



CITY COUNCIL MEETING AGENDA

April 06, 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

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 Work Session Meeting Minutes from March 16, 2026
- b) Approve City Council Regular Meeting Minutes from March 16, 2026
- c) Res. No. 35-26 Approve Claims
- d) Res. No. 36-26 Approve Setback Variances at 7041 Halstead Drive
- e) Res. No. 37-26 Approve Text Amendment to Comprehensive Plan
- f) Res. No. 38-26 Authorize Distribution of EAW
- g) Res. No. 39-40 Award Equipment CIP Purchase - Truck #2 Replacement
- h) Res. No. 40-26 Award Equipment CIP Purchase - Truck #5 Replacement

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

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 COUNCIL WORK SESSION MINUTES

March 16, 2026 at 5:00 PM

7701 County Road 110 West Minnetrista, MN 55364

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

1) CALL TO ORDER

Acting Mayor Reffkin called the meeting to order at 5:01 p.m.

Council present: Acting Mayor Reffkin, Councilmembers Vickery, Lacy, Govern. Staff present: City Administrator Kruggel, Finance Director Grimm, Public Works Director Peters, Assistant City Administrator Bauman, Director of Public Safety Squires, City Clerk Meyerhoff (Remote), City Engineer Fauske, City Attorney Sonsalla (Remote). Absent: Mayor Whalen.

2) DISCUSSION ITEMS

a) 9550 West Hill Road Abatement Update

The City Council continued its discussion regarding the abatement process for a specific parcel and a potential second parcel near County Road 110 W. As this is the City's first time undertaking this type of process, staff requested guidance from the City Attorney, who prepared a memorandum outlining the steps to ensure clarity for both staff and Council, including coordination with the Police Department. Staff indicated they are carefully working through the process, repeating certain steps as needed to ensure compliance. It is anticipated that an administrative search warrant—the initial step—may be pursued in early April, weather permitting, to allow for an inventory of the property. Following that, staff will present findings and a report to the Council, at which point the Council will consider whether to issue an abatement order and proceed further. The purpose of the discussion was to ensure all parties understand the process and that it is conducted properly.

Council discussion included a question regarding potential county involvement in the abatement process. Staff confirmed that the City has not yet contacted the county. The City Attorney, participating remotely, advised that while counties are often reluctant to get involved, it would be worthwhile to reach out before proceeding further. She noted that if the county is willing to participate, it could simplify the process and provide access to additional resources.

Staff shared historical context regarding prior county involvement with the property, noting that an environmental services case occurred approximately 25–30 years ago. At that time, the property owner faced enforcement actions, including a citation that went unpaid and resulted in a short jail sentence. More recently, about three years ago, staff revisited the issue and were informed by county officials that the situation was primarily a city responsibility, despite earlier environmental concerns prompting county involvement. Staff indicated they will reconnect with the county to determine whether their position has changed, though they do not anticipate significant involvement based on past interactions.

b) Bayside Lane Stormwater Project Discussion

City Administrator Kruggel provided an update on a utility project involving access to a private property, noting that access itself is not an issue but that the property owner objects to the installation of a proposed pipe. City representatives, including staff and the Mayor, recently met with the property owner to discuss concerns related to a well located either within or adjacent to a drainage and utility easement; a survey is planned to confirm its exact location. The property owner has cited a 1993 state statute indicating that stormwater pipes 8 inches or larger should not be placed within 20 feet of a well, although the proposed pipe is 4 inches and therefore below that threshold. Staff also noted the presence of an existing 12-inch pipe installed near the well prior to the statute's adoption. While staff believe the project complies with applicable regulations and falls within the City's easement rights, the property owner has indicated potential legal action. As contracts for the project have already been executed, staff sought Council input on whether to proceed given the circumstances.

City Engineer Fauske provided additional details regarding the proposed installation of a 4-inch stormwater pipe and ongoing concerns from a nearby property owner. It was noted that the project team consulted directly with the Department of Health, confirming that the 20-foot separation requirement applies only to pipes 8 inches or greater, and therefore does not apply to the proposed 4-inch pipe. Staff also reviewed multiple design options and determined the current plan to be the most feasible despite challenges. The Department of Health also referenced maintaining adequate access for well maintenance; however, staff with extensive well industry experience indicated that typical maintenance or sealing would not be impacted by the proposed pipe placement.

The property owner's primary concern is potential contamination of their well, though staff explained that such a scenario would be highly unlikely given the depth of the well and the nature of stormwater infrastructure. It was also clarified that the well may be located within or very near a recorded drainage and utility easement, which predates the well installation. A survey is planned to confirm its exact location, and if necessary, the City may consider a license agreement to formally address the encroachment. Staff emphasized confidence in the project plan and contractor, while acknowledging the neighbor's opposition, and sought to ensure Council is fully informed of the concerns, risks, and next steps.

A resident 925 Bayside representing properties along Bayside Lane spoke about longstanding drainage issues, noting that flooding has persisted for approximately 26 years, particularly affecting the lowest property at 925 Bayside Lane. The resident described ongoing efforts by multiple homeowners to manage excess groundwater, including installing drain tile, basins, and operating multiple pumps, but stated these measures have not resolved the problem due to saturated conditions. The proposed stormwater pipe was characterized as a practical and much-needed solution that would help direct water away from the area and alleviate repeated flooding concerns. The resident expressed frustration with the neighboring property owner's opposition, stating that the objection appears inconsistent given the presence of an existing larger pipe near the well. The resident urged the Council to proceed with the project, emphasizing the financial burden, property impacts, and safety concerns caused by ongoing flooding.

Council sought legal clarification on whether there were any risks in proceeding with the proposed stormwater project. The City Attorney advised that she is not aware of any legal issues and noted that, although the property owner has suggested possible legal action, no valid legal basis has been presented. She confirmed that the City is permitted to utilize its drainage and utility easements for projects that serve a public benefit, and that the proposed stormwater pipe falls within the intended use of the easement.

Staff further explained that the installation would involve a small, underground 4-inch pipe with minimal surface disruption, primarily installed through boring, with limited inconvenience to the neighboring property. Most visible work would occur on the benefiting properties where connections are made. Affected residents reiterated their support, emphasizing the significant investment already made to manage ongoing flooding and the broader neighborhood benefit of the project.

Following discussion, Council members expressed consensus to proceed with the project as planned, with staff directed to continue moving forward.

c) TH7 TMO Update/Discussion

Staff provided an update on the Trunk Highway 7 Traffic Management Organization (TMO), a regional initiative formed following 2024 legislation to study and improve the corridor. The group, led in part by the City of Shorewood and supported by approximately \$200,000 in state funding, includes multiple west metro communities and has focused on long-term planning tied to a future 2029 MnDOT mill and overlay project. While potential safety improvements have been identified, they remain unfunded, and the TMO's role is largely to coordinate planning and advocate for future resources.

Discussion centered on whether to continue participation and potentially formalize the group through a Joint Powers Agreement (JPA). Council expressed concerns about entering into any agreement that could lead to mandatory financial contributions, particularly given uncertainty about how funds would be allocated and whether Minnetrista would directly benefit. Several members questioned the need for additional spending when MnDOT is responsible for the roadway, while others emphasized the importance of maintaining a seat at the table to influence long-term planning and funding opportunities.

There was general consensus to continue participating in discussions and meetings without committing to a JPA or financial contributions at this time. Council indicated that any future funding requests, even small amounts, should be brought forward for Council consideration. Staff will relay this direction to the group and continue monitoring developments, noting that participation allows the City to stay informed and engaged in regional transportation planning efforts without immediate financial obligation.

3) ADJOURNMENT

Motion by Govern, seconded by Lacy to adjourn at 5:50 p.m.

Motion passed 4-0.

Respectfully Submitted,

Ann Meyerhoff, City Clerk



CITY COUNCIL MEETING MINUTES

March 16, 2026 at 6:30 PM

7701 County Road 110 West Minnetrista, MN 55364

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1) CALL TO ORDER

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

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

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

Voting Yea: Acting Mayor Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern Absent: Mayor Whalen

2) SPECIAL PRESENTATIONS

- a) Kevin Anderson Hennepin County Commissioner Update

The County Commissioner provided an update on Hennepin County's current financial and operational challenges. The county is facing significant federal cost shifts, including cuts to SNAP, HUD, and Medicaid, totaling over \$150 million, in addition to ongoing structural deficits in the Hennepin County Medical Center (HCMC). These pressures have resulted in budget reductions, including elimination of approximately 250 positions, and are prompting consideration of a 1% sales tax to help sustain the hospital system. The Commissioner emphasized efforts to audit providers, prevent fraud, and ensure efficient use of resources, while advocating for modernization of outdated state-administered systems that hamper service delivery. Despite these challenges, the county continues infrastructure projects such as the Westonka Library and road maintenance, while working with law enforcement to contain costs and maintain public safety. The Commissioner also highlighted initiatives to support families with rare conditions through awareness campaigns and affirmed the county's commitment to providing mandated services responsibly.
- b) 4th quarter 2025 Financial Update

The Acting Mayor and Council were briefed on the city's annual audit, with auditors present remotely. Preliminary results indicate that the city's revenues and expenditures were closely aligned with the budget. The general fund expenditures were budgeted at approximately \$6.9 million and actual spending closely matched this target, while revenues were slightly below projections by \$25,000, representing less than 0.5%

variance. The general fund balance remains strong at approximately \$2.94 million, or roughly 39% of budgeted expenditures, within the city's policy target of 35–50%. Council discussed higher costs in 2025 for administration, police, and legal services, primarily due to one-time items such as a retirement payout, ongoing legal matters, and the occurrence of a 27th payroll. The city's current cash and investments across all funds total approximately \$13.7 million. The Land Use Agency fund was explained as a self-contained fund for development-related deposits and fees, ensuring that development costs are covered by applicants. Council expressed satisfaction with the city's financial management and fund balances. No additional questions were raised.

3) PERSONS TO BE HEARD

Kurt Schneider, a resident of Woodland Cove at 6654 Wildfire Way, addressed the council regarding pedestrian safety improvements in his neighborhood. He highlighted two specific locations on Woodland Cove Parkway: the intersection of Bellflower and Lotus Drive, where he recommended a four-way stop and marked pedestrian crosswalks due to increased residential development, bus traffic, and summer activity; and a nature trail crossing west of Bluestem, where he suggested enhanced signage or a pedestrian-activated warning system to improve visibility, especially during dusk and when trees obscure sightlines. Council agreed to add both items for further discussion at an April work session, with potential input from city engineering and the Woodland Cove homeowners association.

4) CONSENT AGENDA

- a) Approve Strategic Planning Meeting Minutes from February 26, 2026
- b) Approve Joint Council Meeting Minutes from February 26, 2026
- c) Approve Work Session Meeting Minutes from March 2, 2026
- d) Approve City Council Regular Meeting Minutes from March 2, 2026
- e) Res. No. 28-26 Approve Claims
- f) Res. No. 29-26 Approve Woodland Cove Water Treatment Plant Change Order No. 01 for Architectural Precast Exterior Modifications
- g) Res. No. 30-26 Approve Repairs to Public Works Aerial Lift Truck Boom System

Motion made by Councilmember Lacy, Seconded by Councilmember Govern to approve the Consent Agenda as presented.

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

5) PUBLIC HEARINGS

- a) 2026 Street Improvement Project - Assessment Hearing and Award Contract
 - i. Res. No. 31-26 Adopt Assessment for the 2026 Street Improvement Project, City Project No. 01-26
 - ii. Res. No. 32-26 Award a Contract for the 2026 Street Improvement Project, City Project No. 01-26

The council held an assessment hearing for this year's street improvement project, which includes mill-and-overlay work on most streets, with full-depth replacement on select sections of Game Farm Road, Basswood Drive, N. Saunders Lake Drive, and West Edge Boulevard. Minor utility improvements, including inflow/infiltration barriers

and culvert replacements, were also included. Assessment notices were mailed to affected properties, proposing \$10,000 per unit over a 20-year period, lower than the calculated special benefit assessment of \$15,600–\$16,000 per unit. Bid analysis recommended awarding the contract without Bid Alternate One for trail improvements, as the city anticipates a better price through future quoting. Total project costs are approximately \$2.57 million, funded through a combination of city funds, state aid, and special assessments. Council confirmed coordination with the City of Mound regarding their funding portion and opened the hearing for public comment.

Acting Mayor Reffkin opened the public hearing at 7:28 p.m.

No comments were made.

Acting Mayor Reffkin closed the public hearing at 7:28 p.m.

Motion made by Councilmember Vickery, Seconded by Councilmember Govern to Adopt Res. No. 32-26 Award a Contract for the 2026 Street Improvement Project, City Project No. 01-26.

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

Motion made by Councilmember Vickery, Seconded by Councilmember Govern to Adopt Res. No. 31-26 Adopt Assessment for the 2026 Street Improvement Project, City Project No. 01-26.

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

6) BUSINESS ITEMS

- a) Res. No. 33-26 Pre Sale Report - Resolution Providing for the Issuance and Sale of General Obligation Bonds, Series 2026 A, In the Proposed Aggregate Principal Amount of \$14, 840,000

Todd Hagan of Ehlers and Associates presented a pre-sale report to the Council to initiate the upcoming bond sale, scheduled for April 20, with closing anticipated on May 7. The report outlined estimated financing terms, bond schedules, and current interest rate trends, noting that while rates are higher than those seen in 2020–2022, market demand remains strong with multiple bids expected. The proposed issuance totals approximately \$14.84 million in 20-year bonds, funding street reconstruction and a portion of the Woodland Cove water treatment project, along with a separate 5-year equipment financing component. Estimated interest rates are approximately 3.6% for 20-year bonds and 2.2% for 5-year bonds. The bonds will be sold on the public market and are not bank-qualified due to exceeding the \$10 million federal threshold; however, the City's strong AA+ rating from Standard & Poor's is expected to support favorable bidding. A call date of approximately nine years is recommended to allow for future prepayment flexibility. The process includes a rating call on April 8, after which bids will be presented to the Council for consideration. Hagan noted that current market conditions, including limited municipal bond supply and solid investor demand, are favorable, and staff will continue monitoring conditions prior to the sale. A resolution authorizing the bond sale was presented for Council consideration.

Motion made by Councilmember Govern, Seconded by Councilmember Lacy to Adopt Res. No. 33-26 Pre Sale Report – Resolution Providing for the Issuance and Sale of General Obligation Bonds, Series 2026A, in the Proposed Aggregate Principal Amount of \$14,840,000.

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

- b) Res. No. 34-26 Approve Task Order 16 for Construction Administration Services for the 2026 Street Improvement Project (City Project No. 01-26)

City staff presented Task Order 16 for Construction Administration Services related to the 2026 Street Improvement Project, including a detailed fee breakdown for Council review. The proposal outlines a reduced level of construction observation services, as the City's engineering technician will assume a greater role in inspection activities, supported by allocated hours for training and transition. Additional services included in the fee are construction materials testing, construction surveying, and public engagement, with a dedicated communications resource to manage resident inquiries and project documentation. Due to the project's designation as a state aid project, the proposal also accounts for additional administrative requirements and documentation. Certain components, such as surveying and materials testing, are structured as not-to-exceed hourly fees, while general construction administration is estimated hourly to allow flexibility for unforeseen project needs. Staff noted this project will provide a valuable training opportunity for the engineering technician, including certification through MnDOT for asphalt and related inspection work, supporting the City's goal of increasing in-house capabilities. Council discussion was minimal, and a motion was requested to approve Resolution No. 3426 authorizing Task Order 16.

Motion made by Councilmember Lacy, Seconded by Councilmember Govern to Adopt Res. No. 34-26, Approve Task Order 16 for Construction Administration Services for the 2026 Street Improvement Project, City Project No. 01-26.

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

7) ADMINISTRATIVE ITEMS

- a) Public Works Surplus Property Sale Update

Public Works staff provided an update on the implementation of the City's recently adopted policy allowing for the sale, disposal, or salvage of outdated and unused equipment. Over the winter, staff inventoried items in storage and identified several surplus assets, including toolboxes, skid loader tracks, tires and rims, an unused fuel tank, a tailgate sander, a flail mower, rollers, and an obsolete tack trailer. These items were sold through an online auction platform with reserve pricing, often exceeding prior trade-in estimates. Notable outcomes included significantly higher returns on the flail mower and one of the rollers, while other items also generated competitive bids despite limited prior use or condition. In total, the City realized \$12,469 from the sale of surplus equipment. Staff noted the success of the process in maximizing value and reducing unused inventory, and indicated that proceeds will likely be returned to the equipment fund.

Public Works staff provided an additional update regarding a request from the Metropolitan Council to temporarily close Highland Road from March 31 through April 3 to complete final cured-in-place pipe (CIPP) lining work at the Highland Road lift station. Staff indicated there are no concerns with the closure, and that a signed detour route will direct traffic via County Road 110, County Road 92, and Highway 7. The work is part of ongoing efforts to rehabilitate aging infrastructure and prevent leaks. Staff also noted that recent improvements completed in conjunction with the project—

including road repaving, curb installation, and catch basin repairs near the bridge—have provided added value to the City.

Staff presented a request from the local school district for a temporary weight restriction waiver to allow construction traffic exceeding the current 5-ton-per-axle limit during ongoing seasonal road restrictions. The request had previously been denied at the contractor level but was resubmitted for Council consideration. Staff noted that while the road was improved in 2021 and may have some capacity for increased loads, seasonal conditions during spring thaw make roadways particularly vulnerable to damage. Historically, waivers have only been granted in limited circumstances such as emergencies or essential needs. Staff offered to further evaluate the request, including potential conditions or liability measures, and report back to Council. Council discussion reflected concerns about preserving the condition of the recently improved road and avoiding potential damage, with consensus reached to deny the waiver request and maintain current restrictions. Staff was directed to communicate the decision to the requesting party.

Staff reported on attendance at City Day on the Hill, noting general optimism among participants regarding a potential state bonding bill, with an estimated 60% likelihood of passage. Staff indicated that the City's project has received strong support and, if a bonding bill moves forward, efforts will be made to advocate for its inclusion. Additionally, it was announced that Andy Drilling has been selected as the new Fire Chief for the City of Mound, with an official start date of April 1 and a transition period alongside the current chief. Plans are underway to recognize the retirement of Chief Peterson, who has served more than 51 years with the department, with details of a celebration to be shared at a later date.

b) Council Reports

i) Mayor Lisa Whalen

ii) Cathleen Reffkin

- Fire Partnership meeting is cancelled

iii) Claudia Lacy

- Gillespie Center is the process of hiring a new Administrator

iv) Peter Vickery

- Attended City Day on the Hill
- Pioneer Sarah Creek Watershed District meeting this week

v) Brian Govern

Peter Capital Hill Day.

8) ADJOURNMENT

Motion made by Councilmember Govern, Seconded by Councilmember Vickery.
Voting Yea: Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy,
Councilmember Govern at 7:57 p.m.

Respectfully Submitted,
Ann Meyerhoff, City Clerk

RESOLUTION NO. 35-26

**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 74061 through 74143; electronic checks E1003591 through E1003607; Claims batch includes an electronic transfer for payroll in the amount of \$223,800.39.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that the attached list of claims in the amount of \$709,819.44 is hereby approved.

ADOPTED this 6th day of April 2026 by a vote of ____ Ayes
____ Nays.

Lisa Whalen, Mayor

ATTEST:

City Clerk

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: PR03122026,3-16-26 BRIDGE,032626HP,Xcel032526,PR03262026,040626AP,AE2S040626

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1010 1ST BK OF THE LAKES					
74061	03/26/26	BYWATER BUSINESS SOLUTIONS			
E 101-43121-224		STREET MAINTENANCE	\$760.08	9331	New Truck and Equipment Numbers
		Total	\$760.08		
74062	03/26/26	CINTAS			
E 101-43121-417		UNIFORMS	\$144.50	4261963480	Uniforms
		Total	\$144.50		
74063	03/26/26	ECM PUBLISHERS, INC			
E 101-41910-351		LEGAL NOTICE & ORD P	\$43.00	1090340	Swanson Variance
		Total	\$43.00		
74064	03/26/26	FRONTIER OH			
E 601-49440-381		ELECTRIC UTILITIES	\$55.78	217-188-0265	Internet
		Total	\$55.78		
74065	03/26/26	GREAT AMERICA FINANCIAL SVCS			
E 101-41320-322		POSTAGE	\$201.85	41440301	Postage Machine
		Total	\$201.85		
74066	03/26/26	League of Minnesota Cities			
E 101-41320-433		DUES & SUBSCRIPT & TR	\$25.00	446521	PSHRA Webinar
		Total	\$25.00		
74067	03/26/26	LELS			
G 101-2360		PAYROLL CLEARING UN	\$949.00	March 2026	PD Union Dues (13x\$73.00)
G 101-2360		PAYROLL CLEARING UN	\$64.66	March 2026	CSO Union Dues (1x\$64.66)
		Total	\$1,013.66		
74068	03/26/26	MEDICA			
E 101-41320-131		HEALTH & LIFE INS - E C	\$4,680.00	62596659459	Insurance Premium
E 101-41910-131		HEALTH & LIFE INS - E C	\$2,150.00	62596659459	Insurance Premium
E 101-43121-131		HEALTH & LIFE INS - E C	\$5,857.50	62596659459	Insurance Premium
E 101-42110-131		HEALTH & LIFE INS - E C	\$16,136.00	62596659459	Insurance Premium
E 101-43125-131		HEALTH & LIFE INS - E C	\$1,384.50	62596659459	Insurance Premium
E 101-45202-131		HEALTH & LIFE INS - E C	\$745.50	62596659459	Insurance Premium
E 601-49440-131		HEALTH & LIFE INS - E C	\$2,375.00	62596659459	Insurance Premium
E 602-49490-131		HEALTH & LIFE INS - E C	\$2,125.00	62596659459	Insurance Premium
E 651-49590-131		HEALTH & LIFE INS - E C	\$782.53	62596659459	Insurance Premium
E 101-42401-131		HEALTH & LIFE INS - E C	\$2,250.00	62596659459	Insurance Premium
G 101-2340		PAYROLL CLEARING HE	\$2,900.00	62596659459	Insurance Premium
		Total	\$41,386.03		
74069	03/26/26	MET COUNCIL			
G 602-2395		SAC CLEARING	\$12,300.75	Feb 2026	* Monthly SAC
		Total	\$12,300.75		
74070	03/26/26	MN CHILD SUPPORT PAYMENT CENTE			
G 101-2390		PAYROLL CLEARING GA	\$907.24		* Child Support

CITY OF MINNETRISTA

04/02/26 12:14 PM

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***Check Detail Register©**

Batch: PR03122026,3-16-26 BRIDGE,032626HP,Xcel032526,PR03262026,040626AP,AE2S040626

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$907.24		
74071	03/26/26	Minnesota Pollution Control			
E 602-49490-433		DUES & SUBSRIPT & TR	\$23.00		Wastewater Certification Renewal -Barrett
Total			\$23.00		
74072	03/26/26	MN STATE PATROL COMMERCIAL VEH			
E 101-43121-224		STREET MAINTENANCE	\$24.00		Decals for DOT
E 101-43121-224		STREET MAINTENANCE	\$24.00		Decals for DOT
Total			\$48.00		
74073	03/26/26	PERFORMANCE PETROLEUM CO			
E 101-43121-212		MOTOR FUELS AND LUB	\$904.80	E160112	Oil for Trucks
Total			\$904.80		
74074	03/26/26	Postmaster			
E 101-41320-322		POSTAGE	\$1,337.77	PI 89	Newsletter Postage
Total			\$1,337.77		
74075	03/26/26	SUN LIFE FINANCIAL			
G 101-2340		PAYROLL CLEARING HE	\$1,053.37	April 2026	LTD
G 101-2340		PAYROLL CLEARING HE	\$816.75	April 2026	STD
Total			\$1,870.12		
74076	03/26/26	The Standard			
G 101-2380		PAYROLL CLEARING LIF	\$1,605.45	April 2026	* Life Insurance
Total			\$1,605.45		
74077	03/26/26	US BANK CORPORATE SYSTEMS			
E 101-42110-202		COPY & PRINTING SUPP	\$25.45		paper
E 101-42110-434		POLICE TRAINING	\$150.00		BCA Training (6)
E 101-42110-240		SMALL TOOLS AND MIN	\$6.99		Blind spot mirror
E 101-42110-418		RECRUITING	\$96.00		Background check - SSA
E 101-42110-437		MISCELLANEOUS EXPE	\$54.99		storage equipment
E 101-42110-404		VEHICLE & EQUIP MAIN	\$416.00		car wash cards
E 101-42110-434		POLICE TRAINING	\$95.00		Car seat installer certificate renewal
E 101-42110-434		POLICE TRAINING	\$299.00		Training - Anderson
E 101-41320-433		DUES & SUBSRIPT & TR	\$408.06		MCMA Conference Lodging - Bauman
E 101-41110-437		MISCELLANEOUS EXPE	\$88.43		Council meeting food
E 101-41110-437		MISCELLANEOUS EXPE	\$263.18		Food for strategic planning meeting
E 101-41110-437		MISCELLANEOUS EXPE	\$161.05		Food/supplies for strategic planning meeting
E 601-49440-227		UTILITY SYSTEM MAINT	\$102.17		Meter Ends
E 101-41110-437		MISCELLANEOUS EXPE	\$81.52		Council meeting food
E 101-42110-201		OFFICE SUPPLIES	\$81.26		Batteries, Flash drives, office supplies
E 401-43126-560		EQUIP AND FURNISHIN	\$1,021.57		Additional domain purchases
E 101-43121-221		EQUIPMENT PARTS, TIR	\$53.57		Pump for Truck #11
E 601-49440-433		DUES & SUBSRIPT & TR	\$1,050.00		MN Water Expo (3)
E 101-43121-433		DUES & SUBSRIPT & TR	\$75.00		Gravel Roads Class - Fasching
E 101-43121-221		EQUIPMENT PARTS, TIR	\$156.08		Filters for new truck #12
E 101-43121-224		STREET MAINTENANCE	\$111.78		LED bulb replacement waning decals
E 101-43121-404		VEHICLE & EQUIP MAIN	\$169.56		Annual inspection of aerial lift on Truck #114

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Batch: PR03122026,3-16-26 BRIDGE,032626HP,Xcel032526,PR03262026,040626AP,AE2S040626

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$4,966.66		
74078	03/26/26	USA SECURITY			
E 101-41940-401		BLDG/STRUCT MAINTEN	\$108.12	12405353	Monitoring
Total			\$108.12		
74079	03/26/26	WASTE MANAGEMENT OF WI-MN			
E 671-43230-384		REFUSE REMOVAL	\$20,844.00	8222211-159	* Recycling
E 671-43230-384		REFUSE REMOVAL	\$91.65	9466714-228	Organics
Total			\$20,935.65		
74080	03/26/26	WRIGHT HENNEPIN ELECTRIC			
E 101-43160-381		ELECTRIC UTILITIES	\$22.41	150-1699-167	Street Light
Total			\$22.41		
74081	03/26/26	XCEL ENERGY			
E 602-49490-381		ELECTRIC UTILITIES	\$466.78	51-6565409-5	Electricity-Lift Stations
Total			\$466.78		
74082	04/06/26	A-1 Rent It			
E 101-43121-224		STREET MAINTENANCE	\$173.34	231716-1	Core Drill Rental
Total			\$173.34		
74083	04/06/26	ACTION FLEET, INC			
E 401-42110-540		MOTOR VEHICLES & MA	\$2,600.00	Q3153	Topper for CSO F150
Total			\$2,600.00		
74084	04/06/26	ALPHA TRAINING & TACTICS LLC			
E 401-42110-560		EQUIP AND FURNISHIN	\$4,380.88	2026-0087	Tactical Armor
Total			\$4,380.88		
74085	04/06/26	ASPEN MILLS			
E 101-42110-418		RECRUITING	\$1,182.51	372175	Uniform
Total			\$1,182.51		
74086	04/06/26	BAUMAN, PAULA			
E 101-41320-433		DUES & SUBSRIPT & TR	\$31.18		Mileage Reimbursement for Clerks Summit Training
Total			\$31.18		
74087	04/06/26	CANON FINANCIAL SERVICES INC			
E 101-42110-202		COPY & PRINTING SUPP	\$104.50	42824168	Copies
Total			\$104.50		
74088	04/06/26	Center Point Energy			
E 601-49440-383		NATURAL GAS	\$141.36	10654144-4	Gas Utility
E 601-49440-383		NATURAL GAS	\$842.60	10658039-2	Gas Utility
E 601-49440-383		NATURAL GAS	\$32.29	10658041-8	Gas Utility
E 601-49440-383		NATURAL GAS	\$23.50	11144790-0	Gas Utility
E 601-49440-383		NATURAL GAS	\$18.45	11431330-7	Gas Utility
E 601-49440-383		NATURAL GAS	\$23.50	11553312-7	Gas Utility
E 601-49440-383		NATURAL GAS	\$23.50	11833736-9	Gas Utility
E 601-49440-383		NATURAL GAS	\$18.45	13936923-5	Gas Utility

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41940-383		NATURAL GAS	\$855.73	5651357-5	Gas Utility - Gov't Bldg
E 601-49440-383		NATURAL GAS	\$190.01	5659223-1	Gas - Well #5
E 601-49440-383		NATURAL GAS	\$778.20	6401076054-	Gas Utility
E 101-43121-383		NATURAL GAS	\$433.12	6744979-3	Gas Utility - PW
E 101-42110-383		NATURAL GAS	\$911.28	8486433-9	Gas Utility - PD
E 101-43121-383		NATURAL GAS	\$366.82	8486442-0	Gas Utility - PW
Total			\$4,658.81		
74089	04/06/26	CINTAS			
E 101-43121-417		UNIFORMS	\$144.50	4262708848	Uniforms
E 101-43121-417		UNIFORMS	\$144.50	4263498888	Uniforms
E 101-43121-417		UNIFORMS	\$144.50	4264232948	Uniforms
Total			\$433.50		
74090	04/06/26	CLASSIC CLEANING COMPANY			
E 101-41940-211		CLEANING & MAINT SUP	\$449.00	38988	Monthly Cleaning City Hall March 2026 and Supplies
E 101-43121-211		CLEANING & MAINT SUP	\$400.00	38988	Monthly Cleaning PW March 2026 and supplies
E 101-42110-211		CLEANING & MAINT SUP	\$859.00	38989	Monthly Cleaning PD March 2026 and Supplies
Total			\$1,708.00		
74091	04/06/26	CONTROLOGIX SERVICES			
E 101-42110-401		BLDG/STRUCT MAINTEN	\$442.86	26-052	Replacement of CO Sensors
Total			\$442.86		
74092	04/06/26	CUTSHALL, BRIAN			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund Remaining land Use deposit ML-24003
Total			\$125.00		
74093	04/06/26	DITCH WITCH			
E 651-49590-221		EQUIPMENT PARTS, TIR	\$390.51	P94162	Filters for Vac Trailer
Total			\$390.51		
74094	04/06/26	DONATO, JOSEPH			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund remaining Land Use Deposit ML-24008
Total			\$125.00		
74095	04/06/26	ENGEL WATER TESTING			
E 601-49440-227		UTILITY SYSTEM MAINT	\$945.00	26-30560	Water Samples (21)-Water Testing Fees
Total			\$945.00		
74096	04/06/26	Fury Motors			
E 101-42110-221		EQUIPMENT PARTS, TIR	\$833.18	794086	Unit-
E 101-42110-221		EQUIPMENT PARTS, TIR	\$105.25	794653	Unit-
Total			\$938.43		
74097	04/06/26	GREATER MN COMMUNICATIONS			
E 101-42110-202		COPY & PRINTING SUPP	\$350.00	35154	Spring Newsletter
E 101-41320-202		COPY & PRINTING SUPP	\$900.00	35154	Spring Newsletter
E 101-42401-202		COPY & PRINTING SUPP	\$300.00	35154	Spring Newsletter
E 101-43121-437		MISCELLANEOUS EXPE	\$434.42	35154	Spring Newsletter

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-41910-202		COPY & PRINTING SUPP	\$700.00	35154	Spring Newsletter
		Total	\$2,684.42		
74098	04/06/26	GREYSTONE CONSTRUCTION			
E 401-43126-560		EQUIP AND FURNISHIN	\$20,220.00	34057	Reroofing Salt Shed
		Total	\$20,220.00		
74099	04/06/26	HAGEN, CHRIS			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund Remaining Land Use Deposit ML-25017
		Total	\$125.00		
74100	04/06/26	HAWKINS INC			
E 601-49440-227		UTILITY SYSTEM MAINT	\$90.00	7361774	Chlorine Cylinder Demurrage
E 601-49440-227		UTILITY SYSTEM MAINT	\$4,970.87	7368681	WTP Processing Chemicals
		Total	\$5,060.87		
74101	04/06/26	HAYES, TODD			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund Remaining Land use Deposit ML-24023
		Total	\$125.00		
74102	04/06/26	HAZEL, PHIL & KIM			
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-23006 R1	Temp Co Rtn - 4555 Merrywood Lane
		Total	\$5,000.00		
74103	04/06/26	HENN CO CHIEFS ASSN			
E 101-42110-433		DUES & SUBSCRIPT & TR	\$250.00		Active Membership-Chief
		Total	\$250.00		
74104	04/06/26	Hennepin County Treasurer			
E 101-42110-441		CORRECTION FEES/CH	\$584.00	1000265525	Booking Fee
		Total	\$584.00		
74105	04/06/26	KELM, ALLIE & MITCH			
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-20301 R1	Temp Co Rtn -9285 Maas Drive
		Total	\$5,000.00		
74106	04/06/26	KENNEDY & GRAVEN, CHARTERED			
E 101-41610-304		LEGAL FEES - ATTORNE	\$3,000.00	192359	General
E 101-41610-304		LEGAL FEES - ATTORNE	\$603.70	MN415-0014	Administration
E 101-41610-304		LEGAL FEES - ATTORNE	\$80.80	MN415-0026	General Personnel Matters
G 801-1170		LAND USE RECEIVABLE	\$1,014.20	MN415-0039	* Lot Line Adjustment ML-25031
G 801-1170		LAND USE RECEIVABLE	\$1,007.50	MN415-0039	* Sunnyfield Interm Use Permit ML-25030
E 101-41610-304		LEGAL FEES - ATTORNE	\$125.00	MN415-0039	Minne Properties, LLC Title Action
		Total	\$5,831.20		
74107	04/06/26	KRUGGEL, JASPER			
E 101-41320-433		DUES & SUBSCRIPT & TR	\$28.00		Reimburse for parking fees
		Total	\$28.00		
74108	04/06/26	Lano Equipment of Loretto			
E 651-49590-221		EQUIPMENT PARTS, TIR	\$328.21	03-1220750	Filters for Unit #630
E 651-49590-221		EQUIPMENT PARTS, TIR	\$62.15	03-1220758	Bulb for Skid #630

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 651-49590-221		EQUIPMENT PARTS, TIR	(\$287.12)	INV1220758	Credit on Account
		Total	\$103.24		
74109	04/06/26	League of Minnesota Cities			
E 101-41320-433		DUES & SUBSRIPT & TR	\$425.00	446898	MCMA Annual Conference-Bauman
E 101-41320-433		DUES & SUBSRIPT & TR	\$100.00	447449	PSHRA-MN Bauman
		Total	\$525.00		
74110	04/06/26	LE-AST SERVICE COUNSELING			
E 101-42110-307		PROFESSIONAL SERVIC	\$330.00	2001	Check Up from the Neck up and Monthly Retainer
		Total	\$330.00		
74111	04/06/26	LEGEND COMPANIES			
E 101-42110-401		BLDG/STRUCT MAINTEN	\$855.00	134899	Quarterly Planned Maintenance Contract
		Total	\$855.00		
74112	04/06/26	LEY, JOHN			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund Remaining on Land Use ML-25011
		Total	\$125.00		
74113	04/06/26	LIBENGOOD, LANCE			
G 801-1170		LAND USE RECEIVABLE	\$1,325.00		Remaining Land Use Deposit ML-25026
		Total	\$1,325.00		
74114	04/06/26	LOFFLER			
E 401-43126-560		EQUIP AND FURNISHIN	\$1,068.48	5291337	Security Camera Project
		Total	\$1,068.48		
74115	04/06/26	M/I HOMES OF MPLS			
G 101-2025		DEPOSITS PAYABLE	\$10,000.00	MB-24071 R1	Temp Co Rtn - 6705 Bellflower Dr
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24152 R1	Temp Co Rtn - 4589 Woodland Cove Pkwy
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24156 R1	Temp Co Rtn - 4573 Woodland Cove Pkwy
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24217 R1	Temp Co Rtn - 4597 Woodland Cove Pkwy
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24233 R1	Temp Co Rtn - 4577 Woodland Cove Pkwy
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24248 R1	Temp Co Rtn - 4581 Woodland Cove Pkwy
G 101-2025		DEPOSITS PAYABLE	\$5,000.00	MB-24263 R1	Temp Co Rtn - 4605 Woodland Cove Pkwy
		Total	\$40,000.00		
74116	04/06/26	Metropolitan Council WW Servic			
E 602-49490-227		UTILITY SYSTEM MAINT	\$674.59	0001203016	MET Council Waste Chg-NWTP
E 602-49490-227		UTILITY SYSTEM MAINT	\$8,590.41	0001203017	MET Council Waste Chg-SWTP
		Total	\$9,265.00		
74117	04/06/26	MGX Equipment Services, LLC			
E 602-43251-580		OTHER EQUIPMENT	\$10,681.00	SWO061510	Purchase and Install of Plow on New Water Truck #701
		Total	\$10,681.00		
74118	04/06/26	MID COUNTY			
E 601-49440-212		MOTOR FUELS AND LUB	\$247.72	84550	Dyed Diesel Fuel
E 602-49490-212		MOTOR FUELS AND LUB	\$247.72	84550	Dyed Diesel Fuel
E 101-43121-212		MOTOR FUELS AND LUB	\$619.29	84550	Dyed Diesel Fuel

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-43125-212		MOTOR FUELS AND LUB	\$123.85	84550	Dyed Diesel Fuel
E 601-49440-212		MOTOR FUELS AND LUB	\$186.33	84554	Dyed Diesel Fuel
E 602-49490-212		MOTOR FUELS AND LUB	\$186.33	84554	Dyed Diesel Fuel
E 101-43121-212		MOTOR FUELS AND LUB	\$465.84	84554	Dyed Diesel Fuel
E 101-43125-212		MOTOR FUELS AND LUB	\$93.17	84554	Dyed Diesel Fuel
		Total	\$2,170.25		
74119	04/06/26	MN RURAL WATER ASSOCIATION			
E 601-49440-433		DUES & SUBSRIPT & TR	\$425.00		Membership May 2026-April 2027
		Total	\$425.00		
74120	04/06/26	MOUND TRUE VALUE HARDWARE			
E 601-49440-227		UTILITY SYSTEM MAINT	\$42.92	201241	Parts for making a Pressure Checker
E 101-42110-401		BLDG/STRUCT MAINTEN	\$19.99	201356	PD Toilet Repair
E 601-49440-227		UTILITY SYSTEM MAINT	\$17.98	201397	Cleaning Supplies
E 601-49440-322		POSTAGE	\$32.95	201406	Shipping of Water Samples to MHD
		Total	\$113.84		
74121	04/06/26	MURPHY, RICHARD			
G 801-1170		LAND USE RECEIVABLE	\$825.00		Refund of Remaining Land Use Deposit ML-25014
		Total	\$825.00		
74122	04/06/26	NCPERS MINNESOTA - 632400			
G 101-2380		PAYROLL CLEARING LIF	\$336.00	63240042026	*PERA life Ins Employer Paid
		Total	\$336.00		
74123	04/06/26	NEUMANN, RENAE			
E 101-41320-433		DUES & SUBSRIPT & TR	\$20.00	444739.00	Reimbursement for Training Class
		Total	\$20.00		
74124	04/06/26	OFFICE DEPOT			
E 101-42110-201		OFFICE SUPPLIES	\$14.99	45889092200	Sign
		Total	\$14.99		
74125	04/06/26	OFFICE OF MNIT SERVICES			
E 101-42110-410		COMPUTER SERVICES/F	\$100.00	DV26020452	WAN Services
		Total	\$100.00		
74126	04/06/26	ONSITE MEDICAL			
E 101-42110-307		PROFESSIONAL SERVIC	\$975.00	2469383	Respiratory Fit/Evaluation
E 101-42110-307		PROFESSIONAL SERVIC	\$75.00	2469399	Respiratory Fit/Evaluation
		Total	\$1,050.00		
74127	04/06/26	OVERLINE & SON, INC			
E 602-49490-227		UTILITY SYSTEM MAINT	\$1,620.00	1486	Removal of Heavy Deposits in Line
E 602-49490-227		UTILITY SYSTEM MAINT	\$684.00	1491	Clean out line for Grease from Buddy Boys - Contract Agreement
E 602-49490-227		UTILITY SYSTEM MAINT	\$7,980.00	1496	Spring Cleaning of Lift Stations per Contract
		Total	\$10,284.00		
74128	04/06/26	Press Perfect			
E 101-42110-202		COPY & PRINTING SUPP	\$65.20	10046	Business Cards

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$65.20		
74129	04/06/26	RAY O HERRON			
E 401-42110-560		EQUIP AND FURNISHIN	\$1,533.26	3280655	Ballistic Helmet for SWAT Team
Total			\$1,533.26		
74130	04/06/26	READY WATT ELECTRIC			
E 101-42110-339		SIREN AND MAINTENAN	\$4,935.00	2218539	Siren #7 Service
Total			\$4,935.00		
74131	04/06/26	SWANSON, CONNER			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund remaining land use deposit ML-25029
Total			\$125.00		
74132	04/06/26	THOMAS, BRUCE			
G 801-1170		LAND USE RECEIVABLE	\$825.00		Refund Remaining Land Use Deposit ML-24008
Total			\$825.00		
74133	04/06/26	Toll Gas & Welding Supply			
E 101-43121-215		SHOP MATERIALS	\$165.00	0070015292	Torch Cylinder 5-yr Lease Agreement and Fee
Total			\$165.00		
74134	04/06/26	TRITECH SOFTWARE SYSTEMS			
E 101-42110-410		COMPUTER SERVICES/F	\$7,818.76	454584	LETG Hosting, Software and Maintenance
Total			\$7,818.76		
74135	04/06/26	UNIQUE PAVING MATERIALS CORP			
E 101-43121-224		STREET MAINTENANCE	\$325.65	93566	Cold Mix Asphalt for Patching
E 101-43121-224		STREET MAINTENANCE	\$401.70	93657	Cold Mix Asphalt for Patching
Total			\$727.35		
74136	04/06/26	US BANK EQUIPMENT FINANCE			
E 101-41320-307		PROFESSIONAL SERVIC	\$41.86	578140907	Copier-City Hall
E 101-41910-307		PROFESSIONAL SERVIC	\$41.86	578140907	Copier-City Hall
E 101-43121-307		PROFESSIONAL SERVIC	\$41.86	578140907	Copier-City Hall
E 601-49440-307		PROFESSIONAL SERVIC	\$41.87	578140907	Copier-City Hall
E 602-49490-307		PROFESSIONAL SERVIC	\$41.87	578140907	Copier-City Hall
Total			\$209.32		
74137	04/06/26	VENO, STEVE			
G 801-1170		LAND USE RECEIVABLE	\$1,325.00		refund remaining land use deposit ML-24002
Total			\$1,325.00		
74138	04/06/26	WALKER, TANNER			
G 801-1170		LAND USE RECEIVABLE	\$125.00		refund remaining land use deposit ML-25010
Total			\$125.00		
74139	04/06/26	JOHN WATKINS			
G 801-1170		LAND USE RECEIVABLE	\$125.00		Refund Land Use remaining Deposit ML-25023
Total			\$125.00		
74140	04/06/26	WILKERSON, JASON & ANNA			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 801-1170		LAND USE RECEIVABLE	\$125.00		refund remaining land use deposit ML-25022
		Total	\$125.00		
74141	04/06/26	WRIGHT HENNEPIN ELECTRIC			
E 101-43160-381		ELECTRIC UTILITIES	\$34.33		150-1699-167 Street Light
		Total	\$34.33		
74142	04/06/26	WSB & ASSOCIATES			
E 651-49590-303		ENGINEERING SERV	\$387.50	R-013428-00	MS4 Services
E 601-49440-303		ENGINEERING SERV	\$500.00	R-031223-00	General Engineering Svcs
E 602-49490-303		ENGINEERING SERV	\$500.00	R-031223-00	General Engineering Svcs
E 651-49590-303		ENGINEERING SERV	\$500.00	R-031223-00	General Engineering Svcs
E 101-42600-303		ENGINEERING SERV	\$1,500.00	R-031223-00	General Engineering Svcs
E 651-49590-303		ENGINEERING SERV	\$1,690.75	R-031373-00	No Loss for SWAMP
E 101-43121-307		PROFESSIONAL SERVIC	\$263.00	R-031373-00	Xcel ROW Permit
G 801-1170		LAND USE RECEIVABLE	\$131.50	R-031373-00	Meeting with 3800 Enchanted
G 801-1170		LAND USE RECEIVABLE	\$561.00	R-031880-00	Steamboat Minnehaha
E 651-49590-303		ENGINEERING SERV	\$374.00	R-031880-00	Palmer Pointe Waterset HOAs
		Total	\$6,407.75		
74143	04/06/26	Ziegler Inc.			
E 651-49590-221		EQUIPMENT PARTS, TIR	\$336.86	IN002316132	Filters for Unit #634
		Total	\$336.86		
1003591 e	03/16/26	Internal Revenue Service			
G 101-2300		PAYROLL CLEARING FE	\$17,153.61		* PR - Fed w/h
G 101-2320		PAYROLL CLEARING FIC	\$17,451.66		* PR - SS/Medicare w/h
		Total	\$34,605.27		
1003592 e	03/16/26	MINNESOTA DEPT. OF REV.			
G 101-2310		PAYROLL CLEARING ST	\$8,014.41		* State w/h
		Total	\$8,014.41		
1003593 e	03/16/26	Public Employees Retirement			
G 101-2330		PAYROLL CLEARING PE	\$34,465.22		* Pera w/h
		Total	\$34,465.22		
1003594 e	03/16/26	Optum			
G 101-2347		HSA CLEARING ACCT	\$5,607.18		HSA Employer and Employee Cont
		Total	\$5,607.18		
1003595 e	03/16/26	EDWARD JONES			
G 101-2370		PAYROLL CLEARING DE	\$3,108.70		* Deferred Comp w/h
		Total	\$3,108.70		
1003596 e	03/16/26	ICMA			
G 101-2370		PAYROLL CLEARING DE	\$288.46		* Roth IRA Contributions
		Total	\$288.46		
1003597 e	03/16/26	HCSP			
G 101-2370		PAYROLL CLEARING DE	\$275.00		* Retirement HCSP

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$275.00		
1003598 e	03/19/26	BRIDGEWATER BANK			
E 101-41320-437		MISCELLANEOUS EXPE	\$152.50	03/16/26	REMOTE DEPOSIT & POSITIVE PAY MONTHLY FEE
Total			\$152.50		
1003599 e	03/25/26	XCEL ENERGY			
E 601-49440-381		ELECTRIC UTILITIES	\$8,376.04	51-6565410-8	Electricity-Wells/Watertower
Total			\$8,376.04		
1003600 e	03/30/26	Internal Revenue Service			
G 101-2300		PAYROLL CLEARING FE	\$17,736.13		* PR - Fed w/h
G 101-2320		PAYROLL CLEARING FIC	\$17,593.30		* PR - SS/Medicare w/h
Total			\$35,329.43		
1003601 e	03/30/26	MINNESOTA DEPT. OF REV.			
G 101-2310		PAYROLL CLEARING ST	\$8,256.95		* State w/h
Total			\$8,256.95		
1003602 e	03/30/26	Public Employees Retirement			
G 101-2330		PAYROLL CLEARING PE	\$35,473.99		* Pera w/h
Total			\$35,473.99		
1003603 e	03/30/26	HCSP			
G 101-2370		PAYROLL CLEARING DE	\$275.00		* retirement
Total			\$275.00		
1003604 e	03/30/26	ICMA			
G 101-2370		PAYROLL CLEARING DE	\$288.46		* Roth IRA Contributions
Total			\$288.46		
1003605 e	03/30/26	Optum			
G 101-2347		HSA CLEARING ACCT	\$6,381.98		HSA Employer and Employee Cont
Total			\$6,381.98		
1003606 e	03/30/26	EDWARD JONES			
G 101-2370		PAYROLL CLEARING DE	\$3,091.04		* Deferred Comp w/h
Total			\$3,091.04		
1003607 e	04/06/26	AE2S			
E 601-49440-303		ENGINEERING SERV	\$522.50	109294	AE2S Feb Invoicing for SWTP Communications Services
E 601-49440-303		ENGINEERING SERV	\$35,370.88	109505	AE2S Feb Invoicing for ATP Construction Services
E 601-49440-303		ENGINEERING SERV	\$1,118.25	109506	AE2S Feb Invoicing for General Services-Hydraulic Modeling for Fire Hydrant Pressures
E 602-49490-303		ENGINEERING SERV	\$2,576.00	109520	AE2S Feb Invoicing for LS#4 and LS#6 Control Panel Replacement
E 601-49440-303		ENGINEERING SERV	\$2,478.25	109523	AE2S Feb Invoicing for Scada Services
E 602-49490-303		ENGINEERING SERV	\$2,478.25	109523	AE2S Feb Invoicing for Scada Services
E 602-49490-303		ENGINEERING SERV	\$711.00	109606	AE2S Feb Invoicing for LS #2 Panel Replacement
Total			\$45,255.13		

CITY OF MINNETRISTA

04/02/26 12:14 PM

Page 11

***Check Detail Register©**

Batch: PR03122026,3-16-26 BRIDGE,032626HP,Xcel032526,PR03262026,040626AP,AE2S040626

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1010			\$486,019.05		

Fund Summary**1010 1ST BK OF THE LAKES**

101 GENERAL FUND	\$308,626.55
401 CAPITAL IMPROVEMENT PROGRAM	\$30,824.19
601 WATER FUND	\$61,041.37
602 SEWER FUND	\$51,886.70
651 STORM WATER MGMT FUND	\$4,565.39
671 RECYCLING FUND	\$20,935.65
801 LANDUSE AGENCY	\$8,139.20
	\$486,019.05

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Res. No. 36-26 Approving a streetside setback variance and a lakeshore setback variance at 7041 Halstead Drive

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: April 6, 2026

Overview: Jeffrey & Rachel Swanson (the “Applicants”) have made a request for a streetside setback variance to reduce the required setback from 35 feet to 10.1 feet and a lakeshore setback variance to reduce the required setback from 75 feet to 69.5 feet to allow for the construction of a new single-family home at the property located at 7041 Halstead Drive; R-1 Low-Density Single-Family Residence Zoning District; PID #27-117-24-21-0031 (the “Property”).

Background: The Property was created with the Elbert Lee Shores subdivision in 1958 and a home was built on it in 1959. Since the Property’s creation, the City adopted an ordinance in 1973 establishing a 50 foot lakeshore setback and a later ordinance in 1979 which increased the setback to 75 feet. The City also filed a resolution in 1966 declaring Halstead Drive a public street with a right-of-way width of 66 feet (33 feet from the centerline). Both of these factors have significantly changed the development potential of the Property since it was originally created and rendered the preexisting home non-conforming. The original home has since been torn down, but the challenges of redeveloping the Property still remain given the changes that have occurred since its creation. The Applicants spoke with City staff about the redevelopment of the Property and it became clear a variance was likely going to be required. Staff informed the Applicants of the variance process and what would be required. The request has been outlined in the staff report and the application submittals attached for the City Council to review and consider.

Variance Request: City Code Section 505.05 Subd. 9 allows the City to issue variances from the provisions of the zoning code. A variance is a modification or variation of the provisions of the zoning code as applied to a specific piece of property. A variance is only permitted when:

- a. **The variance is in harmony with the general purposes and intent of this ordinance.**
Section 505.03 Subd. 1 outlines the specific purpose and intent of the City’s zoning ordinance. One of those purpose and intent is to protect the general health and safety of the inhabitants of the City. This is accomplished through the promotion

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.

of proper use of land and structures with reasonable standards to which buildings, structures, and land will conform to for the benefit of all.

The proposed new single-family home is a permitted use in the zoning district for the Property. The requested setback variances are consistent with the existing setbacks for many of the homes in the area, which allows for a reasonable use of the Property in a manner that is not detrimental to the surrounding properties.

b. The variance is consistent with the comprehensive plan.

The basic intent of the comprehensive planning process is to provide a well-founded and coordinated decision-making framework to guide both public and private development and community improvements. In this regard, the comprehensive plan represents the development framework to guide and direct future land development decisions within the City. The Land Use Plan is a narrative and graphic representation of the community’s land use and growth management goals and policies that provides the background and rationale for land use designations as represented on the Proposed Land Use Map.

The Property and surrounding area are guided for long term Residential Low per the 2040 Minnetrista Comprehensive Plan. The proposed variance allows for a use consistent with this long-term goal. In addition to simply complying with the future land use plan, the proposed home location does not further hinder the view sheds of adjacent properties and maintains an acceptable setback from the lake.

A variance may be granted when the applicant establishes there are practical difficulties in complying with this ordinance. Practical difficulties, as used in connection with granting a variance, means:

1. The property owner proposes to use the property in a reasonable manner not permitted by this ordinance.

This factor means that the landowner would like to use the property in a particular reasonable way, but cannot do so under the rules of the ordinance. It does not mean that the land cannot be put to any reasonable use whatsoever without the variance.

The Applicants are proposing to build a new single-family home, which is a reasonable use of the Property. The request for setback relief from the street side and lakeshore setbacks is also similar with those made for other properties in the past. The reasonableness is further supported because the proposed home does not extend into the riparian views of the adjacent properties.

2. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

The uniqueness generally relates to the physical characteristics of the particular piece of property, that is, to the land and not personal characteristics or preferences of the landowner. When considering the variance for a building to encroach or

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intrude into a setback, the focus of this factor is whether there is anything physically unique about the particular piece of property.

The Property was created in 1958. Since then, the City has adopted ordinances establishing a 50-foot lakeshore setback, which was later increased to 75 feet. The City also declared Halstead Drive a public street with a right-of-way that is 66 feet in width (33 feet from the centerline). Lastly, the curvature of the lakeshore further reduces the building pad when the lakeshore setback is applied. All these factors together create practical difficulties that the Applicants did not create themselves.

3. The variance would not alter the essential character of the locality.

Under this factor, consider whether the resulting structure will be out of scale, out of place, or otherwise inconsistent with the surrounding area.

The proposed new single-family home is consistent in size and massing to the others found in the area. Many of the other homes are located closer to Halstead Drive than the required 35-foot setback and some are closer to Lake Minnetonka than the required 75 feet, so the proposed setbacks are not dissimilar to others in the neighborhood.

Neighborhood Comments: Notices were sent out to all property owners within 500 feet of the subject property prior to the public hearing with the Planning Commission. To date, staff has received one written comment regarding this request in advance of this staff report. It has been attached for the City Council to review.

Planning Commission Recommendation: The Applicants’ request was presented to the Planning Commission at their March 23, 2026 meeting. At that meeting, the Planning Commission held the required public hearing. No one besides the Applicants were present to speak. After hearing no testimony at the public hearing and then discussing amongst themselves, the Planning Commission made a motion to recommend the City Council approve the requested streetside and lakeshore setback variances, based on certain findings of fact and subject to conditions. Motion passed 5-0. Absent: Taylor, Gangestad, Jamieson, and Rognli.

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. Findings of fact, based on the information submitted by the Applicants, may be as follows:

1. The requested variance is in harmony with the purpose and intent of the City’s zoning ordinances because it is consistent with the existing setbacks for many of the homes in the area, which allows for a permitted use of the Property in a manner that is not detrimental to the surrounding properties;
2. The requested variance is consistent with the City’s comprehensive plan because the Property and surrounding area are guided for long term Residential Low per the 2040 Minnetrista Comprehensive Plan. The proposed variance is consistent with

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- this long-term goal and the proposed home location does not further hinder the view sheds of adjacent properties and maintains an acceptable setback from the lake;
3. The Applicants propose to use the Property in a reasonable manner because single family dwellings are a permitted use in the zoning district and the request for setback relief from the street side and lakeshore setbacks is also similar with those made for other properties in the past;
 4. The requested variance is the result of unique circumstances not created by the landowner because the Property was created prior to the City adopting ordinances for a 50-foot and later a 75-foot lakeshore setback and the declaration of Halstead Drive as a public street with a 66-foot-wide right-of-way; and
 5. The requested variance will not alter the character of the locality because the proposed home is consistent in size and massing to the other homes in the area and many of the other homes in the neighborhood are located closer to Halstead Drive or Lake Minnetonka than City Code allows.

