING.

2.4. TRUNKS AND STEMS HAVE PRUNING CUTS WITH A DIAMETER LESS THAN 30% OF THE DIAMETER OF THE TRUNK OR STEM.

2.5. PROPERLY HEALED PRUNING CUTS WITHOUT DEAD BRANCH STUBS. A PROPERLY HEALED PRUNING CUT WILL HAVE A CALLUS THAT ENCIRCLES THE WOUND.

2.6. CROSSED AND RUBBING BRANCHES THAT CAN BE CORRECTIVELY PRUNED.

2.7. THERE IS A CENTRAL LEADER, NOT MULTIPLE LEADERS, OR CAN BE CORRECTIVELY PRUNED TO PROMOTE A CENTRAL LEADER.

2.8. SHOOTS, A CURRENT SEASON STEM GROWTH, THAT ARE NOT LIMP OR WILTED.

2.9. BUDS ARE NOT SHRIVELED, DRIED OUT OR DEAD.

2.10. CONIFEROUS TREES THAT ARE NOT ROUTINELY SHEARED. A ROUTINELY SHEARED TREE IS IDENTIFIED BY ONE OF THE FOLLOWING:

• DENSELY GROWN AND UNIFORMLY PYRAMIDAL “CHRISTMAS TREE” APPEARANCE.

• NEW GROWTH REMOVED AND TERMINAL LEADER AND TERMINAL BUDS ARE MISSING.

• “FINGER-LIKE” OR THICK WHORL DEVELOPMENT IS AT THE BRANCH TIPS.
3. PLANTS ARE FREE OF INSECTS, DISEASES AND INVASIVE SPECIES.

3.1. ROOTS ARE NOT BROWN OR BLACK SIGNAL PROBLEMS SUCH AS DRYNESS OR DISEASE.

3.2. LEAVES OR NEEDLES ARE FREE OF ABNORMALITIES SUCH AS SIZE, CONDITION, SHAPE, AND COLOR OF THE FOLIAGE.

3.3. LEAVES OR NEEDLES ARE FREE OF INSECT DAMAGE INCLUDING FRASS, LEAF MINING, WEBBING, CHEWING WHICH CAN LEAVE HOLES, TATTERED EDGES OR SURFACE DAMAGE.

3.4. TRUNK, LIMBS AND SHOOTS ARE FREE OF DISCOLORED OR ABNORMAL BARK, WOUNDS INCLUDING MECHANICAL DAMAGE, AND/OR SMALL HOLES INDICATIVE OF BORING INSECTS.

• IF INSECT OR DISEASE SYMPTOMS APPEAR IN ANY ONE OF THESE AREAS, PROCEED WITH THE FOLLOWING STEPS.

• USE THE ICAMMLP DIAGNOSTIC PAGES TO HELP DETERMINE POTENTIAL TREATMENT OPTIONS OR WHETHER THE DAMAGE OR PEST IS GROUNDS FOR REJECTION.

• IF YOU ARE NOT A CERTIFIED LANDSCAPE SPECIALIST, CONTACT A LANDSCAPE ARCHITECT OR RESOURCE SPECIALIST FOR ADVICE.
- PLANT INSTALLATION PERIODS
- | PLANTING DATES BY ZONE | | | |
|------------------------|------------|---------------------------|--------------------------|
| SPRING | | (3) | (4) |
| | DECIDUOUS | APRIL 21
TO
JUNE 30 | APRIL 7
TO
JUNE 30 |
| | CONIFEROUS | APRIL 21
TO
JUNE 1 | APRIL 7
TO
MAY 17 |
| | PERENNIALS | MAY 1
TO
JUNE 30 | |
- | PLANTING DATES BY ZONE | | | |
|------------------------|------------|-------------------------|-----------------------|
| FALL | | (3) | (4) |
| | DECIDUOUS | AUG 25
TO
OCT 15 | AUG 25
TO
NOV 1 |
| | CONIFEROUS | AUG 25
TO
SEPT 15 | |
| | PERENNIALS | | |
-
- MN/DOT GRADE 2 COMPOST INSPECTION CHECKLIST
1. THE MATERIAL SHALL BE RELATIVELY DRY AND CRUMBLY WITH A DARK BROWN COLOR.

2. THE MINIMUM MOISTURE CONTENT IS 35%. WHEN A HANDFUL OF COMPOST IS SQUEEZED THE BALL SHOULD STAY TOGETHER.

3. THE COMPOST MAY HAVE AN EARTHY SMELL, BUT IT SHOULD NOT HAVE ANY NOTICEABLE RANK, ROTTEN EGG, AMMONIA, OR FOUL ORDER.

4. PROVIDE MATERIAL WITHOUT:

• WEED SEEDS OR WEEDS SPROUTING FROM THE PILE.

• BUGS OR WORMS.

• STEAM RISING FROM THE PILE AND THE MATERIAL TEMPERATURE SHALL BE CLOSE TO AMBIENT (SURROUNDING) TEMPERATURE. TAKE THE INSULATING AND HEAT ABSORBING CHARACTERISTICS OF A COMPOST PILE INTO CONSIDERATION. STICK YOUR COVERED HAND AND FOREARM INTO THE PILE AND THE MATERIAL SHALL NOT BE UNCOMFORTABLY WARM OR HOT.

• PARTICULATE MATTER SUCH AS STONE, GLASS, AND PLASTIC OF A SIZE THAT WOULD NOT PASS THROUGH A 3/4 INCH SIEVE IN THE SCREENING PROCESS.
- GENERAL INSTALLATION NOTES
1. TO PREVENT SITE COMPACTION AND DAMAGE, DO NOT WORK IN PLANTING HOLES AND BED AREAS IF THE SOIL MOISTURE IS GREATER THAN FIELD CAPACITY

2. ENSURE DRAINAGE IN THE PLANTING HOLE AND BED AREAS.

3. IF THE CONTRACTOR ENCOUNTERS EXCESSIVELY WET SOILS, BEDROCK, OR EXCESSIVE QUANTITIES OF BOULDERS AND CONSTRUCTION DEBRIS, THE ENGINEER MAY RELOCATE OR DELETE PLANTINGS, OR INSTALL ACCORDING TO THE POORLY DRAINED SOILS DETAIL.
-
1. EXCAVATE HOLE OR BED 1/4 THE DEPTH OF THE ROOT MASS.

2. SET ROOT MASS IN HOLE.

3. CONSTRUCT BERM WITH PLANTING SOIL. EXTEND THE BERM BASE TO A WIDTH OF 3 TIMES THE BERM HEIGHT.

4. COMPLETE PLANTING ACCORDING ROOT TYPE.

3.1. FOR A SUSPECTED DRAINAGE PROBLEM, PERFORM A PERCOLATION TEST BY FILLING A 16 IN DEEP PLANTING HOLE WITH WATER AND MEASURING THE TIME IT TAKES THE WATER TO DRAIN FROM THE HOLE. THE ENGINEER CONSIDERS ADEQUATE DRAINAGE EQUAL TO OR GREATER THAN A PERCOLATION RATE OF ½ IN/HR..

4. IMMEDIATELY BEFORE PLANTING, PRUNE TO REMOVE DEAD, RUBBING, DAMAGED, DISEASED, AND SUCKERING BRANCHES, AND TO IMPROVE PLANT SYMMETRY, STRUCTURE, AND VIGOR. PRUNE CONIFEROUS TREES AND SHRUBS ONLY TO REMOVE DAMAGED GROWTH OR A COMPETING LEADER.

4.1. PRUNING MUST PRESERVE THE PLANT MATERIALS NATURAL FORM AND CHARACTER AND BE IN ACCORDANCE WITH STANDARD PRACTICES. EXCESSIVE PRUNING THAT DESTROYS FORM BECOMES SUFFICIENT GROUNDS FOR REPLACEMENT AT REQUEST OF THE ENGINEER.

5. DO NOT PRUNE OAK TREES DURING THE OAK WILT SEASON FROM APRIL THROUGH JULY, TO PREVENT THE SPREAD OF OAK WILT DISEASE. IMMEDIATELY TREAT ACCIDENTAL CUTS OR WOUNDS TO OAKS WITH A WOUND DRESSING IN ACCORDANCE WITH THE STANDARD PLANTING DETAILS SHOWN ON THE PLANS. KEEP WOUND-DRESSING MATERIAL ON THE PROJECT SITE DURING THE OAK WILT SEASON.
- © Copyright 2025, State of Minnesota, Department of Natural Resources
- PLOT DATE: 12/31/2025 1:27 PM P:\MRG\Facilities\Active Projects\Whaletail Lake-WAS00419-R290939\8A136 WAS, Redevelopment\5_Drawings\504_L A\8A136-LPlan-Whaletail.dwg

CITY OF MINNETRISTA

REQUEST FOR CITY COUNCIL ACTION/DISCUSSION



Subject: Squad Computer Replacement Request

Prepared By: Craig Squires, Director of Public Safety

Meeting Date: Feb 16th 2026

Staff have identified the need to replace the Police Department’s squad-mounted computers. The current computers contain technology dating back to 2015, with the newest unit purchased in 2019. Staff have been advised by Hennepin County IT that these computers are now too outdated to receive software updates. Additionally, Action Fleet—our agency’s vendor for squad car outfitting—advises that the typical replacement cycle for squad computers is four to five years. Based on these factors, replacement of the current squad computers is necessary.

In anticipation of this need, \$50,000 was allocated in the budget for squad computers, including docking systems, mounts, and installation.

Equipment Research and Selection

Staff researched several computer platforms to determine the best option for patrol operations. Many law enforcement agencies across the United States, including some neighboring departments, utilize Panasonic Toughbooks. During this research, staff found the following:

Action Fleet installs many Panasonic Toughbook systems and docking equipment, and staff have observed these setups in use.

Panasonic has an established reputation for product durability, longevity, and reliable customer service.

The Toughbook’s laptop platform is preferred over our current tablet-style computers. Toughbooks can be easily removed from squad cars and used in booking areas, court, training, hospitals and other agency facilities.

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Additional Computer Request

Staff also recommend purchasing one additional computer beyond those installed in squad cars. This computer would be placed in the squad room to provide access to dispatch information in the PD. Hennepin County sometimes sends non-emergency calls directly to squad computers rather than broadcasting them over the radio. A squad room computer will help ensure no calls or messages are missed and will provide real-time visibility into dispatch activity, incoming officer messages, and neighboring agency call details.

This additional computer would also be available for investigators to use outside the PD and could also be removed for use in unmarked supervisor squads to support incident command operations. Currently, no unmarked squads have computers installed.

Pricing and Vendor Quotes

Staff learned that Panasonic prices all commercial and government computer sales through regional sales representatives. Despite this, staff obtained quotes from vendors, including CDW-G, Telreco, and Tough Rugged Laptops.

CDW-G provided the lowest quote. Estimated costs for the computers, required hardware, and installation are as follows:

Panasonic Toughbook 55 i5 (computer, docking system, mount, installation): \$46381.33

This option falls below the \$50,000 budgeted amount, allowing flexibility for minor price fluctuations.

Recommendation

Staff request approval to purchase and install nine (9) Panasonic Toughbook i5 computers with docking systems with:

Eight (8) installed in marked squad vehicles, and

One (1) designated for the squad room, investigations, and incident command use.

This purchase will modernize the Department's squad computer fleet and comes in below the approved budget.

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Recommended City Council Action: Motion to approve Squad Computer Replacements

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

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Thank you for choosing CDW. We have received your quote.

Hardware

Software

Services

IT Solutions

Brands

Research Hub

QUOTE CONFIRMATION

C GRIGGS,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PTJF012	2/11/2026	PANASONIC WITH GPS	2538268	\$29,074.66

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Panasonic Desktop Docking Station for TOUGHBOOK 55 Mfg. Part#: FZ-VEB551U Contract: Minnesota AEPA-026D S&L Gov & Hi-Ed GOV ONLY (026-D)	1	5770547	\$409.74	\$409.74
Panasonic CF-AA5713A2M - power adapter - 100 Watt Mfg. Part#: CF-AA5713A2M UNSPSC: 39121006 Contract: Minnesota AEPA-026D S&L Gov & Hi-Ed GOV ONLY (026-D)	1	5765212	\$84.25	\$84.25
Panasonic Toughbook 55 - 14" - Intel Core i5 - 1345U - 16 GB RAM - 512 GB S Mfg. Part#: FZ-55JV401BM Operating System: Windows 11 Pro CPU: Intel Core i5-1345U (up to 4.7GHz) Display: 14.0" FHD 1000 nit Gloved Multi Touch Memory (RAM): 16GB Storage: 512GB SSD OPAL Wireless: 4G EM7595, Wi-Fi 6E, Bluetooth, Dedicated GPS, Dual Pass (Ch1:GPS/Ch2:WWAN) Webcam & Mic: Mic and Infrared 2MP Webcam Other: TPM 2.0, AMT Battery: Standard Battery Keyboard: Backlit Emissive Keyboard Contract: Minnesota AEPA-026D S&L Gov & Hi-Ed GOV ONLY (026-D)	9	8238243	\$3,175.63	\$28,580.67

SUBTOTAL

\$29,074.66

SHIPPING	\$0.00
SALES TAX	\$0.00
GRAND TOTAL	\$29,074.66

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF MINNETRISTA PUBLIC SAFETY 7701 COUNTY ROAD 110 W MINNETRISTA, MN 55364-9552 Phone: (952) 446-1131 Payment Terms: VISA	Shipping Address: CITY OF MINNETRISTA PUBLIC SAFETY 7701 COUNTY ROAD 110 W MINNETRISTA, MN 55364-9552 Phone: (952) 446-1131 Shipping Method: DROP SHIP-GROUND
	Please remit payments to: CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515



Sales Contact Info

Bracha Ganz | (877) 371-4023 | bracha.ganz@cdw.com

LEASE OPTIONS			
FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$29,074.66	\$840.26/Month	\$29,074.66	\$959.17/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

Why finance?

- **Lower Upfront Costs.** Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- **Flexible Payment Terms.** 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- **Predictable, Low Monthly Payments.** Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- **Technology Refresh.** Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- **Bundle Costs.** You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

Need Help?

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at

<http://www.cdw.com/content/terms-conditions/product-sales.aspx>

For more information, contact a CDW account manager.

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**Action Fleet, LLC**

11133 86th Avenue North
 Maple Grove, MN 55369
 763.391.6688
 www.actionfleet.us
 cs@actionfleet.us

Quote

FOB:
 Sales Person: D

Quote # Q3136

Date: 2/10/2026

Due Date: 9/5/2025

Terms: Net 30

P.O. Number:

Vehicle Info:

Bill To

MINNETRISTA POLICE DEPT
 7651 COUNTY RD 110 W
 MINNESTRISTA, MN 55364

Ship To

MINNETRISTA POLICE DEPT
 7651 COUNTY RD 110 W
 MINNESTRISTA, MN 55364

Item	Description	Qty	Unit Price	Amount
LABOR	INSTALLATION LABOR HOURS	2.5	115.00	287.50T
MP	MISCELLANEOUS PARTS INCLUDES WIRE, CONNECTORS, FUSES, FUSE HOLDERS, ETC. optional if clearance is needed to clear the dash due to larger computer	1	20.00	20.00T
GAM7160200112	MONGOOSE XE 12" MOTION ATTACHMENT	1	621.54	621.54T
MISC	DS-PAN-435N-2 HAVIS DOCK AND POWER SUPPLY FOR PANASONIC 55 WITH DUAL RF PASSTHRU Swap existing tablet and keyboard out with new docking station, power supply and rf cabling conections	1	1,234.29	1,234.29T
Special order parts are subject to a restocking charge of up to 30% and shipping charges back to the manufacturer. Special order parts include push bumpers and wraps, partitions, seats, window guards, door panels, consoles and accessories. Special order lights, beacons, light bars, docking stations and organizers/storage units are non-returnable.		Subtotal \$2,163.33		
		Sales Tax (0.0%) \$0.00		
Customer's Acceptance Signature		Total \$2,163.33		
THANK YOU! We appreciate your business.				

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application from Kelly Gillispie-Coen for an interim use permit to operate a boat repair and outdoor commercial boat storage business at the properties 1195 Sunnyfield Road N and 1205 Sunnyfield Road N.

Prepared By: Nickolas Olson, Senior City Planner
Through: David Abel, Community Development Director

Meeting Date: February 18, 2026

Overview: Kelly Gillispie-Coen (the “Applicant”) has made an application for an interim use permit to operate a boat repair and outdoor commercial boat storage business at the properties 1195 Sunnyfield Road N; A Agriculture Zoning District; PID# 10-117-24-13-0007 and 1205 Sunnyfield Road N; A Agriculture Zoning District; PID# 10-117-24-42-0005 (the “Properties”).

Background: The City previously reviewed the Applicant’s request in late 2024. Before the City Council could act on the request, the Applicant withdrew their application. Also in 2024, the City commenced legal action against the Applicant regarding their use of the Properties. As part of the legal process, the City and the Applicant participated in a day-long mediation, and one of the suggestions was for the Applicant to reapply for an Interim Use Permit (IUP) with an improved application that addresses the many concerns and issues raised during the review of the previous submittal. The application submitted for consideration is inadequate in the fact that it does not effectively address the concerns raised by neighbors and the City as anticipated. The next court date in the legal proceedings is in late May 2026.

Discussion: It is the intent of the city in establishing general and specific criteria for interim uses that such uses, by subject to careful evaluation to ensure that their location, size, and design, are consistent with the standards, purposes, and procedures of the city code and the comprehensive plan. The city may also consider whether the proposed use complies or is likely to comply in the future with all standards and requirements set out in other regulations or ordinances of the city or other governmental bodies having jurisdiction over the city.

The city may grant interim use permits when such permits are authorized by this section and may impose conditions and safeguards in such permits to protect the health, safety and welfare of the community and assure harmony with the comprehensive plan of the city. An interim use permit is similar to a conditional use permit except that there is a date or

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event that will terminate the use that can be identified with certainty (i.e. change in zoning, amendment to City Code, etc.).

When acting upon an application for an interim use permit, the city will consider uses under specific and regulated conditions. Interim uses may be allowed by permit if the following conditions are met:

- (1) **The use conforms to the zoning regulations;**
- (2) **The date or event that will terminate the use can be identified with certainty;**
- (3) **Permission of the use will not impose additional costs on the public if it is necessary for the public to take the property in the future; and**
- (4) **The user agrees to any conditions that the city council deems appropriate for permission of the use.**
 - (1) **The factors of noise, glare, odor, electrical interference, vibration, dust, and other nuisances; fire and safety hazards; existing and anticipated traffic conditions; parking facilities on adjacent streets and land.**
 - (2) **The effect on surrounding properties, including valuation, aesthetics and scenic views, land uses, character and integrity of the neighborhood.**
 - (3) **Consistency with the city’s comprehensive plan; impact on governmental facilities and services, including roads, sanitary sewer, water and police and fire.**
 - (4) **The effect on sensitive environmental features including lakes, surface and underground water supply and quality, wetlands, slopes, flood plains and soils.**
- (5) **Any other factors as found relevant by the city.**

When considering the Applicant’s request, the City Council should first determine if the proposed use of the Properties is appropriate. If deemed appropriate, the City Council should add conditions as necessary to mitigate any concerns raised through the public process. If its determined the use is not appropriate for the Properties or that the concerns cannot be mitigated through conditions, the City Council should develop findings of fact as to why.

Neighborhood Comments: Notices were sent out to all property owners within 1,500 feet of the subject property. To date, staff has received several written comments regarding the request. They have been attached for City Council consideration.

Planning Commission Recommendation: The Applicant’s request was presented to the Planning Commission at their January 26, 2026 meeting. At that meeting, the Planning

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Commission held the required public hearing. Between the Applicant and those from the public in attendance, several people spoke regarding the request. After holding the hearing and receiving public testimony on the request, the Planning Commission discussed amongst themselves and ultimately made a motion to recommend the city council deny the requested interim use permit based on certain findings of fact. Motion passed 4-2. Nay: Taylor and Gangestad. Absent: Young, Rognli, and Gehring.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be established which support the motion. The Planning Commission recommended the City Council deny the requested interim use permit at 1195 & 1205 Sunnyfield Road North based on the following findings of fact:

- 1. Inconsistent with Comprehensive Plan Designations:**

The Properties are currently designated for long-term rural use in the City’s comprehensive plan. This designation supports agricultural uses and large-lot residential developments. The proposed commercial business use is fundamentally inconsistent with the vision for this area, which aims to preserve its rural character for agricultural and residential purposes. Allowing a commercial operation would conflict with the long-term planning goals for the area.
- 2. Zoning and Neighborhood Character:**

The Properties and surrounding area are zoned for agriculture, which aligns with the existing land use patterns of large-lot residential homes and agricultural operations. The proposed commercial use would disrupt the established character of the neighborhood, introducing a business activity that is entirely out of place in this setting. The scale and nature of the proposed operation would be incompatible with the agricultural and residential zoning that currently governs the area.
- 3. Environmental Concerns – Proximity to Wetlands:**

The Properties contain approximately 13.27 acres of wetlands, including seasonally flooded basins, shallow marshes, and public waters wetlands. The proposed commercial use is located in close proximity to these sensitive environmental areas. There is significant concern that any accidental leakage of oils, fuels, or other harmful substances from vehicles or boats associated with the business could drain into the wetlands, causing environmental degradation. The potential for contamination threatens the water quality and the health of local wildlife.
- 4. Visual Impact and Aesthetic Concerns:**

Much of the proposed commercial use would be located outdoors and be highly visible from the roadway and neighboring properties. Given the size of the boats and vehicles involved and the sheer number of boats and vehicles present, it would be impossible to effectively screen the site from view. The visibility of this commercial activity would have a negative impact on the aesthetic character of the area and significantly diminish the quality of life for surrounding property owners, who have chosen to live in a rural, residential setting.

