



CITY COUNCIL MEETING AGENDA

January 21, 2026 at 6:30 PM

7701 County Road 110 West Minnetrista, MN 55364

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 City Council Regular Meeting Minutes from January 7, 2026
- b) Res. No. 8-26 Approve Claims
- c) Res. No. 9-26 Approve Extension for Preliminary Plat of Highlands at Whaletail Lake
- d) Res. No. 10-26 Approve Simple Subdivision between 3265 & 3320 Williams Lane
- e) Res. No. 11-26 Authorize Execution of Accessory Structure Agreement with MCWD at 6300 Painter Road
- f) Res. No. 12-26 Approve Purchase for Replacement of Ditch Flail Mower
- g) Res. No. 13-26 Accept Improvements and Authorize Final Payment for Minneapolis Ave Drainage Work

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

- a) Res. No. 14-26 Comprehensive Plan Amendment 7635, 7501, 7385 Highway 7
- b) Res. No. 15-26 Approve Simple Subdivision between 4520 Grimm Road & 7635 Highway 7

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 MEETING MINUTES

January 07, 2026 at 6:30 PM

7701 County Road 110 West Minnetrista, MN 55364

1) CALL TO ORDER

Mayor of the Day Essay Winners Matthew Hilleren and Niko Pekarek called the meeting to order at 6:30 p.m.

- 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

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

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

2) SPECIAL PRESENTATIONS

- a) Mayor for the Day Essay Winners

Matthew Hilleren and Niko Pekarek read their essays for the Council and Mayor Whalen presented them with certificates.

3) PERSONS TO BE HEARD

4) CONSENT AGENDA

- a) Approve Work Session Meeting Minutes from December 8, 2025
- b) Approve City Council Regular Meeting Minutes from December 8, 2025
- c) Approve Appointments and Designations
- d) Approve Memos of Understanding with the various Union Groups employed by the City of Minnetrista
- e) Res. No. 1-26 Approve Claims
- f) Res. No. 2-26 Street Improvement Project: Accept Improvements and Authorize Final Payment
- g) Res. No. 3-26 Award Salt Storage Building Fabric Replacement
- h) Res. No. 4-26 Authorizing Execution of a Pervious Pavement Agreement at 4995 Minneapolis Avenue
- i) Res. No. 5-26 Planning Commission Appointments for 2026

- j) Res. No. 6-26 Well 7 Rehabilitation Project: Accept Improvements and Authorize Final Payment

Vickery asked to remove item h.

Motion made by Councilmember Lacy, Seconded by Councilmember Reffkin to approve the Consent Agenda removing item h for further discussion.

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

The Council discussed the use and maintenance of pervious pavement and the associated credit toward hard cover limits. Staff explained that pervious pavement currently qualifies for a 50% hard cover credit, compared to 100% for traditional concrete or asphalt, and that an agreement is recorded with the property requiring ongoing maintenance to prevent clogging and loss of permeability. Councilmember Vickery expressed concern that while the number of installations is currently limited, future growth could lead to homeowners using pervious pavement to maximize building size without properly maintaining it, potentially impacting shoreline and lake protection. It was noted that installations are inspected initially for compliance with engineering specifications, but there is no ongoing or point-of-sale inspection requirement. Possible future solutions discussed included reducing the credit, adding periodic inspections or maintenance documentation requirements at the homeowner's expense, incorporating inspections at property transfer, or revisiting the issue in a future work session to consider code changes and enforcement capacity.

Motion made by Councilmember Vickery, Seconded by Councilmember Govern to approve item h, Res. No. 4-26 Authorizing Execution of a Pervious Pavement Agreement at 4995 Minneapolis Avenue.

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

5) PUBLIC HEARINGS

6) BUSINESS ITEMS

- a) Res. No. 7-26 2026 Street Improvement Project: Approve Plans and Specifications and Authorize Advertisement for Bids

City Engineer Fauske presented the proposed 2024 Street Improvement Project and considered staff's request to approve the plans and specifications and authorize advertisement for bids. The project includes improvements to Game Farm Road, North and South Saunders Lake Drive, West Edge Boulevard (added per prior Council direction), Pinnacle Drive, Lakeside Drive, and Basswood Drive with most work consisting of mill and overlay, and select areas requiring full-depth pavement removal and replacement based on pavement condition data. Additional components include spot curb and gutter repairs, culvert replacements and inlet cleaning on Game Farm Road, minor sanitary sewer improvements, ADA-compliant pedestrian ramp upgrades, and trail improvements as bid alternates. Bid alternates also include an asphalt underseal on Game Farm Road to reduce reflective cracking and relocation of a hydrant currently located in the trail near County Road 110. The estimated project cost is just over \$3.5 million and will be funded through a combination of city funds, state aid, special assessments, and a contribution from the City of Mound for its portion of West Edge Boulevard. The proposed schedule includes bidding in early February, assessment hearings and contract award in March, and construction from May through August, with contract provisions to minimize disruption to residents. Staff also indicated

plans to provide advance notification to affected property owners once the project is awarded.

Motion made by Councilmember Reffkin, Seconded by Councilmember Vickery Approving Res. No. 7-26, 2026 Street Improvement Project: Approve Plans and Specifications and Authorize Advertisement for Bids.

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

7) ADMINISTRATIVE ITEMS

a) St. Bonifacius Joint City Council Meeting Discussion

City Engineer Fauske informed Council of follow-up on a previously discussed drainage issue at the southeast corner of County Road 110 and County Road 151, where an eroding culvert is affecting the area as water flows toward Lake Minnetonka and near an existing sanitary sewer manhole. Staff reported that a cost-share request to Hennepin County in the amount of \$40,950 was submitted and approved. Public Works staff will further evaluate the project scope, coordinate with county water resources staff, and address required follow-up items. Council can expect a task order request for design services to be brought forward in the coming months as the project moves into the late fall or early winter timeframe.

Administrator Kruggel brought up setting a date for strategic planning meeting. Council agreed on February 26th.

Kruggel informed Council that staff intends to take a different approach to strategic planning this year by meeting individually with each Council member to discuss priorities and long-term goals. These one-on-one meetings will focus on big-picture planning, anticipated needs over the next one to three years, and preparation for the upcoming comprehensive plan update expected to begin later this year. Staff noted that these discussions will help align Council and staff priorities and inform development of a balanced and efficient work plan. Staff will reach out to Council members individually to schedule meetings in the coming weeks.

Kruggel advised Council of an opportunity to participate in the Elected Officials Institute, information for which was recently distributed. Staff noted that the program serves as a helpful refresher on local government topics and offers both beginner and advanced tracks. Council members were encouraged to express interest if they wish to participate so staff can assist with registration and scheduling.

Kruggel discussed the possibility of holding a joint City Council meeting with the City of St. Bonifacius following discussion at a recent police advisory meeting. Proposed topics for the joint meeting include a potential annexation of a small, isolated parcel surrounded by St. Bonifacius, the ongoing water interconnection agreement and related cost considerations, updates on the fire district joint powers agreement, and general coordination on future interconnection projects. The discussion emphasized the importance of ensuring both councils have a shared understanding of timelines, costs, and implications, as well as maintaining positive intergovernmental relations. Staff noted that the meeting would likely be scheduled as a special meeting, potentially in the February–April timeframe and would require coordination with St. Bonifacius to identify a suitable date, time, and location. Staff will follow up with both councils to propose potential meeting options and gather availability.

b) Council Reports

i) Mayor Lisa Whalen

Mayor Whalen provided an update on several meetings attended by the City Administrator and herself throughout the day. These included a regional meeting with representatives from the League of Minnesota Cities, local mayors, and staff to discuss key city issues, including ongoing monitoring of proposed affordable housing legislation and efforts to preserve local planning and zoning authority. Staff reported plans to pursue additional discussions with a state senator and affordable housing stakeholders to explore potential compromise solutions. Updates were also provided on discussions related to FMLA and PFMLA requirements, with the possibility of a future work session to further educate Council and consider potential legislative adjustments. Additional meetings included a town hall with Representative Myers, a Highway 7 Corridor Coalition meeting addressing future direction, branding, and funding considerations, and a discussion with the Halstead Group regarding early grading permit requirements and outstanding application items. It was noted that Halstead is expected to return to Council in late January or early February and that Council may need to consider whether to extend preliminary plan approval, potentially with a defined timeframe, if required documentation is not completed before the current approval expires.

The Council discussed a proposed mayoral letter circulating among local officials regarding state-level fraud concerns and whether Minnetrista should sign it. The Mayor explained the decision not to sign the letter, citing the need for prior Council discussion, concerns about the letter's tone, lack of supporting data, absence of proposed solutions, and its potential impact on maintaining neutrality and productive relationships with state legislators—particularly in light of the City's current bonding requests and other legislative priorities such as affordable housing. The Mayor emphasized that addressing fraud is important but noted that the City has already raised concerns directly with multiple state legislators and prefers a constructive, collaborative approach. Council members expressed interest in further discussion, including the possibility of adopting a City resolution that clearly states Minnetrista's concerns in a more balanced manner. It was agreed that the matter will be placed on the agenda for a future work session, currently planned for March 2, to allow for a more comprehensive discussion and potential participation by legislative representatives.

ii) Cathleen Reffkin

iii) Claudia Lacy

iv) Peter Vickery

v) Brian Govern

8) ADJOURNMENT

Motion made by Councilmember Lacy, Seconded by Councilmember Vickery to adjourn the meeting at 7:28 p.m.

Voting Yea: Mayor Whalen, Councilmember Reffkin, Councilmember Vickery, Councilmember Lacy, Councilmember Govern 7:28 p.m.

RESOLUTION NO. 8-26

**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 73778 through 73848; electronic checks E1003529 through E1003536; Claims batch includes an electronic transfer for payroll in the amount of \$120,303.79.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that the attached list of claims in the amount of \$495,873.34 is hereby approved.

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

Lisa Whalen, Mayor

ATTEST:

City Clerk

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: 012126AP25,012126AP26,10526 PSN,Aflac010726,Medsurety010926,POSTAGE 1-12-26,PR12312025,Tasc010526

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1010 1ST BK OF THE LAKES					
73778	01/21/26	ASPEN MILLS			
E 101-42110-417		UNIFORMS	\$117.98	347786	Uniforms
E 101-42110-417		UNIFORMS	\$253.93	347787	Uniforms
E 101-42110-417		UNIFORMS	\$128.02	347867	Uniforms
		Total	\$499.93		
73779	01/21/26	Bryan Rock Products			
E 101-43121-224		STREET MAINTENANCE	\$3,736.00	73179	Chips for Gravel Roads
		Total	\$3,736.00		
73780	01/21/26	CAMPBELL KNUTSON			
E 101-41610-305		PROSECUTING ATTORN	\$2,341.53	3569-0999	Prosecution Services
		Total	\$2,341.53		
73781	01/21/26	CANTEEN REFRESHMENT SVCS			
E 101-42110-211		CLEANING & MAINT SUP	\$149.35	MSP150987	COFFEE
E 101-43121-211		CLEANING & MAINT SUP	\$131.40	MSP150987	COFFEE
		Total	\$280.75		
73782	01/21/26	CINTAS			
E 101-43121-417		UNIFORMS	\$144.50	4253876155	Uniforms
E 101-43121-417		UNIFORMS	\$144.50	4254531056	Uniforms
E 101-43121-417		UNIFORMS	\$144.50	4255216294	Uniforms
		Total	\$433.50		
73783	01/21/26	COMPASS MINERALS			
E 101-43125-224		STREET MAINTENANCE	\$2,779.40	1591123	Road Salt
E 101-43125-224		STREET MAINTENANCE	\$2,761.42	1592158	25 Tons of Road Salt
		Total	\$5,540.82		
73784	01/21/26	CORE AND MAIN			
E 601-49440-227		UTILITY SYSTEM MAINT	\$174.30	INV0024663	Water testing chemicals
		Total	\$174.30		
73785	01/21/26	CULLIGAN			
E 101-42110-211		CLEANING & MAINT SUP	\$119.00	114X0655630	Cooler Rental
		Total	\$119.00		
73786	01/21/26	CUMMINGS, PATRICK			
E 101-42110-431		TRAIN/MTG/EXP & SUPP	\$34.50		REIMB MANKATO
		Total	\$34.50		
73787	01/21/26	Dept. of Labor & Industry			
G 101-2101		PLUMBING - STATE SUR	\$52.00	Dec25_Q4	Surcharges Q4 2025
G 101-2102		HVAC - STATE SURCH	\$51.00	Dec25_Q4	Surcharges Q4 2025
G 101-2100		BLDG GEN - STATE SUR	\$53.00	Dec25_Q4	Surcharges Q4 2025
G 101-2103		BLDG VAL BSD - STATE	\$8,646.06	Dec25_Q4	Surcharges Q4 2025
		Total	\$8,802.06		
73788	01/21/26	ENGEL WATER TESTING			