Recommended Action: Motion to adopt a resolution approving the requested street side and lakeshore setback variances at 7041 Halstead Drive based on certain findings of fact outlined in the staff report and subject to the following conditions:

1. The construction shall be consistent with the plan and survey documents submitted with this variance application;
2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
3. The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
4. The Applicants are responsible for all fees incurred by the City in review of this application; and
5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

Attachments:

1. Location Map
2. Applicants' Narrative
3. Proposed Survey
4. Proposed Plans
5. Neighborhood Comments
6. Res. No. 36-26 Approving Variances at 7041 Halstead Drive

Mission Statement:

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7041 Halstead Drive

Section 4, Item d)



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



Variance Request for 7041 Halstead Dr

February 16, 2026

- a. **Property owners**
Jeffery and Rachel Swanson
Applicant
Thomas Flint
- b. **Site Data**
PID: 2711724210031
Lot 1, Block 1 Elbert Lee Shores
Zoned R1
Lot size: 30901 sf (.7094 acres)
- c. **Variance request**
505.49, Subd. 8, (b), Structure setback from municipal or private right-of-way – 35’
505.49, Subd. 8, (b), Structures setback from ordinary high water mark – 75’
- d. **Variance written description**
We are requesting a variance of the structural setback from the right-of-way to be reduced from 35’ to 10.1’ (24.9’ reduction)
We are also requesting a variance of the structural setback from ordinary high water mark to be reduced from 75’ to 69.5’ (5.5’ reduction)
- e. **Narrative**
The homeowners met with staff to discuss a new home build on the property. They discussed the options with staff and were instructed that matching or bettering the setbacks of the neighboring property to the north would be acceptable. We are matching the right-of-way setback (10.1’) that was granted to the north property owner and increasing the setback to the ordinary high water mark from 63’ (north property setback from the ordinary high water mark) to 69.5’ (an increase of 6.5’)
- f. **Proposal’s harmony with intent of City Code**
The proposed variance will be in harmony with the general purposes and intent of the zoning ordinance. We are requesting to build a new single family home on a lot that had a single family home (which did not comply with the lot setbacks). The size of the home we are proposing is similar to those of the neighboring properties. We are requesting similar setbacks that the property to the north was recently granted. The lot is fairly narrow, roughly 132’ from right-of-way to O.H.W. When applying the setbacks it leaves an area that is 22’ deep which makes for a narrow home.
- g. **Practical difficulties**
The lot is narrow, like many of the surrounding properties (most of which don’t comply with the structural setbacks).
 - i. The homeowners are continuing to use the property as a single family residence in keeping with the current property use and neighboring property uses.
 - ii. The plight of the lot was not created by the property owner. It is simply an under sized lot in this zoning district.
 - iii. If the variance is granted it would not alter the essential character of the locality. If granted it would be in keeping with the neighboring properties

and is a similar request to that which was granted to the direct northern neighbor's property.

h. Justification

The variance request is not based on a desire to increase the properties value. What we are requesting is to have a property with a similar sized home as the neighboring properties.

i. By granting this variance it will not

- 1) Adversely affect the health or safety of persons residing or working in the neighborhood, it will be in keeping with the neighboring properties.
- 2) Impair an adequate supply of light and air to adjacent properties. It will not affect neighboring properties at all
- 3) Be injurious to property or improvements in the neighborhood. It will be similar to the neighboring properties
- 4) Increase the congestion on public streets. This is a single family home that is replacing a single family home. There will be no increase to the congestion on the streets.
- 5) Endanger public safety. The home will be built in accordance with the building, plumbing and fire code
- 6) Substantially diminish or impair property values within the neighborhood. This will not have any impact on neighboring property values.

CERTIFICATE OF SURVEY FOR
ALEXANDER DESIGN
OF LOT 1, AND OUTLOT 1, ELBERT LEE SHORES
HENNEPIN COUNTY, MINNESOTA



LEGAL DESCRIPTION OF PREMISES :

Lot 1, and Outlot 1, ELBERT LEE SHORES

- o : denotes iron marker
- ✕ : denotes spike set as point on line
- (908.3): denotes existing spot elevation, mean sea level datum
- [910.8] : denotes proposed spot elevation
- 917—: denotes existing contour line, mean sea level datum
- [930]—: denotes proposed contour line

Bearings shown are based upon an assumed datum.

This survey intends to show the boundaries of the above described property, and the location of an existing house, to be removed, spot elevations, topography and the proposed location of a proposed house, driveway and grades thereon. It does not purport to show any other improvements or encroachments.

PROPOSED HARDCOVER :

Lot area = 30,901 Sq. ft.
For Lot 1 and Outlot 1
28,269 sf minus right-of-way
Proposed house = 4164 sf
Proposed driveway = 703 sf
Walk = 125 sf
Covered porch = 248 sf
Revised conc. patio/pool = 1585 sf
Total hardcover = 6825 Sq. ft.
6825 / 28,269 x 100 = 24.14%

HOUSE #	SETBACK TO HALSTEAD DR. R.O.W.
3250	36.8
7013	9.5
7015	6.3
7017	9.2
7019	33.4
7021	16.8
7031	39.7
7035	10.6
7051	69.3
(NOTE: DETACHED GARAGE = 21.8)	
TOTAL / 9 = 25.7 AVG.	

NOTE: HALSTEAD ROAD RIGHT-OF-WAY IS SHOWN PER DOC. NO. 3634821.

PROPOSED ELEVATIONS : (verify)

- 1) Garage = [935.5]
- 2) Main floor = [935.5]

26027REVISED.SCI

DATE	REVISION
12-2-25	WELL LOCATED, ADDITIONAL INFORMATION SHOWN
12-19-25	ROAD SETBACKS OF ADJOINING HOUSES IN BLOCK
2-16-26	PROPOSED HOUSE

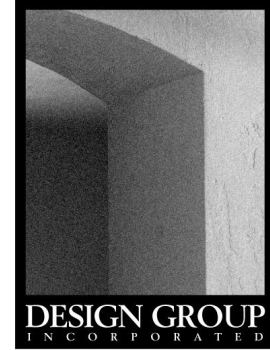
GRONBERG AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND SURVEYORS, & SITE PLANNERS
445 NORTH WILLOW DRIVE
LONG LAKE, MN. 55356
952-473-4141

I hereby certify that this plan, specification, 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.

Mark S. Gronberg
Mark S. Gronberg Minnesota License Number 12755

SCALE 1"=20'
DATE 11-20-25
JOB NO. 26-027

ALEXANDER



275 LAKE STREET EAST
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
11 FEBRUARY 2016
PREVIOUS ISSUE DATES:

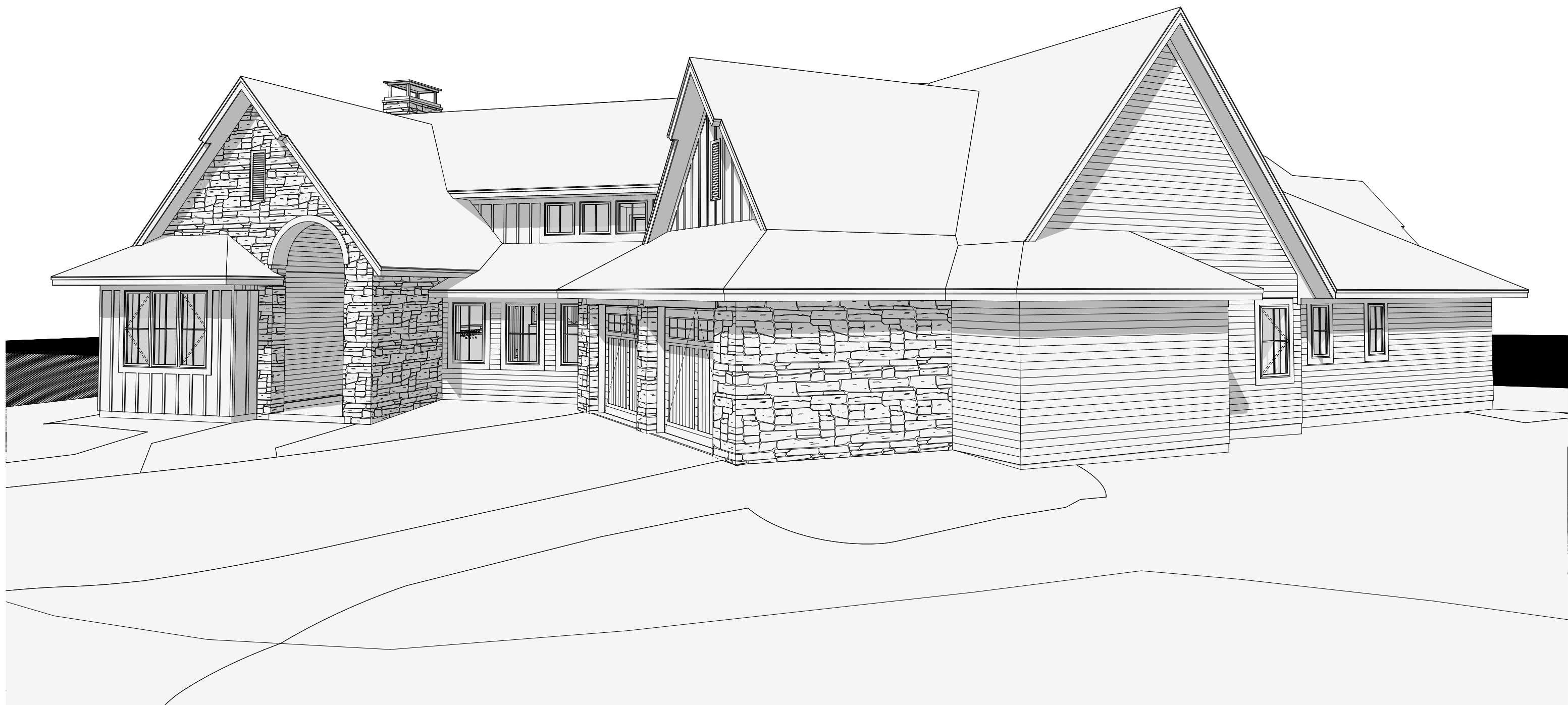
DRAWING DESCRIPTION:
3D EXTERIORS

VARIANCE SET

SWANSON RESIDENCE
1041 HALSTEAD DRIVE
MINNETRISTA, MN

A1

1 OF 5



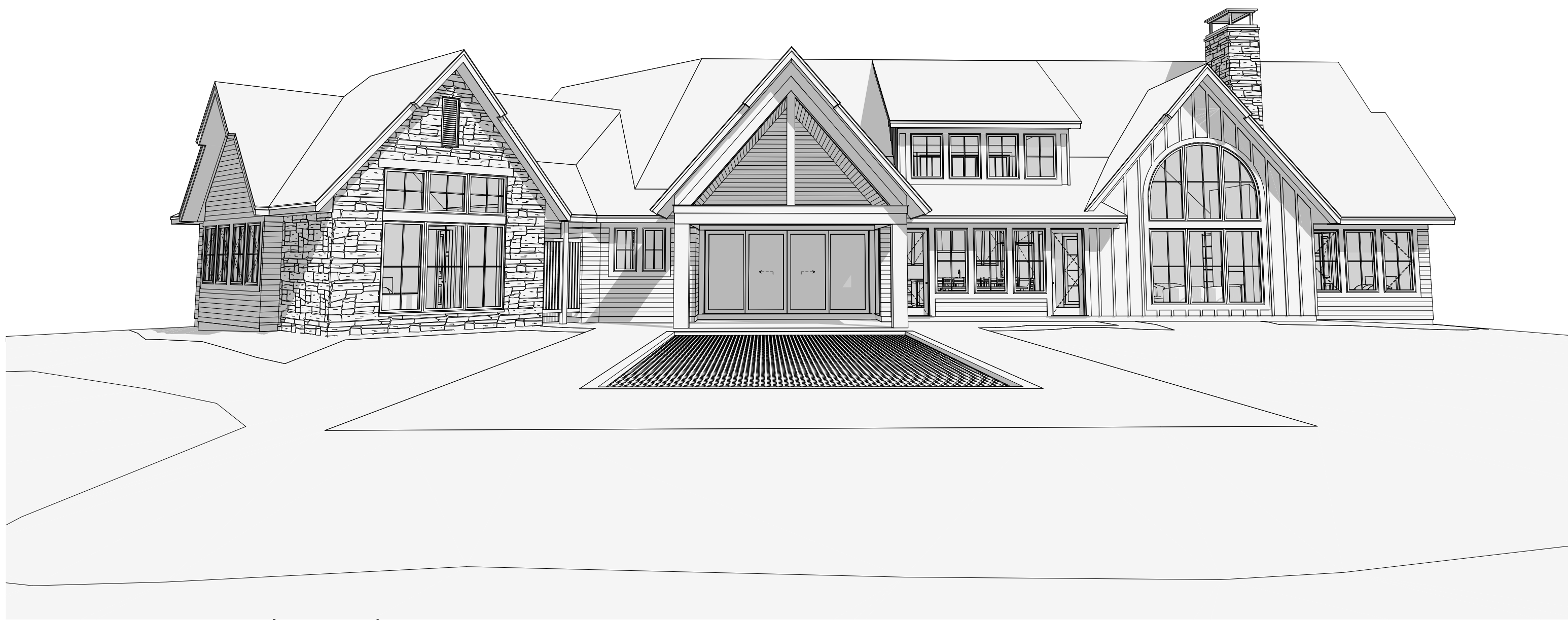
2
A1
STREETSIDE (FRONT RIGHT) PERSPECTIVE
SCALE: 1:114.29



1
A1
STREETSIDE (FRONT) PERSPECTIVE
SCALE: 1:114.29



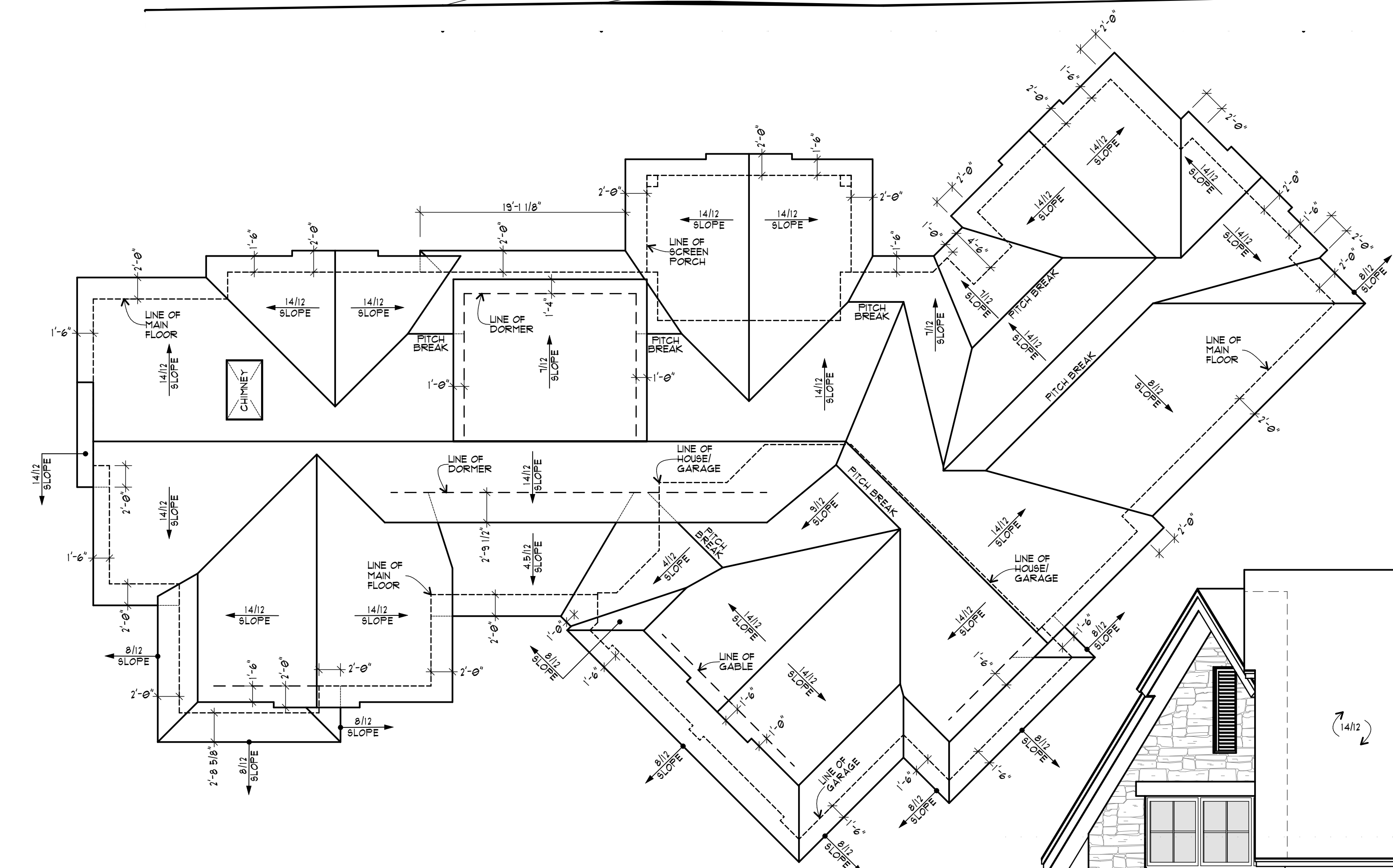
4
A1
LAKESIDE (REAR RIGHT) PERSPECTIVE
SCALE: 1:114.29



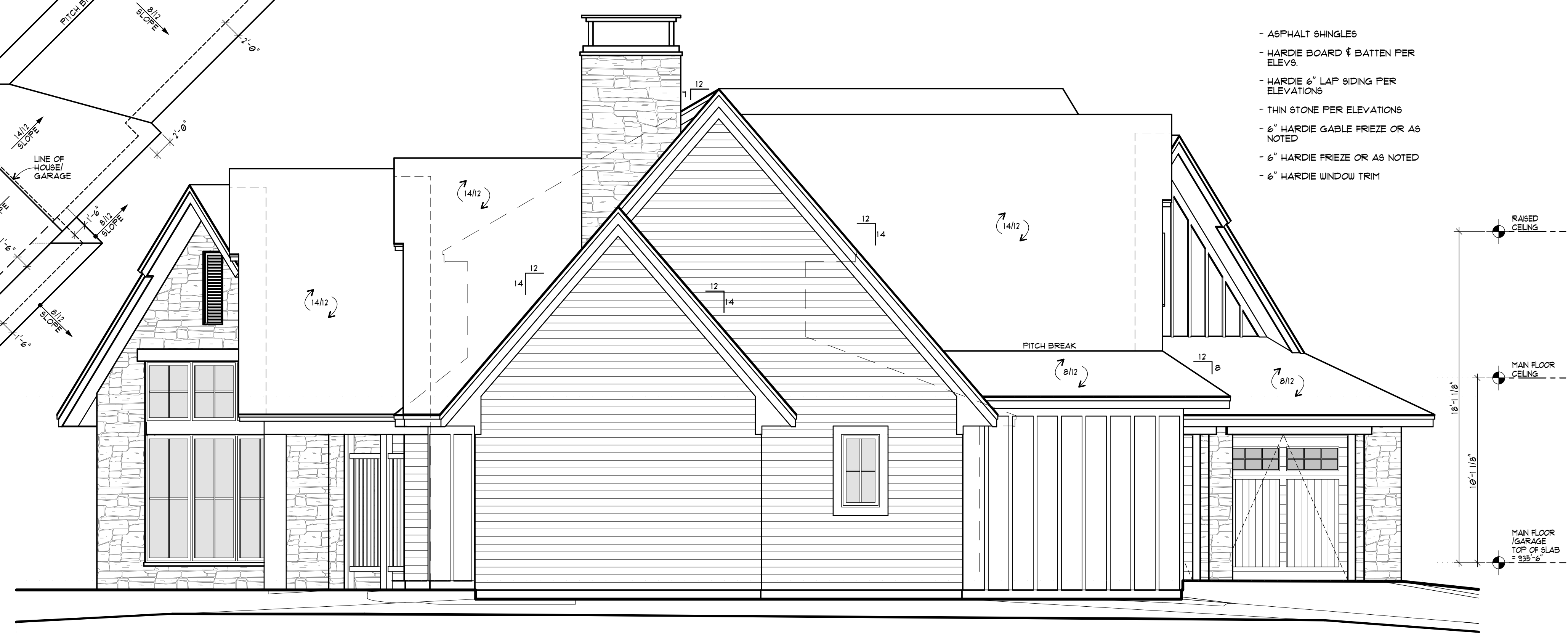
3
A1
LAKESIDE (REAR) PERSPECTIVE
SCALE: 1:114.29



1 FRONT ELEVATION
A2 SCALE: 1/4" = 1'-0"



3 ROOF PLAN
A2 SCALE: 1/8" = 1'-0"



2 LEFT ELEVATION
A2 SCALE: 1/4" = 1'-0"

ALEXANDER
DESIGN GROUP
ARCHITECTS

275 LAKE STREET EAST
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
11 FEBRUARY 2016
PREVIOUS ISSUE DATES:

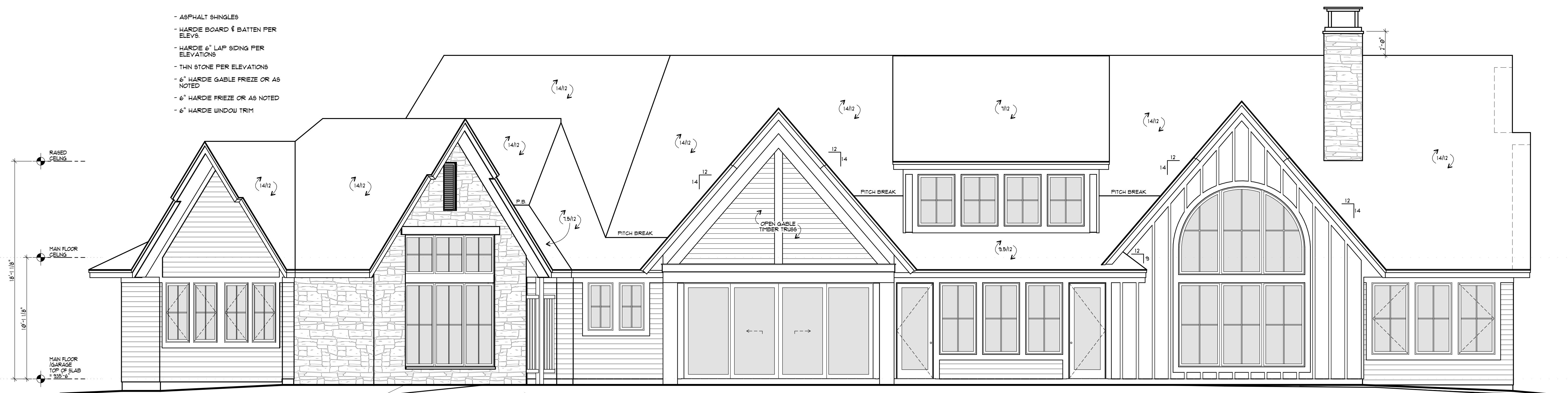
DRAWING DESCRIPTION:
ELEVATIONS

VARIANCE SET

SWANSON RESIDENCE
1041 HALSTEAD DRIVE
MINNETRISTA, MN

A2
2 OF 5

- ASPHALT SHINGLES
- HARDIE BOARD & BATTEN PER ELEVATIONS
- HARDIE 6" LAP SIDING PER ELEVATIONS
- THIN STONE PER ELEVATIONS
- 6" HARDIE GABLE FRIEZE OR AS NOTED
- 6" HARDIE FRIEZE OR AS NOTED
- 6" HARDIE WINDOW TRIM



1
A3 **REAR ELEVATION**
SCALE: 1/4" = 1'-0"



2
A3 **ANGLED LEFT ELEVATION**
SCALE: 1/4" = 1'-0"

- ASPHALT SHINGLES
- HARDIE BOARD & BATTEN PER ELEVATIONS
- HARDIE 6" LAP SIDING PER ELEVATIONS
- THIN STONE PER ELEVATIONS
- 6" HARDIE GABLE FRIEZE OR AS NOTED
- 6" HARDIE FRIEZE OR AS NOTED
- 6" HARDIE WINDOW TRIM



3
A3 **ANGLED REAR ELEVATION**
SCALE: 1/4" = 1'-0"

275 LAKE STREET EAST
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
11 FEBRUARY 2016

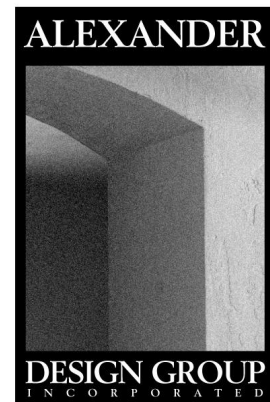
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
ELEVATIONS

VARIANCE SET

SWANSON RESIDENCE
1041 HALSTEAD DRIVE
MINNETRISTA, MN

A3
3 OF 5



275 LAKE STREET EAST
SUITE #102
WAYZATA, MN 55391
Phone: 952.473.8777

ISSUE DATE:
11 FEBRUARY 2016
PREVIOUS ISSUE DATES:

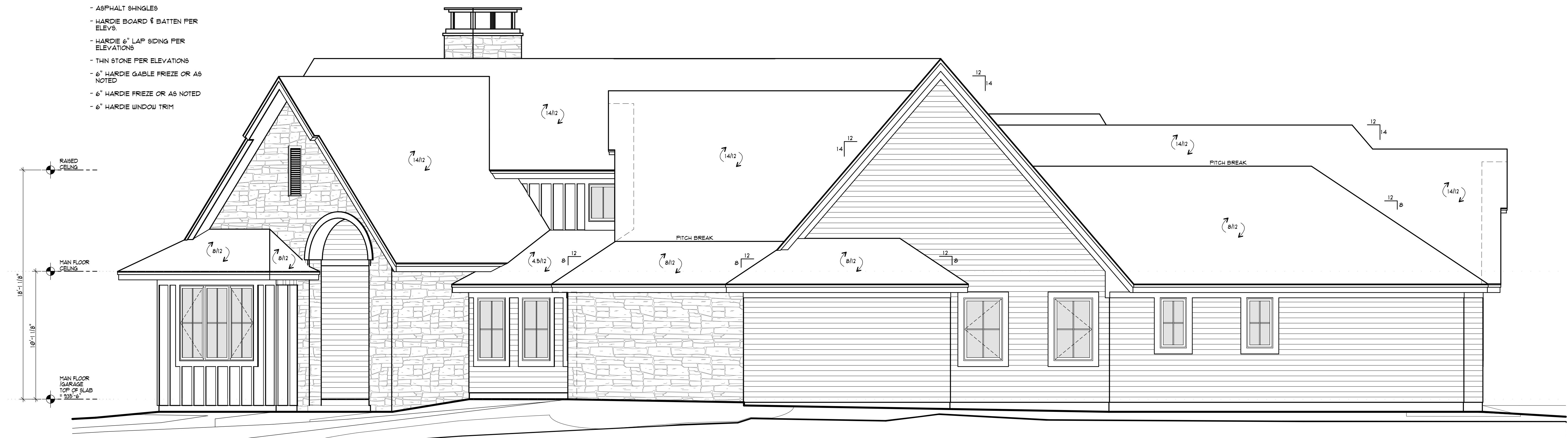
DRAWING DESCRIPTION:
ELEVATIONS

VARIANCE SET

SWANSON RESIDENCE
1041 HALSTEAD DRIVE
MINNETRISTA, MN

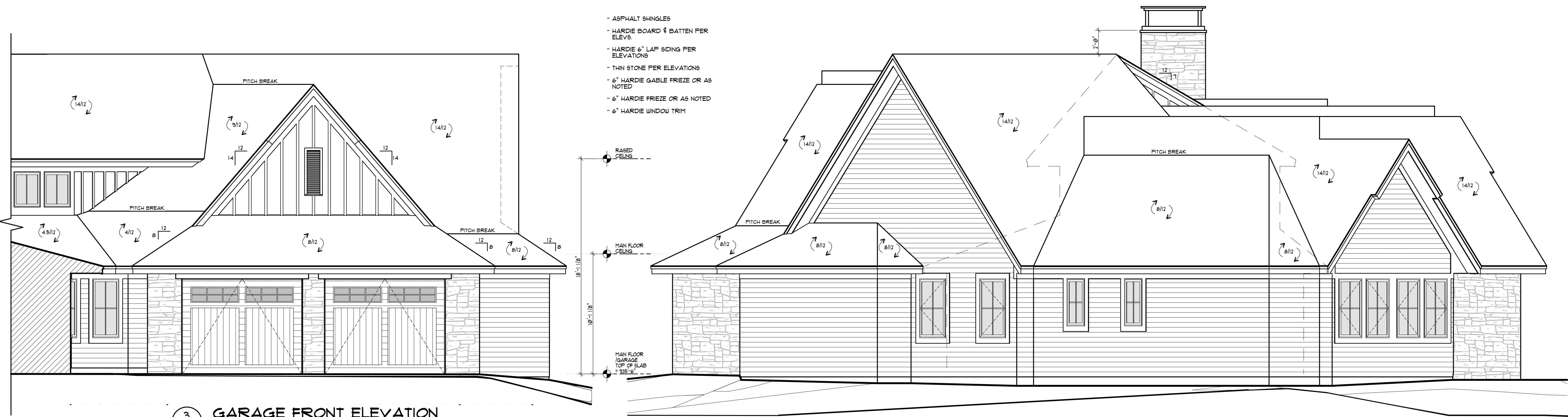
A4
4 OF 5

- ASPHALT SHINGLES
- HARDIE BOARD & BATTEN PER ELEVATIONS
- HARDIE 6" LAP SIDING PER ELEVATIONS
- THIN STONE PER ELEVATIONS
- 6" HARDIE GABLE FRIEZE OR AS NOTED
- 6" HARDIE FRIEZE OR AS NOTED
- 6" HARDIE WINDOW TRIM



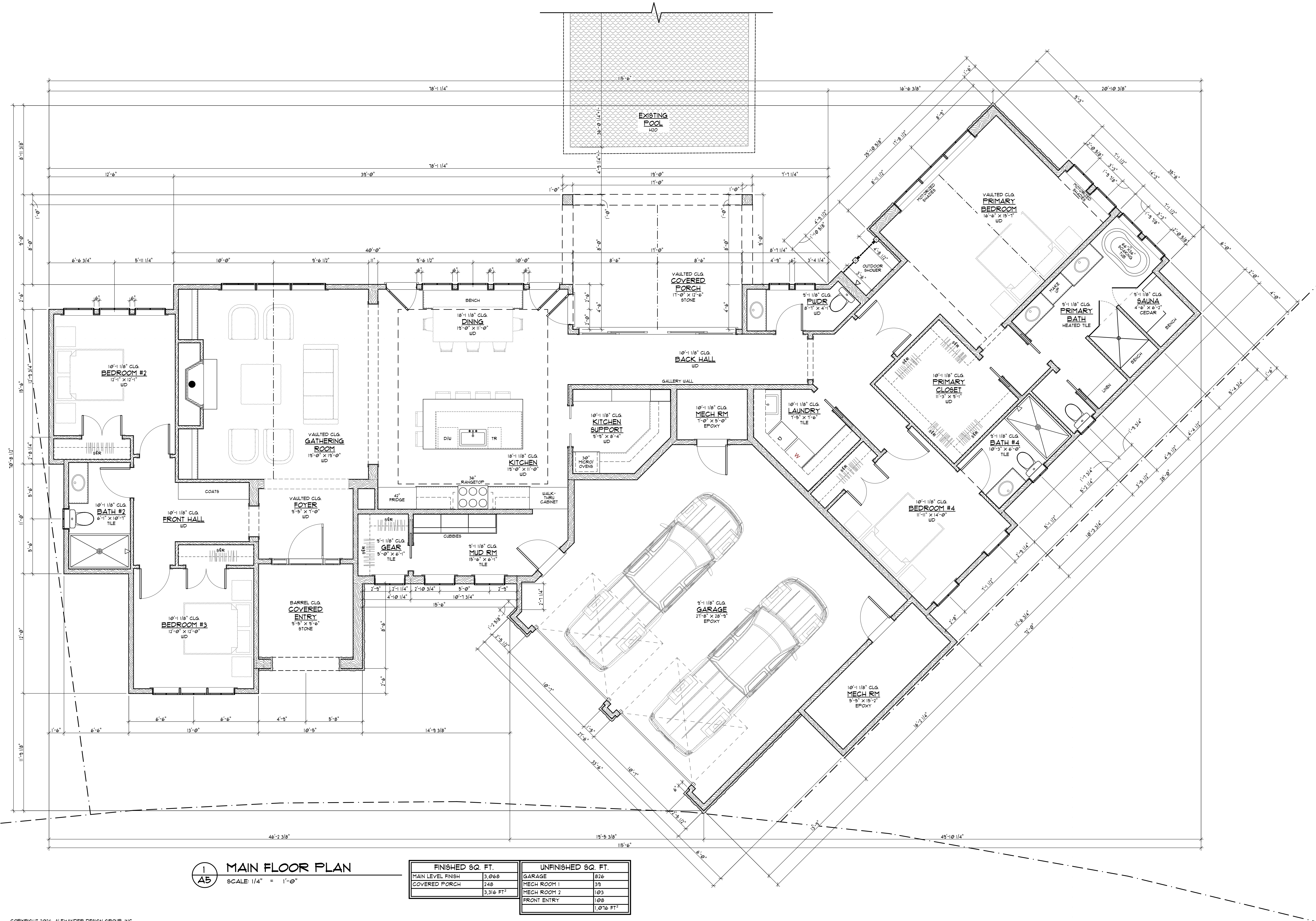
1 ANGLED (GARAGE) RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

- ASPHALT SHINGLES
- HARDIE BOARD & BATTEN PER ELEVATIONS
- HARDIE 6" LAP SIDING PER ELEVATIONS
- THIN STONE PER ELEVATIONS
- 6" HARDIE GABLE FRIEZE OR AS NOTED
- 6" HARDIE FRIEZE OR AS NOTED
- 6" HARDIE WINDOW TRIM



3 GARAGE FRONT ELEVATION
SCALE: 1/4" = 1'-0"

2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



From: [Mark Kaltsas](#)
To: [Nickolas Olson](#)
Subject: Re: 7041 Halstead Drive - Variance Application
Date: Monday, March 23, 2026 4:01:57 PM

Nickolas,

Thanks for sending the plans over for the variance request. I wanted to send you a quick written comment for the Planning Commission Meeting PH tonight.

My wife and I are in full support of the requested variances and the proposed new home construction on this property.

The proposed plans and home layout have been thoughtfully and carefully designed to fit the unique characteristics of the site. The design is compatible with the surrounding properties and will integrate well into the existing neighborhood context. We believe the project will enhance both the subject property and the overall character of the neighborhood.

For these reasons, we respectfully recommend approval of the requested variances.

Thank you for your consideration.

Thanks,

Mark Kaltsas, PLA



Phone: (612) 567-8786

Minneapolis ■ Chicago

mark@terra-mark.com

www.terra-mark.com

From: Nickolas Olson <NOlson@cityofminnetrista.gov>

Date: Thursday, March 12, 2026 at 1:48 PM

To: "mark@terra-mark.com" <mark@terra-mark.com>

Subject: RE: 7041 Halstead Drive - Variance Application

Hello Mark,

Attached is what was provided with the variance application.

Thanks

Nickolas Olson

Senior City Planner | City of Minnetrista

7701 County Road 110W | Minnetrista, MN 55364

Phone: 952.446.1660 | Direct: 952.241.2524

E-Mail: nolson@cityofminnetrista.gov

Website: www.cityofminnetrista.gov

From: Mark Kaltsas <mark@terra-mark.com>

Sent: Thursday, March 12, 2026 11:46 AM

To: Nickolas Olson <NOlson@cityofminnetrista.gov>

Subject: 7041 Halstead Drive - Variance Application

Nickolas,

I live at 7035 Halstead Drive – directly adjacent to the proposed variance at 7041 Halstead Drive. I received the notice for the variance and would like to request a copy of the proposed site and home plans that were submitted with the application. Please let me know if it cannot be emailed and I can also swing in to pick up a copy.

Thanks,

Mark Kaltsas, PLA



Phone: (612) 567-8786

Minneapolis ■ Chicago

mark@terra-mark.com

www.terra-mark.com

RESOLUTION NO. 36-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING STREETSIDE AND LAKESHORE SETBACK
VARIANCES FOR JEFFREY AND RACHEL SWANSON FOR THE CONSTRUCTION
OF A NEW SINGLE-FAMILY HOME AT 7041 HALSTEAD DRIVE**

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

WHEREAS, the City Council of the City of Minnetrista has adopted zoning and subdivision regulations, per Chapter 5 of the Municipal Code, to promote the orderly, economic and safe development and utilization of land within the city; and

WHEREAS, Jeffrey & Rachel Swanson (the “Applicants”) have made an application for a streetside setback variance to reduce the required setback from 35 feet to 10.1 feet and a lakeshore setback variance to reduce the required setback from 75 feet to 69.5 feet to allow for the construction of a new single-family home at 7041 Halstead (the “Property”) and which is legally described on Exhibit A attached hereto; and

WHEREAS, on March 23, 2026, the Minnetrista Planning Commission considered the requested streetside and lakeshore setback variances, held a public hearing and, after consideration of the entire record before it, voted 5-0 in favor of recommending approval of the requested setback variances; and

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

1. The requested variance is in harmony with the purpose and intent of the City’s zoning ordinances because it is consistent with the existing setbacks for many of the homes in the area, which allows for a permitted use of the Property in a manner that is not detrimental to the surrounding properties;
2. The requested variance is consistent with the City’s comprehensive plan because the Property and surrounding area are guided for long term Residential Low per the 2040 Minnetrista Comprehensive Plan. The proposed variance is consistent with this long-term goal and the proposed home location does not further hinder the view sheds of adjacent properties and maintains an acceptable setback from the lake;
3. The Applicants propose to use the Property in a reasonable manner because single family dwellings are a permitted use in the zoning district and the request for setback relief from the street side and lakeshore setbacks is also similar with those made for other properties in the past;
4. The requested variance is the result of unique circumstances not created by the landowner because the Property was created prior to the City adopting ordinances for a 50-foot and

later a 75-foot lakeshore setback and the declaration of Halstead Drive as a public street with a 66-foot-wide right-of-way; and

- 5. The requested variance will not alter the character of the locality because the proposed home is consistent in size and massing to the other homes in the area and many of the other homes in the neighborhood are located closer to Halstead Drive or Lake Minnetonka than City Code allows.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the requested streetside and lakeshore setback variances for the construction of a new single-family home at the property generally located at 7041 Halstead Drive, subject to the following conditions:

- 1. The construction shall be consistent with the plan and survey documents submitted with this variance application;
- 2. Any required grading shall maintain existing drainage patterns or improve the existing drainage of the lot and adjacent lots;
- 3. The Applicants obtain all necessary permits and approvals from the City and other applicable entities with jurisdiction over the Property prior to any construction;
- 4. The Applicants are responsible for all fees incurred by the City in review of this application; and
- 5. The variance approval is valid for one year from the date of approval and will become void and expire unless a building permit has been issued for the site.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of April, 2026 by a vote of ____ Ayes and ____ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Legal Description of 7041 Halstead Drive:

Lot 1, Block 1, and Outlot 1, Elbert Lee Shores as corrected by the Surveyors Certificate of Correction, recorded in Book 1 of Plat Certificates, page 177, and the Court Order entered in Torrens Case No. 14183, Hennepin County, Minnesota.

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Text Amendment to Comprehensive Plan

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: April 6, 2026

Background: Back in October 2025, the Minnetrista Planning Commission held a public hearing and considered a comprehensive plan amendment for property along Highway 7. The City Council reviewed and approved the same in February 2026. As part of this amendment, there were proposed changes to the text of the Comprehensive Plan.

Discussion: Included with the comprehensive plan amendment that was previously reviewed was text changes to the Residential Low and Residential Low-Medium land use categories. Specifically, the proposed text amendment will change the density range of Residential Low from 1.15-4 units/acre to 2-3.5 units/acre and the density range of Residential Low-Medium from 3-5 units/acre to 3.5-6 units/acre. In addition to the changes to the density ranges, the amendment includes other text changes for consistency with the new ranges. The specific changes have been attached for City Council review. The changes and attached resolution are being done in accordance with Metropolitan Council density guidelines for submitting a text amendment request.

Recommended Action: Motion to adopt a resolution approving a text amendment to the Comprehensive Plan and authorizing staff to submit the same to the Metropolitan Council.

- Attachments:**
- 1. Proposed Changes to Comprehensive Plan
 - 2. Res. No. 37-26 Approve Text Amendment to Comprehensive Plan

Mission Statement:

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

Areas of the 2040 Comprehensive Plan proposed to be amended are shown in the double underlined below:

FUTURE LAND USE

Table 3.2 Comparing 2030 and 2040 Residential Land Use designations by guided density

Residential Land Use Designation	2030 Density	2040 Density
Residential Low	2-3 units/acre	<u>2-3.5 units/acre</u>
Residential Low-Medium	3-5 units/acre	<u>3.5-6 units/acre</u>
Residential Medium	2.5-3.5 units/acre	6 – 12 units/acre min
Residential Medium-High	6-8 units/acre	<i>Limited to areas developed within 2030 plan; all vacant areas in this density range guided as “Residential Medium”</i>
Residential High	8-10 units/acre	12 – 30 units/acre min
Mixed Residential (Woodland Cove)	3.66 units/acre	3.66 units/acre

LAND USE DESIGNATION DESCRIPTIONS

Residential Low

Purpose	Low Density Residential housing is the predominant land use by area within the MUSA boundary, and the primary use is detached single family homes suitable for family housing.
Location Criteria	Inside the MUSA.
Minimum Requirements for Development	Low Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Detached single family homes; conservation or cluster subdivisions; churches; elementary and secondary schools; public parks and open space; private recreation spaces.
Density	The Low Density Residential designation is anticipated for a range of densities between <u>2 and 3.5 units per acre</u>
Appropriate Zoning	The R-2 zoning district will be the primary zoning designation.
Limited Secondary Zoning	R-1 zoning may be considered where the outcome encourages development that preserves natural features and/or open space, or serves a transitional function to long-term lower-density land uses.

Residential Low-Medium

Purpose	<u>Within this category, the predominant housing types will be intended for small-lot single family home development. In certain instances, townhomes will be considered to meet density requirements.</u>
Location Criteria	Inside the MUSA
Minimum Requirements for Development	<u>Low-Medium Density Residential subdivisions are expected to be provided with the full urban infrastructure, such as sidewalks, neighborhood parks, and streets with good access and interconnectivity.</u>
Utilities	Municipal water and sanitary sewer are required
Typical Uses	Detached single family homes on smaller lots; churches; elementary and secondary schools; public parks and open space; private recreation spaces. <u>Townhomes may be considered as needed to meet density requirements.</u>
Density	The Low-Medium Density Residential designation is anticipated for a range of densities between <u>3.5 and 6.0 units per acre</u>
Appropriate Zoning	<u>The R-2 zoning district will be the primary zoning designation.</u>

Limited Secondary Zoning	<u>Planned unit development may be considered where the outcome encourages development that preserves natural features and/or open space, or serves a transitional function to long-term lower-density land uses.</u>
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RESOLUTION NO. 37-26
CITY OF MINNETRISTA

**RESOLUTION APPROVING A COMPREHENSIVE PLAN AMENDMENT TO
CHANGE THE DENSITY RANGES FOR THE RESIDENTIAL LOW AND
RESIDENTIAL LOW-MEDIUM LAND USE CATEGORIES 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, the Minnetrista Planning Commission held a public hearing and reviewed a Comprehensive Plan amendment on October 25, 2025 and the Minnetrista City Council reviewed and approved the same on February 18, 2026; and

WHEREAS, the Comprehensive Plan amendment included a text amendment to the Residential Low and Residential Low-Medium land uses in the Comprehensive Plan; and

WHEREAS, the proposed text amendment will change the density range of Residential Low from 1.15-4 units/acre to 2-3.5 units/acre; and

WHEREAS, the proposed text amendment will change the density range of Residential Low-Medium from 3-5 units/acre to 3.5-6 units/acre; and

WHEREAS, in addition to the changes to the density ranges, the text amendment amends language in the Residential Low and Residential Low-Medium sections of the Comprehensive Plan; and

WHEREAS, the changes to the density ranges of Residential Low and Residential Low-Medium are both being done in accordance with Metropolitan Council density guidelines; 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 regarding Residential Low and Residential Low-Medium land uses.

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 6th day of April, 2026 by a vote of ____ ayes and ____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Res. No. 38-26 Authorize Distribution of EAW

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

Meeting Date: April 6, 2026

Overview: M/I Homes of Minneapolis, LLC (“Proposer”) is proposing to develop approximately 163 acres with 357 to 422 detached single-family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces (“Project”). The Project crosses the threshold of a mandatory Environmental Assessment Worksheet (“EAW”). The EAW was prepared by Swanson Haskamp Consulting, LLC (SHC) on behalf of the Proposer. City staff and its consultants have reviewed the EAW and find it to be complete for distribution. The attached resolution authorizes the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

Recommended Action: Motion to adopt a resolution authorizing the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

Attachments:

1. Environmental Assessment Worksheet for Distribution
2. Res. No. 38-26 Authorize Distribution of EAW

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.

ENVIRONMENTAL ASSESSMENT WORKSHEET

Project: Mixed Residential South Area

Location: Minnetrista, MN

March 2026

Prepared for:



MINNETRISTA
MINNESOTA

Prepared by:



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- Appendix D: Wetland Delineation Report
- Appendix E: Traffic Study

ENVIRONMENTAL ASSESSMENT WORKSHEET

This most recent Environmental Assessment Worksheet (EAW) form and guidance documents are available at the Environmental Quality Board's website at: <https://www.eqb.state.mn.us/>. The EAW form provides information about a project that may have the potential for significant environmental effects. Guidance documents provide additional detail and links to resources for completing the EAW form.

Cumulative potential effects can either be addressed under each applicable EAW Item or can be addressed collectively under EAW Item 21.

Note to reviewers: Comments must be submitted to the RGU during the 30-day comment period following notice of the EAW in the *EQB Monitor*. Comments should address the accuracy and completeness of information, potential impacts that warrant further investigation and the need for an EIS.

1. Project Title Mixed Residential South Area

2. Proposer

Contact Person:	Emily Becker	Paul Robinson
Title:	Land Dev. & Entitlements Mgr. M/I Homes of Minneapolis, LLC	Development Director Rachel Development
Address:	5354 Parkdale Drive #100	4180 Napier Ct NE
City, State, ZIP	St. Louis Park, MN 55416	St. Michael, MN 55376
Phone:	(763) 586-7217 (o), (320) 333-6459 (c)	(612) 791-7080
Email:	ebecker@mihomes.com	probinson@racheldevelopment.com

3. RGU

Contact Person:	David Abel
Title:	Community Development Director
Address:	7701 Co Rd 110 W
City, State, ZIP	Minnetrista, MN 55364
Phone:	(952) 241-2523
Email:	dabel@ci.minnetrista.mn.us

4. Reason for EAW Preparation

Required:	Discretionary:
☐ EIS Scoping	☐ Citizen Petition
☒ Mandatory EAW	☐ RGU discretion
	☐ Proposer Initiated

If EAW or EIS is mandatory give EQB rule category subpart number(s) and name(s):

EAW, Minnesota Rules 4410.4300, Subp. 19(D). Residential development.

5. Project Location

County:	Hennepin County
City/Township:	City of Minnetrista
PLS Location:	S ½ of Township 117N, Range 24W, Sections 33
Watershed (81 major watershed scale):	Mississippi River – Twin Cities
GPS Coordinates:	44.864700, -93.720390
Tax Parcel Numbers:	33-117-24-32-0001, 33-117-24-32-0002, 33-117-24-42-0003 (south of Hwy 7 only), 33-117-24-43-0003
	Appendix A, Figure 1: Project Location and Figure 2: USGS Quad Map

6. Project Description

- a. Provide the brief project summary to be published in the *EQB Monitor*, (approximately 50 words).

The proposed project is a residential development in the City of Minnetrista, Hennepin County, Minnesota. The development will be built on approximately 163 acres and will be developed with 357 to 422 detached single family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces.

- b. Give a complete description of the proposed project and related new construction, including infrastructure needs. If the project is an expansion include a description of the existing facility. Emphasize: 1) construction, operation methods and features that will cause physical manipulation of the environment or will produce waste, 2) modifications to existing equipment or industrial processes, 3) significant demolition, removal or remodeling of existing structures, and 4) timing and duration of construction activities.

M/I Homes of Minneapolis, LLC (“Proposer”) is proposing to develop four parcels totaling approximately 163-acres for a mixed residential development to include unsewered and sewer residential uses (“Project”). The sewer area comprises approximately 143-acres that will include between 357 and 422 residential units, consisting of both detached single-family homes and attached townhomes, organized around buffered wetlands and open green spaces. Approximately 20-acres of the Project Site is guided rural residential and is subject to the requirements of an existing conservation easement that covers approximately 12.7 acres of the rural residential area. The 20-acre rural residential property is anticipated to be purchased by the Project Proposer and therefore is included and separately described throughout this analysis.

The Project is located along the southern boundary of the City of Minnetrista on land that has historically been used for agricultural production (“Project Site”). The Project Site is located south of Minnesota State Highway 7 (TH 7), west of Victoria Drive/Kings Point Rd, north of the Laketown Township/Carver County border, and east of Grimm Rd (Figure 1). The Project will incorporate a new internal curvilinear street network with access connections to TH 7 north of the Project Site.

The Project will be developed in phases over approximately 5-10 years, with initial site work expected to begin in 2027. Development will begin at the main entrance road and progress around the site.

Existing Property

The Project Site has predominantly been used for agricultural production and cultivation for the past several decades, with secondary areas used for the farmstead, conservation and delineated wetland areas. It is classified as Agricultural and Undeveloped on the City's Existing Land Use Map. The Project Site is characterized by significant farmed areas, with some grasslands, forested areas and rolling topography that generally slopes toward wetland depression areas. The 163-acre Project Site is comprised of four parcels, which are summarized below (Table 1).

Table 1. Existing Conditions of Project Site Parcels

Parcel ID	Location	Parcel Size (Acres)	Existing Condition
3311724320002	4520 Grimm Rd	0.38	Single-family residential structure
3311724320001	7635 State Hwy 7	109.3	Farmstead, accessory buildings, cultivated land, woodland and wetland areas
3311724420003	7501 State Hwy 7 (south of Hwy 7 only)	25.6	Cultivated land, wetland area
3311724430003	7385 State Hwy 7	27.7	Farmstead, accessory agriculture structures, cultivated land, wetland areas
TOTAL		162.98	

General Development Plan

Figure 3. Concept Plan shows the extent of the Project and shows the low end of the potential development range of the Project. The Project Proposer anticipates a mixed-residential development, and the ultimate density will be determined as part of the Planned Unit Development (PUD) process. As shown on the Concept Plan, there are approximately 296 single family detached lots and 61 attached townhome units for a total of 357 residential units. If necessary to comply with the City's density requirements, conversion of the detached 65-foot lots to twin home lots and/or reducing the single-family lot sizes could achieve an additional 65 units for a maximum of 422 residential units. The new residential development will be served by a new internal road network, stormwater ponding, wetlands, buffer areas, and green space.

Residential Development Summary (Sewered)

The Project considers the development of the site with 357 to 422 sewered residential units. The following mix of sewered residential development is proposed:

- *Single Family Detached Lots (Units):* 253 – 296 lots are planned to be developed with detached single-family homes with the following lot sizes:
- *Attached Twin Home/Townhome Units:* 61 - 169 units are planned to be developed with attached residential units (townhome units).

Table 2. Summary of Units

LOT SIZE	LOT COUNT	
	<i>Low</i>	<i>High</i>
40-foot wide	62	122
50-foot wide	115	131
65-foot wide	119	0
TOTAL	296	253
Attached Twin Home/Townhome	61	169
TOTAL UNIT	357	422

Unsewered Residential Development Summary (Exception)

Approximately 20 acres are excluded from the sewer Project development area and are planned to remain unsewered and designated for rural residential uses. A maximum of two large Rural Residential Lots will be created any redevelopment or development of the lots will be subject to the requirements of an existing conservation easement that covers approximately 12.7 acres of the 20-acre area. The following summary of unsewered residential development is proposed:

- *Single Family Detached Rural Residential Lots:* 2 lots of 10 acres each

Infrastructure and Public/Semi-Public Uses

The following infrastructure, public and semi-public areas are shown on the Concept Plan:

- Wetlands – 21.9 acres delineated (approximately 9 acres are within the conservation easement area that will be protected as part of any development)
- Right-of-way (TH 7) – approximately 8.6 acres
- Stormwater Management – approximately 18.7 acres (ponding areas to be determined if areas will be dedicated as public outlots)

To assess impacts, this EAW considers the maximum potential unit count of 422 residential units in most sections of the document, except when evaluating a range of units or residential densities is more appropriate.

Infrastructure and Project Area Improvements

The proposed Project includes the following improvements:

Demolition, Grading, and Utilities

The existing homesteads, farm structures and site improvements will be removed as part of the site development process. Mass rough grading and grading of stormwater management facilities will be completed across the site. Gravity sanitary sewer will be constructed to a proposed lift station on the south side of TH 7 from which proposed forcemain will be constructed along the south side of TH 7 to approximately 2,000 feet west. The forcemain will connect to an existing manhole located at the easterly southside entrance of Buddy Boy Barbeque. The watermain will be constructed to serve lots on the Project Site, connecting to either an existing 12-inch watermain on the north side of TH 7 or to a new line on the south side of TH 7 that the City of Minnetrista may install.

Road Improvements

The Project Site will be accessible via two (2) access points off TH 7. Within the TH 7 corridor, the frontage of the Project Site is located at a high point and both access locations were selected to optimize grades and sight lines. The primary access is located midway between Upland Farm Road and Oak Road and is spaced at approximately 1/4-mile from each of these existing roadways. The east access is located approximately 550 feet east of Oak Road; this access is planned to be a partial access (i.e., either three-quarter or right-in / right-out). Further discussion with MnDOT should occur to review the access scenarios identified in the Traffic Study (Appendix E) to determine the appropriate intersection configurations and implementation timeline, including potential improvements to TH 7 at the access points.

Internal to the Project Site, a local network of curvilinear roadways and cul-de-sacs will be constructed as shown in the Concept Plan. Streets will include sidewalks on both sides.

Stormwater Management

The stormwater management system will include the installation of curb and gutter, catch basins, and storm sewer pipes throughout the Project Site, that will connect to stormwater ponds, filtration basins, and an irrigation system. The stormwater management system will be designed to meet all City and Minnehaha Creek Watershed District (MCWD) requirements.

During site construction, erosion and sediment controls (such as silt fence, inlet protection, etc.) will be installed and maintained per the Stormwater Pollution Prevention Plan (SWPPP) and NPDES Construction Stormwater Permit requirements.

Project Schedule

The Project will be phased over a 5-to-10-year period progressing according to market demand with initial site work planned to begin in 2027. The Traffic Study (Appendix E) assumed most units would be complete by 2030 for a conservative approach to the traffic analysis. Initial site development will begin at the main entrance road located near the center of the development site and progress radially depending on the builder and/or unit mix.

c. **Project magnitude:**

The project magnitude is summarized in Table 3.

Table 3. Project Magnitude

Description	Size (approximate)
Total Project Acreage	163 acres
Linear project length	N/A
Number and type of residential units	357 - 422 Residential Units (Sewered) 253 - 296 Detached Single Family 61 - 169 Attached Townhome 2 Future Rural Residential Lots (Unsewered - Exception)
Residential building area (in square feet)	N/A
Commercial building area (in square feet)	N/A
Industrial building area (in square feet)	N/A
Institutional building area (in square feet)	N/A

Description	Size (approximate)
Other uses – specify (in square feet)	Local Road Network: 20 acres ROW Dedication (TH 7): 9 acres Open space (green space, ponding, wetlands, wetland buffers): 52 acres
Structure height(s)	Maximum 35'

- d. Explain the project purpose; if the project will be carried out by a governmental unit, explain the need for the project and identify its beneficiaries.

The purpose of the Project is to develop a new residential neighborhood in Minnetrista with a mix of both single-family detached and attached townhome units. The development will support the City's goals of providing a mix of housing choices as the population in the community continues to increase.

- e. Are future stages of this development including development on any other property planned or likely to happen?

☐ Yes

☒ No

If yes, briefly describe future stages, relationship to present project, timeline and plans for environmental review.

- f. Is this project a subsequent stage of an earlier project?

☐ Yes

☒ No

If yes, briefly describe the past development, timeline and any past environmental review.

7. Climate Adaptation and Resilience

- a. Describe the climate trends in the general location of the project (see guidance: *Climate Adaptation and Resilience*) and how climate change is anticipated to affect that location during the life of the project.