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5. Traffic and Infrastructure Impact:

The proposed commercial use would generate a significant increase in traffic, particularly the transport of large boats and vehicles. This level of traffic is far above what is typical or permitted for properties within the agricultural zoning district. Additionally, the increased traffic has already caused damage to the gravel road that serves as a primary access route for residents. The city is responsible for maintaining this road, and the increased wear-and-tear would impose an undue burden on city resources. More frequent and larger vehicles would also disrupt traffic flow and pose a safety risk for residents.

Recommended Action: Motion to adopt a resolution denying the requested interim use permit based on certain findings of fact established by the Planning Commission.

Attachments:

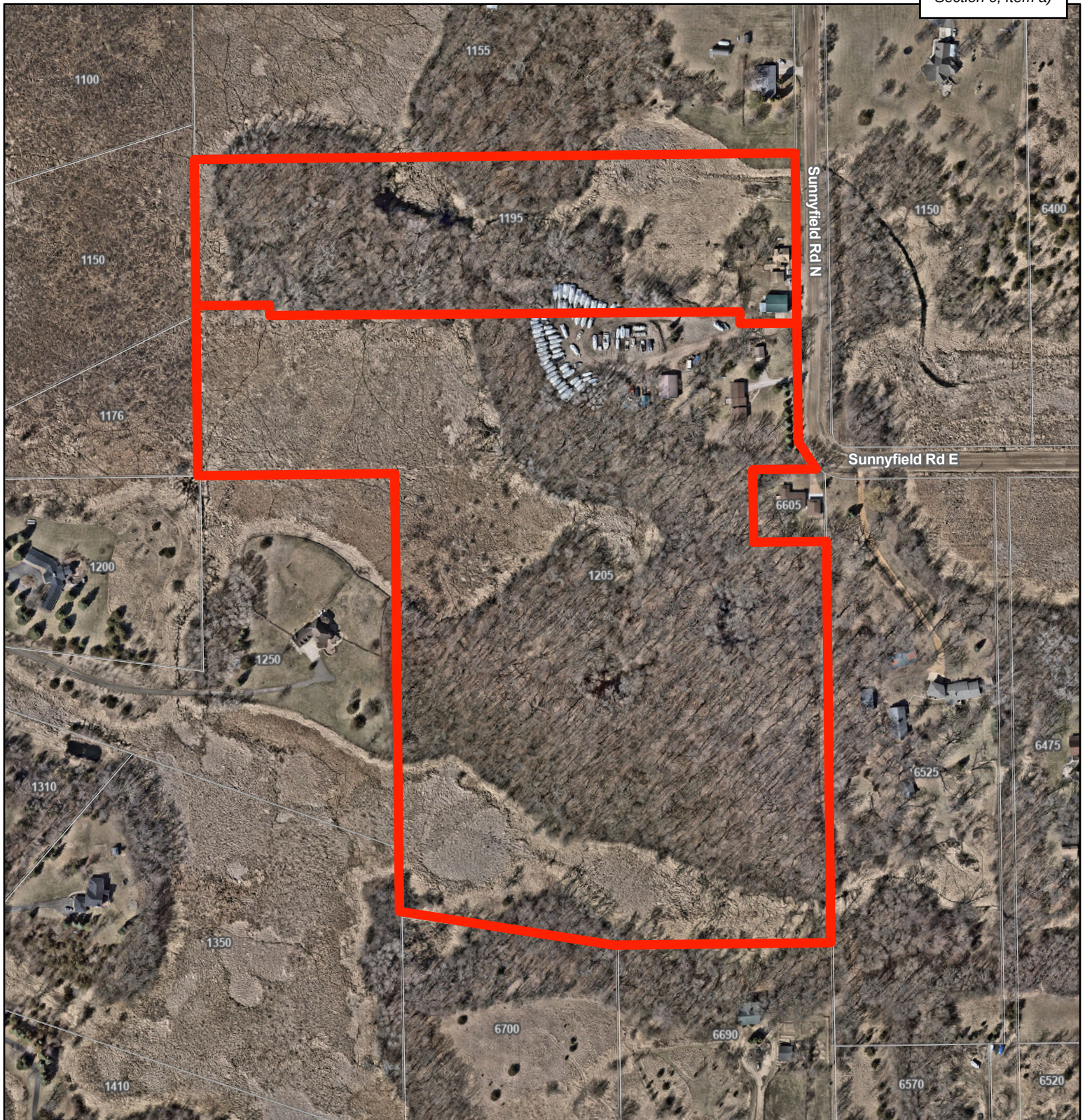
1. Location Map
2. Applicant Narrative
3. Site Plan
4. Neighborhood Comments
5. Res. No. 24-26 Denying an Interim Use Permit at 1195 & 1205 Sunnyfield Road North

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1195 & 1205 Sunnyfield Road North

Section 6, Item a)



1 in = 400 Ft

-  City Boundary
-  Address Labels
-  Parcels



Kelli Gillispie-Coen & Steve Coen
1205 Sunnyfield Road North
Minnetrista, MN 55364

November 11, 2025

VIA EMAIL

Minnetrista City Council
7701 County Road 110 W
Minnetrista, MN 55364



Re: 1195 Sunnyfield LLC, 1205 Sunnyfield LLC
IUP Application

Dear Minnetrista City Council:

As you know, we own the properties located at 1195 & 1205 Sunnyfield Rd North, Minnetrista, MN 55364 (the "Property"). Please accept this as our interim use permit application ("IUP") to continue operating our business on the Property.

We will promptly complete the land use application form. In the meantime, we provide the following information requested by the City of Minnetrista:¹

- 1. A listing of contact information, including names addresses, and phone numbers of the: owner of record, authorized agents or representatives, engineer, surveyor and any other relevant associates.**

Our contact information is as follows:

Kelli Gillispie-Coen
Steve Coen
Email: kellig@tonkaaautoandmarine.com
coeninc@aol.com
Phone: 507-382-2191 (Kelli)
Phone: 952-693-1843 (Steve)

- 2. A list of the following site data: address, current zoning, parcel size in acres and square feet, property identification number(s) (PID), and current legal description.**

a. Address & PID:

1195 Sunnyfield Road North (PID 10-117-24-13-0007); 1205 Sunnyfield Road North (PID 10-117-24-42-0005).

¹ See: <https://www.cityofminnetrista.gov/community-development/page/land-use-applications-and-handouts>.

November 11, 2025
Page 2 of 6

1205 Sunnyfield LLC is the owner of 1205 Sunnyfield Road North; 1195 Sunnyfield LLC is the owner of 1195 Sunnyfield Road North.

The Property is zoned as agricultural.

b. Legal Description for 1195 Sunnyfield:

The North half of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, except the South 24 feet of the West 152 feet thereof, according to the Government Survey thereof, Hennepin County, Minnesota. (Torrens)

AND

The North 24 feet of the East 152 feet of the South 1/2 of the South 1/2 of the Southwest Quarter of the Northeast Quarter, Section 10, Township 117 North, Range 24 West of the Fourth Principal Meridian, Hennepin County, Minnesota. (Abstract)

c. Legal Description for 1205 Sunnyfield

The South 10 acres of the West Half of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota. Except: The North 24 feet of the East 152 feet, Hennepin County, Minnesota. (Abstract)

AND

Parcel 1: That part of Section 10, Township 117, Range 24, described as follows: That part of the East 908 feet of the West Half of the Southeast Quarter of said Section 10 which lies North of the following described line:

Beginning at the Northeast corner of the South 1620 feet of the East 908 feet of the West Half of the Southeast Quarter of said Section 10; thence on an assumed bearing of South 89 degrees 40 minutes 40 seconds West along the North line of said South 1620 feet distance of 454.00 feet to the West line of the East 454 feet of the West Half of the Southeast Quarter of Section 10; thence North 81 degrees 20 minutes 23 seconds West distance of 459.31 feet to the West line of said East 908 feet and there terminating: EXCEPT the East 150 feet of the North 162 feet thereof as measured along the North, and East lines of said West Half of the Southeast Quarter, Hennepin County, Minnesota.

Parcel 2: The South 24 feet of the West 152 feet of the North Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota. (Torrens)

d. Parcel size: 1205 Sunnyfield (29.61 acres); 1195 Sunnyfield (9.61 acres).

November 11, 2025
Page 3 of 6

3. A specific written description of the proposed uses. Incorporate information describing how the uses will work on the proposed site including proposed site changes, existing open spaces, landscaping, traffic circulation, transition areas to adjacent properties, individual uses for existing and proposed structures, and effects on natural areas (wetlands, forests, etc.) both on-site and in the general vicinity of the project.

Tonka Auto & Marine has been a proud resident of this community since 2009. We have been residents of Mound or Minnetrista and currently live near the Minnetrista border within the Westonka School District, just a few miles from the Sunnyfield location.

Tonka Auto & Marine was started in 2009. We started it with virtually no money and worked nights pouring every ounce of effort and determination into building the business. We achieved a modicum of success in both auto repair, boat repair, and boat storage. Both Kelli and Steve worked six to seven days a week for four years, 80 to 90 hours per week, without vacations to get the business up and running.

In 2015, the auto repair business was split off and is currently conducted at the Island Park Skelly location. This is the only place where auto repair is done at this time. In 2021, we made the strategic decision to downsize the marine side of the business and to move the business.

The marine side of the business which we anticipate operating out of the Sunnyfield Road location consists of outside boat storage and minor boat repair. We have narrowed our customer base over the years.

At this time, the average boat we service is in the mid 20-foot range. The average boat that we service and store weighs about 7,000 lbs., which would be equivalent to a Chevy GMC 2500 or a Ford F-250. We only store two large boats of approximately 18,000 lbs. This compares with the prior use which included garbage trucks that can weigh between 50,000 and 65,000 lbs., or dump trucks when loaded weighing between 40,000 and 66,000 lbs. and approximately 25,000 and 35,000 lbs. when unloaded. Our use would be significantly less wear and tear on the roads.

We would comply with all spring and fall road restrictions and hauling limitations.

Our use of the road would be significantly less than the previous use which included garbage trucks, dump trailers, and roll-off trucks. The noise generated by those trucks is significantly more than our vehicles, as we do not utilize large diesel trucks, dump trucks, or roll-off trucks. Furthermore, our traffic is limited to certain times of the year, and in fact, between November and mid Spring, there is virtually no traffic up and down the road to our location.

In terms of site changes, we have gone to significant expense to come up with a landscaping plan to ensure proper screening for neighbors and from the roadway. It is our intention to

November 11, 2025
Page 4 of 6

complete the landscaping plan in collaboration with the City staff. Our use would not affect any natural areas, wetlands, or forest in any way.

4. Address how the proposed use would affect the health, safety, and general welfare of the city—including but not limited to the following factors listed below. For all potential adverse effects, please address how the conflict(s) and/or disturbance(s) would be avoided or mitigated:

a. Noise, glare, odor, electrical interference, vibration, dust, etc.;

Virtually none.

b. Possible fire and safety hazards;

None.

c. Existing and anticipated traffic concerns;

Traffic concerns are addressed and are answered in no. 3 above. Our use would be significantly less in terms of frequency, and significantly less in terms of weighed vehicles, as compared to the prior use.

d. Parking facilities on adjacent streets and land;

None.

e. The effect on surrounding properties including valuation, aesthetics, scenic views, current and possible land uses, character, and integrity of the neighborhood;

None. In fact, the additional screening and landscaping will improve the valuation of the surrounding properties. Furthermore, we have gone to considerable expense to remove diseased trees, buckthorn, trash, garbage, refuse, metal, broken vehicles, and the like from the property which most likely never should have been there in the first place. We have in fact cleaned up the property significantly at our own expense.

f. Impact on governmental facilities and services including roads, parks, schools, sanitary sewer system, water facilities & supply, and police & fire protection;

None.

g. Effect on sensitive environmental features including lakes, surface and underground water supply, wetlands, slopes, flood plains, and soils; and

None. In addition to the considerable clean up that we have already undertaken at the property, we also removed a diesel tank and numerous tires and scrap metal at the location. With regard to the boats being stored on the property, these are sealed units preventing no risk of leaking or environmental contamination. All fluids are drained from the boats and are not stored on site.

h. Any other factors as found relevant by the city.

None.

5. Provide justification that the proposal will not place an excessive burden on roads (traffic), sewage, water supply, parks, schools, fire, police, or other public facilities/services (including traffic flows) in the area; and

There will be significantly less traffic, and less wear and tear on the roads. There would be no change in the use of sewage, water, supplies, or to parks, schools, fire, police, or any other public facilities or services. Our hours of operation would be Monday through Friday, approximately 7:30/8:00 a.m. to 4:30/5:00 p.m. These hours reflect our commitment to minimizing disruptions and adhere to reasonable practices from both the City and the neighbors.

6. Statement of the date or event terminating the use.

Unknown.

7. Identification of the owner and user, if different.

See response to question 1, above.

8. Legal description of the Property.

See response to question 2, above. An aerial view of the Property is as follows:

9. Site Plan and Lighting Plan.

A site plan is attached and has been previously provided to the City. There is no lighting plan.

November 11, 2025

Page 6 of 6



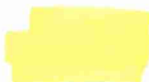
10. Address labels.

See Exhibit "B" attached.

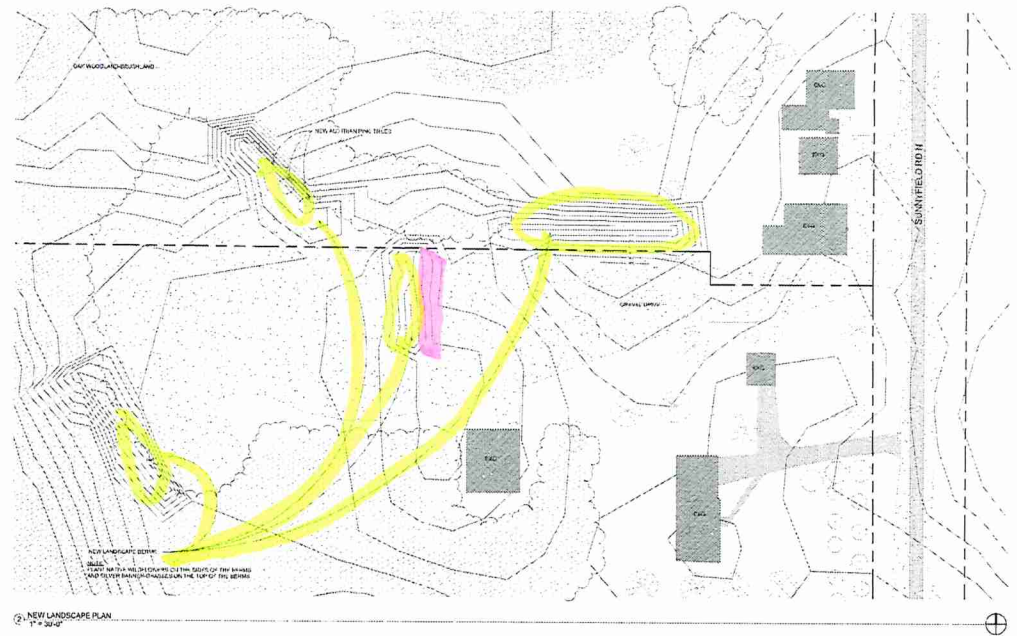
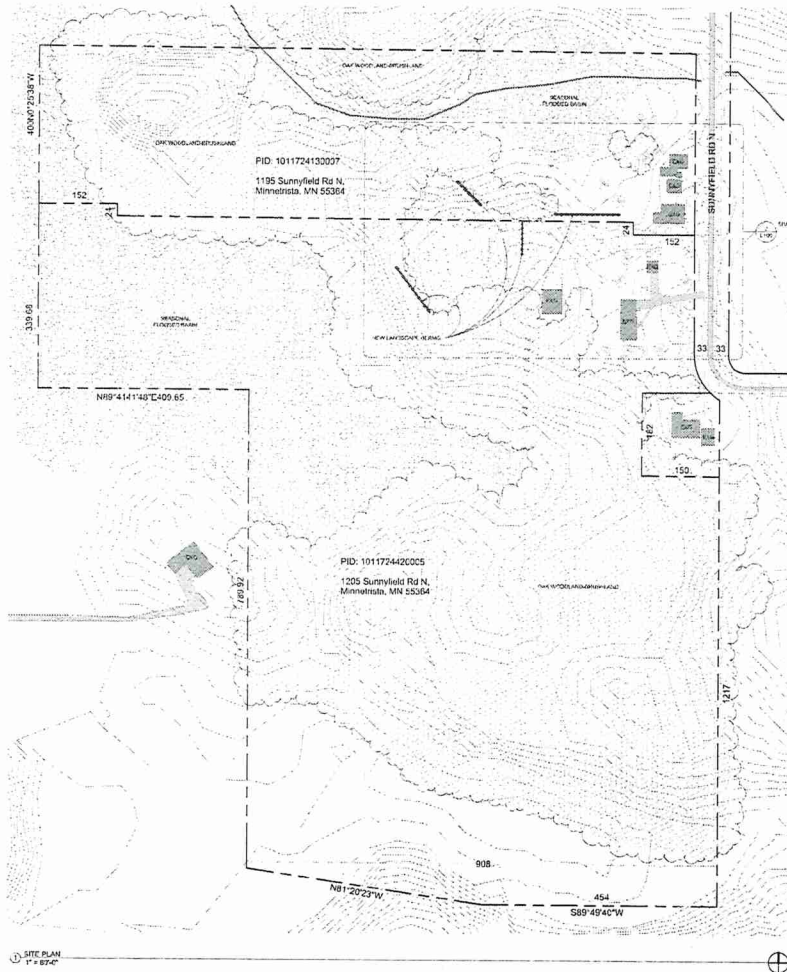
We look forward to speaking with you,

/s/ Kelli & Steve
Kelli Gillispie-Coen & Steve Coen

1195 & 1205 SUNNYFEILD RD N LANDSCAPE PLAN

 Landscape Berms

 Wildflowers

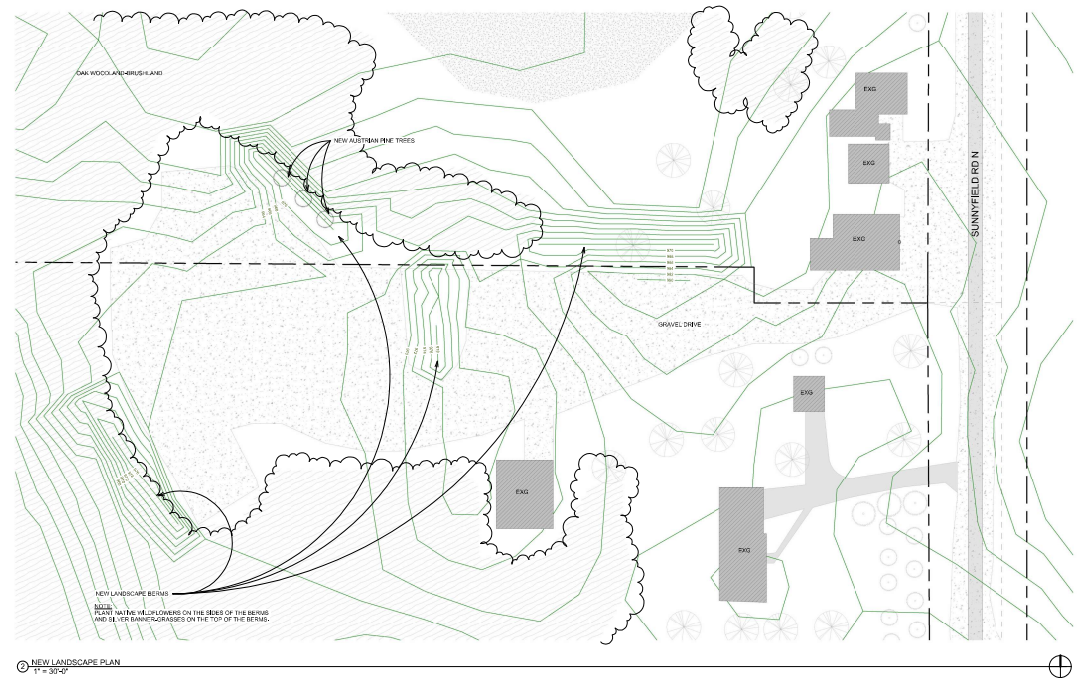
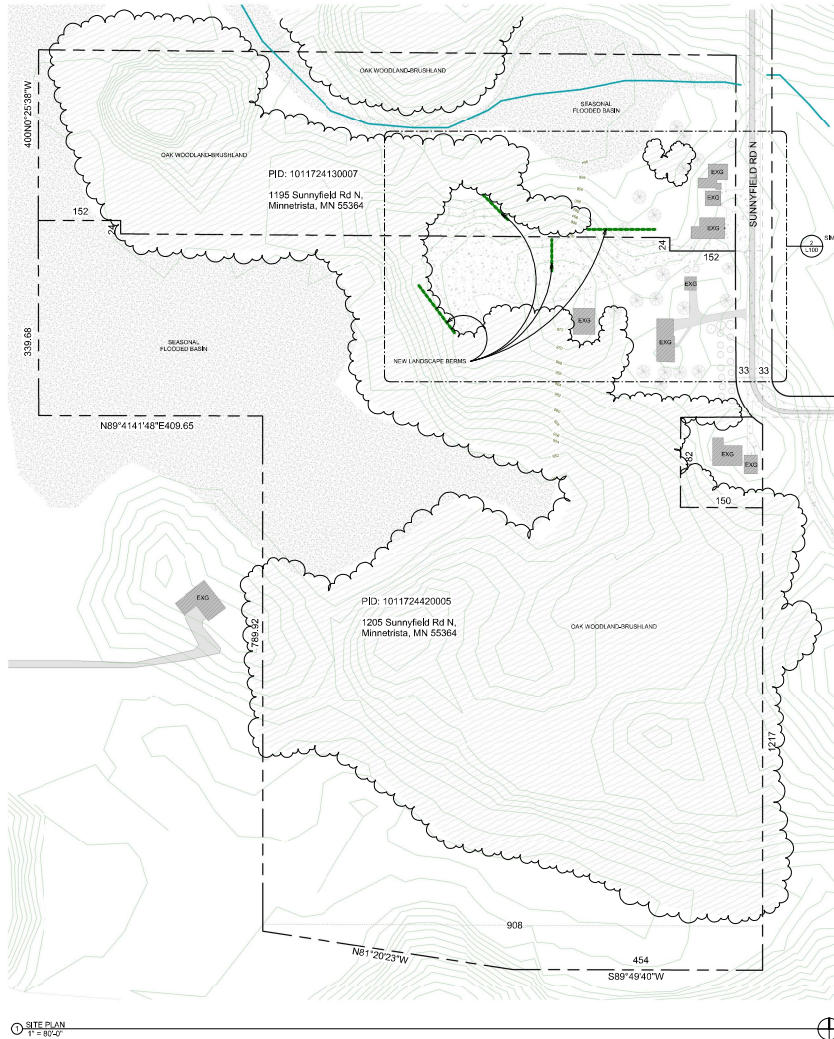


DRAFT

This site plan, including the landscape plan, was prepared by the author, and is not to be used for any other purpose without the written consent of the author.