CITY OF MINNETRISTA

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 601-49440-227		UTILITY SYSTEM MAINT	\$1,000.00	25-30319	Water Testing
		Total	\$1,000.00		
73789	01/21/26	AT & T MOBILITY			
E 101-42110-321		TELEPHONE	\$434.71	28733308499	Phones and MDC Connections
E 401-42110-560		EQUIP AND FURNISHIN	\$309.84	28733308499	Phones and MDC Connections
		Total	\$744.55		
73790	01/21/26	Fury Motors			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$122.97	143324	Tail Light for Truck #2
		Total	\$122.97		
73791	01/21/26	Gopher State One Call			
E 601-49440-227		UTILITY SYSTEM MAINT	\$75.60	5120611	Sewer & Water Locates
E 602-49490-227		UTILITY SYSTEM MAINT	\$0.00	5120611	Sewer & Water Locates
		Total	\$75.60		
73792	01/21/26	Grainger Inc.			
E 601-49440-401		BLDG/STRUCT MAINTEN	\$192.90	9751799264	Well #4 Heater part
E 601-49440-401		BLDG/STRUCT MAINTEN	\$215.14	9751799272	Heater part
		Total	\$408.04		
73793	01/21/26	HENNEPIN COUNTY INFO TECH DEPT			
E 401-42110-560		EQUIP AND FURNISHIN	\$2,707.91	1000259157	Radio Lease
E 401-43126-560		EQUIP AND FURNISHIN	\$349.56	1000259169	radio lease - PD
		Total	\$3,057.47		
73794	01/21/26	INTL ASSN FOR PROPERTY & EVIDE			
E 101-42110-433		DUES & SUBSCRIPT & TR	\$65.00	M26-24338	IAPE MEMBERSHIP
		Total	\$65.00		
73795	01/21/26	LEGEND COMPANIES			
E 101-42110-401		BLDG/STRUCT MAINTEN	\$803.00	131183	Service for Garage Doors
		Total	\$803.00		
73796	01/21/26	LEXISNEXIS RISK DATA MNGMT INC			
E 101-42110-307		PROFESSIONAL SERVIC	\$211.50	1100250988	Contract Fee
		Total	\$211.50		
73797	01/21/26	LOFFLER			
E 101-42110-202		COPY & PRINTING SUPP	\$31.70	5227115	PD Copier
		Total	\$31.70		
73798	01/21/26	Martin McAllister			
E 101-42110-418		RECRUITING	\$650.00	17256	Assessment
		Total	\$650.00		
73799	01/21/26	Media Com			
E 673-49600-307		PROFESSIONAL SERVIC	\$301.02		Internet
		Total	\$301.02		
73800	01/21/26	MET COUNCIL			

CITY OF MINNETRISTA

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Batch: 012126AP25,012126AP26,10526 PSN,Aflac010726,Medsurety010926,POSTAGE 1-12-26,PR12312025,Tasc010526

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 602-2395		SAC CLEARING	\$14,760.90	Dec 2025	* Monthly SAC
		Total	\$14,760.90		
73801	01/21/26	MID COUNTY			
E 101-42110-212		MOTOR FUELS AND LUB	\$3,368.04	84136	Squad Fuel
		Total	\$3,368.04		
73802	01/21/26	MINNESOTA UI FUND			
E 101-49020-437		MISCELLANEOUS EXPE	\$1,336.00		Unemployment Insurance
		Total	\$1,336.00		
73803	01/21/26	MOUND TRUE VALUE HARDWARE			
E 101-42110-211		CLEANING & MAINT SUP	\$20.47	1861	PD Supplies
E 101-43121-224		STREET MAINTENANCE	\$43.93	200355	Mailbox Letters
E 601-49440-227		UTILITY SYSTEM MAINT	\$19.48	200468	Cleaner and Ant Poison
E 601-49440-322		POSTAGE	\$29.96	200516	Water Sample Shipping to MDH
E 101-43121-224		STREET MAINTENANCE	\$23.99	200581	Silicon Sealant
		Total	\$137.83		
73804	01/21/26	NAT'L ASSOCIATION OF TOWN WATC			
E 101-42110-433		DUES & SUBSRIPT & TR	\$35.00	25426	NATW Membership
		Total	\$35.00		
73805	01/21/26	NEUMANN, RENAE			
E 101-41320-433		DUES & SUBSRIPT & TR	\$32.20		Mileage Reimbursement
		Total	\$32.20		
73806	01/21/26	OFFICE DEPOT			
E 101-42110-201		OFFICE SUPPLIES	\$9.99	45085635001	tissue
		Total	\$9.99		
73807	01/21/26	PLUNKETTS			
E 101-42110-401		BLDG/STRUCT MAINTEN	\$189.57	10324954	Pest Control
		Total	\$189.57		
73808	01/21/26	PREMIUM WATERS, INC			
E 101-41940-211		CLEANING & MAINT SUP	\$75.61	605123-12-25	Water
		Total	\$75.61		
73809	01/21/26	Stericycle, Inc.			
E 101-41320-307		PROFESSIONAL SERVIC	\$183.61	8013023912	Shredding Services
		Total	\$183.61		
73810	01/21/26	SOUTH SHORE FOAM			
E 602-49490-227		UTILITY SYSTEM MAINT	\$1,215.00	2510-1221-82	Spray Foam Insulation of SCADA room in KP Tower
E 101-43121-224		STREET MAINTENANCE	\$868.06	2510-1221-82	Concrete Leveling of Sidewalks on Sunnybrook Dr
		Total	\$2,083.06		
73811	01/21/26	William R Miles Sr.			
E 601-49440-401		BLDG/STRUCT MAINTEN	\$228.80	012886	Repair Lock Assembly at NWTP

CITY OF MINNETRISTA

01/16/26 10:28 AM

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$228.80		
73812	01/21/26	Town & Country Glass			
E 101-43121-404		VEHICLE & EQUIP MAIN	\$599.04	67204	Replacement of Rear Window-Truck #2
Total			\$599.04		
73813	01/21/26	TWIN CITY GARAGE DOOR CO.			
E 101-43121-401		BLDG/STRUCT MAINTEN	\$1,600.00	444208758	Repair of PW Door #4
Total			\$1,600.00		
73814	01/21/26	US BANK CORPORATE SYSTEMS			
E 401-42110-560		EQUIP AND FURNISHIN	\$149.98		Glock Plate
E 101-42110-201		OFFICE SUPPLIES	\$125.62		External Hard Drives
E 101-42110-431		TRAIN/MTG/EXP & SUPP	\$73.83		Training Dummy
E 101-42110-431		TRAIN/MTG/EXP & SUPP	\$58.00		Stuffing /Refill for Training Dummy
E 101-42110-201		OFFICE SUPPLIES	\$17.50		Cardstock paper
E 101-41320-433		DUES & SUBSRIPT & TR	\$102.00		CPA License Renewal -Grimm
E 101-49020-437		MISCELLANEOUS EXPE	\$774.00		Employee Annual Event
E 101-42110-404		VEHICLE & EQUIP MAIN	\$229.80		Ejector Plugs for Squad Cars
E 601-49440-433		DUES & SUBSRIPT & TR	\$93.00		Klein Master Water Conditioner License
Total			\$1,623.73		
73815	01/21/26	VERIZON WIRELESS			
E 101-42110-321		TELEPHONE	\$80.02	6131788214	PD Cell phones
Total			\$80.02		
73816	01/21/26	WEGNER, RYAN			
E 101-42110-431		TRAIN/MTG/EXP & SUPP	\$34.50		Reimb Mankato
Total			\$34.50		
73817	01/21/26	WRIGHT HENNEPIN ELECTRIC			
E 101-43121-381		ELECTRIC UTILITIES	\$10.63	35032664511	Street Light
Total			\$10.63		
73818	01/21/26	AMAZON CAPITAL SERVICES			
E 101-41320-201		OFFICE SUPPLIES	\$23.98	13P6-W96D-	Clip Board
E 601-49440-227		UTILITY SYSTEM MAINT	\$483.84	13P6-W96D-	Check Valve for WTPs
E 101-41320-201		OFFICE SUPPLIES	\$51.88	14XL-4R3T-G	City Hall Kitchen Supplies
E 101-43121-224		STREET MAINTENANCE	\$542.08	1C97-KYWX-	Show Shovels and Wall Pack Lights for PW Shop
E 101-43121-224		STREET MAINTENANCE	\$633.16	1F63-4TTQ-F	Mailbox and Letters PPE -Gloves and Boots
E 101-41320-201		OFFICE SUPPLIES	\$201.32	1LTY-4KDJ-H	Office Supplies
E 101-42110-401		BLDG/STRUCT MAINTEN	\$129.98	1MVN-RPGV	Electrical Reels for PD Squads
E 101-41320-201		OFFICE SUPPLIES	\$20.99	1NJ4-FVM4-	Calendar
E 101-43121-224		STREET MAINTENANCE	\$318.94	1RVQ-PLFT-	Calendars and Cables
Total			\$2,406.17		
73819	01/21/26	CINTAS			
E 101-43121-417		UNIFORMS	\$144.50	425598989	Uniforms
Total			\$144.50		
73820	01/21/26	City of St Bonifacius			

CITY OF MINNETRISTA

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-42210-318		FIRE CONTRACT ST BO	\$106,953.25	1st Qtr 2026	Quarterly Fire Service
		Total	\$106,953.25		
73821	01/21/26	COMPASS PEER GROUPS LLC			
E 101-41320-433		DUES & SUBSRIPT & TR	\$1,800.00	cpg150	Annual Membership-Kruggel
		Total	\$1,800.00		
73822	01/21/26	GILLESPIE CENTER			
E 101-45203-307		PROFESSIONAL SERVIC	\$10,160.00	MIN2026	2026 Annual Support
		Total	\$10,160.00		
73823	01/21/26	Grainger Inc.			
E 101-43121-401		BLDG/STRUCT MAINTEN	\$99.27	9759485619	Fan Switch
		Total	\$99.27		
73824	01/21/26	Int'l Union of Oper. Engineers			
G 101-2360		PAYROLL CLEARING UN	\$315.00		* Union dues
		Total	\$315.00		
73825	01/21/26	LAKE MINNETONKA CONSERVATION			
E 651-49590-307		PROFESSIONAL SERVIC	\$8,614.00	2026Q1Trist	LMCD Levy Payment
		Total	\$8,614.00		
73826	01/21/26	LANO EQUIPMENT, INC.			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$216.70	03-1210490	Cable for snowblower
		Total	\$216.70		
73827	01/21/26	League of Minnesota Cities			
E 101-41320-433		DUES & SUBSRIPT & TR	\$11,009.00	441458	2026 Membership Dues
E 101-41320-433		DUES & SUBSRIPT & TR	\$525.00	442434	2026 MCMA Annual Conference-Kruggel
E 101-41320-433		DUES & SUBSRIPT & TR	\$125.00	442995	2026 City Day on the Hill-Kruggel
		Total	\$11,659.00		
73828	01/21/26	LELS			
G 101-2360		PAYROLL CLEARING UN	\$146.00		PD Union Dues (2x\$73.00) Supervisors
G 101-2360		PAYROLL CLEARING UN	\$64.66		CSO Union Dues (1x\$64.66)
G 101-2360		PAYROLL CLEARING UN	\$803.00		PD Union Dues (11x\$73.00)
		Total	\$1,013.66		
73829	01/21/26	LOFFLER			
E 101-42110-410		COMPUTER SERVICES/	\$0.00		
E 101-43121-410		COMPUTER SERVICES/	\$0.00		
E 601-49440-410		COMPUTER SERVICES/	\$0.00		
E 602-49490-410		COMPUTER SERVICES/	\$0.00		
E 101-41320-410		COMPUTER SERVICES/	\$77.50	CW260409	General Support
E 401-43126-560		EQUIP AND FURNISHIN	\$164.00	CW260812	In Tune Project
		Total	\$241.50		
73830	01/21/26	MAMA			
E 101-41320-433		DUES & SUBSRIPT & TR	\$60.00	2460	Membership-Kruggel
		Total	\$60.00		