Present and anticipated future shifts in Minnesota’s climate include greater intensity rainfall events, increased instances of localized flooding, more frequent freeze/thaw cycles, diminished snow cover, extreme heat, drought, and associated infrastructure damage and safety hazards. The following assesses climate trends as they pertain to the Project Site.

Temperature Trends

The Project Site is situated in the Mississippi River – Twin Cities major watershed. Per the Minnesota Climate Explorer tool¹, the average annual temperature (1895-2025) has trended upward by approximately 0.23°F/decade within the Major Watershed District (Figure 4).

The average annual temperature in 2024 was 48.9°F in the Major Watershed which is higher than the average since 1895. Climate models generally predict an increase in average temperature, with average annual temperature ranges from 36.9°F to 57°F during mid-century (2040-2059) (Figure 5). The Minnesota Department of Natural Resources State Climatology Office also anticipates warming winters, a continued increase in the frequency and magnitude of extreme rainfall events, and an increase in the severity, coverage, and duration of heat waves through the end of this century.

Precipitation Trends

Per the Minnesota Climate Explorer tool, the average annual precipitation for the Mississippi River – Twin Cities major watershed has trended upward by approximately 0.28 inches/decade (1895-2024). The annual rainfall in 2024 was 35.5 inches, which is higher than the average since 1895 (Figure 6). Climate models generally predict an increase in average annual precipitation with ranges from 10 inches to 72.7 inches during mid-century (2040-2059) (Figure 7). The Minnesota Department of Natural Resources State Climatology Office also anticipates warming winters, a continued increase in the frequency and magnitude of extreme rainfall events, and an increase in the severity, coverage and duration of heat waves through the end of this century.

- b. For each Resource Category in the table below: Describe how the project’s proposed activities and how the project’s design will interact with those climate trends. Describe proposed adaptations to address the project effects identified.

¹ “Minnesota Climate Explorer,” MN DNR, accessed July 15, 2025, <https://arcgis.dnr.state.mn.us/climateexplorer/main/historical>

Table 4. Project Resource Category and Climate Trend Interaction

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Project Design	Increase in impervious surface coverage Building architecture, materials choices and site design may negatively affect urban heat island conditions in the area Buildings will alter solar availability reducing opportunities to leverage solar resources	In the future, the Project Area is anticipated to experience increased annual temperatures, annual precipitation and freeze/thaw cycles, more frequent and heavier rainfall events, and increased heat island effects. During intense rainfall events the increased impervious surfaces may result in occurrences of localized flooding in the immediate Project Area Dark roofing and siding materials absorb heat during daylight hours and emit heat at night contributing to heat island effects and potentially contributes to warming trends.	Proposed native trees and landscaping will reduce runoff and mitigate heat island effect. Consider building exterior materials and colors that are lighter and reflect heat. Energy efficient appliances and lighting will be incorporated into building design. Building/lot orientations should consider south-facing roof opportunities to maximize solar options. Vegetative plans should consider placement to minimize rooftop shading where lot orientations support solar options. Water efficient design will be incorporated into landscaping.
Land Use (See Item 10 for more detail)	Conversion of cropland to suburban development will increase impervious surface coverage and may contribute to increased occurrences of local flooding Alterations of floodplain areas may impact stormwater storage volumes and contribute to increased wetland areas	Lack of deep-rooted vegetation and tree cover could contribute to erosion and washouts in high rainfall events Increased impervious surface will contribute to heat island effects as temperatures rise	The Project's design will provide effective drainage for the site while capturing and treating stormwater runoff in a manner consistent with local (City and Watershed), state, and federal standards. The Project includes approximately 52 acres of open space including ponding, wetlands, and buffer areas. Design standards for building materials and landscaping should be considered to incorporate light/reflective colors and native vegetation around ponding, open space and natural areas.

Resource Category	Climate Considerations	Project Information	
		Climate Change Risks and Vulnerabilities	Adaptations
Water Resources (See Item 12 for more detail)	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence water resources.	Surface and groundwater resources may increase in temperature, pollutant content, and volume due to increased temperatures and runoff. More severe storm events are projected which will require drainage systems to be adequately designed and maintained to accommodate the increase in water volume and flow rates.	Stormwater BMPs will be designed to meet City and Watershed District criteria for rate and volume control, and criteria for MPCA water quality requirements. Recommended use of native plants and perennials for landscaping within wetland buffers and within landscape areas Consider water reuse systems to reduce water usage, especially for landscaping areas.
Contamination/ Hazardous Materials/Wastes	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the potential environmental effects of generation/use/ storage of hazardous waste and materials	The proposed Project has the potential to generate hazardous waste typical of residential developments.	Determination of hazardous waste. Proper storage and labeling. Tracking waste with manifests. Following disposal regulations based on generator status.
Fish, wildlife, plant communities, and sensitive ecological resources	Current Minnesota climate trends and anticipated climate change in the general location of the project may influence the local species and suitable habitat.	Suitable habitat for species may become unsuitable due to land use changes, increased temperatures, and increased runoff.	Climate-appropriate native plantings and stormwater BMPs will provide suitable habitat for small mammals, insects, and bird species.

8. Cover Types

Estimate the acreage of the site with each of the following cover types before and after development:

Table 5. Cover Types, Before and After

Cover Types	Before (acres) ¹	After (acres)
<20% Impervious (rural residential lots)	-	20.3
< 50% Impervious (residential development)	10	24.7
> 50% Impervious (ROW, sidewalks)	-	28.6
Grasses	5.3	-
Agricultural Land	75.7	-
Wetland Shrubs/Wetland Emergent Vegetation	26.6	-
Delineated Wetlands ²	-	21.3
Forest/Tree Plantation	45	38.3
Stormwater Pond (wet sedimentation basin)	-	18.7
Open Space	-	10.7
TOTAL	162.6	162.6

¹ Source: Minnesota Department of Natural Resources. Minnesota Land Cover Classification System. Available at <https://gisdata.mn.gov/dataset/biota-landcover-mlccs>. See Figure 8 for map of existing cover types.

² 21.9 acres of wetlands were delineated and approved by NOD. Approximately 0.6 acres of wetland impacts are anticipated. Mitigations must follow all WCA rules and requirements.

Table 6. Tree Canopy, Before and After

Trees	Percent
Percent tree canopy removed or number of mature trees removed during development	15%

The City of Minnetrista's tree preservation ordinance mandates that subdivisions creating more than five (5) lots are required to preserve all significant trees, except those that must be removed to facilitate the reasonable development of the property. At least 70 percent of the total caliper inches of significant trees on the property must be preserved. If the total caliper inches of trees to be removed exceeds the permitted 30 percent, replacement trees must be provided at a ratio of one caliper inch for each inch removed beyond the allowed 30 percent.

As part of the land use approval process, the Project Proposer must submit a tree inventory for the City to review. Given the Concept Plan, it is estimated that approximately 7 acres of trees will be removed, or 15 percent of the existing tree canopy on the Project Site. If the 30 percent maximum is exceeded, appropriate tree replacement may be required.

9. Permits and Approvals Required

List all known local, state and federal permits, approvals, certifications and financial assistance for the project. Include modifications of any existing permits, governmental review of plans and all direct and indirect forms of public financial assistance including bond guarantees, Tax Increment Financing and infrastructure. *All of these final decisions are prohibited until all appropriate environmental review has been completed. See Minnesota Rules, Chapter 4410.3100.*

Table 7. Permits and Approvals

Unit of Government	Type of Application	Status
Federal		
US Army Corps of Engineers (USACE)	Section 404 Clean Waters Act – Wetland Permit	To be applied for, if required
	MPCA 401 Certification, if required	
State		
Minnesota Pollution Control Agency (MPCA)	National Pollutant Discharge Elimination System (NPDES) Stormwater Construction Permit	To be applied for
	Stormwater Pollution Prevention Plan (SWPPP)	To be applied for
	Sanitary Sewer Extension Permit	To be applied for
	401 Water Quality Certification	To be applied for
Minnesota Department of Natural Resources (DNR)	MN Natural Heritage Database Review	Complete
	Dewatering permit	To be applied for, if needed
Minnesota Department of Health (MDH)	Water main plan review and water supply connection	To be applied for
	Well abandonment	To be applied for
Minnesota Department of Transportation	Access Permit	To be applied for
	Right-of-Way Permit	To be applied for
	Utility Crossing Permit	To be applied for
	Drainage permit	To be applied for
Metropolitan Council (MCES)	Sewer Extension Permit Review & Approval	To be applied for
	Sewer Facility Connection Permit	To be applied for
Local		
Minnehaha Creek Watershed District (MCWD)	Stormwater Management Permit	To be applied for
City of Minnetrista	Comprehensive Plan Amendment	To be applied for

	Rezoning (PUD)	To be applied for
	Preliminary and Final Plat	To be applied for
	Building Permits	To be applied for
	Road/access permits	To be applied for
	Sign permits	To be applied for
	Development Agreement	To be applied for
	WCA Review and Approval	To be applied for, if applicable
	WCA Replacement Plan	To be applied for, if applicable

Cumulative potential effects may be considered and addressed in response to individual EAW Item Nos.10-20, or the RGU can address all cumulative potential effects in response to EAW Item No.22. If addressing cumulative effect under individual items, make sure to include information requested in EAW Item No. 21.

10. Land Use

a. Describe:

- i. Existing land use of the site as well as areas adjacent to and near the site, including parks and open space, cemeteries, trails, prime or unique farmlands.

The Project Site has predominantly been used for agricultural production and cultivation for the past several decades. It is classified as Agricultural and Undeveloped on the City's Existing Land Use Map.

The Project Site is bordered by TH 7 to the north and Carver Park Reserve in the City of Victoria to the south. Adjacent properties in the City of Minnetrista are developed with detached single-family residential and commercial uses. Several of the surrounding properties to the east and west are currently undeveloped or are used for agricultural production.

There are several City parks and nature preserves within one mile of the Project Site, including Merz Marsh Park, Alder Nature View Park, the Six Mile Marsh Prairie and Trail, and Carver Park Reserve. The German Baptist Cemetery is approximately 1/2 mile from the Project Site.

The Project Site is not within or adjacent to any Wildlife Management Areas (WMA), Waterfowl Production Areas (WPA), or National Wildlife Refuges (NWR).²

Per the Natural Resources Conservation Service (NRCS) Web Soil Survey (Figure 9), approximately 107 acres or 67% of the Project Site is classified as prime farmland, prime farmland if drained, or farmland of statewide importance. Prime Farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. Farmland of statewide importance is defined as land that has agricultural value but does not meet the criteria for prime or unique farmland.

- ii. Plans. Describe planned land use as identified in comprehensive plan (if available) and any other applicable plan for land use, water, or resources management by a local, regional, state, or federal agency.

The City of Minnetrista is in western Hennepin County, approximately 25 miles southwest of Minneapolis and St. Paul and within the Metropolitan Council's regional planning jurisdiction. Due to its proximity to the Twin Cities and accessibility to the TH 7 corridor, development in this area of Minnetrista is anticipated by the community

Metropolitan Council 2040 Comprehensive Plans

The Project Site in the City of Minnetrista has a Diversified Rural community designation in the Metropolitan Council's Thrive MSP 2040³ regional development guide. Diversified Rural communities are designated to ensure land availability to accommodate growth post-2040 for the future expansion of regional urban services. The City's land areas within the Diversified Rural provide interim rural residential land uses at densities at or below 4 dwelling units per 40 acres consistent with the Metropolitan Council's policy. This designation ensures

² "Minnesota Natural Resource Atlas," Natural Resources Research Institute, accessed December 2025 https://mnatlas.org/gis-tool/?id=k_0047

³ "Thrive MSP 2040," Metropolitan Council, accessed December 2025, <https://metrocouncil.org/Planning/Imagine-2050/Thrive-2040.aspx>

that when regional wastewater is extended, that development can be achieved cost-effectively and efficiently. Thrive MSP 2040 is the current regional policy until such time local comprehensive plans are updated and adopted in accordance with the 2050 regional plan as described below.

The Metropolitan Council adopted its Imagine 2050⁴ regional long-range plan on February 12, 2025, which sets the regional policy for the next comprehensive planning period which is defined as 2030-2050. In late September 2025, the Metropolitan Council distributed system statements to each city in the seven-county metropolitan region that cities will use along with the Imagine 2050 framework to update local comprehensive plans by December 31, 2028. In the Imagine 2050 Land Use Policy Plan, the Project Site remains designated within the Diversified Rural community designation.

City of Minnetrista Comprehensive Plan

The City of Minnetrista adopted its 2040 Comprehensive Plan in November 2019.⁵ The City of Minnetrista is responsible for administering zoning and land use within the municipality.

Housing

Per the 2040 Comprehensive Plan, Minnetrista expects to add 4,000 new residents and 2,100 new households by 2040. The Project will add up to 422 detached single-family and attached townhome residential units to the City’s housing stock.

Land Use

As shown on the City’s Future Land Use Map, the Project Site is zoned for Staged Development and guided Urban Reserve (Figures 10 and 11). Urban Reserve areas are identified in City planning documents as future urban areas that are important to preserve at development densities similar to the Rural designation (1 dwelling unit/10 acres) prior to MUSA expansion. Development in the Urban Reserve should be planned to accommodate future subdivision in the event of MUSA expansion. The Project will require a Comprehensive Plan Amendment to amend the land uses to Residential Low-Medium, and rezone to Planned Unit Development (PUD).

Tables 8, 9 and 10 provide tabulations of the Project and the anticipated future land uses.

Table 8. Anticipated Project Lot Count

Lot Size	Lot Count	
	High End of Density Range	Low End of Density Range
40-foot wide	122	62
50-foot wide	131	115
65-foot wide	0	119
TOTAL	253	296

⁴ “Imagine 2050,” Metropolitan Council, accessed December 2025, <https://imagine2050.metrocouncil.org/>

⁵ “2040 Comprehensive Plan,” City of Minnetrista, accessed December 2025

Table 9. Anticipated Project Unit Count

Lot Size	Unit Count	
	Low End of Density Range	High End of Density Range
40-foot wide	62	122
50-foot wide	115	131
65-foot wide	119	0
Townhomes (w/o)	24	132
Townhomes (slab)	37	37
TOTAL	357	422

Table 10. Concept Plan Land Use Summary & 2040 Comprehensive Plan Comparison

2040 Comprehensive Plan			Project – Concept Plan			
Future Land Use	Required Density (du/ac.)	Comp Plan area (ac.)	Uses	# of Dwelling Units	Proposed Area (ac.)	Density (du/ac.)
Residential Low-Medium	3.0 – 5.0	114	40' lots	62-122	101.2 – 119.8	3.0 – 3.5
			50' lots	115-131		
			65' lots	0 - 51		
			65' lots	0 - 68		
			Townhome	24 – 132		
			Slab	37		
Subtotal Residential (Sewered)				357 - 422		3.5
Rural Residential	1 DU/10 Ac.		10 Ac.	2	20.03	0.1/Ac.
Subtotal Residential (Unsewered)				2		1 DU/10 Ac.
Open Space			Open Space		10.7	
Wetlands			Wetlands ²		14.3	
Wetland Buffers			Wetland Buffers		8.3	
Pond Outlots			Pond Outlots		0 - 18.7	
ROW (TH 7)			Hwy 7 ROW Dedication		8.6	
TOTAL				359 - 424		3.0-3.5 ¹

¹ Density range is for sewer residential development. Exception area with unsewered rural residential is excluded from calculation.

² Wetland area within Residential Low-Medium future land use designation is approximately 14.3 acres.

As shown in Table 10, the net residential density of the Project once fully built out is calculated to be 3.0 to 3.5 units/acre in the Residential Low-Medium land use area. Net acres for development were determined based on the Metropolitan Council's guidance which permits removal of wetland, wetland areas, public parks, storm water ponds/public storm water treatment outlots, trails and open space, and arterial road rights-of-way.

Transportation

The 2040 Comprehensive Plan identified that a portion of TH 7 (east of the project study area) may be experiencing some levels of congestion during peak travel periods. However, these areas are outside of the immediate project area. The comprehensive plan does state that “when redevelopment occurs, each of the agencies shall generally work to modify and/or relocate access points to meet current access spacing guidelines.” Note that the plan did not contemplate development of the Project Site.

The City of Minnetrista is not within the regional transit authority service area. However, the City is served by Transit Link, a dial-a-ride service that provides connections throughout the seven-county metropolitan area. Minnetrista residents also have access to the Metro Vanpool program, which provides financial assistance for vanpools to-and-from work destinations. As the area continues to develop, there may be opportunities to expand bus routes, but none are planned for near the development at this time.

Wastewater

The Project Site is not within the 2040 MUSA, but the site is within the Long-Term Service Area (LTSA) which plans for sewer some time post-2040. Further description regarding the wastewater improvements is provided in Item 12.

Water

The City of Minnetrista operates seven (7) municipal water supply wells, which are divided into North and South systems. The proposed Project will be served by the South System.

The City's South System has a firm capacity of 1,900 gallons per minute (gpm). While there is an existing 12-inch watermain that runs parallel to TH 7 on the north side that is part of the South System and may serve the Project, or the Project Site may connect to a new trunk watermain on the south side of TH 7.

Parks & Trails

There are several City parks and nature preserves within one mile of the Project Site, including Merz Marsh Park, Alder Nature View Park, the Six Mile Marsh Prairie and Trail, and Carver Park Reserve. A multi-use path is planned along TH 7. It would be included in the Hennepin County Bikeway System.

MnDOT Hwy 7 Study – Hopkins to St. Bonifacius

MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius* which included new traffic data prior to any roadway closures within the study area. This study recommends the future corridor vision along Hwy 7, which includes a 3/4 intersection at Highland Road, a multilane roundabout at Kings Point Road / Victoria Drive (CR 11), a multi-use trail along the entire segment, and the potential for a median barrier between intersections. Reconstruction currently is planned for the year 2029.

Minnehaha Creek Watershed District (MCWD) Management Plan

The Project Site is in the Minnehaha Creek Watershed District (MCWD) and is located in the Six Mile Creek-Halsted Bay Subwatershed.

The post-construction condition will be required to manage and store stormwater on site, which is anticipated to be an improvement over the existing conditions since the existing site is used for agricultural production, and stormwater runoff is not currently managed in a storm event. Additionally, any impacts to the wetlands on the Project Site must comply with mitigation and replacement requirements.

- iii. Zoning, including special districts or overlays such as shoreland, floodplain, wild and scenic rivers, critical area, agricultural preserves, etc.

The Project Site is zoned as Staged Development District. The Urban Reserve and future urban areas are traditionally zoned as Staged Development District which is similar to the Agricultural District in density (1 dwelling unit/10 acres) but is intended to preserve larger tracts of land for areas that are planned to be urbanized in the future. Subsequently to the Comprehensive Plan Amendment, the Project Site must be re-zoned to be consistent with an urbanized land use designation. Due to the mix of residential densities associated with the Project it is anticipated that the site will be rezoned to PUD. The City's PUDs allow flexibility from certain dimensional standards and allow for a mix of housing styles within a development plan.

There are no mapped Federal Emergency Management Area (FEMA) floodways, 100-year, or 500-year floodplains on the Project Site.

There are no special districts or overlays on the Site. There are no wild and scenic rivers or other critical areas in or near the Project Site. The Project Site is not enrolled in the Agricultural Preserve program.

- iv. If any critical facilities (i.e. facilities necessary for public health and safety, those storing hazardous materials, or those with housing occupants who may be insufficiently mobile) are proposed in floodplain areas and other areas identified as at risk for localized flooding, describe the risk potential considering changing precipitation and event intensity.

Not applicable. No critical facilities are proposed within or near a floodplain area.

- b. Discuss the project's compatibility with nearby land uses, zoning, and plans listed in Item 9a above, concentrating on implications for environmental effects.

The City's 2040 Future Land Use Plan guides the Project Site Urban Reserve. Several parcels to the north and west are similarly guided and planned for future urbanization once the MUSA is extended. There are several similar developments in the City, including Woodland Cove, which is located east of the Project Site.

As previously described, the Project Site is outside the MUSA boundary. Development with extension of sanitary sewer will necessitate a MUSA Staging Map amendment.

- c. Identify measures incorporated into the proposed project to mitigate any potential incompatibility as discussed in Item 10b above and any risk potential.

A Comprehensive Plan Amendment is required to re-guide the Project Site from Urban Reserve to Residential Low-Medium density. In addition to re-guiding the sewer staging plan, MUSA boundary and other correlated infrastructure components should be addressed to ensure staging of the development coincides with the availability of utilities to serve the development. Rezoning from Staged Development District to PUD will also be required once the Comprehensive Plan Amendment is approved.

11. Geology, Soils and Topography/Landforms

a. Geology

Describe the geology underlying the project area and identify and map any susceptible geologic features such as sinkholes, shallow limestone formations, unconfined/shallow aquifers, or karst conditions. Discuss any limitations of these features for the project and any effects the project could have on these features. Identify any project designs or mitigation measures to address effects to geologic features.

Per Plate 2, Bedrock Geology of the Geologic Atlas⁶, general bedrock on the Project Site includes St. Lawrence Formation, Jordan Sandstone, and Lone Rock Formation. The western half of the site is characterized by St. Lawrence Formation and Jordan Sandstone, while the east is mostly Lone Rock Formation.

Per Plate 3, Surficial Geology of the Geologic Atlas⁷, geology on the Project Site is largely composed of loam to clay loam diamict. Wetland and depression areas on the Project Site are characterized by organic detritus and organic clayey silt to sand.

Plate 6, Bedrock Topography and Depth to Bedrock of the C-45 Geologic Atlas of Hennepin County⁸ notes that the depth to bedrock is between 126 - 200 feet in the western half of the Project Site and 200 – 300 feet in the eastern half of the site.

The Minnesota Natural Resource Atlas does not identify any karst features near the project area.

Based on publicly available information, there are no known limitations of the geologic features on the Project Site. Given the information evaluated in the Geologic Atlas for the Project Site, no significant effects are anticipated resulting from the Project. Project design is expected to include subsurface/geotechnical exploration to properly site roadways, stormwater features, and other improvements. Full engineering plans will be developed as part of the land use and development permitting process that will confirm subsurface conditions are appropriate for siting roadways, stormwater management areas, and other improvements.

b. Soils and topography

Describe the soils on the site, giving NRCS (SCS) classifications and descriptions, including limitations of soils. Describe topography, any special site conditions relating to erosion potential, soil stability or other soils limitations, such as steep slopes or highly permeable soils. Provide estimated volume and acreage of soil excavation and/or grading. Discuss impacts from project activities (distinguish between construction and operational activities) related to soils and topography. Identify measures during and after project construction to address soil limitations including stabilization, soil corrections or other measures. Erosion/sedimentation control related to stormwater runoff should be addressed in response to Item 12.b.ii.

Existing Topography

Based on LiDAR contour information, the ground surface elevations across the Project Site range

⁶ "C-45 Geologic Atlas of Hennepin County – Plate 2," University of Minnesota, 2018, <https://conservancy.umn.edu/bitstreams/9def04e8-4b81-43d7-8c16-68a1a93913e7/download>

⁷ "C-45 Geologic Atlas of Hennepin County – Plate 3," University of Minnesota, 2018, <https://conservancy.umn.edu/bitstreams/60ab1e1a-f13e-4edb-91bd-f8bb5fdb3acd/download>

⁸ "C-45 Geologic Atlas of Hennepin County – Plate 6," University of Minnesota, 2018, <https://conservancy.umn.edu/bitstreams/d6c53354-856f-4208-87e0-ca1ca4f8684b/download>

from approximately 936 to 1048 feet above mean sea level (msl). Surficial drainage generally drains toward onsite wetlands and tributaries, and ultimately west toward Mud Lake and the Six-Mile Creek.

Existing Soils

Table 11 identifies soils found at the Project Site per the NRCS web soil survey (Figure 9 NRCS soil classification mapping). Lester loam, found throughout most of the Project Site including on steep slopes, is a deep, well-drained soil. The Angus-Kilkenny and Lester-Kilkenny complexes are areas with a mix of Angus or Lester (well drained, loamy) and Kilkenny (wetter, clayier) soils often used for crops like corn and soybeans, and indicating fertile but erosion-prone land for development or farming. Approximately 10.7 acres of the site has very steep slopes.

Table 11. NRCS Soil Classifications

Map Unit Symbol	Map Unit Name	Acres in Area of Interest (AOI)	% of AOI	Slope %	Soil Erosion Factor (Kw) ¹	Wind Erodibility Group ²	Hydrologic Soil Group ³
L22D2	Lester loam, moderately eroded	12.0	7.4%	10 – 16%	.32	6	C
L22E	Lester loam	20.0	12.3%	10 – 22%	.24	6	C
L23A	Cordova loam	4.1	2.5%	0 – 2%	.28	6	C/D
L24A	Glencoe clay loam	12.0	7.4%	0 – 1%	.28	6	C/D
L36A	Hamel, overwash-Hamel complex	4.6	2.8%	0 – 3%	.24	6	C/D
L37B	Angus loam	7.8	4.8%	2 – 6%	.28	6	C
L40B	Angus-Kilkenny complex	33.9	20.8%	2 – 6%	.28	6	C/D
L41C2	Lester-Kilkenny complex, moderately eroded	43.8	26.9%	6 – 10%	.32	6	C
L41D2	Lester-Kilkenny complex, moderately eroded	15.3	9.4%	10 – 16%	.32	6	C
L45A	Dundas-Cordova complex	1.1	0.7%	0 – 3%	.43	5	C/D
L49A	Klossner soils, depressional	3.0	1.8%	0 – 1%		2	B/D
L50A	Muskego and Houghton soils	5.1	3.2%	0 – 1%		2	C/D
Total for Project Area		162.8	100%				

Source: United States Department of Agriculture: Natural Resources Conservation. Web Soil Survey. Available at <https://websoilsurvey.nrcs.usda.gov/app/>

¹ Erosion factor Kw indicates the susceptibility of a whole soil profile (including rocks) to sheet and rill erosion by water. The estimates in Table 11 are based primarily on percentage of silt, sand, and organic matter, and on soil structure and saturated hydraulic conductivity (Ksat). Values of Kw range from 0.02 to 0.69. Other factors being equal, the higher the value, the more susceptible the soil is to sheet and rill erosion by water.

² A wind erodibility group consists of soils that have similar properties affecting their susceptibility to wind erosion in cultivated areas. The soils assigned to group 1 are the most susceptible to erosion, while those assigned to group 8 are the least susceptible.

³ Soils are classified by the NRCS into four hydrologic soil groups, A, B, C, and D with A having the lowest runoff potential (high infiltration rate) and D having the greatest runoff potential (low infiltration rate). If a soil is assigned to a dual hydrologic soil group (e.g., A/D), the first letter is for drained areas and the second letter is for undrained areas. Only the soils that in their natural condition are in group D are assigned dual classes.

Construction Activities

The site is planned to be graded in phases as each part of the development is constructed.

Earthwork is anticipated to be generally balanced across the site and approximately 750,000 cubic yards of grading is anticipated. Initial site work is anticipated to be performed to align with each phase and rough grading of all roadways, installation and construction of stormwater features and building pads will be completed prior to the buildout of each phase. Vegetation and topsoil will be removed, along with any softer clays near the surface. All work will be completed in compliance with grading and stormwater plans that will be reviewed and approved as part of the land use and development permit process.

A Stormwater Pollution Prevention Plan (SWPPP) will be developed in coordination with the National Pollutant Discharge Elimination System (NPDES) construction permit that will identify temporary best management practices (BMPs) (e.g., inlet protection, erosion control blanket, silt fence, etc.) to control erosion and stormwater runoff during construction.

Operational Activities

Permanent BMPs will be identified as part of the land use and development permit plans and will be installed as part of site construction. The SWPPP will specifically identify permanent BMPs (seed, mulch, stormwater ponds, filtration areas) to manage erosion and stormwater runoff after construction is complete. All land area disturbed during the Project construction and development activities will either be constructed on and appropriate stormwater management features installed or will be revegetated and restored according to an approved landscape plan. Post-construction, the Project Site will be fully developed and homeowners or homeowners associations will be responsible for maintaining the required landscaping and site improvements.

12. Water Resources

a. Describe surface water and groundwater features on or near the site in a.i. and a.ii. below.

- i. **Surface water - lakes, streams, wetlands, intermittent channels, and county/judicial ditches.** Include any special designations such as public waters, shoreland classification and floodway/floodplain, trout stream/lake, wildlife lakes, migratory waterfowl feeding/resting lake, and outstanding resource value water. Include the presence of aquatic invasive species and the water quality impairments or special designations listed on the current MPCA 303d Impaired Waters List that are within 1 mile of the project. Include DNR Public Waters Inventory number(s), if any.

Within one mile of the Project Site, there are two (2) public watercourses, eight (8) public water basins, and four (4) public water wetlands. The associated PWI number and name of the public watercourse is provided in Table 12. Public waters are shown in Appendix A – Figure 14.

Table 12. Public Waters within 1 Mile of Project Site

Public Water Name	Type	AUID	PWI Number(s)	303d Impaired Waters
Minnehaha/Sixmile Creek	Public Water Watercourse	07010206-551	10038a	Yes
Minnehaha/Sixmile Creek	Public Water Watercourse	07010206-549	10038a	No
Minnetonka-Halsted's Bay	Public Water Basin	27-0133-09	27-133	Yes
Mud Lake	Public Water Basin	27-0186-00	27-186	No
Parley Lake	Public Water Basin	10-0042-00	10-420	Yes
Stone Lake	Public Water Basin	10-0056-00	10-056	No
Unnamed Lake	Public Water Basin	10-0142-00	10-142	No
Unnamed Lake	Public Water Basin	10-0141-00	10-141	No
Unnamed Lake	Public Water Basin	10-0140-00	10-140	No
Unnamed Lake	Public Water Basin	10-0138-00	10-138	No
Six Mile Marsh	Public Water Wetland		27-960	No
Unnamed Wetland	Public Water Wetland		27-959	No
Unnamed Wetland	Public Water Wetland		27-961	No
Unnamed Wetland	Public Water Wetland		27-962	No

Source: DNR Public Waters Inventory (PWI) Maps. Available at: https://www.dnr.state.mn.us/waters/watermgmt_section/pwi/maps.html

Minnehaha/Sixmile Creek, Minnetonka-Halsted's Bay, and Parley Lake are classified as impaired waters because of excess nutrients (total phosphorus). Minnetonka-Halsted's Bay is also listed as an impaired water for the presence of mercury in fish tissue.

As reported in the Notice of Decision (Appendix D), there are approximately 21.9 acres of naturally occurring wetlands on the Project Site. Approximately 0.6 acres of wetland impacts are anticipated. Any potential impacts to the wetlands must comply with mitigation and replacement requirements. Delineated wetlands are shown in Appendix A – Figure 13.

There are no trout streams/lakes, wildlife lakes, migratory waterfowl feeding/resting lakes, or outstanding resource value waters within or adjacent to the Project Site.

- ii. **Groundwater – aquifers, springs, seeps.** Include: 1) depth to groundwater; 2) if project is within a MDH wellhead protection area; 3) identification of any onsite and/or nearby wells,including unique numbers and well logs if available. If there are no wells known on site or nearby, explain the methodology used to determine this.

The Minnesota Natural Resources Atlas⁹ identifies the depth to the water table as between 1 to 20 feet for most of the Project Site, and up to 50 feet or more along the northern boundary of the Site. Hennepin County is in Minnesota’s East-Central groundwater province in which surficial and buried sand and gravel aquifers are common. These unconsolidated aquifers are underlain by thick and extensive Paleozoic (sandstone and carbonate) and Precambrian (sandstone) aquifers. The water table aquifer encountered in soil borings and in the Natural Resources Atlas is the unconfined aquifer that receives water directly from the ground surface. The primary potable water aquifers in the City of Minnetrista are the Prairie Du Chien-Jordan Aquifer, the Franconia-Ironton-Galesville Aquifer, and the Mt. Simon-Hinckley Aquifer.

The Minnesota Department of Health Well Index¹⁰ identifies three (3) existing wells on the Project Site and ten (10) additional wells within a quarter mile of the Site, which are listed in Table 13 (Figure 12). If any other undocumented wells are found during site construction activities, they will be sealed and abandoned following all MDH guidelines. All well sealing activities will be properly documented and appropriate notification to the MDH will be provided for public record. The Project Site is not within a wellhead protection area.

Table 13. Wells within One Quarter Mile of Project Site

Well ID	Well Depth
559662	205
189590	159
174343	155
405959	214
692531	255
639123	275
655054	176
494848	282
618595	197
750825	110
655052	290
505912	218
453885	177

Source: Minnesota Department of Health (MDH). Minnesota Well Index. Available at: <https://mnwellindex.web.health.state.mn.us/>

- b. Describe effects from project activities on water resources and measures to minimize or mitigate the effects in Item b.i. through Item b.iv. below.

- i. **Wastewater** - For each of the following, describe the sources, quantities and composition of all sanitary, municipal/domestic and industrial wastewater produced or treated at the site.

⁹ “Minnesota Natural Resources Atlas,” Water Table – Depth, MN DNR, accessed December 16, 2025, <https://mnatlas.org/gis-tool/>

¹⁰ “Minnesota Well Index”, MN Department of Health, accessed July 15, 2025, <https://mnwellindex.web.health.state.mn.us/>

- 1) If the wastewater discharge is to a publicly owned treatment facility, identify any pretreatment measures and the ability of the facility to handle the added water and waste loadings, including any effects on, or required expansion of, municipal wastewater infrastructure.

The City of Minnetrista's Comprehensive Sanitary Sewer Plan identifies assumed wastewater generation by land use. Table 14 estimates the total gallons per day (gpd) produced by the Project based on assumed daily flow rates for 62-acres of single-family detached and attached uses.

Table 14. Estimated Sanitary Sewer Flow Rate

Land Use	Acres	Daily Flow Rate (Gallons/Acre)	Peak Flow Factor	Total Gallons per Day (gpd)
Single-family detached residential	59	360	4.0	84,960
Single-family attached residential	3	360	4.0	4,320
TOTAL				89,280

Source: City of Minnetrista 2040 Comprehensive Plan, adopted Sanitary Sewer plan

All sanitary sewer will gravity to a proposed lift station in the northwest corner of the Project Site, where it will be pumped along the south side of TH 7 to an existing manhole. Upgrades to the City of Minnetrista's sanitary sewer system will be evaluated to confirm capacity.

Per the City of Minnetrista's 2040 Comprehensive Plan, all wastewater collected in the City is conveyed through the MCES system to the MCES Blue Lake Wastewater Treatment Plant (WWTP), located in the City of Shakopee. The WWTP provides primary and secondary treatment before discharging treated effluent into the Minnesota River. The Blue Lake WWTP has a capacity of 42 MGD and had an actual average daily flow of 26.46 MGD over the past 12 months, indicating that the plant has sufficient capacity to treat an additional 0.09 MGD wastewater produced by the Project.

- 2) If the wastewater discharge is to a subsurface sewage treatment systems (SSTS), describe the system used, the design flow, and suitability of site conditions for such a system. If septic systems are part of the project, describe the availability of septage disposal options within the region to handle the ongoing amounts generated as a result of the project. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion.

If residential units are developed on the exception parcel, each lot will be required to demonstrate compliance with MN Rules 7080 for SSTS and any other applicable Hennepin County or Minnetrista permitting standards. Primary and secondary drainfields for each system must be properly sited to ensure they are out of all flood prone areas and that proper separation from wells or other structures is provided.

- 3) If the wastewater discharge is to surface water, identify the wastewater treatment methods and identify discharge points and proposed effluent limitations to mitigate impacts. Discuss any effects to surface or groundwater from wastewater discharges, taking into

consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects.

Wastewater will not be discharged to any surface water due to the Project. No effects are anticipated to surface or groundwater, as effluent will be conveyed through the MCES system to the MCES Blue Lake WWTP.

- ii. **Stormwater** - Describe changes in surface hydrology resulting from change of land cover. Describe the routes and receiving water bodies for runoff from the project site (major downstream water bodies as well as the immediate receiving waters). Discuss environmental effects from stormwater discharges on receiving waters post construction including how the project will affect runoff volume, discharge rate and change in pollutants. Consider the effects of current Minnesota climate trends and anticipated changes in rainfall frequency, intensity and amount with this discussion. For projects requiring NPDES/SDS Construction Stormwater permit coverage, state the total number of acres that will be disturbed by the project and describe the stormwater pollution prevention plan (SWPPP), including specific best management practices to address soil erosion and sedimentation during and after project construction. Discuss permanent stormwater management plans, including methods of achieving volume reduction to restore or maintain the natural hydrology of the site using green infrastructure practices or other stormwater management practices. Identify any receiving waters that have construction-related water impairments or are classified as special as defined in the Construction Stormwater permit. Describe additional requirements for special and/or impaired waters.

Existing Conditions

The Project Site has historically been used for agricultural production. Typically, agricultural fields are irrigated, and fertilizers containing nitrogen, phosphorous, and potassium are commonly applied. The existing site has a gently sloping topography and generally slopes down toward wetland depression areas. Since there are no stormwater management systems currently onsite, surface water that does not infiltrate during storm events and flows to the wetlands, natural depressions, and tributaries, and may not be contained on-site.

Construction and Post-Construction Conditions

The post-construction condition will be required to manage and store stormwater on site, which is anticipated to be an improvement over the existing conditions since the existing site is used for agricultural production, and stormwater runoff is not currently managed in a storm event.

The change in land use from agriculture to residential development will likely decrease the amount of suspended solids and increase other components typical of urban runoff, such as oil, grease, and chemicals. The change in land use will also increase the impervious coverage on the site to an estimated 36 acres of impervious area (approximately 22% of the Project Site). Impervious coverage will increase slightly if residential density increases to 4.7 units per acre. Development at either density will require stormwater management facilities that meet the requirements of the City and Minnehaha Creek Watershed District (MCWD). MCWD permit requirements include volume control of 1-inch times the site's impervious surface, rate control so as not to increase the peak runoff rate from the Project Site, and treatment for phosphorus and sediment removal prior to discharge. While NRCS soil information indicates

that on-site soils do not have high infiltration rates, in final design, soil borings or infiltration tests will be required to confirm that infiltration is not possible, with results provided to MCWD.

The creation of open space within the development will provide some mitigation of potential adverse effects from the increased impervious surfaces. However, it is expected that the volume of runoff will increase over existing conditions during significant storm events because of the increase in impervious surface area. Climate trends indicate future rainfall volumes will increase, potentially leading to increased stormwater volumes and discharge rates. Modeling for the storm sewer system design considers current and projected climate trends.

Stormwater will be managed onsite through a system of curb and gutter, pipes, and stormwater ponds and filtration basins. Stormwater will be managed in accordance with applicable City, Hennepin County, MPCA, Minnehaha Creek Watershed District (MCWD), and DNR requirements. All stormwater that leaves the site must meet rate control and quality standards and must account for the increased impervious surface associated with development.

Land disturbing activities, including material export, will comply with the policies identified in the City's Comprehensive Surface Water Management Plan (SWMP), MCWD regulations, and the MPCA through the National Pollutant Discharge Elimination System (NPDES) General Construction Permit. The Project will be required to utilize best management practices (BMPs) to prevent erosion and control sedimentation. All BMPs will be described in the Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project. The grading and erosion control plans for the Project will be reviewed as a part of the City of Minnetrista's land use, development, and building permit process, including review for consistency with the City's SWMP.

- iii. **Water appropriation** - Describe if the project proposes to appropriate surface or groundwater (including dewatering). Describe the source, quantity, duration, use and purpose of the water use and if a DNR water appropriation permit is required. Describe any well abandonment. If connecting to an existing municipal water supply, identify the wells to be used as a water source and any effects on, or required expansion of, municipal water infrastructure. Discuss environmental effects from water appropriation, including an assessment of the water resources available for appropriation. Discuss how the proposed water use is resilient in the event of changes in total precipitation, large precipitation events, drought, increased temperatures, variable surface water flows and elevations, and longer growing seasons. Identify any measures to avoid, minimize, or mitigate environmental effects from the water appropriation. Describe contingency plans should the appropriation volume increase beyond infrastructure capacity or water supply for the project diminish in quantity or quality, such as reuse of water, connections with another water source, or emergency connections.

Dewatering

Dewatering is not anticipated as part of site construction; however, any groundwater encountered during utility installation or other excavation will be discharged into temporary sediment basins within the Project Site. If water use exceeds 10,000 gallons per day (GPD) or one million gallons per year, a water appropriation permit must be obtained from the Minnesota DNR. The Proposer must evaluate the expected water usage as part of the land

use permit process and is required to obtain the necessary permit from the DNR.

Existing Wells

The Minnesota Department of Health Well Index identifies three (3) existing wells on the Project Site and ten (10) additional wells within one quarter mile of the Site, which are listed in Table 13 (Figure 12). If any other undocumented wells are found during site construction activities, they will be sealed and abandoned following all MDH guidelines. All well sealing activities will be properly documented and appropriate notification to the MDH will be provided for public record.

Post-Construction

The City of Minnetrista operates seven (7) municipal water supply wells, which are divided into North and South systems. The Project will be served by the South system, which has a firm capacity of 1,900 gallons per minute (gpm). Water in the South system is stored in a 400,000-gallon elevated storage tank located on Kings Point Road and a 500,000-gallon elevated storage tank located on Highway 7.

The Project will be served by the South System, which is mostly comprised of 6-inch, 8-inch, 10-inch, and 12-inch watermains. There is an existing 12-inch watermain that is part of the South system that runs parallel to TH 7 on the north side, which may serve the Project. Alternatively, the Project Site may connect to a new trunk watermain on the south side of TH 7.

Table 15. provides an estimate of the anticipated gallons per day for the Project and assumes that the development will accommodate household sizes that are roughly the average for the City of Minnetrista.

Table 15. Estimated Water Supply

Use	Proposed Development	Estimated Residents ¹	Residential per Capita Demand (Gallons per Capita per Day) ²	Gallons per Day (gpd)
Single-family detached residential	217 – 296 Units	599 - 817	95	56,905 – 77,615
Single-family attached residential	61 – 205 Units	168 - 566	95	15,960 – 53,770

¹ Assumes 2.76 people/HH

² Source: City of Minnetrista 2040 Comprehensive Plan, adopted Water plan

There are also likely to be three new small wells drilled for irrigation reuse basins to supplement the basins' water levels in low rainfall times.

iv. **Surface Waters**

- a) **Wetlands** - Describe any anticipated physical effects or alterations to wetland features such as draining, filling, permanent inundation, dredging and vegetative removal. Discuss direct and indirect environmental effects from physical modification of wetlands, including the anticipated effects that any proposed wetland alterations may have to the host watershed, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid (e.g., available alternatives that were considered), minimize, or mitigate

environmental effects to wetlands. Discuss whether any required compensatory wetland mitigation for unavoidable wetland impacts will occur in the same minor or major watershed and identify those probable locations.

Table 16 provides a summary of delineated wetlands on the Project Site.

Table 16. Delineated Wetlands on Project Site

Wetland ID	Type			Onsite Area (Acres)
Wetland 1	Shallow marsh with wet meadow portion and seasonally flooded fringe	Type 3/2/1	Depression	2.66
Wetland 2	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/Slope	11.63
Wetland 2A	Wet meadow	Type 1	Depression	0.01
Wetland 4	Wet meadow	Type 1	Depression/Slope	0.19
Wetland 5	Farmed wet meadow	Type 1	Depression	0.58
Wetland 6A/6B	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Type 5/4/3/2/1	Depression/Slope	6.46
Wetland 7	Wet meadow	Type 2	Slope	0.03
Wetland 8	Wet meadow	Type 2	Slope	0.10
Wetland 9A/9B	Wet meadow	Type 2	Slope	0.03/0.10
Wetland 10	Wet meadow	Type 2	Depression	0.09

Source: Wetland Delineation – TEP Revised Existing Conditions, Kjolhaug Environmental Services Company, Inc.

Based on the Concept Plan, approximately 0.6 acres of wetland impact are anticipated. These impacts are anticipated due to road crossings and storm water treatment facilities. Any wetland or buffer impact must comply with all wetland replacement or mitigation rules and regulations established by the City, WCA, and MCWD. A Notice of Decision was issued on October 21, 2025. The TEP revised delineation figures are included in Appendix D.

- b) **Other surface waters** - Describe any anticipated physical effects or alterations to surface water features (lakes, streams, ponds, intermittent channels, county/judicial ditches) such as draining, filling, permanent inundation, dredging, diking, stream diversion, impoundment, aquatic plant removal and riparian alteration. Discuss direct and indirect environmental effects from physical modification of water features, taking into consideration how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Identify measures to avoid, minimize, or mitigate environmental effects to surface water features, including in-water Best Management Practices that are proposed to avoid or minimize turbidity/sedimentation while physically altering the water features. Discuss how the project will change the number or type of watercraft on any water body, including current and projected watercraft usage.

Stormwater ponds will be constructed and designed to manage quantity and quality including rate and volume control. The post-construction conditions will be required to comply with all stormwater management rules established by the City of Minnetrista, Hennepin County, MPCA, MCWD, and DNR. The post-construction

conditions may be improved from the existing agricultural condition since wetland buffer areas will be reestablished, and stormwater management features will be implemented. Current Minnesota climate trends indicate that the area will experience greater rainfall and precipitation. The construction of wetland buffers, stormwater management areas, and open spaces will help to reduce the quantity and improve the quality of stormwater leaving the site post-construction.

13. Contamination/Hazardous Materials/Wastes

a. Pre-project site conditions

Describe existing contamination or potential environmental hazards on or proximate to the project site such as soil or ground water contamination, abandoned dumps, closed landfills, existing or abandoned storage tanks, and hazardous liquid or gas pipelines. Discuss any potential environmental effects from pre-project site conditions that would be caused or exacerbated by project construction and operation. Identify measures to avoid, minimize or mitigate adverse effects from existing contamination or potential environmental hazards. Include development of a Contingency Plan or Response Action Plan.

A review of the MPCA's What's in my Neighborhood (WIMN) database was conducted to identify potentially contaminated sites within or in the vicinity of the Project Area. One (1) MPCA site was identified within the Project boundary; however, the MPCA determined that cleanup adequately addressed the petroleum tank release, and the site file was closed in 2008. Within one mile of the Project Site, ten (10) other sites were identified. Table 17 summarizes potential sites within one mile of the Project Site, also shown in Appendix A – Figure 15.

Table 17. Potentially Contaminated Sites within One Mile of Project Site

Site ID	Location	MPCA Program	Status
194965	7635 Highway 7	Petroleum Remediation, Leak Site	Inactive
129734	4250 Creekview Cir	Aboveground Tanks; Underground Tanks	Active
49736	4275 Creekview Cir	Aboveground Tanks; Industrial Stormwater; Solid Waste, Permit by Rule	Active
231220	560 S Maple St Ste 110	Hazardous Waste, Small quantity generator	Active
254329	Highway 5 and County Road 10	Emergency Response	Active
105975	8201 Highway 7	Petroleum Remediation, Leak Site; Underground Tanks	Active
136962	8201 State Highway 7	Hazardous Waste	Inactive
192772	7170 Highway 7	Brownfields, Voluntary Investigation and Cleanup; Petroleum Remediation, Leak Site	Active
254185	4300 Highland Rd	Hazardous Waste, Minimal quantity generator	Active
105414	Saint Bonifacius Lift Station/I-24	Aboveground Tanks; Petroleum Remediation, Leak Site; Underground Tanks	Active
53601	8090 Highway 7	Feedlots	Active

Source: MPCA What's in My Neighborhood, available at

<https://mpca.maps.arcgis.com/apps/webappviewer/index.html?id=9d45793c75644e05bac197525f633f87>

A review of the Department of Agriculture's (MDA) WIMN database was also conducted to identify potentially contaminated agricultural sites within or in the vicinity of the Project Site. The MDA is the lead agency for response to, and cleanup of agricultural chemical contamination in Minnesota. There are no MDA sites within the Project Site boundaries. Within one mile of the Project Site, two (2) sites are identified, detailed in Table 18. The Project will not directly impact these closed sites; thus, adverse effects because of the Project are not anticipated.

Table 18. Potentially Contaminated Agricultural Sites within One Mile of Project Site

Location ID	Location	Contaminant	Status
Within One Mile of Project Site			
2631144061	Lotus Drive	Other	Closed
2631144059	Woodland Cove	Other	Closed

Source: "What's in My Neighborhood," Minnesota Department of Agriculture, <https://mnag.maps.arcgis.com/apps/webappviewer/index.html?id=85bade4ea512411aa32a80079246255f>

b. Project related generation/storage of solid wastes

Describe solid wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from solid waste handling, storage and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of solidwaste including source reduction and recycling.

During construction, the Project will generate solid waste and construction waste material. All waste generated will be properly disposed of off-site. Post-construction, residents and tenants will generate municipal solid waste which will be hauled away by licensed garbage haulers. Residents will be encouraged to recycle. Waste generation estimates are provided in Table 19 and assume waste management levels will be comparable to other residential developments within the State of Minnesota.

Table 19. Estimated Waste

Use	Estimated Units	Estimated Residents	Rate (lbs/person/day)	Total (lbs/day)
Residential	422	1,165	2.4	2,796

Source: Environmental Protection Agency (EPA). Advancing Sustainable Materials Management: 2018 Fact Sheet. Available at: https://www.epa.gov/sites/default/files/2020-11/documents/2018_ff_fact_sheet.pdf

c. Project related use/storage of hazardous materials

Describe chemicals/hazardous materials used/stored during construction and/or operation of the project including method of storage. Indicate the number, location and size of any new above or below ground tanks to store petroleum or other materials. Indicate the number, location, size and age of existing tanks on the property that the project will use. Discuss potential environmental effects from accidental spill or release of hazardous materials. Identify measures to avoid, minimize or mitigate adverse effects from the use/storage of chemicals/hazardous materials including source reduction and recycling. Include development of a spill prevention plan.

Development of the Project and related site work will be required to comply with all City, County, NPDES, and other regulatory permits necessary to complete the work. Storage of hazardous materials on the Project Site during construction will be limited to construction vehicles and machinery. This equipment, in addition to temporary storage tanks for diesel fuel or hydraulic fluids, may be left onsite throughout the duration of construction depending on phasing and

scheduling. Construction vehicles, as well as associated storage of their fuels, will be required to follow a spill prevention plan, if applicable. No hazardous materials will be permitted or stored on the Project Site post-construction.

d. Project related generation/storage of hazardous wastes

Describe hazardous wastes generated/stored during construction and/or operation of the project. Indicate method of disposal. Discuss potential environmental effects from hazardous waste handling, storage, and disposal. Identify measures to avoid, minimize or mitigate adverse effects from the generation/storage of hazardous waste including source reduction and recycling.

During construction and site work, vehicles containing gasoline will be present onsite. The construction and development process will not involve significant amounts of hazardous waste. Any hazardous waste generated will be properly disposed of in accordance with state and federal laws.

14. Fish, wildlife, plant communities, and sensitive ecological resources (rare features)

a. Describe fish and wildlife resources as well as habitats and vegetation on or in near the site.

As shown in Table 5. Cover Types Before and After, and Figure 8 sourced from the Minnesota Land Cover Classification System (MLCCS), the existing site's coverage is predominantly classified as agricultural land, which is consistent with the existing land use. The Project Site has been used for agricultural production for the past several decades. Suitable habitat within agricultural areas is unlikely due to cultivation activities and prior pesticide use typical with active farming practices; however, wildlife typically found in agricultural settings may include small mammals such as rabbits, squirrels, deer, and birds. The wetland areas may provide habitat for reptiles and amphibians, and pockets of suitable habitat for birds and pollinators particularly within the conservation easement area may be present.

Land north, west, and east of the Project Site has been developed or is currently used for agricultural production. Carver Park Reserve is located directly south of the Project Site and is characterized by tamarack bogs, cattail marshes, and hardwood forests. The Park is home to a variety of wildlife that is common to the region, including beaver, deer, fox, coyote, muskrats, bats, and turkeys.

b. Describe rare features such as state-listed (endangered, threatened or special concern) species, native plant communities, Minnesota Biological Survey Sites of Biodiversity Significance, and other sensitive ecological resources on or proximate to the site. Provide the license agreement number (LA-___) and/or correspondence number (MCE-___) from which the data were obtained and attach the Natural Heritage Review letter from the DNR. Indicate if any additional habitat or species survey work has been conducted within the site and describe the results.

Native Plant Communities and Sites of Biodiversity Significance

The Natural Communities and Rare Species of Carver, Hennepin, and Scott County, Minnesota map by the Minnesota County Biological Survey was reviewed, and no natural communities or

rare species are identified on or proximate to the Project Site¹¹.

State-Listed Species

The DNR’s Natural Heritage Information System (NHIS) was queried to determine if known occurrences of rare, endangered, or special concern species or other sensitive ecological habitats exist within the Project Site. The Natural Heritage Review (NHR) letter is attached to this document (see Appendix B) (MCE# 2025-00895). A summary of rare features that may be impacted by the Project as outlined in the NHR letter is as follows:

- Henslow’s sparrow (*Centronyx henslowii*), a state-listed endangered bird species, has been documented in the immediate vicinity of the proposed project. Suitable nesting habitat for this species includes uncultivated and un-mowed grasslands and old fields with standing, dead vegetation, and a substantial litter layer.
- The Project Site overlaps with a U.S. Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee (*Bombus affinis*) high potential zone.
- Minnesota’s bats, including the federally endangered northern long-eared bat (*Myotis septentrionalis*) may be found throughout Minnesota.

Federally Listed Species

The USFWS Information of Planning and Consultation (IPaC) was similarly queried. Results are attached to this document (see Appendix B) (Project Code: 2026-0015604). Within the memo, IPaC identifies the Northern Long-Eared Bat (NLEB) as an endangered species within the Project area. The NLEB roosts underneath bark, in cavities or in crevices of both live and dead trees. The Project area is not located within a location containing any documented NLEB maternity roost trees or hibernacula entrances.¹²

The list of species was then submitted to the USFWS to solicit an effects determination of the potential development of the Project Site on the identified species. The following list of species, listing status, and determinations of effect is provided by the USFWS:

Table 20. Federally Listed Species in/near Project Site and Effects Determination

Species	Status	Effects Determination
Rusty Patched Bumble Bee (<i>Bombus affinis</i>)	Endangered	May effect – not likely to adversely affect
Salamander Mussel (<i>Simpsonaias ambigua</i>)	Proposed Endangered	May effect
Monarch Butterfly (<i>Danaus Plexippus</i>)	Proposed Threatened	No effect
Western Regal Fritillary (<i>Argynnis idalia occidentalis</i>)	Proposed Threatened	No effect determination
Whooping Crane (<i>Grus americana</i>)	Experimental Population, Non-Essential	No effect
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	Not likely to adversely affect
Critical Habitat	Status	Effects Determination
Rusty Patched Bumble Bee critical habitat	Proposed	Project site may overlap

¹¹ “Natural Communities and Rare Species of Carver, Hennepin, and Scott Counties, Minnesota,” Minnesota Biological Survey, 1997, <https://files.dnr.state.mn.us/eco/mcbs/maps/olmsted.pdf>

¹² Townships Containing Documented Northern Long-Eared Bat (NLEB) Maternity Roost Trees and/or Hibernacula Entrances in Minnesota. DNR and USFS. April 1, 2016.

- c. Discuss how the identified fish, wildlife, plant communities, rare features and ecosystems may be affected by the project including how current Minnesota climate trends and anticipated climate change in the general location of the project may influence the effects. Include a discussion on introduction and spread of invasive species from the project construction and operation. Separately discuss effects to known threatened and endangered species.

The fish, wildlife, plant communities, rare features and ecosystems identified above that have potential of being impacted by the Project are as follows:

Impacts Analysis for State-Listed Species

Henslow's sparrow may be impacted where there is disturbance in areas that contain suitable nesting habitat during their breeding season, between May 15 and July 15. Suitable habitat proposed to be disturbed on the existing site is limited to un-mowed grasslands in the southeastern corner of the site, as shown in MLCCS mapping.

Analysis of potential impacts to the Rusty Patched Bumble Bee and Northern Long-eared Bat is provided below under impacts for federally listed species.

Impacts Analysis for Federally Listed Species

While the NHR letter indicates that the proposed project will result in a take of the rusty patched bumble bee, a determination of “may effect – not likely to adversely affect” was provided by the USFWS for this species as shown in Table 20.

Rusty Patched Bumble Bee

The Project Site is within the Rusty Patched Bumble Bee High Potential Zone. The Rusty Patched Bumble Bee (*Bombus affinis*) is federally listed as endangered and may be present in suitable habitat within High Potential Zones.

Habitat needs of the Rusty Patched Bumble Bee include overwintering habitat, nesting habitat, spring foraging habitat, and summer and fall foraging habitat. Overwintering habitat consists of woodland edges, as well as upland forest and woodland interiors. Woodland types generally consist of even-aged maple-basswood or oak-hickory, and the overwintering queens can be found in shady areas with loose soils, little vegetation, and leaf litter. Nesting habitat (colonies) includes grasslands and shrublands, upland forest, and woodland edges extending approximately 30 meters into the woodland. Loose soil and leaf litter in these areas can provide nest building sites.

Spring foraging habitat and fall foraging habitats are similar and can be found in areas with nectar and pollen sources, including plants such as goldenrods, coneflowers, and gentians. These areas can include woodland edges, upland forest, upland grassland, and shrubland, palustrine wetlands, flower gardens, and agricultural land if not heavily treated with pesticides. Spring ephemeral species and upland forest and woodland interiors that contain nectar and pollen sources are also used for spring foraging.

Areas of the Project Site proposed to be disturbed and developed are currently comprised primarily of cultivated agricultural land and suitable habitat for the Rusty Patched Bumble Bee is unlikely to be present in these areas given past pesticide use typical of farming activities. Pockets of wetland areas within the urbanized development area may provide suitable habitat

for the RPBB and minimal impact to wetland areas is planned as part of the site development process. Post-construction, there is likely to be an increase in suitable habitat for the Rusty Patched Bumble Bee with the introduction of native plantings in the wetland buffer areas.

The portion of the Project Site with the most likely suitable habitat for the RPBB is within the conservation easement that will remain in perpetuity, and no land disturbing activities are permitted within the easement.

Therefore, it is unlikely that the proposed Project will adversely affect the RPBB and no suitable habitat will be removed as part of the site development provided proper mitigation and permitting is followed.

A determination of “may effect” was provided by the USFWS for the Salamander Mussel:

Salamander Mussel

The Salamander Mussel (*Simpsonia ambigua*) is a proposed endangered species that inhabits rivers, streams, and in some cases lakes with natural flow regimes. Seasonal low flow is expected in some systems and can be tolerated by the Salamander Mussel, though periodic drying or intermittent flow in lake and river habitats generally cannot support mussel assemblages. Salamander Mussels prefer shelter habitat with space under slab rock/bedrock crevice type structures where there is stability from swift current.

Because there are no rivers, streams or lakes in or near the Project Site, the Project will not have direct impacts on the Salamander Mussel provided proper mitigation and permitting is followed. However, the Project does have the potential to indirectly impact the Salamander Mussel by pollution or siltation. Temporary and permanent BMPs to prevent erosion and sedimentation, and transmittance of pollutants to downstream waters are recommended mitigation.

A determination of effect was not provided by the USFWS for the Western Regal Fritillary; however, their habitat is similar to the Monarch Butterfly per USFWS species information. Both the Western Regal Fritillary and the Monarch Butterfly are pollinators found in tall-grass prairies with milkweed and other flowering plants. Given that the USFWS determined that the development of the Project Site will have no effect on the Monarch Butterfly, it is assumed that the conclusion is the same regarding the Western Regal Fritillary.

Determinations of no effect were provided for the Monarch Butterfly, and Whooping Crane. A determination of “not likely to adversely affect” was provided by USFWS for the Northern Long-eared Bat.

Invasive Species

Invasive species are a major cause of biodiversity loss and are considered biological pollutants by the DNR. Invasive species can be moved on construction equipment, landscaping equipment, and other debris. Invasive species pose a significant threat to native ecosystems and biodiversity, and their spread is a major concern during both the construction and operational phases of a project. These species can be unintentionally introduced through construction equipment, vehicles, and materials that carry seeds, plant fragments, or soil from invested areas. Once established, invasive species can outcompete native vegetation, alter soil chemistry, and degrade habitat quality for wildlife. Disturbed soils and exposed areas created during construction provide ideal conditions

for these species to take hold and spread rapidly. Without proper management, invasive species can lead to long-term ecological imbalances and increased maintenance costs.

The Project should not introduce any new invasive species to the Project area during construction. Post construction, the Project will include a landscape and planting plan to vegetate the filtration basins/pond buffers with native/non-invasive species that are desirable habitat for several of the species and features identified in 14b. The Project Proposer will use the BWSR or MnDOT native seed mixes where appropriate.

Construction contractors will be directed to properly manage onsite equipment to ensure development does not spread noxious weeds through construction vehicle traffic. If any invasive species are encountered during the grading/site grubbing process, they will be removed, and proper mitigation implemented to remove them from the Project Area.

- d. **Identify measures that will be taken to avoid, minimize, or mitigate the adverse effects to fish, wildlife, plant communities, ecosystems, and sensitive ecological resources.**

The Minnesota DNR provides specific guidance regarding the avoidance, minimization, or mitigation of impacts to species identified above during construction and site development activities. The Project Proposer shall comply with the following mitigation plan:

- To minimize impacts to the Henslows' sparrow, disturbance in areas that may contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.
- Products used for erosion control will be selected that have biodegradable netting.
- The Project Proposer will only use weed-free mulch, topsoil, and seed mixes for restoration of the site.
- To minimize impacts on the bat population, the Project Proposer will evaluate areas scheduled for tree clearing for signs of bat roosting prior to tree removal.
- To minimize impacts to the rusty patched bumble bee population, the DNR recommends reseeding disturbed soils with native species of grasses and forbs using BWSR seed mixes or MnDOT seed mixes which should be included in stormwater management plans and considered for other open space areas. The USFWS recommends avoiding pesticides and planting native flowering plants to provide food. If nests are found, they should be undisturbed, and the sighting reported to the Minnesota USFWS Ecological Services Field Office.

The Project's Concept Plan (Figure 3) protects the majority of the existing wetlands and surrounding buffer areas. Post construction, wetland buffers and stormwater basin slopes will be planted with native, non-invasive species. Approximately 12.7 acres of the site is protected by a conservation easement which will remain in place into perpetuity. The conservation easement may provide suitable habitat both during and after construction of the urbanized development.

This will provide long-term protection of any sensitive ecological resources that may exist proximate to the existing wetlands and within the conservation easement. In addition, stands of existing trees will remain, areas of open space and stormwater treatment will provide space for wildlife habitat, and slopes will be revegetated with native species.

15. Historic Properties

Describe any historic structures, archeological sites, and/or traditional cultural properties on or proximate to the site. Include: 1) historic designations, 2) known artifact areas, and 3) architectural features. Attach letter received from the State Historic Preservation Office (SHPO). Discuss any anticipated effects to historic properties during project construction and operation. Identify measures that will be taken to avoid, minimize, or mitigate adverse effects to historic properties.

The Minnesota Statewide Historic Inventory Portal¹³ was queried, and there are no identified historic or architectural properties documented within the Project Site. The City of Minnetrista also does not identify any sites or structures of historical significance on the Project Site, and the Site is not listed in the National Register of Historic Places¹⁴.

Within one mile of the Project Site, there are twelve historic properties, listed in Table 20. None of the properties listed in Table 20 will be directly impacted by the Project.

The Office of the State Archaeologist's (OSA) public viewer¹⁵ was queried and six (6) sites are known to exist near the Project Site.

Table 21. Historic Properties within 1 Mile of Project Site

Historic Inventory #	Property Type	Address	National Register Listed or Eligible
HE-SBC-00006	Building	8670 Kennedy Memorial Dr.	No
HE-SBC-00001	Building	8624 Kennedy Memorial Dr.	Yes
XX-RRD-GNR040	Structure	St. Paul Minneapolis and Manitoba Railway Company/Great Northern Railway Company: Hutchinson Branch Line	No
HE-SBC-00002	Building	xxxx Highland Rd.	No
HE-MTC-00014	Building	xxxx Highland Dr.	No
XX-ROD-00151	Structure	TH 28 in Beardsley to TH 100 in St. Louis Park	No
HE-MTC-00061	Structure	Bridge over Six Mile Creek	No
HE-MTC-00009	Building	8100 Highway 7	No
HE-MTC-00011	Building	4705 Grimm Rd.	No
HE-MTC-00013	Building	7650-70 Highway 7	No
CR-LKT-00001	Building	7220 Grimm Rd.	Yes
HE-MTC-00015	Building	7701 Halstead Dr.	No

Source: Minnesota Statewide Historic Inventory, SHPO, <https://mnship.gisdata.mn.gov/public-map>

¹³ "Minnesota Statewide Historic Inventory," MN SHPO, accessed December 15, 2025, <https://mnship.gisdata.mn.gov/public-map>

¹⁴ "National Register of Historic Places" – National Park Service, U.S Department of the Interior, accessed December 15, 2025, <https://www.nps.gov/maps/full.html?mapId=7ad17cc9-b808-4ff8-a2f9-a99909164466>

¹⁵ "Office of the State Archaeologist Portal – Public Map," Minnesota Department of Administration, State Archaeologist, accessed July 15, 2025, <https://osaportal.gisdata.mn.gov/public-map>

16. Visual

Describe any scenic views or vistas on or near the project site. Describe any project related visual effects such as vapor plumes or glare from intense lights. Discuss the potential visual effects from the project. Identify any measures to avoid, minimize, or mitigate visual effects.

The transition of the Project Site from agricultural uses to a residential development will impact the visual appearance of the site. The Project is consistent with the City of Minnetrista's Comprehensive Plan that guides the Project Site as an Urban Reserve Area, planned for increased intensity and urbanization. While the development will change the views of the site, it is planned for and anticipated as part of the City's vision for the future. There are no known scenic views or vistas on or near the Project Site.

During the construction process, appropriate screening of truck entrances, garbage enclosures, and other development features that may adversely impact adjacent residential areas will be required. Post construction, any proposed exterior/site lighting associated with the Project must meet requirements established by City ordinance.

There are no known scenic views or vistas on or near the Project Site.

17. Air

- a. **Stationary source emissions** - Describe the type, sources, quantities and compositions of any emissions from stationary sources such as boilers or exhaust stacks. Include any hazardous air pollutants, criteria pollutants. Discuss effects to air quality including any sensitive receptors, human health or applicable regulatory criteria. Include a discussion of any methods used assess the project's effect on air quality and the results of that assessment. Identify pollution control equipment and other measures that will be taken to avoid, minimize, or mitigate adverse effects from stationary source emissions.

The Project will not generate stationary source emissions exceeding the mandatory EAW thresholds specified in Minnesota Rules Part 4410.4300, Subp. 15, nor will it require an air permit from the Minnesota Pollution Control Agency (MPCA). Per Item 18, greenhouse gas (GHG) emissions from this Project are not expected to have significant environmental effects. The Project's air emissions will be typical of those of residential developments, potentially including sources like natural gas and oil-powered appliances and equipment, fertilizer use, and heating and cooling systems. These emissions generally fall under Conditionally Insignificant Activities and Conditionally Exempt Stationary Sources according to Minnesota Rules Part 7007.1300.

- b. **Vehicle emissions** - Describe the effect of the project's traffic generation on air emissions. Discuss the project's vehicle-related emissions effect on air quality. Identify measures (e.g. traffic operational improvements, diesel idling minimization plan) that will be taken to minimize or mitigate vehicle-related emissions.

The Proposed Project will develop the site for residential uses. Motor vehicle emissions will be generated from vehicles traveling to and from the development site, and from construction equipment to perform the construction activities. An estimated 1,700 additional average daily trips are expected to and from the site on TH 7 following full build-out of the site. Following full project site development, vehicle related emissions including carbon monoxide levels are

anticipated to rise slightly due to the increase in the number of trips to and from the site. During construction and post-construction, it will be recommended to contractors that trucks and equipment should not idle while not in use or if parked on site.

- c. **Dust and odors** - Describe sources, characteristics, duration, quantities, and intensity of dust and odors generated during project construction and operation. (Fugitive dust may be discussed under item 17a). Discuss the effect of dust and odors in the vicinity of the project including nearby sensitive receptors and quality of life. Identify measures that will be taken to minimize or mitigate the effects of dust and odors.

The Project is not anticipated to produce significant dust or odors during construction, material export, or operation. Any minor odors generated during construction will be typical of those associated with residential development, such as exhaust from diesel or gasoline-powered equipment.

Grading, construction, and material export activities will temporarily generate dust. To mitigate this, BMPs such as dust control by using watering trucks or other methods as agreed to with the City to protect the adjacent neighborhoods will be implemented. The nearby existing residential neighborhoods will be the nearest receptors of dust and odors, which should be monitored throughout the construction process by the Proposer. Odors generated during construction will be mitigated by maintenance of the equipment according to the manufacturer's specifications.

18. Greenhouse Gas (GHG) Emissions/Carbon Footprint

- a. **GHG Quantification:** For all proposed projects, provide quantification and discussion of project GHG emissions. Include additional rows in the tables as necessary to provide project-specific emission sources. Describe the methods used to quantify emissions. If calculation methods are not readily available to quantify GHG emissions for a source, describe the process used to come to that conclusion and any GHG emission sources not included in the total calculation.

The projected greenhouse gas (GHG) emissions are provided on an average annual basis using the CO₂ equivalent (CO₂e) and include a best estimate of average annual emissions over the life of the proposed Project. Emissions were estimated using the US Environmental Protection Agency's Simplified GHG Emissions Calculator (SGEC)¹⁶, the EIE's Energy Consumption Survey Dashboard¹⁷, the EPS's Advancing Sustainable Materials Fact Sheet¹⁸, and the Minnesota Pollution Control Agency's (MPCA) annually published Select Committee on Recycling and the Environment (SCORE) report¹⁹. Estimates are summarized in Tables 22 and 23 by project phase and source type. Direct emissions refer to those under the ownership or control of the reporting company, classified as Scope 1. Indirect emissions stem from sources controlled by other entities but are influenced by the reporting company, like off-site electricity generation. These are classified as Scope 2 or Scope 3.

¹⁶ "Simplified GHG Emissions Calculator," United States Environmental Protection Agency, <https://www.epa.gov/climateleadership/simplified-ghg-emissions-calculator>

¹⁷ "Residential Energy Consumption Survey (RECS) Dashboard – Site electricity consumption per household," US Energy Information Administration, [https://experience.arcgis.com/experience/cbf6875974554a74823232f84f563253?src=%E2%80%B9%20Consumption%20%20%20%20Residential%20Energy%20Consumption%20Survey%20\(RECS\)-b1](https://experience.arcgis.com/experience/cbf6875974554a74823232f84f563253?src=%E2%80%B9%20Consumption%20%20%20%20Residential%20Energy%20Consumption%20Survey%20(RECS)-b1)

¹⁸ "Advancing Sustainable Materials Management: 2018 Fact Sheet," Environmental Protection Agency (EPA), https://www.epa.gov/sites/default/files/2021-01/documents/2018_ff_fact_sheet_dec_2020_fnl_508.pdf

¹⁹ "2022 SCORE Report," Minnesota Pollution Control Agency, <https://public.tableau.com/app/profile/mpca.data.services/viz/2022SCOREReport/2022SCOREreport>

Table 22. Construction Emissions

Category	Scope	Type of Emission	Emission Sub-type	Emission	Project-related CO ₂ e Emissions (tons/year)
Direct	1	Combustion - Diesel	Mobile Construction Equipment	N ₂ O, CH ₄	4,303
Direct	1	Combustion - Diesel	Passenger Cars	N ₂ O, CH ₄	10,051
TOTAL					14,354

Table 23. Operational Emissions

Category	Scope	Type of Emission	Emission Sub-type	Emission	Project-related CO ₂ e Emissions (tons/year)
Indirect	2	Off-Site Electricity Production	Grid-Based	CO ₂ , N ₂ O, CH ₄	1,791
Indirect	3	Off-Site Waste Management	Area	CO ₂ , CH ₄	318
TOTAL					2,109

The emissions in Tables 22 and 23 are reported in CO₂ short tons (English units), per EQB guidance. Worksheets for each source using the SGEC are provided in Appendix C. Scope 1 emissions calculations reflect an estimate of emissions generated over one year of construction. Approximately 15 pieces of mobile diesel equipment will be on-site and operate at 144 gallons each per day. Scope 1 emissions also assume that there will be approximately 15 workers who commute an average of 10 miles to the site. Scope 2 and 3 emission calculations assume that the Project Site will feature approximately 422 residential units that utilize off-site electricity production and waste management at levels that are comparable to other residential developments within the State of Minnesota. The Project will utilize energy within the MROW (West) eGRID subregion, which generates energy with 35% coal, 38% wind, 8% nuclear, 13% gas, 4% hydro, and about 1% solar sources.

b. GHG Assessment

i. Describe any mitigation considered to reduce the project's GHG emissions.

The following are potential design strategies and sustainability measures that are under consideration for the proposed development to reduce emissions:

- Use energy efficient appliances, equipment, and lighting
- Energy efficient and electricity-reliant HVAC systems
- Energy efficient and low embodied carbon (LEC) building materials
- Implement waste best management practices (BPMs) and to recycle and compost appropriate material when applicable
- On-site landscaping will absorb water
- Additional native landscaping will be planted to improve local air quality, absorb greenhouse gas emissions, and reduce local urban heat island effect

- Buildings will be constructed with rooftop-ready infrastructure for solar power generation
- Provide electric vehicle ready charging infrastructure

Implementation of the above strategies will be evaluated on a case-by-case basis based on code requirements, feasibility, availability of materials, schedule, and tenant considerations.

- ii. Describe and quantify reductions from selected mitigation, if proposed to reduce the project's GHG emissions. Explain why the selected mitigation was preferred.

The potential mitigation listed in Item 18.b.i. was selected to comply with best management practices for new construction and reduce GHG emissions where practicable during operations.

- iii. Quantify the proposed projects predicted net lifetime GHG emissions (total tons/# of years) and how those predicted emissions may affect achievement of the Minnesota Next Generation Energy Act goals and/or other more stringent state or local GHG reduction goals.

The project does not have an estimated lifetime. It is estimated that the project will emit a total of 248,990 CO₂e metric tons over the next 50 years. The proposer will evaluate implementing the sustainability measures listed in Item 18.b.i. to reduce operational emissions to the extent practicable. The proposed project will be built in compliance with state regulations and city building codes.

$$\text{Construction Emissions} * \text{Years of Construction} + \text{Operational Emissions} * 50 \text{ Years} = \text{Estimated Cumulative 50 Year Emissions}$$

$$14,354*10 + 2,109*50 = 248,990 \text{ CO}_2\text{e}$$

The Minnesota Next Generation Energy Act set goals to reduce greenhouse gas emissions by 80% between 2005 and 2050 while maintaining reliable and affordable energy. In 2023, the state Legislature updated these goals to reflect the state's Climate Action Framework which includes reducing greenhouse gas emissions 50% by 2030 from a 2005 baseline and achieve net-zero emissions by 2050. Development of the Project Site will perpetuate reliance on personal vehicles. The emissions generated from Development will increase GHG emissions if mitigation is not incorporated into a project. The Proposer should consider incorporating mitigation strategies into the Project such as those listed in 18.a.i. and others which may include green building technologies, low-maintenance landscaping with native plantings, options for electric vehicle charging, grey water reuse for irrigation to mitigate for increased emissions.

19. Noise

Describe sources, characteristics, duration, quantities, and intensity of noise generated during project construction and operation. Discuss the effect of noise in the vicinity of the project including 1) existing noise levels/sources in the area, 2) nearby sensitive receptors, 3) conformance to state noise standards, and 4) quality of life. Identify measures that will be taken to minimize or mitigate the effects of noise.

A temporary increase in noise level will occur during each construction phase and the noise level intensity will vary based on the type of construction equipment used. Typical noise levels associated with different types of equipment are provided in Table 24. Sensitive noise receptors near the Project Site include existing residences that are as close as 200 feet from the project site. To minimize the potential effects of noise pollution, construction volumes and work hours will be limited to those established by the City of Minnetrista's ordinances, which will be identified during the land use permitting process. Construction hours will be limited to daytime hours, with additional restrictions to comply with all local and state rules and ordinances. During construction of the Project, there will be additional noise generated beyond existing conditions.

The Minnesota Pollution Control Agency (MPCA) establishes noise standards that must be followed (Minnesota Rules Chapter 7030). Table 24 is a summary of the statutory noise limit standards for residential (NAC1) areas.

Table 24. Statutory Noise Limit Standards

Use	Daytime (7 am – 10 pm)		Nighttime (10 pm – 7 am)	
	L ₁₀ *	L ₅₀ **	L ₁₀	L ₅₀
Residential (NAC1)	65 dBA	60 dBA	55 dBA	50 dBA

Source: Minnesota Pollution Control Agency (2015). A Guide to Noise Control in Minnesota. <https://www.pca.state.mn.us/sites/default/files/p-gen6-01.pdf>

*L₁₀ calculation is the noise level that is exceeded for 10% of an hour.

**L₅₀ calculation is the noise level exceeded for 50% of an hour.

The Project is required to operate in compliance with Minnesota Noise Standards. If noise impacts are determined to be above the state standards, potential contributions will be assessed to pinpoint primary sources and determine optimal methods for noise reduction.

Post-construction, the site will likely generate an increase in noise over existing conditions but will be similar to the levels generated by the residential developments to the east and west of the Project Site.

20. Transportation

- a. Describe traffic-related aspects of project construction and operation. Include: 1) existing and proposed additional parking spaces, 2) estimated total average daily traffic generated, 3) estimated maximum peak hour traffic generated and time of occurrence, 4) indicate source of trip generation rates used in the estimates, and 5) availability of transit and/or other alternative transportation modes.

The Project Site is located south of TH 7, generally west of Oak Road, east of Grimm Rd, and north of the Laketown Township/Carver County border. The existing land uses are agricultural and undeveloped.

The proposed development consists of approximately 357 to 422 residential units, each with off-

street parking. Roadways connecting the development will include space for on-street parking.

A Traffic Study was completed for the Proposed Project by Transportation Collaborative & Consultants in March 2026, and the full report is provided in Appendix E. Table 25 provides the estimated a.m. / p.m. peak hour and average daily traffic generated by the Project. The estimate was completed using the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 12th Edition* and accounts for 357 total residential units, as well as a sensitivity test up to 422 units to determine the impact of a higher density development on traffic. Upon completion of the proposed development, the Project is estimated to generate 236 to 256 trips during the a.m. peak hour, 306 to 321 trips during the p.m. peak hour, and 3,094 to 3,410 daily trips. Note that the a.m. and p.m. peak hours represent 7:30 to 8:30 a.m. and 4:30 to 5:30 p.m.

Table 25. Trip Generation Summary

ITE Code	Land Use	Dwelling Units	Daily Trips	AM Peak Hour		PM Peak Hour	
				In	Out	In	Out
Proposed Development							
210	Single-Family Homes	296	2,692	56	151	171	104
215	Townhomes	61	402	7	22	18	13
TOTAL		357	3,094	63	173	189	117
				236		306	
Sensitivity Test							
210	Single-Family Homes	253	2,300	48	129	146	89
215	Townhomes	169	1,110	20	59	49	37
TOTAL		422	3,410	68	188	195	126
				256		321	
Sensitivity Test Change in Trips (+/-)			+316	+5	+15	+6	+9

The City of Minnetrista is not within the regional transit authority service area. However, there are several bus stops located northeast of the City along CSAH 19. There is also a Metro Transit Park-and-Ride located in the neighboring City of Mound that provides service to downtown Minneapolis. The City is also served by Transit Link, a dial-a-ride service that provides connections throughout the seven-county metropolitan area. Minnetrista residents also have access to the Metro Vanpool program, which provides financial assistance for vanpools to-and-from work destinations. As the area continues to develop, there may be opportunities to expand bus routes, but none are planned for near the development at this time.

As noted, a multi-use path is planned along TH 7 as part of the Hennepin County Bikeway System that provides connections to Carver Park Reserve to the south and Lake Minnetonka Regional Park to the east. If possible, a trail within the required TH 7 right-of-way could provide connectivity to adjacent facilities.

- b. Discuss the effect on traffic congestion on affected roads and describe any traffic improvements necessary. The analysis must discuss the project's impact on the regional transportation system. *If the peak hour traffic generated exceeds 250 vehicles or the total daily trips exceeds 2,500, a traffic impact study must be prepared as part of the EAW.* Use the format and procedures described in the Minnesota Department of Transportation's Access Management Manual, Chapter 5 (available at: <http://www.dot.state.mn.us/accessmanagement/resources.html>) or a similar local guidance

To understand potential impacts associated with the proposed Project, year 2030 No Build and

Build conditions were reviewed from an intersection capacity perspective. The analysis included evaluation of five (5) existing intersections with proximity to the Project, and two intersection design scenarios for access to the Project.

The analysis shows that existing capacity of the study intersections operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours for both the 2030 No Build and Build scenarios. The study notes that the westbound approach of TH 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour for both the No Build and Build scenarios. With or without the Project, the study notes that reconfiguration of this intersection will eventually be needed. As part of the MnDOT *Hwy 7 Study - Hopkins to St. Bonifacius*, a multilane roundabout at Kings Point Road/Victoria Drive (CR 11) was originally planned, and reconfiguration to the roundabout design provides operational benefits to the corridor.

Given the original reconfiguration plans, the multilane Kings Point Road roundabout design was assumed to be constructed as part of the 2030 Build analysis. As shown on the Concept Plan, two intersections are proposed as part of the Project and two design scenarios for each proposed intersection were evaluated within the traffic study. As described in the study, the proposed intersections planned to serve the Project were evaluated under two design scenarios, 1) full access, and 2) right-in-right-out (RI/RO). The study showed that if the roundabout at TH 7 and Kings/Point Road/Victoria Drive is constructed that, regardless of the Project's intersection designs, all intersections evaluated will operate at LOS C or better.

The Traffic Study recommends some minor mitigative infrastructure improvements, which are identified in Item 20.c.

Note that at the time of the Traffic Study, the segment of Victoria Drive (CR 11) between TH 7 and Hwy 5 was closed for reconstruction; this closure had a significant impact on traffic volumes/travel patterns along TH 7. As a result, no new traffic counts were completed as part of the Traffic Study.

However, MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius*, which includes new traffic data prior to any roadway closures. The MnDOT study recommends improvements along TH 7 that may affect the Project Site, including:

- 3/4 Intersection at Highland Road
- Multilane roundabout at Kings Point Road / Victoria Drive (CR 11)
- Possible multi-use trail along the entire segment if it can be accommodated within the existing right-of-way
- Potential for a median barrier between intersections

Construction of TH 7 improvements are currently planned for 2029.

c. Identify measures that will be taken to minimize or mitigate project related transportation effects.

Given that the existing transportation network is expected to operate acceptably with the new development trips, minimal mitigation is needed to address Project-related transportation effects. The following recommendations were provided:

- Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.

- Install internal intersection traffic controls (i.e., stop signs) in collaboration with the City engineer.
- Provide multimodal connections throughout the Project Site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible. At a minimum, preserve right-of-way along the south side of TH 7 within the project limits to accommodate a future multi-use trail consistent with the TH 7 Study.
- Review truck maneuverability to limit potential internal circulation conflicts.
- Align the east access across from the existing private access on the north side of TH 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.
- Further discussion with MnDOT should occur to review the Project's access design scenarios to determine the appropriate configuration and implementation timeline. The Project's central access is recommended to be full-access side-street stop controlled with an eastbound right-turn lane, and dedicated left- and right-turn lanes on the side-street approach. The Project's east access is recommended to be right-in/right-out side-street stop controlled with an eastbound right-turn lane.

The sensitivity test found the resultant impact of the additional units to be minimal, and thus the conclusions and recommendations are the same for the low and high end of the unit range evaluated.

21. Cumulative Potential Effects

- a. Describe the geographic scales and timeframes of the project related environmental effects that could combine with other environmental effects resulting in cumulative potential effects.

Any environmental impacts must comply with all Federal, State, and local rules and regulations and appropriate permits must be obtained. Required mitigation measures and permit conditions must be followed. Potential impacts outside the permitting process have been properly evaluated as part of this EAW. Therefore, there are no cumulative impacts from the Proposed Project anticipated provided proper mitigation is followed.

- b. Describe any reasonably foreseeable future projects (for which a basis of expectation has been laid) that may interact with environmental effects of the proposed project within the geographic scales and timeframes identified above.

The Project Site is surrounded primarily by agricultural uses, many areas of which are guided urban reserve or for commercial development in the future. There are no other known immediate development plans, but development in the area is likely in the twenty-year timeframe. Any project in the surrounding area which meets mandatory environmental review thresholds will be required to conduct its own environmental review process.

- c. Discuss the nature of the cumulative potential effects and summarize any other available information relevant to determining whether there is potential for significant environmental effects due to these cumulative effects.

The Project Site is within the designated growth area for the City of Minnetrista with future development on surrounding parcels anticipated over the next several decades. The City has

planned for this growth and expansion through its adopted 2040 Comprehensive Plan and will continue to review and address its land use and infrastructure systems when new development is proposed within the expansion areas. Since the proposed Project is consistent with the 2040 Comprehensive Plan, the potential impacts to land use and infrastructure were evaluated as part of the planning process. There are no known immediate development plans for adjacent parcels. Given that the surrounding area is within the City's identified growth area, future projects may exceed mandatory thresholds to conduct environmental review and will be required to complete the process prior to land use approvals are granted. Given the extensive study completed by the City's comprehensive planning process and the information contained within this EAW analysis, there are no known impacts that are not addressed through recommended mitigation within this review.

22. Other Potential Environmental Effects

If the project may cause any additional environmental effects not addressed by items 1 to 19, describe the effects here, discuss the how the environment will be affected, and identify measures that will be taken to minimize and mitigate these effects.

No additional environmental effects have been identified.

RGU CERTIFICATION. *(The Environmental Quality Board will only accept **SIGNED** Environmental Assessment Worksheets for public notice in the EQB Monitor.)*

I hereby certify that:

- The information contained in this document is accurate and complete to the best of my knowledge.
- The EAW describes the complete project; there are no other projects, stages or components other than those described in this document, which are related to the project as connected actions or phased actions, as defined at Minnesota Rules, parts 4410.0200, subparts 9c and 60, respectively.
- Copies of this EAW are being sent to the entire EQB distribution list.

Signature _____ Date _____

Title _____

APPENDICES

Appendix A: Figures

Appendix B: Agency Requests

Appendix C: Greenhouse Gas (GHG) Calculator Analysis

Appendix D: Wetland Notice of Decision

Appendix E: Traffic Study

APPENDIX A

Appendix A - Figures

Figure 1. Project Location

Figure 2. USGS Quad Map

Figure 3. Concept Plan

Figure 4. Average Annual Temperature

Figure 5. Projected Average Annual Temperature

Figure 6. Average Annual Precipitation

Figure 7. Projected Average Annual Precipitation

Figure 8. Cover Types

Figure 9. NRCS Soil Survey

Figure 10. Zoning Map

Figure 11. 2040 Future Land Use Map

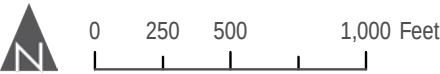
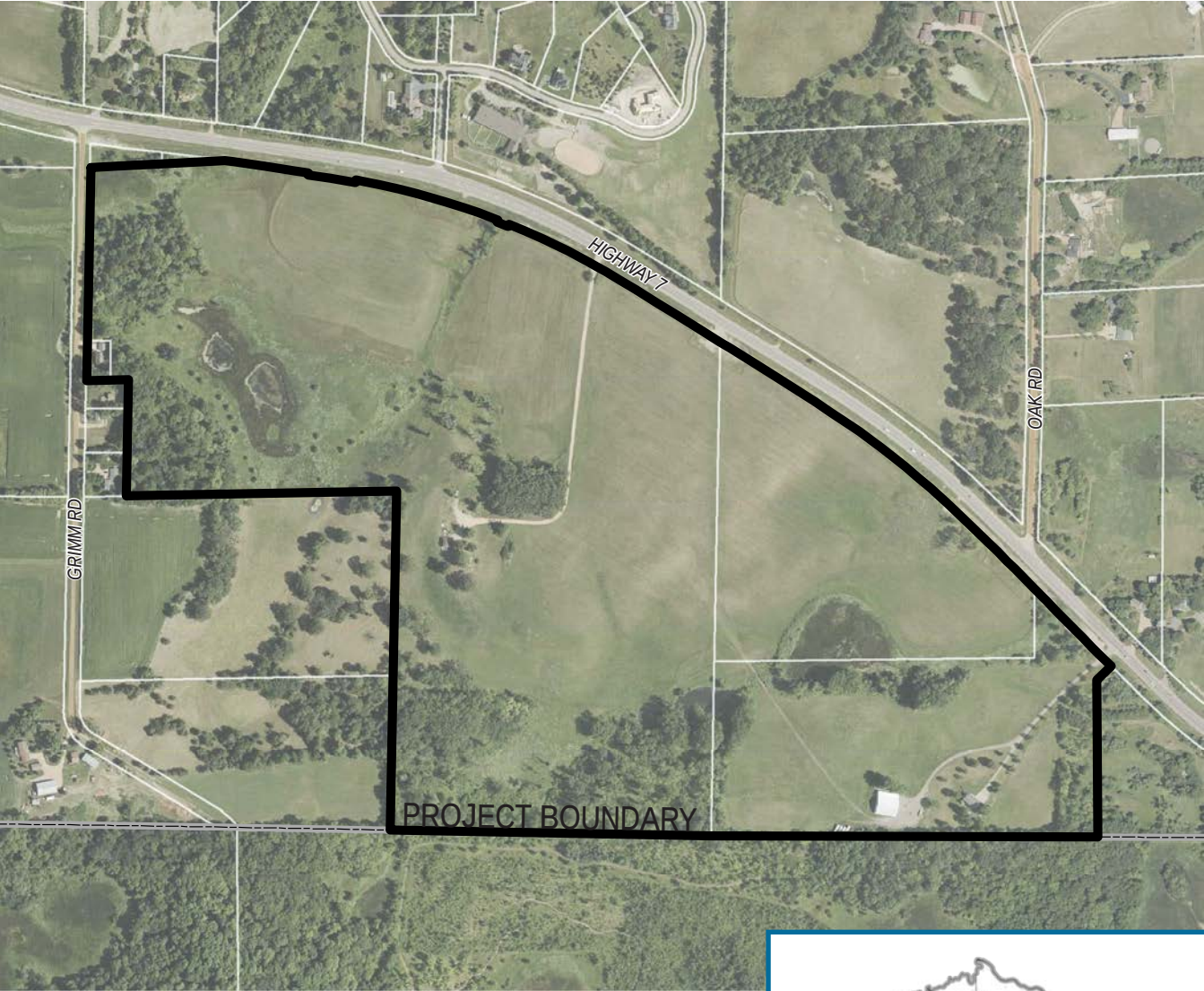
Figure 12. Wells Within One Quarter Mile

Figure 13. Delineated Wetlands

Figure 14. Public Waters Within 1-Mile

Figure 15. Potentially Contaminated Sites

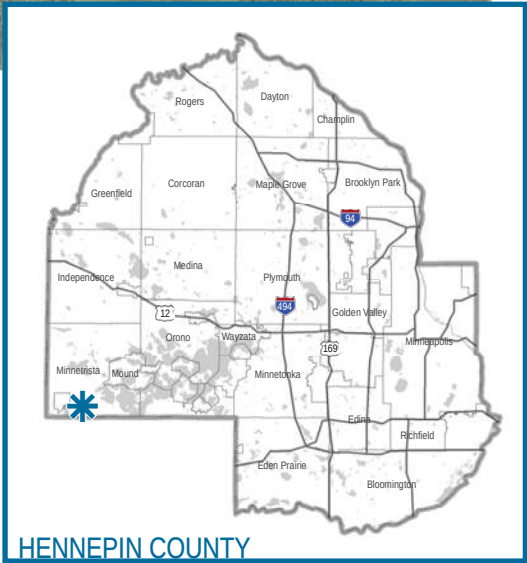
FIGURE 1. PROJECT LOCATION



COUNTY: HENNEPIN

CITY: MINNETRISTA

- PIDs:
- » 3311724320002
 - » 3311724320001
 - » 3311724430003
 - » 3311724420003 (PARTIAL)



Sources: Metropolitan Council, MNGEO, MNDOT

FIGURE 2. USGS QUAD MAP



Source: USGS Topo Builder

FIGURE 3. CONCEPT PLAN

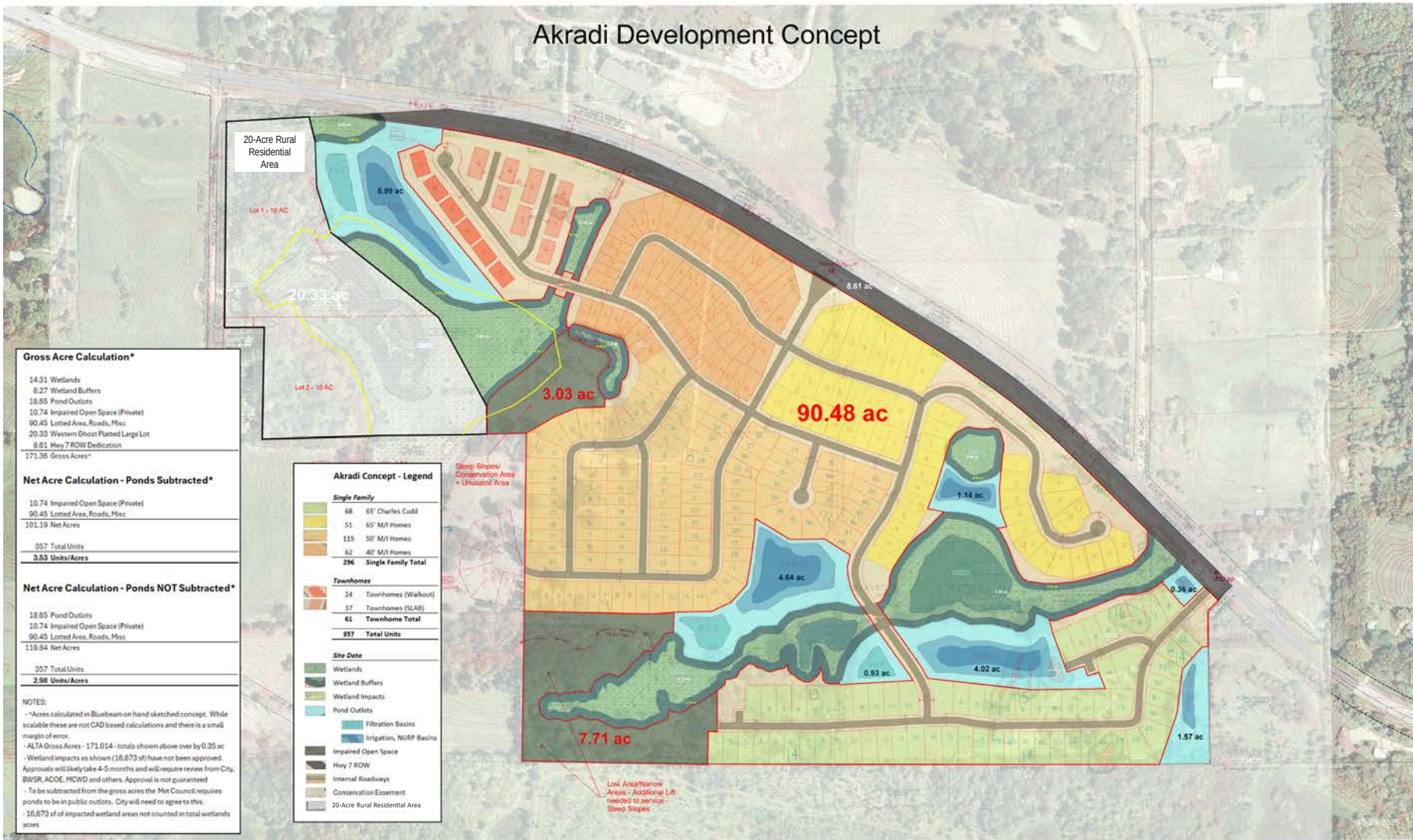


FIGURE 4. AVERAGE ANNUAL TEMPERATURE

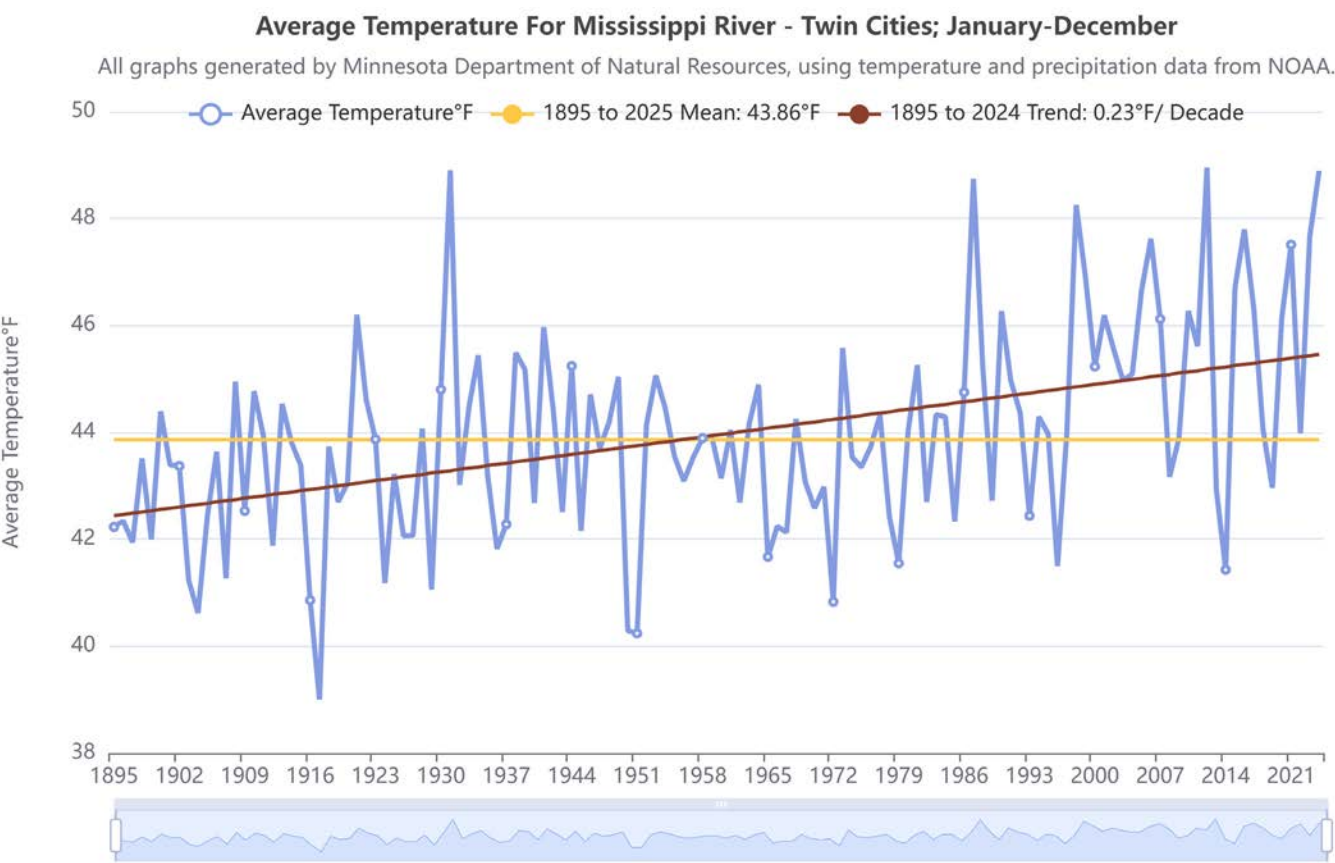
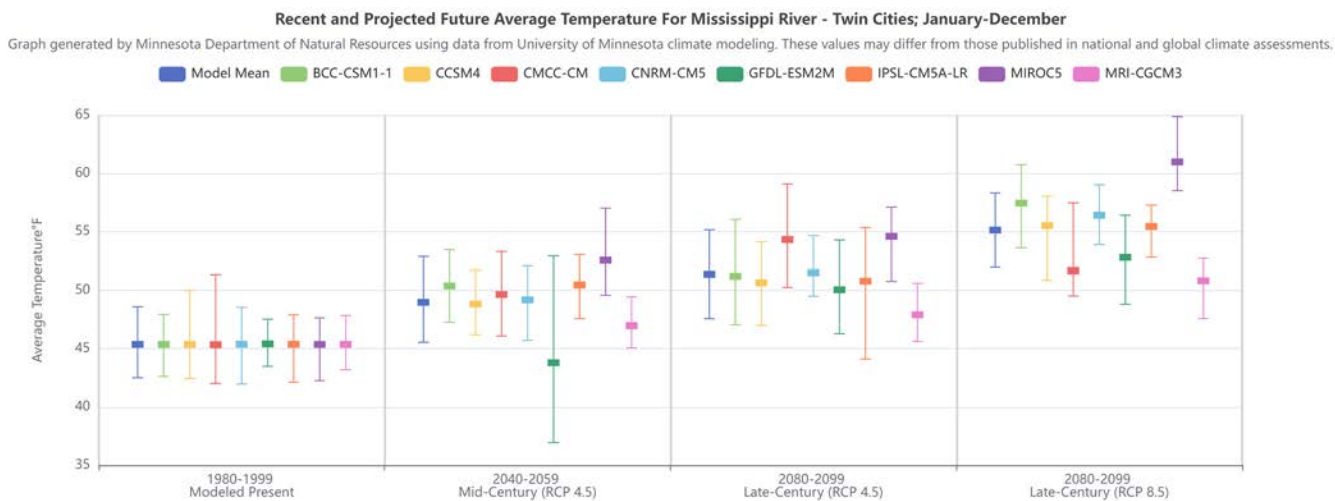


FIGURE 5. PROJECTED AVERAGE ANNUAL TEMPERATURE



Source: MNDNR Minnesota Climate Explorer Tool, available at <https://arcgis.dnr.state.mn.us/climateexplorer/>

FIGURE 6. AVERAGE ANNUAL PRECIPITATION

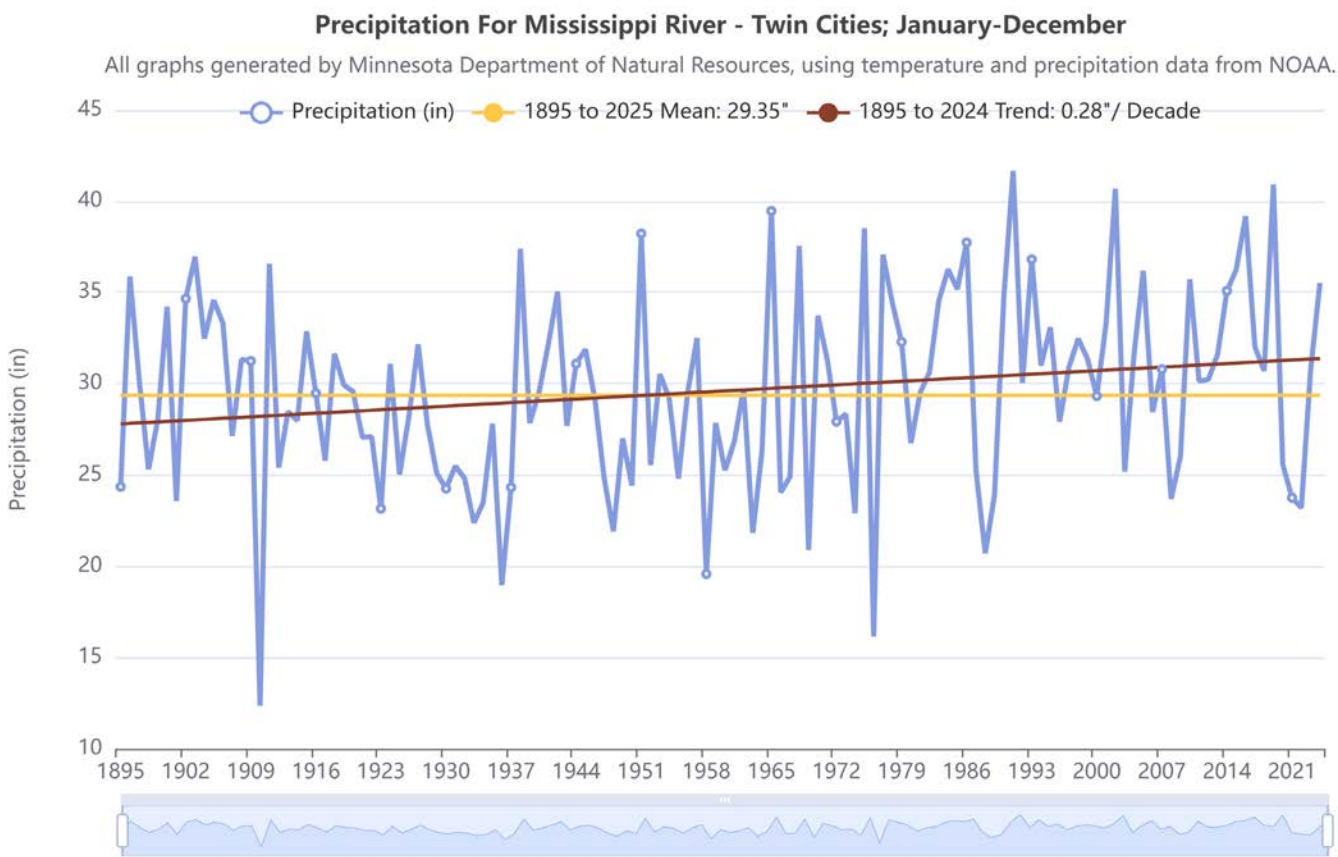
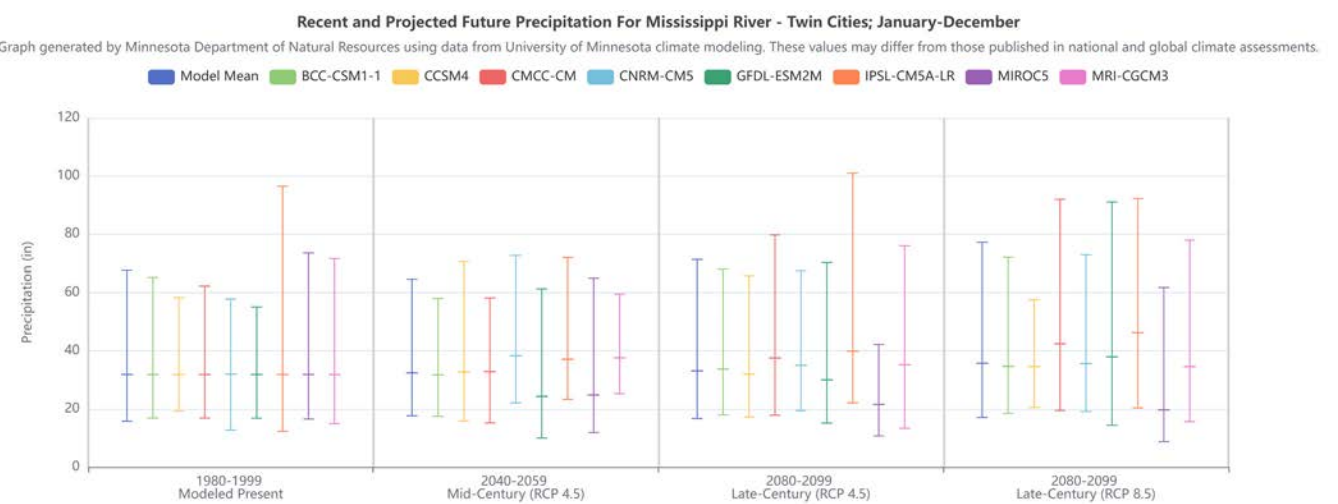
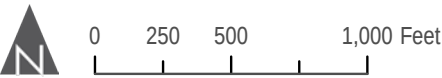
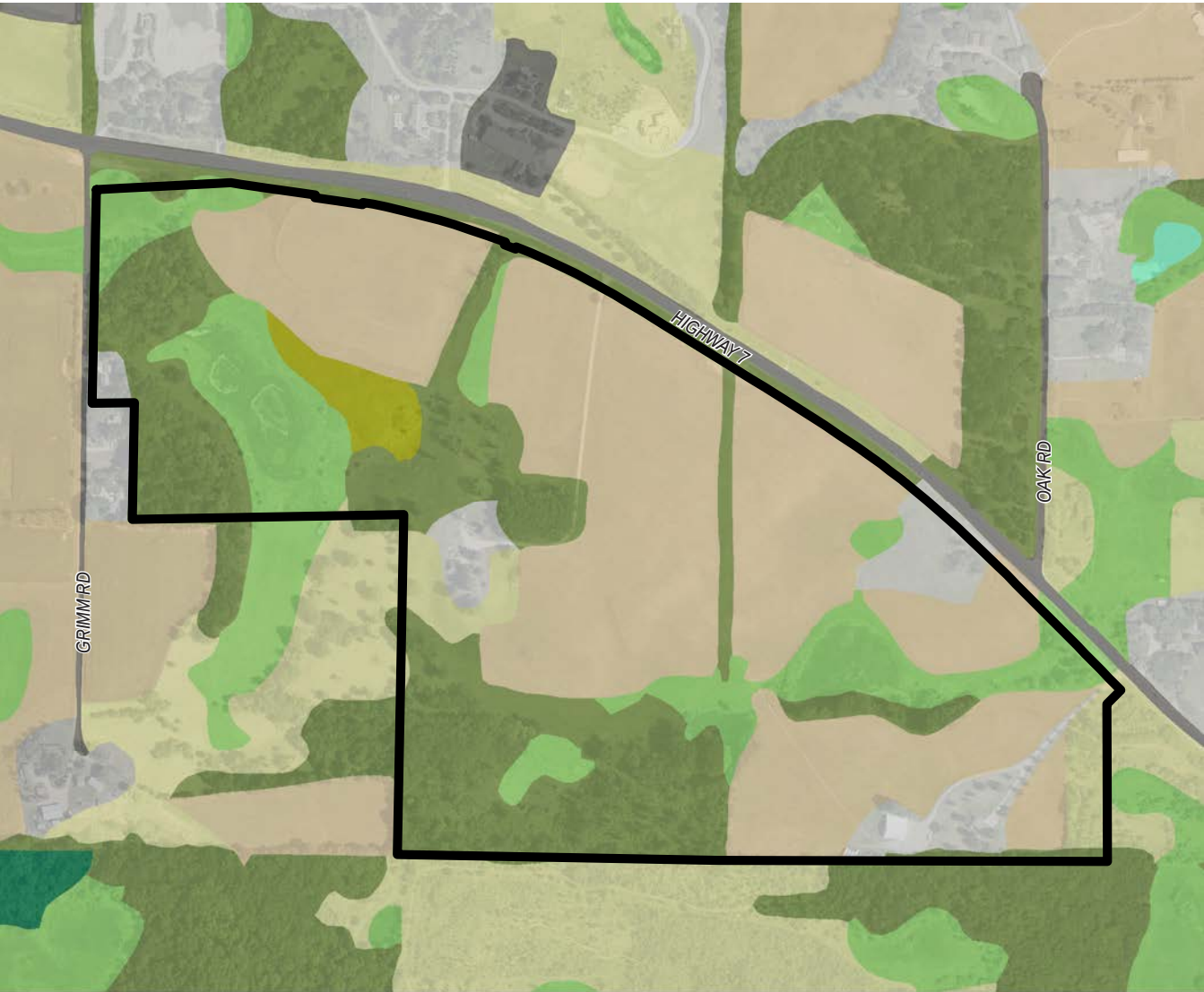


FIGURE 7. PROJECTED AVERAGE ANNUAL PRECIPITATION



Source: MNDNR Minnesota Climate Explorer Tool, available at <https://arcgis.dnr.state.mn.us/climateexplorer/>

FIGURE 8. COVER TYPES



LEGEND

PROJECT BOUNDARY

MLCCS CLASSIFICATION

< 50% IMPERVIOUS

> 50% IMPERVIOUS

GRASSES

AGRICULTURAL LAND

FOREST/TREE PLANTATION

WETLAND FOREST

SHRUBLAND

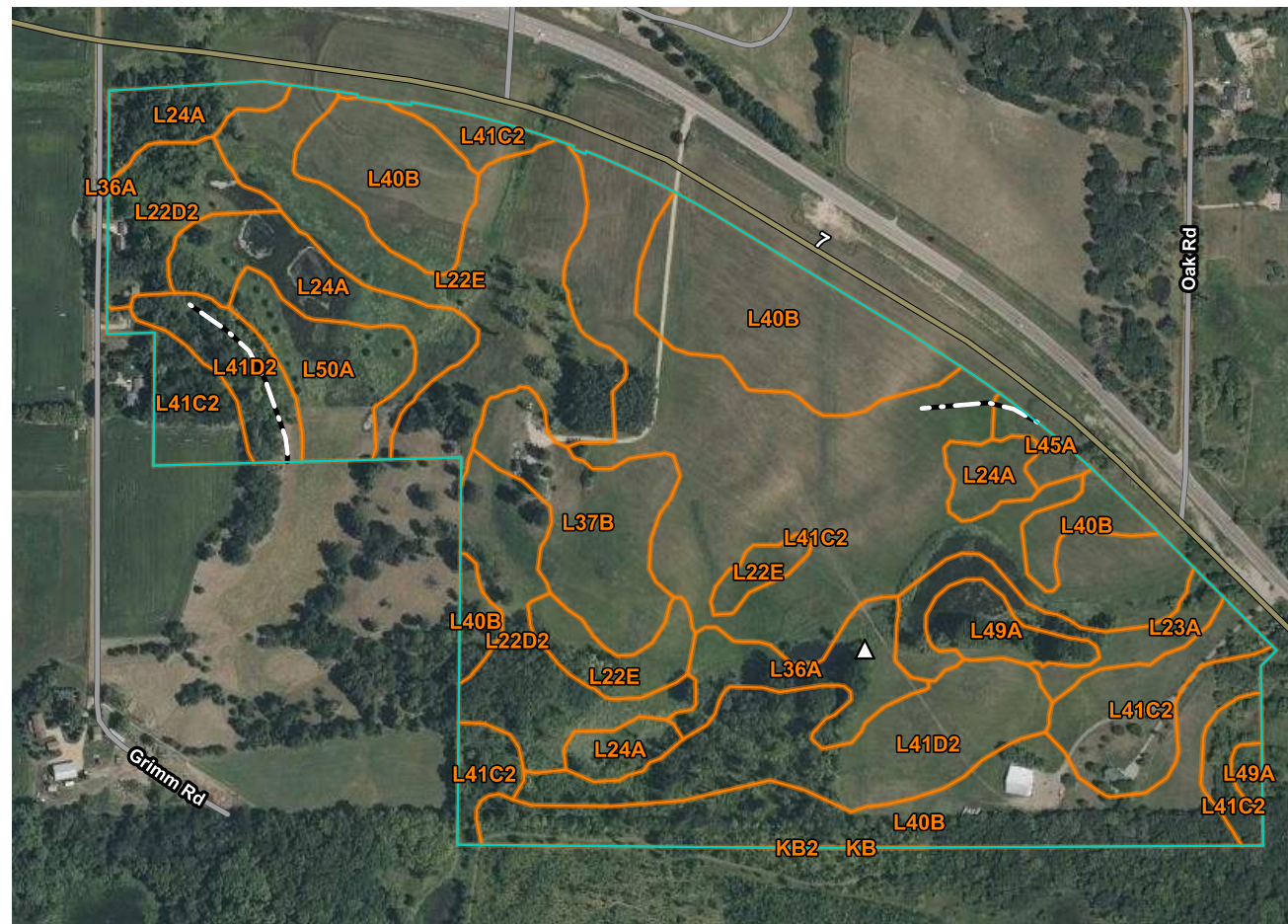
WETLAND SHRUBS

WETLAND EMERGENT VEGETATION

WETLAND OPEN WATER

Source: MNDNR, MNGEO

FIGURE 9. NRCS SOIL SURVEY



LEGEND

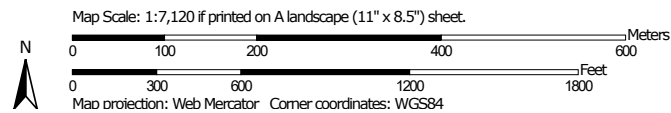
PROJECT BOUNDARY

NRCS SOIL SURVEY

SOIL MAP UNIT POLYGONS

SPECIAL POINT FEATURE

SPECIAL LINE FEATURE



Source: NRCS Web Soil Survey

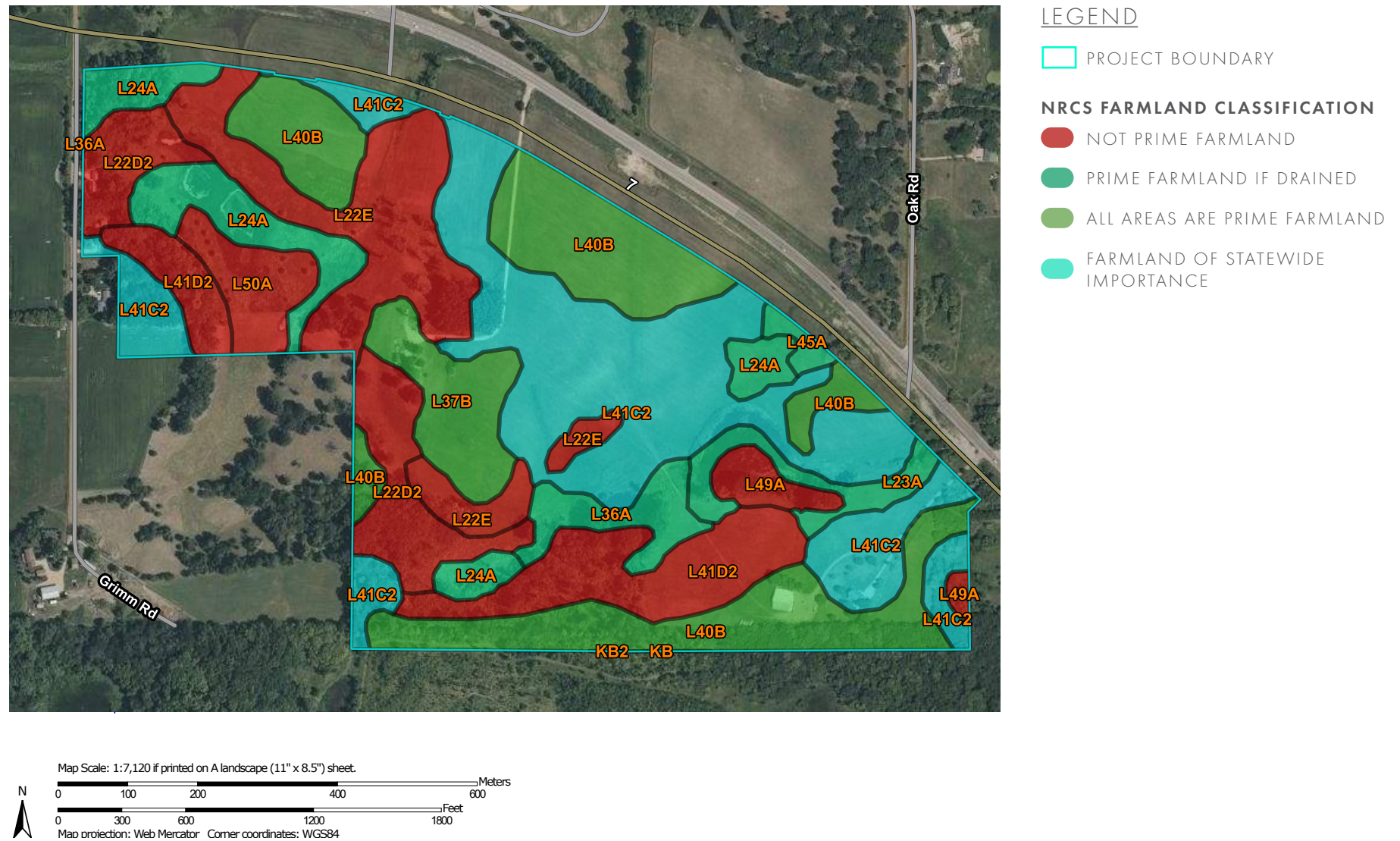
FIGURE 9. NRCS SOIL SURVEY (CONT.)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	0.0	0.0%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	0.0	0.0%
Subtotals for Soil Survey Area		0.0	0.0%
Totals for Area of Interest		162.8	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
L22D2	Lester loam, 10 to 16 percent slopes, moderately eroded	12.0	7.4%
L22E	Lester loam, 10 to 22 percent slopes	20.0	12.3%
L23A	Cordova loam, 0 to 2 percent slopes	4.1	2.5%
L24A	Glencoe clay loam, 0 to 1 percent slopes	12.0	7.4%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	4.6	2.8%
L37B	Angus loam, 2 to 6 percent slopes	7.8	4.8%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	33.9	20.8%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	43.8	26.9%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	15.3	9.4%
L45A	Dundas-Cordova complex, 0 to 3 percent slopes	1.1	0.7%
L49A	Klossner soils, depressional, 0 to 1 percent slopes	3.0	1.8%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	5.1	3.2%
Subtotals for Soil Survey Area		162.8	100.0%
Totals for Area of Interest		162.8	100.0%

Source: NRCS Web Soil Survey

FIGURE 9. NRCS SOIL SURVEY (CONT.)



Source: NRCS Web Soil Survey

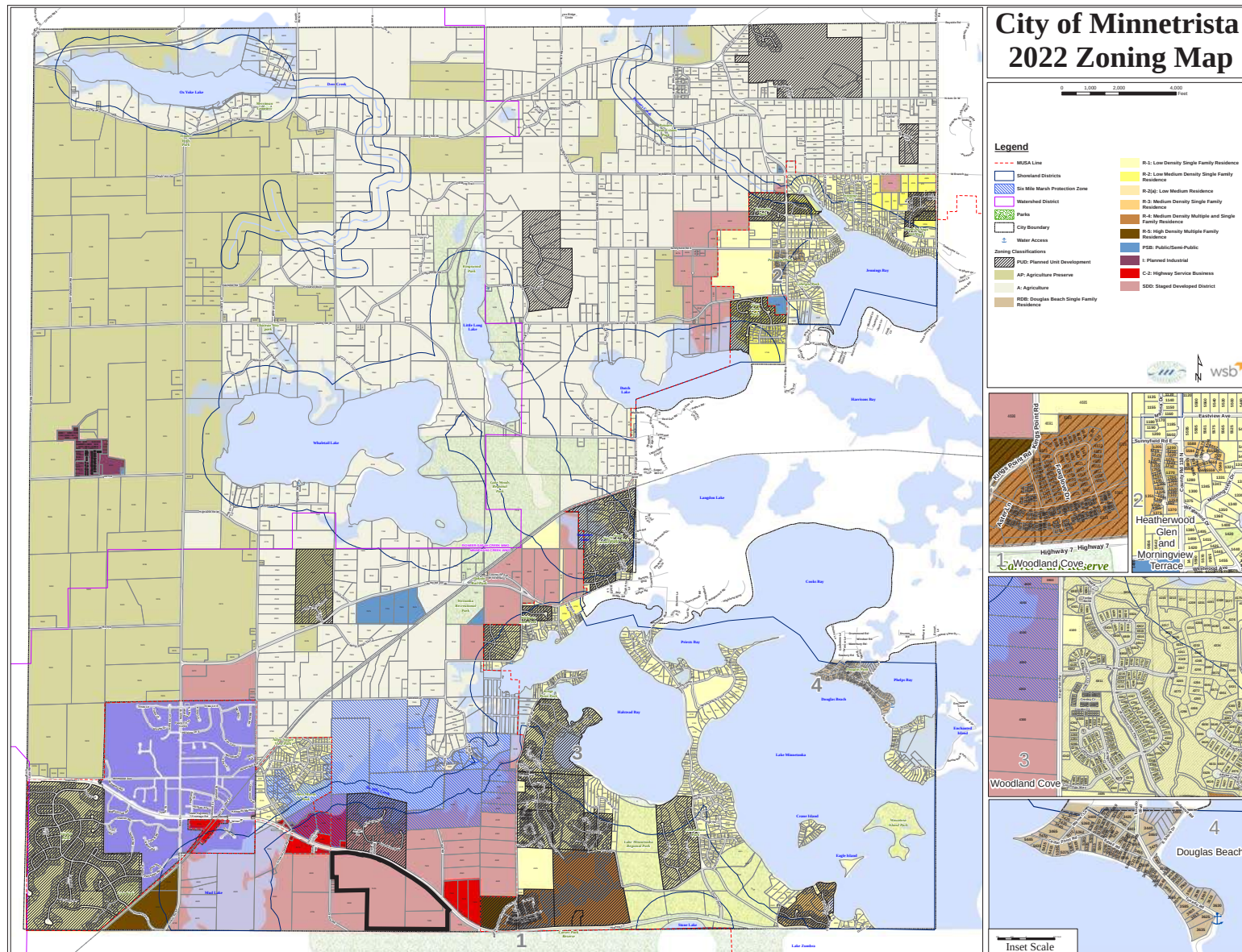
FIGURE 9. NRCS SOIL SURVEY (CONT.)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
KB	Kilkenny-Lester loams, 2 to 6 percent slopes	All areas are prime farmland	0.0	0.0%
KB2	Lester-Kilkenny loams, 2 to 6 percent slopes, eroded	All areas are prime farmland	0.0	0.0%
Subtotals for Soil Survey Area			0.0	0.0%
Totals for Area of Interest			162.8	100.0%

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
L22D2	Lester loam, 10 to 16 percent slopes, moderately eroded	Not prime farmland	12.0	7.4%
L22E	Lester loam, 10 to 22 percent slopes	Not prime farmland	20.0	12.3%
L23A	Cordova loam, 0 to 2 percent slopes	Prime farmland if drained	4.1	2.5%
L24A	Glencoe clay loam, 0 to 1 percent slopes	Prime farmland if drained	12.0	7.4%
L36A	Hamel, overwash-Hamel complex, 0 to 3 percent slopes	Prime farmland if drained	4.6	2.8%
L37B	Angus loam, 2 to 6 percent slopes	All areas are prime farmland	7.8	4.8%
L40B	Angus-Kilkenny complex, 2 to 6 percent slopes	All areas are prime farmland	33.9	20.8%
L41C2	Lester-Kilkenny complex, 6 to 10 percent slopes, moderately eroded	Farmland of statewide importance	43.8	26.9%
L41D2	Lester-Kilkenny complex, 10 to 16 percent slopes, moderately eroded	Not prime farmland	15.3	9.4%
L45A	Dundas-Cordova complex, 0 to 3 percent slopes	Prime farmland if drained	1.1	0.7%
L49A	Klossner soils, depressionnal, 0 to 1 percent slopes	Not prime farmland	3.0	1.8%
L50A	Muskego and Houghton soils, 0 to 1 percent slopes	Not prime farmland	5.1	3.2%
Subtotals for Soil Survey Area			162.8	100.0%
Totals for Area of Interest			162.8	100.0%

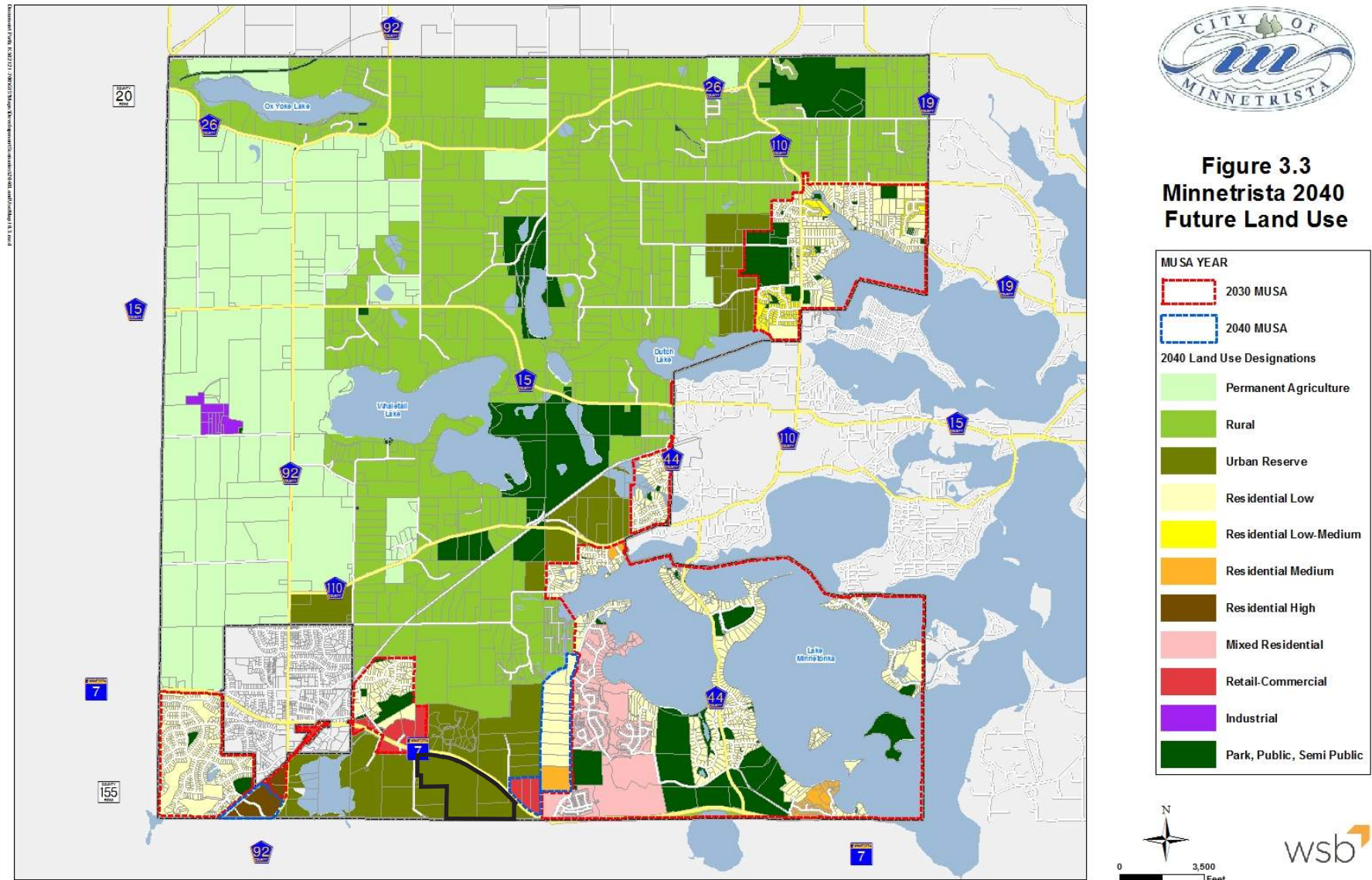
Source: NRCS Web Soil Survey

FIGURE 10. ZONING MAP



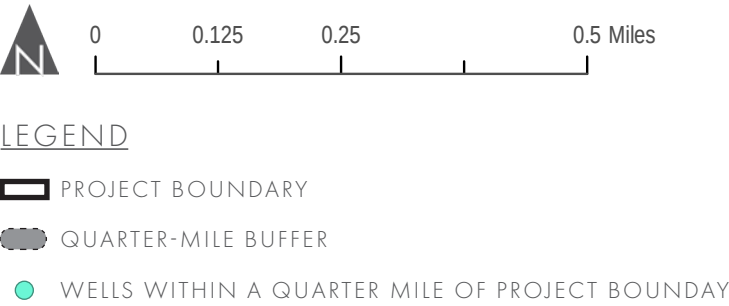
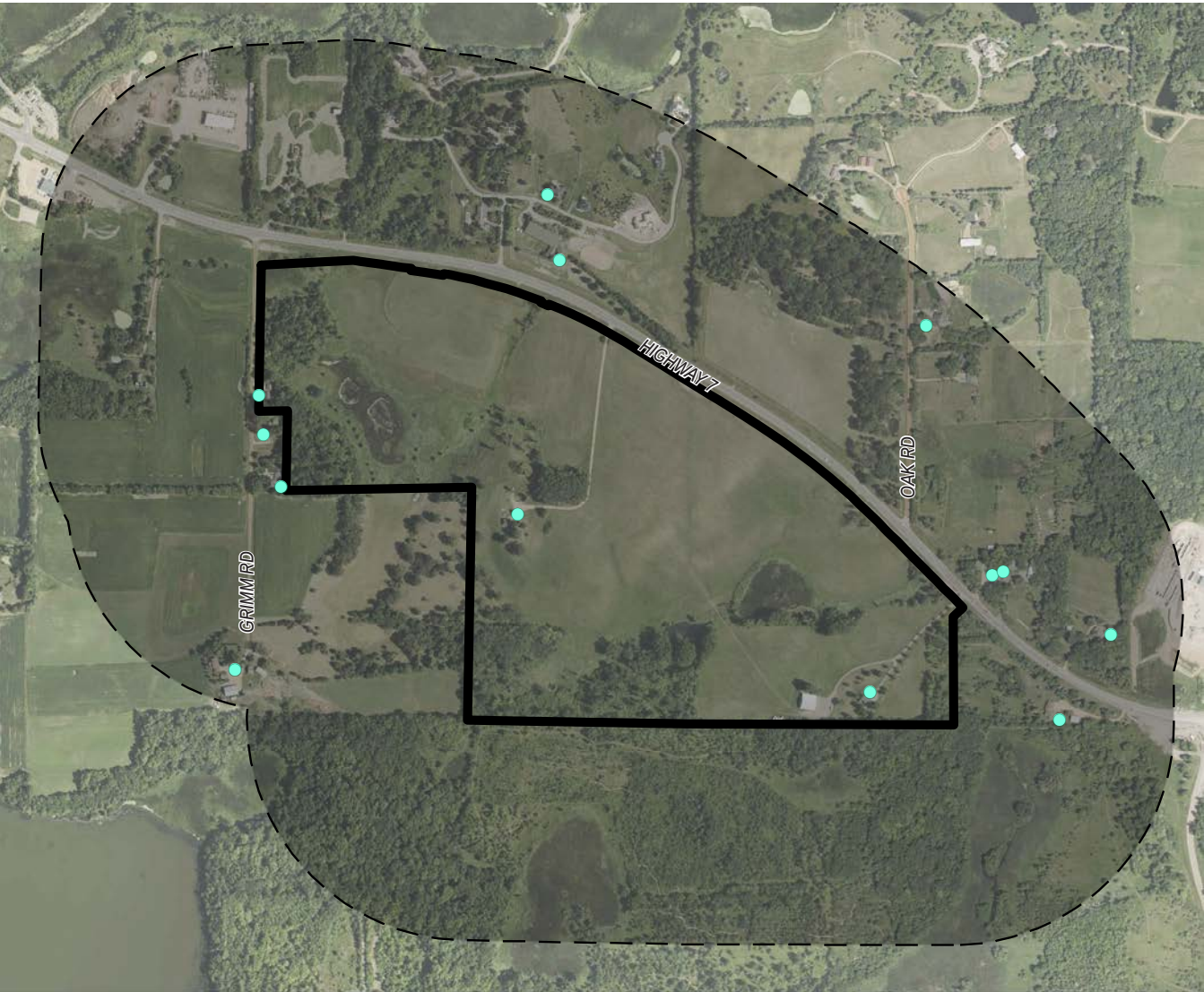
Source: City of Minnetrista

FIGURE 11. 2040 FUTURE LAND USE PLAN



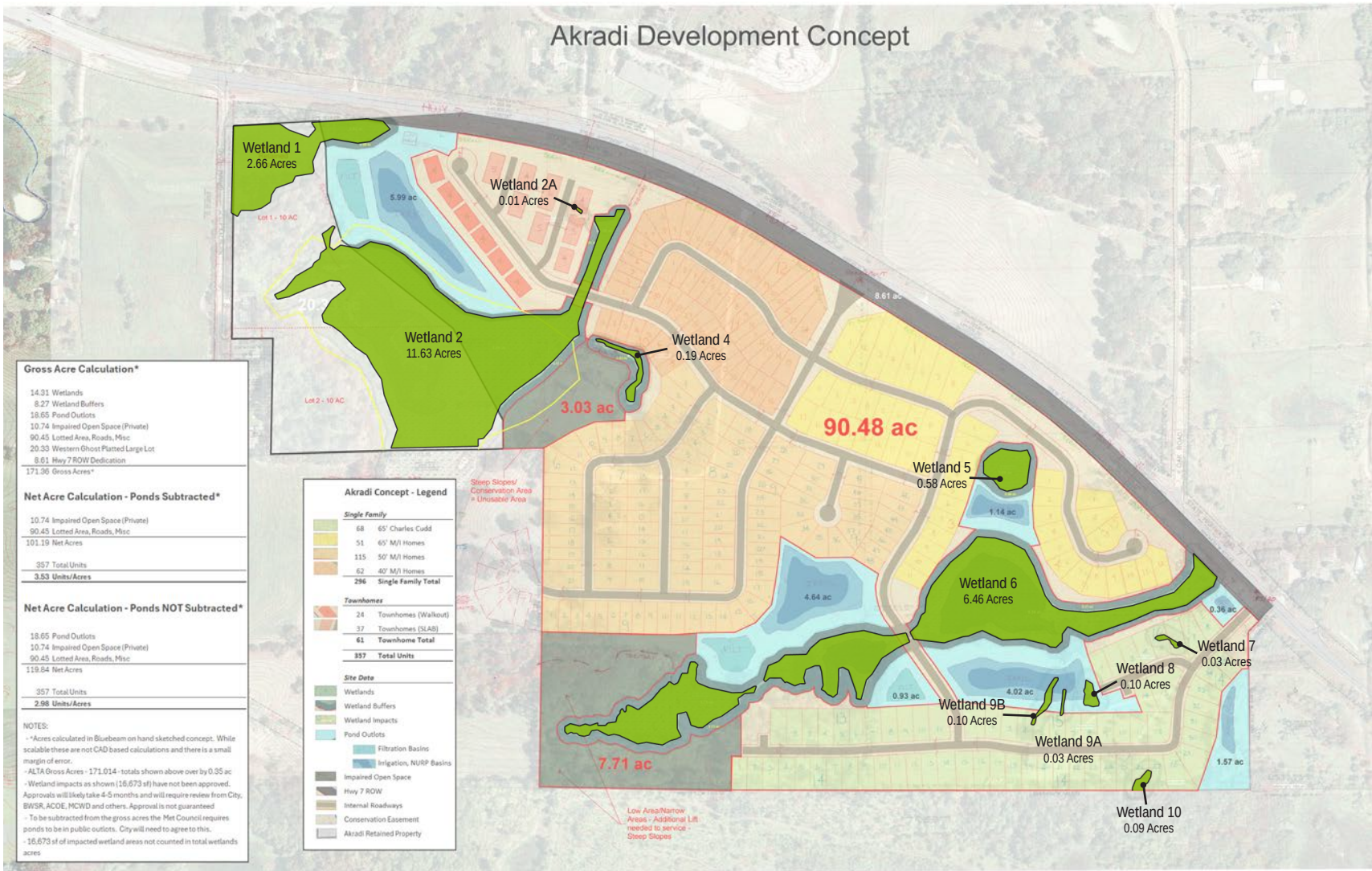
Source: City of Minnetrista 2040 Comprehensive Plan

FIGURE 12. WELLS WITHIN ONE QUARTER MILE



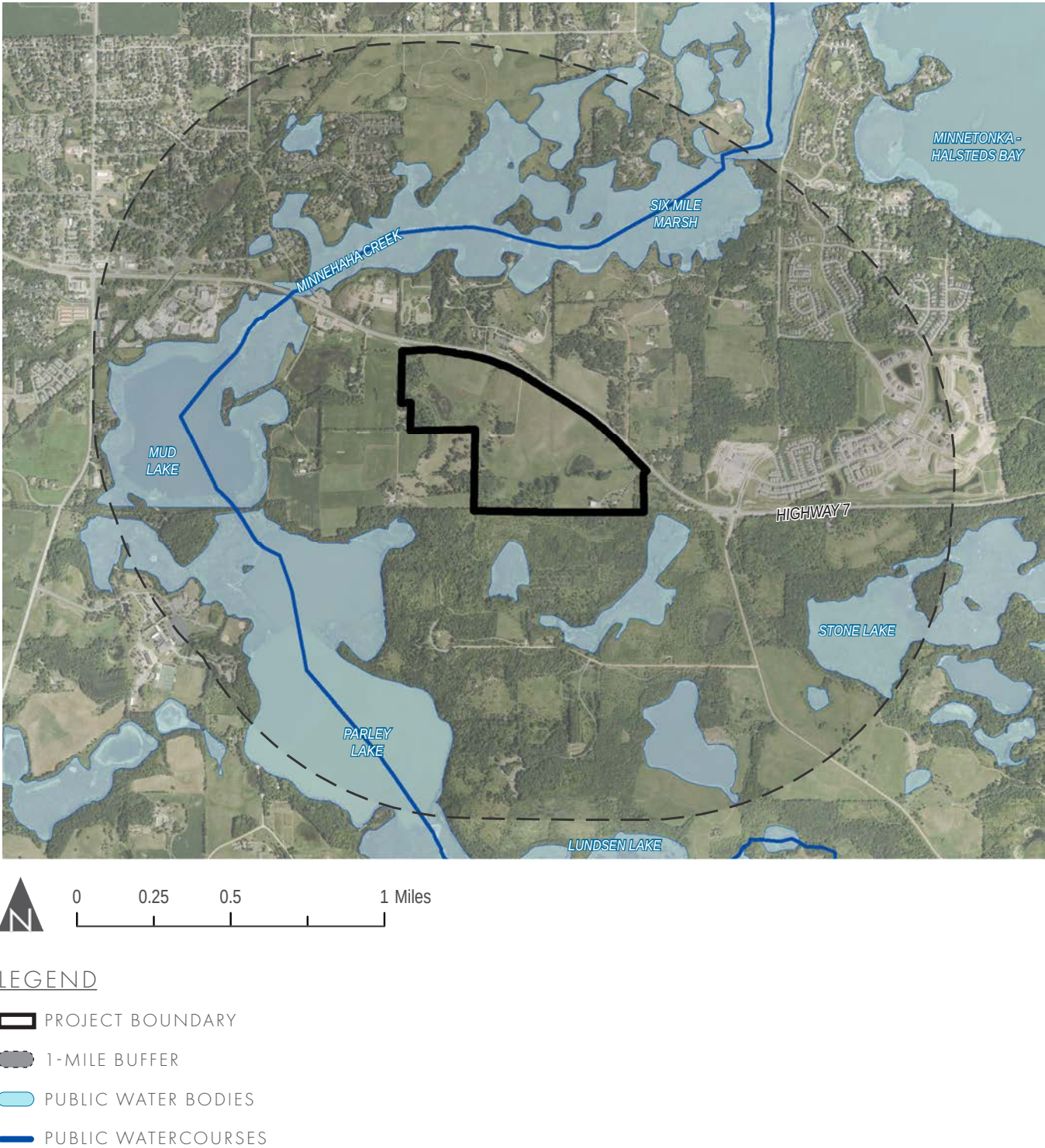
Source: Minnesota Department of Health, MNGEO

FIGURE 13. DELINEATED WETLANDS



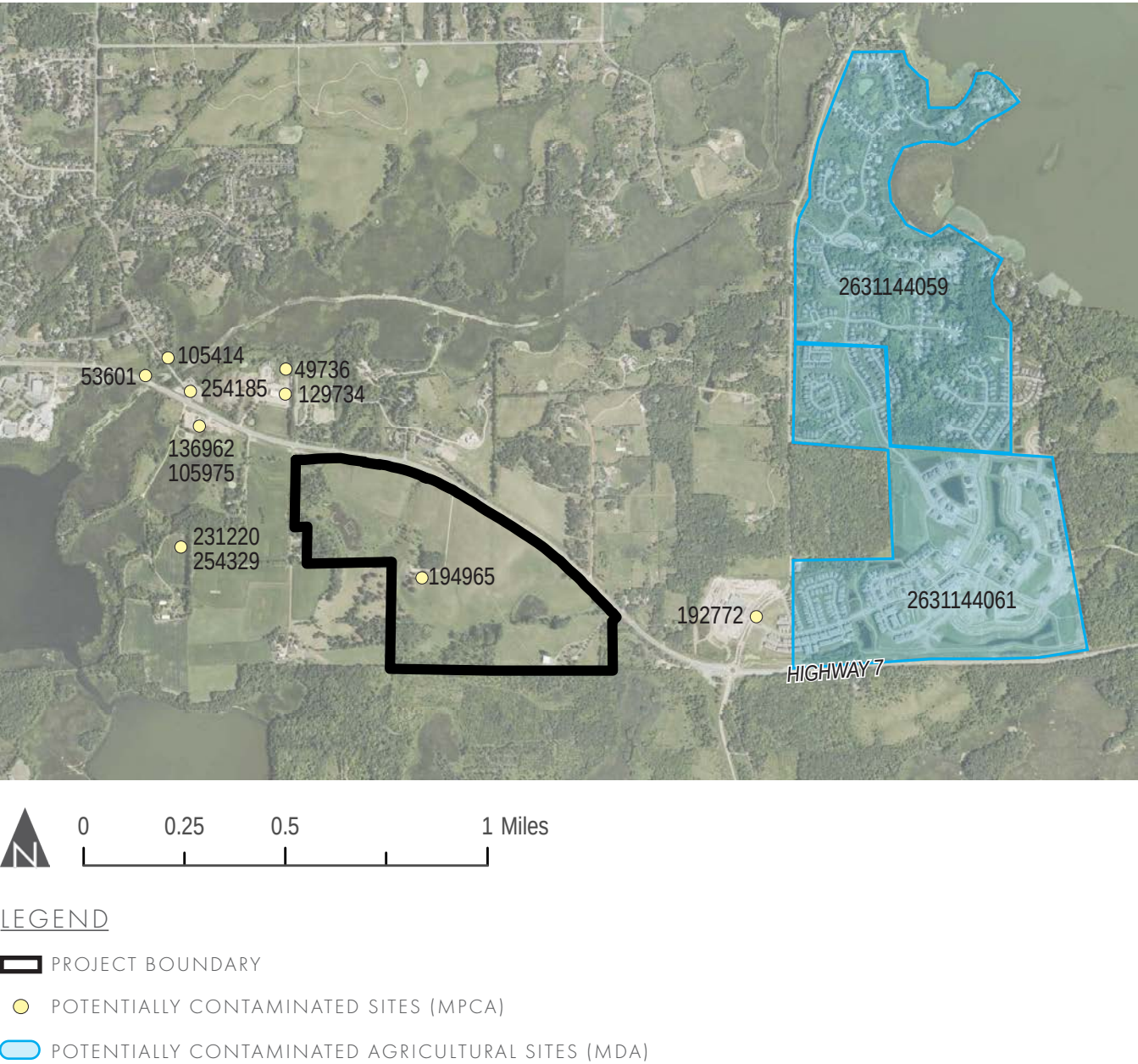
Source: Kjolhaug Environmental Group, Notice of Decision, dated October 21, 2025, see Appendix D for full report

FIGURE 14. PUBLIC WATERS WITHIN 1-MILE



Source: MNDNR, MNGEO

FIGURE 15. POTENTIALLY CONTAMINATED SITES



Source: MPCA, MDA, MNGEO

APPENDIX B

Appendix B – Agency Requests



Formal Natural Heritage Review - Cover Page

See next page for results of review. A draft watermark means the project details have not been finalized and the results are not official.

Project Name: Minnetrista M/I Homes

Project Proposer: M/I Homes

Project Type: Development, Residential

Project Type Activities: Wetland impacts (e.g., dewatering, tiling, drainage, discharge, excavation, fill, runoff, sedimentation, changes in hydrology); Groundwater Impacts (e.g., contamination, dewatering, change in hydrology, potential for aquifer breach); Tree Removal; Structure Removal or Bridge Removal; Grading

TRS: T116 R24 S4, T117 R24 S33

County(s): Carver, Hennepin

DNR Admin Region(s): Central

Reason Requested: State EAW

Project Description: Development of up to 357 single-family residential homes on land previously undeveloped or used for agricultural purposes. Construction expected to begin in 2027 and be phased based on market demand.

Existing Land Uses: The existing land uses are undeveloped and agricultural.

Landcover / Habitat Impacted: Existing agricultural land, forest/tree areas, wetland emergent vegetation, and grasses will be impacted.

Waterbodies Affected: There is potential for impact to wetlands on the site, although the site will be designed to avoid delineated wetlands. Dewatering may be required during ...

Groundwater Resources Affected: Effects to groundwater resources are unknown at this time, however, depth to groundwater is 0-10 feet on some parts of the site. Dewatering during construction may be required.

Previous Natural Heritage Review: No

Previous Habitat Assessments / Surveys: No

SUMMARY OF AUTOMATED RESULTS

Category	Results	Response By Category
Project Details	Comments	Tree Removal - Recommendations
Ecologically Significant Area	No Comments	No Further Review Required
State-Listed Endangered or Threatened Species	Needs Further Review	State-protected Species - Needs Further Review
State-Listed Species of Special Concern	No Comments	No Further Review Required

Category	Results	Response By Category
Federally Listed Species	Comments	Visit IPaC for Federal Review RPBB High Potential Zone



November 5, 2025

Project Name: Minnetrista M/I Homes

Project Proposer: M/I Homes

Project Type: Development, Residential

Project ID: MCE #2025-00895

AUTOMATED RESULTS: FURTHER REVIEW IS NEEDED

As requested, the above project has undergone an automated review for potential impacts to rare features. Based on this review, one or more rare features may be impacted by the proposed project and further review by the Natural Heritage Review Team is needed. You will receive a separate notification email when the review process is complete and the Natural Heritage Review letter has been posted.

Please refer to the table on the cover page of this report for a summary of potential impacts to rare features. For additional information or planning purposes, use the Explore Page in Minnesota Conservation Explorer to view the potentially impacted rare features or to create a Conservation Planning Report for the proposed project.

If you have additional information to help resolve the potential impacts listed in the summary results, please attach related project documentation in the Edit Details tab of the Project page. Relevant information includes, but is not limited to, additional project details, completed habitat assessments, or survey results. This additional information will be considered during the project review.

Minnetrista M/I Homes

Aerial Imagery With Locator Map



0 0.15 0.3 0.6 0.9 1.2 Miles

Project Boundary

Project Type: Development, Residential

Project Size (acres): 162.69

County(s): Carver, Hennepin

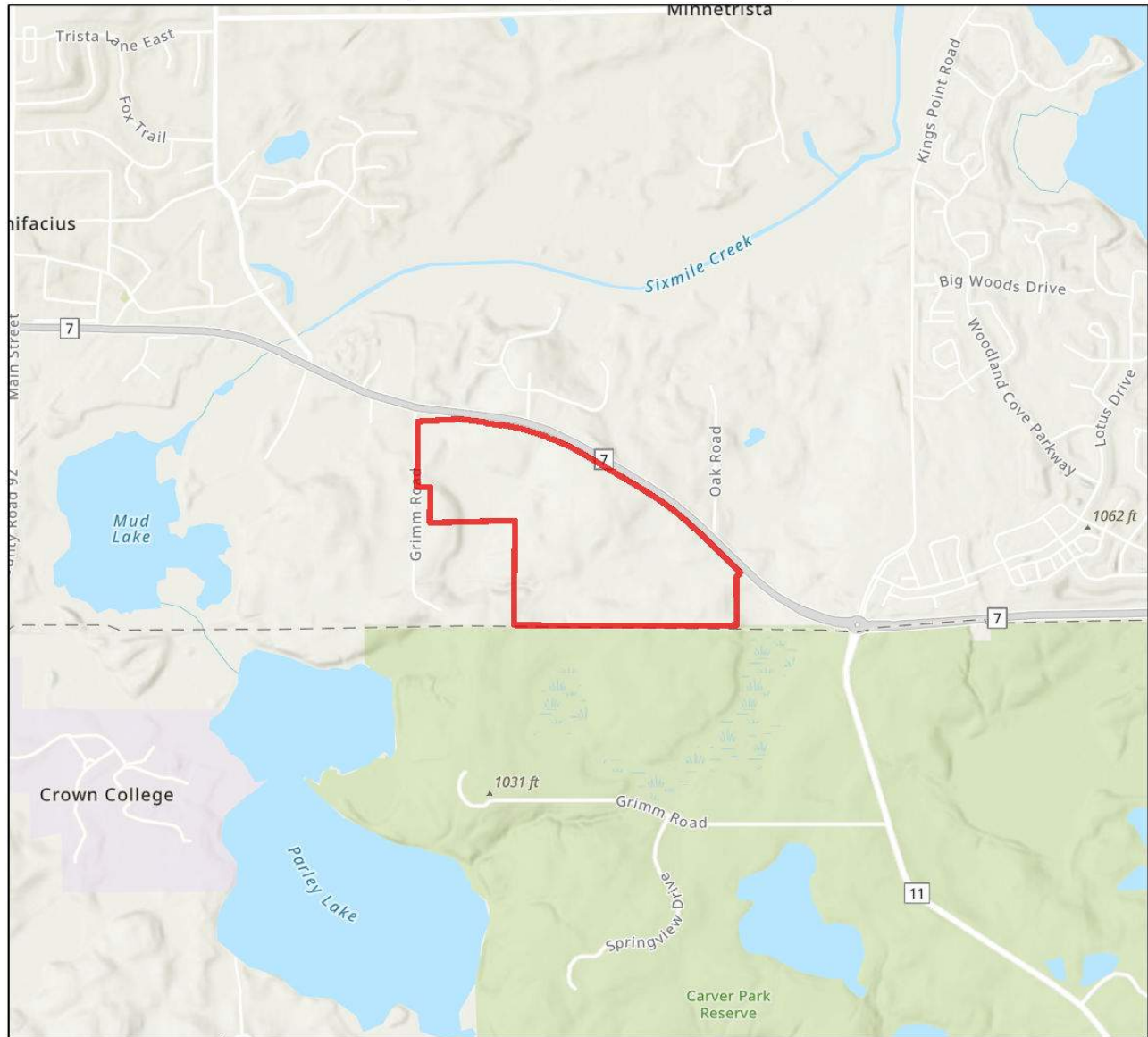
TRS: T116 R24 S4, T117 R24 S33

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Vantor
Metropolitan Council, MetroGIS, Three Rivers Park District, MN Dept Natural



Minnetrista M/I Homes

USA Topo Basemap With Locator Map



0 0.15 0.3 0.6 0.9 1.2 Miles

Project Boundary

Project Type: Development, Residential

Project Size (acres): 162.69

County(s): Carver, Hennepin

TRS: T116 R24 S4, T117 R24 S33

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS
Esri, NASA, NGA, USGS, FEMA
Metropolitan Council, MetroGIS, Three Rivers Park District, MN Dept Natural





Minnesota Department of Natural Resources
Division of Ecological & Water Resources
500 Lafayette Road, Box 25
St. Paul, MN 55155-4025

January 16, 2026

Jennifer Haskamp
Swanson Haskamp Consulting, LLC

RE: Natural Heritage Review of the proposed **Minnetrista M/I Homes**,
T117N R24W Section 33; Hennepin County

Dear Jennifer Haskamp,

For all correspondence regarding the Natural Heritage Review of this project please include the project ID **MCE-2025-00895** in the email subject line.

As requested, the [Minnesota Natural Heritage Information System](#) has been reviewed to determine if the proposed project has the potential to impact any rare species or other significant natural features. Based on the project details provided with the request, the following rare features may be impacted by the proposed project:

State-listed Species

- [Henslow's sparrow](#) (*Centronyx henslowii*), a state-listed endangered bird species, has been documented in the immediate vicinity of the proposed project. Suitable nesting habitat for this species includes uncultivated and unmowed grasslands, and old fields with standing, dead vegetation, and a substantial litter layer. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. As such, **disturbance in areas that contain suitable nesting habitat should not occur during their breeding season, between May 15 and July 15.**

Please contact Review.NHIS@state.mn.us to confirm that the above avoidance measure will be implemented or to inform us that avoidance is not feasible. **If avoidance during the breeding season is not feasible, areas that will be disturbed that contain suitable nesting habitat will need to be surveyed for active nests prior to any disturbance.** Requirements for surveys and lists of DNR certified surveyors can be found at the [Natural Heritage Review website](#).

- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee [High Potential Zone](#). The [rusty patched bumble bee](#) (*Bombus affinis*) is anticipated to be listed as an endangered species in Minnesota in February 2026. Minnesota's Endangered Species Statute (Minnesota Statutes, section 84.0895) and associated Rules (Minnesota Rules, part 6212.1800 to 6212.2300 and 6134) prohibit the take of threatened or endangered species without a permit. **It appears that the proposed project will result in take of rusty patched bumble bee, contact EndangeredSpeciesPermits.dnr@state.mn.us to discuss avoidance measures and permit application.**
- The Natural Heritage Information System (NHIS) tracks bat roost trees and hibernacula plus some acoustic data, but this information is not exhaustive. Even if there are no bat records listed nearby, all of Minnesota's bats, including the federally endangered northern long-eared bat (*Myotis septentrionalis*), can be found throughout Minnesota. During the active season (approximately April-November) bats roost underneath bark, in cavities, or in crevices of both live and dead trees. Tree removal can negatively impact bats by destroying roosting habitat, especially during the pup rearing season when females are forming maternity roosting colonies and the pups cannot yet fly. To minimize these impacts, **the DNR recommends that tree removal be avoided from June 1 through August 15.**
- Please visit the [DNR Rare Species Guide](#) for more information on the habitat use of state-listed species and recommended measures to avoid or minimize impacts.
- Please report incidental sightings of state-listed species via the [DNR Plant and Animal Observation Form](#).

Federally Protected Species

- **To ensure compliance with federal law, please conduct a federal regulatory review using the U.S. Fish and Wildlife Service's online [Information for Planning and Consultation \(IPaC\) tool](#).** Please note that all projects, regardless of whether there is a federal nexus, are subject to federal take prohibitions. The IPaC review will determine if prohibited take is likely to occur and, if not, will generate an automated letter.
- The area of interest overlaps with a U.S Fish and Wildlife Service (USFWS) Rusty Patched Bumble Bee [High Potential Zone](#). The [rusty patched bumble bee](#) (*Bombus affinis*) is federally listed as endangered and is likely to be present in suitable habitat within High Potential Zones. From April through October this species uses underground nests in upland grasslands, shrublands, and forest edges, and forages where nectar and pollen are available. From October through April the species overwinters under tree litter in upland forests and woodlands. The rusty patched bumble bee may be impacted by a variety of land management activities including, but not limited to, prescribed fire, tree-removal, haying, grazing, herbicide use, pesticide use, land-clearing, soil disturbance or compaction, or use of non-native bees. If applicable, the DNR recommends reseeding disturbed soils with native species of grasses and forbs using [BWSR Seed Mixes](#) or [MnDOT Seed Mixes](#). The [USFWS RPBB guidance](#) provides guidance on avoiding impacts to rusty patched bumble bee and a key for determining if actions are likely to affect the species; the determination key can be found in the appendix.

Environmental Review and Permitting

- The Environmental Assessment Worksheet (EAW) should address whether the proposed project has the potential to affect mussels by impacting the riverbed or by altering the water quality or hydrology of the Snake River. If so, the EAW should describe any measures that will be implemented to avoid or minimize disturbance.
- Please include a copy of this letter and the MCE-generated Final Project Report in any state or local license or permit application. Please note that measures to avoid or minimize disturbance to the above rare features may be included as restrictions or conditions in any required permits or licenses.

The Natural Heritage Information System (NHIS), a collection of databases that contains information about Minnesota's rare natural features, is maintained by the Division of Ecological and Water Resources, Department of Natural Resources. The NHIS is continually updated as new information becomes available and is the most complete source of data on Minnesota's native plant communities, rare species, and other rare features. However, the NHIS is not an exhaustive inventory and does not contain the locations of all rare features in the state. Therefore, ecologically significant features for which we have no records may exist within the project area. If additional information becomes available regarding rare features in the vicinity of the project, further review may be necessary.

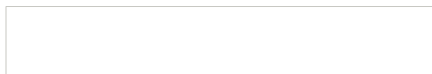
For environmental review purposes, the results of this Natural Heritage Review are valid for one year; the results are only valid for the project location and project description provided with the request. **If project details change or the project has not occurred within one year, please resubmit the project for review within one year of initiating project activities.** Resubmit by selecting *Clone Project as Draft* on the project page in MCE.

The Natural Heritage Review does not constitute project approval by the Department of Natural Resources. Instead, it identifies issues regarding known occurrences of rare features and potential impacts to these rare features. Visit [Natural Heritage Review](#) for additional information regarding this process, survey guidance, and other related information. For information on the environmental review process or other natural resource concerns, please contact your [DNR Regional Environmental Assessment Ecologist](#).

Thank you for consulting us on this matter and for your interest in preserving Minnesota's rare natural resources.

Sincerely,

Molly Barrett

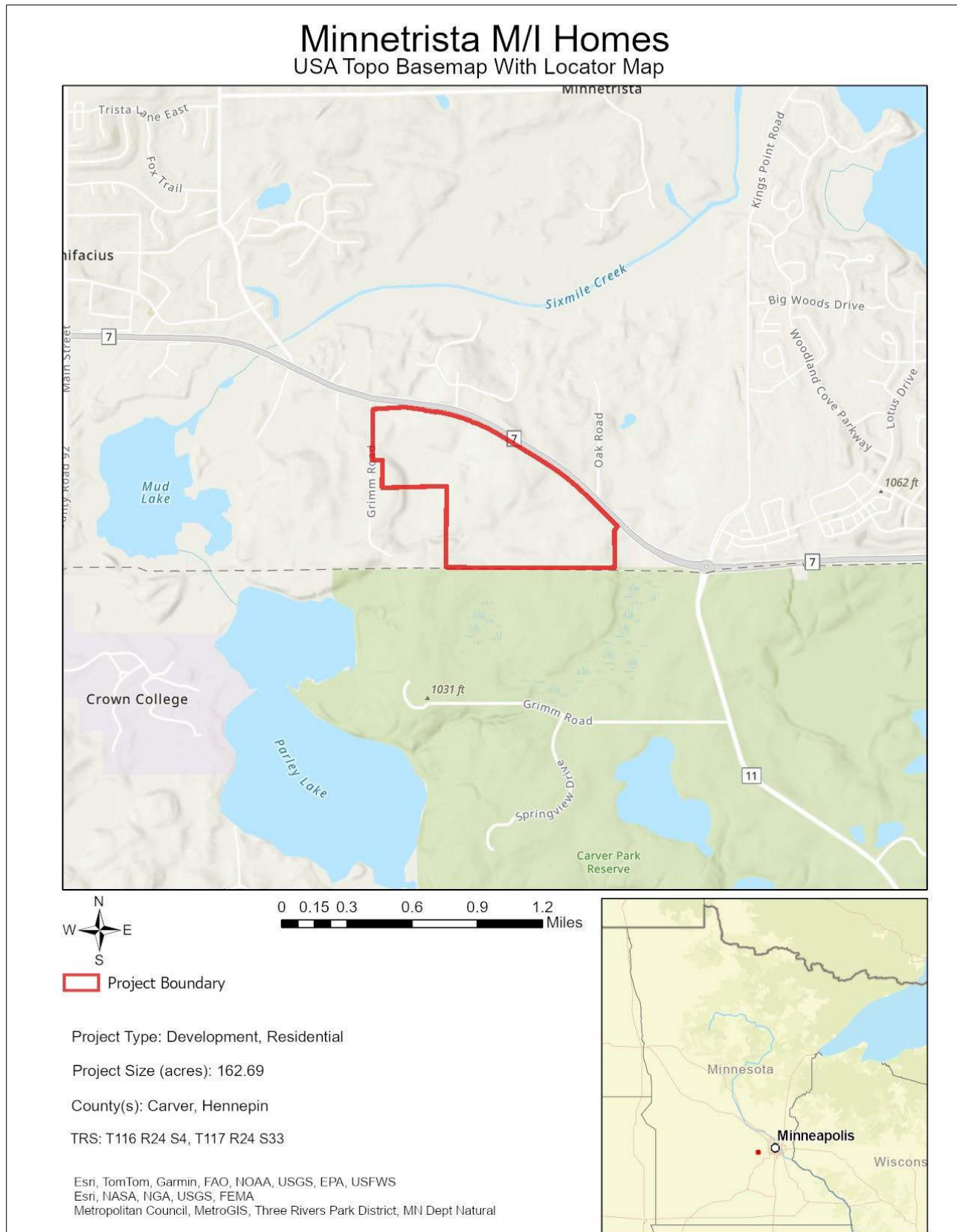


Natural Heritage Review Specialist

molly.barrett@state.mn.us

Cc: [Melissa Collins](#), Regional Environmental Assessment Ecologist, Central (Region 3)

For more project details, see the MCE-generated Final Project Report, available on the MCE project page.





United States Department of the Interior

FISH AND WILDLIFE SERVICE
 Minnesota-Wisconsin Ecological Services Field Office
 3815 American Blvd East
 Bloomington, MN 55425-1659
 Phone: (952) 858-0793



In Reply Refer To:
 Project Code: 2026-0015604
 Project Name: M/I Homes - Minnetrista

02/12/2026 16:08:12 UTC

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

This response has been generated by the Information, Planning, and Conservation (IPaC) system to provide information on natural resources that could be affected by your project. The U.S. Fish and Wildlife Service (Service) provides this response under the authority of the Endangered Species Act of 1973 (16 U.S.C. 1531-1543), the Bald and Golden Eagle Protection Act (16 U.S.C. 668-668d), the Migratory Bird Treaty Act (16 U.S.C. 703-712), and the Fish and Wildlife Coordination Act (16 U.S.C. 661 *et seq.*).

Threatened and Endangered Species

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and may be affected by your proposed project. The species list fulfills the requirement for obtaining a Technical Assistance Letter from the U.S. Fish and Wildlife Service under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

Consultation Technical Assistance

Please refer to our [Section 7 website](#) for guidance and technical assistance, including [step-by-step instructions](#) for making effects determinations for each species that might be present and for specific guidance on the following types of projects: projects in developed areas, HUD, CDBG, EDA, USDA Rural Development projects, pipelines, buried utilities, telecommunications, and requests for a Conditional Letter of Map Revision (CLOMR) from FEMA.

We recommend running the project (if it qualifies) through our **Minnesota-Wisconsin Federal Endangered Species Determination Key (Minnesota-Wisconsin ("D-key"))**. A [demonstration video](#) showing how-to access and use the determination key is available. Please note that the Minnesota-Wisconsin D-key is the third option of 3 available d-keys. D-keys are tools to help Federal agencies and other project proponents determine if their proposed action has the potential to adversely affect federally listed species and designated critical habitat. The Minnesota-Wisconsin D-key includes a structured set of questions that assists a project proponent in determining whether a proposed project qualifies for a certain predetermined consultation outcome for all federally listed species found in Minnesota and Wisconsin (except for the northern long-eared bat- see below), which includes determinations of "no effect" or "may affect, not likely to adversely affect." In each case, the Service has compiled and analyzed the best available information on the species' biology and the impacts of certain activities to support these determinations.

If your completed d-key output letter shows a "No Effect" (NE) determination for all listed species, print your IPaC output letter for your files to document your compliance with the Endangered Species Act.

For Federal projects with a "Not Likely to Adversely Affect" (NLAA) determination, our concurrence becomes valid if you do not hear otherwise from us after a 30-day review period, as indicated in your letter.

If your d-key output letter indicates additional coordination with the Minnesota-Wisconsin Ecological Services Field Office is necessary (i.e., you get a "May Affect" determination), you will be provided additional guidance on contacting the Service to continue ESA coordination outside of the key; ESA compliance cannot be concluded using the key for "May Affect" determinations unless otherwise indicated in your output letter.

Note: Once you obtain your official species list, you are not required to continue in IPaC with d-keys, although in most cases these tools should expedite your review. If you choose to make an effects determination on your own, you may do so. If the project is a Federal Action, you may want to review our section 7 step-by-step instructions before making your determinations.

Using the IPaC Official Species List to Make No Effect and May Affect Determinations for Listed Species

1. If IPaC returns a result of "There are no listed species found within the vicinity of the project," then project proponents can conclude the proposed activities will have **no effect** on any federally listed species under Service jurisdiction. Concurrence from the Service is not required for **no effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.
2. If IPaC returns one or more federally listed, proposed, or candidate species as potentially present in the action area of the proposed project – other than bats (see below) – then project proponents must determine if proposed activities will have **no effect** on or **may affect** those species. For assistance in determining if suitable habitat for listed, candidate, or proposed species occurs within your project area or if species may be affected by project activities, you can obtain [Life History Information for Listed and Candidate Species](#) on our office website. If no impacts will occur to a species on the IPaC species list (e.g., there is no habitat present in the project area), the appropriate determination is **no effect**. No further consultation or coordination is required. Attach this letter to the dated IPaC species list report for your records.

3. Should you determine that project activities **may affect** any federally listed, please contact our office for further coordination. Letters with requests for consultation or correspondence about your project should include the Consultation Tracking Number in the header. Electronic submission is preferred.

Northern Long-Eared Bats

Northern long-eared bats occur throughout Minnesota and Wisconsin and the information below may help in determining if your project may affect these species.

Suitable summer habitat for northern long-eared bats consists of a wide variety of forested/wooded habitats where they roost, forage, and travel and may also include some adjacent and interspersed non-forested habitats such as emergent wetlands and adjacent edges of agricultural fields, old fields and pastures. This includes forests and woodlots containing potential roosts (i.e., live trees and/or snags ≥ 3 inches dbh for northern long-eared bat that have exfoliating bark, cracks, crevices, and/or hollows), as well as linear features such as fencerows, riparian forests, and other wooded corridors. These wooded areas may be dense or loose aggregates of trees with variable amounts of canopy closure. Individual trees may be considered suitable habitat when they exhibit the characteristics of a potential roost tree and are located within 1,000 feet (305 meters) of forested/wooded habitat. Northern long-eared bats have also been observed roosting in human-made structures, such as buildings, barns, bridges, and bat houses; therefore, these structures should also be considered potential summer habitat and evaluated for use by bats. If your project will impact caves or mines or will involve clearing forest or woodland habitat containing suitable roosting habitat, northern long-eared bats could be affected. For bat activity dates, please review Appendix L in the [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#).

Examples of unsuitable habitat include:

- Individual trees that are greater than 1,000 feet from forested or wooded areas,
- Trees found in highly developed urban areas (e.g., street trees, downtown areas),
- A pure stand of less than 3-inch dbh trees that are not mixed with larger trees, and
- A monoculture stand of shrubby vegetation with no potential roost trees.

If IPaC returns a result that northern long-eared bats are potentially present in the action area of the proposed project, project proponents can conclude the proposed activities **may affect** this species **IF** one or more of the following activities are proposed:

- Clearing or disturbing suitable roosting habitat, as defined above, at any time of year,
- Any activity in or near the entrance to a cave or mine,
- Mining, deep excavation, or underground work within 0.25 miles of a cave or mine,
- Construction of one or more wind turbines, or
- Demolition or reconstruction of human-made structures that are known to be used by bats based on observations of roosting bats, bats emerging at dusk, or guano deposits or stains.

If none of the above activities are proposed, project proponents can conclude the proposed activities will have **no effect** on the northern long-eared bat. Concurrence from the Service is not required for **No Effect** determinations. No further consultation or coordination is required. Attach this letter to the dated IPaC

species list report for your records.

If any of the above activities are proposed, and the northern long-eared bat appears on the user's species list, the federal project user will be directed to either the northern long-eared bat and tricolored bat range-wide D-key or the Federal Highways Administration, Federal Railways Administration, and Federal Transit Administration Indiana bat/Northern long-eared bat D-key, depending on the type of project and federal agency involvement. Similar to the Minnesota-Wisconsin D-key, these d-keys help to determine if prohibited take might occur and, if not, will generate an automated verification letter. Additional information about available tools can be found on the Service's [northern long-eared bat website](#).

Whooping Crane

Whooping crane is designated as a non-essential experimental population in Wisconsin and consultation under Section 7(a)(2) of the Endangered Species Act is only required if project activities will occur within a National Wildlife Refuge or National Park. If project activities are proposed on lands outside of a National Wildlife Refuge or National Park, then you are not required to consult. For additional information on this designation and consultation requirements, please review "[Establishment of a Nonessential Experimental Population of Whooping Cranes in the Eastern United States](#)."

Other Trust Resources and Activities

Bald and Golden Eagles - Although the bald eagle has been removed from the endangered species list, this species and the golden eagle are protected by the Bald and Golden Eagle Act and the Migratory Bird Treaty Act. It is the responsibility of the project proponent to survey the area for any migratory bird nests. If there is an eagle nest on-site while work is on-going, eagles may be disturbed. We recommend avoiding and minimizing disturbance to eagles whenever practicable. If you cannot avoid eagle disturbance, you may seek a [permit](#). A [nest take permit](#) is always required for removal, relocation, or obstruction of an eagle nest. For communication and wind energy projects, please refer to additional guidelines below.

Migratory Birds - The Migratory Bird Treaty Act (MBTA) prohibits the taking, killing, possession, transportation, and importation of migratory birds, their eggs, parts, and nests, except when specifically authorized by the Service. The Service has the responsibility under the MBTA to proactively prevent the mortality of migratory birds whenever possible and we encourage implementation of [recommendations that minimize potential impacts to migratory birds](#). Such measures include clearing forested habitat outside the nesting season (generally March 1 to August 31) or conducting nest surveys prior to clearing to avoid injury to eggs or nestlings.

Communication Towers - Construction of new communications towers (including radio, television, cellular, and microwave) creates a potentially significant impact on migratory birds, especially some 350 species of night-migrating birds. However, the Service has developed [voluntary guidelines for minimizing impacts](#).

Transmission Lines - Migratory birds, especially large species with long wingspans, heavy bodies, and poor maneuverability can also collide with power lines. In addition, mortality can occur when birds, particularly hawks, eagles, kites, falcons, and owls, attempt to perch on uninsulated or unguarded power poles. To minimize these risks, please refer to [guidelines](#) developed by the Avian Power Line Interaction Committee and the Service. Implementation of these measures is especially important along sections of lines adjacent to wetlands or other areas that support large numbers of raptors and migratory birds.

Wind Energy - To minimize impacts to migratory birds and bats, wind energy projects should follow the Service's [Wind Energy Guidelines](#). In addition, please refer to the Service's [Eagle Conservation Plan Guidance](#), which provides guidance for conserving bald and golden eagles in the course of siting, constructing, and operating wind energy facilities.

State Department of Natural Resources Coordination

While it is not required for your Federal section 7 consultation, please note that additional state endangered or threatened species may also have the potential to be impacted. **Please contact the Minnesota or Wisconsin Department of Natural Resources for information on state listed species that may be present in your proposed project area.**

Minnesota

[Minnesota Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: Review.NHIS@state.mn.us

Wisconsin

[Wisconsin Department of Natural Resources - Endangered Resources Review Homepage](#)

Email: DNRERReview@wi.gov

We appreciate your concern for threatened and endangered species. Please feel free to contact our office with questions or for additional information.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Minnesota-Wisconsin Ecological Services Field Office

3815 American Blvd East

Bloomington, MN 55425-1659

(952) 858-0793

PROJECT SUMMARY

Project Code: 2026-0015604

Project Name: M/I Homes - Minnetrista

Project Type: Residential Construction

Project Description: The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.89467885,-93.71762049055158,14z>



Counties: Hennepin County, Minnesota

ENDANGERED SPECIES ACT SPECIES

There is a total of 6 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered

BIRDS

NAME	STATUS
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non- Essential

CLAMS

NAME	STATUS
Salamander Mussel <i>Simpsonaias ambigua</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6208	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee <i>Bombus affinis</i> There is proposed critical habitat for this species. Your location overlaps the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383 General project design guidelines: https://ipac.ecosphere.fws.gov/project/MUFUKQXOBCJXCR36RIFZKYSSE/documents/generated/9225.pdf	Endangered
Western Regal Fritillary <i>Argynnis idalia occidentalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

CRITICAL HABITATS

There is 1 critical habitat wholly or partially within your project area under this office's jurisdiction.

NAME	STATUS
Rusty Patched Bumble Bee <i>Bombus affinis</i> https://ecos.fws.gov/ecp/species/9383#crithab	Proposed

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.
 3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

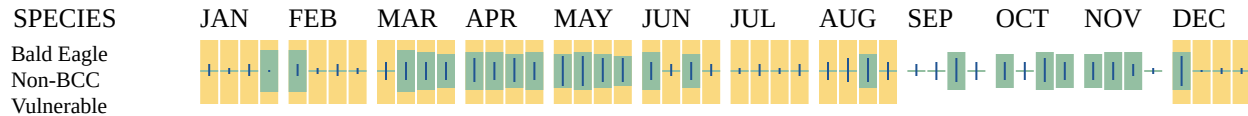
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.

■ probability of presence ■ breeding season | survey effort — no data



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

MIGRATORY BIRDS

The Migratory Bird Treaty Act (MBTA) ¹ prohibits the take (including killing, capturing, selling, trading, and transport) of protected migratory bird species without prior authorization by the Department of Interior U.S. Fish and Wildlife Service (Service).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Golden-plover <i>Pluvialis dominica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10561	Breeds elsewhere
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Dec 1 to Aug 31

NAME	BREEDING SEASON
Black Tern <i>Chlidonias niger surinamenis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3093	Breeds May 15 to Aug 20
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Cerulean Warbler <i>Setophaga cerulea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/2974	Breeds Apr 22 to Jul 20
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Golden-winged Warbler <i>Vermivora chrysoptera</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8745	Breeds May 1 to Jul 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Henslow's Sparrow <i>Centronyx henslowii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3941	Breeds May 1 to Aug 31
Le Conte's Sparrow <i>Ammospiza leconteii</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9469	Breeds Jun 1 to Aug 15

NAME	BREEDING SEASON
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

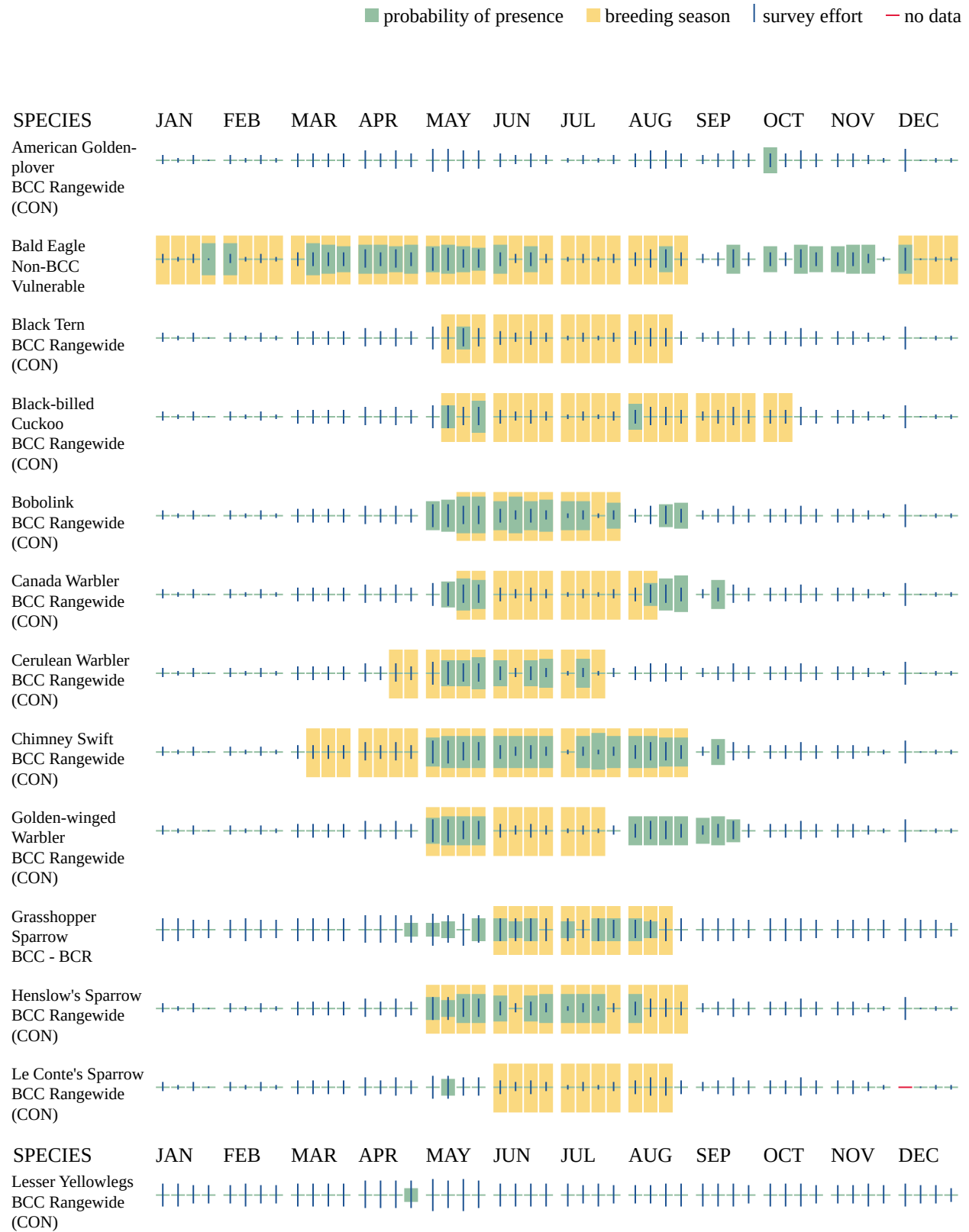
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

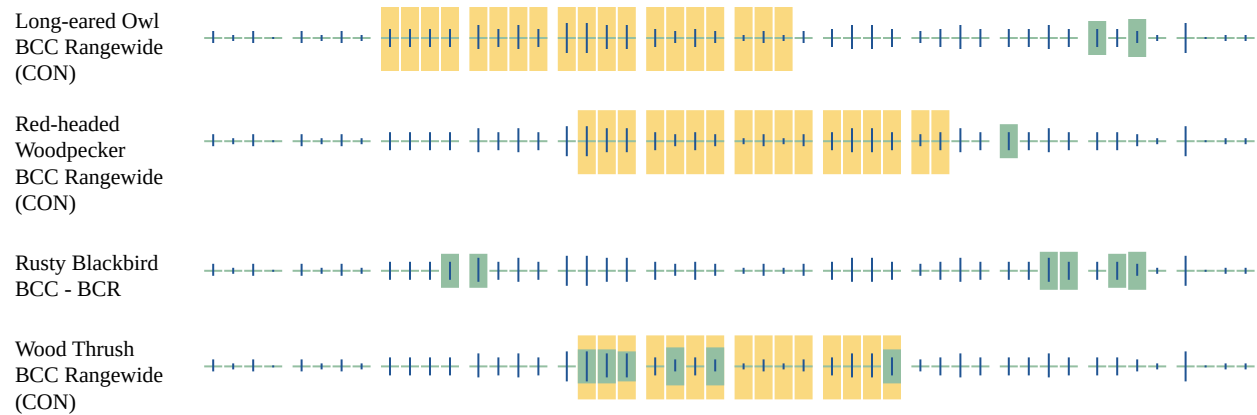
Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER EMERGENT WETLAND

- PEM1A
- PEM1C

FRESHWATER POND

- PUBHx

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1A

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kimberly Zlimen
Address: 550 Vandalia Street
Address Line 2: Suite 205
City: St. Paul
State: MN
Zip: 55114
Email: kzlimer@swansonhaskamp.com
Phone: 6123967618



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793



In Reply Refer To:
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

02/12/2026 16:09:15 UTC

Subject: Technical Assistance letter for 'M/I Homes - Minnetrista' for specified threatened and endangered species that may occur in your proposed project location consistent with the Minnesota-Wisconsin Endangered Species Determination Key (Minnesota-Wisconsin DKey).

Dear Kimberly Zlimen:

The U.S. Fish and Wildlife Service (Service) received on **February 12, 2026** your effect determination(s) for the 'M/I Homes - Minnetrista' (Action) using the Minnesota-Wisconsin DKey within the Service's Information for Planning and Consultation (IPaC) system. The Service developed this system in accordance with the Endangered Species Act of 1973 (ESA) (87 Stat. 884, as amended; 16 U.S.C 1531 et seq.).

Based on your responses to the Service's Minnesota-Wisconsin DKey, you made the following effect determination(s) for the proposed Action:

Species	Listing Status	Determination
Monarch Butterfly (<i>Danaus plexippus</i>)	Proposed Threatened	No effect
Salamander Mussel (<i>Simpsonaias ambigua</i>)	Proposed Endangered	May affect
Whooping Crane (<i>Grus americana</i>)	Experimental Population, Non-Essential	No effect

Determination Information

Coordination with the Service is not complete. Further coordination with the Minnesota-Wisconsin Ecological Services Field Office is recommended for those species with a determination of "May Affect," listed above. Please email our office at TwinCities@fws.gov and attach a copy of this letter, so we can discuss methods to avoid or minimize potential adverse effects to those species.

Additional Information

Sufficient project details: Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

Future project changes: The Service recommends that you contact the Minnesota-Wisconsin Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect federally listed species or federally designated critical habitat in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to listed species or designated critical habitat; or 4) a new species is listed or critical habitat designated. If any of the above conditions occurs, additional consultation with the Service should take place before project changes are final or resources committed.

Species-specific information

Bald and Golden Eagles: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “... to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the [National Bald Eagle Management Guidelines \(May 2007\)](#). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our [regional eagle website](#) or contact Margaret at Margaret.Martin@fws.gov. If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

Additional Species Requiring Review

In addition to the species described above, the following species or critical habitats may also occur in your project area and are not covered by this conclusion:

- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened

Coordination with the Service is not complete if additional coordination is advised above for any species.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.89467885,-93.71762049055158,14z>



QUALIFICATION INTERVIEW

1. This determination key is intended to assist the user in evaluating the effects of their actions on Federally listed species in Minnesota and Wisconsin. It does not cover other prohibited activities under the Endangered Species Act (e.g., for wildlife: import/export, Interstate or foreign commerce, possession of illegally taken wildlife, etc.; for plants: import/export, reduce to possession, malicious destruction on Federal lands, commercial sale, etc.) or other statutes. Additionally, this key DOES NOT cover wind development, purposeful take (e.g., for research or surveys), communication towers that have guy wires or are over 450 feet in height, aerial or other large-scale application of any chemical (such as insecticide or herbicide), and approval of long-term permits or plans (e.g., FERC licenses, HCP's).

Click **YES** to acknowledge that you must consider other prohibitions of the ESA or other statutes outside of this determination key.

Yes

2. Is the action being funded, authorized, or carried out by a Federal agency?
No
3. Is the action being conducted by or on behalf of a Federally recognized Tribe?
No
4. Does the action involve the installation or operation of wind turbines?
No
5. Does the action involve purposeful take of a listed animal?
No
6. Does the action involve a new communications tower?
No
7. Does the activity involve aerial or other large-scale application of ANY chemical, including pesticides (insecticide, herbicide, fungicide, rodenticide, etc)?
No
8. Will your action permanently affect local hydrology?

Yes

9. Does your project have the potential to impact the riparian zone or indirectly impact a stream/river (e.g., cut and fill; horizontal directional drilling; construction; vegetation removal; pesticide or fertilizer application; discharge; runoff of sediment or pollutants; increase in erosion, etc.)?

Note: Consider all potential effects of the action, including those that may happen later in time and outside and downstream of the immediate area involved in the action.

Endangered Species Act regulation defines "effects of the action" to include all consequences to listed species or critical habitat that are caused by the proposed action, including the consequences of other activities that are caused by the proposed action. A consequence is caused by the proposed action if it would not occur but for the proposed action and it is reasonably certain to occur. Effects of the action may occur later in time and may include consequences occurring outside the immediate area involved in the action. (50 CFR 402.02).

No

10. Will your action disturb the ground or existing vegetation?

Note: This includes any off-road vehicle access, soil compaction (enough to collapse a rodent burrow), digging, seismic survey, directional drilling, heavy equipment, grading, trenching, placement of fill, pesticide application (herbicide, fungicide), vegetation management (including removal or maintenance using equipment or prescribed fire), cultivation, development, etc.

Yes

11. Will your action include spraying insecticides?

No

12. Does your action area occur entirely within an already developed area?

Note: Already developed areas are already paved, covered by existing structures, manicured lawns, industrial sites, or cultivated cropland, AND do not contain trees that could be roosting habitat. Be aware that listed species may occur in areas with natural, or semi-natural, vegetation immediately adjacent to existing utilities (e.g. roadways, railways) or within utility rights-of-way such as overhead transmission line corridors, and can utilize suitable trees, bridges, or culverts for roosting even in urban dominated landscapes (so these are not considered "already developed areas" for the purposes of this question). If unsure, select NO..

No

13. [Semantic] Does the project intersect the Salamander mussel AOI?

Automatically answered

Yes

14. [Hidden Semantic] Does the action area intersect the monarch butterfly species list area?

Automatically answered

Yes

15. Under the ESA, monarchs remain warranted but precluded by listing actions of higher priority. The monarch is a candidate for listing at this time. The Endangered Species Act does not establish protections or consultation requirements for candidate species. Some Federal and State agencies may have policy requirements to consider candidate species in planning. We encourage implementing measures that will remove or reduce threats to these species and possibly make listing unnecessary.

If your project will have no effect on monarch butterflies (for example, if your project won't affect their habitat or individuals), then you can make a "no effect" determination for this project.

Are you making a "no effect" determination for monarch?

No

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kimberly Zlimen
Address: 550 Vandalia Street
Address Line 2: Suite 205
City: St. Paul
State: MN
Zip: 55114
Email: kzlimer@swansonhaskamp.com
Phone: 6123967618



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793



In Reply Refer To:
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

11/13/2025 20:38:07 UTC

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'M/I Homes - Minnetrista'

Dear Kimberly Zlimen:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on November 13, 2025, for 'M/I Homes - Minnetrista' (here forward, Project). This project has been assigned Project Code 2026-0015604 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements may not be complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project.

Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter. ***Answers to certain questions in the DKey commit the project proponent to implementation of conservation measures that must be followed for the ESA determination to remain valid. Note that conservation measures for northern long-eared bat and tricolored bat may differ. If both bat species are present in the action area and the key suggests more conservative measures for one of the species for your project, the Project may need to apply the most conservative measures in order to avoid adverse effects. If unsure which conservation measures should be applied, please contact the appropriate Ecological Services Field Office***

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based upon your IPaC submission and a standing analysis completed by the Service, your project has reached the following effect determination(s):

Species	Listing Status	Determination
Northern Long-eared Bat (<i>Myotis septentrionalis</i>)	Endangered	NLAA

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Salamander Mussel *Simpsonaias ambigua* Proposed Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

Critical Habitats:

- Rusty Patched Bumble Bee *Bombus affinis* Endangered

You may coordinate with our Office to determine whether the Action may cause prohibited take of the animal species and/or critical habitat listed above. Note that if a new species is listed that may be affected by the identified action before it is complete, additional review is recommended to ensure compliance with the Endangered Species Act.

Next Steps

Coordination with the Service is complete. This letter serves as technical assistance. All conservation measures should be implemented as proposed. Thank you for considering federally listed species during your project planning.

If no changes occur with the Project or there are no updates on listed species, no further consultation/coordination for this project is required for the northern long-eared bat. However, the Service recommends that project proponents re-evaluate the Project in IPaC if: 1) the scope, timing, duration, or location of the Project changes (includes any project changes or amendments); 2) new information reveals the Project may impact (positively or negatively) federally listed species or designated critical habitat; or 3) a new species is listed, or critical habitat designated. If any of the above conditions occurs, additional coordination with the Service should take place before project implements any changes which are final or commits additional resources.

If you have any questions regarding this letter or need further assistance, please contact the Minnesota-Wisconsin Ecological Services Field Office and reference Project Code 2026-0015604 associated with this Project.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.894647199999994,-93.7175956149286,14z>



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect, but not likely to adversely affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

Automatically answered

No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

Note for projects in Pennsylvania: Projects requiring authorization under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act would be considered as having a federal nexus. Since the U.S. Army Corps of Engineers (Corps) has issued the Pennsylvania State Programmatic General Permit (PASPGP), which may be verified by the PA Department of Environmental Protection or certain Conservation Districts, the need to receive a Corps authorization to perform the work under the PASPGP serves as a federal nexus. As such, if proposing to use the PASPGP, you would answer ‘yes’ to this question.

No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your state wildlife agency.

Automatically answered

No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

No

8. Does the action area contain (1) talus or (2) anthropogenic or naturally formed rock shelters or crevices in rocky outcrops, rock faces or cliffs?

No

9. Will the action cause effects to a bridge?

Note: Covered bridges should be considered as bridges in this question.

No

10. Will the action result in effects to a culvert or tunnel at any time of year?

No

11. Are trees present within 1000 feet of the action area?

Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

12. Does the action include the intentional exclusion of bats from a building or building-like structure? **Note:** Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

No

13. Does the action involve removal, modification, or maintenance of a human-made building-like structure (barn, house, or other building) **known or suspected to contain roosting bats**?

No

14. Will the action cause construction of one or more new roads open to the public?

For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

15. Will any new road go through any area of contiguous forest that is greater than or equal to 10 acres in total extent?

Note: "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forest if the forested patches, added together, comprise at least 10 acres.

No

16. Will any new road pass between two patches of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

Note: "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

No

17. Will the action include or cause any construction or other activity that is reasonably certain to increase average night-time traffic permanently or temporarily on one or more existing roads? **Note:** For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

Yes

18. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

Note: "Contiguous forest" of 10 acres or more may include areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

No

19. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

Note: For information regarding NSF/ANSI 60 please visit <https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects>

No

20. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

No

21. Will the action include drilling or blasting?

No

22. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use at night)?

No

23. Will the proposed action involve the use of herbicides or pesticides (e.g., fungicides, insecticides, or rodenticides)?

No

24. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

No

25. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

26. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

No

27. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

Yes

28. Is the project related to the production of coal, including projects that support the mining of coal, as well as the production and/or distribution of energy produced from coal?

No

29. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

No

30. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

No

31. Does the project intersect with the 0- 9.9% forest density category?

Automatically answered

No

32. Does the project intersect with the 10.0- 19.9% forest density category map?

Automatically answered

Yes

33. Does the project intersect with the 20.0- 29.9% forest density category map?

Automatically answered

Yes

34. Does the project intersect with the 30.0- 100% forest density category map?

Automatically answered

No

35. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 5 acres in total extent?

No

36. Will the proposed action result in the use of prescribed fire?

Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

No

37. Does the action area intersect the northern long-eared bat species list area?

Automatically answered

Yes

38. [Semantic] Is the action area located within 0.5 miles of radius of an entrance/opening to any known NLEB hibernacula or winter roost? Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

39. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats? **Note:** The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

Automatically answered

No

40. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency. Have you contacted the appropriate agency to determine if your action is within 150 feet of any documented northern long-eared bat roosts?

Note: A document with links to Natural Heritage Inventory databases and other state-specific sources of information on the locations of northern long-eared bat roosts is available here. Location information for northern long-eared bat roosts is generally kept in state natural heritage inventory databases – the availability of this data varies by state. Many states provide online access to their data, either directly by providing maps or by providing the opportunity to make a data request. In some cases, to protect those resources, access to the information may be limited.

Automatically answered

No

41. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?

If unsure, answer "Yes."

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

42. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's [Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines](#) been conducted within the project area?

No

43. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥ 3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: <https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines>.

Yes

44. Will any tree cutting/trimming or other knocking or bringing down of trees occur during the **Summer Occupancy season** for northern long-eared bats in the action area? **Note:** Bat activity periods for your state can be found in Appendix 2 of the Service's [Northern long-eared Bat and Tricolored Bat Voluntary Environmental Review Process for Development Projects](#).

No

45. Do you have any documents that you want to include with this submission?

No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

17.9

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kimberly Zlimen
Address: 550 Vandalia Street
Address Line 2: Suite 205
City: St. Paul
State: MN
Zip: 55114
Email: kzlimer@swansonhaskamp.com
Phone: 6123967618



United States Department of the Interior

FISH AND WILDLIFE SERVICE
Minnesota-Wisconsin Ecological Services Field Office
3815 American Blvd East
Bloomington, MN 55425-1659
Phone: (952) 858-0793



In Reply Refer To:
Project code: 2026-0015604
Project Name: M/I Homes - Minnetrista

02/12/2026 16:38:25 UTC

Federal Nexus: no

Federal Action Agency (if applicable):

Subject: Technical Assistance letter for 'M/I Homes - Minnetrista' for rusty patched bumble bee that may occur in your proposed project location consistent with the Rusty Patched Bumble Bee Range Wide Determination Key (RPBB DKey).

Dear Kimberly Zlimen:

This letter records your determination using the RPBB DKey within the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (USFWS) on **February 12, 2026**, for 'M/I Homes - Minnetrista' (here forward, Project). This project has been assigned Project Code '2026-0015604' and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC Determination Keys

The USFWS developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.). All information submitted by the Project proponent into the IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the RPBB DKey, invalidates this letter.**

Determination for the Rusty Patched Bumble Bee

Based on your answers and the assistance of the USFWS' RPBB DKey, you made the following effect determination for the proposed Action:

Species	Listing Status	Determination
Rusty Patched Bumble Bee (<i>Bombus affinis</i>)	Endangered	NLAA

Coordination with the USFWS regarding the Rusty Patched Bumble Bee is complete.

Thank you for considering federally listed species during your project planning.

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the rusty patched bumble bee **does not** apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Northern Long-eared Bat *Myotis septentrionalis* Endangered
- Salamander Mussel *Simpsonia ambigua* Proposed Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

Critical Habitats:

- Rusty Patched Bumble Bee *Bombus affinis* Endangered

Coordination with the USFWS is advised for any species and/or critical habitat listed above.

You should coordinate with our Office to determine whether the Action may affect the species and/or critical habitat listed above and if further consultation is required. Note that reinitiation of consultation would be necessary if a new species is listed or critical habitat designated that may be affected by the identified action before it is complete.

If you have any questions regarding this letter or need further assistance, please contact the local Ecological Services Field Office and reference Project Code '2026-0015604' associated with this Project. See the top of this letter for the Project Code.

Additional Information

Sufficient project details: Please provide sufficient project details on your project homepage in IPaC (Define Project, Project Description) to support your conclusions. Failure to disclose important aspects of your project that would influence the outcome of your effects determinations may negate your determinations and invalidate this letter. If you have site-specific information that leads you to believe a different determination is more appropriate for your project than what the Dkey concludes, you can and should proceed based on the best available information.

Future project changes: The Service recommends that you contact the local Ecological Services Field Office or re-evaluate the project in IPaC if: 1) the scope or location of the proposed Action is changed; 2) new information reveals that the action may affect rusty patched bumble bee in a manner or to an extent not previously considered; 3) the Action is modified in a manner that causes effects to rusty patched bumble bee; or 4) or critical habitat is designated. If any of the

above conditions occur, additional consultation with the Service should take place before project changes are final or resources are committed.

Species-specific information

Bald and Golden Eagles: Bald eagles, golden eagles, and their nests are protected under the Bald and Golden Eagle Protection Act (54 Stat. 250, as amended, 16 U.S.C. 668a-d) (Eagle Act). The Eagle Act prohibits, except when authorized by an Eagle Act permit, the “taking” of bald and golden eagles and defines “take” as “pursue, shoot, shoot at, poison, wound, kill, capture, trap, collect, molest or disturb.” The Eagle Act’s implementing regulations define disturb as “... to agitate or bother a bald or golden eagle to a degree that causes, or is likely to cause, based on the best scientific information available, (1) injury to an eagle, (2) a decrease in its productivity, by substantially interfering with normal breeding, feeding, or sheltering behavior, or (3) nest abandonment, by substantially interfering with normal breeding, feeding, or sheltering behavior.”

If you observe a bald eagle nest in the vicinity of your proposed project, you should follow the National Bald Eagle Management Guidelines (May 2007). For more information on eagles and conducting activities in the vicinity of an eagle nest, please visit our regional eagle website or contact the local Ecological Services Field Office. If the Action may affect bald or golden eagles, additional coordination with the Service under the Eagle Act may be required.

Action Description

You provided to IPaC the following name and description for the subject Action.

1. Name

M/I Homes - Minnetrista

2. Description

The following description was provided for the project 'M/I Homes - Minnetrista':

The project will construct 494 single-family residential homes with associated roadways and infrastructure, wetlands, and open space. The project will be constructed on 163 acres of land previously used for agricultural production. Construction is anticipated to begin in late 2026 to 2027 and be phased based on market demand.

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.89467885,-93.71762049055158,14z>



QUALIFICATION INTERVIEW

1. Is the action authorized, funded, or being carried out by a Federal agency?

No

2. Does the action area overlap with a rusty patched bumble bee high potential zone?

Automatically answered

Yes

3. Does the action include - or is it reasonably certain to cause - intentional take of rusty patched bumble bee (rusty patched bumble bee) that is not covered under a scientific recovery permit under section 10(A)1(a) of the Endangered Species Act or under a cooperative agreement with a state agency?

Note: This could include, for example, surveys or studies that include handling or capture of the species. Whether "Project Review" surveys using USFWS protocols were conducted as part of the action is addressed later in this key.

No

4. Does the action include – or is it reasonably certain to result in – construction of one or more new roads or rail lines that will result in vehicle traffic speeds at 45mph or higher in a rusty patched bumble bee HPZ? For example, answer NO if the project will construct a low speed (< 30 mph) road (Such as Forest Service Road Maintenance Levels 1 -3 (refer to <https://www.fs.usda.gov/eng/pubs/pdf/05771205.pdf>).

No

5. Does the action include – or is it reasonably certain to result in – the addition of one or more travel lanes that are likely to increase vehicle speeds to at least 45mph on one or more existing roads in a rusty patched bumble bee HPZ? For example, answer NO if considering a travel lane addition that maintains road with low speeds (< 30 mph).

No

6. Is an increase in vehicular traffic speeds to over 45mph to an existing road in one or more HPZs a likely outcome of the federal action? For example, answer NO if the federal action will increase if traffic speeds would stay relatively low (e.g., 30 mph).

No

7. Does the action include – or is it reasonably certain to cause – the use of commercial/ managed bees (e.g., the use of honeybees or managed bumble bees to pollinate crops).

No

8. Is there habitat for nesting, foraging, and/or overwintering for the rusty patched bumble bee in the action area?

Note: Please refer to the [ESA Section 7\(a\)\(2\) Voluntary Implementation technical assistance for Rusty Patched Bumble Bee](#) .

Yes

9. Have “Project Review” surveys for rusty patched bumble bees already been conducted in the action area according to [Service-approved protocols](#)? If you don't know, answer 'no'.

No

10. Does the action include collection of seed from native species?

No

11. Does the action include, or will it cause the application of insecticides or fungicides?

No

12. Does the action include, or will it cause activities to control native rodent species?

No

13. Does the action include, or will it cause planting or seeding of non-native plant species?

Yes

14. Will the non-native plant species degrade the quality of existing RPBB foraging habitat in the action area?

Note: Decreasing the abundance or diversity of [native RPBB forage plant species](#) can affect the RPBB.

No

15. Will the action include or cause herbicide use?

No

16. Will the action cause an increase in the extent or duration of surface flooding or soil saturation in rusty patched bumble bee overwintering or nesting habitat in a High Potential Zone?

Note: This may occur, for example, as a result of activities or structures that impound water, otherwise alter or interrupt existing drainage patterns, or that affect surface runoff.

No

17. Will the action cause ground disturbance in rusty patched bumble bee habitat within a High Potential Zone?

No

18. Will the action include or cause effects to native vegetation in rusty patched bumble bee habitat?

No

IPAC USER CONTACT INFORMATION

Agency: Private Entity
Name: Kimberly Zlimen
Address: 550 Vandalia Street
Address Line 2: Suite 205
City: St. Paul
State: MN
Zip: 55114
Email: kzlimer@swansonhaskamp.com
Phone: 6123967618

APPENDIX C

Appendix C – Greenhouse Gas (GHG) Calculator Analysis

[Back to Intro](#)[Back to Summary](#)[Help](#)

WPA CENTER FOR CORPORATE
CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

Scope 1 Emissions from Mobile Sources

Guidance

(A) Enter annual data for each vehicle or group of vehicles (grouped by vehicle type, vehicle year, and fuel type) in ORANGE cells in Table 1. Example entry is shown in first row (GREEN cells). Only enter vehicles owned or leased by your organization on this sheet. All other vehicle use such as employee commuting or business travel is considered a scope 3 emissions source and should be reported in the corresponding scope 3 sheets.

- Note: As of the v9 Simplified GHG Calculation tool update, the latest mobile combustion factors reflect year 2020 data. Therefore, for all vehicle model years 2021 onward, the 2020 year factor is used.

- Select "On-Road" or "Non-Road" from drop down box to determine the Vehicle Types available. **Must make this selection before picking vehicle type.**
- Select "Vehicle Type" from drop down box (closest type available).
- Enter "Fuel Usage" in appropriate units (units appear when vehicle type is selected).

- If mileage or fuel usage is unknown, estimate using approximate fuel economy values (see Reference Table below).
- Vehicle year and Miles traveled are not necessary for non-road equipment.

(B) When using biofuels, typically the biofuel (biodiesel or ethanol) is mixed with a petroleum fuel (diesel or gasoline) for use in vehicles. Enter the biodiesel and ethanol percentages of the fuel known, or leave default values.

Biodiesel Percent: %
Ethanol Percent: %

(C) Biomass CO₂ emissions from biodiesel and ethanol are not reported in the total emissions, but are reported separately at the bottom of the sheet.

Table 1. Mobile Source Fuel Combustion and Miles Traveled		On-Road or Non-Road?	Vehicle Type	Vehicle Year	Fuel Usage	Units	Miles Traveled	CO ₂ (lbs)	CO ₂ (tons)
Phase 1/2	Mid-Range	On-Road	Passenger Cars - Gasoline	2018	300	gallons	17,450	3,903,588	4,303
Construction Equipment	Phase 1 - Construction Equipment	Off-Road	Industrial/Commercial Equipment - Diesel	2007	444,600	gallons			
Passenger Cars	Phase 1 - Passenger Cars	On-Road	Passenger Cars - Gasoline	2007	893,100	gallons	39,000	8,118,951	10,051

Reference Table: Average Fuel Economy by Vehicle Type		Average Fuel Economy (mpg)
Passenger Cars	Vehicle Type	22.9
Minivans	Vehicle Type	24.0
Diesel Buses (Diesel Heavy Duty Vehicles)	Vehicle Type	7.3
Other 2-Wheel 4-Tire Vehicles	Vehicle Type	18.0
Single and 2-Axis 6-Tire or More Trucks	Vehicle Type	7.6
Combination Trucks	Vehicle Type	6.2

Average mpg values from the U.S. Department of Transportation, Federal Highway Administration, Highway Statistics 2020 (November 2022), Table VM-1.

GHG Emissions

Total Organization-Wide On-Road Gasoline Mobile Source Mileage and CH₄/N₂O Emissions

Vehicle Type	Vehicle Year	Mileage (miles)	CH ₄ (g)	N ₂ O (g)
Passenger Cars - Gasoline	1984-93	0	0.0	0.0
	1994	0	0.0	0.0
	1995	0	0.0	0.0
	1996	0	0.0	0.0
	1997	0	0.0	0.0
	1998	0	0.0	0.0
	1999	0	0.0	0.0
	2000	0	0.0	0.0
	2001	0	0.0	0.0
	2002	0	0.0	0.0
	2003	0	0.0	0.0
	2004	0	0.0	0.0
	2005	0	0.0	0.0
	2006	0	0.0	0.0
	2007	39,000	280.6	202.4
	2008	0	0.0	0.0
	2009	0	0.0	0.0
	2010	0	0.0	0.0
	2011	0	0.0	0.0
	2012	0	0.0	0.0
	2013	0	0.0	0.0
	2014	0	0.0	0.0
	2015	0	0.0	0.0
	2016	0	0.0	0.0
	2017	0	0.0	0.0
	2018	0	0.0	0.0
	2019	0	0.0	0.0
	2020	0	0.0	0.0
	2021	0	0.0	0.0
	2022	0	0.0	0.0
	2023	0	0.0	0.0

Total Organization-Wide Non-Road Mobile Source Fuel Usage and CH₄/N₂O Emissions

Vehicle Type	Fuel Type	Fuel Usage (gallons)	CH ₄ (g)	N ₂ O (g)
Construction/Mining Equipment	Gasoline (2 stroke)	-	-	-
	Gasoline (4 stroke)	-	-	-
	Gasoline Off-Road Trucks	444,600	449,048	417,924
	Diesel Equipment	-	-	-
	Diesel Off-Road Trucks	-	-	-
LPG	-	-	-	-

Total CO₂ Equivalent Emissions (metric tons) - Mobile Sources **14,364.2**

Total Biomass CO₂ Equivalent Emissions (metric tons) - Mobile Sources **8.5**

Back to Table
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Help
Help - Market-Based Method



Scope 2 Emissions from Purchase of Electricity

Guidance

The Indirect Emissions from Purchased Electricity Guidance document provides information for quantifying two scope 2 emissions topics, using a **location-based method** and a **market-based method**. This guidance should identify and report total CO₂e emissions. The location-based method considers average emissions factors for the electricity grids that provide electricity. The market-based method considers contractual arrangements under which the organization procures electricity from specific sources, such as renewable energy.

- Enter total annual electricity purchased in kWh and eGRID subregion for each facility or site in **ORANGE** cells of **Table 1**.
- If electricity consumption data are not available for a facility, an estimate should be made for completeness.
 - See the "Notes to Users" section of the Help page for suggested estimation approaches.
- Select "eGRID" as the "Market-Based Method" and "Use my eGRID" as the "Subregion"
 - Use my eGRID (I am not looking to determine appropriate eGRID subregion. If subregion cannot be determined from the map, find the correct subregion by entering the facility's zip code in EPA's Power Profiler).
 - See the market-based emissions factor hierarchy on the market-based method help sheet. Every one of the first four types of emissions factors are applicable, enter the factors in the yellow cells called "market factors". If not, leave the yellow cells as is, and eGRID subregion factors will be used for market-based emissions.
 - Example entry is shown in this use [eGRID table](#) for a facility that purchases RECs for 100% of its consumption, and therefore has a market-based emissions factor of 0.

Enter electricity usage by location and then look up the eGRID subregion for each location. If you purchase renewable energy that is less than 100% of your site's electricity, use the market-based method help page.

Table 1. Total Amount of Electricity Purchased by eGRID Subregion

Source ID	Source Description	Source Area (square miles)	eGRID Subregion where electricity is consumed	Electricity Purchased (kWh)	CO ₂ Emissions (metric tons)	CH ₄ Emissions (metric tons)	N ₂ O Emissions (metric tons)	CO ₂ Emissions (metric tons)	CH ₄ Emissions (metric tons)	N ₂ O Emissions (metric tons)
Residential	Small Apartment	10.0	MD00 (MD, DC, VA, WV)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
Residential	Single-Family Residential	50.0	MD00 (MD, DC, VA, WV)	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000	5,000,000
Residential	Small Business	10.0	MD00 (MD, DC, VA, WV)	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000

Help - Market-Based Method

Market-Based

Use these steps to enter appropriate market-based emissions factors.

Electricity Facility	CO ₂ Emissions (metric tons)	CH ₄ Emissions (metric tons)	N ₂ O Emissions (metric tons)
Variable	3,921,143.7	421.3	3,921,143.7
Variable	3,921,143.7	421.3	3,921,143.7

Location-Based

Use these steps to enter appropriate location-based emissions factors.

CO ₂ Emissions (metric tons)	CH ₄ Emissions (metric tons)	N ₂ O Emissions (metric tons)
3,921,143.7	421.3	3,921,143.7
3,921,143.7	421.3	3,921,143.7

Help - Market-Based Method

CO₂ Equivalent Emissions (metric tons)

Location-Based Electricity Emissions	Market-Based Electricity Emissions
1,501.4	1,501.4

Notes:

- CO₂, CH₄, and N₂O emissions are reported using methodologies outlined in EPA's Center for Greenwise Industries Greenhouse Gas Inventory Guidance.
- Values shown from Purchased Electricity (January 2018).

Figure 1. EPA eGRID 2012, January 2013

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Help

Scope 3 Emissions
from Waste

EPA CENTER FOR CORPORATE
CLIMATE LEADERSHIP
U.S. Environmental Protection Agency

Guidance

(A) Enter annual waste data in ORANGE cells. Example entry is shown in first row (*GREEN Italics*).

(B) First, choose the appropriate material then the disposal method from the drop-down options. For the average-data method, use one of the mixed material types, such as mixed MSW. If the exact waste material is not available, consider an appropriate proxy. For example, dimensional lumber can be used as a proxy for wood furniture.

(C) Choose an appropriate disposal method. Note that not all disposal methods are available for all materials. If there is a #N/A or # Value error in the emissions column, you must pick a new material type or appropriate disposal method.

Table 1. Waste Disposal Weight by Waste Material and Disposal Method (CO ₂ , CH ₄ and N ₂ O)							
Source ID	Source Description	Waste Material	Disposal Method	Weight	Unit	CO ₂ e Emissions (kg)	CO ₂ e Emissions (tons)
<i>Source 012</i>	<i>East Power Plant Estimated Goods</i>	<i>Dimensional Wood</i>	<i>Landfilled</i>	<i>1,000</i>	<i>cubic foot</i>	<i>69,000</i>	
Residential	422 Residential Units	Mixed MSW municipal solid waste	Landfilled	1,000,286	pounds (lb)	265,277	292
Residential	972 Residential Units	Mixed Recyclables	Recycled	610,147	pounds (lb)	22,867	25

GHG Emissions

Total Emissions by Disposal Method - Residential					
Waste Material	CO ₂ e (kg)	Estimated Residents	Rate Generated (lb/day/person)	Total Rate Generated (lb/day)	Total Rate Generated (lb/year)
Recycled	22,867	1,165	3.2	1,397.7	510,147.4
Landfilled	265,277	1,165	9.8	2,795.3	1,000,284.7
Composted	-				
Composted	-				
Aerobically Digested (Dry Digestate with Curing)	-				
Aerobically Digested (Wet Digestate with Curing)	-				

Total CO ₂ e Equivalent Emissions (metric tons) - Waste	317.7
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APPENDIX D

Appendix D – Wetland Notice of Decision

Minnesota Wetland Conservation Act

NOTICE OF DECISION

Date this Notice was sent:	October 21, 2025
Local Government Unit:	City of Minnetrista
County:	Hennepin
Applicant and (if applicable) Applicant's Representative:	Bahram Akradi, LLC (Bahram and Meghan Akradi)
Project Name/Number:	7635 Highway 7 - ML 25019
Type of Decision (check all that apply): Note: Boundary/type, sequencing, replacement plan, and bank plan decisions require an associated notice of application prior to the decision being made.	☒ Boundary/Type ☐ Sequencing (submitted separately from a replacement plan) ☐ Replacement Plan ☐ Bank Plan ☐ Exemption Identify which exemption by Rule or Statute Citation: ☐ No-Loss Identify which provision by Rule or Statute Citation:
Decision: Note: All replacement plan approvals are conditional upon confirmation from BWSR of withdrawal of specified credits and/or financial assurance received for project-specific replacement.	☐ Denied ☐ Approved. Valid for ☐ 5 yrs (default); ☐ Other. Specify: ☒ Approved with Conditions List Conditions: The revised Existing Conditions - Figure 2 and summary table received October 15, 2025 reflect the final approved aquatic resources boundaries (attached). Valid for ☒ 5 yrs (default); ☐ Other. Specify:
LGU Representative Name & Signature:	 Shawn Williams, CMWP No. 1178 WSB

Decision Timeline

An LGU must approve or deny a request within 60 days of receiving a complete application per MINN. STAT. § 15.99.

Date Complete Application Received:	September 16, 2025
Date of Decision:	October 21, 2025
If applicable, date of <i>written extension</i> to 60-day decision timeline & number of days extended: Reason for Extension (check one):	N/A ☐ Other process or decision required to occur before WCA decision. Describe: N/A

	☐ Additional information and/or revision to application submitted. ☐ Applicant request. ☐ Other. Describe: N/A
Date & number of days extended for any <i>additional written extensions</i> agreed to by the applicant:	N/A

Decision Summary

Technical Evaluation Panel Recommendation (check one):	☐ No recommendation ☒ Approval or approval with conditions (attach recommendation) The city and BWSR recommend approval of the revised Existing Conditions – Figure 2 and summary table received October 15, 2025. Hennepin County was not in attendance. ☐ Denial (attach recommendation)
LGU Findings (check all that apply):	☐ Findings attached ☒ Findings: The City reviewed the wetland delineation onsite on October 10, 2025. Representatives from BWSR, Kjolhaug Environmental Services, and Minnehaha Creek Watershed District were in attendance. The city of Minnetrista approves the wetland delineation as reflected in the revised Existing Conditions – Figure 2 and summary table received October 15, 2025. The site meeting resulted in wetland delineation revisions including: • T3 was extended as wetland • G1 was included as wetland • WL 3 was extended northwest • WL 2 was extended west • An additional wetland, WL 10 was added ☒ Other attachments. Specify: Revised Existing Conditions – Figure 2 and summary table received October 15, 2025, wetland report.
For Replacement Plan Decisions Only:	Total wetland impacts requiring replacement (acres): N/A Type of wetland replacement (check all that apply): ☐ Project-Specific. Number of Credits: N/A ☐ Banking. Number of Credits by Bank Account #: N/A

Notice Distribution

Notice Recipients (check all that apply):	☒ SWCD TEP Member (if different from LGU): Stacey Lijewski, Lily Kingsley ☒ BWSR TEP Member: Jed Chesnut ☒ DNR Representative: Ryan Toot ☒ Watershed District or WMO (if applicable): MCWD – Veronica Sannes ☐ bank.administrator.bwsr@state.mn.us (Bank Plan Decisions Only) ☒ Applicant: Bahram and Meghan Akradi ☒ Applicant's Representative (if applicable): Faith Holaday ☐ Members of the Public Requesting Notices (if applicable): N/A
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☒ Others: **David Abel and Nick Olson – City of Minnetrista**
Alyson Fauske and Rachel Scheu - WSB

Appeal Process

Appeal Process (check one):	☐ Local Appeal Process (if established). Specify How to Appeal: N/A ☒ Board of Water & Soil Resources (see instructions below)
If there is no established Local Appeal Process indicated above, an appeal of this decision may be made to BWSR per the instructions to the right. Note: Decisions are not final until the 30-day appeal window ends.	Mail or email written request to appeal sent to BWSR within 30 days of date this notice was sent. Include copy of this notice, name and contact information of appellant(s) and their representative(s) (if applicable), a statement clarifying intent to appeal, and supporting information as to why the decision is in error. Mail check payable to MN Board of Water & Soil Resources for \$500. Send to: Appeals & Regulatory Compliance Coordinator Minnesota Board of Water & Soil Resources 520 Lafayette Road North St. Paul, MN 55155 travis.germundson@state.mn.us

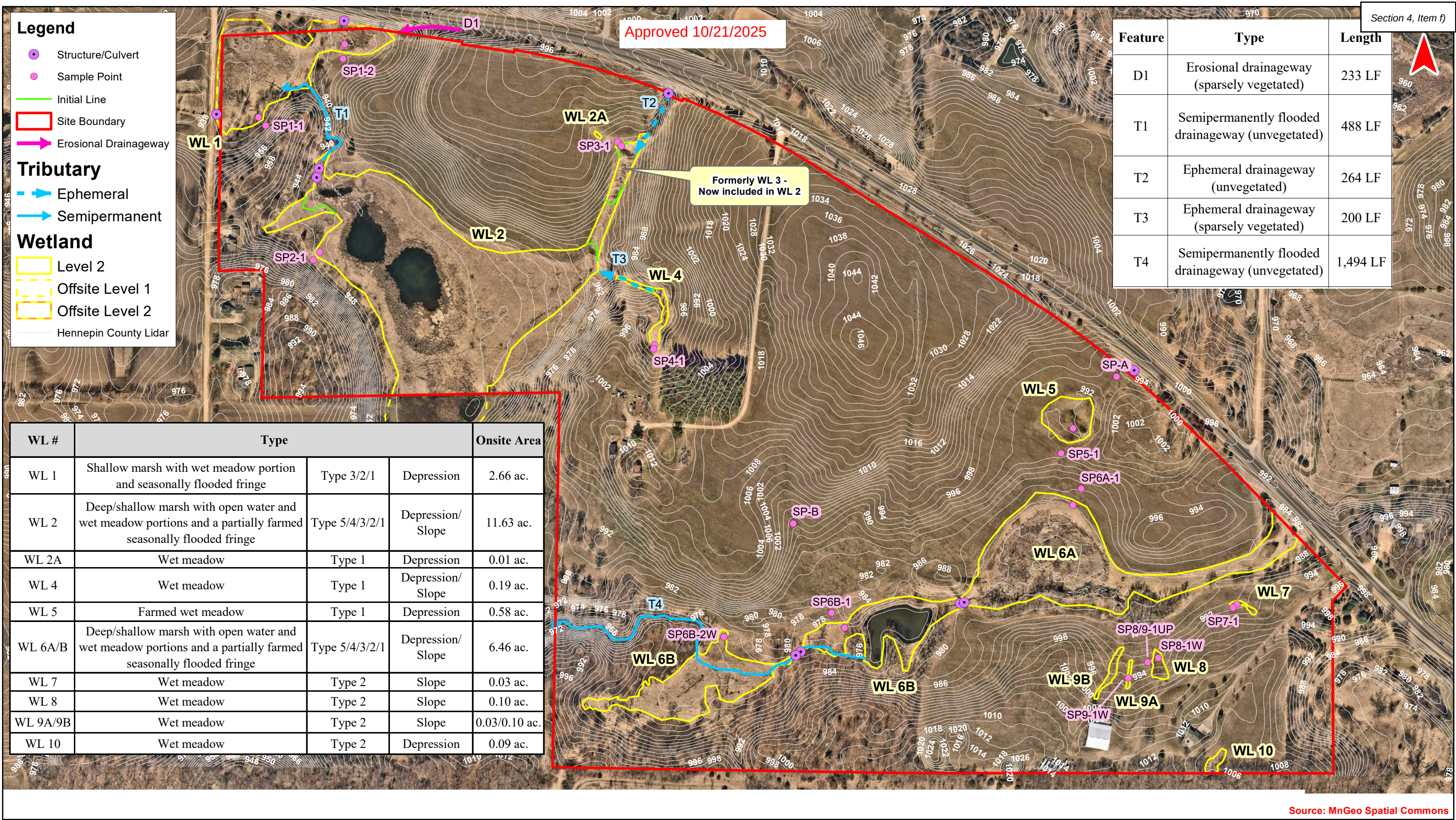


Table 3. Summary of Delineated Wetlands - 7635 Minnesota Highway 7

WL ID	1	2	2A	4	5	6A/6B	7	8	9A	9B	10
Onsite Area	2.66 ac.	11.63 ac.	0.01 ac.	0.19 ac.	0.58 ac.	6.46 ac.	0.03 ac.	0.10 ac.	0.03 ac.	0.10 ac.	0.09 ac.
Circular 39	Type 3/2/1	Type 5/4/3/2/1	Type 1	Type 1	Type 1	Type 5/4/3/2/1	Type 2	Type 2	Type 2		Type 1
Cowardin	PEM1C/B/A	PABG/F/PEM1C/B/Af	PEM1A	PEM1A	PEM1Af	PABG/F/PEM1C/B/Af	PEM1B	PEM1B	PEM1B		PEM1A
Eggers and Reed	Shallow marsh with wet meadow portion and seasonally flooded fringe	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Wet meadow	Wet meadow	Farmed wet meadow	Deep/shallow marsh with open water and wet meadow portions and a partially farmed seasonally flooded fringe	Wet meadow	Wet meadow	Wet meadow		Wet meadow
Hydrogeomorphic	Depression	Depression/Slope	Depression	Depression/Slope	Depression	Depression/Slope	Slope	Slope	Slope		Depression
Wetland Vegetation	Reed canary grass, scattered stinging nettle and jewelweed	Reed canary grass, scattered stinging nettle, common reed, river bulrush, and open water	Reed canary grass, dark green bulrush, yellow nutsedge	Reed canary grass, stinging nettle, giant goldenrod, black willow trees	Reed canary grass, unidentified <i>Carex sp.</i> , common spikerush, northern water plantain	Reed canary grass, narrow-leaved cattail, sandbar willow	Dark green bulrush, reed canary grass, barnyard grass, and yellow nutsedge	Yellow nutsedge, dark green bulrush, reed canary grass, barnyard grass, scattered swamp milkweed	Dark green bulrush, path rush, common spikerush, yellow nutsedge, and barnyard grass		Reed canary grass, dark green bulrush, Pennsylvania smartweed, jewelweed
Adjacent Upland Vegetation	Prickly gooseberry, black ash seedlings, red cedar and red maple trees	Canada goldenrod, Kentucky bluegrass Virginia waterleaf, dandelion, green ash seedlings, reed canary grass	Kentucky bluegrass, timothy, red clover, bird's-foot trefoil, Canada goldenrod, dandelions	Green ash and red pine trees, common buckthorn shrubs, prickly gooseberry, Virginia waterleaf, yellow rocket, Canada goldenrod, burdock, Canada thistle	Kentucky bluegrass, quack grass, dandelion, Canada thistle, crown vetch, other unidentified hayfield grasses	Kentucky bluegrass, quack grass, other unidentified hayfield grasses	Yellow foxtail, Kentucky bluegrass, timothy, red clover, alfalfa, bird's-foot trefoil, and scattered dandelion and common milkweed				Yellow foxtail, Kentucky bluegrass, woodbine, boxelder trees
Observed Drainage Features	T1 hydrologically connects WL 1 and 2. D1 drains into WL 1 from the northeast. A culvert under Highway 7 feeds into WL 1 from the north. A culvert on the western wetland boundary acts as an outlet.	G1 flows from WL 3 to WL 2. T3 hydrologically connects WL 4 to WL 2. T1 flows from WL 2 to WL 1. T2 flows into WL 2 (formerly WL 3) from a culvert under Highway 7. .	No inlet or outlet observed.	T3 flows from the north edge of WL 4 east to WL 2.	No inlet or outlet observed.	T4 flows through Wetland 6B and north/west outside of the wetland, eventually continuing offsite.	No inlet or outlet observed.	No inlet or outlet observed.	No inlet or outlet observed.		No inlet or outlet observed.
Observed Hydrology Indicator/s	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	High Water Table (A2), Saturation (A3), and Geomorphic Position (D2)	High Water Table (A2), Saturation (A3), Geomorphic Position (D2), and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)	Geomorphic Position (D2) and FAC-Neutral Test (D5)		Geomorphic Position (D2) and FAC-Neutral Test (D5)
Mapped NWI Wetland	PEM1C and PEM1A	PEM1A	None	None	PEM1A	PUBGX, PFO1A, and PEM1C/A	None	None	None		None
Mapped Soil Series	Glencoe clay loam and Lester loam	Glencoe clay loam, Lester-Kilkenny complex, and Lester loam	Lester loam	Lester loam	Glencoe clay loam	Cordova loam, Klossner soils, Hamel, overwash-Hamel complex, Lester-Kilkenny complex, and Lester loam	Lester-Kilkenny complex	Lester-Kilkenny complex	Lester-Kilkenny complex and Angus-Kilkenny complex		Angus-Kilkenny complex
Observed Hydric Indicator	Redox Dark Surface (F6)	Thick Dark Surface (A12)	Hydric soils observed during TEP meeting - no datasheets available	Thick Dark Surface (A12) and Redox Dark Surface (F6)	Redox Dark Surface (F6)	Depleted Below Dark Surface (A11) and Redox Dark Surface (F6)	Depleted Matrix (F3)	Depleted Below Dark Surface (A11) and Redox Dark Surface (F6)	Thick Dark Surface (A12) and Redox Dark Surface (F6)		Hydric soils observed during TEP meeting - no datasheets available
Additional Notes	Wetland boundary corresponded to a change in topography and a change from hydrophytic vegetation to upland vegetation. WL 1 extends offsite to the north and east.	Wetland boundary corresponded to a change in topography and a change from hydrophytic vegetation to upland vegetation. WL 2 extends offsite to the south.	Wetland boundary corresponded to a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation	Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation. WL 6A and 6B connected offsite to the east and south.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.	Wetland boundary corresponded to a slight change from concave slope to convex slope and a change from hydrophytic vegetation to upland vegetation.		Wetland boundary corresponded to a slight change in topography and a change from hydrophytic vegetation to upland vegetation

APPENDIX E

Appendix E – Traffic Study

REPORT

To: Emily Bekcer, Land Development & Entitlements Manager
M/I Homes of Minneapolis, LLC

From: Matt Pacyna, PE, Principal
Transportation Collaborative & Consultants, LLC

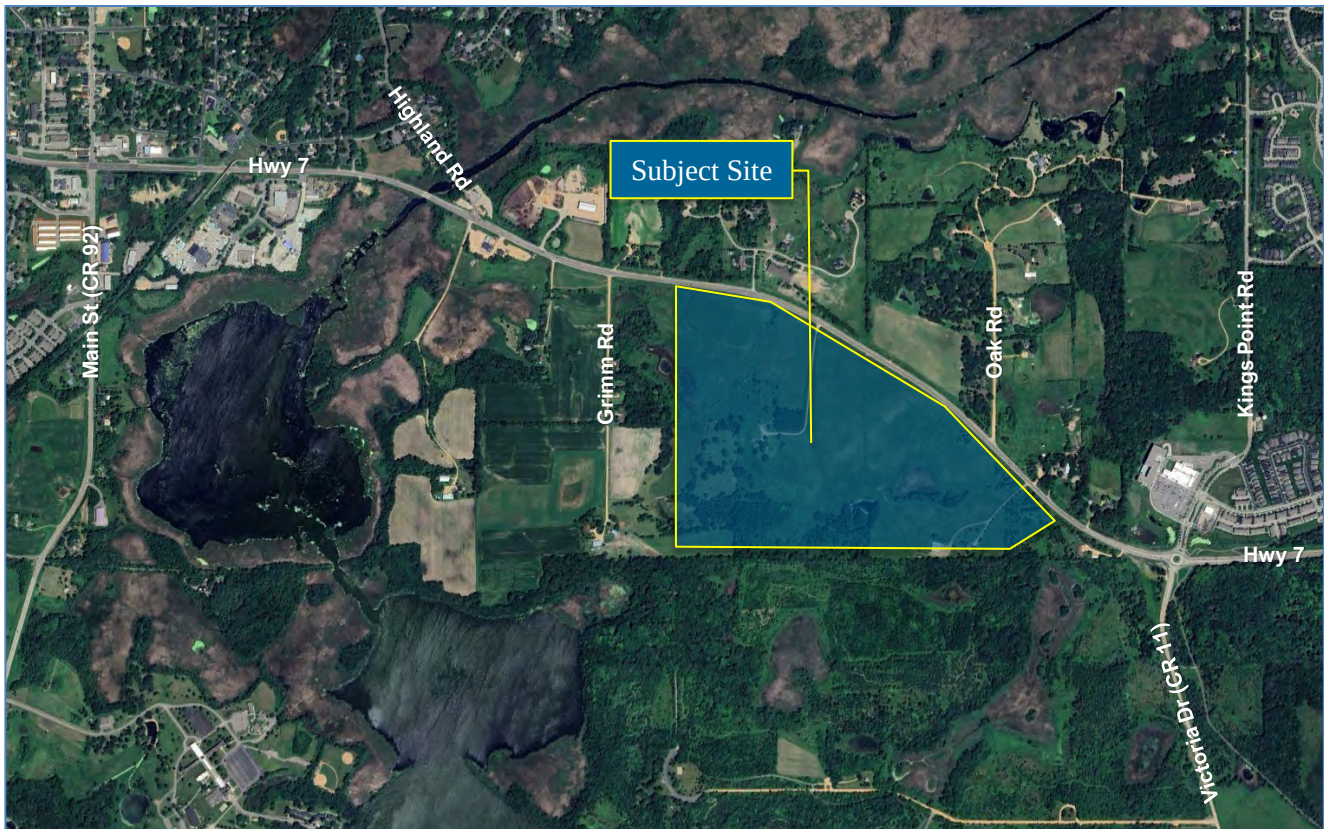
Date: March 30, 2026

Subject: M/I Homes Development Traffic Study; Minnetrista, MN

INTRODUCTION

TC2 completed a traffic study for the proposed M/I Homes Development in the City of Minnetrista. The site under consideration is along the south side of Hwy 7 generally between Grimm Road and Oak Road. The main objectives of the study are to quantify current area operations, identify transportation impacts associated with proposed development, and recommend improvements, if necessary, to ensure safe and efficient operations for all users. This study supports the transportation section of the corresponding environmental assessment worksheet (EAW). The following study assumptions, methodology, and findings are offered for consideration.

Figure 1 Subject Site



BACKGROUND

At the time of this study, several planning efforts and infrastructure projects within the study area were in process. From an infrastructure perspective, the segment of Victoria Drive (CR 11) between Hwy 7 and Hwy 5 was closed for reconstruction; this closure had a significant impact on traffic volumes / travel patterns along Hwy 7 and thus no new traffic counts were completed as part of this study. In addition, MnDOT is currently conducting the *Hwy 7 Study - Hopkins to St. Bonifacius* which included new traffic data prior to any roadway closures within the study area. This study recommends the future corridor vision along Hwy 7, which includes:

- 3/4 Intersection at Highland Road
- Multilane roundabout at Kings Point Road / Victoria Drive (CR 11)
- Multi-use trail along the entire segment
- Potential for a median barrier between intersections

Reconstruction currently is planned for the year 2029. However, the proposed development was not included as part of the *Hwy 7 Study*; this traffic study builds upon the previous planning efforts.



EXISTING CONDITIONS

Existing conditions were reviewed within the study area to establish current traffic conditions to help determine impacts associated with the proposed development. The evaluation of existing conditions included identifying traffic volumes, observing transportation characteristics, and analyzing crash history and intersection capacity, which are described in the following sections.

Traffic Volumes

As noted earlier, no new traffic counts were collected as part of this study since Victoria Drive (CR 11) was closed. However, as part of the *Hwy 7 Study*, 13-hour turning movement counts (TMCs) were collected at the following study intersections as noted on Tuesday, March 6, 2024 and Wednesday, March 7, 2024. In addition, Streetlight data was used as part of the study to identify turning movement counts at the other study intersections listed.

- Hwy 7 and Highland Road / Six Mile Creek Road*
- Hwy 7 and Creek View Circle
- Hwy 7 and Viking Road
- Hwy 7 and Grimm Road
- Hwy 7 and Upland Farm Road
- Hwy 7 and Oak Road
- Hwy 7 and Kings Point Road / Victoria Drive (CR 11)*

* Denotes a 13-hour count location

Average daily traffic (ADT) volumes were provided by MnDOT or estimated based on the data collected.

Transportation Characteristics

Observations were conducted within the study area to identify various transportation characteristics such as roadway geometry, traffic controls, speed limits, and multimodal facilities. A general overview of key roadways within the study area is as follows:

- **Hwy 7** – a 2-lane principal arterial roadway with turn lanes at most study intersections. There is a multi-use trail along both sides of the roadway from Kings Point Road / Victoria Drive (CR 11) to about 500 feet to the west, as well as the north side of the roadway to the east; including a tunnel just east of the roundabout. The speed limit is 55-mph.
- **Highland Road** – a 2-lane minor collector roadway with limited turn lanes and no multi-modal facilities; the speed limit is 30-mph.
- **Victoria Drive (CR 11)** – a 2-lane major collector roadway with periodic turn lanes. There is a multi-use trail that parallels the roadway through Carver Park Reserve; the speed limit is 55-mph.

All other study roadways are 2-lane local facilities with limited turn lanes and / or multimodal facilities. The Hwy 7 and Kings Point Road / Victoria Road (CR 11) intersection is a roundabout, while all other study intersections have two-way stop control. Existing conditions are illustrated in [Figure 2](#).

Crash History

Five years of crash history within the study area (January 2020 through December 2024) was reviewed using data from *MnDOT's Crash Mapping Analysis Tool* (MnCMAT). There was a total of 46 crashes reported along Hwy 7 between Highland Road and Kings Point Road / Victoria Drive (CR 11) during the review period. Most of the reported crashes (i.e., 33 of the 46) occurred at the Kings Point Road / Victoria Drive (CR 11) intersection, while five (5) crashes occurred at the Highland Road intersection; no other intersection had more than two (2) crashes during the review period. There were three (3) serious injury crashes; one (1) crash occurred at the Kings Point Road / Victoria Drive (CR 11) intersection, while the other two occurred between intersections. No bicyclist or pedestrian crashes were reported.

When considering crash and severity rates, all study intersections operate within the normal range when compared to locations with similar characteristics. In addition, the Hwy 7 segment between Highland Road and Kings Point Road / Victoria Drive (CR 11) also operates within the normal range when excluding the Kings Point Road / Victoria Drive (CR 11) intersection. It is important to note that MnDOT has been monitoring the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection for several years and has made modifications to improve safety. Detailed crash statistics are provided below.

2020-2024		Total Crash Rate				Fatal & Serious Injury Crash Rate			
Intersection	Total Crashes	Observed	Statewide Average	Critical Rate	Critical Index	Observed	Statewide Average	Critical Rate	Critical Index
MN Hwy 7 & Highland Rd / Buddy Boy BBQ	5	0.158	0.141	0.330	0.48	0.000	0.926	4.700	0.00
MN Hwy 7 & Grimm Rd	0	0.000	0.141	0.330	0.00	0.000	0.926	4.780	0.00
MN Hwy 7 & Upland Farm Rd	2	0.064	0.141	0.330	0.19	3.221	0.926	4.750	0.68
MN Hwy 7 & Oak Rd	0	0.000	0.141	0.330	0.00	0.000	0.926	4.750	0.00
MN Hwy 7 & Victoria Dr (CR 11) / Kings Point Rd	33	0.895	0.973	1.400	0.64	2.711	0.460	3.250	0.83



Intersection Capacity

Intersection capacity was evaluated using Synchro/SimTraffic Software (version 11), which uses methods outlined in the *Highway Capacity Manual, 6th Edition*, and Highway Capacity Software (HCS). The software is used to develop calibrated models that simulate observed traffic operations and identify key metrics such as intersection Level of Service (LOS) and queues. These models incorporate collected traffic, pedestrian, and bicyclist volumes, traffic controls, peaking characteristics, and driver behavior factors. Level of Service (LOS) quantifies how an intersection is operating. Intersections are graded from LOS A to LOS F, which corresponds to the average delay per vehicle values shown. An overall intersection LOS A through LOS D is generally considered acceptable in the study area. LOS A indicates the best traffic operation, while LOS F indicates an intersection where demand exceeds capacity.

Level of Service	Average Delay / Vehicle	
	Unsignalized	Signalized
A	< 10	< 10
B	10 to 15	10 to 20
C	15 to 25	20 to 35
D	25 to 35	35 to 55
E	35 to 50	55 to 80
F	> 50	> 80

For side-street stop-controlled intersections, special emphasis is given to providing an estimate for the level of service of the side-street approach. Traffic operations at an unsignalized intersection with side-street stop control can be described in two ways. First, consideration is given to the overall intersection level of service, which takes into account the total number of vehicles entering the intersection and the capability of the intersection to support the volumes. Second, it is important to consider the delay on the minor approach. Since the mainline does not have to stop, most delay is attributed to the side-street approaches. It is typical of intersections with higher mainline traffic volumes to experience high-levels of delay (i.e., poor levels of service) on the side-street approaches, but an acceptable overall intersection level of service during peak hour conditions.

The existing capacity analysis results, summarized in [Table 1](#), indicate that all study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours. The westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour; westbound 95th percentile queues can range from 350 to 450 feet. During the a.m. peak hour, the eastbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) operates at LOS C; eastbound 95th percentile queues can range from 200 to 300 feet. This illustrates that although there are no capacity issues today, the existing Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection is approaching its capacity during the peak hours and reconfiguration back to its original design will eventually be needed.

Table 1 Existing Intersection Capacity

Hwy 7 Intersection	Traffic Control	Level of Service (delay in seconds)	
		AM Peak Hour	PM Peak Hour
Highland Rd / Six Mile Creek Rd (1)	SSS	A / C (17)	A / C (16)
Grimm Rd	SSS	A / B (10)	A / B (10)
Upland Farm Rd	SSS	A / A (9)	A / B (12)
Oak Rd	SSS	A / A (9)	A / A (8)
Kings Point Rd / Victoria Drive (CR 11)	RAB	B (14)	B (20)

SSS – Side-Street-Stop RAB – Roundabout

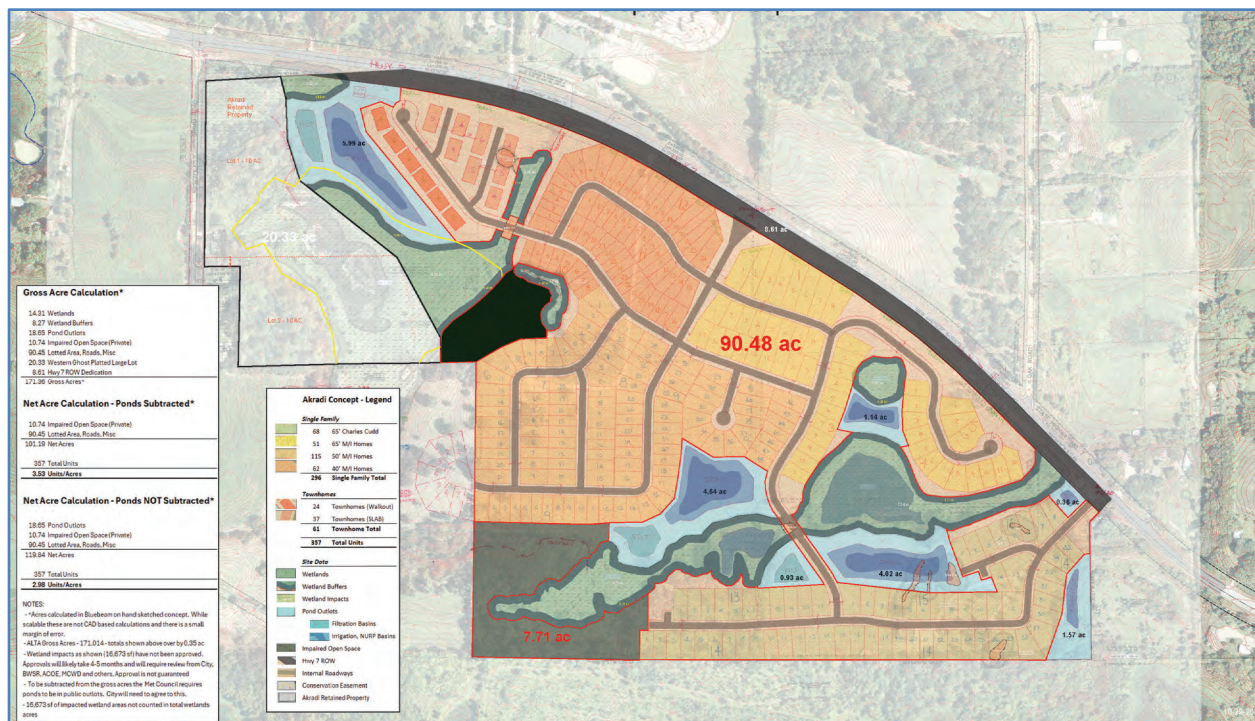
For side-street stop-controlled intersections, the overall intersection LOS is shown, followed by the worst approach LOS; the delay shown is for the worst approach. For roundabouts, the overall LOS and delay is shown.

PROPOSED DEVELOPMENT

The proposed development, which is shown in [Figure 3](#), is along the south side of Hwy 7 generally between Grimm Road and Oak Road. The project includes a total of 357 residential units, which includes a combination of townhomes (61 units) and single-family residential uses (296 units). No development is planned in the furthest two western lots. The existing site is primarily used for agricultural purposes.

Two (2) access locations along Hwy 7 are proposed. The primary development access is located midway between Upland Farm Road and Oak Road and is spaced at approximately 1/4-mile from each of these existing roadways. The east access is located approximately 550 feet east of Oak Road; this access is planned to be a partial access (i.e., either three-quarter or right-in / right-out). Note that for purposes of this study, the east access was evaluated as both a full-access and a right-in / right-out configuration. Construction was assumed to be fully completed by 2030.

Figure 3 Proposed Site Plan



TRAFFIC FORECASTS

Traffic forecasts were developed for year 2030 no build and build conditions. The forecasts account for general background growth and trip generation from the proposed development. The following information summarizes the forecast development process.

Background Growth

To account for general background growth in the study area, an annual growth rate of one-half (0.5) percent was applied to the existing traffic volumes to develop year 2030 no build conditions. This growth rate is consistent with historical growth within the study area and previous planning efforts including the *Hwy 7 Study* and the *Mackenthun's Development Traffic Study*. The year 2030 no build conditions are shown in [Figure 4](#).



Proposed Development Trip Generation

The trip generation estimate for the proposed development was created using the *ITE Trip Generation Manual, 12th Edition* and includes trips for typical weekday a.m. and p.m. peak hours, as well as daily. The proposed development, shown in [Table 2](#), is estimated to generate 236 a.m. peak hour (63 in / 173 out), 306 p.m. peak hour (189 in / 117 out), and 3,094 daily (1,547 in / 1,547 out) trips. No multimodal reductions were included to provide a more conservative estimate. *Note that a sensitivity analysis based on a 422 residential unit development was also completed, which is described later in this report.*

Table 2 Trip Generation Summary

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Single-Family Homes (210)	296 units	56	151	171	104	2,692
Townhomes (215)	61 units	7	22	18	13	402
Total Site Trips	357 units	63	173	189	117	3,094

Site generated trips were distributed throughout the study area using the directional distribution shown in [Figure 5](#), which is based on a combination of existing area travel patterns and engineering judgment. The resultant year 2030 build condition traffic forecasts, which include the general background growth and trip generation from the proposed development, are illustrated in [Figure 6](#). Note that trips were distributed based on two access scenarios (i.e., Scenario 1 – full access at both locations; Scenario 2 – full-access at the Central Access and right-in / right-out access at the East Access).

YEAR 2030 CONDITIONS

To understand impacts associated with the proposed development, year 2030 no build and build conditions were reviewed from an intersection capacity analysis perspective. The year 2030 capacity analysis results, summarized in [Table 3](#), indicate that under year 2030 no build conditions, all study intersections and approaches (including the proposed access locations) operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours except the westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11), which is expected to operate at LOS E during the p.m. peak hour; westbound 95th percentile queues are expected to range from 400 to 500 feet.

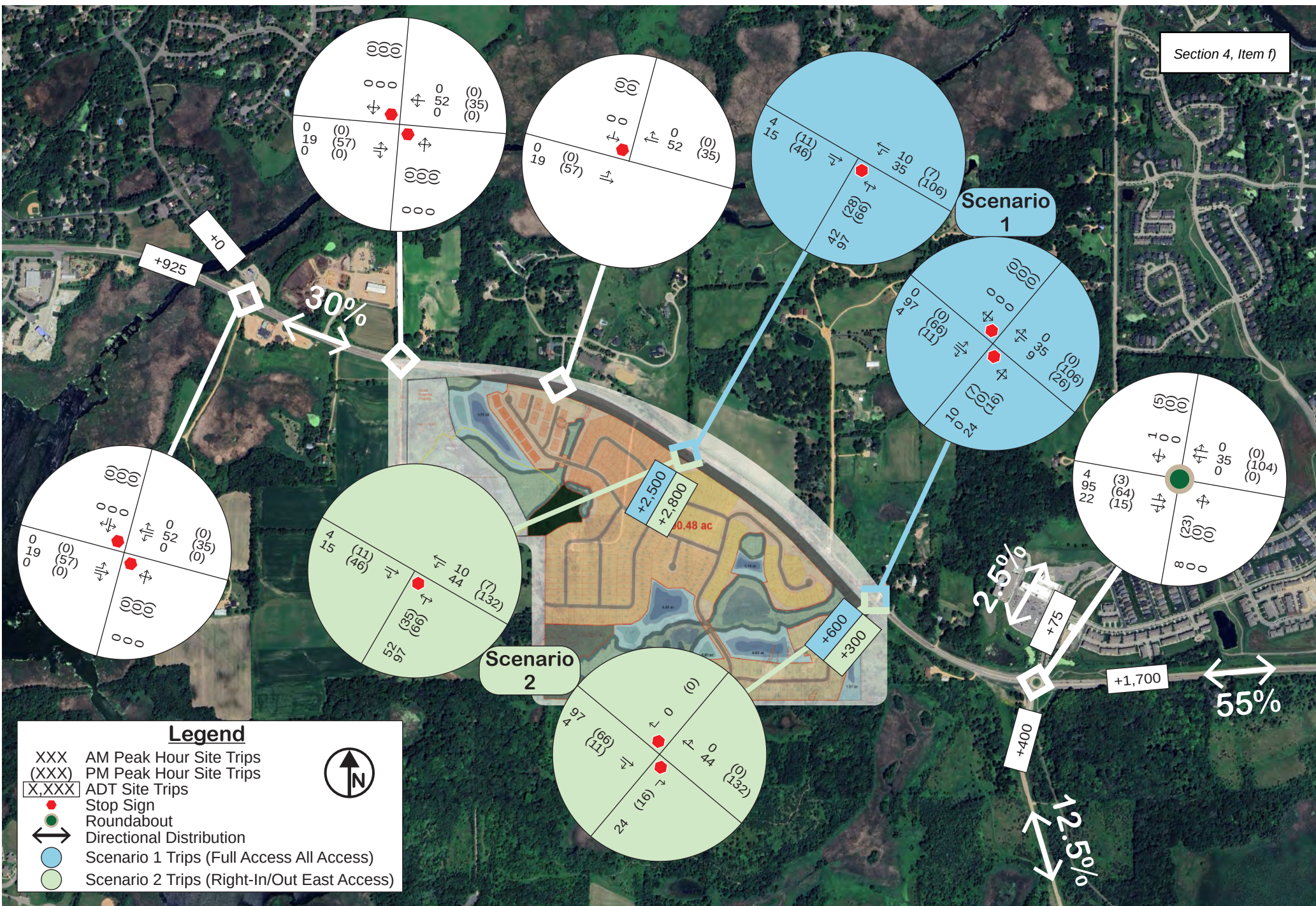
Table 3 Year 2030 Intersection Capacity

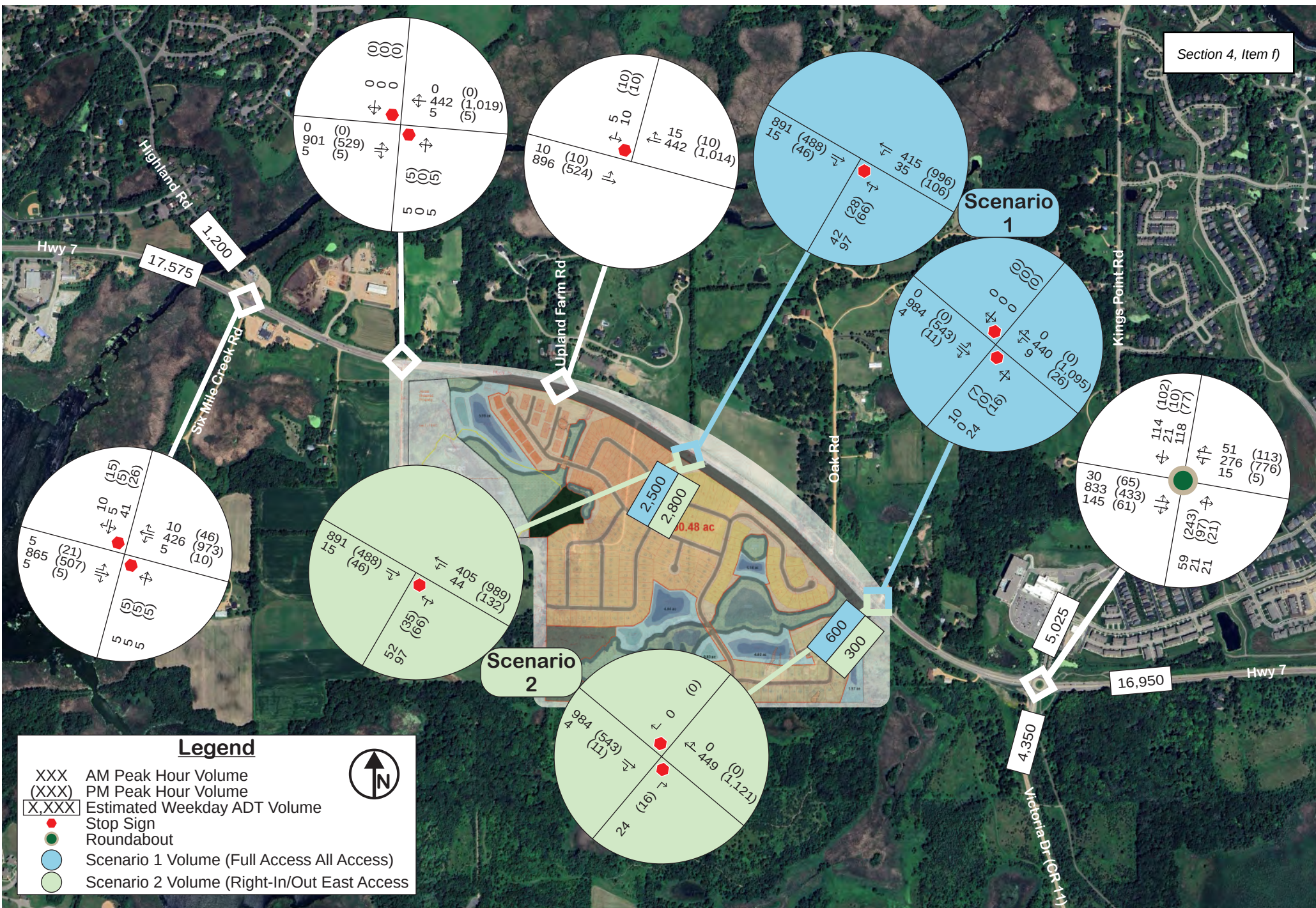
Hwy 7 Intersection	Level of Service (delay in seconds)					
	AM Peak Hour			PM Peak Hour		
	No Bld	Build Scen. 1	Build Scen. 2	No Bld	Build Scen. 1	Build Scen. 2
Highland Rd / Six Mile Creek Rd	A / C (19)	A / C (20)	A / C (20)	A / C (17)	A / C (22)	A / C (24)
Grimm Rd	A / B (13)	A / B (11)	A / B (12)	A / B (10)	A / B (10)	A / B (10)
Upland Farm Rd	A / B (12)	A / B (10)	A / B (10)	A / B (10)	A / B (13)	A / B (13)
Central Access		A / C (22)	A / C (23)		A / C (18)	A / C (22)
Oak Rd	A / B (10)	A / B (11)	A / B (12)	A / B (14)	A / B (12)	A / C (22)
East Access		A / B (10)	A / A (8)		A / B (13)	A / A (4)
Kings Point Rd / Victoria Dr (CR 11)	C (20)	A (8)*	A (8)*	C (22)	B (10)*	B (10)*

SSS – Side-Street-Stop

RAB – Roundabout

For side-street stop-controlled intersections, the overall intersection LOS is shown, followed by the worst approach LOS; the delay shown is for the worst approach. For roundabouts, the overall LOS and delay is shown.





During the a.m. peak hour, the eastbound approach of Hwy 7 at Kings Point Road/ Victoria Drive (CR 11) is expected to operate at LOS D; eastbound 95th percentile queues are expected to range from 300 to 400 feet. This illustrates that by the year 2030, regardless of the proposed development, the need to reconfigure the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection back to its original (2x1) design is expected to be needed. To illustrate the operational benefit of this reconfiguration, the original roundabout design was assumed as part of the year 2030 build analysis.

Under year 2030 build conditions, with the original roundabout configuration at the Kings Point Road / Victoria Drive (CR 11) intersection, all intersections and approaches are expected to operate at an acceptable LOS D or better during the peak hours regardless of the proposed development access configuration (i.e., Scenario 1 or 2). Note that the build analysis assumed dedicated left- and right-turn lanes along Hwy 7 at the proposed site access locations, as well as only one lane exiting each location.

Side-street operations at the Central Access could be improved by providing dedicated left- and right-turn lanes (i.e., two exiting lanes); with the additional right-turn lane, approach delays would decrease by about five (5) seconds and queues would decrease by about 30 to 40 feet during the peak hours. Further discussion with MnDOT should occur to review the following development access scenario to determine the appropriate configuration and implementation timeline.

- Central Access - full-access side-street stop control with a westbound left- and eastbound right-turn lane, as well as dedicated left- and right-turn lanes on the side-street approach.
- East Access - right-in / right-out side-street stop control with an eastbound right-turn lane; the right-in / right-out could be facilitated with a median along Hwy 7 or a pork-chop island on the side-street approach.

Sensitivity Test

Although the proposed development site is challenged to increase density from the current plan, a sensitivity test was conducted to understand any impacts if additional density was added to better align with Metropolitan Council land use guidance. This sensitivity test accounted for a total of 422 units, which resulted in a decrease of 43 single-family units and an increase of 108 townhomes (i.e., a 65-unit net increase from the proposed plan). The change in trip generation associated with this sensitivity test, shown in Table 4, indicates that the additional units would generate about 20 additional a.m. peak hour, 15 additional p.m. peak hour, and 316 additional daily trips; the relatively small difference is related to the average trip generation rate differences between the residential types. Thus, the resultant impact of these additional units is expected to be minimal relative to the proposed plan, and no additional infrastructure would be needed beyond what is added based on the proposed plan.

Table 4 Sensitivity Test Trip Generation

Land Use Type (ITE Code)	Size	AM Peak Hour		PM Peak Hour		Daily
		In	Out	In	Out	
Proposed Plan	357 Units	63	173	189	117	3,094
<u>Sensitivity Test</u>						
Single-Family Homes (210)	253 units	48	129	146	89	2,300
Townhomes (215)	169 units	20	59	49	37	1,110
Sensitivity Test Site Trips	422 units	68	188	195	126	3,410
Sensitivity Test Change in Trips (+ / -)						
		+5	+15	+6	+9	+316

SITE PLAN / OTHER CONSIDERATIONS

A review of the proposed site plan does not indicate any major issues. However, the following items are offered for further consideration between area agencies and / or the project team.

- Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.
- Install internal intersection traffic controls (i.e., stop signs) in collaboration with the city engineer.
- Provide multimodal connections throughout the site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible.
 - o At a minimum, preserve right-of-way along the south side of Hwy 7 within the project limits to accommodate a future multi-use trail consistent with the *Hwy 7 Study*.
- Review truck maneuverability to limit potential internal circulation conflicts.
- Align the east access across from the existing private access on the north side of Hwy 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.

CONCLUSIONS

Based on the findings of the study, the following conclusions are offered for consideration.

- 1) When considering crash and severity rates, all intersections operate within the normal range when compared to locations with similar characteristics from a crash history perspective; note that MnDOT has been monitoring the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection for several years and has made modifications to improve safety.
- 2) All study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours.
 - a. The westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) is approaching the LOS D / E threshold during the p.m. peak hour; while the eastbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11) operates at LOS C during the a.m. peak hour.
 - b. Although there are no capacity issues today, the existing Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection is approaching capacity during the peak hours and reconfiguration back to its original design will eventually be needed.
- 3) The proposed project is a 357-unit residential development, which includes a combination of townhomes (61 units) and single-family homes (296 units); the existing site is primarily used for agricultural purposes. Construction was assumed to be fully completed by the year 2030.
- 4) Traffic forecasts were developed for year 2030 no build and build conditions, which included a one-half (0.5) percent annual background growth and trip generation from the proposed development.
 - a. The proposed development is estimated to generate 236 a.m. peak hour (63 in / 173 out), 306 p.m. peak hour (189 in / 117 out), and 3,094 daily (1,547 in / 1,547 out) trips.

- 5) Key takeaways from the future year 2030 capacity analysis, include:
- a. Under year 2030 no build conditions, all study intersections and approaches generally operate at an acceptable LOS D or better during the typical weekday a.m. and p.m. peak hours, except the westbound approach of Hwy 7 at Kings Point Road / Victoria Drive (CR 11), which is expected to operate at LOS E during the p.m. peak hour.
 - b. By the year 2030, regardless of the proposed development, the need to reconfigure the Hwy 7 and Kings Point Road / Victoria Drive (CR 11) intersection back to its original design is expected.
 - c. Under year 2030 build conditions, all intersections and approaches are expected to operate at an acceptable LOS D or better during the peak hours regardless of the proposed development access configuration.
- 6) Further discussion with MnDOT should occur to review the following development access scenario to determine the appropriate configuration and implementation timeline.
- a. Central Access - full-access side-street stop control with a westbound left- and eastbound right-turn lane, as well as dedicated left- and right-turn lanes on the side-street approach.
 - b. East Access - right-in / right-out side-street stop control with an eastbound right-turn lane; the right-in / right-out could be facilitated with a median along Hwy 7 or a pork-chop island on the side-street approach.
- 7) The following items are offered for further consideration:
- a. Locate signage and landscaping to avoid creating any sight distance issues; intersection sight-distance should be confirmed at the proposed site access locations.
 - b. Install internal intersection traffic controls (i.e., stop signs) in collaboration with the city engineer.
 - c. Provide multimodal connections throughout the site to ensure connectivity with existing and proposed facilities adjacent to the site; a multimodal facility should be provided along at least one (1) side of each roadway within the proposed development, where feasible.
 - At a minimum, preserve right-of-way along the south side of Hwy 7 within the project limits to accommodate a future multi-use trail consistent with the *Hwy 7 Study*.
 - d. Review truck maneuverability to limit potential internal circulation conflicts.
 - e. Align the east access across from the existing private access on the north side of Hwy 7 or consider relocating the private access to align with the proposed east access; this consideration is only needed if full- or three-quarter access is planned for the east access.

RESOLUTION NO. 38-26

CITY OF MINNETRISTA

RESOLUTION AUTHORIZING THE DISTRIBUTION OF THE ENVIRONMENTAL ASSESSMENT WORKSHEET FOR THE PROPOSED

WHEREAS, M/I Homes of Minneapolis, LLC (“Proposer”) is proposing to develop approximately 163 acres with 357 to 422 detached single-family and attached townhome residential units, stormwater management areas, curvilinear roads, and open spaces (“Project”); and

WHEREAS, the Project is located south of Minnesota State Highway 7 (TH 7), west of Victoria Drive/Kings Point Rd, north of the Laketown Township/Carver County border, and east of Grimm Rd along the southern boundary of the City of Minnetrista on land that has historically been used for agricultural production; and

WHEREAS, the Project crosses the threshold of a mandatory Environmental Assessment Worksheet (“EAW”) per Minn. Rules 4410.4300, subpart 19.C Residential Development; and

WHEREAS, the City of Minnetrista is the Responsible Governmental Units (“RGU”); and

WHEREAS, the EAW was prepared by Swanson Haskamp Consulting, LLC (SHC), who submitted completed data portions of the EAW to the City of Minnetrista consistent with Minn. Rules Part 4410.1400; and

WHEREAS, the EAW was prepared using the form approved by the Minnesota Environmental Quality Board for EAWs in accordance with Minn. Rules 4410.1300.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby authorizes the distribution of the Environmental Assessment Worksheet in the Environmental Quality Board Monitor and to required agencies for review in accordance with Minn. Rules 4410.1500.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of April, 2026 by a vote of ___ Ayes and ___ Nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM 39-26

Subject: Approve purchase for Public Works pickup truck replacement

Prepared By: Gary Peters, Public Works Director

Meeting Date: April 6, 2026

Issue:

Public Works needs to replace a Public Works pickup truck – Truck #2.

Background/History:

When the City Council approved the 2026 Capital Improvement Plan (CIP) Equipment Fund, it included the purchase of a pickup truck for the Public Works department to replace a 2017 Ford F-350 regular cab pickup truck (Truck #2) with 60,000 miles on it. This current truck has a diesel engine and for many years, diesel engines were the choice for work trucks that hauled trailers and snowplowed. This was due to the diesel engine’s power and reliability. This truck, like all the City owned vehicles with diesel engines, has had many issues with the engine. The major issue comes from the Diesel Exhaust Fluid (DEF) system. New diesel trucks are made for longer hauling/driving and not for short trips and idle time – which City trucks do all the time. Staff have found that repairs for DEF related issues are rising and are very expensive to fix. For this reason, Public Works will be moving away from diesel engines and purchasing trucks with gas engines. This will also save \$9,500.00 - \$10,000.00 when purchasing a gas engine over a diesel engine - depending on the brand purchased. This truck has accrued just over \$8,000.00 in total repair costs over its lifetime in the fleet. This does include normal wear and tear replacement parts (i.e., batteries, brakes, oil/filter changes, tires, etc.). This is the last pick-up in the fleet with a diesel engine that will need replacement.

Overview:

The Public Works Director requested quotes from Morrie’s Buffalo Ford, Holz Motors and Saxon Fleet Services for this truck. Saxon Fleet Services is the vendor on the Minnesota State Cooperative Purchasing Venture (State Bid). Morries Ford and Holz Motors utilize Sourcewell Purchasing. Like the state bid, Sourcewell is a cooperative purchasing program that manages equipment and services solicitation to get the best pricing available. The quotations for the new truck are attached, and are as follows:

Ford F-350 Regular Cab XL – Morries: \$51,910.00 + tax/title/license fees
Chevrolet Silverado 3500HD WT – Holz: \$51,777.75 + tax/title/license fees
Chevrolet Silverado 3500HD LT – Saxon: \$52,358.25 + tax/title/license fees

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.

Public Works has had Ford vehicles in the fleet for several years and currently has one Chevrolet pickup in the fleet. The current Chevrolet truck is well liked by the Public Works Staff and is the recommended truck for purchase. This truck will be the Public Works Operations Supervisor's everyday work truck, and the Public Works Director is recommending the purchase of the Chevrolet 3500HD LT from Saxon Fleet Services of Oakdale, MN. While this truck is the most expensive truck quoted, the added options that this truck has will help resale in the future, and the \$580.50 is a small amount more to pay for a better equipped truck. Upon delivery, this truck will be taken to MGX Equipment Services (formally Aspen Equipment) in Bloomington, where it will be equipped with a Wide-Out model snowplow from Western Snowplows at an estimated cost of \$11,000.00. MGX is the State Bid vendor for Western Snowplows. The truck will also be sent to Action Radio & Communications in Maple Grove for the installation of strobe/warning lights at an estimated cost of \$2000.00. Action Radio & Communications is the City's vendor for outfitting police squad units.

Fiscal Impact:

In the Public Works 2026 Capital Improvement Plan, the estimated replacement cost of this truck was listed at \$55,000.00, with another \$15,00.00 estimated for the warning lights and snowplow installation. The total estimated cost of this truck with warning lights and snowplow installation is estimated to be \$65,358.25 plus vehicle sales tax, title and license fees, which is within the budgeted range. Once new Truck #202 is equipped and enters fleet service, old Truck #2 (2017 Ford F-350) will be sent to ADESA Auto Auction to be placed up for auction. The purchase of this new truck and equipment for the Public Works Department will be paid out of the approved 2026 CIP Equipment Fund.

Recommended City Council Action:

Motion to approve Res No. 39-26 for the purchase of a 2026 Chevrolet 3500HD LT pickup truck from Saxon Fleet Services of Oakdale, MN at a cost of \$52,358.25 plus tax/title/license fees.

Mission Statement:

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

City of Minnetrista

Prepared For: Gary Peters (3/31/2026)

Release# T-642(5) - Contract ID# 258654

Cust FAN 480345 - State FAN 812659

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT



2026 BASE PRICE	\$48,229.60
OPTIONS	\$4,108.65
EXCISE TAX	\$20.00
TOTAL	\$52,358.25

Does not include and Minnesota State taxes, title,
Registration, or doc fees

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT ( Complete)

Selected Model and Options

MODEL	
CODE	MODEL
CK30953	2026 Chevrolet Silverado 3500HD 4WD Double Cab 162" LT
COLORS	
CODE	DESCRIPTION
GAZ	Summit White
BODY CODE	
CODE	DESCRIPTION
E63	Durabed, pickup bed (STD)
REAR WHEEL CONFIGURATION	
CODE	DESCRIPTION
SRW	Single Rear Wheels (STD)
EMISSIONS	
CODE	DESCRIPTION
NE1	Emissions, Colorado, Connecticut, Delaware, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New Mexico, New York, Oregon, Pennsylvania, Rhode Island, Vermont and Washington state requirements
ENGINE	
CODE	DESCRIPTION
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)
TRANSMISSION	
CODE	DESCRIPTION
MKM	Transmission, 10-speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)
GVWR	
CODE	DESCRIPTION
C7V	GVWR, 11,600 lbs. (5262 kg) with single rear wheels (STD) (Included and only available with CK30953 model with (L8T) 6.6L V8 gas engine with 18" or 20" wheels. Requires single rear wheels.)

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT ( Complete)

AXLE	
CODE	DESCRIPTION
GT4	Rear axle, 3.73 ratio (STD) (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)

PREFERRED EQUIPMENT GROUP	
CODE	DESCRIPTION
1LT	LT Preferred Equipment Group includes standard equipment

WHEELS	
CODE	DESCRIPTION
PYV	Wheels, 18" (45.7 cm) machined aluminum with Silver painted accents, 6-spoke (STD) (Requires single rear wheels.)

TIRES	
CODE	DESCRIPTION
QF6	Tires, LT275/70R18E all-terrain, blackwall (STD) (Requires single rear wheels.)

SPARE TIRE	
CODE	DESCRIPTION
ZYG	Tire, spare LT275/70R18 all-terrain, blackwall (STD) (Included and only available with (QF6) LT275/70R18E all-terrain, blackwall tires or (QF9) LT275/65R20 all-terrain, blackwall tires with (E63) Durabed, pickup bed single rear wheel models. Included when (QFG) LT275/65R20 blackwall off-road tires are ordered without (ZW9) pickup bed delete. Available to order when (ZW9) pickup bed delete and (QF6) LT275/70R18E all-terrain, blackwall tires are ordered with single rear wheel models. Not available with dual rear wheels.)

PAINT	
CODE	DESCRIPTION
GAZ	Summit White

SEAT TYPE	
CODE	DESCRIPTION
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD) (Not available with (PCM) Convenience Package II unless (PCL) LT Convenience Package I is ordered.)

SEAT TRIM	
CODE	DESCRIPTION
H0U	Jet Black, Cloth seat trim

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT ( Complete)

RADIO

CODE	DESCRIPTION
IOK	Audio system, Chevrolet Infotainment 3 Premium system with Google built-in compatibility (select service plan required, terms and limitations apply) including navigation capability, 13.4" diagonal HD color touchscreen, includes multi-touch display, AM/FM stereo, Bluetooth streaming audio for music and most phones; featuring Wireless Apple CarPlay and Wireless Android Auto capability for compatible phones, advanced voice recognition, in-vehicle apps, personalized profiles for infotainment and vehicle settings (STD)

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION
B59	Remote Start Package includes (BTV) Remote Start, (UTJ) Theft-deterrent system and (C49) rear-window defogger (Requires (PCL) Convenience Package.)
PCL	Convenience Package includes (UF2) Cargo bed LED lighting, (CJ2) dual-zone automatic climate control, (A2X) 10-way power driver seat including power lumbar, (N37) manual tilt/telescoping steering column and (T3U) LED fog lamps (Requires (ZM9) Heat Package and (B59) Remote Start Package.)
PCM	Convenience Package II includes (KC9) 120-volt bed-mounted power outlet, (PZ8) Hitch Guidance with Hitch View, (UET) Trailing App, (A48) rear sliding power window and (UG1) Universal Home Remote (Requires (PCL) Convenience Package. Not available with (ZW9) pickup bed delete.)
VYU	Snow Plow Prep/Camper Package includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at www.gmupfitter.com for plow installation details and assistance. Note: if ordered for Camper usage, recommend ordering (UY2) Trailing wiring provisions (Upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Included with (ANQ) Alaskan Snow Plow Special Edition. Not available with (F60) Heavy Duty Front Spring/Camper Package.)
ZM9	Heat Package includes (KA1) Heated driver and passenger seats and (KI3) Heated steering wheel (Requires (PCL) Convenience Package.)

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION
K4Z	Battery, auxiliary, 700 cold-cranking amps/70 Amp-hr (Requires (L8T) 6.6L V8 gas engine and either (KW5) 220-amp alternator or (KHF) dual alternators. Not available with (KW7) 170-amp alternator.)
KHF	Alternators, dual, 220-amps primary, 170-amps auxiliary (Requires (K4Z) auxiliary battery with (L8T) 6.6L V8 gas engine.)
NZZ	Skid Plates protect the oil pan, front axle and transfer case (Included with (Z71) Z71 Off-Road Package or (VYU) Snow Plow Prep/Camper Package.)

Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT ( Complete)

ADDITIONAL EQUIPMENT - EXTERIOR

CODE	DESCRIPTION
A48	Window, power, rear sliding with rear defogger (Included and only available with (PCM) Convenience Package II.)
CGN	Chevytec spray-on bedliner Black (does not include spray-on liner on tailgate due to Black composite inner panel) (Included with (ANQ) Alaskan Snow Plow Special Edition, (PDZ) Z71 Off-Road and Protection Package, (WPK) Trail Boss Package, (WBL) Z71 Chrome Sport Edition or (Z6A) Gooseneck / 5th Wheel Prep Package. Not available with (ZW9) pickup bed delete. Available with Ship Thru code (SQE), (TCE) or (TCH), not available with any other Ship Thru code.)
QT6	Tailgate, gate function power up/down with power lock and release (Requires (PCM) Convenience Package II. Not available with (QK2) Multi-Flex tailgate.)
T3U	Fog lamps, front, LED (Included and only available with (PCL) Convenience Package. Available free flow with fleet or government sales order.)
UF2	LED Cargo Area Lighting located in pickup bed, activated with switch on center switch bank or key fob (Included with (PCL) Convenience Package. Not available with (ZW9) pickup bed delete.)

ADDITIONAL EQUIPMENT - INTERIOR

CODE	DESCRIPTION
9L7	Upfitter switch kit, (5) Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories. Kit with all required parts will be shipped loose with the truck for installation by the dealer or upfitter at customer expense. Installation instructions and technical assistance available at www.gmupfitter.com .
A2X	Seat adjuster, driver 10-way power including lumbar (Included and only available with (PCL) Convenience Package.)
BTV	Remote vehicle starter system (Included and only available with (B59) Remote Start Package.)
C49	Defogger, rear-window electric (Included with (B59) Remote Start Package.)
CJ2	Air conditioning, dual-zone automatic climate control (Included and only available with (PCL) Convenience Package.)
KA1	Seating, heated driver and front outboard passenger (Included and only available with (ZM9) Heat Package.)
KI3	Steering wheel, heated (Included and only available with (ZM9) Heat Package.)
N37	Steering column, manual tilt and telescoping (Included and only available with (PCL) Convenience Package.)
UET	In-Vehicle Trailering App, System includes checklist, trailer maintenance reminders, trailer security alerts, trailer mileage, tow/haul reminder, trailer electrical diagnostics and Trailer Tire Pressure Monitor System module (Included and only available with (PCM) Convenience Package II or (PQB) Safety Package.)
UG1	Universal Home Remote (Included and only available with (PCM) Convenience Package II.)
UTJ	Theft-deterrent system, unauthorized entry (Included and only available with (B59) Remote Start Package.)

ADDITIONAL EQUIPMENT - SAFETY-INTERIOR

CODE	DESCRIPTION
PZ8	Hitch Guidance with Hitch View (Included and only available with (PCM) Convenience Package II.)

Prices, specifications, and availability are subject to change without notice, and do not include certain fees, taxes and charges that may be required by law or vary by manufacturer or region. Performance figures are guidelines only, and actual performance may vary. Photos may not represent actual vehicles or exact configurations. Content based on report preparer's input is subject to the accuracy of the input provided. Data Version: 28122, Data updated Mar 31, 2026 1:46:00 AM UTC



Vehicle: [Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" LT ( Complete)

ADDITIONAL EQUIPMENT - LPO	
CODE	DESCRIPTION
VQO	LPO, Black work step (dealer-installed) (Not available with any other assist steps.)
Options Total	

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QUOTE

VIN:
Deal#

Section 4, Item g)

Unit#

1	Order Date		Vehicle Desc	2026 Chevy 3500 WT
	Dealer Name	Holz Motors, Inc.	VIN/Order	
	Address	5961 S 108th Place Hales Corners, WI 53130	Exterior Color	
			Interior Color	
			Series Code	
	Dealer Contact	Jake Obert	Client	City of Minnetonka
	Phone	217-653-8155		
	Email	jobert@holzmotors.com		
	Fax			

Notes to Dealer

2	Agency FIN/FAN#480345		Program Code
	Bid#	Sales Type	038 Government

3 REGISTRATION TO BE HANDLED BY HOLZ MOTORS IN THE STATE/PROVINCE OF

Assign MSO / MCO
Exactly As:

Acenay Exempt Certificate :
HOLZ Tax ID: 39-0792093
Customer Fed Tax:

Mail MSO / MCO To:
Attention L&T Team

Lien Holder:

Insurance Company
Policy #
Exp

4 ** For order placement **sign and email** this acknowledgement with the documents listed below to your fleet account executive manager.

5 Order Cut off Date:

Required for order by HOLZ

5 Questions pertaining to this order

Contact **Jake Obert**
 Phone 217-653-8155
 Email jobert@holzmotors.com

6 Delivery

Order Contact **Gary Peters**
 Phone
 Email

Delivery Address

7 VEHICLE BUY

Holz Motors Inc is pleased to quote the following vehicle(s) for your consideration:

One Unit

Description	MSRP	Contract Price
Contract Price	\$57,640.00	\$51,777.75
Accessories/Upfit		
Handling Charges		
Tax (rate)		
Title/Registration	\$175.50	\$175.50
Total	\$57,815.50	\$51,953.25
Total Savings of MSRP		-\$5,862.25

8 TRAC LEASE

Description	MSRP	Contract Price
CAP Cost		
Accessories/Upfit		
Handling Charges		
Tax (rate)		
Title/Registration		
Term		
Residual		
Total Savings		

FLEET PREVENTIVE MAIN PROGRAM

This Vehicle(s) is available under the Savcewell Contract# 081325-HLZ. Please retrieve this contract number on all purchase order to HOLZ Motors Inc. Payment terms are net 20 days after invoicing.

If you should have any questions, please do not hesitate to reach out to your Fleet Account Executive.

AGENCY ACCEPTANCE & BINDING ORDER ACKNOWLEDGMENT

By signing this Quote, the undersigned represents and warrants that they are fully authorized to bind the purchasing governmental entity or public agency ("Agency") and that this Quote constitutes a binding and irrevocable purchase order upon acceptance by Holz Motors, Inc. (Wisconsin). The Agency confirms that all vehicle specifications, options, pricing, and terms have been reviewed and approved and that the vehicle(s) ordered meet the Agency's needs. The Agency agrees that the vehicle(s) must be accepted upon delivery if substantially conforming to this Quote and may not be cancelled, rejected, or refused due to funding, internal approvals, budget changes, or administrative decisions. Minor manufacturer or supplier variations that do not materially alter vehicle functionality are acceptable. This purchase is made pursuant to the Agency's cooperative purchasing authority, including Sourcewell where applicable, and is governed by the laws of the State of Wisconsin.

Any Price Protection And / Or Rebates Shall Be Applicable To This Order

Confirming Agency Agent _____

Date _____

Confirming Dealer Agent _____

Date _____

[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3)





[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)
Quote: City of Minnetrista, MN

Price Summary

PRICE SUMMARY			
		Invoice	MSRP
Base Price		\$49,002.80	\$51,800.00
Total Options		\$2,770.95	\$3,045.00
Vehicle Subtotal		\$51,773.75	\$54,845.00
Dealer Advertising Adjustment		\$0.00	\$0.00
Destination Charge		\$2,795.00	\$2,795.00
Grand Total		\$54,568.75	\$57,640.00



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Data Version: 28133. Data Updated: Apr 1, 2026 1:56:00 AM UTC.



[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)
Quote: City of Minnetrista, MN

Quote Worksheet

	MSRP
Base Price	\$51,800.00
Dest Charge	\$2,795.00
Total Options	\$3,045.00
Subtotal	\$57,640.00
Bid Assist	(\$3,600.00)
Subtotal Pre-Tax Adjustments	(\$3,600.00)
Less Customer Discount	(\$2,262.25)
Subtotal Discount	(\$2,262.25)
Trade-In	\$0.00
Subtotal Trade-In	\$0.00
Taxable Price	\$51,777.75
Sales Tax	\$0.00
Subtotal Taxes	\$0.00
Subtotal Post-Tax Adjustments	\$0.00
Total Sales Price	\$51,777.75

Dealer Signature / Date

Customer Signature / Date



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)
Quote: City of Minnetrista, MN

Weight Ratings

WEIGHT RATINGS	
Front Gross Axle Weight Rating:	6000 lbs
Rear Gross Axle Weight Rating:	7250 lbs
Gross Vehicle Weight Rating:	11600.00 lbs



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

Technical Specifications

Powertrain

Transmission			
Drivetrain	Four Wheel Drive	Trans Order Code	MKM
Trans Type	10	Trans Description Cont.	Automatic
Trans Description Cont. Again	N/A	First Gear Ratio (:1)	4.54
Second Gear Ratio (:1)	2.87	Third Gear Ratio (:1)	2.06
Fourth Gear Ratio (:1)	1.72	Fifth Gear Ratio (:1)	1.48
Sixth Gear Ratio (:1)	1.26	Reverse Ratio (:1)	4.54
Clutch Size	N/A	Trans Power Take Off	N/A
Final Drive Axle Ratio (:1)	N/A	Transfer Case Model	N/A
Transfer Case Gear Ratio (:1), High	1.00	Transfer Case Gear Ratio (:1), Low	N/A
Transfer Case Power Take Off	N/A	Seventh Gear Ratio (:1)	1.00
Eighth Gear Ratio (:1)	0.85	Ninth Gear Ratio (:1)	0.69
Tenth Gear Ratio (:1)	0.63		

Mileage			
EPA Fuel Economy Est - Hwy	N/A	Cruising Range - City	N/A
EPA Fuel Economy Est - City	N/A	Fuel Economy Est-Combined	N/A
Cruising Range - Hwy	N/A	Estimated Battery Range	N/A

Engine			
Engine Order Code	L8T	Engine Type	Gas V8
Displacement	6.6L-TBD-	Fuel System	Direct Injection
SAE Net Horsepower @ RPM	401 @ 5200	SAE Net Torque @ RPM	464 @ 4000
Engine Oil Cooler	Yes		

Electrical			
Cold Cranking Amps @ 0° F (Primary)	720	Cold Cranking Amps @ 0° F (2nd)	700
Cold Cranking Amps @ 0° F (3rd)	N/A	Maximum Alternator Capacity (amps)	220 & 170



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)

Quote: City of Minnetrista, MN

Powertrain

Cooling System			
Total Cooling System Capacity		N/A	
Traction Battery			
Usable/net Traction Battery Capacity (kWh)		N/A	Gross Traction Battery Capacity (kWh)
			N/A

Vehicle

Emissions			
Tons/yr of CO2 Emissions @ 15K mi/year		N/A	
		EPA Greenhouse Gas Score	N/A

Chassis

Weight Information			
Standard Weight - Front		0.00 lbs	
Base Curb Weight		N/A	
Gross Axle Wt Rating - Rear		7250 lbs	
Curb Weight - Rear		2905 lbs	
Option Weight - Rear		0.00 lbs	
Reserve Axle Capacity - Rear		4345.00 lbs	
As Spec'd Payload		4623.00 lbs	
Gross Combined Wt Rating		26000 lbs	
Curb Weight		6977.00 lbs	
Total Option Weight		0.00 lbs	
Payload Weight Rear		0 lbs	
		Standard Weight - Rear	0.00 lbs
		Gross Axle Wt Rating - Front	6000 lbs
		Curb Weight - Front	4072 lbs
		Option Weight - Front	0.00 lbs
		Reserve Axle Capacity - Front	1928.00 lbs
		As Spec'd Curb Weight	6977.00 lbs
		Maximum Payload Capacity	4623.00 lbs
		Gross Axle Weight Rating	13250.00 lbs
		Reserve Axle Capacity	6273.00 lbs
		Payload Weight Front	0 lbs
		Gross Vehicle Weight Rating	11600.00 lbs
Trailer			
Dead Weight Hitch - Max Trailer Wt.		5000 lbs	
Wt Distributing Hitch - Max Trailer Wt.		16000 lbs	
Fifth Wheel Hitch - Max Trailer Wt.		18310 lbs	
Maximum Trailering Capacity		20000 lbs	
		Dead Weight Hitch - Max Tongue Wt.	500 lbs
		Wt Distributing Hitch - Max Tongue Wt.	1600 lbs
		Fifth Wheel Hitch - Max Tongue Wt.	4578 lbs



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

Chassis			
Frame			
Frame Type	Hydroformed	Sect Modulus Rails Only	N/A
Frame RBM	N/A	Frame Strength	N/A
Frame Thickness	N/A		
Suspension			
Suspension Type - Front	Short/Long Arm	Suspension Type - Rear	Independent
Spring Capacity - Front	N/A	Spring Capacity - Rear	N/A
Axle Type - Front	N/A	Axle Type - Rear	N/A
Axle Capacity - Front	N/A	Axle Capacity - Rear	N/A
Axle Ratio (:1) - Front	3.73	Axle Ratio (:1) - Rear	3.73
Shock Absorber Diameter - Front	51 mm	Shock Absorber Diameter - Rear	51 mm
Stabilizer Bar Diameter - Front	1.38 in	Stabilizer Bar Diameter - Rear	N/A
Tires			
Front Tire Order Code	QF6	Rear Tire Order Code	QF6
Spare Tire Order Code	ZYG	Front Tire Size	LT275/70R18
Rear Tire Size	LT275/70R18	Spare Tire Size	LT275/70R18
Front Tire Capacity	N/A	Rear Tire Capacity	N/A
Spare Tire Capacity	N/A	Revolutions/Mile @ 45 mph - Front	N/A
Revolutions/Mile @ 45 mph - Rear	N/A	Revolutions/Mile @ 45 mph - Spare	N/A
Wheels			
Front Wheel Size	18 x -TBD- in	Rear Wheel Size	18 x -TBD- in
Spare Wheel Size	18 x -TBD- in	Front Wheel Material	Steel
Rear Wheel Material	Steel	Spare Wheel Material	N/A
Steering			
Steering Type	Pwr Recirculating Ball	Steering Ratio (:1), Overall	N/A
Steering Ratio (:1), On Center	N/A	Steering Ratio (:1), At Lock	N/A



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

Chassis

Steering			
Turning Diameter - Curb to Curb	53.9 ft	Turning Diameter - Wall to Wall	N/A
Brakes			
Brake Type	Pwr	Brake ABS System	4-Wheel
Brake ABS System (Second Line)	N/A	Disc - Front (Yes or)	Yes
Disc - Rear (Yes or)	Yes	Front Brake Rotor Diam x Thickness	14 x 1.6 in
Rear Brake Rotor Diam x Thickness	14.1 x 1.3 in	Drum - Rear (Yes or)	N/A
Rear Drum Diam x Width	N/A		
Fuel Tank			
Fuel Tank Capacity, Approx	36 gal	Aux Fuel Tank Capacity, Approx	N/A
Fuel Tank Location	N/A	Aux Fuel Tank Location	N/A

Dimensions

Interior Dimensions			
Passenger Capacity	6	Front Head Room	43.03 in
Front Leg Room	44.54 in	Front Shoulder Room	66.02 in
Front Hip Room	61.18 in	Second Head Room	39.88 in
Second Leg Room	35.24 in	Second Shoulder Room	64.88 in
Second Hip Room	60.24 in		
Exterior Dimensions			
Wheelbase	162.48 in	Length, Overall w/o rear bumper	N/A
Length, Overall w/rear bumper	N/A	Length, Overall	256.54 in
Width, Max w/o mirrors	81.85 in	Height, Overall	80.87 in
Overhang, Front	N/A	Overhang, Rear w/o bumper	N/A
Front Bumper to Back of Cab	N/A	Cab to Axle	55.24 in
Cab to End of Frame	N/A	Ground to Top of Load Floor	N/A
Ground to Top of Frame	N/A	Frame Width, Rear	N/A



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

Dimensions

Exterior Dimensions

Ground Clearance, Front	11.18 in	Ground Clearance, Rear	11.18 in
Body Length	0.00 ft	Cab to Body	N/A

Cargo Area Dimensions

Cargo Box Length @ Floor	98.27 in	Cargo Box Width @ Top, Rear	N/A
Cargo Box Width @ Floor	71.4 in	Cargo Box Width @ Wheelhousings	50.55 in
Cargo Box (Area) Height	21 in	Tailgate Width	N/A
Cargo Volume	83.5 ft³	Ext'd Cab Cargo Volume	N/A



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)

Quote: City of Minnetrista, MN

Selected Model and Options

MODEL

CODE	MODEL	Invoice	MSRP
CK30953	2026 Chevrolet Silverado 3500HD 4WD Double Cab 162" Work Truck	\$49,002.80	\$51,800.00

COLORS

CODE	DESCRIPTION
GAZ	Summit White

BODY CODE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
E63	Durabed, pickup bed (STD)	0.00 lbs	0.00 lbs	Inc.	Inc.

REAR WHEEL CONFIGURATION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
SRW	Single Rear Wheels (STD)	0.00 lbs	0.00 lbs	Inc.	Inc.

EMISSIONS

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
FE9	Emissions, Federal requirements	0.00 lbs	0.00 lbs	\$0.00	\$0.00

ENGINE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline (401 hp [299 kW] @ 5200 rpm, 464 lb-ft of torque [629 N-m] @ 4000 rpm) (STD)	0.00 lbs	0.00 lbs	Inc.	Inc.

TRANSMISSION

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
MKM	Transmission, 10-speed automatic (STD) (Standard with (L8T) 6.6L V8 gas engine.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)

Quote: City of Minnetrista, MN

GVWR					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
C7V	GVWR, 11,600 lbs. (5262 kg) with single rear wheels (STD) (Included and only available with CK30953 model with (L8T) 6.6L V8 gas engine with 18" or 20" wheels. Requires single rear wheels.)	0.00 lbs	0.00 lbs	Inc.	Inc.

AXLE					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
GT4	Rear axle, 3.73 ratio (STD) (Requires (L8T) 6.6L V8 gas engine. Not available with (L5P) Duramax 6.6L Turbo-Diesel V8 engine.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

PREFERRED EQUIPMENT GROUP					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
1WT	Work Truck Preferred Equipment Group includes standard equipment	0.00 lbs	0.00 lbs	\$0.00	\$0.00

WHEELS					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
PYT	Wheels, 18" (45.7 cm) painted steel (STD) (Requires single rear wheels.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

TIRES					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
QF6	Tires, LT275/70R18E all-terrain, blackwall (STD) (Requires single rear wheels.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)

Quote: City of Minnetrista, MN

SPARE TIRE					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
ZYG	Tire, spare LT275/70R18 all-terrain, blackwall (STD) (Included and only available with (QF6) LT275/70R18E all-terrain, blackwall tires with (E63) Durabed, pickup bed single rear wheel models. Available to order when (ZW9) pickup bed delete and (QF6) LT275/70R18E all-terrain, blackwall tires are ordered with single rear wheel models. Not available with dual rear wheels.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

PAINT					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
GAZ	Summit White	0.00 lbs	0.00 lbs	\$0.00	\$0.00

SEAT TYPE					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
AZ3	Seats, front 40/20/40 split-bench with covered armrest storage and under-seat storage (lockable) (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00

SEAT TRIM					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
H1T	Jet Black, Cloth seat trim	0.00 lbs	0.00 lbs	\$0.00	\$0.00

RADIO					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo Bluetooth audio streaming for 2 active devices, voice command pass-through to phone, Wireless Apple CarPlay and Wireless Android Auto compatibility (STD)	0.00 lbs	0.00 lbs	\$0.00	\$0.00



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

ADDITIONAL EQUIPMENT - PACKAGE

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
PCV	WT Convenience Package includes (QT5) EZ Lift power lock and release tailgate, (AKO) tinted windows, (C49) rear-window defogger, (DBG) power trailer mirrors with heated upper glass and manual extending/folding (Required on Regular Cab models with (L5P) Duramax 6.6L Turbo-Diesel V8 engine. (DBG) trailering mirrors may be upgraded to (DWI) trailering mirrors or (DLN) mirrors. Not available with CC30943 or CC30953 dual rear wheel models with (ZW9) pickup bed delete. Not available with (KSG) Adaptive Cruise Control.)	0.00 lbs	0.00 lbs	\$714.35	\$785.00
VYU	Snow Plow Prep/Camper Package includes (KW5) 220-amp alternator, includes increased front GAWR on Heavy Duty models, (NZZ) skid plates (transfer case and oil pan), pass through dash grommet hole and roof emergency light provisions. Contact GM Upfitter Integration at www.gmupfitter.com for plow installation details and assistance. Note: if ordered for Camper usage, recommend ordering (UY2) Trailering wiring provisions (Requires 4WD model. Upgradeable to (KHF) Dual alternators (220-amp primary, 170-amp auxiliary). Included with (ANQ) Alaskan Snow Plow Special Edition. Not available with (F60) Heavy Duty Front Spring/Camper Package.)	0.00 lbs	0.00 lbs	\$482.30	\$530.00

ADDITIONAL EQUIPMENT - MECHANICAL

CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
K4Z	Battery, auxiliary, 700 cold-cranking amps/70 Amp-hr (Requires (L8T) 6.6L V8 gas engine and either (KW5) 220-amp alternator or (KHF) dual alternators. Not available with (KW7) 170-amp alternator.)	0.00 lbs	0.00 lbs	Inc.	Inc.
KHF	Alternators, dual, 220-amps primary, 170-amps auxiliary (Requires (K4Z) auxiliary battery with (L8T) 6.6L V8 gas engine.)	0.00 lbs	0.00 lbs	\$0.00	\$0.00
NZZ	Skid Plates protect the oil pan, front axle and transfer case (Included with (Z71) Z71 Off-Road Package or (VYU) Snow Plow Prep/Camper Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.



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[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) ( Complete)

Quote: City of Minnetrista, MN

ADDITIONAL EQUIPMENT - EXTERIOR					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
AKO	Glass, deep-tinted (Included with (PCV) WT Convenience Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.
CGN	Chevytec spray-on bedliner Black (does not include spray-on liner on tailgate due to Black composite inner panel) (Included with (Z6A) Gooseneck / 5th Wheel Prep Package or (ANQ) Alaskan Snow Plow Special Edition. Not available with (ZW9) pickup bed delete or (NHT) Max Trailering Package. Available with Ship Thru code (SQE), (TCE) or (TCH), not available with any other Ship Thru code.)	0.00 lbs	0.00 lbs	\$495.95	\$545.00
DBG	Mirrors, outside power-adjustable vertical trailering with heated upper glass lower convex mirrors, integrated turn signals, manual folding/extending (extends 3.31" [84.25mm]) (Standard on Regular Cab models. Not available with (PCV) WT Convenience Package on Regular Cab. Included and only available with (PCV) WT Convenience Package on Double and Crew Cab models. Required with (ZLQ) WT Fleet Convenience Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.
QT5	Tailgate, gate function manual with EZ Lift includes power lock and release (Included and only available with (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.	0.00 lbs	0.00 lbs	Inc.	Inc.
VK3	License plate kit, front (will be shipped to orders with ship -to states that require front license plate)	0.00 lbs	0.00 lbs	\$0.00	\$0.00



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Data Version: 28133. Data Updated: Apr 1, 2026 1:56:00 AM UTC.



[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (✔ Complete)

Quote: City of Minnetrista, MN

ADDITIONAL EQUIPMENT - INTERIOR					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
9L7	Upfitter switch kit, (5) Provides 3-30 amp and 2-20 amp configurable circuits to facilitate installation of aftermarket electrical accessories. Kit with all required parts will be shipped loose with the truck for installation by the dealer or upfitter at customer expense. Installation instructions and technical assistance available at www.gmupfitter.com .	0.00 lbs	0.00 lbs	\$136.50	\$150.00
B30	Floor covering, color-keyed carpeting	0.00 lbs	0.00 lbs	\$91.00	\$100.00
B32	Floor mats, rubberized vinyl, front (Included and only available with (B30) color-keyed carpeting.	0.00 lbs	0.00 lbs	Inc.	Inc.
B33	Floor mats, rubberized-vinyl rear (Included and only available with (B30) color-keyed carpeting. Not available with Regular Cab models.	0.00 lbs	0.00 lbs	Inc.	Inc.
C49	Defogger, rear-window electric (Included with (PCV) WT Convenience Package.)	0.00 lbs	0.00 lbs	Inc.	Inc.
KC9	Power outlet, bed mounted, 120-volt (400 watts shared with (KI4) interior power outlet) (Included and only available with (KI4) Power outlet. Not available with (ZW9) pickup bed delete.)	0.00 lbs	0.00 lbs	Inc.	Inc.
KI4	Power outlet, interior, 120-volt (400 watts shared with (KC9) bed mounted power outlet) (Requires (PCV) WT Convenience Package or (ZLQ) WT Fleet Convenience Package.)	0.00 lbs	0.00 lbs	\$204.75	\$225.00

ADDITIONAL EQUIPMENT - LPO					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
VQO	LPO, Black work step (dealer-installed) (Not available with any other assist steps.)	0.00 lbs	0.00 lbs	\$523.25	\$575.00

ADDITIONAL EQUIPMENT - OTHER					
CODE	DESCRIPTION	FRONT WEIGHT	REAR WEIGHT	Invoice	MSRP
VQ2	Fleet Processing Option	0.00 lbs	0.00 lbs	\$0.00	\$0.00
Options Total		0.00 lbs	0.00 lbs	\$2,770.95	\$3,045.00



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Data Version: 28133. Data Updated: Apr 1, 2026 1:56:00 AM UTC.



[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (✔ Complete)

Quote: City of Minnetrista, MN

Window Sticker

SUMMARY

[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work TruckMSRP:\$51,800.00

Interior:Jet Black, Cloth seat trim

Exterior 1:Summit White

Exterior 2:No color has been selected.

Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline

Transmission, 10-speed automatic

OPTIONS

CODE	MODEL	MSRP
CK30953	[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck	\$51,800.00
OPTIONS		
1WT	Work Truck Preferred Equipment Group	\$0.00
9L7	Upfitter switch kit, (5)	\$150.00
AKO	Glass, deep-tinted	Inc.
AZ3	Seats, front 40/20/40 split-bench	\$0.00
B30	Floor covering, color-keyed carpeting	\$100.00
B32	Floor mats, rubberized vinyl, front	Inc.
B33	Floor mats, rubberized-vinyl rear	Inc.
C49	Defogger, rear-window electric	Inc.
C7V	GVWR, 11,600 lbs. (5262 kg) with single rear wheels	\$0.00
CGN	Chevytec spray-on bedliner	\$545.00
DBG	Mirrors, outside power-adjustable vertical trailing with heated upper glass	Inc.
E63	Durabed, pickup bed	\$0.00
FE9	Emissions, Federal requirements	\$0.00
GAZ	Summit White	\$0.00
GT4	Rear axle, 3.73 ratio	\$0.00
H1T	Jet Black, Cloth seat trim	\$0.00



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Data Version: 28133. Data Updated: Apr 1, 2026 1:56:00 AM UTC.



[Fleet] 2026 Chevrolet Silverado 3500HD (CK30953) 4WD Double Cab 162" Work Truck (3) (Complete)

Quote: City of Minnetrista, MN

IOR	Audio system, Chevrolet Infotainment 3 system, 7" diagonal HD color touchscreen, AM/FM stereo		\$0.00
K4Z	Battery, auxiliary, 700 cold-cranking amps/70 Amp-hr		\$135.00
KC9	Power outlet, bed mounted, 120-volt	Inc.	
KHF	Alternators, dual, 220-amps primary, 170-amps auxiliary		\$0.00
KI4	Power outlet, interior, 120-volt		\$225.00
L8T	Engine, 6.6L V8 with Direct Injection and Variable Valve Timing, gasoline		\$0.00
MKM	Transmission, 10-speed automatic		\$0.00
NZZ	Skid Plates	Inc.	
PCV	WT Convenience Package		\$785.00
PYT	Wheels, 18" (45.7 cm) painted steel		\$0.00
QF6	Tires, LT275/70R18E all-terrain, blackwall		\$0.00
QT5	Tailgate, gate function manual with EZ Lift	Inc.	
SRW	Single Rear Wheels		\$0.00
VK3	License plate kit, front		\$0.00
VQ2	Fleet Processing Option		\$0.00
VQO	LPO, Black work step		\$575.00
VYU	Snow Plow Prep/Camper Package		\$530.00
ZYG	Tire, spare LT275/70R18 all-terrain, blackwall		\$0.00
SUBTOTAL			\$54,845.00
Adjustments Total			\$0.00
Destination Charge			\$2,795.00
TOTAL PRICE			\$57,640.00

FUEL ECONOMY

Est City:N/A

Est Highway:N/A

Est Highway Cruising Range:N/A



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Data Version: 28133. Data Updated: Apr 1, 2026 1:56:00 AM UTC.



Preview Order 2222 - X3B 4x4 Super Cab SRW : Order Summary Time of Preview: 02/25/2026 10:13:02 Receipt: NA

Dealership Name : Morrie's Buffalo Ford

Sales Code : F58631

Dealer Rep.	Michael Schuetz	Type	Fleet	Vehicle Line	Superduty	Order Code	2222
Customer Name	Minetrista	Priority Code	E1	Model Year	2026	Price Level	645

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F350 4X4 SUPERCAB PICKUP/164	\$52825	PRO POWER ONBOARD - 2KW	\$985
164 INCH WHEELBASE	\$0	SNOW PLOW PREP PACKAGE	\$350
TOTAL BASE VEHICLE	\$52825	TRAILER BRAKE CONTROLLER	\$300
OXFORD WHITE	\$0	JACK	\$0
CLOTH 40/20/40 SEAT	\$100	SPLASH GUARDS - FRONT	\$130
MEDIUM DARK SLATE	\$0	SPLASH GUARDS - REAR	\$0
PREFERRED EQUIPMENT PKG.610A	\$0	STEEL ROAD WHEELS-18"	\$455
.XL TRIM	\$0	UPFITTER SWITCHES	\$250
.AIR CONDITIONING - CFC FREE	\$0	PRICE CONCESSION INDICATOR	\$0
.AM/FM STEREO MP3/CLK	\$0	TOUGH BED SPRAY IN BEDLINER	\$625
.6.8L DEVCT NA PFI V8 ENGINE	\$0	DUAL BATTERY	\$210
10-SPEED AUTO TORQSHIFT-G	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0
LT275/65R18E BSW ALL SEASON	\$0	XL CHROME PACKAGE	\$425
3.73 ELECTRONIC-LOCKING AXLE	\$430	.FOG LAMPS	\$0
JOB #1 ORDER	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
FRONT LICENSE PLATE BRACKET	\$0	FUEL CHARGE	\$0
PLATFORM RUNNING BOARDS	\$445	PRICED DORA	\$0
11300# GVWR PACKAGE	\$0	ADVERTISING ASSESSMENT	\$0
50 STATE EMISSIONS	\$0	DESTINATION & DELIVERY	\$2795

TOTAL BASE AND OPTIONS	54,910	MSRP	\$60325
DISCOUNTS	- 3000		NA
TOTAL	\$ 51,910		\$60325

SHIP TO : F58631

702 E. Highway 55 , Buffalo, MN, 55313-1706

ORDERING FIN: QT464 END USER FIN: QT464 PO NUMBER: gary p

INCENTIVES:

Acc. Code ID: 10 Contract/Ref #: 08-333T Description: undefined Concession Amount: \$-3000.00

This order has not been submitted to the order bank.

RESOLUTION NO. 39-26

**A RESOLUTION APPROVING THE PURCHASE OF A 2026
CHEVROLET 3500HD LT PICKUP TRUCK**

WHEREAS, the City received qualifying quotes from three vendors, with the preferred quote being the one from Saxon Fleet Services of Oakdale, MN in the amount of \$52,358.25 plus tax/title/license fees for one 2026 Chevrolet 3500HD LT pickup truck;

WHEREAS, the purchase of this 2026 Chevrolet 3500HD LT pickup truck was budgeted for in the 2026 Capital Improvement Plan and is within the budgeted amount of \$70,000.00;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that they approve the purchase of one 2026 Chevrolet 3500HD LT pickup truck from Saxon Fleet Services of Oakdale, MN for the Public Works Streets Department at a price of \$52,358.25 plus tax/title/license fees.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of April 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 purchase for replacement of Street Department
2-ton Dump Truck**

Prepared By: Gary Peters, Public Works Director

Meeting Date: April 6, 2025

Issue:

The Public Works Street Department needs to replace Truck #5, a 2-ton dump truck.

Background/History:

When the City Council approved the 2026 Capital Improvement Plan (CIP) Equipment Fund, it included the purchase of a new 2-ton dump truck for the street Department. This new truck will replace the current 2016 Ford F-550 (Truck #4). It is a 2-ton cab/chassis equipped with a dump body and has 41,000 miles on it. Like the other trucks being replaced, this truck has a diesel engine that has had many issues. The major issue comes from the Diesel Exhaust Fluid (DEF) system with costs just over \$1,700.00 to repair on this truck. New diesel trucks are made for longer hauling/driving and not for short trips and idle time – which City trucks do all the time. Staff found that repairs for DEF related issues are rising and are very expensive to fix. For this reason, Public Works is moving away from diesel engines and purchasing trucks with gas engines. This will also save \$9,500.00 - \$10,000.00 when purchasing a gas engine over a diesel engine - depending on the brand purchased. This truck has also accrued just over \$2,200.00 in other repair costs over its lifetime in the fleet. This does include normal wear and tear replacement parts (i.e., batteries, brakes, oil/filter changes, tires, etc.).

Overview:

The Public Works Director and the Public Works Supervisor have decided to do the same equipment outfit swap on this truck as was done to Truck #104 last year. This involves removing the existing stainless steel dump body and hoist assembly and reinstalling it on the new cab/chassis. This truck is also equipped with a power lift gift, which will also be retrofitted to the new truck. The Public Works Director contacted Towmaster of Litchfield, the original equipment outfitter for that truck, and asked for a quote for performing the outfitted equipment swap. The quote was for \$12,459.00 and is attached.

Since the original equipment is installed on a Ford F-550 cab/chassis, that truck was chosen again for replacement due to ease of conversion/installation. A quote was requested from Morrie's Buffalo Ford only for the F-550 cab/chassis. Morries utilizes Sourcewell Purchasing. Like the state bid, Sourcewell is a cooperative purchasing program that manages equipment and services solicitation to get the best pricing available. The quotation for the new truck is attached and is as follows:

Ford F-550 Crew Cab: \$58,955.00 + tax/title/license fees

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.

Public Works has had Ford vehicles in the fleet for several years. Changing from diesel engines to gas engines will not only save money on the original purchase price, but Public Works' expectation will be less and lower cost of repairs. Public Works is recommending the purchase of the Ford F-550 crew cab/chassis from Morrie's Buffalo Ford. The current stainless-steel box, hoist/lift system and lift gate are all in good shape, so it is the opinion of both the Public Works Director and the Public Works Supervisor that an equipment swap is the most sensible and money-saving decision. Once this truck is up for replacement in 7-8 years, the next replacement truck will receive a completely new equipment package. This equipment would then be reinstalled on the next new truck after that; thus, this reuse of equipment program will save the city money every other purchase cycle. Upon delivery, the new truck, along with the old truck, will be delivered to Towmaster where the old equipment will be removed and reinstalled onto the new cab/chassis.

Fiscal Impact:

In the 2026 CIP Equipment Fund, \$100,000.00 was estimated for the replacement of this truck (\$75,000.00 for the truck and \$25,000.00 for the for the dump box). The total estimated cost of this new truck with equipment transfer will be \$71,414.00 plus tax/title/license fees. Well within the estimated budgeted amount. Once the new truck has entered the fleet, the old cab/chassis will be sent to ADESA Auto Auction to be sold. The purchase of this new truck and equipment package for the Public Works Street Department will be paid out of the approved 2026 CIP Equipment Fund.

Recommended City Council Action:

Motion to approve Res No. 40-26 for the purchase of a 2026 Ford F-550 regular cab/chassis from Morrie's Buffalo Ford in Buffalo, MN at a cost of \$58,955.00 plus tax/title/license fees.

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.



Preview Order 2222 - F5H 4x4 Reg Chas Cab DRW : Order Summary Time of Preview: 02/25/2026 12:52:25 Receipt: NA

Dealership Name : Morrie's Buffalo Ford

Sales Code : F58631

Dealer Rep.	Michael Schuetz	Type	Fleet	Vehicle Line	Superduty	Order Code	2222
Customer Name	Minetrista	Priority Code	E1	Model Year	2026	Price Level	645

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X4 CHASSIS CAB DRW/169	\$59795	50 STATE EMISSIONS	\$0
169 INCH WHEELBASE	\$0	SNOW PLOW PREP PACKAGE	\$350
TOTAL BASE VEHICLE	\$59795	TRAILER BRAKE CONTROLLER	\$300
OXFORD WHITE	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
CLOTH 40/20/40 SEAT	\$100	410 AMP DUAL ALTERNATOR	\$215
MEDIUM DARK SLATE	\$0	PRICE CONCESSION INDICATOR	\$0
PREFERRED EQUIPMENT PKG.660A	\$0	REMARKS TRAILER	\$0
.XL TRIM	\$0	DUAL BATTERY	\$210
.AIR CONDITIONING – CFC FREE	\$0	REAR VIEW CAMERA & PREP KIT	\$515
.AM/FM STEREO MP3/CLK	\$0	CONN PKG: 1 YR INCL W/FORD APP	\$0
.7.3L DEVCT NA PFI V8 ENGINE	\$0	XL CHROME PACKAGE	\$425
10-SPEED AUTO TORQSHIFT	\$0	.FOG LAMPS	\$0
225/70R19.5G TRACTION TIRES	\$190	.REMOTE START SYSTEM	\$0
4.88 RATIO LIMITED SLIP AXLE	\$395	SPECIAL FLEET ACCOUNT CREDIT	\$0
PAYLOAD PLUS PACKAGE UPGRADE 2	\$1155	FUEL CHARGE	\$0
FRONT LICENSE PLATE BRACKET	\$0	PRICED DORA	\$0
PLATFORM RUNNING BOARDS	\$320	ADVERTISING ASSESSMENT	\$0
19550# GVWR PACKAGE	\$0	DESTINATION & DELIVERY	\$2795

TOTAL BASE AND OPTIONS	\$60,755	MSRP	\$66765
DISCOUNTS	- 1800		NA
TOTAL	<u>\$58,955</u>		\$66765

ORDERING FIN: QT464 END USER FIN: QT464 PO NUMBER: gary p

INCENTIVES:

Acc. Code ID: 10 Contract/Ref #: 08-294T Description: undefined Concession Amount: \$-1800.00

This order has not been submitted to the order bank.

This is not an invoice.

Quotation: 20000339

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MINNETRISTA, CITY OF
 7701 COUNTY RD 110 W
 MINNETRISTA MN 55364

Order Date: Mar 31, 2026
Estimated Completion Date: Mar 31, 2026
Customer Reference: RFQ - - GARY PETERS
Purchase Order Date: Mar 31, 2026
Customer Number: 1013330
Valid From: Mar 31, 2026
Valid To: Aug 31, 2026

Ship to Address:
 MINNETRISTA, CITY OF
 7701 COUNTY RD 110 W
 MINNETRISTA MN 55364

STATE OF MN CONTRACT #257425 AMENDED & #267372 AMENDED

REF: TRANSFER OF EQUIPMENT FROM UNIT #5

Product	Description	Quantity	Net Price	Net Value
SERVICE JOB.	Misc parts and labor for:	1 EA	2970 USD / 1 EA	2,970.00 USD
	REMOVAL OF USED 11'6" FSS DUMP BODY W/DUMP-THRU LIFT GATE, OSP 515E HOIST, RUNNING LIGHTS, WARNING LIGHTS (BODY ONLY), PROTECH 36" TOOLBOX, HOIST PUMP, & FENDERS FROM EXISTING 84" CHASSIS. RECONNECT LIFTGATE POWER IN NEW CHASSIS. RECONNECT BODY STROBE LIGHTS TO POWER SOURCE IN NEW CHASSIS, W/OEM SWITCH IN CAB.			
9900261.	PRECO model 1020, installed	1 EA	440 USD / 1 EA	440.00 USD
9901572.	INSTALL 24"-48" TOOL BOX	1 EA	497 USD / 1 EA	497.00 USD
	Labor and install kit, complete. NOTE: HOIST PUMP TO BE REMOUNTED IN TOOLBOX			
9901454.	INS DUMP BODY & ELEC HOIST	1 EA	3977 USD / 1 EA	3,977.00 USD
	Includes FMVSS 108 Lights & Rear Flaps			
9904691.	INS of (Initial) Single Camera system	1 EA	501 USD / 1 EA	501.00 USD
	Note: or relocation of OEM camera on Vehicle			
9903685.	WHELEN WIONSMA, Amber LED	2 EA	560 USD / 1 EA	1,120.00 USD
	Amber LED Warning Light, surface mount, Each, Installed			

Quotation: 20000339

Page: 2/6

Product	Description	Quantity	Net Price	Net Value
**NOTE: TO BE MOUNTED ON TRUCK CHASSIS FRONT GRILLE, WITH WIRING TO OEM SWITCH IN CAB.				
9901171.	Fenders M1900 W/Brkts 19.5" Installed	1 EA	692 USD / 1 EA	692.00 USD
9900775.	TMTE Medium Duty STD Plate assembly	1 EA	687 USD / 1 EA	687.00 USD
**NOTE: SEE SPECIAL REQUEST ON ICC BUMPER ATTACHEMENT.				
9901172.	Installation of med duty (Weld On)	1 EA	334 USD / 1 EA	334.00 USD
9900776.	PH-20 Pintle Hook installed	1 EA	263 USD / 1 EA	263.00 USD
20 ton (40,000 lb GTW) Rated				
9902494.	7 RV (flat pin) Elec Socket installed	1 EA	266 USD / 1 EA	266.00 USD
9901112.	ICC BUMPER	1 EA	232 USD / 1 EA	232.00 USD
9901113.	Install ICC BUMPER	1 EA	315 USD / 1 EA	315.00 USD
SPECIAL REQUEST.	Special Request Charges for:	1 EA	165 USD / 1 EA	165.00 USD
BOLT-ON ICC BUMPER IN LIEU OF STANDARD				

Net Due in 30 Days	Total Net Amount	12,459.00 USD
EXW	Taxable Amount	100% 12,459.00 USD
Shipping Point	Total	12,459.00 USD

Accepted by:



_____ Date: _____

We look forward to your order.

Quotation: 20000339

Page: 3/6

**General Terms and Conditions for the Sale of Goods
by
Subsidiaries of ASH North America, Inc.**

1. SCOPE AND VALIDITY

1.1. These General Terms and Conditions for the Sale of Goods (these "Terms") govern the sale and delivery of all goods and products (the "Products"), and all transactions incidental thereto, by such subsidiary of ASH North America, Inc. identified on the respective Confirmed Order (as defined below) as the seller or supplier ("Seller") to any of its customers (each a "Customer"). The liability of each such subsidiary under these Terms or any Confirmed Order shall be several and not joint. Customer acknowledges and agrees that nothing in these Terms or any Confirmed Order shall be construed as implying joint liability in any case of ASH North America, Inc. or any of its subsidiaries. Each Seller shall be solely responsible for its own acts or omissions under the respective agreement with Customer.

1.2. No other terms or conditions shall be of any force or effect unless otherwise specifically agreed upon by Seller in a writing duly executed by an authorized officer of Seller. These Terms supersede any and all prior oral quotations, communications, agreements, or understandings of the parties in respect to the sale and delivery of the Products. The Seller may issue additional Terms and Conditions of Sale for certain products. These shall apply in addition to the present Terms. Any additional or different terms or conditions contained in Customer's Order (as defined below), response to Seller's confirmation, or any other form or document supplied by Customer are hereby expressly rejected and are rendered null, void, and of no effect. These Terms may not be modified, amended, waived, superseded, or rescinded, except by written agreement signed by an authorized officer of Seller. Delivery of the Products by Seller does not constitute acceptance of any of Customer's terms and conditions and do not serve to modify or amend these Terms.

1.3. The issuance of an Order (as defined below) by Customer to Seller or any communication or conduct of Customer which confirms an agreement for the delivery of Products by Seller, as well as acceptance in whole or in part by Customer of any delivery of Products by Seller, shall be construed as Customer's acceptance of these Terms.

2. OFFERS, ORDERS AND CONFIRMATION

2.1. Unless otherwise specified by Seller in writing, all offers made by Seller are not binding and may be revoked by Seller at any time without any liability to Customer.

2.2. Customer shall issue to Seller orders for the purchase of Products, in written form via the order process determined by Seller from time to time (each, an "Order"). By issuing an Order to Seller, Customer makes an offer to purchase the Products pursuant to these Terms and the terms set forth on such Order. Provided that the Order contains the same terms as in Seller's corresponding offer, the Order shall be binding on Customer for six (6) weeks after Seller's receipt of such Order.

2.3. Seller may refuse an Order for any or no reason. No Order is binding upon Seller until Seller's acceptance of the Order in writing, the issuance of any governmental permit, license, or authority to Seller, as may be required under applicable laws, rules and regulations, and the receipt by Seller of a resale license to be provided by Customer (a "Confirmed Order").

2.4. Specifications and other information on drawings, data sheets, pictures, plans, brochures, catalogs, or Seller's website shall not be binding on Seller unless such specifications and information have been agreed to in writing by Seller in a Confirmed Order. Notwithstanding a Confirmed Order, Seller shall have no obligation to deliver Products to Customer or otherwise fulfill any of its obligations set forth in a Confirmed Order if Customer is in breach of any of its obligations hereunder or any Confirmed Order.

2.5. Customer may submit to Seller written requests to change the terms of a Confirmed Order (each such request, a "Change Order Request"). Seller may, at its sole discretion, consider such Change Order Request, provided that Seller will have no obligation to perform any Change Order Request unless and until Seller has agreed in writing to adopt such Change Order Request. If Seller elects to consider such a Change Order Request, then Seller shall promptly notify Customer of any adjustment to the applicable purchase price for the Products.

2.6. In the event Customer cancels any Confirmed Order for any reason, Customer shall reimburse to Seller all of Seller's costs and

expenses associated with or incurred due to such cancellation, including but not limited to the cost of raw materials, labor, and storage if cancellation occurs before Seller's commencement of production. In the event Customer cancels any Confirmed Order for any reason and Seller has started the production of the Product on the respective Confirmed Order, Customer shall pay to Seller the full purchase price.

2.7. Each Confirmed Order shall be considered a separate agreement between the parties, and any failure to deliver the Products under any Confirmed Order shall have no consequences for other deliveries of Products.

3. PRICES

3.1. Unless otherwise agreed to by the parties in the applicable Confirmed Order, the prices of the Products shall be FCA (agreed delivery location on the applicable Confirmed Order), Incoterms 2022.

3.2. Unless otherwise agreed by the parties in a Confirmed Order, the price of the Products shall not include transportation, insurance, packaging, and Tooling (as defined below) and other materials used for the manufacturing and delivery, sales or Heavy Vehicle Use Tax (HVUT), other use tax or any other similar applicable federal, state or foreign taxes, duties, levies, or charges in any jurisdiction in connection with the sale or delivery of the Products ("Taxes"). Such Taxes shall be payable by Customer, and if Seller is responsible for the collection thereof, such Taxes shall either be added to the price invoiced or be separately invoiced by Seller to Customer. Any special requests concerning shipping, transportation, and insurance shall be communicated to Seller in a timely manner and subject to Seller's prior written approval. Customer shall bear all costs resulting from such requests.

In case of lead delivery times of more than two (2) months, Customer hereby acknowledges and agrees that Seller, may, at its sole discretion, increase or decrease the agreed prices on any Confirmed Order in the event of material price changes in wages, materials, energy or raw material after the date of the Confirmed Order.

4. PAYMENT TERMS

4.1. Except as set forth in Section 4.2 or unless otherwise agreed in writing by Seller, the purchase price for the Products and all other amounts due under a Confirmed Order shall be due and payable in US dollars within thirty (30) days following the date of Seller's invoice for such Products without any discount, deduction or offset whatsoever. In no event shall any loss, damage, injury or destruction, Force Majeure (as defined below), or any other event beyond Customer's control release Customer from its obligation to make the payments required herein. Payment of all amounts due hereunder shall be made by bank transfer or in any other manner set forth on Seller's invoice. Customer shall be solely responsible for any bank fees, or other fees, incurred due to the wire transfer or any other selected payment method. If Seller agrees to payment by credit card, Seller shall charge an appropriate transaction fee, which the Customer shall also pay.

4.2. In the event Seller becomes aware of circumstances or has reason to believe that there are circumstances that may have an adverse effect on Customer's financial condition, Seller may require the Customer to pay the total amount of the purchase price or fees, or a portion thereof prior to the delivery of the Products. Seller may, without any liability to Customer, refuse the delivery of any Product in the event the Customer fails to make the payment as required under this Section 4.2.

4.3. Time is of the essence for the payment of all amounts due to Seller under any Confirmed Order. If Customer fails to make payments of any amount when due, Customer shall pay interest to Seller at the rate of one percent (1%) per month or such lesser amount as may be permitted by applicable law starting from the due date until payment to Seller of such amount in full. In addition to the interest, Seller may, at its sole discretion, charge the Customer a flat fee of \$40 for each reminder notice issued to Customer due to late payments. If Customer fails to comply with these Terms or a Confirmed Order, or if Customer becomes insolvent, all balances then due and owing to Seller shall become due immediately, notwithstanding any payment terms agreed by the parties. All costs and expenses incurred by Seller with respect to the collection of overdue payments (including, without limitation, reasonable attorney's fees, expert fees, and other expenses of litigation) shall be borne by Customer. Every payment by Customer shall first be

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applied to pay for Seller's cost of collection, then interest owed by Customer, and then to the oldest outstanding claim.

4.4. Notwithstanding anything in the foregoing Section 4.3 or Section 5, if the parties agreed on installment payments in a Confirmed Order and Customer fails to make any installment payment when due, the remaining balance including accrued interest, and any expenses incurred by Seller shall be due and payable to Seller promptly upon Customer's receipt of written notice of delinquency from Seller.

5. SECURITY INTEREST

5.1. If Seller extends credit to Customer for the purchase price for any Products (including but not limited to pursuant to Section 4.1.), or any other amounts due to Seller, Customer hereby grants to Seller as security for the timely payment and performance of all Customer's payment obligations to Seller, a first priority security interest (the "Security Interest") in all Products heretofore or in the future delivered to Customer and in the proceeds thereof for as long as such Products shall not have been sold by Customer in the ordinary course of business (the "Collateral"). Seller shall be entitled to file any and all financing, continuation, or similar statements under the Uniform Commercial Code in any jurisdiction and take any and all other action necessary or desirable, in Seller's sole and absolute discretion, to perfect its Security Interest in the Collateral and to establish, continue, preserve, and protect Seller's Security Interest in the Collateral. Customer agrees to take any and all actions and provide Customer with all information necessary to enable Seller to perfect and enforce its Security Interest in all jurisdictions and vis-à-vis any of Customer's creditors, and hereby irrevocably grants to Seller a power of attorney to execute all necessary statements or documents in Customer's name for the perfection and enforcement of such Security Interest. The Security Interest shall remain in force until payment in full of the entire purchase price for such Products, and any other amounts due to Seller by Customer. Seller may, without notice, change or withdraw extensions of credit at any time.

6. OBLIGATIONS OF CUSTOMER

6.1. Customer shall use the Products solely for their intended purpose and pursuant to Seller's instructions, and agrees to use only qualified personnel for the handling of the Products. Customer shall ensure that its customers, employees, agents, and other representatives comply with this Section 6.1. and shall be responsible for their acts and omissions.

7. DELIVERY AND ACCEPTANCE

7.1. Unless otherwise agreed in writing by Seller, all deliveries of Products shall be made FCA (agreed delivery location) (Incoterms 2020) and title to and risk of loss for the Products shall pass to Customer upon delivery pursuant to this Section 7.1.

7.2. Any delivery and performance times or dates communicated by or on behalf of Seller are estimates and shall not be binding on Seller. Seller may make partial delivery of Products to be delivered under any Confirmed Order and invoice Customer separately for such partial deliveries or performance. If Customer has not received the Products after six (6) weeks from the estimated delivery date, Customer may make a written request to Seller for delivery. Customer hereby acknowledges and agrees that the actual delivery date of the Products is conditioned upon the complete, accurate and timely delivery of materials from Seller's vendors and suppliers. No delay in delivery of any Products shall relieve Customer of its obligation to accept the delivery or performance thereof and make payments of any amounts due in accordance with these Terms, including but not limited to delays caused governmental restrictions on exports or imports and similar measures.

7.3. Customer's failure to accept the delivery of Products pursuant to a Confirmed Order shall not release or excuse Customer from its obligation to timely pay all amounts due in connection with such Confirmed Order. The Products shall be deemed delivered at the time they have been made available to Customer. If Customer rejects or revokes acceptance of Products, or fails to pay any amounts when due, Seller, in its sole and absolute discretion, may extend the period of delivery of Products by such period as Seller may deem reasonable with such period not exceeding three (3) months from the agreed delivery date, or withhold or cancel delivery of any Products, or cancel any or all Confirmed Orders without any further obligations to Customer whatsoever.

In such event, Customer shall be responsible for any and all costs and expenses incurred, or damages or losses suffered by Seller in connection with any such delay notwithstanding any action or inaction by Seller with regard to such delay. Any remaining Products that have not been accepted by Customer within the extended delivery period determined by Seller will be delivered and invoiced by Seller to Customer and Customer agrees to accept such delivery and pay for the purchase price and other amounts payable for the delivered Products.

8. EXAMINATION AND CONFORMITY TO ORDER

8.1. Promptly upon receipt of any Products, Customer shall conduct a full and complete inspection of such Products as to any defects and to confirm compliance with all requirements of the applicable Confirmed Order. Customer shall notify Seller in writing of any packaging defects, apparent defects, or non-compliance of such Products with the applicable Confirmed Order that Customer has or could reasonably have discovered during such inspection within seven (7) days from the date of receipt of such Products, and Customer shall notify Seller in writing within three (3) days of the date on which Customer shall first have become aware of any hidden defect or non-compliance which could not reasonably have been discovered during Customer's initial inspection of the Products. Such notification shall include reasonable details (including images) on the alleged defects including lot, batch, or Order numbers.

8.2. If Customer fails to timely notify Seller of any defects or other non-compliance of any Products delivered or Customer (or its customers, employees, agents, or representatives) uses, destroys, or modifies any Products that Customer knows or should have known to be defective or non-compliant without Seller's prior written consent, Customer shall be deemed to have unconditionally accepted such Products and waived all of its claims for breach of warranty or otherwise in respect of such Products.

8.3. Customer may only return the Products to Seller with Seller's prior written approval. If the return has been approved by Seller, Customer shall return the Products to Seller at Customer's sole risk and expense to the destination directed by Seller.

8.4. Complaints of Customer in connection with the shipping or transport shall be directed to the carrier promptly upon receipt of the delivery or the freight documents.

9. LIMITED PRODUCT WARRANTY

9.1. Seller warrants to Customer that the Products will be free of defects in material and workmanship and conform with the requirements set forth in the applicable Confirmed Order for a period of twelve (12) months from the date of delivery for new business Products and ninety (90) days for after sales Products. (the "Limited Product Warranty").

9.2. Unless expressly agreed to in writing by Seller, Seller makes no warranty that the Products comply with applicable law, regulations, or specifications in any jurisdiction in which the Products may be used, integrated or incorporated. Any governmental or other approvals necessary in connection with the use, integration or incorporation of the Products shall be Customer's sole responsibility.

9.3. The Limited Product Warranty shall be void if the Defect (as defined below) resulted from (a) improper or inadequate use, storage, handling, operation, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's requests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following delivery of the Product, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

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9.4. In the event of an alleged breach of the Limited Product War-ranty (a "Defect"), Customer shall, at Customer's sole expense, send the Product to Seller. Seller shall conduct the necessary tests on such Product within a reasonable period. If Seller confirms the Defect, Seller shall, at its sole option and discretion, repair or replace the Defective Product. If the repair or replacement of the Defective Product is commercially unreasonable to Seller, Seller may, at its sole discretion, issue a refund to Customer in the amount Seller deems adequate. Such repair, replacement, or refund shall be the sole liability of Seller and the sole remedy of Customer with respect to a Defect. In no event shall any warranty claims for a Defect be made after twelve (12) months from the date of Customer's receipt of the Products. Any Products or parts returned to Seller for removal or repair under this Section 9.4 shall be the property of Seller. Any applicable Limited Product War-ranty period shall not start anew with the repair or replacement of the Defective Product (or any portion thereof).

9.5. Except for Limited Product Warranty, SELLER HEREBY EXPRESSLY EXCLUDES AND DISCLAIMS ANY AND ALL OTHER WARRANTIES, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR NONINFRINGEMENT. Seller makes no other warranties with respect to the Products, and no person is authorized to make any warranties on behalf of Seller that are inconsistent with the warranties set forth under this Section 9.

10. LIMITATION OF LIABILITY

10.1. IN NO EVENT SHALL SELLER BE LIABLE TO CUSTOMER, ITS CUSTOMERS, EMPLOYEES, AGENTS, AND OTHER REPRESENTATIVES FOR ANY INDIRECT, INCIDENTAL, PUNITIVE, SPECIAL OR CONSEQUENTIAL DAMAGES, INCLUDING BUT NOT LIMITED TO, DAMAGES FOR LOSS OF PROFITS, REVENUE, GOODWILL, OR USE, WHETHER IN AN ACTION IN CONTRACT, TORT, STRICT LIABILITY, OR IMPOSED BY STATUTE, OR OTHERWISE, EVEN IF SELLER WAS ADVISED OF THE POSSIBILITY OF SUCH DAMAGES. NOTWITHSTANDING ANY OF THE TERMS CONTAINED HEREIN, SELLER'S LIABILITY FOR ANY CLAIM - WHETHER BASED UPON CONTRACT, TORT, EQUITY, NEGLIGENCE, OR ANY OTHER LEGAL CONCEPT - SHALL IN NO EVENT EXCEED THE PURCHASE PRICE PAID BY THE CUSTOMER FOR THE PRODUCTS, GIVING RISE TO SUCH CLAIM. CUSTOMER HEREBY ACKNOWLEDGES AND AGREES THAT THE PROVISIONS OF THESE TERMS FAIRLY ALLOCATE THE RISKS BETWEEN SELLER AND CUSTOMER, THAT SELLER'S PRICING REFLECTS THIS ALLOCATION OF RISK, AND BUT FOR THIS ALLOCATION AND LIMITATION OF LIABILITY, SELLER WOULD NOT HAVE ENTERED INTO AN AGREEMENT WITH CUSTOMER FOR THE SALE OF THE PRODUCTS.

10.2. Seller shall not be liable for, and Customer assumes responsibility and shall indemnify, defend, and hold Seller harmless for any and all claims, including without limitation claims for personal injury or property damages, resulting from (a) the improper or inadequate use, storage, handling, operation, assembly, integration, incorporation, assembly, maintenance, or unauthorized alteration, modification, or repair of the Products (including without limitation, the use storage, handling, operation, or integration of the Products contrary to written instructions and/or recommendations of Seller or inadequate training of personnel), (b) changes to construction and materials pursuant to Customer's requests, (c) use of improper tools, resources, or accessories including those but not limited to any third party tools, resources, or accessories that are not approved by Seller or not in accordance with Seller's recommendations, instructions, or directions, (d) acts or omissions of Customer or third parties following the delivery of the Products, (e) Customer's failure to properly communicate Seller's instructions and warnings to users of the Products, or (f) Customer's, its employees, agents, representatives, customers or any third party's non-compliance with applicable laws, rules and regulation, (g) Force Majeure, or (h) ordinary wear and tear of the Products (e.g., sweep bristles).

10.3. In jurisdictions that limit or preclude limitations or exclusion of remedies, damages, or liability, such as liability for gross negligence or willful misconduct or do not allow implied warranties to be excluded, the limitation or exclusion of warranties, remedies, damages, or liability set forth in these Terms are intended to apply to the maximum extent permitted by applicable law, and these Terms shall be deemed

amended to comply with such limitations or exclusions. Customer may also have other rights that vary by state, country or other jurisdiction.

11. CONFIDENTIALITY

11.1. "Confidential Information" means: (i) any know-how, trade secrets, and other business or technical information of Seller that is confidential or proprietary or due to its nature or under the circumstances of its disclosure the Customer knows or has reason to know should be treated as confidential or proprietary, including but not limited to quotations, drawings, project documentation, samples and models.

11.2. Confidential Information does not include information that: (i) is or becomes generally known to the public through no fault or breach of these Terms by the Customer; (ii) is rightfully known by the Customer at the time of disclosure without an obligation of confidentiality; (iii) is independently developed by the Customer without use of Seller's Confidential Information; (iv) is rightfully received by the Customer from a third party without restriction on use or disclosure; or (v) is disclosed with Seller's prior written approval.

11.3. Customer shall not use Seller's Confidential Information except as necessary to use the Products and will not disclose such Confidential Information to any third party except to those of its employees, agents, subcontractors, or representatives who have a bona fide need to know such Confidential Information to enable Customer to use the Products; provided that each such employee, agent, subcontractor, and/or representative is/are bound by a written agreement that contains use and nondisclosure restrictions not less stringent than the terms set forth in this Section 11.3. The Customer will employ all reasonable steps to protect Seller's Confidential Information from unauthorized use or disclosure, including, but not limited to, all steps that it takes to protect its own information of like importance. The foregoing obligations will not restrict the Customer from disclosing Seller's Confidential Information: (i) pursuant to the order or requirement of a court, administrative agency, or other governmental body, provided that the Customer gives reasonable notice to Seller to contest such order or requirement; (ii) to its legal or financial advisors; and (iii) as required under applicable securities regulations.

11.4. In the event of a violation or threatened violation of Customer's obligations under this Section 11, Seller shall be entitled to seek equitable relief, including in the form of a restraining order, orders for preliminary or permanent injunction, specific performance and any other relief that may be available from any court, without the requirement to secure or post any bond, or show actual monetary damages in connection with such relief. These remedies shall not be deemed to be exclusive but in addition to all other remedies available under these Terms, at law, or in equity.

12. INTELLECTUAL PROPERTY

12.1 Seller reserves the sole and exclusive ownership of the intellectual property rights in the Products (including but not limited to the technology used to manufacture the Products) and any improvements thereof regardless of inventorship or authorship. Customer shall not (and shall cause its employees, agents, representatives and customers to not) reverse engineer, decompile, disassemble, or decode any of Seller's intellectual property embedded or used in any of the Product.

13. FORCE MAJEURE

13.1. Seller shall not be responsible for any failure or delay in its performance under these Terms due to causes beyond its reasonable control, including, but not limited to, disruptions of the public power supply, communications, and transportation infrastructure, governmental measures, malware or hacker attacks, fire, extraordinary weather events, epidemics, pandemics (or any government restrictions implemented as a result thereof), nuclear and chemical accidents, earthquakes, war, terrorist attacks, labor disputes, strikes, lockouts, shortages of or inability to obtain labor, energy, raw materials or supplies, or other acts of God.

14. MISCELLANEOUS

14.1. If any provision contained in these Terms or any Confirmed Order is held by final judgment of a court of competent jurisdiction to be invalid, illegal, or unenforceable, such invalid, illegal, or unenforceable

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provision shall be severed from the remainder of these Terms or such Confirmed Order, and the remainder of these Terms or such Confirmed Order shall be enforced. In addition, the invalid, illegal, or unenforceable provision shall be deemed to be automatically modified, and, as so modified, to be included in these Terms, such modification being made to the minimum extent necessary to render such provision valid, legal, and enforceable.

14.2. Seller may assign its rights and/or delegate its liabilities under any Confirmed Order at any time. Customer may not assign its rights or delegate its responsibilities under a Confirmed Order without Seller's prior written consent.

14.3. Seller's waiver of any breach or violation of these Terms or the provisions of any Confirmed Order by Customer shall not be construed as a waiver of any other present or future breach or breaches by Customer.

14.4. The parties hereto are independent contractors and nothing in these Terms will be construed as creating a joint venture, partnership, employment, or agency relationship between the parties.

14.5. Notices by a party regarding the exercise of rights and obligations under these Terms must be signed by authorized representatives of such party, and delivered via courier, mail, or e-mail to the other party's address indicated in the applicable Confirmed Order, provided that a notice by e-mail shall only be validly given if receipt thereof is acknowledged in writing by the recipient.

15. ENTIRE AGREEMENT; CONFLICTS.

15.1. These Terms, including the applicable Confirmed Order, constitute the entire and exclusive agreement of the parties regarding the subject matter hereof and supersede any and all prior or contemporaneous agreements, communications, and understandings (both written and oral) regarding such subject matter. In the event of a conflict between the provisions of these Terms and the provisions of a Confirmed

Order, the provisions of the Confirmed Order will govern and control. Seller may amend or modify these Terms from time to time. Seller may, at its sole discretion, provide Customer with written notice of any such changes, revisions, amendments, or modifications, provided, however that any such changes, revisions, amendments, or modifications shall become effective without any further action by any party and that they shall not apply to any Confirmed Order prior to the effective date of such changes, revisions, amendments, or modifications.

16. APPLICABLE LAW AND JURISDICTION

16.1. These Terms and the Confirmed Orders shall be governed by and construed in accordance with the laws of the State of Wisconsin without giving effect to any choice or conflict of law provision or rule that would defer to or cause the application of the substantive laws of any jurisdiction other than Wisconsin. The parties hereby expressly exclude the application of the 1980 United Nations Convention on Contracts for the International Sale of Goods.

16.2. Any dispute, controversy, or claim arising out of or relating to these Terms and any Confirmed Order, including but not limited to the execution, performance, or termination thereof or to any issue of liability arising out of the performance of these Terms or any Confirmed Order, which the parties have not been able to settle amicably shall be submitted to the exclusive jurisdiction of the state or federal courts with jurisdiction in the County of Calumet, Wisconsin, provided that notwithstanding the foregoing, Seller shall be entitled to seek specific performance and injunctive relief in any court of competent jurisdiction. Each party hereby waives any and all claims, pleas, or defenses (including without limitation a plea for *forum non conveniens*) that would permit such party to seek the jurisdiction of any courts or arbitration tribunals other than those set forth in the preceding sentence.

16.3. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN ANY LEGAL PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF OR RELATING TO THESE TERMS.

RESOLUTION NO. 40-26

**RESOLUTION APPROVING THE PURCHASE OF A 2026 FORD
F-550 REGULAR CAB/CHASSIS TRUCK**

WHEREAS, the city received the lowest quote from Morrie’s Buffalo Ford in the amount of \$58,955.00 plus tax/title/license fees for one 2026 Ford F-550 Regular Cab/Chassis truck;

WHEREAS, the purchase of this vehicle was budgeted for in the 2025 Capital Improvement Plan (CIP) Equipment Fund and is within the budgeted amount of \$75,000.00 for this cab/chassis;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that they approve the purchase of one 2026 Ford F-550 Regular Cab/Chassis truck from Morrie’s Buffalo Ford for the Public Works Street Department at a price of \$58,955.00 plus tax/title/license fees.

This resolution was adopted by the City Council of the City of Minnetrista on the 6th day of April 2026, by a vote of _____ Ayes and _____ Nays.

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff, City Clerk