1195 & 1205 SUNNYFEILD RD N

LANDSCAPE PLAN



DRAFT

TREES FOR SCREEING AT TONKA AUTO & MARINE

An **Austrian pine** (*Pinus nigra*) grows at a **moderate rate**, typically adding **13 to 24 inches (1 to 2 feet) per year** under ideal conditions.

Growth Facts:

- **Mature height:** 50–60 feet (can reach up to 100 feet in optimal conditions)
- **Mature spread:** 20–40 feet
- **Growth rate:** Moderate (not fast-growing like some pines, but not slow)
- **Best conditions:** Full sun, well-drained soil, and space to grow

Ideal For:

- Windbreaks and privacy screens
- Hardy in urban and rural landscapes
- Zones **4–7** (cold-hardy)

Recommended Spacing for Austrian Pine (*Pinus nigra*):

For Windbreaks or Privacy Screens:

- **10 to 15 feet apart** (measured trunk to trunk)
 - Tighter spacing (10 ft) = denser, quicker screen
 - Wider spacing (15 ft) = better airflow and long-term health

Additional Tips:

- **Avoid overcrowding:** These trees grow wide (up to 40 ft spread), so proper spacing prevents competition for nutrients and reduces disease risk.

Miscanthus Silver Grass "Silver Feather"

Plant Profile: Silver Feather Grass

- **Height:** 8–10 ft (with plumes)
- **Spread:** 3–5 ft
- **Bloom:** Silvery-pink plumes in late summer to fall
- **Light:** Full sun
- **Soil:** Well-drained, average
- **Winter interest:** Yes – feathery plumes remain upright

Layout Concept (For Privacy or Feature Area)

Spacing & Arrangement

- Plant in **odd-numbered clusters** (3, 5, 7) or in a **staggered row** for screening
- **Spacing:** 4–5 feet apart for a full but airy screen

Earth Science Growth Essentials → Deer & Rabbit Resistant Wildflower Mix

From: [Jennifer Lallier](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Friday, January 23, 2026 12:25:49 PM

Dear Mr. Olson, I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North. I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,
Pete & Jennifer Lallier
955 Game Farm Road N
Minnetrista 55364
&
900 Gam Farm Road N
Minnetrista 55364

From: [Jodi Devick-Neal](#)
To: [Nickolas Olson](#)
Cc: [Jodi Devick-Neal](#)
Subject: Opposition to IUP for 1195-1205 Sunnyfield Rd
Date: Thursday, January 22, 2026 8:45:39 AM

Hello,

I am writing this email on behalf of my parents who do not have access to email.

James & Barbara Devick
1005 Sunnyfield Rd
Mound, MN 55364
(612) 719-3064

They write: "We strongly oppose the commercial operation due to fire safety, traffic, noise concerns and in additon the wear and tear it will take on our road."

Please feel free to contact them directly should you have any questions pertaining to this matter.

Sincerely,
Jodi Devick Neal
(daughter)

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.

From: [Dan Butter](#)
To: [Nickolas Olson](#)
Cc: [Dan Butter](#)
Subject: Boat Storage on Sunnyfield Road
Date: Tuesday, January 27, 2026 2:36:50 PM

Nick,

I am deeply opposed to the storage of boats on Sunnyfield Road by the company doing so.

We have precious ground water and creatures that need it. Antifreeze, oil, boat cleaning products, et al - endanger this.

Please reject their license. It has become an eye sore and fire hazard with their enormous brush pile that is supposed to hide the boats. It endangers the properties of my neighbors and is a constant eye sore.

Most sincerely,

Dan Butter
612-710-7978
1025 Sunnyfield Road North
Minnetrista, MN 55364
Sent from my iPhone

From: [M.Z](#)
To: [Nickolas Olson](#)
Cc: c.setum@comcast.net
Subject: OPPOSITION TO IUP FOR 1195/1205 SUNNYFIELD RD.
Date: Tuesday, January 20, 2026 4:25:03 PM

Mr. Nick Olson (Sr. City of Minnetrista Planner):

We are neighbors and we oppose an Interim Use Permit (IUP) to operate a commercial boat storage and repair facility at 1195/1205 Sunnyfield Road due to fire, safety, traffic and noise concerns.

If this IUP is approved it will detrimentally change our neighborhood. We want to keep our neighborhood safe and residential.

Please respond to this email acknowledging that you have received our note opposing this IUP.

Mike and Cindy Setum
1100 Game Farm Circle
Minnetrista, MN 55364

From: [Jim Samuelson](#)
To: [Nickolas Olson](#)
Cc: [Jim Samuelson](#)
Subject: Formal Opposition to Interim Use Permit: Tonka Auto & Marine (1195/1205 Sunnyfield Road North)
Date: Monday, January 19, 2026 8:18:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

To: Minnetrista City Council and Planning Commission
From: Jim & Jane Samuelson
Address: 1105 Sunnyfield Road N Minnetrista MN
Date: 1/19/2026

Dear Mayor, City Council Members, and Planning Commissioners,

We are writing to formally oppose the Interim Use Permit (IUP) requested by Tonka Auto & Marine for the properties located at 1195 and 1205 Sunnyfield Road North.

Based on a review of the applicant’s own service agreements, the City’s Strategic Plan, and the current state of the property, it is clear that approving this IUP would violate city ordinances, threaten our local watershed, and degrade the rural character of our neighborhood. This is not merely a parking lot; it is a heavy industrial operation attempting to operate in an Agricultural/Residential District.

I urge you to deny this permit based on the following critical factors:

1. Violation of Zoning and Nonconforming Use Status

The applicant claims rights based on a previous sanitation business. However, the current operation is fundamentally legally distinct and ineligible for "grandfathered" status:

- **Fundamentally Different Nature:** A boat storage and repair business is fundamentally different from a garbage-hauling operation. The "nature and purpose" of the land use has changed, extinguishing previous nonconforming rights.
- **Termination by Discontinuance:** The prior use was discontinued for more than one year before the current owners took possession, terminating the nonconforming status as a matter of law.
- **Prohibited in Agriculture District:** The operation creates a condition where fuel, oil, and fluids are stored and manipulated, which is not a permitted use in the (A) Agriculture District.

2. Documented Environmental Hazards & Water Safety

The City’s **2025-2026 Strategic Plan** identifies "protecting natural resources" as a core vision and "Water Infrastructure" (safe water supply) as Priority #5. The services explicitly listed in Tonka Auto & Marine’s "Winter Storage Reservation/Agreement" (see image #1) directly contradict these goals by introducing hazardous industrial processes to a residential/agricultural zone:

- **Acid Runoff:** The applicant offers "**Bottom Cleaning (Acid wash to remove algae)**". For a target of 100 boats, this involves spraying gallons of muriatic or phosphoric acid to strip algae and anti-fouling paints (often containing copper/zinc). Without industrial containment, this runoff creates "acid shock" in nearby streams and marshes.

- **Petrochemical Spills:** The agreement lists "**Oil Change**", "**Lower Unit Lube Change**", and **engine fogging**. The cumulative risk of oil drips and aerosolized hydrocarbons from 100 boats creates chronic pollution inputs for the soil and groundwater.
- **Biological Waste:** The applicant offers **toilet pumping services**. If performed on-site, or storing boats with un-pumped tanks ("Blackwater"), risks releasing raw sewage containing high nitrogen/phosphorus levels into the watershed, contributing to eutrophication and algal blooms.
- **Invasive Species Risk:** The applicant offers "**Decontamination/Removal of Zebra Mussels**". If performed on-site rather than at a contained facility, this action transplants invasive species from Lake Minnetonka directly into our local soil and watershed.

3. Severe Soil Compaction and Ecological Damage

The proposal to store and move 100 boats—ranging from 20 to more than 40 feet—is a major construction-level event, not simple parking.

- **Deep Soil Compaction:** A 30-foot boat and trailer can weigh between 12,000 and 15,000 lbs. This creates a "pressure bulb" extending 3–4 feet underground, crushing root structures of nearby trees and effectively sealing the soil surface.
- **Erosion and Runoff:** By compacting the soil into a brick-like solid, the land loses its ability to absorb rain. This increases surface runoff, carrying the oils and acids mentioned above directly into streams and marshes.

4. Public Nuisance: The "Berm" and Visual Blight

The applicant is constructing a "berm" to hide operations, but this "solution" in reality, is just massive piles of dead trees, broken limbs, and brush extending hundreds of feet long. (See image #2)

- **Code Violation:** This accumulation constitutes "Rubbish" under the Code. Section 1510.05 notes that such accumulations are "conducive to fire" and provide harborage for vermin.
- **Fire Hazard:** There are no fire hydrants in our neighborhood, so if these massive brush piles ignite into a fire, due to any cause, it will be uncontrollable and risk all the homes, hundred-year-old trees, and properties in the area.
- **Visual Impact:** This "berm" is better characterized as a "storm damage dump site". It is an "open and obvious" blight that fails to screen the view of all the white wrapped boats".

6. Absentee Ownership & Violation of Neighborhood Character The applicant is proposing a standalone commercial operation, not a "Home Occupation." In our Agricultural/Residential neighborhood, existing small businesses are operated by residents who **live** on the property. This ensures that business activities remain secondary to daily living and that the business owner shares the same quality-of-life concerns as their neighbors.

- **Absentee Ownership:** The applicant does not reside on the property. It's a pure commercial/industrial operation. The business's own legal documents list their mailing address as a **PO Box in Mound, MN** and their Corporate Address is a **Mailbox at the UPS store in Wayzata MN**

5. Trust and Compliance Issues

Finally, there is little evidence that the applicant will abide by restrictions if the IUP is granted.

- **Unpermitted Auto Repair:** Despite claiming to be a boat storage facility, the business actively

advertises itself as a "trusted local auto repair shop" on Facebook as recently as November 18 where they imply, they are teaming up with AWS to provide used cars related services. (see image #3)

- **Creating new violations:** The applicants attempt to create a "berm" to hide their industrial operation by hauling in a massive amount of tree trunks, branches and other wood debris creates more problems and violations.

Conclusion

Minnetrista's Strategic Plan prioritizes "Managing growth" and "Protecting natural resources". Granting an IUP for an industrial boat repair and storage facility in an agricultural/residential neighborhood contradicts these priorities. The ecological risks regarding acid, oil, and sewage are too high, the risk of out of control fires, and the visual blight is already established.

We respectfully request that the Planning Commission and City Council **deny** this Interim Use Permit and enforce the existing zoning code to remove the unauthorized commercial operations and the nuisance brush pile.

Sincerely,

Jim & Jane Samuelson
612-802-9329

Image #1: Tonka Auto & Marine Winter Storage Reservation/Agreement

TONKA AUTO & MARINE
WINTER STORAGE RESERVATION/AGREEMENT

WINTER STORAGE --- WINTER STORAGE SEPT 1ST - MAY 31ST
INCLUDES : DOCK PICK-UP, HAUL OUT, TRANSPORT, STORAGE, SHRINK WRAP, AND SPRING LAUNCH
SPRING SUMMERIZATION NOT INCLUDED
FALL/WINTER SPECIALS - 10% OFF EARLY WINTER STORAGE IF HAULED OUT PRIOR TO 5/15/24
10% OFF WINTER REPAIRS/MAINTENANCE OVER THE WINTER
SOME EXCLUSIONS MAY APPLY, DISCOUNT TO BE APPLIED ONLY ON REPAIRS DONE DURING WINTER STORAGE MONTHS

OFFICIAL STORAGE LENGTH INCLUDES - SWIM PLATFORM AND BOW PULPIT (IF APPLICABLE)
PLEASE CHECK YOUR REQUESTED SERVICE BELOW:

- | | |
|--|--|
| BOATS 8'6" BEAM OR LESS : | BOATS 9' BEAM OR MORE : |
| ☐ UP TO 20FT - \$49.75 PER/FT | ☐ UP TO 30FT - \$66.50 PER/FT |
| ☐ UP TO 22FT - \$54.50 PER/FT | ☐ UP TO 33FT - \$70.00 PER/FT |
| ☐ UP TO 24FT - \$58.25 PER/FT | ☐ UP TO 35FT - \$73.00 PER/FT |
| ☐ UP TO 26FT - \$62.50 PER/FT | ☐ UP TO 37FT - \$75.00 PER/FT |
| ☐ UP TO 29FT - \$65.50 PER/FT | ☐ 40FT & UP - \$85.00 PER/FT |

PWC WINTERIZE / STORAGE
4-STROKE PWC - WINTERIZATION INCLUDES OIL CHANGE - PICKUP FEE \$100
☐ SEA DOO/YAMAHA/KAWASAKI 2 STROKE - STORAGE \$650 / WINTERIZE \$200+ PARTS
☐ 4 STROKE & TURBO - STORAGE \$650 / WINTERIZE \$250+ PARTS

**PRIOR TO BOAT/PWC PICK UP
CUSTOMER TO DO LIST:
✓ REQUIRED TO HAVE AT LEAST 1/4 OF FUEL IN GAS TANK PRIOR TO PICK UP
✓ KEYS IN IGNITION OR GLOVE BOX
(PLEASE NOTE: NO KEY IN BOAT AT PICK UP, SERVICE FEE OF \$180 WILL BE APPLIED)
✓ Bimini TOP DOWN, IF APPLICABLE
✓ BOAT COVERS REMOVED AND STORED AWAY
✓ HEAD (TOILET) PUMPED, IF APPLICABLE
(PLEASE NOTE: IF HEAD NOT PUMPED PRIOR TO PICK UP, \$300 FEE FOR SERVICE)
✓ REMOVE ALL BULKY ITEMS - I.E., TUBES, FLOATS, LILY PADS, DOCK CANOPIES.

TONKA AUTO & MARINE IS NOT RESPONSIBLE FOR
ANY LOST AND/OR DAMAGED ITEMS DURING TRANSPORT

NAME: _____ PHONE: _____
ADDRESS: _____ CITY, STATE, ZIP: _____
EMAIL: _____
YEAR/MARK/MODEL: _____ OVERALL LENGTH: _____
ENGINE MARK/MODEL: _____ ENGINE SIZE: _____
LOCATION OF BOAT/DOCK: _____
TRAILER DESCRIPTION: _____ COLOR: _____ PLATE #: _____
TRAILER LOCATION: _____
TRAILER STORAGE \$290 FOR SEASON (PLEASE CHECK BOX IF STORAGE IS NEEDED) --- SUMMER TRAILER STORAGE ☐

PO BOX 40 MOUND, MN 55364
PHONE: (952) 471-9299
EMAIL: INFO@TONKAULTONMARINE.COM WEBSITE: WWW.TONKAULTONMARINE.COM

DEFENDANT 00105
WEIR DECL., EX. D
PAGE 1 OF 3

27-CV-24-5609

Filed in District Court
State of Minnesota
12/10/2025 4:42 PM***A LA CARTE OF SERVICES***

PLEASE CHECK YOUR REQUESTED SERVICE BELOW :

FALL PICKUP SERVICES FOR NON-STORAGE CUSTOMERS☐ CUSTOMER DROP OFF AND PICK UP — BY APPOINTMENT ONLY PLEASE CALL 952-471-9299☐ DRIVEWAY/DOCK/LAUNCH PICKUP & DELIVERY FOR WINTERIZE CUSTOMERS ONLY (WITHIN 25 MILES OF LAKE MTCA) UP TO 22FT - \$100 / UP TO 26FT - \$150 / UP TO 30FT - \$200 (TRAILERED BOATS ONLY)☐ DOCK/LAUNCH PICKUP & HALL OUT ONLY (MUST PROVIDE OWN BOAT STANDS)
PICKUP FROM DOCK OR MEET AT LAUNCH HALL WITHIN 25 MILES AND PLACE ON STANDS
UP TO 22FT - \$150 / UP TO 26FT - \$250 / UP TO 30FT - \$350 / UP TO 34FT - \$450 / 35FT AND UP - CALL FOR QUOTE**WINTERIZE SERVICES**☐ DELUGE ENGINE WINTERIZATION - \$299 + PARTS RECOMMEND OIL CHANGE EVERY YEAR
CHANGE OIL AND FILTER, LOWER UNIT GREASE (STERN DRIVES ONLY), DRAIN BLOCK & MANIFOLDS, FOG ENGINE, ADD FUEL STABILIZER, GREASE CABLES & FITTINGS, UNHOOK BATTERY & PULL DRAIN PLUG☐ BASIC WINTERIZATION - \$225 + PARTS
DRAIN/FLUSH/FOG ENGINE AND MANIFOLDS, ADD FUEL STABILIZER, DISCONNECT BATTERIES AND PULL DRAIN PLUG☐ JET DRIVE WINTERIZATION - \$220 + PARTS
CHANGE OIL AND FILTER, DRAIN/FLUSH/FOG ENGINE AND MANIFOLDS, ADD FUEL STABILIZER, GREASE ALL FITTINGS, UNHOOK BATTERY & PULL DRAIN PLUG☐ OUTBOARD WINTERIZE ☐ 4-STROKE OIL CHANGE/FILTER - \$59.95 + PARTS RECOMMEND OIL CHANGE EVERY YEAR
FOG ENGINE AND ADD FUEL STABILIZER
☐ UP TO 100HP - \$100 ☐ 101HP TO 175HP - \$150 ☐ 176HP TO 300HP - \$200☐ LOWER UNIT LUBE CHANGE RECOMMEND LUBE CHANGE EVERY FALL
☐ MERCURISER OMC STANDARD CASE (STANDARD GEAR OIL) - \$69.95 + FLUIDS
☐ MERCURISER BRAVO/TRS, KING, COBRA, VOLVO (SYNTHETIC GEAR OIL) - \$89.95 + FLUIDS☐ WINTERIZE GENERATOR - \$189.95 INCLUDES OIL CHANGE☐ WINTERIZE WATER SYSTEMS (NON-TOXIC ANTIFREEZE ADDITIONAL)ALL WATER SYSTEMS WILL BE WINTERIZED UNLESS SPECIFIED
☐ AIR CONDITIONER - \$75 ☐ COLD WATER SYSTEM - \$20PER ☐ HOT WATER SYSTEM/COCKPIT HEATER - \$75
☐ TRANSOM SHOWER - \$30 ☐ SHOWER SLUMP - \$50 ☐ WASH DOWN SYSTEM - \$30
☐ BALLAST PUMP - \$60PER ☐ HEAD (TOILET) - \$55 ☐ ICE MAKER - \$35☐ SHRINK WRAP STORAGE CUSTOMERS, SHRINK WRAP IS INCLUDED IN STORAGE PRICE)
☐ \$6 PER/FT STANDARD BODY ☐ \$20 PER/FT WIDE BODY**ADDITIONAL MAINTENANCE**☐ STERN/DRIVE/ LOWER UNIT SERVICE - \$245CHECK ENGINE ALIGNMENT, PRESSURE CHECK, INSPECT BELLOWES, WATER PUMP & GREASE U-JOINTS
☐ BRAVO/VOLVO DUO PROP III ADD - \$90 ☐ ENGINE MOUNTED WATER PUMP ADD - \$157.50☐ ENGINE/IGNITION TUNE UP - 4CYL \$216 / 6CYL \$306 / 8CYL \$378 + PARTS
INSTALLATION OF PLUGS, POINTS, ROTOR, CAP, CONDENSER & CHECKING FUEL FILTER/BELTS☐ REPLACE WATER IMPELLER - \$180 TO \$360 + PARTS RECOMMEND EVERY TWO YEARS☐ REPLACE FUEL FILTER/WATER SEPARATOR \$90 + PARTS RECOMMEND EVERY YEAR☐ PROP REPAIR/SHOZ REPAIR☐ TRAILER INSPECTION - \$90 INCLUDES: CHECK BEARING PLAY, TIRE PRESSURE, AND LIGHTS☐ REPAIR/REPLACE TRAILER BEARINGS - \$180 PER AXLE + PARTS**HULL MAINTENANCE**☐ BOTTOM CLEANING (ACID WASH TO REMOVE ALGAE) SIFT - STANDARD BODY \$20FT - WIDE BODY**ALL BOATS SUBJECT TO ZEBRA MUSSEL INSPECTION** (N/A IF BOTTOM PAINTED)
DECONTAMINATION / REMOVAL OF ZEBRA MUSSELS ADDITIONAL - **STARTING AT \$180 MIN.** HOURLY RATE☐ BLUFF/WAX (DONE IN SPRING) \$20 PER/FT - STANDARD BODY \$25 PER/FT - WIDE BODYPO BOX 402 MOUND, MN 55364
Phone: (952) 471-9299

EMAIL: INFO@TONKAALUTANDMARINE.COM WEBSITE: WWW.TONKAALUTANDMARINE.COM

DEFENDANT 00106

WEIR DECL., EX. D

PAGE 2 OF 3

27-CV-24-5609

Filed in District Court
State of Minnesota
12/10/2025 4:42 PM

ADDITIONAL SERVICE ITEMS REQUESTED: _____

ALL BOATS SUBJECT TO SPRING START UP SUMMERIZATION - \$90 PER MOTOR

INCLUDES: RUN MOTOR TO OPERATING TEMP, CHECK ALL SYSTEMS & FLUIDS, CHARGE BATTERIES, PRESSURE WASH INTERIOR/ EXTERIOR & WIPE DOWN.

