MINNEHAHA CREEK WATERSHED DISTRICT
QUALITY OF WATER, QUALITY OF LIFE

Meeting: Board of Managers
Meeting date: 1/22/2026
Agenda Item #: 12.1
Board Discussion

Title: County Road 6 Pond Retrofit Construction Contract

Resolution number: N/A

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Reviewed by: Name/Title: Michael Hayman, Project Planning Director;

Recommended action: Staff recommend the Board authorize a change order with Minger Construction to address additional muck removal and corrective soil import at the County Road 6 pond retrofit project.

Schedule: August 28, 2025: Executed construction agreement with Minger Construction
December 15, 2025: Pre-Construction meeting
January 5, 2026: Minger mobilized and commenced work
March 2026: Substantial completion deadline

Budget considerations: Fund name and code: CR-6 Pond Retrofit (3159)/Pond Dredging (3002)
2026 Fund budget: $541,643/$505,900
2026 Expenditures to date: $0/$0

Past Board action:

Res # 25-047	Authorization to Amend the Stantec Design Contract to Include Construction Support Services for the County Road 6 Pond Retrofit Project
Res # 25-046	Awarding Construction Contract for County Road 6 Pond Retrofit Project to Minger Construction
Res # 25-028	Authorizing Land Alteration and Flowage Agreement for the County Road 6 Pond Retrofit Project
Res # 25-027	Approval of 90 Percent Design Plans for the County Road 6 Pond Retrofit Project and Authorization to Solicit Bids
Res # 24-031	Authorizing County Road 6 Pond Retrofit Design Contract
Res # 24-018	Ordering the County Road 6 Pond Retrofit Project and Authorizing Request for Proposals for Design and Engineering Services
Res # 23-018	Authorization to Execute a Contract for the County Road 6 Stormwater Pond Retrofit Feasibility Study

Background:
In 1998, as a result of a Clean Water Partnership diagnostic study, MCWD constructed the County Road 6 Stormwater Pond (CR6 pond or pond) to capture and treat 3,370 acres of runoff, reducing sediment and nutrient loading to impaired Long Lake, which sits just downstream of the pond. The 2.5-acre pond, located in the city of Orono, sits within a District-held easement to ensure that long-term maintenance, monitoring, and retrofits to the pond can occur.

As part of the Long Lake Creek Subwatershed Roadmap – a collaborative effort with Long Lake Waters Association and the cities of Long Lake, Medina, and Orono to identify and prioritize water quality improvement projects – regional stormwater facilities were identified as the highest priority for near-term implementation, given their high-impact. At the same time, monitoring of the CR6 pond indicated it was underperforming, further reinforcing it as a near-term priority and underscoring the potential benefits of a retrofit.

To evaluate options, the District completed a feasibility study in 2023, which identified a combination of a gravity sand filter bench and an earthen berm as the most cost-effective retrofit for phosphorus removal. In May 2024, the Board formally ordered the project and awarded a contract to Stantec for engineering and design services. Over the course of design development, staff provided the Board with regular updates on status and key considerations, including the necessary outlet structure modifications, the ability to proactively pair a maintenance dredging with the retrofit for future cost savings, and opportunities to expand project scope and benefits into the northwest corner of the site through a land alteration and flowage agreement with the adjacent property owner. On April 24, 2025, the Board approved the 90% design plans and authorized staff to solicit bids.

At its August 28, 2025 meeting, the Board awarded the construction contract to Minger Construction Co., Inc. (Minger) for $487,344, which was below the Engineers estimated project cost of $616,410**.** The Board also approved a contract with Stantec to provide construction oversight and administration services.

Summary
Minger mobilized and began construction on January 5, 2026. Initial activities included dewatering the stormwater facilities, tree removal, and ice removal in areas where pond grading will occur. The primary cost drivers of the construction contract are muck removal and disposal, and the import of clean clay fill for construction of the filter bench. These bid items are quantity-based and dependent on subsurface conditions and the volume of material removed and imported during construction.

During ice removal and initial excavation within the footprint of the proposed filter bench, additional unconsolidated bottom material (muck) was encountered beyond the quantities identified in the bid, including in areas where muck removal was not previously anticipated. The presence of this additional muck creates constructability and long-term system performance concerns. Constructing the filter bench and associated drain tile system on unsuitable subgrade material would increase the risk of settlement and compromise system functionality. Based on these conditions, Stantec recommends removal of the additional muck and replacement with clay fill to establish a suitable foundation for the filter bench.

As construction is ongoing, site conditions remain dynamic and quantities are still being refined. Staff is working with Stantec and Minger to better define anticipated quantities and evaluate the associated cost impacts related to the additional muck removal. Staff, along with Stantec, will be prepared to present an overview of the issue, alternatives considered, and the recommended course of action.