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: 012126AP25,012126AP26,10526 PSN,Aflac010726,Medsurety010926,POSTAGE 1-12-26,PR12312025,Tasc010526

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
73831	01/21/26	MAPET			
E 101-42110-433		DUES & SUBSCRIPT & TR	\$35.00	00952	Membership Renewal
		Total	\$35.00		
73832	01/21/26	BRENDAN MCCARTHY			
E 101-43121-417		UNIFORMS	\$185.52		Boot Reimbursement
		Total	\$185.52		
73833	01/21/26	MCMA			
E 101-41320-433		DUES & SUBSCRIPT & TR	\$75.00	2026	Membership Bauman
		Total	\$75.00		
73834	01/21/26	Metropolitan Council WW Servic			
E 602-49490-438		EXPENSE MWCC	\$42,194.59	1199386	* Monthly Sewer
		Total	\$42,194.59		
73835	01/21/26	METRO CITIES ASSOC OF METRO			
E 101-41320-433		DUES & SUBSCRIPT & TR	\$3,949.00	2438	Metro Cities 2026 Membership
		Total	\$3,949.00		
73836	01/21/26	MGX Equipment Services, LLC			
E 101-43121-221		EQUIPMENT PARTS, TIR	\$54.24	PSO115961-	Coil for #16 Plow
		Total	\$54.24		
73837	01/21/26	MID COUNTY			
E 601-49440-212		MOTOR FUELS AND LUB	\$293.66	84161	Dyed Diesel Fuel
E 602-49490-212		MOTOR FUELS AND LUB	\$293.66	84161	Dyed Diesel Fuel
E 101-43121-212		MOTOR FUELS AND LUB	\$734.15	84161	Dyed Diesel Fuel
E 101-43125-212		MOTOR FUELS AND LUB	\$146.83	84161	Dyed Diesel Fuel
		Total	\$1,468.30		
73838	01/21/26	Minnesota Mayors Association			
E 101-41110-433		DUES & SUBSCRIPT & TR	\$30.00		Annual Dues for 2026-Mayors
		Total	\$30.00		
73839	01/21/26	Minnesota Safety Council			
E 101-43121-307		PROFESSIONAL SERVIC	\$685.00	2870-2027	MSC Membership Fees
		Total	\$685.00		
73840	01/21/26	MN CHILD SUPPORT PAYMENT CENTE			
G 101-2390		PAYROLL CLEARING GA	\$907.24		* Child Support
		Total	\$907.24		
73841	01/21/26	MOUND TRUE VALUE HARDWARE			
E 101-43121-240		SMALL TOOLS AND MIN	\$34.99	200617	Tape Measure
E 601-49440-227		UTILITY SYSTEM MAINT	\$79.61	200630	Plumbing parts for WTP Chemical Feed
E 601-49440-322		POSTAGE	\$22.48	200696	Shipping of Water Samples to MDH
		Total	\$137.08		
73842	01/21/26	Northwest Hennepin League of			
E 101-41110-433		DUES & SUBSCRIPT & TR	\$200.00	2026	Annual Dues

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: 012126AP25,012126AP26,10526 PSN,Aflac010726,Medsurety010926,POSTAGE 1-12-26,PR12312025,Tasc010526

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
Total			\$200.00		
73843	01/21/26	Pioneer-Sarah Creek Watershed			
E 651-49590-433		DUES & SUBSRIPT & TR	\$15,818.04	261	2026 Member Assessment
Total			\$15,818.04		
73844	01/21/26	STORMS, MASON			
E 101-43121-417		UNIFORMS	\$454.71		Boots (2) reimbursement
Total			\$454.71		
73845	01/21/26	SUN LIFE FINANCIAL			
G 101-2340		PAYROLL CLEARING HE	\$1,053.37	February 202	LTD
G 101-2340		PAYROLL CLEARING HE	\$816.75	February 202	STD
Total			\$1,870.12		
73846	01/21/26	The Standard			
G 101-2380		PAYROLL CLEARING LIF	\$1,605.45	Feb 2026	* Life Insurance
Total			\$1,605.45		
73847	01/21/26	US BANK CORPORATE SYSTEMS			
E 101-42110-201		OFFICE SUPPLIES	\$10.91		Paper Plates
E 101-42110-201		OFFICE SUPPLIES	\$68.00		Batteries
E 101-42110-201		OFFICE SUPPLIES	\$22.48		Batteries
E 101-42401-433		DUES & SUBSRIPT & TR	\$900.00		ICC Training Classes/Sessions -Pool and Goodman
E 101-41110-433		DUES & SUBSRIPT & TR	\$249.00		Go To Webinar
E 101-41320-433		DUES & SUBSRIPT & TR	\$83.40		Doodle Poll Annual Renewal
E 101-41320-433		DUES & SUBSRIPT & TR	\$534.72		MCMA Lodging
E 101-43121-224		STREET MAINTENANCE	\$440.00		Annual Renewal for Rapid Radios (2 Way Walkie - Talkies)
E 651-49590-433		DUES & SUBSRIPT & TR	\$435.00		MN Erosion Control Assoc Conf -Recertification McCarthy
Total			\$2,743.51		
73848	01/21/26	WASTE MANAGEMENT OF WI-MN			
E 671-43230-384		REFUSE REMOVAL	\$21,310.82	8196524-159	* Recycling
E 671-43230-384		REFUSE REMOVAL	\$96.65	9431291-228	Organics
Total			\$21,407.47		
1003529 e	01/02/26	Internal Revenue Service			
G 101-2300		PAYROLL CLEARING FE	\$19,655.23		* PR - Fed w/h
G 101-2320		PAYROLL CLEARING FIC	\$17,240.58		* PR - SS/Medicare w/h
Total			\$36,895.81		
1003530 e	01/02/26	MINNESOTA DEPT. OF REV.			
G 101-2310		PAYROLL CLEARING ST	\$8,687.25		* State w/h
Total			\$8,687.25		
1003531 e	01/02/26	Public Employees Retirement			
G 101-2330		PAYROLL CLEARING PE	\$35,431.86		* Pera w/h
Total			\$35,431.86		

CITY OF MINNETRISTA

***Check Detail Register©**

Batch: 012126AP25,012126AP26,10526 PSN,Aflac010726,Medsurety010926,POSTAGE 1-12-26,PR12312025,Tasc010526

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
1003532 e	01/06/26	PSN			
E 601-49440-307		PROFESSIONAL SERVIC	\$144.72	1/5/26	Monthly online payment fees December 2025
E 602-49490-307		PROFESSIONAL SERVIC	\$144.71	1/5/26	Monthly online payment fees December 2025
E 651-49590-307		PROFESSIONAL SERVIC	\$96.47	1/5/26	Monthly online payment fees December 2025
E 671-43230-307		PROFESSIONAL SERVIC	\$96.47	1/5/26	Monthly online payment fees December 2025
		Total	\$482.37		
1003533 e	01/09/26	MEDSURETY, LLC			
E 101-41320-437		MISCELLANEOUS EXPE	\$70.00	47597	Annual and Cobra Administration
		Total	\$70.00		
1003534 e	01/13/26	AFLAC			
G 101-2348		AFLAC INS	\$72.69	302085	* Supplemental Insurance
		Total	\$72.69		
1003535 e	01/13/26	TASC			
G 101-2346		PR CLEARING DAYCARE	\$354.48		* Dependent Care
		Total	\$354.48		
1003536 e	01/13/26	Postmaster			
E 101-41320-322		POSTAGE	\$250.00	1/12/2026	POSTAGE ADDED TO POSTAGE MACHINE (E-CHECK)
		Total	\$250.00		
		1010	\$375,569.55		

Fund Summary

1010 1ST BK OF THE LAKES	
101 GENERAL FUND	\$263,457.44
401 CAPITAL IMPROVEMENT PROGRAM	\$3,681.29
601 WATER FUND	\$3,053.49
602 SEWER FUND	\$58,608.86
651 STORM WATER MGMT FUND	\$24,963.51
671 RECYCLING FUND	\$21,503.94
673 CABLE	\$301.02
	\$375,569.55

CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Extension Request from Edward & Mary Ryan for Preliminary Plat and Dock Variance Approval for the Highlands on Whaletail Lake

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

Meeting Date: January 21, 2026

Issue: Edward & Mary Ryan have submitted a request to extend their preliminary plat and dock variance approval an additional two years. The preliminary plat and dock variance approval is set to expire in November 2026.

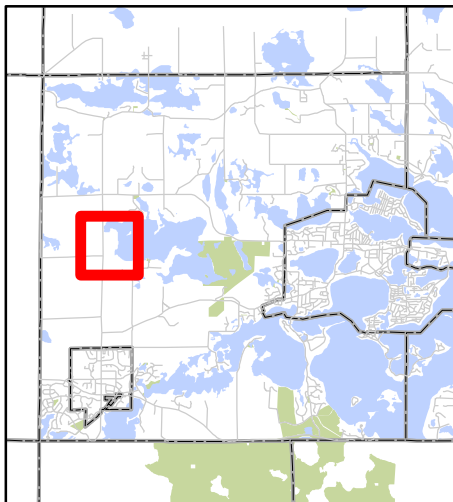
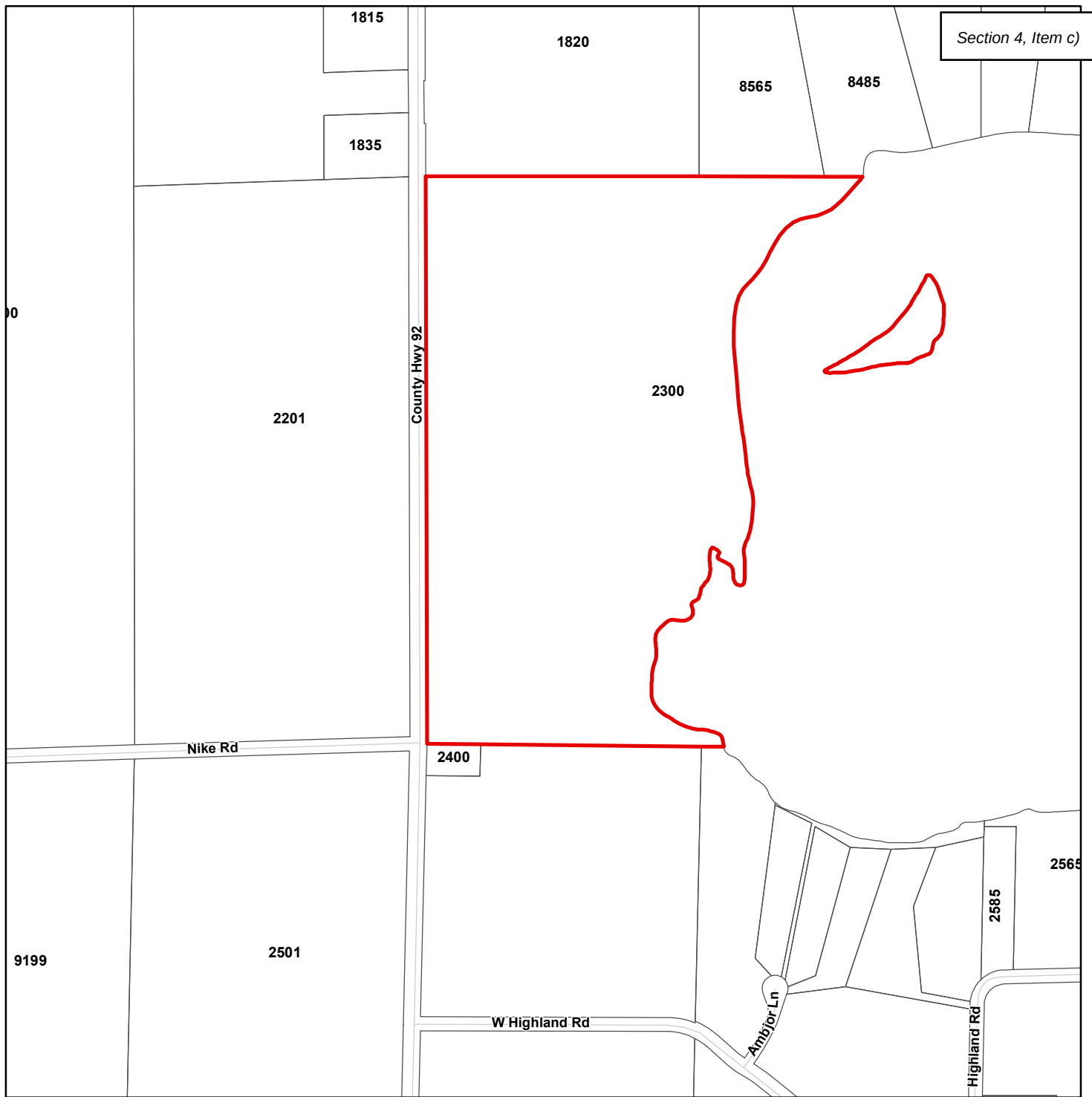
Background: The preliminary plat and dock variance for the Highlands on Whaletail Lake was originally approved in November of 2008. Since that time, there have been several extension requests made to the City Council which all have been approved. The applicants wish to extend the approval an additional two years to November of 2028.

Conclusion: The preliminary plat is an 11 lot cluster development. Cluster developments are allowed in AP – Agriculture Preservation zoning district if the property is located east of County Road 92. The property proposed for development is 2300 County Road 92, which is zoned AP and located on the east side of County Road 92. Given the fact that City Code has not changed with respect to the preliminary plat approval and nine previous extensions have been granted, Staff would support this extension request. If approved, the extension would give the applicants until November 17, 2028 to apply for final plat approval.

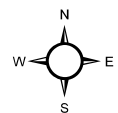
Recommended City Council Action: Motion to adopt a resolution approving a two year extension to preliminary plat and dock variance approval for the Highlands on Whaletail Lake.

Mission Statement:

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



1 inch = 667 feet



**2300 CO RD 92,
Minnetrista MN**



January 2, 2026

Mayor and City Council
City of Minnetrista
7701 Co Rd 110 W
Minnetrista, MN 55364

Re: Highlands at Whaletail Lake – Preliminary Plat

Mayor and Council:

The City of Minnetrista approved a preliminary plat for an 11 lot “cluster” development on 118 acres, called Highlands at Whaletail Lake, in November 2008. Associated with the preliminary plat, the council also approved a variance for a community dock. Soon after the approval, there was a significant decline in the overall housing market making the proposal not feasible at that time. The City has since extended the preliminary plat approval to November of 2026.

In the past few years we have explored the sale of the property for development with multiple interested parties and considered multiple development scenarios. We believe the approved plan is still a very desirable layout as it maximizes the lake views and preserves significant open space compared with a traditional development scenario.

The property was listed for sale for much of 2025 and there was interest by both developers and prospective homeowners. We intend to re-list the property in early 2026 and believe that we will see additional serious interest.

Nothing has changed in City code since the original approval that would result in anything other than an approval of this same preliminary plat if it was brought new to the City today. We therefore, hereby respectfully request a 2 year extension of the preliminary plat and variance approvals to November 2028.

While we wait for the right buyer, we will continue to live on, and maintain, the property as we have for over 25 years.

We appreciate your thoughtful consideration of this request and will make ourselves and our consultants available for any questions from council or staff.

Sincerely,

Ed and Mary Ryan

Edward and Mary Ryan
2300 County Road 92, Minnetrista, MN

RESOLUTION NO. 9-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A TWO YEAR EXTENSION TO PRELIMINARY PLAT
AND DOCK VARIANCE APPROVAL FOR THE HIGHLANDS ON WHALETAIL
LAKE FOR EDWARD AND MARY RYAN**

WHEREAS, the City of Minnetrista 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, Edward and Mary Ryan (the “Applicants”) have requested an additional two year extension to their preliminary plat and dock variance approval (the “Approval”) located at 2300 County Road 92 (the “Property”); and

WHEREAS, the City Council originally granted the Approval to the Applicants on November 5, 2008, and the Approval was valid for one year, until November 5, 2009; and

WHEREAS, the City Council has approved numerous extensions to the Approval; and

WHEREAS, the City Council most recently approved an extension to the Approval on April 15, 2024 giving the Applicants until November 17, 2026 to submit a final plat application; and

WHEREAS, market conditions do not allow the Property to be developed in accordance with the Approval at this time; and

WHEREAS, zoning and subdivision regulations have not changed with respect to the Approval; and

WHEREAS, the Applicants are requesting this extension in January because, if denied, the Applicants would have time to submit a final plat application.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetrista hereby approves the preliminary plat approval and dock variance extension for the Highlands on

Whaletail Lake, allowing the applicants two additional years, until November 17, 2028, to submit for final plat approval.

This resolution was adopted by the City Council of the City of Minnetrista on this 21st day of January, 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: Simple Subdivision Request from Sharon Thaler

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

Meeting Date: January 21, 2026

Issue: Sharon Thaler (the “Applicant”) is the fee owner of 3265 & 3320 Williams Lane (collectively the “Properties”). The Applicant has proposed adjusting the common lot lines between the Properties to increase the buildable area and square off the oddly shaped parcel located at 3265 Williams Lane, which will help a planned project to either significantly update or replace the existing single-family home. Each parcel will meet or exceed the minimum lot size requirements for the R-1 Low-density single-family residence zoning district and the Shoreland overlay district after the proposed lot line adjustment.

Recommended City Council Action: Motion to adopt Res. No. 10-26 Approving a Simple Subdivision request from Sharon Thaler for 3265 & 3320 Williams Lane

Attachments:

1. Location Map
2. Applicant Narrative
3. Survey of Proposal
4. Res. No. 10-26 Approving a Simple Subdivision request from Sharon Thaler for 3265 & 3320 Williams Lane

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.

3265 & 3320 Williams Lane

Section 4, Item d)



1 in = 100 Ft

-  City Boundary
-  Address Labels
-  Parcels



December 12, 2025

City of Minnetrista
Planning Department
7701 County Road 110 West
Minnetrista, MN 55364
Submitted via email to: nolson@ci.minnetrista.mn.us

RE: Written Statement for Simple Subdivision of 2 Thaler Parcels
Reference # 26425R

Lindgren Land Surveying has been retained by Ms. Sharon Thaler to assist in various projects on the subject properties. Ms. Thaler desires to complete a simple subdivision between 3265 and 3320 Williams Lane. The reason for the desired Lot Line adjustment is to expand the 3265 parcel to increase the buildable area near the existing house.

Ms. Thaler is completing this effort in conjunction with a planned project to significantly update or replace the home on the 3265 parcel. The current parcel configuration of 3265 is oddly shaped, squaring it up will provide the additional space that is likely needed for future construction.

Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler

Existing Legal Descriptions

PARCEL 1:

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

PARCEL 2:

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

Legend

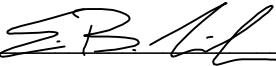
- Found Iron Monument
- Iron Pipe marked with MN License No. 48176 (previously set, or to be set)
- Exterior Boundary Line
- Interior Boundary Line
- Adjacent Boundary Line
- Survey Line
- Proposed Boundary Line
- BSB Building Setback Line

Survey Notes

- This Survey intends to show the boundaries of the above described property and the location of certain existing improvements thereon. It does not purport to show all improvements or encroachments.
- The basis of bearings for this survey is based on measurements made in the Hennepin County Coordinate System, NAD83-1986 Adjustment.
- Benchmark: Hennepin County Geodetic Control Point "ACKMAN". NAVD88 Elevation = 969.56.
- Building footprint is shown per measurements taken at breast height on the outside of the siding/fascia and may not reflect dimensions of the foundation.
- The site conditions shown on this survey are representative of the existing conditions on the date of last fieldwork: July 24, 2025.
- Contours shown are displayed at 1- and 5-foot intervals and derived from a mix of field survey by Lindgren Land Surveying and publicly available LiDAR Surface Data.

Certification

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

Signed: 
Eric B. Lindgren, Land Surveyor
Minnesota License Number 48176

Date: December 12, 2025

LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Existing Legal Descriptions

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Surveying, PLLC. All rights reserved.

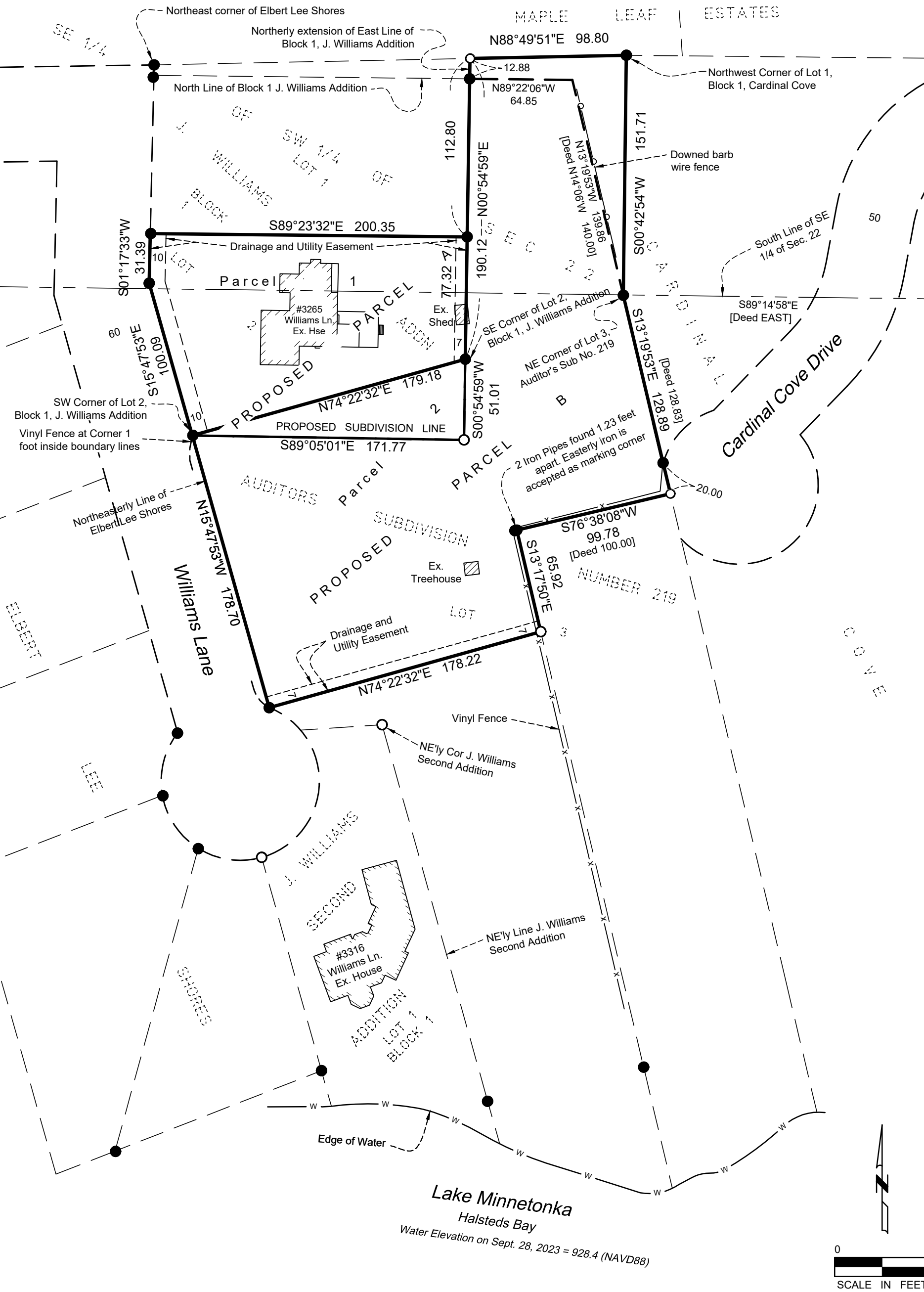
PROJ. NO.
26425R

SHEET
1 of 4

BOOK/PAGE
005/145

Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler



LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

**Existing and Proposed
Boundary Lines**

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Surveying, PLLC. All rights reserved.