PAYMENT TERMS: A \$250 DEPOSIT REQUIRED TO SCHEDULE YOUR FALL PICKUP. THE REMAINING BALANCE WILL BE DUE IN FULL UPON RECEIPT OF INVOICE. INVOICE SENT AFTER WINTERIZING IS COMPLETE AND BOAT/PWC STORED AWAY FOR THE YEAR.**TERMS & CONDITIONS:** THE LESSEE WHOSE SIGNATURE APPEARS BELOW AGREES TO THE FOLLOWING TERMS. THE LEASE AGREEMENT IS NOT ASSIGNABLE, AND NO REFUND OF STORAGE CHARGES UPON TERMINATION OF THIS LEASE AGREEMENT PRIOR TO THE TERM OF THEREOF. THE LESSOR (TONKA AUTO AND MARINE) IS NOT LIABLE FOR ANY DAMAGES OR CLAIMS OUT OF ANY DAMAGE TO THE LESSEE'S STORED EQUIPMENT SUSTAINED BECAUSE OF THEFT, FIRE, ACTS OF THIRD PARTY, CORROSION, ROOF COLLAPSE, VANDALISM, SNOW OR BY THE ELEMENTS. **LESSEE SHALL BE RESPONSIBLE** FOR PERSONAL ITEMS LEFT ABOARD STORAGE BOAT/PWC. LESSEE AGREES TO PAY WINTER STORAGE CHARGES AS FOLLOWS: \$250 DOWN PAYMENT DUE PRIOR TO FALL PICK UP - **BALANCE DUE UPON COMPLETION** TO AVOID \$55.00 LATE FEE + FINANCE CHARGES. LESSEE AGREES TO PAY FALL SERVICES UPON RECEIPT OF INVOICE (BILLED AT COMPLETION/FALL 2024). LESSEE UNDERSTANDS THAT A \$55.00 LATE FEE AND FINANCE CHARGES APPLIED ON ALL OVERDUE ACCOUNTS AND AGREES TO PAY THESE CHARGES. A FINANCE CHARGE CALCULATED BY A SINGLE PERIODIC RATE OF 15% PER MONTH, WHICH IS AN ANNUAL PERCENTAGE OF 24% APPLIED TO YOUR BALANCE. ALL SERVICE AND STORAGE ACCOUNTS PAID IN FULL BEFORE SCHEDULING SPRING PICKUP OR LAUNCH. THE LESSEE AGREES TO PAY FOR ANY ADDITIONAL HANDLING OF EQUIPMENT NECESSARY TO ACCOMMODATE HIGHER SPECIAL INSTRUCTIONS. LESSEE UNDERSTANDS THIS HAS/HER BOAT IS **NOT** ACCESSIBLE WHILE IN STORAGE. BOATS WILL BE REMOVED FROM STORAGE IN THE SPRING.****NOTE: A MINIMUM OF 7 DAY NOTICE IS REQUIRED IN SPRING FOR BOAT PICKUP OR BOAT LAUNCH AFTER DOCK IS IN**

THIS AGREEMENT REMAINS IN EFFECT UNTIL BOAT IS REMOVED FROM STORAGE.

WINTER STORAGE ENDS MAY 31ST. SUMMER STORAGE CHARGES BEGINS JUNE 1ST OF EACH YEAR.

\$25/DAY UNLESS PRIOR WRITTEN ARRANGEMENTS HAVE BEEN MADE.**DON'T FORGET TO TAKE ADVANTAGE OF EARLY FALL HULL OUT SPECIAL!****10% OFF WINTER STORAGE**
(MUST BE COMPLETED BY 9/15/24)

KEYS WILL BE IN BOAT ON REQUESTED FALL HULL OUT DATE OF: _____

PLEASE NOTE THIS IS A REQUESTED DATE, WE DO NOT GUARANTEE PICKUP DATES

KEYS WILL BE LOCATED - ☐ IGNITION ☐ GLOVE BOX ☐ CLIP HOLDER**PICKUP REQUEST DATE NO LATER THAN 10/15/24****RATES INCREASE BY 10% AFTER 10/15/24 ON ANY FALL PICKUP/HULL OUTS**NOTE: A STORAGE DEPOSIT OF \$250 IS REQUIRED AT THIS TIME AND WILL BE CHARGED TO CREDIT CARD ON FILE
(WE NO LONGER TAKE CHECKS)CREDIT CARD #: _____ EXP: _____ CVC: _____ WE
ACCEPT CARD, AND CREDIT, MASTERCARD, VISA, DISCOVER, AND AMERICAN EXPRESS.

PLEASE SIGN AND RETURN COMPLETED WITH YOUR REQUESTED SERVICES TO ASSURE YOUR RESERVATION ACCOMPANIED WITH A \$250 DEPOSIT FOR EACH PWC/WATERCRAFT.

IF YOU HAVE ANY QUESTIONS, PLEASE CALL 952-471-9299

I HAVE READ AND AGREE TO ALL THE TERMS AS PRINTED ABOVE.

SIGNATURE: _____ DATE: _____

DISCLAIMER: TONKA AUTO AND MARINE IS NOT RESPONSIBLE FOR MOTOR DAMAGE CAUSED BY FREEZING TEMPS. IT'S YOUR RESPONSIBILITY TO SCHEDULE YOUR BOAT PICKUP WITH THE UNDERSTANDING THAT MINNESOTA WEATHER IS UNPREDICTABLE AND CAN CHANGE AT ANY MOMENT IN THE FALL. WE NEED AT LEAST A 7 DAY NOTICE FOR ALL FALL PICKUP AND HULL OUTS.

PO BOX 402 MOUND, MN 55364
Phone: (952) 471-9299

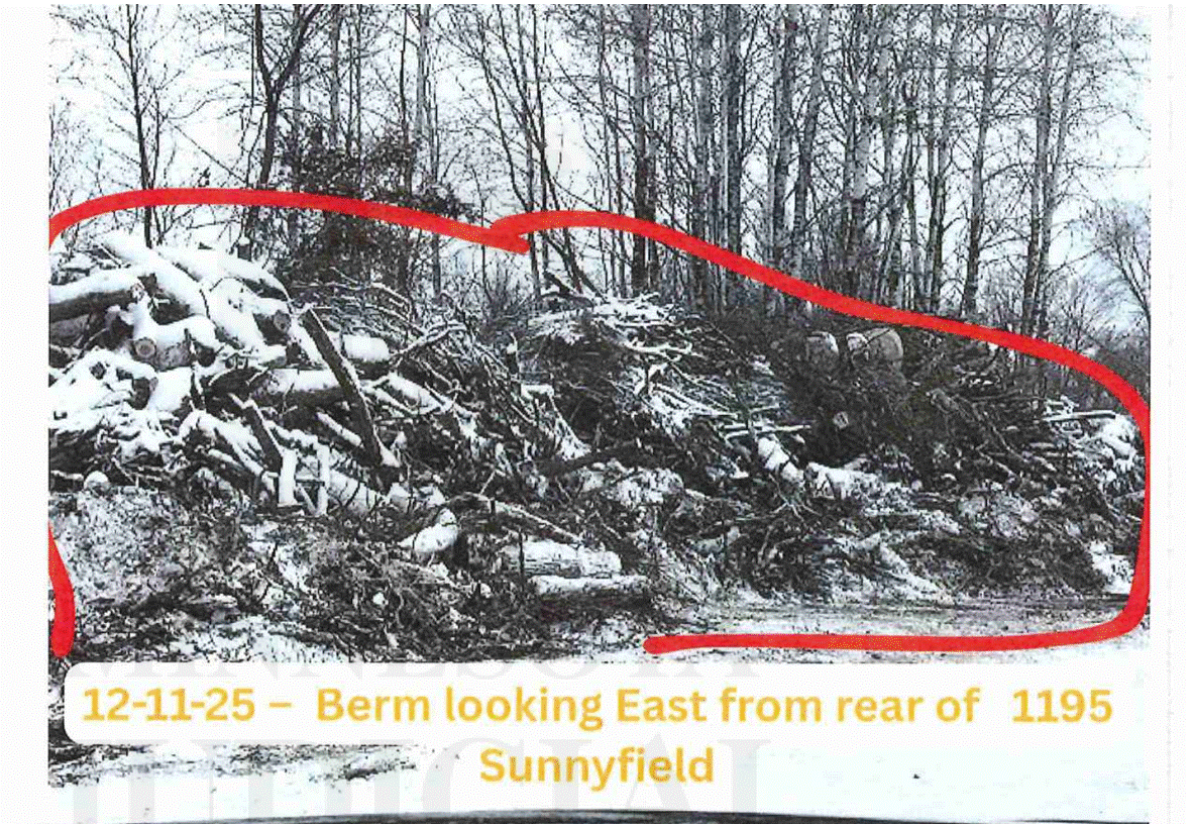
EMAIL: INFO@TONKAALUTANDMARINE.COM WEBSITE: WWW.TONKAALUTANDMARINE.COM

DEFENDANT 00107

WEIR DECL., EX. D

PAGE 3 OF 3

Image #2: Applicants own picture of brush pile



12-11-25 – Berm looking East from rear of 1195 Sunnyfield

Search Facebook

Tonka Auto and Marine

1.5K followers • 11 following

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Intro

On the road or in the water... Tonka Auto & Marine is your complete auto & marine Center! Call us to

Page · Automotive Repair Shop · Marina · Storage Facility

1195 Sunnyfield Rd. N, Minnetrista, MN, United States, Minnesota

(952) 471-9299

info@tonkaautoandmarine.com

tonkaautoandmarine.com

Open now

Price Range · \$\$

82% recommend (9 Reviews)

Posts

Tonka Auto and Marine is with **Amazon.com**.
November 18 · 🌐

FYI for our Automotive customers! 🚗

Interesting News in the auto world — Amazon is now officially getting into the used car game! They've launched a platform where customers can shop for certified pre-owned and used vehicles online through select dealerships. 📍 [aboutamazon.com](#)

As your trusted local auto repair shop, — we thought this was worth sharing as it could change how many people shop for vehicles in the future.

🔧 What's Amazon doing?

Partnering with dealerships to list used & CPO inventory

Offering vehicle history reports, 3-day return policies, and limited warranties

Starting in LA. and expected to expand to other cities — potentially including areas in Minnesota

👉 Our take:

While we'll still be here to keep your current car running smoothly, it's always good to stay informed if you or someone you know is thinking about making a move to a different vehicle.

📖 Read more here: <https://www.roadandtrack.com/.../ford-amazon-certified.../>

#MNDrivers #CarShoppingNews #AmazonAutos #AutoRepairMN #FYIfromYourMechanic

98

INTERROGATORY NO. 13: Describe any due diligence you conducted prior to your purchase of the Subject Properties.

ANSWER: Defendants inspected the Subject Property, spoke with the prior owners about the Subject Property, and inspected the Property.

Discovery continues.

INTERROGATORY NO. 14: Identify any other persons or entities holding an interest in the Subject Properties not identified in the Plaintiff's Complaint.

ANSWER: Defendants object that this interrogatory is vague as there are numerous persons identified in the Complaint in varying contexts or capacities. Subject to and without waiving these objections, the Sunnyfield Defendants are the only persons holding an interest in the Subject Property.

INTERROGATORY NO. 15: Describe the date upon which you first allowed or permitted a boat or boats owned by persons other than you to exist upon the Subject Property in exchange for compensation.

ANSWER: In/around September 2023.

Discovery continues.

INTERROGATORY NO. 16: Describe the maximum number of boats allowed or permitted to exist on the Subject Property at any one time during the time period beginning on October 1, 2023, and ending on May 1, 2024.

ANSWER: Defendants object that this interrogatory is vague and confusing as there is no "maximum" number. Subject to and without waiving these objections, Defendants answer that they have had at most one hundred (100) boats on the Property.

Discovery continues.

INTERROGATORY NO. 17: Describe the maximum number of boats allowed or permitted to exist on the Subject Property at any one time during the time period beginning on September 1, 2024, and ending on April 1, 2025.

ANSWER: Defendants object that this interrogatory is vague and confusing as there is no "maximum" number. Subject to and without waiving these objections, Defendants answer that they have stored, at most, one hundred boats on the Subject Property.

Discovery continues.

INTERROGATORY NO. 18: During your ownership of the Subject Properties, how many boats or other vehicles have you provided services to (either repair, winterization, or storage) on the Subject Property?

ANSWER: Defendants answer by incorporating their answer to Interrogatory No. 16.

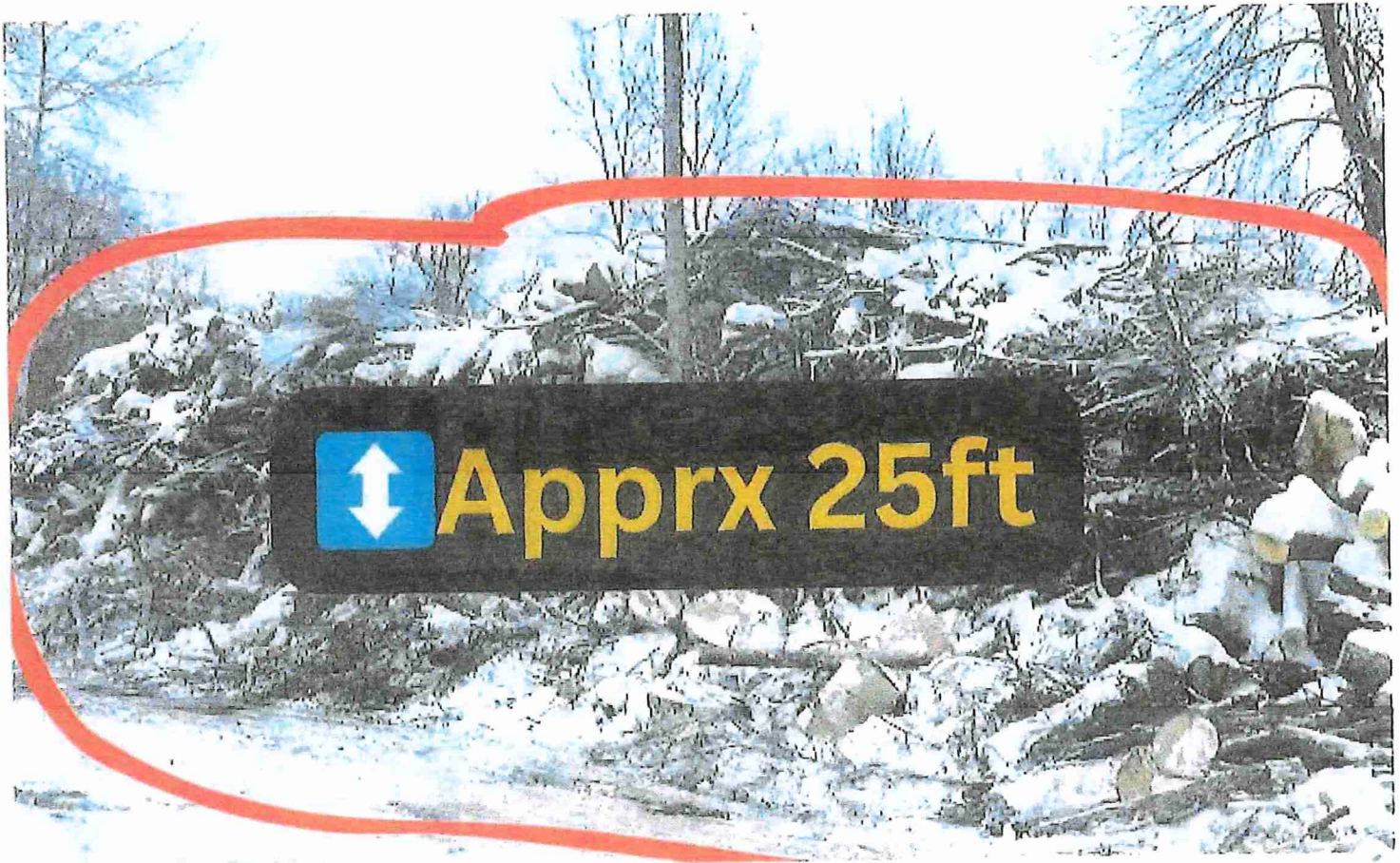
INTERROGATORY NO. 19: Not including retail customers, identify any other person or entity other than 1195 Sunnyfield LLC or 1205 Sunnyfield LLC that manages, operates, or participates in the furtherance of the commercial business activities on the Subject Property.

ANSWER: Defendants object that this request is vague and confusing with respect to the phrase "in furtherance of the commercial business activities." This phrase has more than one interpretation, which makes it difficult to answer. Defendants can better respond if Plaintiff narrows or clarifies this interrogatory. Subject to and without waiving these objections, Defendants answer that "Tonka Auto & Marine, LLC" operates the business on the Subject Property.

