



**CITY COUNCIL
WORK SESSION MINUTES
LARGE CONFERENCE ROOM**

**Monday, February 23rd, 2026
at 4:30 P.M.**

ROLL CALL: Councilors Geissler, Hjelle, LeBlanc, and Mayor Boucher

ABSENT: Councilor Peterson

CITY STAFF: John Mulder, City Administrator; Joe Wicklund, Assistant City Administrator; Paul Senst, Public Works Director; Kevin Orme, Director of Finance and Administration; Trish Crego, Director of Utilities and Infrastructure; Eric Johnson, Community Development Director; David Bolf, City Engineer; Gunnar Johnson, City Attorney

OTHERS: 10- 12 visitors (there was no sign in sheet)

DISCUSSION ITEMS

1. 10-year Infrastructure Plan

Trails: John Mulder explained that the Trail Study had been completed back in 2014 and was accepted by the Greater MN Park, Trails, & Recreation Commission in 2016. He explained that there was trail work done pre-Community Recreation Initiative (CRI), and post-Community Recreation Initiative CRI). Work done before the CRI was funded with grants and other sources, but no property taxes were used. Those segments included:

- The segment from the Keene Creek Park parking lot north to Morris Thomas Road
- The segment from the former Engwall's site on Hermantown Road north to Stebner Park (now called the Boulder Trail)
- The segment within Stebner Park from the parking lot north to Maple Grove Road funded in part with a Community Development Block Grant from St. Louis County, and
- The segment along the south side of Maple Grove Road from Stebner Park to the intersection of Stebner Road and Maple Grove Road.

As part of the explanation, he drew approximate locations on the map.

He then explained the status of the remaining sections that are part of the Community Recreation Initiative. Those segments include:

- The segment from the Keene Creek Parking lot south through park and on easements to a parking lot on Getchell Road near the southern City limits. The Council has awarded the construction contract for this segment and should be completed by the end of 2026 and funded by the Community Recreation sales tax and other grants, but no property taxes.
- The segment from the intersection of Johnson and Carlson Road south to Morris Thomas Road connection the existing trail segment. This is part of the construction contract should be completed by the end of 2026 and funded by the Community Recreation sales tax and other grants, but no property taxes
- The segment from the Johnson/Carlson intersection north to the trail at Hermantown Road at the former Engwall's site is be planned but without a specific construction timeframe. The City Council has reviewed some options that include a long bridge over the creek and floodplain.
- The segment (called Segment 2) from the intersection of Stebner & Maple Grove to the City offices (along Stebner & Lightning Drive) is currently being designed as part of the road and utilities plan for Section 14 by Bolton & Menk. Plans should be ready for approval later in 2026 and completed by the end of 2027.

The big picture review of finding shows we are currently short of funding for the last two sections mentioned, but if the caps for the CRI tax could be removed, the half-percent sales tax could fund the shortfall.

Roads: John Mulder then reviewed the proposed list of Road Improvements that have been completed under the Road Improvement Plan since 2020 by marking them on the map. Prior to the creation of the Road Improvement Pan (RIP), the City did not have a comprehensive plan or funding plan to maintain city streets. The RIP started with City staff rating the pavement quality of each segment of City streets. That work was done in 2015.

He then marked on the map the proposed road improvement projects for 2026-2032.

Those roads include:

Hawkline Business Park	2026
Lightning Drive/ Getchell/ Thunder Chief	2026-2027
Stebner Rd- Morris Thomas to Maple Grove	2028
Ugstad Rd- St. Louis River Rd to Morris Thomas Rd	2029
Marbie/Marko /Joann/North Getchell	2031
Hermantown Rd- Haines-Okerstrom	2031
Hermantown Rd- Lavaque to Ugstad	2032
Getchell Rd- Hermantown Rd to Maple Grove	2032

Oak Ridge Dr Stebner- E .5 miles	2032
Anderson Rd Stebner to Haines	2032

The list is based primarily on the condition of the roads, with the worst roads to be completed first. The list and years could change if opportunities present themselves such as grants and/or new development.

Funding will be a mix of state and federal transportation dollars and city debt which would be covered by city taxes.

Utilities: John Mulder explained that utility improvements, specifically water and sewer, have been driven by either petition - where the land owners petition the City for water and/or sewer and then the City follows State Statute for the assessment process - or because of private development. In the case of the private development, the developer submits plans, which must be approved by the City. The developer then builds the infrastructure, and upon completion, the utilities are turned over to the City for public ownership. In either case, the cost of those utilities are not funded by the general property taxes. In some cases of development, the developer constructs and pays for the new infrastructure, and then the taxes they pay to the City are earmarked for those improvements.

The City currently is anticipating and working with developers on three possible projects:

Hawklane Business Park: This would include an extension of water and sewer from Hwy 53 north on Lavaque Bypass. If this project proceeds, plans would be finalized and bids awarded later in 2026 and constructed in 2027.

Reinke Road extension: There has been some discussion on a short extension of sewer along Reinke Road south of Maple Grove to accommodate some residential development. This is in the very early stages of discussion.

Project Loon: The developer would construct a water main from the site along Morris Thomas and connect to the existing system near Birch Road and north along Midway Road to Hwy 194 to connect to the existing system at Hwy 53 and along Arrowhead to connect to the existing system near Westwood Road. The improvements would require a new water tower near Rose Road and booster stations and some pressure reducing valves. The main purpose of the water improvements would be to provide fire protection. These improvements would be compatible with the rest of the system and provide adequate looping of the water systems (to avoid long dead-end pipes).

The developer would also construct a sewer pipe and necessary lift stations from Morris Thomas Road north along Midway Road and connect to the existing system on Arrowhead Road near Lindahl Road.

Residents would not be assessed and the costs would be funded by the developer with a portion of the taxes they pay to the City.

John Mulder marked the possible water and sewer improvements on the map for the City Council.

2. Following the discussion, the City Council recessed the meeting until Monday, March 2, 2026.

Mayor

ATTEST:

City Administrator