PROJ. NO.
26425R

SHEET
2 of 4

BOOK/PAGE
005/145

Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler

Proposed Legal Descriptions

PARCEL A:

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

AND:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

PARCEL B:

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

EXCEPT:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

Existing and Proposed Area Calculations

EXISTING AREA CALCULATIONS:

Parcel 1 = 19,864 Sq. Ft. = 0.46 Acres
Parcel 2 = 61,575 Sq. Ft. = 1.41 Acre
Total = 81,439 Sq. Ft. = 1.87 Acres

PROPOSED AREA CALCULATIONS:

Parcel A = 24,245 Sq. Ft. = 0.56 Acres
Parcel B = 57,194 Sq. Ft. = 1.31 Acres
Total = 81,439 Sq. Ft. = 1.87 Acres

BUILDABLE AREA CALCULATIONS:

Parcel A = 13,619 Sq. Ft. = 0.31 Acre
Parcel B = 35,007 Sq. Ft. = 0.80 Acre

LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Proposed Legal Descriptions and Area Calculations

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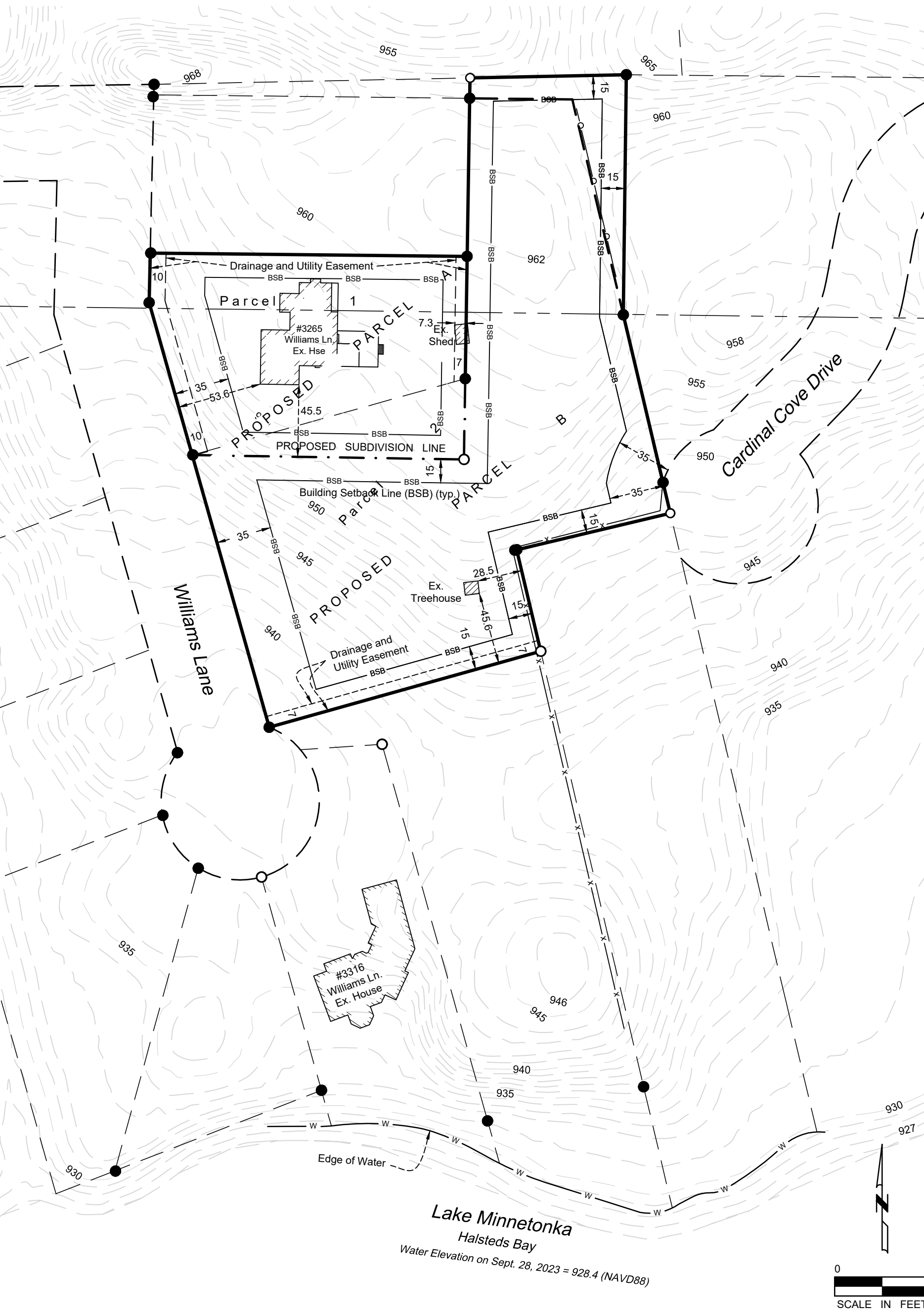
PROJ. NO.
26425R

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Certificate of Survey // Simple Subdivision

Survey Prepared For: Sharon Thaler



LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

**Building Setbacks
and Site Topography**

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26425R

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RESOLUTION NO. 10-26

CITY OF MINNETRISTA

**RESOLUTION APPROVING A SIMPLE SUBDIVISION FOR SHARON
THALER TO ALLOW FOR A LOT LINE ADJUSTMENT BETWEEN
PROPERTIES LOCATED AT 3265 & 3320 WILLIAMS LANE**

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

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

WHEREAS, Sharon Thaler (the “Applicant”) is the fee owner of the two adjacent parcels located at 3265 & 3320 Williams, which are legally described on Exhibit A attached hereto; and

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

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

WHEREAS, the City Council considered the Applicant’s request for a simple subdivision for a lot line adjustment at its meeting on January 21st, 2026 and adopted the following findings of fact regarding the application:

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the Applicant’s request for a simple subdivision to allow a lot line adjustment of the properties at 3265 & 3320 Williams Lane is hereby approved, subject to the following:

1. The Applicant shall execute drainage and utility easements over the new common lot line in a form acceptable to the City Attorney.
2. The new legal descriptions of the two parcels are those included on Exhibit B attached hereto.
2. The approval of this simple subdivision shall expire within one year of the date of this resolution unless recorded within Hennepin County within that period of time; and

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

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of January, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT AExisting Legal DescriptionsPARCEL 1 (3265 Williams Lane):

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situate in Hennepin County, Minnesota.

PARCEL 2 (3320 Williams Lane):

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

EXHIBIT BNew Legal DescriptionsPROPOSED PARCEL A (3265 Williams Lane):

Lot 2, Block 1, J. Williams Addition, according to the recorded plat thereof, and situated in Hennepin County, Minnesota.

AND:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

PROPOSED PARCEL B (3320 Williams Lane):

That part of the following described property:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota, and that part of the Southeast Quarter of the Southwest Quarter of Section 22, Township 117, Range 24, Hennepin County, Minnesota described as follows: Beginning at the Northeast corner of said Lot 3; thence Southerly along the Easterly line of said Lot 3 a distance of 128.83 feet; thence Westerly deflecting to the right 90 degrees 00 minutes a distance of 100.00 feet; thence Southerly, parallel with the Easterly line of said Lot 3, a distance of 420.00 feet, more or less, to the shore line of Lake Minnetonka; thence Westerly along the shore line of Lake Minnetonka to its intersection with the Northeasterly line of J. Williams Second Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line to the Northeasterly corner of said Addition; thence Westerly along the Northerly line of said Addition to its intersection with the Northeasterly line of Elbert Lee Shores, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northwesterly along said Northeasterly line of Elbert Lee shores to the Southwesterly corner of Block 1, J. Williams Addition, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Northeasterly along the South line of said last Addition to the Southeast corner thereof; thence Northerly along the East line of said last Addition and its Northerly extension to the intersection with a line run from the Northeast corner of Elbert Lee Shores to the Northwest corner of Lot 1, Block 1, Cardinal Cove, according to the plat on file or of record in the office of the County Recorder in and for said Hennepin County; thence Easterly along the last described line to the Northwest corner of said Lot 1, Block 1, Cardinal Cove; thence Southerly along the Westerly line of Cardinal Cove to the point of beginning.

Lying Northerly of the following described line:

Commencing at said Southwesterly corner of Block 1, J. Williams Addition; thence Southeasterly 178.70 feet along the Northeasterly line of Elbert Lee Shores to a point of curvature in said Northeasterly line and the point of beginning of said line to be described; thence Northeasterly, parallel with the South line of said Block 1, a distance of 178.22 feet to the Northeasterly line of said property and there terminating.

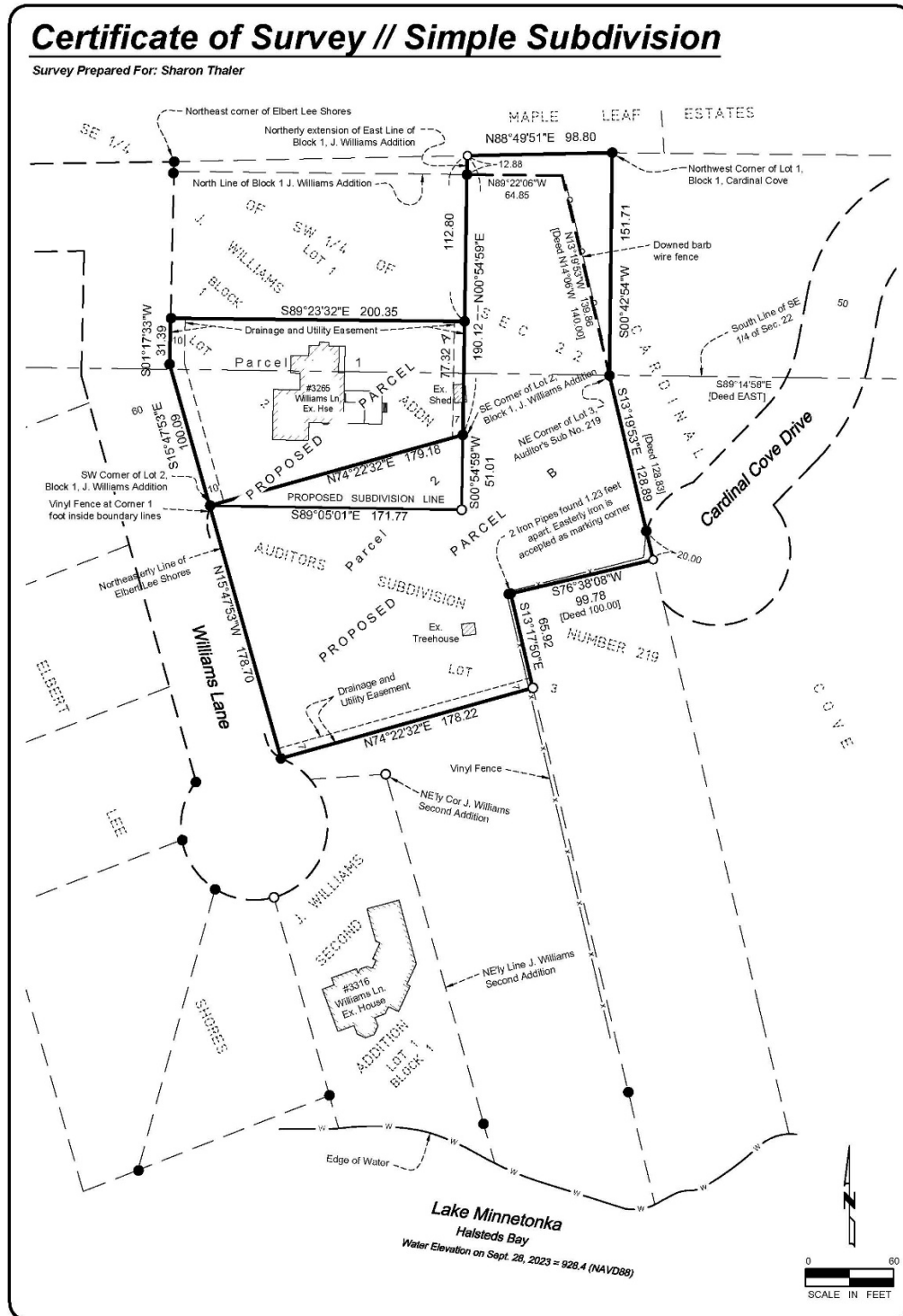
EXCEPT:

That part of Lot 3, Auditor's Subdivision No. 219, Hennepin County, Minnesota described as follows:

Beginning at the southeast corner of Lot 2, Block 1, J Williams Addition, Hennepin County Minnesota; thence South 00 degrees 54 minutes 59 Seconds West assumed bearing along the southerly extension of the east line of said Lot 2 a distance of 51.01 feet; thence South 89 degrees 05 minutes 01 seconds East a distance of 171.77 feet to the southwest corner of said Lot 2; thence North 74 degrees 22 minutes 32 seconds East along the southeast line of said Lot 2 a distance of 179.18 feet to the point of beginning.

EXHIBIT C

Depiction of Existing and New Parcels



LINDGREN
Land Surveying

PO Box 217
Chanhassen, MN 55317
(952) 223-0063

Existing and Proposed Boundary Lines

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PROJ. NO.
881868

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CITY OF MINNETRISTA



CITY COUNCIL CONSENT AGENDA ITEM

Subject: Accessory Structure Agreement with MCWD at 6300 Painter Road

Prepared By: Nickolas Olson, Senior City Planner

Through: David Abel, Community Development Director

Meeting Date: January 21, 2026

Issue: Minnehaha Creek Watershed District (MCWD) has purchased the property at 6300 Painter Road (the “Property”). MCWD wishes to remove most the buildings on the Property, but retain one of the pole buildings. City Code requires a primary structure on property before any accessory buildings, unless an accessory structure agreement is approved.

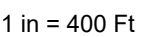
Recommended Action: Motion to adopt a resolution authorizing execution of an accessory structure agreement with MCWD at 6300 Painter Road.

- Attachments:**
1. Location Map
 2. Applicant Narrative
 3. Res. No. 11-26 Authorize Execution of Accessory Structure Agreement at 6300 Painter Road

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.

Section 4, Item e)



- 
- The logo for the City of Minnetrista is an oval emblem. It features a stylized blue 'M' in the center, with a green tree above it. The words 'CITY OF' are arched above the 'M', and 'MINNETRISTA' is arched below it, all in blue capital letters. The entire logo is outlined in green.

Background:

On December 5, 2025, following receipt of a resolution of support from the City of Minnetrista, the Minnehaha Creek Watershed District (MCWD) acquired an 11.4-acre property located at 6300 Painter Road (PID# 02-117-24-32-0010; the “Property”). The acquisition supports MCWD’s efforts to improve regional water quality in the Painter Creek–Jennings Bay Subwatershed.

MCWD’s near-term restoration strategy for the Property focuses on demolition of aging structures and site restoration to stabilize the property and enhance its conservation value. By removing aged structures, debris, and site appurtenances, the property will be transitioned from its historic farmstead and rural residential use into protected conservation land, setting the stage for future capital project investments.

However, to support future site enhancements, the recently constructed steel pole shed is proposed to be retained as part of this initial plan. Built in 2018, the structure is in good condition and may provide future operational, logistical, or cost-saving benefits as site-specific planning advances. In the interim, the pole shed will be used solely for the storage of seasonal supplies, equipment, and/or watercraft owned by MCWD to carry out its duties.

Discussion:

City Code Section 505.07, Subdivision 9 establishes standards for accessory structures, including their association with a principal structure. As part of MCWD’s near-term restoration strategy at 6300 Painter Road, the primary residence will be removed, making an accessory structure agreement the appropriate mechanism to allow the recently constructed pole shed to remain on the property. This agreement provides interim flexibility for ongoing site planning and future capital project work, and supports efficient use of public resources by avoiding unnecessary demolition and potential reconstruction costs in the future.

RESOLUTION NO. 11-26

CITY OF MINNETRISTA

**RESOLUTION AUTHORIZING EXECUTION OF AN
ACCESSORY STRUCTURE AGREEMENT WITH MINNEHAHA CREEK
WATERSHED DISTRICT AT 6300 PAINTER ROAD**

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

WHEREAS, Minnehaha Creek Watershed District (the “Applicant”) is the fee owner of the property legally described in the Accessory Structure Agreement as hereinafter defined (the “Property”); and

WHEREAS, the Applicant intends to remove all the structures on the Property, including the primary structure, except for a steel-sided pole shed; and

WHEREAS, Minnetrista City Code does not allow for any accessory building unless there is a primary structure for which the building may be accessory to; and

WHEREAS, an accessory structure agreement (the “Agreement”) has been prepared for execution by the City and the Applicant specifying the details of development of the Property; and

WHEREAS, execution by the parties of the Agreement is required to allow the accessory building to remain.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Minnetrista, Minnesota that the mayor and city clerk are authorized and directed to execute the Accessory Structure Agreement and related documents in the general form attached hereto, on behalf of the City.

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of January, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A

Form of Accessory Structure Agreement

ACCESSORY STRUCTURE AGREEMENT

This Accessory Structure Agreement ("Agreement") is made this 21 day of January, 2026, by and between Minnehaha Creek Watershed District, a special purpose local unit of government under Minnesota Statutes chapters 103B and 103D ("MCWD"), and the City of Minnetrista, a Minnesota municipal corporation ("City").

I. RECITALS

WHEREAS MCWD is the fee owner of certain real property located at 6300 Painter Road in Minnetrista, Hennepin County, Minnesota, and legally described on the attached Exhibit A (the "Property");

WHEREAS the Property is subject to an Agricultural zoning classification, and is improved with a two story residence, detached garage, steel-sided pole shed, and three outbuildings (the steel-sided pole shed referred to hereafter as "Accessory Structure");

WHEREAS MCWD intends to maintain and improve the condition of native vegetation and stream bank on the Property, and to program capital investment for the Property for the purpose of improving the water quality of Painter Creek and Jennings Bay;

WHEREAS MCWD intends to remove all structures on the Property, which are at the end of their useful lives and not suited to its use of the Property, except for the Accessory Structure, which was erected in 2018, is in good condition, and has substantial economic value and offers both immediate functional value for MCWD purposes and flexibility to potentially support future site-specific needs;

WHEREAS under the City code, accessory buildings or structures may not be maintained without the presence of a principal building on the same parcel; and

WHEREAS MCWD and the City wish to enter into this Agreement to allow MCWD to retain the Accessory Structure on the Property;

II. AGREEMENT

NOW THEREFORE, in consideration of the mutual covenants and promises and covenants herein, MCWD and the City hereto agree and stipulate as follows:

- 1. USE OF ACCESSORY STRUCTURE.** The Accessory Structure may be maintained on the Property without a principal structure provided it is used only to store supplies, equipment, vehicles and watercraft owned or used by MCWD for its statutory purposes. MCWD will not use or allow others to use the Accessory Structure for any other purpose.
- 2. MCWD REPRESENTATIONS.** MCWD represents that it is the fee owner of the Property, that it has full legal power and authority to encumber the Property as provided in this Agreement, that in doing so it is not in violation of the terms or conditions of any instrument or agreement of any nature to which it is bound, or that relates in any manner to the Property, and that there are no other liens or encumbrances against the Property.
- 3. INDEMNIFICATION.** MCWD will defend and indemnify the City, and hold it harmless, from any and all claims, litigation, causes of action, and any other obligation imposed on or asserted against the City, its officials, agents, contractors or employees arising out of this Agreement or the City's exercise of its rights hereunder. Nothing in this Agreement is a waiver or limitation of the City's or MCWD's immunities or liability limitations as set forth in Minnesota Statutes chapter 466, or otherwise under law.
- 4. COST RECOVERY.** If MCWD is found to have violated this Agreement, it will reimburse the City for any costs or expenses, including without limitation reasonable attorney fees, that the City incurs to enforce the Agreement.
- 5. NO WAIVER.** Except as expressly set forth in this Agreement, nothing herein is a waiver of any right the City has to enforce any federal, state or local law, rule, ordinance or regulation or any other right the City possesses with regard to the Property. Nothing herein precludes or limits the City's authority to enact, repeal or amend any land use or other ordinance affecting the Property, or will be interpreted to grant the Property legal non-conforming status as a result of such legislative act unless otherwise required by law.
- 6. EXTENSION OF CITY RIGHT-OF-WAY.** At a future time, the City may wish to consider extending Painter Creek Drive northerly to Rolling Hills Drive, on the eastern boundary of the Property. At the City's request, the parties will discuss in good faith the MCWD's potential conveyance of right-of-way for that purpose. The parties acknowledge that a logical time for such coordination may arise as MCWD undertakes site-specific planning for the Property to ensure compatibility with MCWD's intended use.
- 7. NOTICE.** Any notice, demand or other communication under this Agreement by either party to the other is sufficiently given or delivered if dispatched by registered or certified U.S. mail, postage prepaid, return receipt requested, or delivered personally:

(a) As to MCWD:

Minnehaha Creek Watershed District
15320 Minnetonka Boulevard
Minnetonka MN 55345
Attn: Administrator (Re: 6300 Painter Road)

(b) As to City: City of Minnetrista
7701 County Road 110 W
Minnetrista MN 55364-9553
Attn: City Administrator (Re: 6300 Painter Road)

Or to such other party's address as that party may, from time to time, communicate by notice.

8. COUNTERPARTS. This Agreement may be executed in counterparts, and as so executed will constitute one and the same instrument.

9. RECORDING AND RELEASE. The terms of this Agreement bind MCWD and the City, and their successors and assigns, and will run with the Property. MCWD and the City intend that this Agreement be in a form that is recordable in the property records of Hennepin County, Minnesota. Either party may file this Agreement for recording, with MCWD to pay the recording fee. If the Property is subdivided, the City will execute a recordable document that releases from this Agreement the lot or lots on which the Accessory Structure is not located.

10. CHOICE OF LAW. This Agreement is to be governed by and construed in accordance with Minnesota law. Any dispute, controversy or claim arising from this Agreement will be heard in the state or federal courts of Minnesota. The parties waive objection to the jurisdiction of these courts, whether based on convenience or otherwise.

11. NO ADDITIONAL BUILDINGS AUTHORIZED. Nothing herein authorizes construction of any additional structure or expansion of the Accessory Structure.

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the date written above.

MINNEHAHA CREEK WATERSHED DISTRICT

By: _____
James Wisker, Administrator

STATE OF MINNESOTA
COUNTY OF HENNEPIN

This instrument was acknowledged before me on _____ by James Wisker as Administrator of the Minnehaha Creek Watershed District.

Notary Public

CITY OF MINNETRISTA

By: _____
Lisa Whalen, Mayor

By: _____
Ann Meyerhoff, City Clerk

This instrument was acknowledged before me on _____ by Lisa Whalen and Ann Meyerhoff as Mayor and City Clerk, respectively, of the City of Minnetrista.

Notary Public

Drafted by:
Smith Partners PLLP
250 Marquette Avenue South, Suite 250
Minneapolis MN 55401

Exhibit A
Legal Description of Property

That part of the West one-half (1/2) of the Southwest quarter of Section 2, Township 117 North, Range 24 West of the 5th Principal Meridian, lying southerly of the North 405 feet thereof and lying Northerly of the following described line:

Commencing at the Southwest corner of the North half of the Southwest quarter of the Southwest quarter of said Section 2, thence on an assumed bearing of North along the West line of the Southwest quarter of said Section 2 a distance of 1831.60 feet to the point of beginning of the line to be described; thence South 44 degrees East a distance of 560.00 feet; thence South 45 degrees 30 minutes East a distance of 400.00 feet; thence South 58 degrees 01 minutes 13 seconds East a distance of 131.26 feet; thence South 62 degrees 13 minutes 15 seconds East a distance of 310.00 feet; thence South 14 degrees 56 minutes 15 seconds East a distance of 231.25 feet; thence South 64 degrees 36 minutes 15 seconds East to the East line of said North half of the Southwest quarter of the Southwest quarter of Section 2, and said line there ending, said line being the centerline of Painter's Creek.

Abstract Property

CITY OF MINNETRISTA

CITY COUNCIL AGENDA ITEM



Subject: Approve purchase for replacement of ditch flail mower

Prepared By: Gary Peters, Public Works Director

Meeting Date: January 21, 2026

Issue:
The Street Department needs to replace the flail mower used for ditch mowing.

Background/History/Overview:
When the City Council approved the 2026 Capital Improvement Plan (CIP) Equipment Fund, it included the purchase of a new flail mower for the Street Department. Public Works currently mows approximately 90 miles of roadside ditches once per month during the growing season. This new flail mower will replace the current 2020 Berti flail mower. This flail mower was originally purchased to use on the smaller Kubota tractor purchased in 2014 for ditch mowing. This mower is an agricultural use mower and was planned for replacement every 6 years due to the rough service use during ditch mowing. It was replaced in 2020 and is now scheduled for replacement in 2026.

In 2025, the City purchased a larger tractor for ditch mowing and Public Works decided to use the old Berti mower until the 6-year replacement schedule came due. Now that the mower is to be replaced, and the City owns a larger tractor for ditch mowing, Public Works looked at getting a mower designed for the rigors of roadside ditch mowing. The Diamond brand mower was chosen for several reasons. It has the best reputation in the industry for durability, low maintenance and parts availability. Staff feels that the service life of this new flail mower will be 10-15 years based on the experience of staff members that have used and maintained them in other cities. This includes the Public Works Director.

The Public Works Director contacted Minnesota Equipment, the vendor where the new tractor was purchased, to discuss what mower would be best suited to fit this tractor. Staff meet with reps from both Minnesota Equipment and Diamond Mowers for a discussion, and it was determined that a Diamond 75” side mount flail mower and 102” offset rear flail mower would be the best option. This is a drastic change from the present rear only flail mower. Currently, Public Works must make two passes on every roadside ditch, and with the new dual mowers, only one pass would be needed. This saves time and fuel.

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

A quote was requested from Minnesota Equipment only for this mower. They are the MN State Cooperative Purchasing Program (State Bid) vendor for Diamond Mowers. Another vendor could have been contacted, but since this is a state bid item, all the pricing would be the same. The quotation for the new mowing package is \$63,347.00, which includes transportation to the Diamond Mower facility, all installation and delivery back to the City Public Works. A copy of the quote is attached.

Fiscal Impact:

In the 2026 CIP Equipment Fund, \$75,000.00 was estimated for the replacement of this flail mower. The total purchase cost is below this estimate. The old Berti Flail mower will be placed on the GovDeals.com auction site. The purchase of this new flail mower system for the Public Works Streets Department will be paid out of the approved 2026 CIP Equipment Fund.

Recommended City Council Action:

Motion to approve Res No. 12-26 for the purchase of a 2026 Diamond Mower flail mowing system from Minnesota Equipment in Rogers, MN at a cost of \$63,347.00.

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.

Quote Id: 33398325

Prepared For:
CITY OF MINNETRISTA



Prepared By: **Shane Fisher**

Minnesota Equipment, Inc.
13725 Main Street
Rogers, MN 55374

Tel: 763-428-4107
Mobile Phone: 763-204-1171
Fax: 763-428-2700
Email: shanefisher@mnequip.com

Date: 04 September 2025

Offer Expires: 30 September 2025

Confidential

Quote Summary

Prepared For

CITY OF MINNETRISTA
 7701 COUNTY ROAD 110 W
 MINNETRISTA, MN 55364
 Business: 612-799-8113
 Email: GARYPETERS@CI.MINNETRISTA.MN.US

Prepared By

Shane Fisher
 Minnesota Equipment, Inc.
 13725 Main Street
 Rogers, MN 55374
 Phone: 763-428-4107
 Mobile: 763-204-1171
 shanefisher@mnequip.com

Quote Id:	33398325
Created On:	04 September 2025
Last Modified On:	04 September 2025
Expiration Date:	30 September 2025

Equipment Summary	Selling Price	Qty	Extended
DIAMOND 75" Side Mount Flail Mower, 102" Offset 3-Point Hitch Flail Mower and Q-Link Front 3-point Pump Adap	\$ 63,347.00	X 1 =	\$ 63,347.00
Equipment Total			\$ 63,347.00
Trade In Total			\$ 0.00

Quote Summary

Equipment Total	\$ 63,347.00
Trade In	
SubTotal	\$ 63,347.00
Est. Service Agreement Tax	\$ 0.00
Total	\$ 63,347.00
Balance Due	\$ 63,347.00

Selling Equipment

Quote Id: 33398325

Customer: CITY OF MINNETRISTA

DIAMOND 75" Side Mount Flail Mower, 102" Offset 3-Point Hitch Flail Mower and Q-Link Front 3-point Pump Adap				
				Selling Price
				\$ 63,347.00
Hours:	0			
Stock Number:				
Code	Description	Qty	Unit	Extended
1		1	\$ 63,347.00	\$ 63,347.00
Dealer Attachments				
1	75" Side Mount Flail Mower - includes electric dual travel lock, pump & grill guard, and hydraulic cooling package	1	\$ 0.00	\$ 0.00
1	102" Offset 3-Point Hitch Flail Mower	1	\$ 0.00	\$ 0.00
1	Q-Link Front 3-point Pump Adapter - for use with Cat II front 3-pt hitch and 1,000 rpm PTO shaft	1	\$ 0.00	\$ 0.00
1	Hydraulic Quick Coupler Boom Head Kit - hydraulic quick couplers on the boom arm and two sets of hydraulic quick couplers	1	\$ 0.00	\$ 0.00
Dealer Attachments Total				\$ 0.00
Suggested Price				
				\$ 63,347.00
Customer Discounts				
Customer Discounts Total			\$ 0.00	\$ 0.00
Total Selling Price				\$ 63,347.00

RESOLUTION NO. 12-26

**RESOLUTION APPROVING THE PURCHASE OF A 2026
DIAMOND MOWERS FLAIL MOWER SYSTEM**

WHEREAS, the City received the lowest quote through the MN State Cooperative Purchasing Program (State Bid) from Minnesota Equipment of Rogers, MN in the amount of \$63,347.00 for one 2026 Diamond Mowers flail mowing system;

WHEREAS, the purchase of this equipment was budgeted for in the 2026 Capital Improvement Plan (CIP) Equipment Fund and is within the budgeted amount of \$75,000.00;

NOW, THEREFORE, BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, that they approve the purchase of one 2026 Diamond Mowers flail mowing system from Minnesota Equipment for the Public Works Street Department at a price of \$63,347.00.

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

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff, City Clerk

CITY OF MINNETRISTA



CITY COUNCIL AGENDA ITEM

Subject: Accept improvements and authorize final payment for Minneapolis fire lane drainage improvements and 5135 Minneapolis Ave/1060 Bayside Ln rip-rap installation

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

Meeting Date: January 21, 2025

Issue:

The Minneapolis Ave fire lane drainage improvements and the 5135 Minneapolis Ave/1060 Bayside Ln rip-rap installation have been satisfactorily completed, and project acceptance and final payment is requested by the contractor.

Overview:

The City of Minnetrista previously awarded a contract on October 20, 2025 for the stabilization of the drainage outfall areas located at the fire lane on Minneapolis Ave and between 5135 Minneapolis Ave and 1060 Bayside Ln to Sunram Construction, Inc.

All work and punch list items have been completed, and closeout paperwork has been submitted. Contractor's Application and Certification for Payment is attached. Acceptance of the project, and the date of substantial completion is November 20, 2025. Staff recommends that the Minneapolis Ave fire lane drainage improvements and the 5135 Minneapolis Ave/1060 Bayside Ln rip-rap installation be accepted, and that final payment be issued to Sunram Construction, Inc.

Fiscal Impact:

The bid that was awarded to Sunram Construction Inc. was for a total base bid of \$26,000.00, with all work being done as "Unit Price" work. The contract noted that any usage/overage to be verified by the City Project Inspector (City Engineering Tech) and approved by the Public Works Director. All quantities have been checked and verified, and the revised final contract amount is \$43,050.45. This project was a unit price contract, meaning that the contractor is paid for the actual contract units completed.

The cost of the project is \$17,050.45 over the bid amount. This is due to the construction plan set being kept to a minimum to save on unnecessary engineering and survey costs (as directed by City staff) and an underestimation of the material on that original construction plan. The construction plan called for 10 yd³ of toe boulders for side slope stabilization and 2 yd³ of Class III rip-rap. In total, the contractor used 10.89 yd³ of toe boulders and 11.34 yd³ of Class III rip-rap. All amounts were verified by the City's Project Inspector and Sunram's Project Manager. This project will be paid out of the 651 Storm Water Fund.

Recommended City Council Action:

Staff recommends a motion to approve Resolution No. 13-26, accepting the Minneapolis Ave fire lane drainage improvements and the 5135 Minneapolis Ave/1060 Bayside Ln rip-rap installation, and authorize final payment to Sunram Construction, Inc. in the amount of \$43,050.45.

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.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF

PAGES

TO OWNER: CITY OF MINNETRISTA
7701 CTY RD 110W
MINNETRISTA MN 55364

PROJECT: MINNEAPOLIS AVE
RAVINE 2025 DRAINAGE
IMPROVEMENTS

APPLICATION NO: 1

Distribution to:

☐ OWNER
☐ ARCHITECT
☐ CONTRACTOR
☐
☐

Section 4, Item g)

PERIOD TO: 11/20/25

FROM CONTRACTOR:
SUNRAM CONSTRUCTION INC
20010 75TH AVE N
CORCORAN MN 55340

VIA ARCHITECT:

PROJECT NOS: CITY #07-25

CONTRACT FOR: MINNEAPOLIS AVE RAVINE 2025 DRAINAGE IMPROVEMENTS

CONTRACT DATE: 10/14/25

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	26,000.00
2. Net change by Change Orders	\$	0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$	26,000.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	43,050.45
5. RETAINAGE:		
a. 5 % of Completed Work (Column D + E on G703)	\$	
b. % of Stored Material (Column F on G703)	\$	
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	0.00
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	43,050.45
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	
8. CURRENT PAYMENT DUE	\$	43,050.45
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown hereon is due.

CONTRACTOR:

By: *Gyan M. Sunram*



Date: 01/13/26

State of: MINNESOTA County of: HENNEPIN
Subscribed and sworn to before me this 13TH day of JANUARY, 2026
Notary Public: *Annette Shierts*
My Commission expires: 01/31/2030

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: Date:

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE OF PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing
Contractor's signed certification is attached.

APPLICATION NO: 1

APPLICATION DATE: 11/20/25

PERIOD TO: 11/20/25

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D+E+F)	% (G ÷ C)		
	MINNEAPOLIS AVENUE RAVINE 2025 DRAINAGE IMPROVEMENTS								\$0.00
	MOBILIZATION	\$5,500.00		\$5,500.00		\$5,500.00	100.00%		
	CLEAR AND GRUB	\$5,500.00		\$5,500.00		\$5,500.00	100.00%		
	CLASS 3 RIPRAP = 11.34 CY (2 CY @ \$1725 = \$3450)	\$3,450.00		\$19,561.50		\$19,561.50	567.00%		
	EXCAVATION AND DISPOSAL	\$1,000.00		\$1,000.00		\$1,000.00	100.00%		
	BOULDER TOE = 10.89 CY (10 CY @ \$1055 = \$10,550)	\$10,550.00		\$11,488.95		\$11,488.95	108.90%		
	GRAND TOTALS	\$26,000.00	\$0.00	\$43,050.45	\$0.00	\$43,050.45	165.58%	\$0.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

RESOLUTION NO. 13-26

**RESOLUTION ACCEPTING THE MINNEAPOLIS AVE FIRE LANE
DRAINAGE IMPROVEMENTS AND THE 5135 MINNEAPOLIS AVE/1060
BAYSIDE LN RIP-RAP INSTALLATION**

WHEREAS, pursuant to a written contract signed with the City on October 14, 2025, Sunram Construction, Inc. has satisfactorily completed the Minneapolis fire lane drainage improvements and 5135 Minneapolis Ave/1060 Bayside Ln rip-rap installation, in accordance with that contract.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MINNETRISTA, the work completed under said contract is hereby accepted and approved; and that the City Clerk and Mayor are hereby directed to issue a proper order for the final payment on such contract in the amount of \$43,050.45.

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

Mayor Lisa Whalen

ATTEST:

Ann Meyerhoff
City Clerk

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

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

Prepared By: Nickolas Olson, Senior City Planner

Meeting Date: January 21, 2026

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

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

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

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

Mission Statement:

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

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

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

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

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

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

Attachments:

1. Location Map
2. Applicant's Narrative
3. Proposed Concept Plan
4. Res. No. 14-26 Approve Comprehensive Plan Amendment along Highway 7

Mission Statement:

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

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

Section 6, Item a)



1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



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

INTRODUCTION

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

MUSA EXPANSION

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

LAND USE CATEGORY

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

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

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

SIMPLE SUBDIVISION

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

SKETCH PLAN

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

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

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

Standard	R-2(A) Requirement	Proposed 40' Lots	Proposed 50' Lots	Proposed 65' Lots	Proposed Townhome Lots	Approved Woodland Cove Standard
Minimum net density	3 units per acre	N/A	N/A	N/A	N/A	N/A
Maximum net density	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre	3.5 units per acre
Minimum lot area (sq. ft)	9,500 square feet	5,000 square feet	6,000 square feet	7,500 square feet	1,700 square feet	Lakefront and Custom Lots: 16,000-21,000 square feet Large Lots: 10,800 square feet Medium Lots: 8,000 square feet Small Lots: 6,000 square feet

Lot depth (ft.)	100 feet	120 feet	120 feet	120 feet	70 feet	Lakefront and Custom Lots: 130 feet All other lots: 100 feet
Lot width (ft.) (measured at OHW and building setback line)	70 feet	40 feet	50 feet	60 feet	24 feet	Lakefront and Custom Lots: 100 feet Large Lots: 90 feet Medium Lots: 75 feet Small Lots: 50 feet
Maximum lot coverage-all impervious (%)	45%	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	TBD with Preliminary Plat	Per lot basis
<i>Front yard setback</i>						
- principal structure	30 feet	25 feet	25 feet	25 feet	25 feet	25 feet
<i>Side Yard Setback</i>						
- principal structure (including attached accessory structures)	10 feet	5 feet	5 feet	7.5 feet	15-foot spacing between buildings	Lakefront and Custom Lots: 10 feet All other lots: 5 feet
<i>Non-Lakeshore rear yard setback</i>						
- principal structure	25 feet	20 feet	20 feet	20 feet	20 feet to right-of- way and 40-foot spacing between rear of buidlings	Lakefront Lots: 35 feet Custom and Large Lots: 25 feet All other lots: 20 feet
<i>Lakeshore rear yard (streetside) setback</i>						
- principal structure	20 feet	20 feet	20 feet	20 feet	20 feet	Lakeshore and Custom Lots: 20 feet All other lots: 15 feet
Maximum building height (ft./stories)***	35 feet/3 stories	35 feet	35 feet	35 feet	35 feet	35 feet

CONCLUSION/SUMMARY

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

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

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

RESOLUTION NO. 14-26
CITY OF MINNETRISTA

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

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

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

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

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

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

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

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

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

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

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

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

This resolution was adopted by the City Council of the City of Minnetrista on this 21st day of January, 2026 by a vote of ____ ayes and ____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT A**Legal Description of the Property:**

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

PARCEL 1:

Par 1:

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

Par 2:

That part of the following described property:

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

and

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

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

which lies easterly of the following described line:

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

Par 3:

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

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

PARCEL 2:

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

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

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

CITY OF MINNETRISTA



CITY COUNCIL BUSINESS ITEM

Subject: **Simple Subdivision Request from Bahram Akradi**

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

Meeting Date: **January 21, 2026**

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

<u>Recommended City Council Action:</u> Motion to adopt Res. No. 15-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7

Attachments:

1. Location Map
2. Survey of Proposal
3. Res. No. 15-26 Approving a Simple Subdivision request from Bahram Akradi for 4520 Grimm Road and 7635 Highway 7

Mission Statement:

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

4520 Grimm Road & 7635 Highway 7

Section 6, Item b)

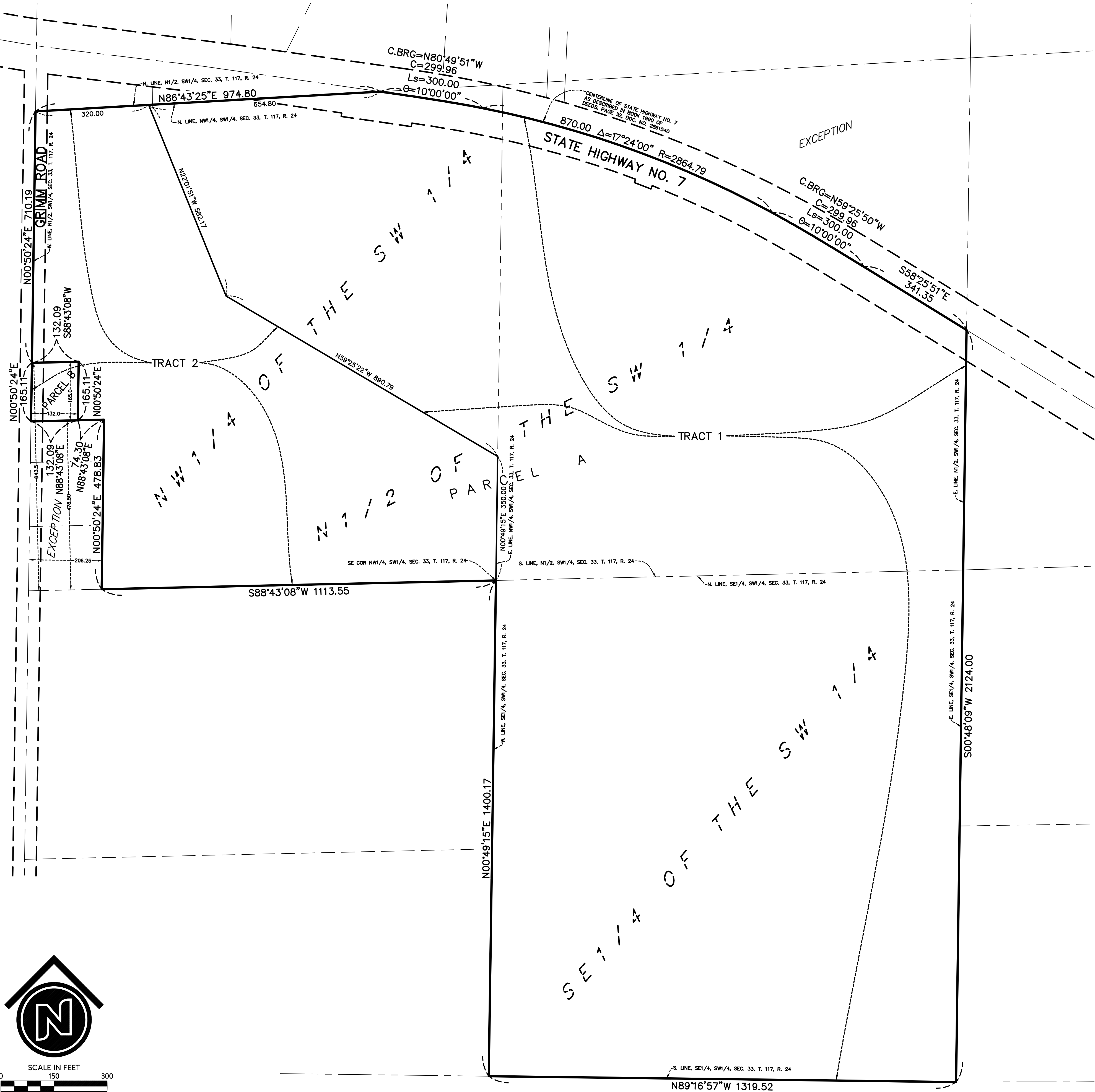
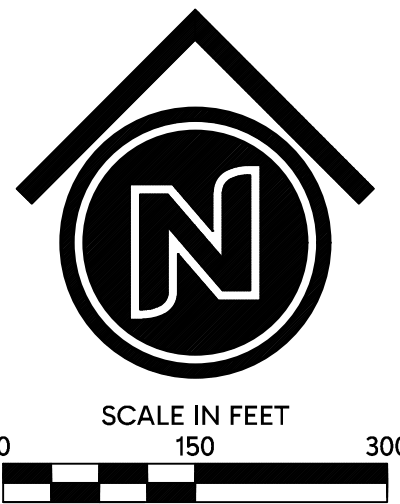


1 in = 800 Ft

-  City Boundary
-  City Mask
- Address Labels



F:\Civil\3D Projects\24339\24339adm-sub.dwg - 12/17/2025 02:30PM



PARCEL A PROPERTY DESCRIPTION (PID NO. 3311724320001)

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

and

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

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

PARCEL B PROPERTY DESCRIPTION (PID NO. 3311724320002)

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

PROPOSED DESCRIPTION FOR TRACT 1

That part of the following described property:

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

and

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

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

which lies easterly of the following described line:

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

PROPOSED DESCRIPTION FOR TRACT 2 (COMBINATION)

That part of the following described property:

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

and

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

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

which lies westerly of the following described line:

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

TOGETHER WITH

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

NOTES

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

SURVEYOR'S CERTIFICATE

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

Signed this 17th day of December, 2025

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

MINNETRISTA SITE
MINNETRISTA, MINNESOTA
ADMINISTRATIVE LOT SPLIT
FOR
M/I HOMES OF MINNEAPOLIS LLC

DRAWN BY
PLM

DATE
12/17/2025

REVISIONS

CAD FILE
24339ADM-SUB.dwg

PROJECT NO.
24339-00

SHEET 1 OF 1

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

Date: _____ Reg. No. _____



HILL
INCORPORATED

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

RESOLUTION NO. 15-26

CITY OF MINNETRISTA

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

7

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

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

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

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

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

WHEREAS, the City Council considered the Applicant’s request for a simple subdivision for a lot line adjustment at its meeting on January 21st, 2026 and adopted the following findings of fact regarding the application:

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

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

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

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

This resolution was adopted by the City Council of the City of Minnetrista on the 21st day of January, 2026 by a vote of _____ ayes and _____ nays.

Lisa Whalen, Mayor

ATTEST:

Ann Meyerhoff, City Clerk

EXHIBIT AExisting Legal DescriptionsPARCEL A (7635 Highway 7):

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

and

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

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

PARCEL B (4520 Grimm Road):

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

EXHIBIT B

New Legal Descriptions

PROPOSED TRACT 1 (7635 Highway 7):

That part of the following described property:

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

and

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

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

which lies easterly of the following described line:

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

PROPOSED TRACT 2 (4520 Grimm Road):

That part of the following described property:

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

And

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

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

which lies westerly of the following described line:

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

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

TOGETHER WITH

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