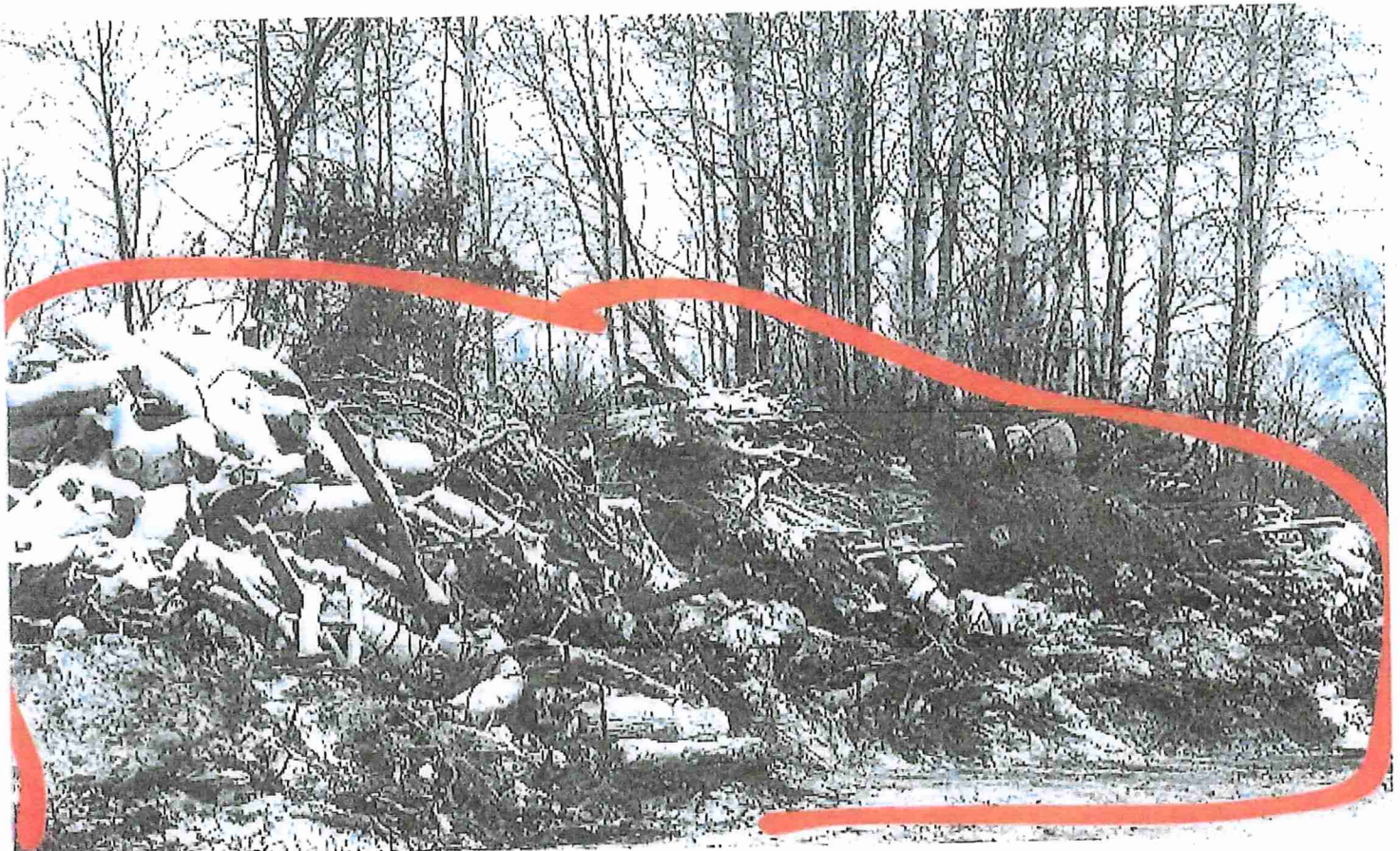


CENTENNIAL
TRUCKS
FORD

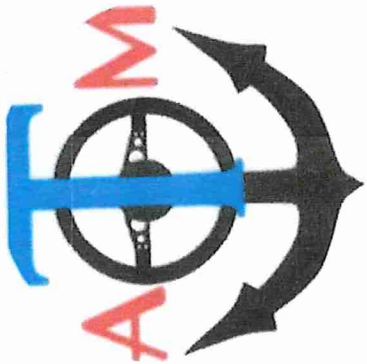




12-11-25 – Looking mostly North, slightly west
at 1195 Sunnyfield



12-11-25 – Berm looking East from rear of 1195
Sunnyfield



Tonka Auto and Marine

1.5K followers • 11 following

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Automotive Repair Shop \$\$

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Details

☆ 82% recommend (9 Reviews)

💰 \$\$

🕒 Closed now

📍 [1195 Sunnyfield Rd. N, Minnetrista, MN, United States, 55364](#)

Links

Posts



Tonka Auto and Marine is with [Amazon.com](#).

November 18, 2025 · 🌐

🚗 FYI for our Automotive customers! 🚗

Interesting News in the auto world — Amazon is now of They've launched a platform where customers can shop online through select dealerships. 👉 [aboutamazon.com](#)

🔧 As your trusted local auto repair shop, — we thought how many people shop for vehicles in the future.

🛒 What's Amazon doing?

From: [Sharon Richards](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Monday, January 19, 2026 6:30:38 PM

Dear Mr. Olson,

I am writing as a resident at 1200 Game Farm circle, to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. It has degraded my backyard view with the boats visible to me. Any increased activity will only add to that. This is a beautiful area, no need for commercial use, especially by someone who doesn't even live at the facility. Please deny this permit.

Sincerely,

January 20, 2026

To the attention of the City of Minnetrista

From: Ann Mackay and Pete Wiley, owners of 1250 Game Farm Circle

Subject: Comments on Application for Interim Use Permit (IUP) at 1195/1205 Sunnyfield Road

As owners of 1250 Game Farm Circle, we share approximately 1,200 feet of property line with the Sunnyfield Road properties requesting the IUP. We strongly urge the Planning Commission to REJECT the permit request.

We share all the concerns that have been raised by our neighbors who have written into the Planning Commission and City Council, including:

- Significant degradation in views and degradation of the natural beauty of this area
- Significant industrial noise throughout the year
- Negative impact on the residential environment from operating an industrial facility
- Property is not zoned for commercial/industrial use
- Potential fire/safety hazards

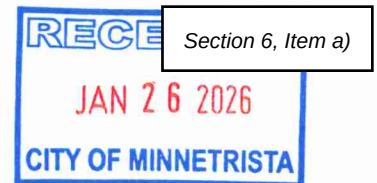
If this permit is granted, it sets an important precedent and could result in other residents turning their properties into large commercial operations. (This situation is even worse because the boat facility is owned and operated by an entity who has no physical residence in Minnetrista).

Thank you for your consideration, and we urge you to consider the views of the many Minnetrista residents who have been negatively impacted by this boat operation. Please reject the request for the IUP.

Attention Minnetrista Planning Commission

Subject: **Interim use permit for**

Tonka Auto and Marine at 1195 and 1205 Sunnyfield Rd.



From : Mike and Cindy Entinger

We have lived at 1305 Blair Rd for 44 years.

We have attended all meetings on this subject back to 10/28/2024.

Our concerns and opinions for above permit are as follows:

- Applicant does not live at or near proposed business site.
- Applicant in past has failed to respond to cities calls and letters.
- Applicant has done upgrades with fill and aggregate hauled in next to a wet land.(Were any permits pulled for this , City or MCWD?)
- The wear and tear on Sunnyfield and Blair Rds. (both Gravel Roads) is evident. They use both roads with their trucks and boats to go to storage area. According to MN DOT charts , boat trailers cause more road damage than a garbage truck. (tire width)
- See Attachment: Website posting as of January 12,2026
It is obvious from seeing these posts that 1195 Sunnyfield will be a year round auto repair , boat repair, and storage site.
- We also have concerns that vehicles , RV's, fish houses, trailers (not boat)etc. will be stored at this site.

In closing we feel that allowing the two properties 1195 and 1205 Sunnyfield Rd. to become an auto repair, boat repair and boat storage business in an area zoned agricultural devalues the surrounding properties and Homes. There are areas zoned for commercial properties in Minnetrista that is where they belong.

Mike and Cindy Entinger

mrentinger@aol.com

612-961- 9572

1/12/26



Yelp

<https://m.yelp.com>



TONKA AUTO & MARINE - Updated January 2026

TONKA AUTO & MARINE, 1195 Sunnyfield Rd N,
Minnetrista, MN 55364, 3 Photos, (952) 471-9299,
Mon - 7:30 am - 5:00 pm, Tue - 7:30 am - 5:00 pm, ...



Instagram · tonkaam

240+ followers



Tonka Auto & Marine (@tonkaam) · Long Lake, MN

248 followers · 291 posts · On the road or in the
water, your complete service center. Two locations:
Long Lake and Mound, MN.

1/12/26



MapQuest

<https://www.mapquest.com>



Tonka Auto & Marine, 1195 Sunnyfield Rd N, Mound, MN ...

Tonka Auto & Marine is a reliable auto repair shop
located in Mound MN specializing in both
automotive and marine services.

From: [Paul Selway](#)
To: [Nickolas Olson](#)
Cc: elspeth.selway@gmail.com
Subject: Opposition to IUP for 1195/1205 Sunnyfield Road
Date: Thursday, January 22, 2026 7:24:28 PM

Dear Mr. Olson,

Please accept this correspondence on behalf of **Paul and Elspeth Selway**, residents of 6385 Sunnyfield Road East, as a formal objection to the Interim Use Permit (IUP) application submitted by Tonka Auto & Marine regarding the properties at **1195 and 1205 Sunnyfield Road North**.

As long-standing members of this community, we urge the City Staff and the Planning Commission to recommend **denial** of this permit. Under Minnesota law and the Minnetrista City Code, the proposed use fails to meet the fundamental standards required for the issuance of an IUP.

1. Failure to Meet Statutory Standards (Minn. Stat. § 462.3597)

Under **Minnesota Statute § 462.3597, Subd. 2**, a governing body may only grant an interim use if "the use conforms to the zoning regulations." The subject properties are currently zoned **Residential/Agricultural**.

The applicant is proposing an industrial-scale commercial operation involving the storage of up to **100 boats** and on-site mechanical repair. This is not a "home occupation" or a minor agricultural accessory use; it is a high-intensity commercial enterprise. Granting an IUP for a use that is fundamentally at odds with the base zoning district's intent constitutes "de facto rezoning" and bypasses the rigorous protections of the City's Comprehensive Plan.

2. Incompatibility and Impact on Public Safety

An IUP must not be "injurious to the use and enjoyment of other property in the immediate vicinity" or detrimental to the public health, safety, and welfare. The proposed operation presents several irremediable impacts:

- Fire & Environmental Hazard:** The maintenance of a massive brush pile and the onsite storage/usage of hazardous marine chemicals (fuels, resins, and solvents) pose a significant fire risk to a residential corridor that relies on limited rural fire-suppression resources.
- Traffic & Infrastructure:** Sunnyfield Road is a quiet residential/agricultural artery. Introducing the frequent transport of 100+ large marine vessels will create safety hazards for local residents, cyclists, school students, and agricultural machinery, while accelerating the degradation of the road surface.
- Noise & Light Pollution:** Marine repair and commercial transport are inherently noisy. Such industrial activity is incompatible with the "quiet enjoyment" of the surrounding residential properties.

3. Precarious Precedent

Approving a commercial boat yard in a Residential/Agricultural zone via an IUP sets a dangerous precedent for the City of Minnetrista. The IUP mechanism is intended for temporary uses that are *compatible* with the area—not for forcing industrial operations into neighborhoods where they would never be permitted under standard zoning. If this permit is granted, the City effectively signals that zoning boundaries are flexible for any commercial applicant, undermining the property values and expectations of every homeowner in the area.

Conclusion

The proposed commercial operation at 1195 and 1205 Sunnyfield Road North is an **incompatible land use** that threatens the safety and character of our neighborhood. We respectfully request that the City of Minnetrista uphold the integrity of its zoning ordinances and **deny the application** for this Interim Use Permit.

We trust that you and the city representatives will consider our objection.

We intend to attend the public hearing on **Monday, January 26th**, to further voice our concerns.

Sincerely,

Paul Selway & Dr Elspeth Selway

6385 Sunnyfield Road East, Minnetrista, MN 55364

phone: 952-836-9190

From: [Cheryl Shaver](#)
To: [Nickolas Olson](#)
Subject: Opposition To IUP For 1195/1205 Sunnyfield Road
Date: Friday, January 23, 2026 11:04:58 AM

We are a very closely located household/neighbor on Sunnyfield Road and we oppose this commercial operation currently illegally happening at 1195/1205 Sunnyfield Road due to environmental impact, neighborhood character, fire safety, traffic, and noise concerns. Obviously, the reason this business owner (Gillespie) wanted to set up shop in our neighborhood was to save money (at our expense) on residential land value verses commercial land. If the city counsel decides to vote in favor of the business I suggest (to save the city hassles like this in the future) they change the zoning in the entire city to Commercial/Industrial/Residential.

This is the definition I found for IUP: An Interim Use Permit (IUP) is a land-use tool allowing temporary, conditional property usage until a specific date, event, or zoning change occurs, ensuring compatibility with surrounding areas.

Unlike permanent zoning, IUPs are used for short-term or transitional projects, often requiring detailed site plans, landowner signatures, and review by local planning authorities. IF this is an IUP, could you please tell how long temporary will be? Why not just nip this in the butt and end it now, please.

Jim and Cheryl Shaver
6475 Sunnyfield Road East
952/472-5118

Matt Carlson
Kelsey Carlson
6551 W Branch Rd
Minnetrista, MN 55364
Kinkride08@gmail.com
(612) 750-9035

January 16, 2026

Nickolas Olson
Senior City Planner
City of Minnetrista
7701 County Road 110 West
Minnetrista, MN 55364-9552

Subject: Formal Opposition to Interim Use Permit for Boat Storage and Repair Business

Dear Mr. Olson,

We are writing in response to the notice regarding the interim use permit application for a proposed boat storage and repair business near our home. We would like to formally state our strong opposition to this request.

We chose to live here in a rural environment specifically for the peace, quiet, open space, and low traffic that comes with a rural setting. A commercial boat storage and repair operation is not compatible with the character or intended use of this area.

We are conservationists, and, as a mechanic and fisherman, Matt brings firsthand knowledge of the environmental risks involved. Our foremost concern is the environmental impact. We clearly understand the dangers and negative consequences of allowing an operation like this to occur within a watershed district. Petroleum products are devastating to aquatic wildlife, and our soil and water wells are already contaminated due to years of past malpractice. Allowing another operation involving fuels, oils, and chemicals would only increase the risk of further contamination and long-term environmental harm.

This type of business would bring significant negative impacts, including increased noise from repairs and equipment, increased traffic from customers towing boats and large trailers, and added safety concerns on roads that are not designed for frequent heavy or commercial traffic. In a rural area, noise travels much farther and would directly affect nearby homes and properties.

We are also concerned about dust, road wear and damage, and the general industrial and commercial appearance this business would introduce into an otherwise quiet and scenic area. The outdoor storage of boats and ongoing repair activity would permanently change the nature of the neighborhood.

Additionally, this type of commercial operation would likely have a negative impact on surrounding property values and would set an unwanted precedent for further commercial encroachment into a rural residential area.

For these reasons, we strongly urge the city to deny this interim use permit and preserve the rural, environmentally friendly, safety, and quality of life in our community.

Thank you for your time and consideration.

Sincerely,

Matt Carlson
Kelsey Carlson
6551 W Branch Rd
Minnetrista, MN 55364
Kinkride08@gmail.com
(612) 750-9035

From: [Kelsey Carlson](#)
To: [Nickolas Olson](#); [Minnetrista](#)
Cc: [Matt Carlson](#)
Subject: Formal Opposition to Interim Use Permit for Boat Storage and Repair Business
Date: Saturday, January 17, 2026 9:10:17 AM

Mr. Olson,

We are writing in response to the notice regarding the interim use permit application for a proposed boat storage and repair business near our home. We would like to formally state our strong opposition to this request. This letter is also being mailed to your office.

We chose to live here in a rural environment specifically for the peace, quiet, open space, and low traffic that comes with a rural setting. A commercial boat storage and repair operation is not compatible with the character or intended use of this area.

We are conservationists, and, as a mechanic and fisherman, Matt brings firsthand knowledge of the environmental risks involved. Our foremost concern is the environmental impact. We clearly understand the dangers and negative consequences of allowing an operation like this to occur within a watershed district. Petroleum products are devastating to aquatic wildlife, and our soil and water wells are already contaminated due to years of past malpractice. Allowing another operation involving fuels, oils, and chemicals would only increase the risk of further contamination and long-term environmental harm.

This type of business would bring significant negative impacts, including increased noise from repairs and equipment, increased traffic from customers towing boats and large trailers, and added safety concerns on roads that are not designed for frequent heavy or commercial traffic. In a rural area, noise travels much farther and would directly affect nearby homes and properties.

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Additionally, this type of commercial operation would likely have a negative impact on surrounding property values and would set an unwanted precedent for further commercial encroachment into a rural residential area.

For these reasons, we strongly urge the city to deny this interim use permit and preserve the rural, environmentally friendly, safety, and quality of life in our community.

Thank you for your time and consideration.

Regards,

Matt Carlson
Kelsey Carlson
6551 W Branch Rd
Minnetrista, MN 55364
(612) 750-9035

From: [JS](#)
To: [Nickolas Olson](#)
Subject: mailing received from jim & jane samuelson
Date: Wednesday, January 21, 2026 7:40:52 AM

Mr. Olson. Sue and I support the Samuelsons in their desire to keep Tonka Auto and Marine out of their neighborhood. People choose their homes and neighborhoods for a reason and traumatic change is often not desirable unless no options are available. Minnetrista is a big empty township still. Surely traumatizing a whole neighborhood for the sake of boat storage is avoidable. Thank you for your attention. John Steininger & Sue Magraw. 6610 Game farm Road East.

From: [Faye Blackowiak](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Tuesday, January 20, 2026 12:57:55 PM

Warning! Mesh suspects this email is **Spam**. [From: faye@blackowiak.com, **External**]

Contact your IT Provider before clicking on any links or responding to the email.

Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,

Faith & Frank Blackowiak
1155 Sunnyfield Rd N
Minnetrista Mn 55364

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

From: [Laura Coey](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Friday, January 23, 2026 10:07:06 AM

Hello Nick,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

15 years ago, we started looking for land in the west metro area to build our dream house. We searched high and low and finally found and fell in love with Minnetrista. We chose Minnetrista because of how breathtakingly beautiful the landscape is. The rolling hills, the idyllic hobby farms, and the horses! It has the feel as if you are in the country, but then you are still so close to the city. It was perfect! Then we had to wait to find just the right piece of land. We have been living in our home now for the past two and a half years and it is magical. We love living here, as it is so peaceful and tranquil.

Previously, when the question of this permit came up, I was concerned. But I did not voice these concerns. I did, however, read the meeting minutes to find out the result. I was disappointed to see that the business owner does not live at the property and rather simply uses it as a commercial space in which to conduct their business.

At first, I was simply concerned about the aesthetics of this commercial operation on our beautiful landscape. Now I will add to my concerns, the industrial scale of the operation and the fire safety risks. Lastly, I am concerned about the precedent that this permit sets.

This commercial business does not fit into our residential neighborhood.

Please deny this permit.

Sincerely,
Laura Coey

Laura Coey
612.701.8373

From: [Matt Coey](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Friday, January 23, 2026 10:38:14 AM

Hi Nick:

I am writing to oppose the Interim Use Permit requested for the properties at 1195 and 1205 Sunnyfield Road North.

The proposed use is not compatible with the surrounding residential and rural landscape. This area is defined by low-density homes, hobby farms, and open scenic views. Introducing a non-owner-occupied commercial operation of this scale disrupts the established character of the neighborhood.

In addition to visual impacts, the operation raises concerns related to intensity of use and fire safety. These risks are particularly troubling given the proximity of neighboring homes and agricultural properties. The site appears to function more like an industrial operation than a limited, temporary use typically contemplated under an Interim Use Permit.

Approval of this permit would also set an unfavorable precedent by allowing commercial activity that does not align with the intent of residential zoning or long-term community planning goals.

For these reasons, I respectfully request that the Interim Use Permit be denied.

Thank you for your time and consideration.

Sincerely,

Matthew Coey

From: [Sherry Maas](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Tuesday, January 20, 2026 10:53:49 AM

Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,
Sherry Maas
Sent from my iPhone

From: [Carolyn](#)
To: [Nickolas Olson](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Tuesday, January 20, 2026 3:32:03 PM

Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,
Carolyn & John Porter
Sent from Carolyn's iPhone

From: [Rebecca M](#)
To: [Nickolas Olson](#)
Subject: 1195/1205 IUP?!
Date: Friday, January 23, 2026 6:02:44 PM

To Nickolas Olson and the deciders of the Gillispie-Coen request at the Planning Commission on Monday 26 Jan 2026:

>>>>>>>>>>to be read aloud at hearing>>>>>>

The Agricultural zoning of the area DOES matter.

We were saddened to hear the news over a year ago when Blakowiak's long running, stable, and important business shifted (pressures unbeknownst yet imaginable) though throughout the neighborhood there was a change from the rumble of trucks to the clatter of trailers as the boats were tucked back into what used to be evergreen grove. The office renovated, there was seemingly little impact otherwise-- and a busyness that surpasses neighborly gatherings of olde.

Why here? The neighbors want to know..... Why are there so many boats disallowed from being stored on their owners' properties.....and so many on the lake glossing over the issues the drivers could dedicate themselves to instead? We are lucky to have entire departments dedicated to clean water, watershed awareness, countering invasive species, managing air quality. But the actions of those who are NOT actively improving the environment risks eclipsing the caretaker capacity. At a time when regeneration is returning nutrients to our soils, we do NOT need careless use, spill, or overuse of noxious chemicals to pollute our watershed. At this time when neighbors continue to provide services and livelihoods via agricultural continuance, we see opportunity to reconsider some fallow fields but NOT to be destroyed, eroded, nor covered in heavy metals, rusts, chemicals, nor concretes.

We the People have a responsibility to ensure livability for our future generations. While there are differing ideas of what that ideal looks like, we must refer to current bioavailability, technological realities, and population-level basics to avoid damage of resources and remain a pristine source for recovering health.

<<<<<<<<<<< Thank you.

Rebecca
Sunnyfield Neighbor

From: [Corey Winkler](#)
To: [Nickolas Olson](#)
Cc: [Theresa Beth](#)
Subject: Opposition to IUP for 1195/1205 Sunnyfield Rd
Date: Tuesday, January 20, 2026 3:07:04 PM

Dear Mr. Olson,

I am writing as a resident to oppose the Interim Use Permit requested for 1195 and 1205 Sunnyfield Road North.

I am concerned about the industrial scale of the operation, the fire safety risks, and the incompatibility with our residential neighborhood. Please deny this permit.

Sincerely,

Corey Winkler

Sent from my iPhone

RESOLUTION NO. 24-26

CITY OF MINNETRISTA

**RESOLUTION DENYING AN INTERIM USE PERMIT FOR A
COMMERCIAL BOAT REPAIR AND OUTDOOR STORAGE ON THE
PROPERTIES AT 1195 AND 1205 SUNNYFIELD ROAD NORTH**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City has adopted a zoning ordinance, codified in chapter 5 of the city code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, 1195 Sunnyfield LLC is the fee owner of the property located at 1195 Sunnyfield Road North, which is legally described on Exhibit A attached hereto; and

WHEREAS, 1205 Sunnyfield LLC is the fee owner of the property located at 1205 Sunnyfield Road North, which is legally described on Exhibit B attached hereto; and

WHEREAS, 1195 Sunnyfield LLC and 1205 Sunnyfield LLC (the “Applicant”) have applied for an interim use permit to operate a commercial boat repair and outdoor storage on the properties located at 1195 and 1205 Sunnyfield Road North (the “Properties”); and

WHEREAS, the Properties are located within the City’s Agriculture zoning district, and

WHEREAS, in 2024, the Applicant applied for an interim use permit and, after hearing many concerns and issues raised by the neighbors and the City during the review of the application, withdrew their request; and

WHEREAS, as part of the legal process, the City and the Applicant participated in a day-long mediation, and one of the suggestions was for the Applicant to reapply for an Interim Use Permit (IUP) with an improved application that addresses the many concerns and issues raised during the review of the previous submittal;

WHEREAS, on January 26, 2026, the Minnetrista planning commission considered the requested interim use permit, took public testimony and voted 4-2 to recommend denial of the interim use permit; and

WHEREAS, on February 18, 2026, the City Council reviewed the interim use permit, considered the recommendations of city staff and the planning commission and the public testimony received.

NOW, THEREFORE, BE IT RESOLVED, the City has found the application inadequately addresses the concerns and issues raised during review and the included landscape plan does not adequately improve the screening from the roadway and neighboring properties.

NOW, THEREFORE, BE IT FURTHER RESOLVED, the City Council makes the following findings of fact with regard to the interim use permit:

- 1. Inconsistent with Comprehensive Plan Designations:**

The Properties are currently designated for long-term rural use in the City’s comprehensive plan. This designation supports agricultural uses and large-lot residential developments. The proposed commercial business use is fundamentally inconsistent with the vision for this area, which aims to preserve its rural character for agricultural and residential purposes. Allowing a commercial operation would conflict with the long-term planning goals for the area.
- 2. Zoning and Neighborhood Character:**

The Properties and surrounding area are zoned for agriculture, which aligns with the existing land use patterns of large-lot residential homes and agricultural operations. The proposed commercial use would disrupt the established character of the neighborhood, introducing a business activity that is entirely out of place in this setting. The scale and nature of the proposed operation would be incompatible with the agricultural and residential zoning that currently governs the area.
- 3. Environmental Concerns – Proximity to Wetlands:**

The Properties contain approximately 13.27 acres of wetlands, including seasonally flooded basins, shallow marshes, and public waters wetlands. The proposed commercial use is located in close proximity to these sensitive environmental areas. There is significant concern that any accidental leakage of oils, fuels, or other harmful substances from vehicles or boats associated with the business could drain into the wetlands, causing environmental degradation. The potential for contamination threatens the water quality and the health of local wildlife.
- 4. Visual Impact and Aesthetic Concerns:**

Much of the proposed commercial use would be located outdoors and be highly visible from the roadway and neighboring properties. Given the size of the boats and vehicles involved and the sheer number of boats and vehicles present, it would be impossible to effectively screen the site from view. The visibility of this commercial activity would have a negative impact on the aesthetic character of the area and significantly diminish the quality of life for surrounding property owners, who have chosen to live in a rural, residential setting.
- 5. Traffic and Infrastructure Impact:**

The proposed commercial use would generate a significant increase in traffic, particularly the transport of large boats and vehicles. This level of traffic is far above what is typical or permitted for properties within the agricultural zoning district. Additionally, the increased traffic has already caused damage to the gravel road that serves as a primary access route for residents. The city is responsible for maintaining this road, and the increased wear-and-tear would impose an undue burden on city resources. More frequent and larger vehicles would also disrupt traffic flow and pose a safety risk for residents.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista, based on the record before it and the above findings, hereby denies the interim use permit to operate a commercial boat repair and outdoor storage on the Properties.

This resolution was adopted by the City Council of the City of Minnetrista on the 18th day of February, 2026 by a vote of _____ Ayes and _____ Nays.

ATTEST:

Lisa Whalen, Mayor

Ann Meyerhoff, City Clerk

EXHIBIT ALegal Description of the 1195 Sunnyfield Road North:

The North 24 feet of the East 152 feet of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest Quarter of the Northeast Quarter, Section 10, Township 117 North, Range 24 West of the Fourth Principal Meridian.

AND

The North half of the South half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, except the South 24 feet of the West 152 feet thereof, according to the Government Survey thereof, Hennepin County, Minnesota.

EXHIBIT B**Legal Description of the 1205 Sunnyfield Road North:**

The South 10 acres of the West Half of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota.

Except:

The North 24 feet of the East 152 feet.

Abstract Property.

Par 1: That part of Section 10, Township 117, Range 24, described as follows: That part of the East 908 feet of the West Half of the Southeast Quarter of said Section 10 which lies North of the following described line: Beginning at the Northeast corner of the South 1620 feet of the East 908 feet of the West Half of Southeast Quarter of said Section 10; thence on an assumed bearing of South 89 degrees 40 minutes 40 seconds West along the North line of said South 1620 feet a distance of 454.00 feet to the West line of the East 454 feet of the West Half of the Southeast Quarter of Section 10; thence North 81 degrees 20 minutes 23 seconds West a distance of 459.31 feet to the West line of said East 908 feet and there terminating; EXCEPT the East 150 feet of the North 162 feet thereof as measured along the North and East lines of said West Half of the Southeast Quarter, Hennepin County, Minnesota.

Par 2: The South 24 feet of the West 152 feet of the North Half of the South Half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 117, Range 24, Hennepin County, Minnesota.

The West boundary line of the above described land has been marked by Judicial Landmarks set pursuant to Torrens Case No. 19459. (as to land in Par 1)

Property is Torrens, Certificate of Title Number 865757.

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: Application from Bahram Akradi for a comprehensive plan amendment and expansion of the Metropolitan Urban Services Area (MUSA) for the properties located along State Highway 7.

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: February 18, 2026

Overview: Application from Bahram Akradi (the “Applicant”) for a comprehensive plan amendment to change the future land use in the 2040 Minnetrista Comprehensive Plan from Urban Reserve to Residential Low-Medium and expansion of the Metropolitan Urban Services Area (MUSA) for the properties located at 7385, 7501 and 7635 State Highway 7; Staged Development District; PID #'s 33-117-24-43-0003, 33-117-24-42-0003, 33-117-24-32-0001 (collectively the “Properties”).

Background: The Applicant is working with M/I Homes and Rachel Development to develop a concept plan for approximately 162 gross acres included with this Comprehensive Plan Amendment request. The net acreage is roughly 120 acres without subtracting stormwater ponding and 101 acres if the stormwater ponding is subtracted. This is a discussion point to be had with the Met Council. The proposed concept will meet the expected 3.5 units/acre in the Met Council’s 2050 System Statements.

Discussion: The requested Comprehensive Plan Amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan. The Properties are presently guided for Urban Reserve. In order to facilitate future development, the Applicant is requesting to change the guidance of the Properties to Residential Low-Medium. This is an existing land use category that was removed for all future development with the 2040 update, but maintained for existing developed parcels. Given the expected density, this land use category is the most appropriate for the Properties. In addition to adding back the Residential Low-Medium, the minimum density for the Residential Low will need to be increased from 1.15 to 2 units/acre in accordance with the Met Council guidelines for density of 3.5 units/acre overall for the City.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 1 neighboring property owner and explained the request. No formal written comments or concerns regarding this request have been received.

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.

Planning Commission Recommendation: The Applicant’s request was presented to the Planning Commission at their October 25, 2025 meeting. At that meeting, the Planning Commission held the required public hearing. Between the Applicant and those from the public in attendance, around 9 people spoke on matters primarily related to traffic, property impacts, and the city’s long-range growth plans. After holding the hearing and receiving public testimony on the request, the Planning Commission discussed amongst themselves and ultimately made a motion to recommend the city council approve the comprehensive plan amendment. Motion passed 4-1 (Nay – Gangsted). Absent: Young, Livermore, Rognli, and Taylor.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be made which support the motion. Findings of fact based on the information submitted by the Applicant may be as follows:

- 1. The Property is presently zoned Staged Development District, which is consistent with the proposed Residential Low-Medium future land use designation;
- 2. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
- 3. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

Recommended Action: Motion to adopt a resolution to approve the requested Comprehensive Plan Amendment at 7385, 7501 and 7635 State Highway 7; Staged Development District based on certain findings of fact outlined in the staff report and subject to the following conditions:

- 1. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property as required; and
- 2. The Applicant is responsible for all fees incurred by the City in review of this application.

Attachments:

- 1. Location Map
- 2. Applicant’s Narrative
- 3. Proposed Concept Plan
- 4. Res. No. 22-26 Approve Comprehensive Plan Amendment along Highway 7

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.

7385, 7501 and 7635 State Highway 7 and 4520 Grimm Road

Section 6, Item b)



1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



COMPREHENSIVE PLAN
AMENDMENT/SKETCH
PLAN AND SIMPLE
SUBDIVISION REQUEST –
7385, 7501 AND 7635
STATE HIGHWAY 7 AND
4520 GRIMM ROAD

INTRODUCTION

M/I Homes of Minneapolis/St. Paul, LLC (M/I Homes), partnering with Rachel Development, Inc., is submitting application for a Comprehensive Plan Amendment to amend the properties located at 7385, 7501, and a portion of 7635 State Highway 7 (a total of approximately 140 gross acres) from Urban Reserve to Residential Low Medium. This Comprehensive Plan Amendment will expand the City's existing Metropolitan Urban Services Area (MUSA), as these properties are not within the current MUSA and will require urban services to develop. With the Comprehensive Plan Amendment, we are providing a draft sketch plan to demonstrate an anticipated layout showing developable area and a plan that meets the required density and are also requesting a simple subdivision to make 4520 Grimm Road a larger parcel, reducing the lot size of 7635 State Highway 7. We are requesting that 4520 Grimm Road remain in Urban Reserve and the remaining portion of 7635 State Highway 7 be re-guided to Residential Low Medium.

MUSA EXPANSION

As previously mentioned, the current land use designation of the properties is Urban Reserve, an area of the City identified as a future urban area in the event of a MUSA expansion. A significant amount of acreage in the current 2040 MUSA included what was once undeveloped acreage but is now fully platted as Woodland Cove development (approximately 178.6 net acres). Woodland Cove will be fully built out by next year with no vacant lots. According to Zonda, there are currently only 63 vacant developed lots within the City. Additionally, while there are still approximately 214 net acres of undeveloped Residential Low density land and 43 net acres of undeveloped Residential Medium density land located within the City's MUSA, a large portion of this acreage is located to the east of Kings Point Road (approximately 115 gross acres of Residential Low and approximately 30 gross acres of Residential Medium). This area consists mostly of parcels around 10 acres in size. Development of this area would likely require an assemblage of land, engaging several different property owners, which causes uncertainty in timing on when this area may develop. There are also approximately 60 gross acres of undeveloped land on the west side of the City planned for Residential High-density development, but it is unknown at this time when this area will develop. Expansion of the MUSA to large developable parcels owned by a willing seller will help ensure that development within the City will continue in the near future and that the City will be on track to meet population projections outlined by the Metropolitan Council.

LAND USE CATEGORY

The Metropolitan Council has informed the City that property brought into the MUSA will need to comply with the Metropolitan Council's 2050 Systems Statement. The 2050 Systems Statement designates this portion of the City as Suburban Edge, where the predominant development pattern is low- or medium-density residential subdivisions. Suburban Edge communities will be required to have an average net density of 3.5 units per acre.

In order to avoid transferring required density elsewhere in the City, development will require a minimum density of 3.5 units per acre. The City's current Residential Low land use category is 1.15-4 units per acre. Because the Metropolitan Council calculates average net density using the minimum allowable density, this land use category cannot be used. Further, given the proximity of the proposed development to Highway 7, it makes sense for the property to be developed at a higher density than the minimum allowed in the Residential Low land use category. The City had a Residential Low-Medium land use designation with 3-5 units/acre, intended for small-lot single family home development, that is limited to areas guided in the 2030 plan. This designation was no longer used in the 2040 Comprehensive Plan because this land use category produces housing styles not commonly developed in the community. Given the required net density outlined in the 2050 Systems Statement, however, it would make sense to allow this density range to create a flexibility

of housing options within the City and allow developers and homebuilders to meet market demand. As such, we are proposing to bring the Residential Low-Medium land use category back for this development, with the goal of developing at around 3 units per acre but are willing to increase density if needed to 3.5 units per acre in order to prevent required density transfer to elsewhere in the city, as well as the flexibility to allow housing product to meet market demand.

SIMPLE SUBDIVISION

As previously stated, we are requesting a simple subdivision/lot line adjustment to increase the size of 4520 Grimm Road and are proposing that this adjusted lot remain in Urban Reserve. The reason for this is that a large portion of the west half of the site is undevelopable due to wetland and wetland buffer easements/restrictions that were recorded against the property in the early 2010's. Because of this, we are proposing that this portion remain in Urban Reserve. This lot line adjustment will also reduce the size of 7635 Highway 7, and we are requesting that this portion of 7635 Highway 7 be re-guided to Residential Low-Medium. Existing and proposed legal descriptions of these two parcels have been provided with this application.

SKETCH PLAN

We plan to develop as a Planned Unit Development (PUD), similar to approved standards within Woodland Cove with slight amendments made in response to market demand and City input. As previously mentioned, the gross acreage of the properties we are proposing develop is approximately 140 acres. We are proposing 357 homes on the site, and netting out steep slopes, wetlands and wetland buffers, and city-owned stormwater outlots, there are approximately 101 net acres, which equals a density of 3.53 units per acre. This proposed density meets the minimum required density from the Met Council 2050 Systems Statement.

There are two proposed access points off of Highway 7 – one at the southeast of the proposed development and one at the center of the development. A traffic study for the proposed development has commenced, and the findings so far have supported these as full access with the addition of turn lanes. The final traffic study will be submitted with the preliminary plat application.

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
<i>Minimum net density</i>	3 units per acre	N/A	N/A	N/A	N/A	N/A
<i>Maximum net density</i>	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre
<i>Minimum lot area (sq. ft)</i>	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

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	60 feet	24 feet	Lakefront and Custom Lots: 100 feet Large Lots: 90 feet Medium Lots: 75 feet Small Lots: 50 feet
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	7.5 feet	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 buidlings	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

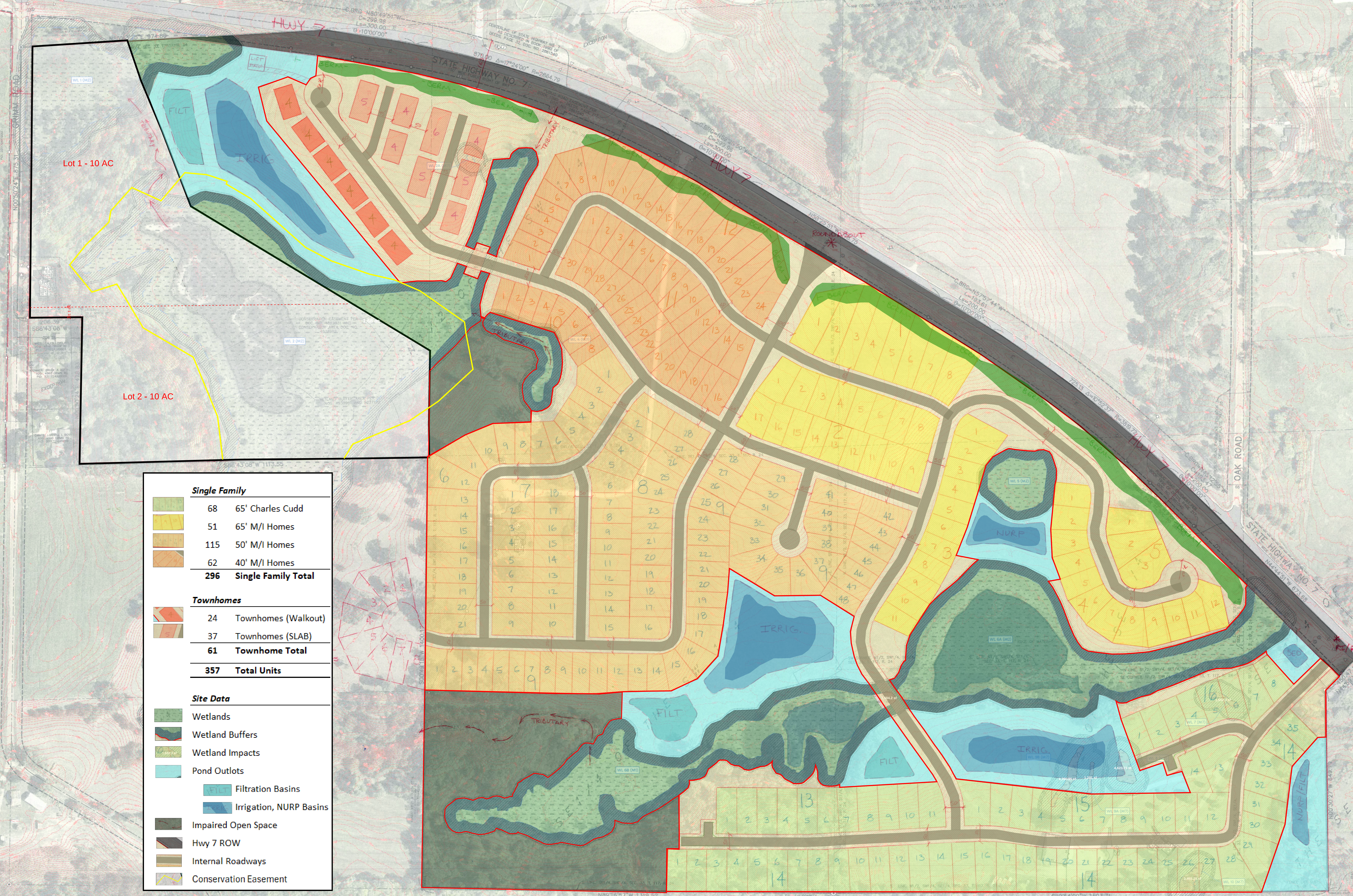
CONCLUSION/SUMMARY

In conclusion, we are proposing a Comprehensive Plan Amendment of the aforementioned properties from Urban Reserve to Low-Medium Residential as well as a simple subdivision/lot line adjustment to 4520 Grimm Road and 7635 Highway 7 based on the following:

- A minimal number of vacant developed lots within the City.
- Unknown timing of future development, a large portion of which will require an assemblage of smaller parcels.
- A goal to meet the Metropolitan Council's 2050 Systems Statement.

An Environmental Assessment Worksheet (EAW) is currently being done for the property. Once that has been finalized, the Comprehensive Plan Amendment will be submitted to the Metropolitan Council for review and approval. Following this approval, a preliminary plat and PUD application will be submitted to the City for review.

M/I - Rachel Concept Plan



RESOLUTION NO. 22-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO
CHANGE THE LAND USE DESIGNATION FROM URBAN RESERVE TO
RESIDENTIAL LOW-MEDIUM FOR 7385, 7501, AND 7635 HIGHWAY 7 AND
AUTHORIZE STAFF TO SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR
THE SAME TO THE METROPOLITAN COUNCIL**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City in 2019 adopted its comprehensive plan (the “Comprehensive Plan”) to promote the orderly, economic, and safe development and utilization of land within Minnetrista; and

WHEREAS, Bahram Akradi (the “Applicant”) is the fee owner of the land located at 7385, 7501, and 7635 Highway 7 (collectively the “Properties”) described as Exhibit A attached hereto; and

WHEREAS, the Applicant has applied for a Comprehensive Plan Amendment from Urban Reserve to Residential Low-Medium in accordance with City Code; and

WHEREAS, in addition to the proposed land use change, the minimum density of Residential Low will need to be adjusted from 1.15 to 2 units/acre in accordance with Metropolitan Council density guidelines; and

WHEREAS, on October 25, 2025, the Minnetrista Planning Commission considered the Comprehensive Plan Amendment, held a public hearing and, after consideration of the record before it, voted 4-1 in favor of recommending approval of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
2. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista, based on the above findings of fact, hereby approves the amendment to the

Comprehensive Plan that amends the land use designation of 7385, 7501, and 7635 Highway 7 from Urban Reserve to Residential Low-Medium.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista hereby authorizes and directs staff to submit a comprehensive plan amendment consistent herewith to the Metropolitan Council for review and approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 18th day of February, 2026 by a vote of ____ ayes and ____ nays.

ATTEST:

Lisa Whalen, Mayor

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the Property:

That part of the following described property lying southerly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 286154:

PARCEL 1:

Par 1:

That part of the Northwest Quarter of the Southeast Quarter of Section 33, Township 117, Range 24, described as beginning at a point on the East line of said Northwest Quarter of the Southeast Quarter distant 396 feet South from the Northeast corner of said Northwest Quarter of the Southeast Quarter; thence West at right angles to said East line 148.5 feet; thence South at right angles 330 feet; thence East at right angles 148.5 feet to said East line; thence North, along said East line, 330 feet to the point of beginning.

Par 2:

That part of the following described property:

The Southeast Quarter of the Southwest Quarter of Section 33, Township 117, Range 24

and

The North Half of the Southwest Quarter of Section 33, Township 117, Range 24, except 3 tracts of land described as follows:

- 1) That part of said North Half of the Southwest Quarter lying Northeasterly of the centerline of State Highway No. 7, as described in Book 1990 of Deeds at Page 232, Doc. No. 2861540 (regarding Parcel 21);
- 2) The North 165 feet of the South 643.5 feet of the West 132 feet of said North Half of the Southwest Quarter;
- and
- 3) The South 478.50 feet of the West 206.25 feet of said North Half of the Southwest Quarter.

which lies easterly of the following described line:

Beginning at the southeast corner of the Northwest Quarter of said Southwest Quarter; thence on an assumed bearing of North 00 degrees 49 minutes 15 seconds East, assumed bearing of said Northwest Quarter of Southwest Quarter, a distance of 350.00 feet; thence North 59 degrees 25 minutes 22 seconds West a distance of 890.79 feet; thence North 22 degrees 01 minute 51 seconds West a distance of 582.17 feet to the north line of said Northwest Quarter of Southwest Quarter.

Par 3:

That part of the West Half of the Southeast Quarter of Section 33, Township 117, Range 24, described as beginning at the Northeast corner of said West Half of the Southeast Quarter; thence South along the East line of said West Half of the Southeast Quarter a distance of 396 feet; thence West at right angles 148.5 feet; thence South at right angles 330 feet; thence East at right

angles 148.5 feet to said East line of the West Half of the Southeast Quarter; thence South along said East line to the Southeast corner of the North Half of the Southwest Quarter of said Southeast Quarter; thence West along the South line of said North Half of the Southwest Quarter of the Southeast Quarter to the Southwest corner of said North Half; thence North along the West line of said West Half of the Southeast Quarter to the Northwest corner of said West Half of the Southeast Quarter; thence East along the North line of said West Half of the Southeast Quarter to the point of beginning.

PARCEL 2:

The South Half of the Southwest Quarter of the Southeast Quarter of Section 33, Township 117, Range 24, Hennepin County, Minnesota.

And also that part of the Southeast Quarter of the Southeast Quarter of said Section 33 lying southwesterly of the centerline of State Trunk Highway 7 as described in Document No. 2861540 files of the County Recorder in and for said Hennepin County, which lies West of the following described line:

Commencing at the Southeast corner of said Section 33; thence on an assumed bearing of North 89 degrees 35' 24" West, along the south line of said Southeast Quarter of the Southeast Quarter, a distance of 1054.40 feet to the point of beginning of the line to be described; thence North 0 degrees 00' 00" East a distance of 649.79 feet; thence North 45 degrees 29' 42" East a distance of 155.28 feet to the centerline of Minnesota State Highway No. 7 and said line there terminating.

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: **Application from S & RB Investments LP for a comprehensive plan amendment and expansion of the Metropolitan Urban Services Area (MUSA) at 9400 Highway 7.**

Prepared By: **Nickolas Olson, Senior City Planner**
Through: **David Abel, Community Development Director**

Meeting Date: **February 18, 2026**

Overview: Application from S & RB Investments LP (the “Applicant”) for a comprehensive plan amendment to change the future land use in the 2040 Minnetrista Comprehensive Plan from Permanent Agriculture to Residential Low-Medium and expansion of the Metropolitan Urban Services Area (MUSA) for the property located at 9400 Highway 7; AP: Agriculture Preserve Zoning District; PID # 30-117-24-32-0004 (the “Property”).

Background: The Applicant is working with Brandl Anderson to develop the approximately 68 gross acres included with this Comprehensive Plan Amendment request. A proposed concept plan has been attached for discussion purposes, and it meets the expected 3.5 units/acre in the Met Council’s 2050 System Statements.

Discussion: The requested Comprehensive Plan Amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan. The Properties are presently guided for Permanent Agriculture, but were previously guided Urban Reserve in 2030 Comprehensive plan which means this is an area that at one point the City has considered for possible urbanization. In order to facilitate future development, the Applicant is requesting to change the guidance of the Properties to Residential Low-Medium. This is an existing land use category that was removed for all future development with the 2040 update, but maintained for existing developed parcels. Given the expected density, this land use category is the most appropriate for the Properties.

While the Applicant ultimately intends to develop the Properties, the Planning Commission should focus its review and discussion this evening on the Comprehensive Plan Amendment. There has been a concept plan included with the application and the Planning Commission can provide feedback on the concept, but no formal action regarding the concept is required at this time. The Applicant will be required to submit a separate application for any possible subdivision of the Property, at which time the Planning Commission would discuss this matter in greater detail.

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.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property. To date, staff has spoken with 1 neighboring property owner and explained the request. No formal written comments or concerns regarding this request have been received.

Planning Commission Recommendation: The Applicant's request was presented to the Planning Commission at their January 26, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. Between the Applicant and those from the public in attendance, several people spoke on matters primarily related to traffic, property impacts, and the city's long-range growth plans. After holding the hearing and receiving public testimony on the request, the Planning Commission discussed amongst themselves and ultimately made a motion to recommend the city council approve the comprehensive plan amendment. Motion passed 6-0. Absent: Young, Rognli, and Gehring.

Conclusion: The City Council should review the staff report and the recommendation of the Planning Commission. After review, the City Council should consider the entire record before it prior to making a motion. Along with making a motion, findings of fact should be made which support the motion. Findings of fact based on the information submitted by the Property Applicant are as follows:

1. The Property is presently zoned Agriculture Preserve. It is anticipated that a rezoning to Planned Unit Development will be needed in the future, which will be consistent with the proposed Residential Low-Medium future land use designation;
2. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
3. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

Recommended Action: Motion to adopt a resolution approving the requested Comprehensive Plan Amendment at 9400 State Highway 7 based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. The Applicant obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property as required; and
2. The Applicant is responsible for all fees incurred by the City in review of this application.

Attachments:

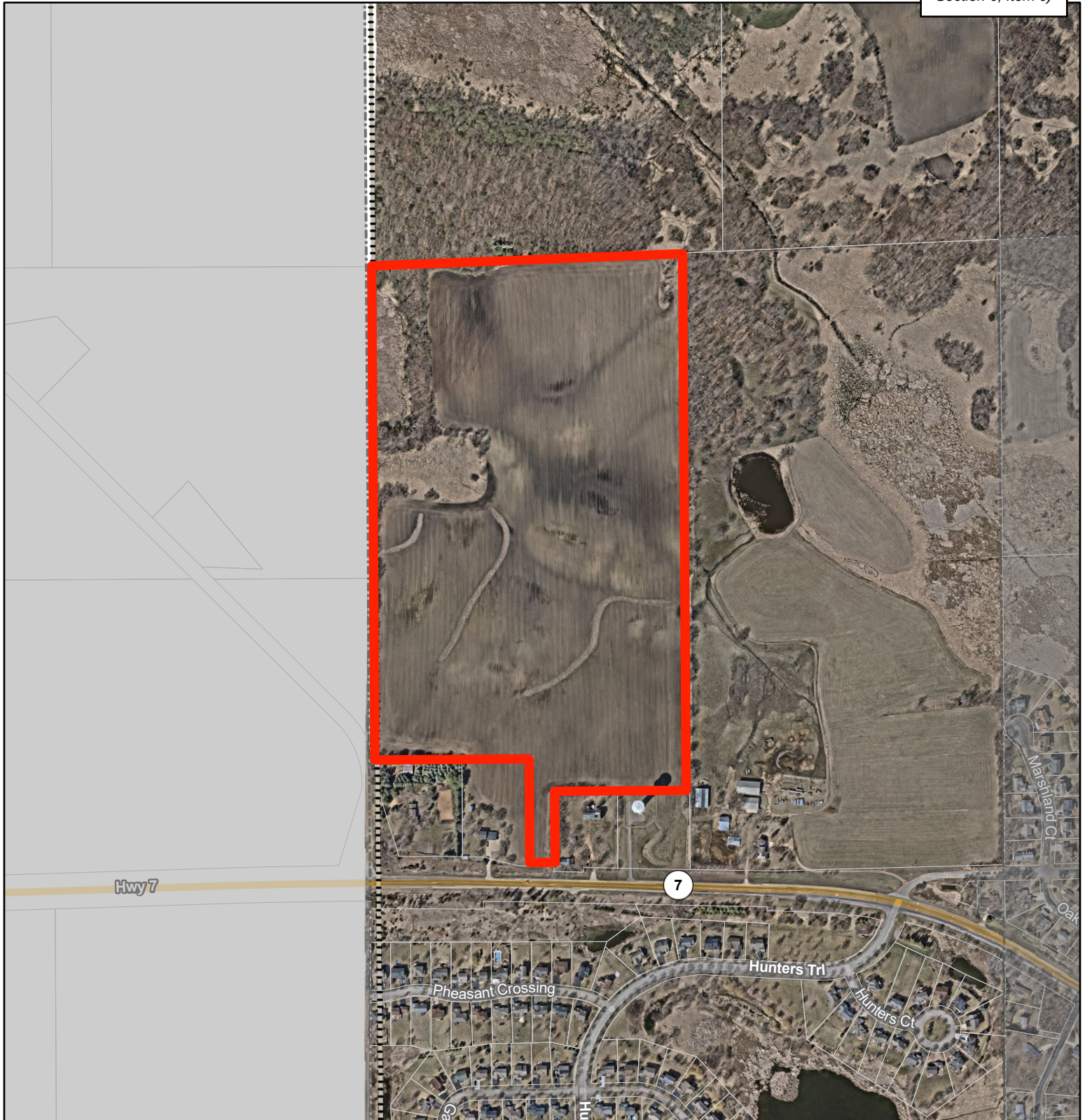
1. Location Map
2. Applicant's Narrative
3. Current Concept Plan (subject to change)
4. Proposed Land Use Map
5. Res. No. 23-26 Approving Comprehensive Plan Amendment at 9400 Highway 7

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.

9400 Highway 7

Section 6, Item c)



1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



Comprehensive Plan Amendment Narrative
Boll Property (PID: 3011724320004)

Applicant: Seven Oaks, LLC (Brandl Anderson Homes)

Address: 221 River Ridge Circle South
Burnsville, MN 55337

Phone: 952-898-0230

Contact: Chris Contreras - ccontreras@brandlanderson.com

Project Manager: John Anderson - johnbranderson@aol.com
612-598-4987

Legal Description: Attached

Proposed Plat Name: Seven Oaks

Parcel Acreage: Approximately 67.77 acres or 2,952,061 square feet

Area to be re-guided: The entire parcel is to be re-guided and rezoned.

Current Zoning: AP: Agricultural Preserve Zoning District.

Proposed Zoning: PUD: Planned Unit Development Zoning District.

Current Land Use: Permanent Agriculture.

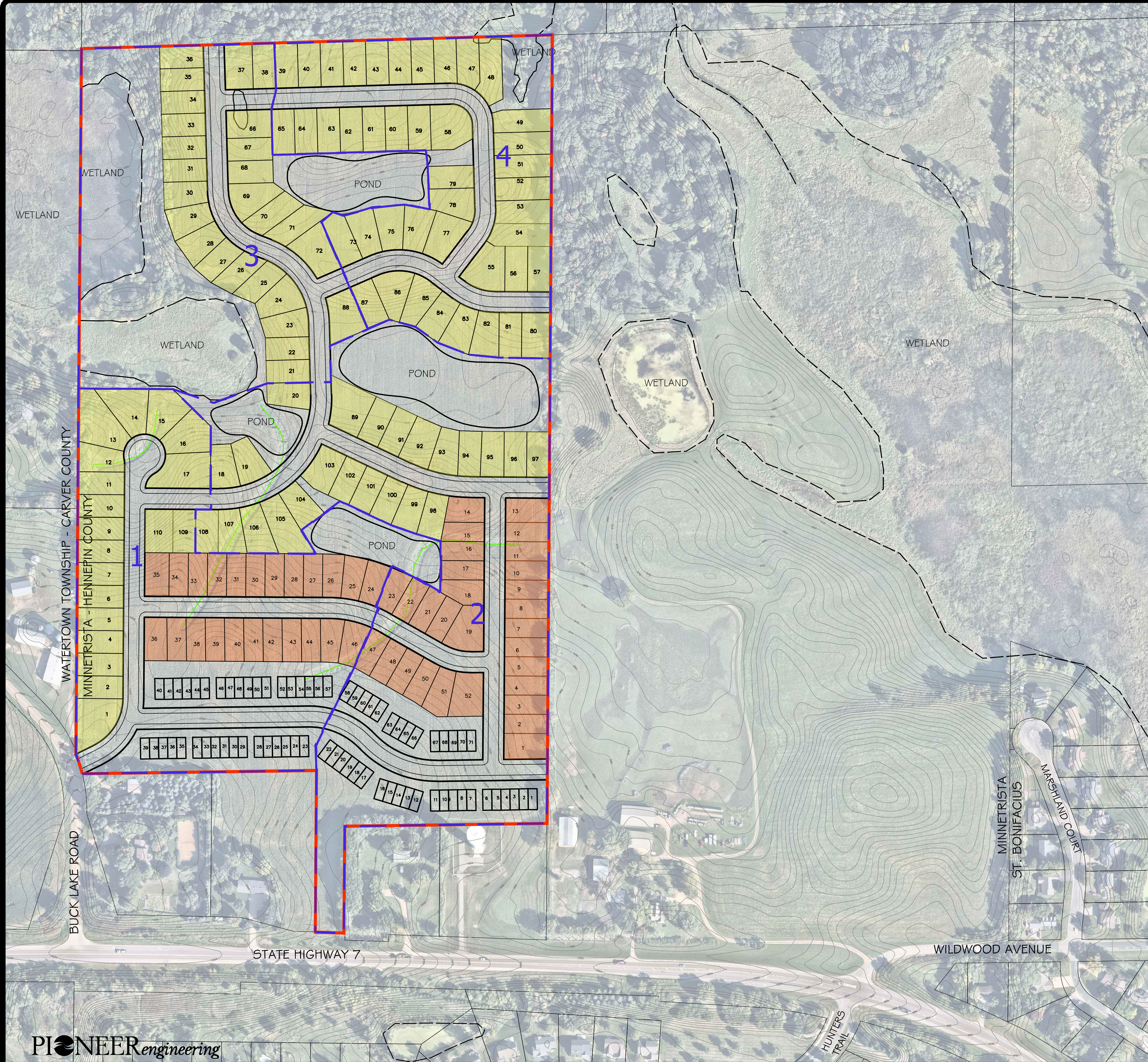
Proposed Land Use: Mixed Residential.

Existing Uses: Agricultural Farmland with some wetlands and wooded areas.

Concept Plan: A concept plan is attached that shows a total of 233 units.
Single-family (65' wide lots): 110 lots
Villa (55' wide lots): 52 lots
Townhomes: 71 units

Compatibility Statement: The proposed comprehensive plan amendment and rezoning would be consistent with the planning of the city since the City of Minnetrista's new water tower on the north side of Trunk Highway 7 is located on property that was subdivided from this property and purchased from the current landowner. Property to the south is already developed to urban standards.

and the City of St. Bonifacius is located a quarter of a mile to the east. With existing public infrastructure, including water and sanitary sewer located near the property and its close proximity to Trunk Highway 7, development of this property makes perfect sense in terms of the future growth of Minnetrista.



SITE DATA:

GROSS AREA: ±67.8 ACRES
WETLAND AREA: ±5 ACRES
NET DEVELOPABLE AREA: ±62.8 ACRES

2040 GUIDE PLAN: PERMANENT AGRICULTURE
CURRENT ZONING: AP-AG PRESERVE

PROPOSED LAND USE: RESIDENTIAL LOW (1.15-4 UNITS/ACRE)
PROPOSED ZONING: R-2A (PUD)

R-2A STANDARDS:
WIDTH: 70'
DEPTH: 100'
AREA: 9,500 SF
FRONT SETBACK: 30'
REAR SETBACK: 25'
SIDE SETBACK: 10'

PROPOSED PUD STANDARDS (SINGLE FAMILY):
WIDTH: 65', 55'
AREA: 6,800 SF
FRONT SETBACK: 25'
SIDE SETBACK: 7.5'
REAR SETBACK: 25'

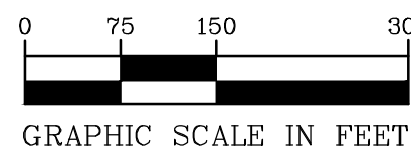
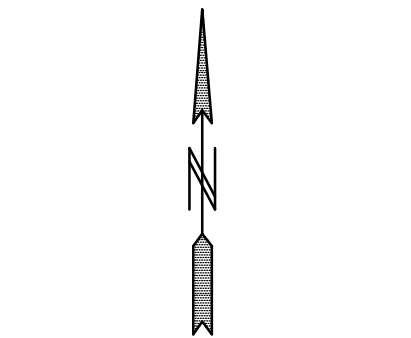
PROPOSED PUD STANDARDS (MULTI FAMILY)
FRONT SETBACK: 25' (FROM ROW OR PRIVATE DRIVE)
SETBACK BETWEEN BUILDINGS: 20'
PERIMETER SETBACK: 25'

PROPOSED UNITS: 233
65' SINGLE FAMILY: 110
55' VILLA: 52
TOWNHOMES: 71
NET DENSITY: 3.7 UNITS/ACRE

PROPOSED ROW: 8,800 LF

PHASE 1: 77 UNITS (19 SF, 23 VILLA, 35 TH)
NET: 16.3 ACRES
ROAD: 2,440
PHASE 2: 88 UNITS (23 SF, 29 VILLA, 36 TOWNHOME)
NET: 22.5 ACRES
ROAD: 3,220 LF
PHASE 3: 26 SF
NET: 11.8 ACRES
ROAD: 1,440 LF
PHASE 4: 42 SF
NET: 12.2 ACRES
ROAD: 1,700 LF

TOTAL NET: 62.8 ACRES
TOTAL ROAD: 8,800 LF
TOTAL UNITS: 233



CONCEPT BASED ON AVAILABLE DATA
NO ENGINEERING
NO SURVEYING
WETLANDS HAVE NOT BEEN DELINEATED
CONCEPT SUBJECT TO CHANGE WITHOUT NOTICE

PIioneerengineering
CIVIL ENGINEERS • LAND PLANNERS • LAND SURVEYORS • LANDSCAPE ARCHITECTS

2422 Enterprise Drive
Mendota Heights, MN 55120

(651) 681-1914
Fax: 681-9488
www.pioneereng.com

I hereby certify that this plan was prepared by
me or under my direct supervision and that I
am a duly Licensed Landscape Architect
under the laws of the State of Minnesota

Name
Jennifer L. Thompson
Reg. No. 44763 Date

Revisions

Date 12-14-2025
Designed JLT
Drawn JLT

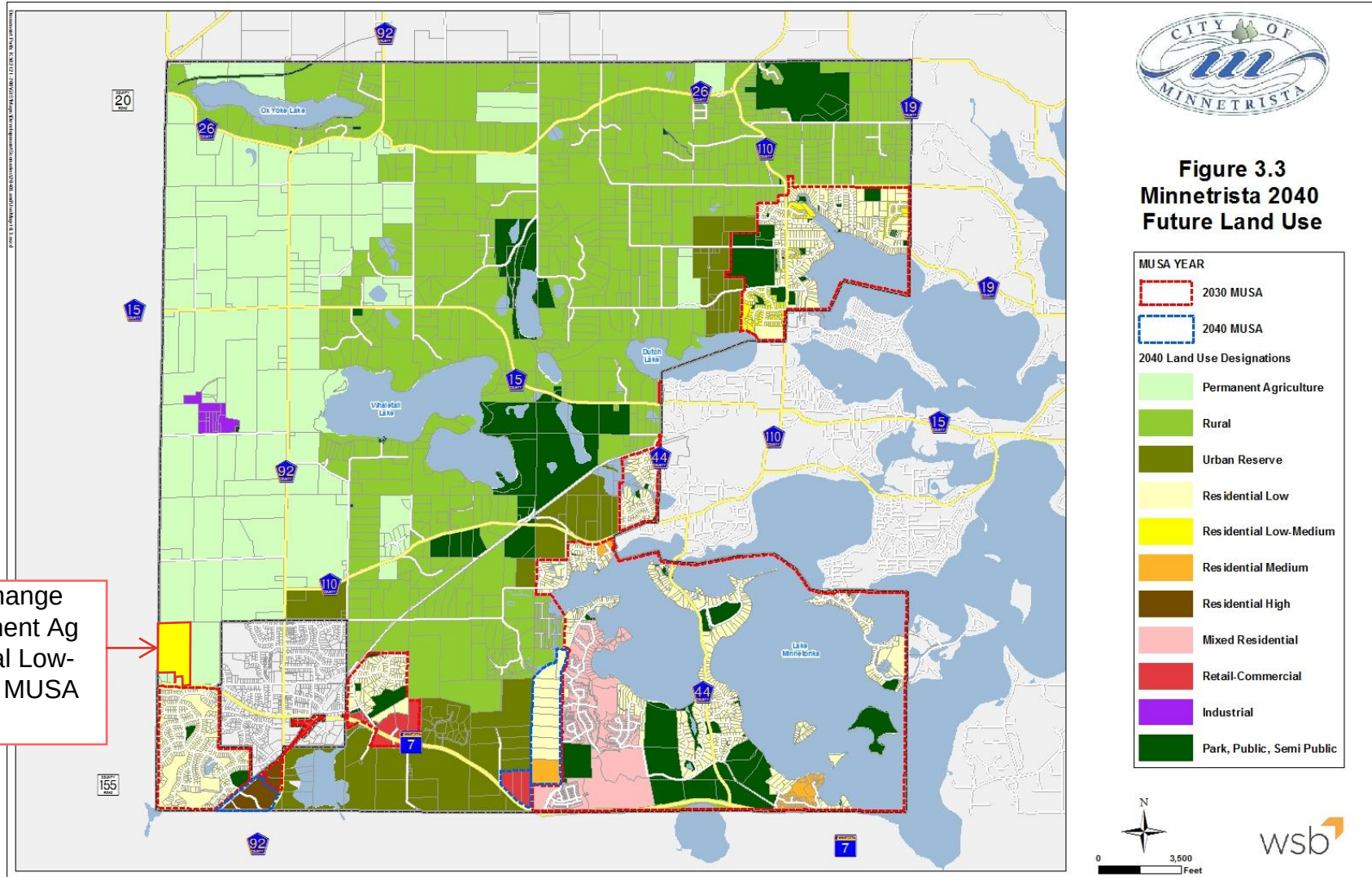
CONCEPT PLAN 4

JOHN ANDERSON

BOLL PROPERTY
MINNETRISTA, MINNESOTA

1 OF 1

Proposed Change
from Permanent Ag
to Residential Low-
Medium and MUSA
Expansion



RESOLUTION NO. 23-26
CITY OF MINNETRISTA

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO
CHANGE THE LAND USE DESIGNATION FROM PERMANENT AGRICULTURE TO
RESIDENTIAL LOW-MEDIUM FOR 9400 HIGHWAY 7 AND AUTHORIZE STAFF TO
SUBMIT A COMPREHENSIVE PLAN AMENDMENT FOR THE SAME TO THE
METROPOLITAN COUNCIL**

WHEREAS, the city of Minnetrista (the “City”) is a municipal corporation, organized and existing under the laws of Minnesota; and

WHEREAS, the City in 2019 adopted its comprehensive plan (the “Comprehensive Plan”) to promote the orderly, economic, and safe development and utilization of land within Minnetrista; and

WHEREAS, S & RB Investments, LP, a Minnesota limited partnership (the “Applicant”) is the fee owner of the land located at 9400 Highway 7 (collectively the “Properties”) described as Exhibit A attached hereto; and

WHEREAS, the Applicant has applied for a Comprehensive Plan Amendment from Permanent Agriculture to Residential Low-Medium in accordance with City Code; and

WHEREAS, on January 26, 2026, the Minnetrista Planning Commission considered the Comprehensive Plan Amendment, held a public hearing and, after consideration of the record before it, voted 6-0 in favor of recommending approval of the requested Comprehensive Plan Amendment; and

WHEREAS, the City Council has reviewed the application, as submitted, and has made the following findings of fact:

1. The proposed comprehensive plan amendment will not alter the system statement or forecasts determined by the Metropolitan Council for the City; and
2. The proposed comprehensive plan amendment is in compliance with the goals and policies set forth in the 2040 Comprehensive Plan.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city of Minnetrista, based on the above findings of fact, hereby approves the amendment to the Comprehensive Plan that amends the land use designation of 9400 Highway 7 from Permanent Agriculture to Residential Low-Medium.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the city

of Minnetrista hereby authorizes and directs staff to submit a comprehensive plan amendment consistent herewith to the Metropolitan Council for review and approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 18th day of February, 2026 by a vote of ____ ayes and ____ nays.

ATTEST:

Lisa Whalen, Mayor

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of the Property:

The West Half of the Southwest Quarter of Section 30, Township 117, Range 24 West, Hennepin County, Minnesota

EXCEPT that part thereof embraced within the plat of Bollderidge.

EXCEPT The East 273 feet of the West 1045.12 feet of the South 384 feet thereof.

EXCEPT that part of the South 384.00 feet lying easterly of the East 273 feet of the West 1045.12 feet of the South 384 feet thereof.

EXCEPT State Highway No. 7.

Abstract Property

CITY OF MINNETRISTA
CITY COUNCIL AGENDA ITEM



Subject: Receive Bids for the 2026 Street Improvement Project (City Project No. 01-26)

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

Meeting Date: February 18, 2026

Attachment: Letter of Recommendation

Issue:
The City received and opened bids for the 2026 Street Improvement Project, City Project No. 01-26.

Overview:
The 2026 Street Improvement Project, City Project No. 01-26, was initiated by the City Council at their May 5, 2025 regular City Council meeting when the City Council passed Resolution 48-25, Authorizing Professional Services for the 2026 Street Improvement Project, now known as City Project 01-26. Improvements proposed for construction in 2026 are summarized below:

1. Full Depth Removal and Replacement of:
 - Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110
 - Game Farm Road North from 4630’ south of CR 26 to 5810’ south of CR 26
 - Saunders Lake Drive North from 265’ west of Maple Lane to 350’ west of Cedar Court
 - Basswood Drive between Cherrywood Court and ~85’ north of Walnut Drive
2. Mill and Overlay of:
 - The remainder of Game Farm Road
 - North Saunders: the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court
 - South Saunders: Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court
 - Pinnacle Way
 - Lakeside Drive and Lakeside Circle

Three bid alternates were also included in the bid:

1. Resurfacing the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.

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.

- 2. Relocation of the hydrant on the north side of Game Farm Road near CR 110.
- 3. Underseal on Game Farm Road.

The bid opening was held on February 11, 2026 and six bids were received. A bid tabulation summary enclosed for Council review. The lowest responsive bid for the base bid and all alternates was received from Northwest Asphalt, Inc. of Shakopee, Minnesota: \$2,152,152.65. The second lowest responsive bid for the base bid and all alternates was received from Wm. Mueller & Sons, Inc. of Hamburg, Minnesota with a grand total bid amount of \$2,198,205.78.

Fiscal Impact:

The project as-bid is a unit price contract, meaning that the contractor is paid for the actual contract units constructed. The improvements are proposed to be funded through a combination of City Funds and special assessments to the benefitting properties. A portion of the project costs for the full depth removal and replacement of Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110 is proposed to be assessed. The proposed assessment amount is \$10,000, which was the assessment cap based on the special benefit analysis for the 2023 reclamation and reconstruction projects.

The estimated total cost for the project based on the lowest and second lowest bids including the bid alternates is broken down in the table below and compared to the pre-bid opinion of probable cost. The estimated costs below include 20% indirect costs and a 5% construction contingency. Final indirect costs will be determined if a contract is awarded and will be based on indirect costs to-date and construction services costs.

Table 1 – Pre-Bid Opinion of Probable Cost (OPC) and As-Bid Costs			
Proposed Improvements	Pre Bid OPC	Northwest Bid	Wm Mueller Bid
Schedule A. Surface and Storm Improvements	\$ 3,393,621.00	\$2,530,555.78	\$2,430,750.77
Bid Alternate #1. Trail Improvements	\$ 28,307.40	\$33,733.98	\$198,260.87
Bid Alternate #2. Hydrant and Valve Relocation	\$ 37,365.24	\$35,655.54	\$36,877.43
Bid Alternate #3. Underseal of Game Farm Road	\$121,964.34	\$111,767.04	\$103,850.21
Total	\$ 3,581,257.98	\$2,711,712.34	\$2,769,739.28

Wm Mueller indicated that their high bid for Alternate #1 was due to a data entry error for their unit price for the trail. The remainder of their bid was \$106,499.95 lower than

Mission Statement:

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the lowest bid, as shown in Table 2. Based on the bids received the total cost of the trail improvements would be between approximately \$32,500 and \$47,000. The Public Works Director supports awarding the base bid and Alternates #2 and #3 to Wm Mueller, and quoting the trail improvements as a separate project to save the city money.

Table 2 – Pre-Bid Opinion of Probable Cost (OPC) and As-Bid Costs, Base Bid and Bid Alternates #2 and #3			
Proposed Improvements	Pre Bid OPC	Northwest Bid	Wm Mueller Bid
Schedule A. Surface and Storm Improvements	\$ 3,393,621.00	\$2,530,555.78	\$2,430,750.77
Bid Alternate #2. Hydrant and Valve Relocation	\$ 37,365.24	\$35,655.54	\$36,877.43
Bid Alternate #3. Underseal of Game Farm Road	\$121,964.34	\$111,767.04	\$103,850.21
Total	\$3,552,950.58	\$2,677,978.36	\$2,571,478.41

A \$4.4 million preliminary budget for this project was presented to the City Council on May 5, 2025. The opinion of probable cost is shown in the table below. The improvements are proposed to be funded by:

- City Street Fund,
- City Storm Fund,
- State Aid Funds (the current construction fund balance is \$1,475,096.61),
- City of Mound Funds (for a portion of Westedge Boulevard), and
- Special assessments to the benefitting properties.

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.

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

Recommended City Council Action:

No action is required by City Council.

Mission Statement:

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February 12, 2026

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

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

Dear Mayor and Council Members:

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

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

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

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

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

Sincerely,

WSB

Emily Brown, PE
Project Manager

Attachment

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

srb



Bid Tabulation Summary

2026 Street Improvement Project

City Project No. 01-26

SAP 243-114-001

City of Minnetrista, MN

WSB Project No. 029049-000

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

 DENOTES CORRECTED FIGURE

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

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

Emily Brown, PE, Project Manager

CITY OF MINNETRISTA

CITY COUNCIL AGENDA ITEM



Subject: **Declare Cost to be Assessed, Ordering Preparation of Proposed Assessments, and Call for the Hearing on the Proposed Assessments for the 2026 Street Improvement Project (City Project No. 01-26)**

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

Meeting Date: February 18, 2026

Attachment: Letter of Recommendation, Assessment Map, Preliminary Assessment Roll, Resolution

Issue:

The 2026 Street Improvement Project, City Project No. 01-26, is proposed to be funded in part by special assessments to benefitting properties. To levy special assessments, the City must declare the cost to be assessed, order the preparation of proposed assessments, and call for the hearing on the proposed assessments in accordance with Minnesota Statute, Chapter 429.

Overview:

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

1. Full Depth Removal and Replacement of:
 - Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110
 - Game Farm Road North from 4630’ south of CR 26 to 5810’ south of CR 26
 - Saunders Lake Drive North from 265’ west of Maple Lane to 350’ west of Cedar Court
 - Basswood Drive between Cherrywood Court and ~85’ north of Walnut Drive
2. Mill and Overlay of:
 - The remainder of Game Farm Road
 - North Saunders: the remainder of Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court
 - South Saunders: Saunders Lake Drive South, the remainder of Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court
 - Pinnacle Way
 - Lakeside Drive and Lakeside Circle

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.

Three bid alternates were also included in the bid:

1. Resurfacing the bituminous trail along Westedge Boulevard and Saunders Lake Drive North.
2. Relocation of the hydrant on the north side of Game Farm Road near CR 110.
3. Underseal on Game Farm Road.

A portion of the project costs for the full depth removal and replacement of Game Farm Road East from 3900’ west of CR 110 to 1500’ west of CR 110 is proposed to be assessed. The proposed assessment amount is \$10,000, which was the assessment cap based on the special benefit analysis for the 2023 reclamation and reconstruction projects. The assessments will be levied for a 20-year period at an interest rate of 5.55%, which is the 2% over the current average coupon rate of debt of similar term and quality, based on current market conditions, as per the City assessment policy.

The next step is to declare the cost to be assessed, order the preparation of the proposed assessments, and call for the hearing on the proposed assessments. This assessment hearing will determine the final assessment amount to the benefitting properties. The assessments are proposed to be levied in 2026 to be certified for 2027.

The City is required to call for the hearing on the assessments and set the date of the hearing. The resolution calls for the hearing date to be March 16, 2026. Notice is required to be placed in the official publication and sent to each benefitting property owner, with the proposed assessment amount. The notice must be sent at least two weeks prior to the hearing date.

The total amount proposed to be assessment is \$140,000. An assessment roll has been prepared to declare these assessment amounts and calling for a hearing on the proposed assessments should be ordered.

Fiscal Impact:

A summary of estimated project costs and as-bid project costs for the Base Bid and Bid Alternates #2 and #3 is provided below:

Table 1 – Pre-Bid Opinion of Probable Cost (OPC) and As-Bid Costs (Base Bid and Bid Alternates #2 and #3)		
Proposed Improvements	Pre Bid OPC	Wm Mueller Bid
Schedule A. Surface and Storm Improvements	\$ 3,393,621.00	\$2,430,750.77
Bid Alternate #2. Hydrant and Valve Relocation	\$ 37,365.24	\$36,877.43
Bid Alternate #3. Underseal of Game Farm Road	\$121,964.34	\$103,850.21
Total	\$3,552,950.58	\$2,571,478.41

Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

A summary of the project funding is provided below:

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

Recommended City Council Action:

Staff recommends approving Resolution No. 25-26, declaring the cost to be assessed, ordering preparation of proposed assessment, and calling for the hearing on the proposed assessment for the 2026 Street Improvement Project (City Project No. 01-26)

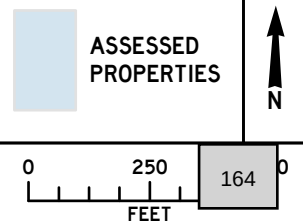
Mission Statement:

The City of Minnetrista will deliver quality services in a cost effective and innovative manner and provide opportunities for a high quality of life while protecting natural resources and maintaining a rural character.

Preliminary Assessment Roll - Game Farm Road										
Project: 2026 Street Improvement Project Project Location: City of Minnetrista City Project No. : 01-26 WSB Project No. : 029049-000								Date: 2/10/2026 Total Surface Improvement Cost: \$ 280.00 Assessable Units: 14 Unit Assessment Rate: \$ 10,000.00		
Map ID	Owner Name	Property Owner Address		Property Address		PID No.	Land Use Description	Assessable Units	Assessment Rate	Total Assessment
1	D H Macdonald/E W Macdonald	5925 Game Farm Road	Minnetrista, MN 55364	5925 Game Farm Road	Minnetrista, MN 55364	1111724430005	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
2	R A Moulton & C J Moulton	5985 Game Farm Road	Minnetrista, MN 55364	5985 Game Farm Road	Minnetrista, MN 55364	1111724430022	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
3	Marianne G Lumbar	6087 Game Farm Road	Minnetrista, MN 55365	6087 Game Farm Road	Minnetrista, MN 55365	1111724340013	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
4	Kelly Gehl Dunlap	6089 Game Farm Road	Minnetrista, MN 55366	6089 Game Farm Road	Minnetrista, MN 55366	1411724210002	Residential Lake Shore	1	\$ 10,000.00	\$ 10,000.00
5	Marianne Gardiner Lumbar	6035 Game Farm Road	Minnetrista, MN 55364	6035 Game Farm Road	Minnetrista, MN 55364	1111724340010	Residential - Misc/ B&B / Multipl	0	\$ 10,000.00	\$ -
6	Peter J Ronnerud	6055 Game Farm Road	Minnetrista, MN 55364	6055 Game Farm Road	Minnetrista, MN 55364	1111724340009	Residential	1	\$ 10,000.00	\$ 10,000.00
7	Alex & Ashley Yellick	6075 Game Farm Road	Minnetrista, MN 55364	6075 Game Farm Road	Minnetrista, MN 55364	1111724340012	Residential	1	\$ 10,000.00	\$ 10,000.00
8	D & R Knowles	6085 Game Farm Road	Minnetrista, MN 55364	6085 Game Farm Road	Minnetrista, MN 55364	1111724340011	Residential	1	\$ 10,000.00	\$ 10,000.00
9	Audrey E Vaughn	6170 Game Farm Road	Minnetrista, MN 55364	6170 Game Farm Road	Minnetrista, MN 55364	1111724340002	Residential	1	\$ 10,000.00	\$ 10,000.00
10	Steven Shannon/Cindi Shannon	6080 Game Farm Road	Minnetrista, MN 55364	6080 Game Farm Road	Minnetrista, MN 55364	1111724340004	Residential	1	\$ 10,000.00	\$ 10,000.00
11	Norma Jean Wuttkie Revoc Tr	6060 Game Farm Road	Minnetrista, MN 55364	6060 Game Farm Road	Minnetrista, MN 55364	1111724340003	Residential	1	\$ 10,000.00	\$ 10,000.00
12	D M Tillman & L M Tillman	6010 Game Farm Road	Minnetrista, MN 55364	6010 Game Farm Road	Minnetrista, MN 55364	1111724340001	Residential	1	\$ 10,000.00	\$ 10,000.00
13	David Carl Lindstrom	5970 Game Farm Road	Minnetrista, MN 55364	5970 Game Farm Road	Minnetrista, MN 55364	1111724430001	Residential	1	\$ 10,000.00	\$ 10,000.00
14	Isd 277	5910 Game Farm Road	Minnetrista, MN 55364	5910 Game Farm Road	Minnetrista, MN 55364	1111724430002	Residential	1	\$ 10,000.00	\$ 10,000.00
15	City of Minnetrista	5890 Game Farm Road	Minnetrista, MN 55364	5890 Game Farm Road	Minnetrista, MN 55364	1111724430024	Industrial	1	\$ 10,000.00	\$ 10,000.00
								Total		\$ 140,000.00



2026 STREET IMPROVEMENT PROJECT ASSESSMENTS



RESOLUTION NO. 25-26**RESOLUTION APPROVING DECLARING COST TO BE ASSESSED,
ORDERING PREPARATION OF PROPOSED ASSESSMENT, AND CALLING
FOR THE HEARING ON THE PROPOSED ASSESSMENTS FOR THE 2026
STREET IMPROVEMENT PROJECT, CITY PROJECT NO. 01-26**

WHEREAS, a contract has been let and estimated costs have been calculated for Improvement No. 01-26, the improvement of Game Farm Road, Saunders Lake Drive North, Willow Court, Maple Lane, Cedar Court, Saunders Lake Drive South, Basswood Drive, Bluffs Lane North, Walnut Drive, Cherrywood Court, Pinnacle Way, Lakeside Drive, and Lakeside Circle, including minor storm sewer improvements and the estimated cost for such improvements is \$1,929,167.28, and a 5% construction contingency plus 20% indirect expenses to be incurred in the making of such improvement amount to \$2,430,750.77. Additional work in the project includes relocation of a hydrant and an underseal of Game Farm Road, and the total cost of all improvements in the project will be \$2,571,478.41.

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

1. The portion of the cost of such improvement to be paid by the City of Minnetrista, the City of Mound, and State Aid funds is hereby declared to be \$2,430,750.77 and the portion of the cost to be assessed against benefited property owners is declared to be \$140,000.00.
2. Assessments shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear interest at the rate of 5.55 percent which is 2.0 percent greater than the average coupon rate of debt of similar term and quality, based on current market conditions, per annum from the date of the adoption of the assessment resolution.
3. The City Clerk, with the assistance of the City Engineer, shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece or parcel of land within the improvement area affected, without regard to cash valuation, as provided by law, and she shall file a copy of such proposed assessment in her office for public inspection.
4. The Clerk shall upon the completion of such proposed assessment, notify the Council thereof.

**BE IT FURTHER RESOLVED BY THE CITY COUNCIL OF THE CITY OF
MINNETRISTA:**

1. A hearing shall be held at 7:00 p.m. on March 16, 2026 in the City Hall located at 7701 County Road 110W to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.
2. The City Clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and she shall state in the notice the total cost of the improvement. She shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.
3. The owner of any property so assessed may, at any time prior to the certification of the assessment to the county auditor, pay the whole of the assessment on such property, with interest paid to the date of payment, to the City of Minnetrista, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment. An owner may at any time thereafter, pay to the City of Minnetrista the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

This resolution was adopted by the City Council of the City of Minnetrista on the 18th day of February 2026, by a vote of _____Ayes and _____Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk