

**Agenda**  
**City of Minnetonka**  
**City Council Regular Meeting**  
**Monday, September 8, 2025**  
**6:00 PM**  
**Council Chambers**  
**14600 Minnetonka Blvd.**



1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Wilburn, Calvert, Ramaley, Coakley, Foster-Bolton, Schack, Wiersum
4. Approval of Agenda
  - A. [Sept. 8, 2025 addenda](#)
5. Approval of Minutes:
  - A. [July 23, 2025 special study session minutes](#)
  - B. [Aug. 11, 2025 regular meeting minutes](#)
  - C. [Aug. 25, 2025 regular meeting minutes](#)
6. Special Matters:
  - A. [Proclamation for Hispanic/Latiné Heritage Month](#)
7. Reports from City Manager & Council Members
8. Citizens Wishing to Discuss Matters Not on the Agenda
9. Bids and Purchases: None
10. Consent Agenda - Items Requiring a Majority Vote:
  - A. [Resolution amending and replacing the existing conditional use permit for cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue](#)
  - B. [Resolution authorizing execution of required documents for participation in the Minnesota Paid Family and Medical Leave \(PFML\) program through a private carrier](#)
  - C. [Collective Bargaining Agreement between the City of Minnetonka and Minnetonka Professional Firefighters, IAFF Local 5522](#)
  - D. [Mayor's reimbursement for travel expenses](#)
11. Consent Agenda - Items Requiring Five Votes: None
12. Introduction of Ordinances: None

13. Public Hearings: None
14. Other Business:
  - A. [Resolution regarding the 2026-2030 Economic Improvement Program \(EIP\)](#)
  - B. [Resolution regarding the 2026-2030 Capital Improvements Program \(CIP\)](#)
  - C. [Items relating to the 2025 preliminary tax levies and the 2026 preliminary budget](#)
15. Appointments and Reappointments: None
16. Adjournment

Minnetonka City Council meetings are broadcast live and available for replay on Comcast Channel 16 (SD)/859 (HD) and the city website.

**City Council  
Agenda Item 4.A  
Meeting of September 8, 2025**



**Title:** Sept. 8, 2025 addenda

**Presenter:** Mike Funk

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**Form of Action:** Other

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**Summary Statement**

**ITEM 14.C - Items relating to the 2025 preliminary tax levies and the 2026 preliminary budget**

Staff received additional public comments after the publication of the staff report. Comments have been added to the item.

**Recommended Action**

Motion to approve agenda as amended

**City Council  
Agenda Item 5.A  
Meeting of September 8, 2025**



**Title:** July 23, 2025 special study session minutes  
**Report from:** Becky Koosman, City Clerk  
**Presenter:** Mayor Wiersum

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**Action Requested:** Motion  
**Form of Action:** Minutes  
**Votes needed:** 4 votes

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**Recommended Action**

Motion to approve the minutes.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

N/A

**ATTACHMENTS:**

[Minutes](#)

Minutes  
City Council  
Special Study Session  
Wednesday, July 23, 2025

**Council Present:** Paula Ramaley, Patsy Foster-Bolton, Rebecca Schack, Kimberly Wilburn, Deb Calvert, and Brad Wiersum

**Staff:** Mike Funk, Moranda Dammann, Erik Nilsson, Sarissa Falk, Julie Wischnack, Kelly O'Dea, Will Manchester, Darin Nelson, Scott Boerboom, Kevin Fox, Jason Tait, Aaron Morris, Alisha Gray, Kjerstin Yager, Ally Sutherland, Drew Ingvalson, Mitch Hatcher, Susan Thomas, Bria Raines, Riley Rooney, Andrew Wittenborg, Sebastian Pliego, and Jessica Case

**Presenters:** Dr. Jean Davidson and Susan Herreid, Ph.D.

**1. Call to Order**

Mayor Wiersum called the meeting to order at 9:03 a.m.

**2. Introduction/ Roll Call**

Council and staff introduced themselves.

**3. Business Items:**

**A. Insights Discovery Session**

Dr. Jean Davidson with Davidson Consulting and Coaching facilitated a team development session with the city council. The session focused on aligning individual goals with the broader organizational goals and learning how to effectively communicate with one another.

**B. Emergency Management Training**

Aaron Morris, Assistant Fire Chief of Administration and Emergency Management and Jason Tait, Deputy Chief led the city council through an emergency management training.

**C. City Manager Performance Review Training**

Susan Herreid, Ph.D., Organization Development Consultant with the Organization Assistance Program, a division of the city's Employee Assistance Program, guided the city council through a city manager performance review training.

**D. Mock Development Review Process**

Julie Wischnack, Community Development Director, and her team coordinated a mock development review process for the city council and staff to participate in. The mock development process started with reenacting staff meetings and ended with a mock city council meeting.

Minutes  
City Council  
Special Study Session  
Wednesday, July 23, 2025

**4. Adjournment**

Wiersum adjourned the meeting at 3:17 p.m.

Respectfully submitted,

Becky Koosman

City Clerk

**City Council  
Agenda Item 5.B  
Meeting of September 8, 2025**



**Title:** Aug. 11, 2025 regular meeting minutes  
**Report from:** Becky Koosman, City Clerk  
**Presenter:** Mayor Wiersum

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**Action Requested:** Motion  
**Form of Action:** Minutes  
**Votes needed:** 4 votes

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**Recommended Action**

Motion to approve the minutes.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

N/A

**ATTACHMENTS:**

[Minutes](#)

**Minutes  
Minnetonka City Council  
Monday, August 11, 2025**

**1. Call to Order**

Mayor Brad Wiersum called the meeting to order at 6:00 p.m.

**2. Pledge of Allegiance**

All joined in the Pledge of Allegiance.

**3. Roll Call**

Council Members Patsy Foster-Bolton, Rebecca Schack, Kimberly Wilburn, Deb Calvert, Paula Ramaley, Kissy Coakley and Brad Wiersum were present.

**4. Approval of Agenda**

Calvert moved, Ramaley seconded a motion to accept the agenda as amended with addenda to Item 14.B. All voted "yes." Motion carried.

**5. Approval of Minutes: None**

**6. Special Matters:**

**A. Strategic Plan quarter two report**

City Manager Mike Funk gave the staff report.

Calvert moved, Coakley seconded a motion to accept the report. All voted "yes." Motion carried.

**7. Reports from City Manager & Council Members**

City Manager Mike Funk reported on upcoming city events and council meetings.

Schack stated Night to Unite was a great community event again this year. She thanked the residents who invited her to attend their neighborhood parties.

Calvert explained she did a ride along with Sergeant Marks during Night to Unite. She stated she greatly appreciated how involved the residents of Minnetonka were in the community.

Calvert commented on the League of Minnesota Cities Elections Task Force Committee meeting she attended. She thanked staff for working diligently to administer elections with great integrity. She encouraged residents to get out and vote.

Calvert explained she has been working with the National League of Cities Energy, Environment and Natural Resources Committee to draft a resolution to ask congress to restore funding for climate change and natural disaster relief efforts.

Wiersum stated Night to Unite was a record night as it was his last serving as the mayor of Minnetonka. He thanked all of the residents who hosted neighborhood gatherings this year.

Wiersum reported he would be attending a League of Minnesota Cities Housing Task Force meeting tomorrow.

**8. Citizens Wishing to Discuss Matters not on the Agenda: None**

**9. Bids and Purchases: None**

**10. Consent Agenda – Items Requiring a Majority Vote:**

Schack stated she greatly appreciated the on-call services that were provided to the city by the city attorney.

Foster-Bolton reported she was really proud of the tree planting grant the city received from the Metropolitan Council.

**A. Metropolitan Council Community Tree Planting Grant Agreement**

Schack moved, Calvert seconded a motion to authorize the city manager to execute the 2025 Community Tree Planting Grant Agreement with the Metropolitan Council, subject to non-material changes as approved by the city attorney. All voted “yes.” Motion carried.

**B. Joint Powers Agreement (JPA) with City of Minneapolis (City Attorney's Office)**

Schack moved, Calvert seconded a motion to authorize the Mayor and City Manager to execute the Joint Powers Agreement with the City of Minneapolis through its City Attorney's Office, subject to non-material changes as approved by the city manager and city attorney. All voted “yes.” Motion carried.

**C. Resolution for a Hopkins Crossroad and T.H. 394 North Ramp Signal Agreement with Hennepin County and the Minnesota Department of Transportation (MnDOT)**

Schack moved, Calvert seconded a motion to adopt Resolution 2025-057. All voted "yes." Motion carried.

**11. Consent Agenda – Items requiring Five Votes: None**

**12. Introduction of Ordinances: None**

**13. Public Hearings:**

**A. Temporary amendment to an on-sale liquor license for D&D of Minnesota, Inc. dba Famous Dave's at 14601 Hwy 7**

Community Development Director Julie Wischnack gave the staff report.

Wiersum opened the public hearing.

There being no comments from the public, Wiersum closed the public hearing.

Calvert moved, Ramaley seconded a motion to grant the temporary amendment to the on-sale liquor license to grant the licenses. All voted "yes." Motion carried.

**14. Other Business:**

**A. Floodplain alteration permit, with a tree variance, for construction of a new home at 3440 Larchwood Drive**

City Planner Susan Thomas gave the staff report.

Ramaley discussed the project timeline and stated it appears communication was clear with the applicant. She indicated the application is closed, but questioned if there were discussions about other options. Thomas reported the designs provided to staff were from 2024 and explained the tree ordinance could not be met through a redesign of the wall. Staff has suggested a redesign of the footprint of the building or the floodplain alteration area could help in that.

Ramaley inquired if there was a change to the footprint between April of 2024 and the current plans. Thomas stated she would have to review the plans further.

Calvert stated there was a lot of buckthorn and dying trees on this property. She asked how the trees were calculated for this site. Thomas commented the intent of the tree ordinance was to protect healthy, structurally sound trees. She noted dead or dying trees were not counted for or against a property owner, neither do buckthorn, ash or elm trees.

David Steingas, Steiner & Koppelman, explained he came to the city a year ago to create a conforming site plan for this property. He noted he has an email from Bria from August 20, 2024 where he was told a tree variance was not required. He was told any changes proposals or removals will require another review of the tree inventory. He indicated this led him to complete an extensive tree survey and complied with the tree count showing he was not losing any trees of substance. He stated in May he was told no revisions were required. Then 11 days before the planning commission meeting he was told there was a root situation with a boxelder tree and there was a potential of losing this tree. He stated he had no intention of removing this tree, but he was being told this tree may die. For this reason, he was requesting a variance for this one tree.

Calvert stated the current plans proposed a slab on grade home due to the soils and hydrology. Mr. Steingas reported this was the case.

Foster-Bolton questioned if the home could have a basement. Mr. Steingas explained this would not be possible due to the floodplain.

Calvert requested further information regarding the above ground safe room. Mr. Steingas explained the safe room would serve as storage and rec room space. Thomas reported this space would also be used for music and a control room.

Mr. Steingas indicated Chase Polk, the homeowner, was a musician and this space would be used for his band as well.

Wilburn asked if it was possible to have a second level over the safe room. Mr. Steingas explained he was hoping to have the living spaces in the main level with the bedrooms on the second level.

Calvert stated she appreciated the proposed music space, noting she used to be a music teacher and her daughter was a professional musician. She inquired if the music space would be a professional studio that other musicians would be visiting.

Chase Polk, 3440 Larchwood Drive, explained the space would be used by himself and his band. He reported he spoke with each of his neighbors and they supported the proposed space.

Wilburn stated it appears a smaller home footprint would address the tree situation. She questioned how much space would have to be removed in order to meet the city's tree ordinance. Thomas commented she was uncertain, but noted the southern area of the home plans would have to be adjusted.

Wiersum indicated this property was tight due to the floodplain issues and he understood the current house had to be replaced. He stated he struggled with the fact the plans were close, but not quite meeting the city's tree ordinance. He asked how substantial the changes would be to the house plans in order to meet the city's tree requirements. Thomas reported in reviewing the submitted floor plans, she indicated a significant change would have to be made.

Wiersum commented on how truly unique this lot was and inquired if a precedent would be set if this request were approved. Thomas reported there was a very narrow margin in order to set a legal precedent. She indicated fairness was also considered when it comes to precedent. City Attorney Nilsson stated in land use scenarios, precedent is often times overstated. He explained in order to have precedent, there has to be a similar setting, context and request at issue, which does make the margin narrow.

Mr. Steingas reported he has worked with staff to build to the setback and height lines. He indicated the only variance that was being requested was for the floodplain variation. He stated the root situation was brought to his attention in May of 2025, where the potential of losing one boxelder tree was brought up.

Calvert asked how big the music studio was in square feet. Mr. Steingas explained the studio was about 700 square feet.

Wilburn questioned when the applicant was informed about the tree situation. Thomas stated she would have to investigate this further.

Wiersum opened the meeting for public comments. There were none.

Coakley inquired how significant the tree was that could potentially be lost. Thomas explained the tree that would be lost was a boxelder tree and noted the tree protection ordinance says that if more than 30% of a root

zone of a tree was graded into, the tree was deemed lost. She reported the widest part of the tree was considered the root zone.

Thomas stated on June 10 natural resources city staff noted that 30% of the critical root zone would be impacted by the grading for the proposed house. She indicated she understood it was not the applicants intent to remove five trees, but the proposed grading would impact five trees.

Wiersum asked if a the council believed a variance was warranted to the tree protection ordinance.

Schack stated the analysis on this decision was basic. She understood it was expensive to alter plans, but this was required when issues arise. She explained the council was being asked to consider some level of flexibility for one tree that may be lost. She indicated she did not have a strong feeling about this request, but was taking into consideration how the actions of the council on this project would impact future requests.

Coakley reported she was willing to compromise for this request because she has seen the council compromise on other requests.

Wilburn indicated she was reluctant to grant variances to the tree protection ordinance because this was a slippery slope. She understood the applicant was frustrated because he believed he had submitted plans that met all of the city's requirements. However, she also did not feel that strongly about the request.

Calvert stated she was conflicted when it came to this request for a lot of reasons. She indicated the council had to take action based on the current tree ordinance that was in place. She commented on how the applicant was proposing to construct an enormous house with a large footprint on a property that has water issues. She understood it was not the city's job to tell residents what kind of house they wanted to live in. However, this was a very large home and there was not a whole lot of give. She suggested the house be adjusted slightly in order to accommodate the root zone for the one tree. She stated she really fought for the city's tree protection ordinance and she also knew this was just one tree. She explained she was really conflicted on this request but understood the applicant has been working on these plans for over a year.

Foster-Bolton indicated this was a difficult request. She explained she liked the idea of protecting root systems and noted this was not just about one tree but rather was about five. She stated she has visited the site and she understood the current home had to be taken down. She was of the opinion this property was unique because the home could not have a

basement. She commented it feels like the applicant has done all they can to save as many trees as possible. She stated she was leaning towards supporting the tree variance because an adjustment to the plans would require significant changes.

Ramaley reported she has concerns with a fairness precedent being set. She explained this was a large home and felt a little off to her. She stated she understood it would cost a lot to redesign the plans at this time and also that it fell on the architect to understand the city's requirements. She hoped that going forward the importance of the root zones would be understood by this contractor. While she was not thrilled about supporting the request, she suggested the caliper of the tree replacement for this project be doubled if the variance were granted.

Wiersum stated this was a challenging request with a unique set of circumstances. He indicated the structure being proposed was also unique. He reported the percentages were very close. He discussed how he always works to be objective and fact based when considering requests. He explained he believed boxelder trees were weeds, but they were a significant tree within the city's tree ordinance. He stated if the city's rules were compromised, the council would begin making its job a lot harder. He believed in the rule of law and supported changing laws versus approving projects that were close to meeting the letter of the law. For this reason, he would not be able to support this project.

Coakley moved, Foster-Bolton seconded a motion to adopt Resolution 2025-058, approving the plan alteration and tree removal variance as the buildable area of the property is constrained and the removal of the non-conforming house and replacing it with a more conforming structure is reasonable.

Ramaley asked if this motion had to be voted down in order to propose conditions. Nilsson reported a condition could be imposed on the variance through a friendly amendment.

Ramaley requested a friendly amendment to the motion to require the applicant to plant double the tree replacement for this project.

Coakley and Foster-Bolton supported the friendly amendment.

Foster-Bolton, Schack, Wilburn, Ramaley, Coakley voted "yes". Calvert and Wiersum voted "no". Amended motion carried 5-2.

Wiersum recessed the council meeting.

Wiersum reconvened the council meeting.

**B. Items concerning Marsh Run III, a rental apartment development at 11800 Wayzata Boulevard**

City Planner Susan Thomas and Community Development Director Julie Wischnack gave the staff report.

Ann Behrendt, development team representative, thanked the council for considering her request. She discussed the history of The Birke noting that project had 35 affordable units. She explained this has been a tremendously successful development in the community as it has been occupied at over 95% since opening. She discussed the other apartment complexes that her team has constructed in Minnetonka and stated she was proud of the affordable units that have been added to the community through her projects. She described how she now has adults with disabilities living successfully within every single one of her buildings. She explained she appreciated the high demands of the city as this brings about high quality projects. She was of the opinion the proposed project would meet the city's high demands. She commented further on how this project would complete the four parcel development along Wayzata Boulevard. She thanked staff for all of their assistance with getting to a design that works on this unique lot. She reviewed the concept plan in further detail with the council and noted two neighborhood meetings have been held over the past year.

Matt Zellmer, architect, commented further on the building design plans and noted a community garden had been included on the property. He described how he had blended the project into the existing homes to the north. He indicated a large buffer was put in place to the north. He reported this was a unique lot to develop because it was less than an acre in size. He reviewed slides that displayed the size and scale of the building, noting this building would step down to three stories.

Wiersum discussed how the step down design would lessen the impact on the neighboring townhomes and the taller portion of the building would be along I-394.

Schack asked how long the walking trail was. Ms. Behrendt stated she could investigate this further, but estimated the trail was one-quarter to one-third of a mile.

Ramaley questioned how long this property has been zoned commercial or heavy industrial. Thomas reported the property has been guided for commercial development since 2009.

Wiersum opened the meeting for public comment.

Lisa Valla, 11700 Wayzata Boulevard, explained she was the parent and legal guardian of Amanda Valla, who was her adult daughter with a disability. She reported as an aging parent she has been concerned about where her daughter will live when she is gone. She noted her daughter has been living her dream at The Birke apartments over the past four and a half years because of the affordable units. She reported the city needs more affordable units like this for adults with disabilities. She stated her daughter rates her life at The Birke as a 10.

Abby Hersh, 11700 Wayzata Boulevard, stated her goal was to live in her own place as an adult and after working on life skills she now lives at The Birke. She explained she loves being responsible for her own space and that she was close to her family and friends. She appreciated the kindness of the management team and how she can live independently with the support that was in place.

Mike Israel, 11700 Wayzata Boulevard, explained he lives at The Birke with his developmentally disabled daughter. He noted he has lived in his apartment for the past three years and he greatly appreciated the community that has been created at The Birke. It was his hope more housing for disabled adults could be created in the community.

Janice Scott, Bayhill condominium resident, reported she owns a condo past the townhome community. She indicated she used to own a cabinet shop and was a member of the builder association. She discussed how well maintained her condo association was and commented on how her property was being intruded on by the apartment dwellers. She was of the opinion the adjacent apartments have reduce her quality of life.

Sandra Larson, former president of the Bayhill association, stated there were 68 units in the Bayhill association and 65 residents have signed a petition against this request. She explained she has lived in her neighborhood for the past 25 years. She noted she moved to the area because it offered affordable housing. She discussed how it has been a shock to the neighborhood to have hundreds of new units added to the neighborhood. She reported this was leading to more police calls and parking spilling over into the residential streets. She questioned how 44 additional housing units would impact the neighborhood. She stated she

was concerned how traffic would be impacted as well. She suggested offices be considered for this property instead of additional housing.

Art Glassman, resident of The Birke, reported he found The Birke to be very well maintained. He believed the people with dogs were respectful of the rules and each other. He indicated he had no problem providing parking for his guests within the property.

Michael Goldfarb, 11700 Wayzata Boulevard, stated he moved to The Birke in order to remain close to his family. He explained the demographics within this building were wonderful. He believed the tenants were helping the local economy and adding new housing units would benefit the community. He commended the management company for their tremendous efforts on behalf of the tenants.

Margaret Meier reported she was a resident of Bayhill. She thanked the council and staff for their service to the community. She understood the city needed more housing, but she questioned if this corner of Minnetonka had too many residents.

Deb explained her son Ian lives at The Birke. She stated her son has down syndrome and has lived at The Birke for the past three years. She thanked the city for having these high quality affordable housing units in available for adults with disabilities. She supported the city pursuing more affordable housing like this in the proposed development.

Ann Carpenter Kay, 5120 Lee Way, explained she has lived on Lee Way for the past 44 years and has owned Marsh Run for 35 years. She indicated her family loves Minnetonka and she appreciated how well this city was run. She thanked the city for working to keep the Ridgedale Mall area thriving and vibrant. She reported she supported the proposed vision for the 44 unit apartment building. She was of the opinion this building would fit nicely into The Birke and The Vail and will keep the Ridgedale area thriving. She thanked staff for their efforts and expertise and encouraged the council to support this project.

Karen Ritzema reported she was a resident of The Vail. She stated she was a senior living on a fixed income and these were wonderful apartments.

Sarah Maloney, 705 Fairfield Circle, noted she was a resident of Westridge. She indicated staff failed to mention the planning commission recommended this project be denied. She stated she spoke at the planning commission meeting as did several of her neighbors. She reported there was not enough parking within the apartment complexes

and this was impacting the adjacent neighborhoods. She stated she was told originally, that this lot would be used for overflow parking. She feared how the adjacent neighborhoods would be impacted once this overflow parking lot was turned into additional housing units. She stated she wanted to see traffic in this area calmed and this development would increase traffic. She believed it was a burden on the residents to ask them to call the police every time someone parked on Fairfield Road. She requested the council not move this project forward.

Joel Anderson explained he and his wife were residents of The Birke. He stated he loves living in The Birke and he appreciated the diversity within the complex.

Pam Lewis, Fairfield Court, commented this land was approved for a variety of uses and these other uses would be easier for the neighborhood to absorb. She recommended a medical building or coffee shop be considered in order to allow for overflow parking to remain in place. She reiterated that the planning commission recommended denial of this project, which was not mentioned by staff. She stated she was so happy that the residents of The Birke and The Vail loved where they lived, but noted she too was a tax paying resident in Minnetonka and she wanted to protect and love where she lived too. She asked what the remedy would be if the apartment complexes did not have enough parking.

Tiffany Brown explained she was the property manager for The Birke and The Vail. She indicated she invited people to speak at this meeting as a show of support for more housing and more affordable housing in Minnetonka. She stated she was very proud of The Birke and Vail, noting she has worked at these complexes for the past four years. She discussed how she loves going to work every day and commented on how the parking issues have been addressed. She stated she wants to be a good neighbor and she hoped this project would move forward.

Katie Palmstead, 11460 Fairfield Road, stated she was a new resident of Minnetonka. She explained she recently moved to the Bayhill condominiums and challenged the council to keep the number apartment complex but recommended the number of units be decreased. She asked why this property could not have underground parking, noting this would help with providing additional parking for the complex.

Wiersum closed the meeting for public comment.

Coakley stated she appreciated all of the comments that were shared from the residents in attendance. She understood parking can be a concern in apartment complexes. She asked if the city was getting complaints about

the parking in this neighborhood. Wischnack explained when The Birke first opened there were complaints with parking on Fairfield Road. She indicated this led to "No Parking" signs being posted. She stated in 2024 there may have been several complaints, but in 2025, the city does not have any complaints logged for parking on Fairfield Road. She commented both The Vail and The Birke have met the city's parking requirements. She provided further information on the parking that was proposed for the Marsh Run III apartment project.

Calvert thanked staff for all of their efforts on this project. She noted she has friends that live in the Bayhill neighborhood. She explained as a councilmember she has to take into consideration the needs and wants of the entire city, along with the adjacent neighbors. She commented on how there was a need for more affordable housing in the community. She also stated she has empathy for those that have had to live through six years of construction. She was of the opinion Doran makes a beautiful housing project, but she understood there was concern from the neighbors on how long it has taken to development this entire area. She noted of the three buildings within the project area, this was the least inspired. She challenged the architect to reconsider the exterior façade of the building. She believed the proposed apartment building would fit better onto the site than the proposed townhomes. She stated she was inspired by the community that had been created at The Birke among the disabled adults living in the affordable units. She explained at this time she would be offering her support for this project.

Schack explained she watched the planning commission meeting and read through the entire packet. She commented on how parking was previously discussed for this property and she understood overflow parking was occurring on this lot. She reported there was a lot of density in Ward 2 in Minnetonka and she received a lot of complaints regarding parking. She stated it would be nice if the paths and bus stop were spruced up in this area. She anticipated housing would be going into this corner at some point and she hoped Doran could help addressing some of the other concerns being voiced at this time.

Wilburn stated she understood there were concerns surrounding parking and dogs. She explained the proposal before the council met the city's parking requirements and the council could not deny the request due to parking concerns on another property. She reported the city does not own this property and therefore could not dictate the future use. She indicated she was not finding any reasons to deny the request and reiterated that the city was in need of more affordable housing units.

Foster-Bolton explained she lived a couple of blocks off of Minnetonka Boulevard and commented on how the Applewood Pointe apartments impacted her family. She stated she understood how exhausting construction can be on the neighbors. She indicated after reviewing the plans she was not finding a reason to deny this request.

Ramaley thanked the developer for the great work they were doing in the community. She appreciated the neuro services that were being provided at The Birke and The Vail. She thanked all of the residents that came out and spoke to the council. She explained she was empathetic with the concerns that were raised by the neighbors and discussed how her neighborhood has changed over the past five generations. She indicated the council has to work to balance the needs of the community as well as the needs of the residents. She reported the council would have to have a good reason to deny the request given how the project meets all city requirements. She encouraged residents to call the city when there are issues with parking. She asked that the developer continue to be a good neighbor and to have proper signage in place to address parking. She asked that the developer consider making this apartment roof solar ready. She noted she would be offering her support for this project.

Wiersum reported this property has been zoned for residential and high density residential for many years. He stated it was not a surprise to see a high density residential project coming forward. He indicated the previous proposal for townhomes was a struggle for him due to the lack of green space. He stated he was relieved to see one building on this property. He discussed how he was a parent of daughters with disabilities and commented on how there was a need for safe housing for his children. He explained his daughters do not live at The Birke, but rather live in another type of housing. He stated there was a real need for affordable housing for adults living with disabilities. He reported he would be offering his support for the proposed development.

Wischnack asked if the council would like to require enhancements to the bus stop. She noted a condition could be added to require the final site and building plan shall include enhancements to the bus stop. She indicated the developer could then work with Metro Transit on this matter.

Schack stated she supported this requirement moving forward.

Ramaley suggested another condition be added to require the apartment building to be solar ready. Wischnack requested clarity from the developer on this matter.

Ms. Behrendt stated she was not proposing to have solar panels on the roof, but could construct the building in a manner to have the building be solar ready.

Foster-Bolton moved, Ramaley seconded a motion to adopt Ordinance 2025-08 and Resolution 2025-059 as amended requiring the building to be solar ready and to require the developer to work with Metro Transit on bus stop enhancements. All voted "yes." Motion carried.

**15. Appointments and Reappointments: None**

**16. Adjournment**

Wilburn moved, Calvert seconded a motion to adjourn the meeting at 10:16 p.m. All voted "yes." Motion carried.

Respectfully submitted,

Becky Koosman  
City Clerk

**City Council  
Agenda Item 5.C  
Meeting of September 8, 2025**



**Title:** Aug. 25, 2025 regular meeting minutes  
**Report from:** Becky Koosman, City Clerk  
**Presenter:** Mayor Wiersum

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**Action Requested:** Motion  
**Form of Action:** Minutes  
**Votes needed:** 4 votes

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**Recommended Action**

Motion to approve the minutes.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

N/A

**ATTACHMENTS:**

[Minutes](#)

**Minutes  
Minnetonka City Council  
Monday, August 25, 2025**

**1. Call to Order**

Mayor Brad Wiersum called the meeting to order at 6:00 p.m.

**2. Pledge of Allegiance**

All joined in the Pledge of Allegiance.

**3. Roll Call**

Council Members Rebecca Schack, Kimberly Wilburn, Deb Calvert, Paula Ramaley, Kissy Coakley, Patsy Foster-Bolton and Brad Wiersum were present.

**4. Approval of Agenda**

Calvert moved, Ramaley seconded a motion to accept the agenda as amended with addenda for Item 14.A. All voted “yes.” Motion carried.

**5. Approval of Minutes:**

**A. July 28, 2025 regular meeting minutes**

Calvert moved, Schack seconded a motion to approve the minutes. All voted “yes.” Motion carried.

**6. Special Matters: None**

**7. Reports from City Manager & Council Members**

City Manager Mike Funk reported on upcoming city events and council meetings.

Schack thanked the police department for responding quickly to her home after an event occurred at her home several weekends ago.

Schack explained she served on the Human Resources and Data Practices Committee with the League of Minnesota Cities.

Schack discussed how she believed the drones as first responders program would be an efficient use of resources for both the police and fire departments.

Coakley reported she has been working with the Cannabis Expungement Board since May and she appreciated how this board was working to expunge records for individuals in Minnesota.

Calvert stated she thought the drone event today was very well done. She thanked Police Chief Boerboom for his efforts on the drones as first responders program.

Calvert indicated she served on the National League of Cities Energy, Environment and Natural Resources Committee where she was working to refund and restaff agencies that were involved in climate and weather prediction.

Ramaley reminded the public that up to a 30% tax credit was available on solar installations through September 30.

Ramaley stated Rory Strachota, owner of Deakyne's True Value, passed away unexpectedly on Sunday, August 17. She noted the store would be closed tomorrow for a celebration of life ceremony at the American Legion in Hopkins.

Wiersum reported the drones as first responders event today was very well done. He appreciated the investments the city was making in technology as this program would be saving the city money over time while also improving response times without adding personnel.

**8. Citizens Wishing to Discuss Matters not on the Agenda:**

Jonathan Kent, 14513 Moonlight Hill Road, stated he has been working to learn more about how the city functions. He credited the city council and staff for being transparent with the budgeting process. He asked that the city continue to work to improve communication with the public by creating a street team that works to meet with renters and homeowners. He explained he was interested in the city meeting with residents in all walks of life. He suggested the city have a public conversation about a more progressive property tax system to see if those in the top 1% would be willing to pay more than their share in property taxes in order to make this a more inclusive community with more affordable housing. He asked that the city take more proactive steps in order to find creative ways for the next generation to live in this community.

**9. Bids and Purchases:**

**A. Bids for the Groveland Storm Sewer Phase II Project**

Public Works Director Will Manchester gave the staff report.

Wiersum stated he was pleased to see the bids came in favorable for the city.

Schack moved, Calvert seconded a motion to award the contract for the Groveland Storm Sewer Improvements Phase 2, Project No. 24801, to Juul Underground in the amount of \$239,215.11. All voted "yes." Motion carried.

Schack moved, Calvert seconded a motion to authorize the city engineer to expend the allocated funds for project costs, without further council approval, provided the total project costs do not exceed the project budget of \$490,000. All voted "yes." Motion carried.

**10. Consent Agenda – Items Requiring a Majority Vote:**

**A. Resolutions pertaining to levying the 2025 Special Assessments**

Ramaley moved, Calvert seconded a motion to adopt Resolution 2025-060, Resolution 2025-061 and Res 2025-062. All voted "yes." Motion carried.

**B. Resolution redeeming the outstanding portion of the 2016B General Obligation Open Space Bonds**

Ramaley moved, Calvert seconded a motion to adopt Resolution 2025-063. All voted "yes." Motion carried.

**11. Consent Agenda – Items requiring Five Votes:**

**A. Auto Theft Prevention Program Grant Agreement**

Ramaley moved, Calvert seconded a motion to adopt Resolution 2025-064. All voted "yes." Motion carried.

**B. Final plat for FORMA KNOLL, a two-lot subdivision, at 14705 Glendale Road**

Ramaley moved, Calvert seconded a motion to adopt Resolution 2025-065. All voted "yes." Motion carried.

**C. Minnesota Firefighter Foundation Hoods 4 Heroes Grant**

Ramaley moved, Calvert seconded a motion to adopt Resolution 2025-066. All voted "yes." Motion carried.

**12. Introduction of Ordinances: None****13. Public Hearings:****A. Temporary liquor license for the Minnetonka Rotary Club for Links & Libations event at 14350 Co Rd 62**

Community Development Director Julie Wischnack gave the staff report.

Wiersum opened the public hearing.

Chris Rosenlund, member of the Minnetonka Rotary Club, thanked the council for considering his temporary liquor license request. He stated this would be the 14<sup>th</sup> Annual Links & Libations scramble golf tournament. He explained 100% of the proceeds from this event would go to local organizations.

There being no further comments from the public, Wiersum closed the public hearing.

Wiersum encouraged the public to participate in this event. He stated he greatly appreciated the positive impact the Minnetonka Rotary Club had on the community.

Schack moved, Ramaley seconded a motion to grant the license. All voted "yes." Motion carried.

**14. Other Business:****A. Minnetonka Off-Leash Strategy and Guidance Plan**

Park and Trail Project Manager Matt Kumka gave the staff report.

Ramaley requested further information on the amount of fencing that would be installed. Kumka stated he would need to understand the distance of fence required to eliminate any unwanted off leash dogs in those areas.

Ramaley inquired if this would establish informal trails. Kumka reported the city would need to make the decision to close off informal trails in some locations.

Wilburn requested further information regarding the Stodola Road parking recommendations. Kumka explained throughout the Purgatory Park master planning process staff has seen quite a bit of traffic stacking up on

Stodola Road. He indicated the proposed parking spaces felt like a compromise to get people used to running out of spaces and having to park at the main lot. He stated the recommendation should also eliminate double parking in this area.

Ramaley indicated she understood the concerns of the residents living along Stodola Road. She suggested permitted parking be considered for people with limited mobility that still want access to the park. Kumka reported this was discussed internally and noted staff could investigate a permitting system further.

City Manager Mike Funk reported Phase 1 of this plan would implement signage this fall and staff would continue to monitor parking throughout the winter and spring.

Ramaley asked how many community parks were located in Minnetonka. Kumka stated Minnetonka has five community parks. He provided further information on how a community park was defined, noting these were five of the largest multi-use parks in the city.

Further discussion ensued regarding the dog parks located in neighboring communities.

Foster-Bolton questioned when the fencing and gates would be installed. Kumka reported fencing would be installed in the spring.

Coakley inquired if a closed, fenced in area were to move forward, would this be a more safe space than an unclosed, open barrier area. She stated she understood safety was a big concern at this park. She was of the opinion the council would not make everyone happy in this situation. With that being said, she wanted to address safety issues and taxpayer dollars. She indicated she was curious what it would look like to have a closed off, fenced in area for dogs where the city charged fees. Kumka commented this was the big question, when it came to barriers. He stated a fence functions as a physical barrier. He reported soft barriers were permeable and the dog would be able to run through this area. He explained the council would have to decide if they wanted to rely on fencing with a firm hard barrier or if residents could be trusted to follow the rules on posted signage. He stated he did not have an answer for Councilmember Coakley on this, as this would become a policy decision for the city council.

Coakley indicated if the signs were installed and the dogs were not in control, could the council then opt to install fencing in the future. Funk explained the decision before the council at this meeting was not fencing or no fencing, but rather staff was recommending a multi-phased

approach. He stated the earliest the city could install fencing would be next spring. He reported Phase 1 was about signs and Phase 2 would be an evaluation that would be completed next spring.

Ramaley stated the phasing plan was open ended. She understood there was high end fencing that could be installed by the city's seasonal employees. She reported there were other fencing options that would be available to the city at a lower cost. She commented while fencing was not being installed in the coming weeks, the council was being asked to approve a multi-phased approach for this park that includes fencing. She commented on how a 21 month old toddler was bit by a dog this May and in a different occurrence a baby fawn was killed by a dog. She questioned if a threshold had to be put in place or how many complaints or occurrences had to happen before hard fencing was considered. She was of the opinion the council would be rolling the dice if hard fencing was not put in place. Kumka reported staff did not have a hard number in mind when it came to occurrences.

Wiersum inquired if the city had data on the number of cars in the main parking lot and on Stodola Road on a daily basis. Kumka stated the main parking lot was seeing 250 cars per day and Stodola Road was seeing 50 cars per day.

Wiersum questioned what was the busiest time of the day for parking on Stodola Road. Kumka stated Stodola Road has the most amount of traffic early in the mornings.

Wiersum asked if residents along Stodola Road could have "No Parking" signs in front of their homes, with the understanding this would apply to all parking in front of their homes. Public Works Director Will Manchester stated this would be a possibility, but noted it may be difficult for the police to enforce if the "No Parking" only applied to certain homes.

Coakley inquired if the city would be creating other parking options if the Stodola Road parking spaces were always full. Kumka indicated this would plan be an opportunity for the city to reassess and monitor parking needs for the area.

Wilburn questioned if there would be increased enforcement by the police along Stodola Road. Kumka explained this has been discussed with the police department.

Calvert commented she has been contemplating the different types of fencing. She asked what kind of fencing was being proposed by staff.

Kumka reported the proposed fencing was similar to the fencing that was installed at the Bryant Lake dog park.

Wiersum opened the meeting for public comment.

Fred Weiner, 2425 Old Beach Road in Wayzata, explained he currently has two labs and he spends a lot of time at Purgatory Park. He asked that the off leash area remain in place. He suggested parents with young children not allow their children into the off leash area. He stated a perfectly fine dog could react poorly to an infant. He reported there was a lot of dog parks in the area and he believed Purgatory Park was the best because it was unfenced. He indicated 99% of the people that use this park were good people with good dogs. He explained once this park was fenced in, there would be a great deal of dogs that would not be in control. He commented on how the beauty of the park would change if fencing were installed. He recommended the city police the proposed signage and that fencing not be considered.

Andrew Jennings, 4330 Windwood Way, explained he has been exercising his dogs in Purgatory Park for over a decade. He reported he has mobility problems. He stated he currently uses the Excelsior parking lot because it provides easy access for a disabled person. He indicated the current proposal would mean he could no longer park on the northern end of the park and would now have to walk a one mile trail if required to park along Stodola Road. He stated he could not make this trek and he anticipated there were others that could not make this trek. He read a paragraph that was published by the Department of Justice regarding equal access when it comes to parks and recreation, noting if a local government decides to modify facilities to provide access to a recreation facility only some of the access need to be accessible. He was of the opinion that the access provided in the northern portion of the park had to be replicated off of Stodola Road. He requested the council consider this.

Ed Wons, 6016 Pinewood Lane, reported he was a board member with Paws for Parks. He explained his board was frustrated by the fact a dog behavioral consultant was not included in the master planning process for Purgatory Park. He stated fenced in areas changes the way dogs behave, especially in a concentrated area. He commented on how the proposed changes were making the park more dangerous, such as allowing dogs to be on retractable leashes. He then read an excerpt from an article regarding the dangers of retractable leashes. He encouraged the council to see the value in having an open off leash dog area because this was a community building space. He stated if the council were to change the off leash dog area, people would no longer go to this park.

Curt Henry, 1901 Vernon Avenue South, suggested the city make all of the parking along Stodola Road handicap accessible. He stated he was in Purgatory Park with his dog on a daily basis. He asked that the city do a better job maintaining the trails in the winter months because they get icy. He encouraged the council to not make those with disabilities walk one mile round trip in order to enjoy Purgatory Park.

Chase Halverson, Saddlewood neighborhood resident, explained he supported the city policing the signage and regulations that were in place at this time. He reported this would be a low cost option for the city and would not require an investment in additional signage or fencing. He indicated he visited the park on a daily basis early in the mornings. He requested the city not make any decisions that can't be walked back because he anticipated the park usage would drastically decline if fencing was installed.

Kris Kopischke, 4528 Saddlewood Drive, thanked the councilmembers and mayor for walking Purgatory Park with her. She explained Paws for Parks believed signage was up for interpretation. She stated she supported Area 1 being included in the off leash area. She suggested Area 1 be included for those individuals with mobility issues or with senior dogs. She commented she was an early morning person that walked the park every day. She discussed how there were more people in the park certain times of the year and asked that this also be taken into consideration.

Greg Johnson, 18810 Kingswood Terrace, anticipated residents would be furious when they see the amount of parking along Stodola Road. He recommended a single pathway be considered from Excelsior Boulevard into the woods through low value areas. He indicated a path in this location would assist with reducing the amount of traffic along Stodola Road.

Dave Ingraham, 15745 Elodie Lane, reported he has been a resident of Minnetonka for 48 years. He stated he and his wife have been visiting Purgatory Park with their dogs for the past 30 years. He noted he has served on the park board for the past five years. He thanked the councilmembers for their service to the community and appreciated their time and efforts to address the off leash issues at Purgatory Park. He was of the opinion the council was getting close, but was still no quite there when it came to Purgatory Park. He reported he sent emails to the council and he appreciated the responses he received. He commented on the restoration efforts at Purgatory Park. He asked that the council speak to the significant incidents that have occurred in Area 1, 2 or 3 with people and dogs in the last 10 years. He stated he was aware of incidents that

have occurred on the paths, but not in the other areas. He recommended there be a larger police presence on the major paths into and out of the park where incidents are occurring and urged the council to be data driven when it comes to their decision making. He asked that Area 1 remain an off leash dog area for residents with mobility issues.

Denny Harpestad, 14606 Karyl Drive, stated he agreed with the first speaker. He indicated he goes to the park often and has only once seen a police officer. He reported he was lucky when it comes to his health and he was able to walk from Area 1, to Area 2 and 3. He requested the city council keep Area 1 available as an off leash dog area and picnic spot. He discussed how having too many dogs in a condensed, fenced in area was dangerous. He stated he greatly appreciated the community that has been built at Purgatory Park and asked that the off leash dog areas remain fence free.

Jonathan Kent, 14513 Moonlight Hill Road, stated in hearing the comments from residents he recommended staff and the council do more to hear from residents on both sides of this issue. He suggested dedicated listening sessions be held for this topic. He explained this would make the process more inclusive and transparent. He inquired who else could police the park besides licensed police officers, he questioned if volunteers should be considered. He stated a lot of what the council was hearing was coming from Minnetonka residents, but noted visitors to the park may be alarmed or triggered if there was an increased police presence. He asked that the council take this into consideration.

Craig Alciati, Ferris Lane in Glen Lake, stated he understood the council wanted to wrap up this matter because this topic was highly conflicted and emotional. He questioned why this topic was highly conflicted and emotional. He reported dog lovers love nature and open space too. He understood the people that want to protect the park feel the same way. He questioned why these two sides were fighting over the same place instead of working together to make it better. He recommended more signage be pursued so visitors know how to use the park. He believed it would be helpful to have more data to understand if and when there were occurrences in the park. He feared the city was trying to put out a tiny fire with a fire hose that would spread sparks everywhere. He stated another option the council could consider would be to set off leash dog hours in order for the park to be shared among its users.

Owen Waymeth, 16816 Scenic Lane North, reported he purchased his home in September by Purgatory Park. He stated he just got a puppy. He explained was from the UK and he was not used to strict off leash dog laws. He noted he uses the park everyday he was at home. He indicated

he sees the majority of the users were off leash dog walkers and joggers. He requested the council allow the park to remain off leash for the hundreds of people that use this park with their dogs.

Amy Cho, 5809 High Park Drive, encouraged the council to adopt the resolution for no parking on Stodola Road. She indicated she lives in this neighborhood with her four children and she wanted to keep the neighborhood safe for walking and biking. She explained she worked as an emergency physician. She stated there was great value in separating pedestrians/cyclists from cars as this increases safety for everyone.

Wiersum closed the meeting for public comment.

Schack stated she was discouraged after hearing comments that the council was not listening or that a decision has already been made. She explained the council takes this topic very seriously and cared a great deal about the comments made by residents. She indicated she has walked this park with staff, with Paws, by herself and with her husband. She stated she did this in order to immerse herself in the park in order to assist in making an educated decision for this park. She appreciated how invested the residents were in this topic and commented on the needs within the park. She was of the opinion the proposed recommendation does accomplish the long dog walking space, but does not meet the social piece. She suggested the red barn site be considered for an off leash dog area because it was not an ecologically sensitive area. She feared too much pressure was currently being placed on the park to meet all the needs of the park visitors. She understood the changes that were proposed would be tough, but she appreciated the fact that the change would be made incrementally. She supported some fencing being put in place to separate dogs from the formal trails. She asked that people keep their minds open and that evaluation continue over the next six to twelve months. She discussed how the park has to work for all users, not just dog owners or park preservers. She stated she would be supporting staff's recommendation with the understanding the changes would be made incrementally.

Ramaley thanked Councilmember Schack for her comments. She noted this has been a long process. She indicated her priorities and goals were focused on public safety as well as ecological conservation. She stated this park has 25% of the city's high quality natural area or seven acres out of the 28 natural acres in the entire city. She reported after much research she has learned that off leash dog areas are not compatible with conservation and restoration areas. She explained a community park was multi-purpose park that should be accessible to the broad community. She indicated off leash dog owners should be able to access the park, along

with the runners, joggers, bikers and the general public who does not want to interact with off leash dogs. She stated she was considering all of these people when considering the future and safety of this park. She commented another group of people she was considering was the people who lived adjacent to this park. She provided background information on how Purgatory Park was "chosen" as an off leash dog park. She explained the city formed a working group to study other areas for dog parks and noted the group ranked other parks as more suitable locations for an off leash dog area. In addition, other councilmembers and herself advocated for a designated single use off leash dog park, not being Purgatory Park. However, there wasn't traction for these suggestions. She understood Purgatory Park became to focus because it was being master planned at this time and because there was a vocal resident group advocating for an off leash dog area within Purgatory Park. She commented it was not staff and the council's role to respond to this request. She was of the opinion it was unfortunate that the city did not move in a more wholistic review of the park system in order to find the most appropriate off leash dog space. She reported several councilmembers and herself found the northern portion of the park to be conducive to an off leash dog park because they were closer to the main parking lot and were lower in ecological value. However, the Paws for Park group requested the off leash dog area be located in the southern end of the park, which was far away from the parking lot. She noted the council moved forward considering the southern portion for the off leash dog area. She stated the Paws for Park group then demanded a partially fenced in access corridor through the prairie to Areas 2 and 3. She indicated this corridor would reserve 40% of the prairie area as off leash dog areas. She commented on how the residents along Stodola Road were concerned about increased traffic and parking. She reported if Purgatory Park were to become the only off leash dog park in the west metro traffic and parking would be a concern. She discussed how the city just spent \$100,000 restoring and conserving Areas 2 and 3, which will not be ruined by the off leash dog areas. She stated it was not a secret that she believed having a multi-purpose community park/nature preserve was a suitable location for an unfenced off leash dog area. She reported she has done a great deal of research and there were no other cities that have off leash dog areas in multi-purpose parks with conservation areas. She indicated unfenced off leash dog areas in these types of parks go against what all other jurisdictions were doing at a municipal, regional, state and federal level. She stated off leash dog areas that are unfenced were contrary to best practices when it comes to public safety, park planning and ecological conservation goals. She explained she did not believe there was an appetite to go back and find another location for the off leash dog park. For this reason, she believed the best path forward was to have parameters and timelines for fencing in place. She preferred not to have another child bitten or worse. She wanted to

see permits set up for Minnetonka residents with mobility issues. In addition, she hoped licensing could be pursued to address wear and tear on the park. She asked that everyone believe the best in others and that all individuals have good intentions for the community.

Calvert stated on Saturday she got 17,000 steps in Purgatory Park with her dog and husband. She indicated she has polled people in the park and she has been knocking on doors to hear from the public. She understood Purgatory Park has become a huge emotional topic. She thanked staff for all of their hard work on this issue and thanked all of the residents who were in attendance. She reported no matter how much the council disagrees each councilmember was doing their best for the community. She explained while she has not seen adverse interactions with dogs, she knows that this has happened and she did not want to minimize other people's experiences. She indicated she did not want to implement an ordinance without having a designated area identified. She stated this process has been very uncomfortable for her. She commented on how public safety was important to her but she also understood that too many rules could create resentment in the community. She believed addressing this topic incrementally was the best way forward. She explained she appreciated the proposed signage and wayfinding signs. She wanted the center path that was informal on the western side of the prairie to remain a corridor. She recommended the signage be abundantly clear that off leash dog activity was occurring in the park so visitors could opt to go elsewhere if they do not wish to be near off leash dogs. She stated there were residents who have approached her about how obtrusive the fencing would be and these individuals do not own dogs. She asked that the natural beauty and joy of the park not be removed. She recommended the city keep looking for other off leash dog areas. She discussed how Purgatory Park was a regional draw, but she hoped to have more dog parks located throughout the community. She stated she would support implementation of just signage in Purgatory Park and recommended Paws for Parks help to educate, clean and enforce the rules in the park. She supported the plan moving forward slowly and that fencing with wooden posts not move forward because this would not allow for controlled burns in the prairie areas. She indicated she was willing to look at the data as time goes on and if it shows there are too many adverse activities she will take this seriously. However, she understood this park has been used for off leash dogs for the past 40 years and she was not convinced keeping dogs on a leash or within a pen was the safest option.

Wiersum recessed the council meeting.

Wiersum reconvened the council meeting.

Wilburn stated in the responses she was receiving from the public she has heard the council was moving to slowly and not quickly enough when it comes to a decision for Purgatory Park. She reported when she visited Purgatory Park with Paws for Parks she heard the winding trails were beneficial and that it was a sacrifice to lose Area 1, but this was a compromise the group was willing to make. She indicated she could support looking at other areas in Minnetonka for an off leash dog park. She stated she did not know the legalities, but she could support the parking off Stodola Road being by permit only.

Coakley explained she liked some of the comments and recommendations that have been made. She supported coming into Purgatory Park from Excelsior and having people with and without dogs being separated on the trail at that point. She indicated she could not walk the trail when she visited the park because she had knee surgery that has not yet healed. She stated she was able to walk a portion of the park with city staff. She stated she was not opposed to coming up with other options and looking at other parks for off leash dog areas. In addition, she supported looking into other options for fencing as well as the location of the fencing. She explained she was very concerned about safety and wanted to see off leash dogs separated from people. She recommended "No Parking" signs be posted on Stodola Road. She supported the signage being posted within the park and that other park options be considered for off leash options. She stated when it comes to the fencing, she was open to considering other options.

Foster-Bolton explained when this topic first came about she was all about fencing because she was terrified of dogs. She stated after walking the park with several different groups of people she learned there was a great deal of space for the dogs in Areas 2 and 3. She commented on how the recommendation from staff was for an incremental plan that would not happen all at once. She stated data would be gathered to assist the council with moving the plan forward. She indicated the request before the council was to move forward. She reported the path forward was not what she wanted, but rather had to be a compromise to make the park work for everyone. She explained she would like more information on the cost for the fencing and supported "No Parking" signs being installed on Stodola Road. She stated she wanted to pay attention to how things go in the coming year, noting she would be offering her support to move the implementation plan forward for Purgatory Park.

Wiersum thanked his fellow councilmembers for their comments and thanked the public for all of their comments. He stated this was a hard topic as there was no simple solution. He discussed how public safety was job one for the city. He commented on how social and different dogs and

people were. He reported parks were needed to recreate, socialize and build community. He stated he understood how the proposed changes were significant and the council had to be mindful to what is fair and reasonable. He discussed how the dog owners were giving up the whole city in order to have one dog park in Purgatory Park. He explained he understood rules and laws had to be in place to maintain safety in the community, but these rules and laws had to be practical. He discussed how his two daughters were disabled and could not get to Areas 2 and 3 in their wheelchairs. He stated he was a senior citizen and access to the park was a concern for him. He recommended that the council move forward with the incremental approach because there was more learning to be done. He explained he supported a corridor being installed through Area 1 that does not impinge on the sensitive areas of the prairie. He suggested the implementation plan have a different approach for each of the seasons because the park was used differently in the winter than the summer. He stated he would be willing to support the recommendation of staff with the understanding that the city has to identify other off leash dog areas. In addition, he recommended a walking corridor through Area 1 be completed. He believed a confined dog space, if large enough may not feel confined. He recommended perfect not be the enemy of good in this situation and suggested the city do the best that they can. He supported the city continuing to do a year or two of learning before any barriers were put in place. He stated he could support the "No Parking" zone on Stodola Road. He indicated it was his hope that the council could learn and modify the plans for this park as time goes on.

Schack stated it appears most of the council supports an incremental approach for this park. She explained she was concerned with falling into a scenario of apathy where decisions are not made for fear of not getting things right. She indicated she was uncomfortable with a two year learning period. She commented she also did not understand how Area 1 could have a corridor or how uses would be segregated without fencing the prairie area. She stated the prairie was a premier ecological feature in the city and she would rather see some plans made for the red barn area instead of letting Area 1 being open indefinitely for off leash dogs. She recommended the bench be removed from Area 1, along with the ragweed.

Calvert supported the bench being removed from Area 1, along with the ragweed. She stated the corridor through Area 1 would address the accessibility concerns that have been raised by residents. It was her hope that Paws for Parks would be able to help police this park and that this group would assist in protecting the prairie.

Ramaley reported the central prairie area has been trampled and degraded which was where the city does not want to have a corridor. She believed having an extended time period could be amorphous. She recommended data be reviewed by the council on a quarterly basis. She stated she would like to see Area 1 protected because this prairie area was a high value ecologically sensitive area in the community. She suggested the corridor through Area 1 be relocated and that the corridor be fenced for protective purposes.

Wilburn agreed with Councilmember Schack that it would be difficult to have separation without fencing and she understood there was no way to get fencing in this year. She asked if it would be possible to consider the resolution and also have staff pursue a corridor through Area 1 that does not overly impact the prairie. She stated the corridor recommendation could be brought back to the council at a future meeting. Kumka indicated staff could look at what informal trails were in place west of the main trail in order to push the trail as far to the west as possible in Area 1.

Wiersum inquired if the trail corridor in Area 1 was adjacent to or through the sensitive area. Kumka reported the trail corridor was through the sensitive area.

Wiersum questioned how far the trail would have to move to lose this designation. Kumka estimated the trail would have to move 50 to 80 feet to the west towards the creek.

Wiersum asked how achievable this would be. Kumka stated he believed it would be achievable to move the trail 50 to 80 feet to the west.

Foster-Bolton inquired if the council could request quarterly reports from staff given the importance of this topic. Funk reported the staff recommendation was to adopt the off leash dog implementation plan for Purgatory Park and a resolution authorizing a "No Parking" zone on Stodola Road, east of the cul-de-sac to Creek Park Drive. He explained staff would need clarity from the council on how to connect Area 1 to Areas 2 and 3. He stated right now the ordinances requires dogs to be leashed at all times except in designated areas. He indicated staff could come back to the council with recommendations on a connection point. He commented the length of review period could be the spring of 2026 or even a longer period of time. He asked that the council provide staff with direction on this matter.

Schack believed that the council could take action on the recommendation with direction provided to staff to pursue a trail corridor through Area 1 that does not impact the high value prairie area. She indicated she would like

to see coordination between Paws and MORC (Minnesota off-road cyclists) in order to have both of these groups monitoring Area 1. She reported she supported checking back on this plan in the spring before making further decisions.

Wiersum supported this plan.

Wilburn moved, Foster-Bolton seconded a motion to adopt the off-leash dog implementation plan for Purgatory Park and Resolution 2025-067, directing staff to pursue a trail corridor through Area 1 that does not impinge upon the sensitive prairie areas and requesting staff bring this plan back to the council with data by June 2, 2026.

Wiersum asked if the motion should be date specific. Kumka recommended the motion remain as is noting staff will bring back data in the spring of 2026 after the seasons change. Funk indicated data could be brought back to the council at the end of May.

Calvert questioned how people would be getting from the parking lot to Areas 2 and 3 this fall. Funk explained through the motion on the floor staff was being directed to come back with an alternate trail corridor for Area 1. He questioned if the council was comfortable with staff moving this trail out of the high quality sensitive prairie area to the west, or would staff have to come back to the council for approval.

The consensus of council was to support staff moving the trail without this matter coming back to the council.

Schack indicated she wanted to discuss this trail in the spring and to better understand if the new location was working to protect the sensitive prairie area.

Foster-Bolton requested staff remove the bench in Area 1.

Schack, Wilburn, Calvert, Foster-Bolton, Coakley, Wiersum, voted "yes." Ramaley voted "no". Motion carried.

**15. Appointments and Reappointments: None**

**16. Adjournment**

Wilburn moved, Calvert seconded a motion to adjourn the meeting at 10:03 p.m. All voted "yes." Motion carried.

Respectfully submitted,

Becky Koosman  
City Clerk

**City Council  
Agenda Item 6.A  
Meeting of September 8, 2025**



**Title:** Proclamation for Hispanic/Latiné Heritage Month  
**Report from:** Jayce Alexander, DEI Supervisor  
**Submitted Through:** Erik Nilsson, City Attorney  
Moranda Dammann, Assistant City Manager  
Mike Funk, City Manager  
**Presenter:** City Council

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**Action Requested:** Informational  
**Form of Action:** Proclamation  
**Votes needed:** N/A

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**Recommended Action**

Read the proclamation.

**Strategic Plan Relatability**

Community Inclusiveness

**ATTACHMENTS:**

[Hispanic-Latine Heritage Month proclamation](#)



# City of Minnetonka Proclamation

## Hispanic/Latiné Heritage Month Sept. 15 - Oct. 15, 2025

WHEREAS, Hispanic/Latiné Heritage Month is celebrated from Sept. 15 to Oct. 15 each year, recognizing the profound contributions of Hispanic and Latiné communities to the culture, history, and progress of our nation; and

WHEREAS, the City of Minnetonka is proud to celebrate the vibrant contributions of Hispanic and Latiné individuals, families, and organizations who enrich our community through their artistic, educational, economic, and social endeavors; and

WHEREAS, the historical roots of Hispanic and Latiné heritage are deeply intertwined with the broader narrative of our nation's development, reflecting a legacy of resilience, innovation, and community spirit; and

WHEREAS, this month recognizes and celebrates the accomplishments and struggles of Hispanic and Latiné people in the face of continued inequity, racism, and xenophobia; and

WHEREAS, the City of Minnetonka is committed to fostering an inclusive and respectful environment where the cultural diversity of all its residents is celebrated and cherished;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Minnetonka does hereby proclaim Sept. 15 - Oct. 15, 2025 as Hispanic/Latiné Heritage Month and call upon the people of Minnetonka to recognize the contributions made by members of the Hispanic and Latiné community and to actively promote the principles of equality, liberty and justice.

Sept. 8, 2025

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Brad Wiersum, Mayor

**City Council  
Agenda Item 10.A  
Meeting of September 8, 2025**



**Title:** Resolution amending and replacing the existing conditional use permit for cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue

**Report from:** Bria Raines, Planner

**Submitted Through:** Julie Wischnack, FAICP, Community Development Director  
Erik Nilsson, City Attorney  
Mike Funk, City Manager

**Presenter:** Susan Thomas, AICP, City Planner

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**Action Requested:** Motion

**Form of Action:** Resolution

**Votes needed:** 4 votes

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**Summary Statement**

The Groveland Cemetery Association is requesting an amendment to the existing conditional use permit to create a cremation garden on the 3228 Woodlawn Avenue property of the Groveland Cemetery. The association has noted that cremation rates have increased by more than 50 percent, and the use of columbariums has become a common alternative to traditional in-ground arrangements in many cemeteries.

**Recommended Action**

Motion to adopt the resolution approving the request.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

No

**Background**

**Planning commission meeting**

The planning commission considered the proposal on Aug. 21, 2025. The staff report and minutes of that meeting are attached. Staff recommended approval, noting:

- Cemeteries are conditionally permitted uses in residential districts.
- The amended plan would continue to provide a reasonable and orderly use of the cemetery.
- The cremation garden would not change the use of the property.

A public hearing was opened at the meeting; however, no one appeared to speak. Some commissioners had general questions about the cemetery, which cemetery association representatives answered. On a 5-0 vote, the commission recommended the council approve the request.

**ATTACHMENTS:**

[Project information](#)

[Resolution](#)

**MINNETONKA PLANNING COMMISSION**  
**Aug. 21, 2025**

**Brief Description** Resolution amending and replacing the existing conditional use permit for cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue

**Recommendation** Recommend the city council adopt the resolution.

**Background**

In 2008, the city approved a conditional use permit for cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue. The conditional use permit was intended to: (1) bring the existing cemetery, which was established in the late 1880s, into conformance with the zoning ordinance; and (2) allow for expansion of this cemetery use onto the neighboring property to the north, which was then occupied by a single-family home. The conditional use permit was approved with several conditions, including:

“Plots must be sold and developed sequentially from south to north. An entire east-west row of plat must be sold before moving northerly to the next row of plots”.

In December 2010, the city council considered a request by the Groveland Cemetery Association to amend the sequential sale of plots conditions to allow increased flexibility in the south half of the 3228 Woodland Avenue property. In February 2011, the city council approved Res. 2011-009 with conditions regarding sequential sale years for specific rows, and a landscape buffer or a fence near Row 45. The landscaping and fencing were fulfilled in 2011 and removed in 2023 when those rows became available for sale.

In January 2023, the city council approved a request by the Groveland Cemetery Association to amend the sequential sales or allowing release of rows sooner than previously approved to account for a higher rate of burials. Figure 1 and Table 1 are the current approved staging plan and release schedule.

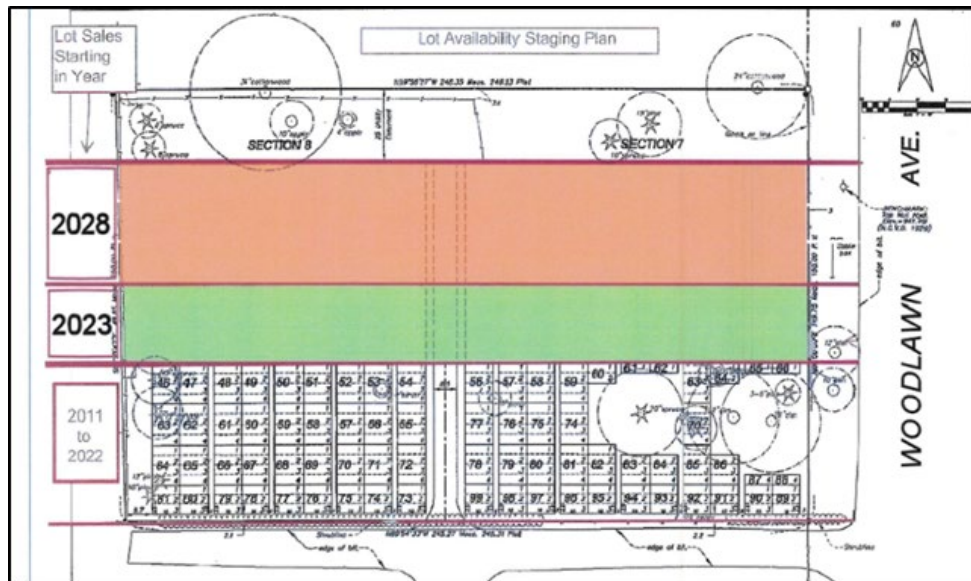


Figure 1: Current Staging Plan for 3228 Woodlawn Avenue

Year to release	Row	Section
2023	Row 45	Section 7, Lots 45 – 55 Section 8, Lots 37 – 45
	Row 28	Section 7, Lots 34 – 44 Section 8, Lots 28 – 36
2028	Row 27	Section 7, Lots 23 – 31 Section 8, Lots 19 – 27
	Row 10	Section 7, Lots 14 – 22 Section 8, Lots 10 – 18
	Row 9	Section 7, Lots 1 – 9 Section 8, Lots 1 – 9

Table 1: Current Release Schedule

**Proposal**

The Groveland Cemetery Association is requesting an amendment to the existing conditional use permit to create a Cremation Garden on the 3228 Woodlawn Avenue property of the Groveland Cemetery. The association has noted that cremation rates have increased by more than 50 percent and columbarium have become a common alternative to traditional in-ground arrangements in surrounding cemeteries.

The Cremation Garden is a multi-phase project centering on the installation of the first columbarium as shown in Figure 2.

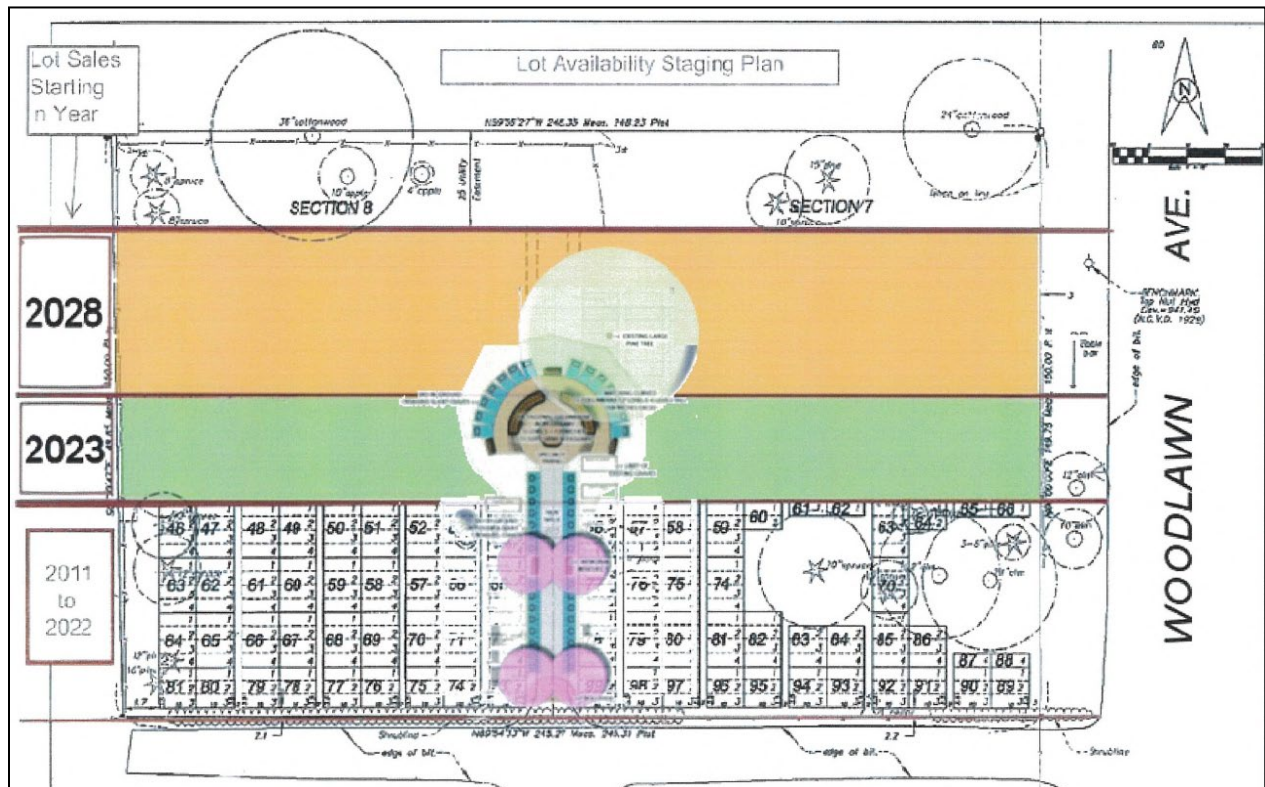


Figure 2: Proposed Cremation Garden

### **Staff Analysis**

Staff continues to find that the cemetery use is appropriate:

- 1) Cemeteries are conditionally-permitted uses in residential areas.
- 2) The amended staging plan would continue to provide a reasonable and orderly use of the cemetery.
- 3) The Cremation Garden would not change the existing use of the property.

### **Staff Recommendation**

Recommend that the city council adopt the attached resolution. This resolution amends and replaces Resolution No. 2023-001 and previously amended Resolutions No. 2008-062 and 2011-009 for a cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue.

Originator: Bria Raines, Planner

Through: Susan Thomas, AICP, City Planner

### Supporting Information

#### Surrounding Land Uses

- Northerly: Single-family residential, zoned R-1, guided low density residential.  
Easterly: Gro Tonka, park, zoned R-1, guided parks  
Southerly: Groveland Pond, Zoned PUD, medium density Residential  
Westerly: Groveland Elementary, zoned R-1, guided institutional

#### Planning

Guide Plan designation: Low-density residential  
Zoning: R-1, low density residential

#### CUP Standards

The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd. 2:

1. The use is consistent with the intent of this ordinance;
2. The use is consistent with the goals, policies, and objectives of the comprehensive plan;
3. The use does not have an undue adverse impact on governmental facilities, utilities, services, or existing or proposed improvements; and
4. The use does not have an undue adverse impact on public health, safety, or welfare.

The proposal would meet the general conditional use permit standards as outlined in City Code §300.16 Subd. 3(j):

1. Minimum lot size of five acres;

**Finding:** Groveland Cemetery was established in the 1880s and operated as a nonconforming use until 2008, when the city council approved a conditional use permit. The combined area is 3.89 acres. The council authorized the use of the property for the cemetery.

2. Located in proximity to a collector or arterial roadway as identified in the comprehensive plan or otherwise located so that access can be provided without conducting significant traffic on local residential streets;

**Finding:** Minnetonka Blvd is classified as a Minor Expander.

3. Direct views from all adjoining residential parcels shall be buffered by appropriate means; and

**Finding:** The 2008 approval required a landscape buffer to be planted in the utility easement between the cemetery and the property at 3216 Woodlawn Avenue. The 2011 approval included a condition for a landscape row to be planted in Row 45. This landscape row would be removed in 2023, when the row would be released. The cemetery association has previously agreed to work with the property owner of 3216 Woodlawn Avenue to provide additional opportunities for screening. In 2023, the association planted new bushes along the northern property line, shared with the nearest residential property.

4. Site and building plan subject to review pursuant to section 300.27 of this ordinance.

**Finding:** The approval complies with the site and building plan standards as outlined below.

### **SBP Standards**

The proposal would comply with all site and building standards as outlined in City Code 300.27 Subd.5

1. Consistency with the elements and objectives of the city's development guides, including the comprehensive plan and water resources management plan;

**Finding:** The project and use have been reviewed by the city's planning, building, engineering, natural resources, fire, and public works staff. Staff finds it to be generally consistent with the city's development guides.

2. Consistency with this ordinance;

**Finding:** The city approved a conditional use permit for the cemetery use of the properties.

3. Preservation of the site in its natural state to the extent practicable by minimizing tree and soil removal and designing grade changes to be in keeping with the general appearance of neighboring developed or developing areas;

**Finding:** The proposal would allow cremation containers in addition to the existing in-ground burials, but would not change the use of the property.

4. Creation of a harmonious relationship of buildings and open spaces with natural site features and with existing and future buildings having a visual relationship to the development;

**Finding:** The proposal would not change the relationship between the site features and existing and future buildings. The proposal would ultimately change the final arrangement options.

5. Creation of a functional and harmonious design for structures and site features, with special attention to the following:
  - a) an internal sense of order for the buildings and uses on the site and provision of a desirable environment for occupants, visitors, and the general community;
  - b) the amount and location of open space and landscaping;
  - c) materials, textures, colors, and details of construction as an expression of the design concept and the compatibility of the same with the adjacent and neighboring structures and uses; and
  - d) vehicular and pedestrian circulation, including walkways, interior drives, and parking in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement and amount of parking.

**Finding:** The proposal would not change the internal sense of order, amount of open space and landscaping, and circulation patterns of the site.

6. Promotion of energy conservation through design, location, orientation, and elevation of structures, the use and location of glass in structures and the use of landscape materials and site grading; and

**Finding:** The proposal would not change the use of the property, but rather change to allow cremation containers in which the previous approval did not allow.

7. Protection of adjacent and neighboring properties through reasonable provision for surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design not adequately covered by other regulations which may have substantial effects on neighboring land uses.

**Finding:** The proposal would not change the use of the site.

## Trees

As a condition of a previous amendment to the 2008 conditional use permit amendment, a tree preservation plan was required. The tree preservation plan identified trees that could not be removed or have a burial site in the root zone; see Exhibit B on page A15.

Although the Cremation Garden appears to meet the tree preservation plans, staff have added this as a continued condition of approval.

Staff has confirmed that the site is in compliance with the tree preservation and staging plans. Since 2023, one tree has died and been removed; however, a new tree was planted on the site further to the north near the property line. This replacement is acceptable. See Fig. 3 below.

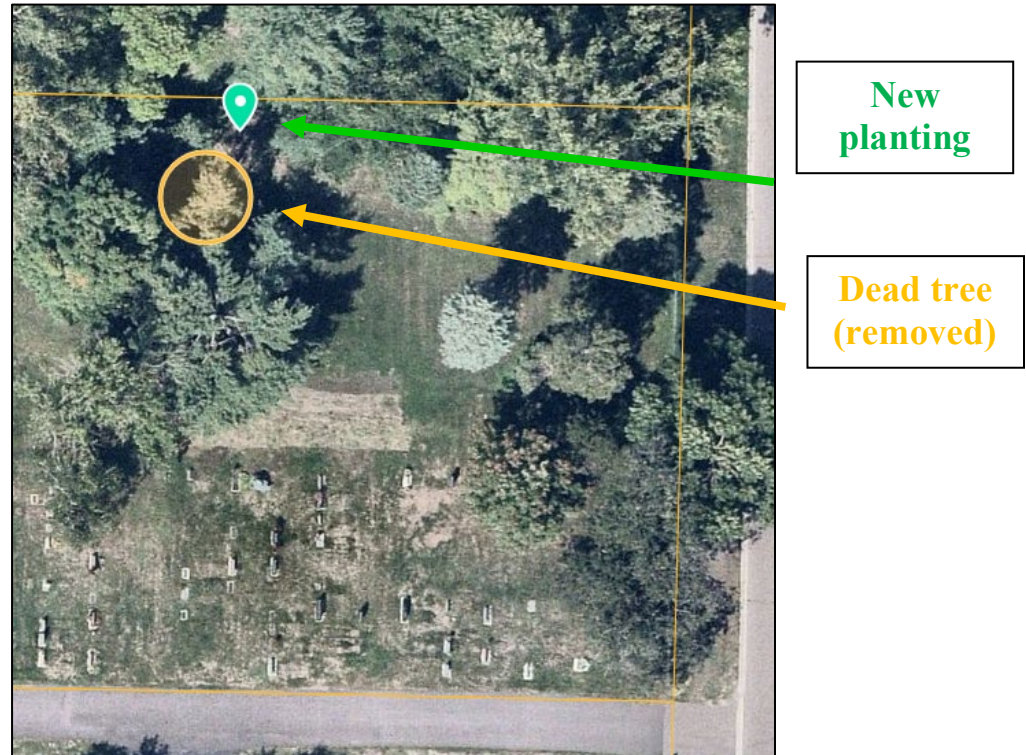


Figure 3- Tree removal and replacement

**Easement**

The subject properties, 3228 and 3300 Woodlawn Avenue, have an existing storm sewer easement underneath the bisecting roadway. This project proposes no work in the easement. It should be noted that the city will be making improvements to the utility in the fall and has been working with the applicant on the phasing.

At the July 14, 2025, [City Council meeting](#), the Groveland Storm Sewer Improvements Phase 2 Project was approved. The project entails replacing and increasing the storm sewer piping; it is anticipated to begin in Fall 2025. See the blue-highlighted utility line in Fig. 3 below.

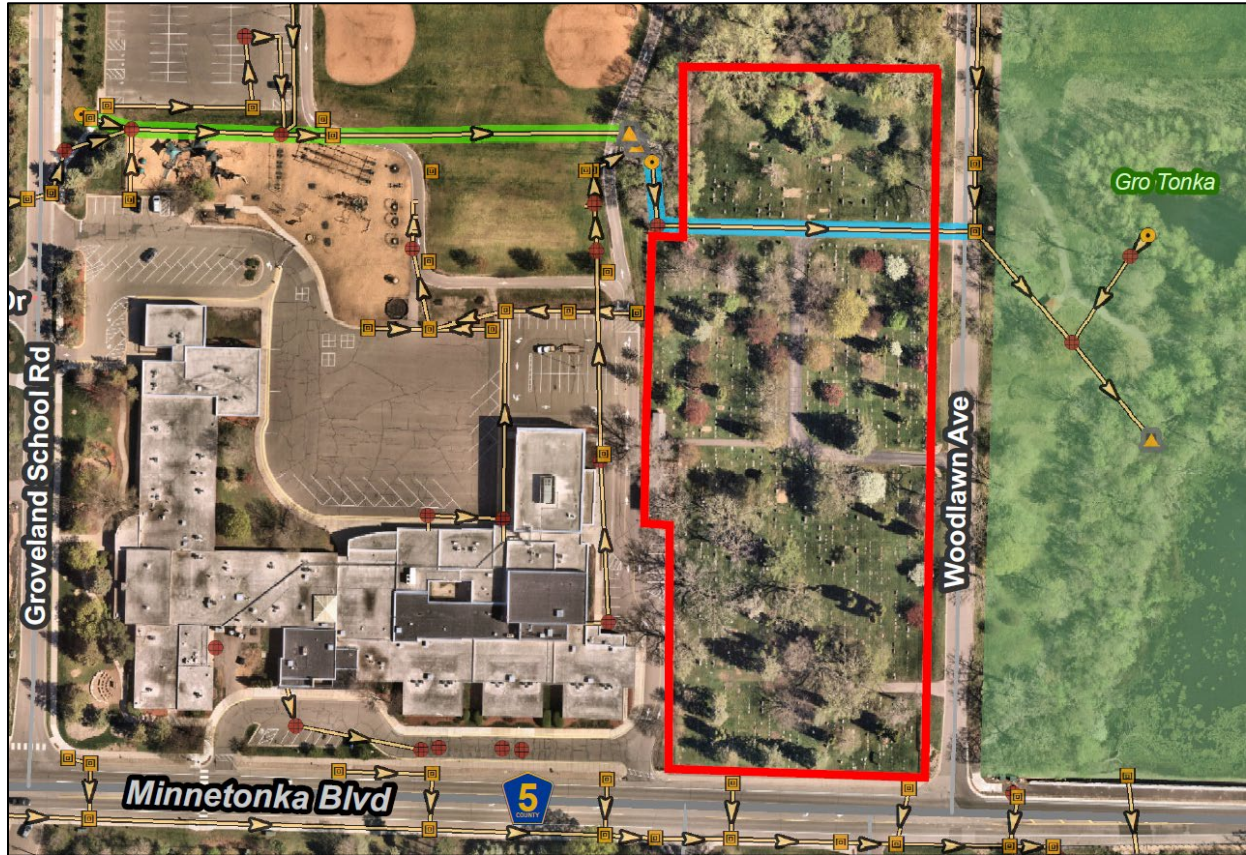
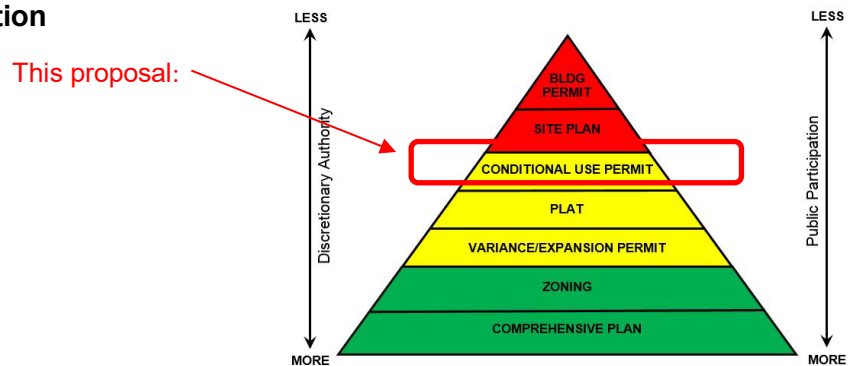


Figure 4 – Storm Sewer Improvement Fall 2025

**Pyramid of Discretion**



**Voting Requirement**

The planning commission will make a recommendation to the city council. A recommendation for approval requires an affirmative vote of a simple majority.

**Motion Options**

The planning commission has three options:

1. Concur with the staff recommendation. In this case, a motion should be made recommending the city council adopt the resolution approving the request.

2. Disagree with staff's recommendation. In this case, a motion should be made recommending the city council deny the request. This motion must include a statement as to why denial is recommended.
3. Table the requests. In this case, a motion should be made to table the item. The motion should include a statement as to why the request is being tabled with direction to staff, the applicant, or both.

**Neighborhood  
Comments**

The city sent notices to 11 area property owners and received no comments.

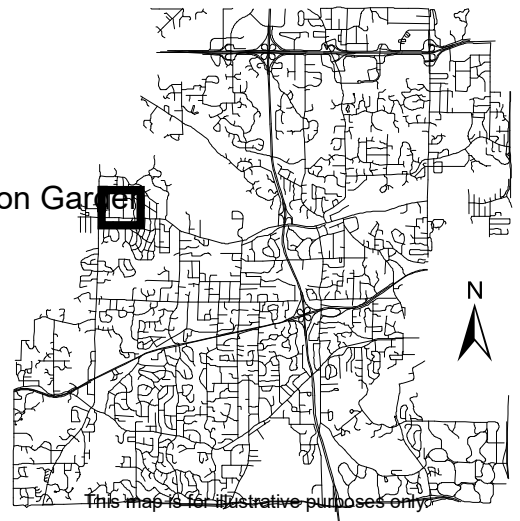
**Deadline for  
Decision**

Nov. 7, 2025



**Location Map**

Project: Groveland Cemetery Cremation Garden  
 Address: 3228 & 3300 Woodlawn Ave



# *Groveland Cemetery Association*

3300 Woodlawn Avenue  
Wayzata, Minnesota 55391-2821  
Email: [info@grovelandcemetery.org](mailto:info@grovelandcemetery.org)  
Phone: 952-847-0011



July 7, 2025

To: City of Minnetonka  
Minnetonka, MN

Attn: Julie Wischnack, Community Development Director

Re: Groveland Cemetery – Request to Amend of Conditional Use Permit 2023-001

Dear Ms. Wischnack,

Thank you for our earlier meeting to discuss our ideas for a Cremation Garden within Groveland Cemetery and the storm sewer easement. As we discussed, Groveland Cemetery is planning to create an alternative container to in-ground burials and have developed a plan for a columbarium(s) and landscaped area in the north part of the cemetery. We have retained a planner and have formally presented the information to our association. On June 16, 2025, the Board of Trustees approved moving forward with the submission for amendment of our existing conditional use permit which covers this portion of the cemetery.

To better provide for communication of the concept to a broader audience, our timeline and conceptual drawings have been publicly posted to:

<https://www.grovelandcemetery.org/cremation-garden.html> .

A proposed timeline and layout map are included with this letter, which uses the 2022 Resolution map (2023-001) as the base with an overlay to show the location for our request.

Groveland Cemetery is considering the Cremation Garden as part of a multi-phase project that will be centered around the installation of the first columbarium shown on

the overlay. As space becomes limited for in-ground burials and the percentages of cremation increase (more than 50% now), we plan to offer this as an alternative to the more traditional in-ground arrangements. The conceptual plans were developed to provide this option, which is now in common use in other cemeteries, while retaining the current character of Groveland Cemetery and the surrounding neighborhoods. Our plans are also intended to offer options to future Boards of Groveland Cemetery to provide for additional columbarium space in the area if it is determined to be a viable option in the future.

We understand that this process will require a formal process for approval of the modified conditional use permit and are planning accordingly. We look forward to answering any questions or providing additional information as needed.

Thank you for assisting with our request and timeline.

Sincerely,



Jeff Walton  
President  
Groveland Cemetery Association

Attachment: Application; timeline; maps for conditional use permit; concept drawings

Request for Revised Conditional Use Permit.070725.docx

Legal Description of property for Groveland Cemetery:

The Groveland Cemetery properties are located at 3300 and 3228 Woodlawn Avenue. The properties are legally described as:

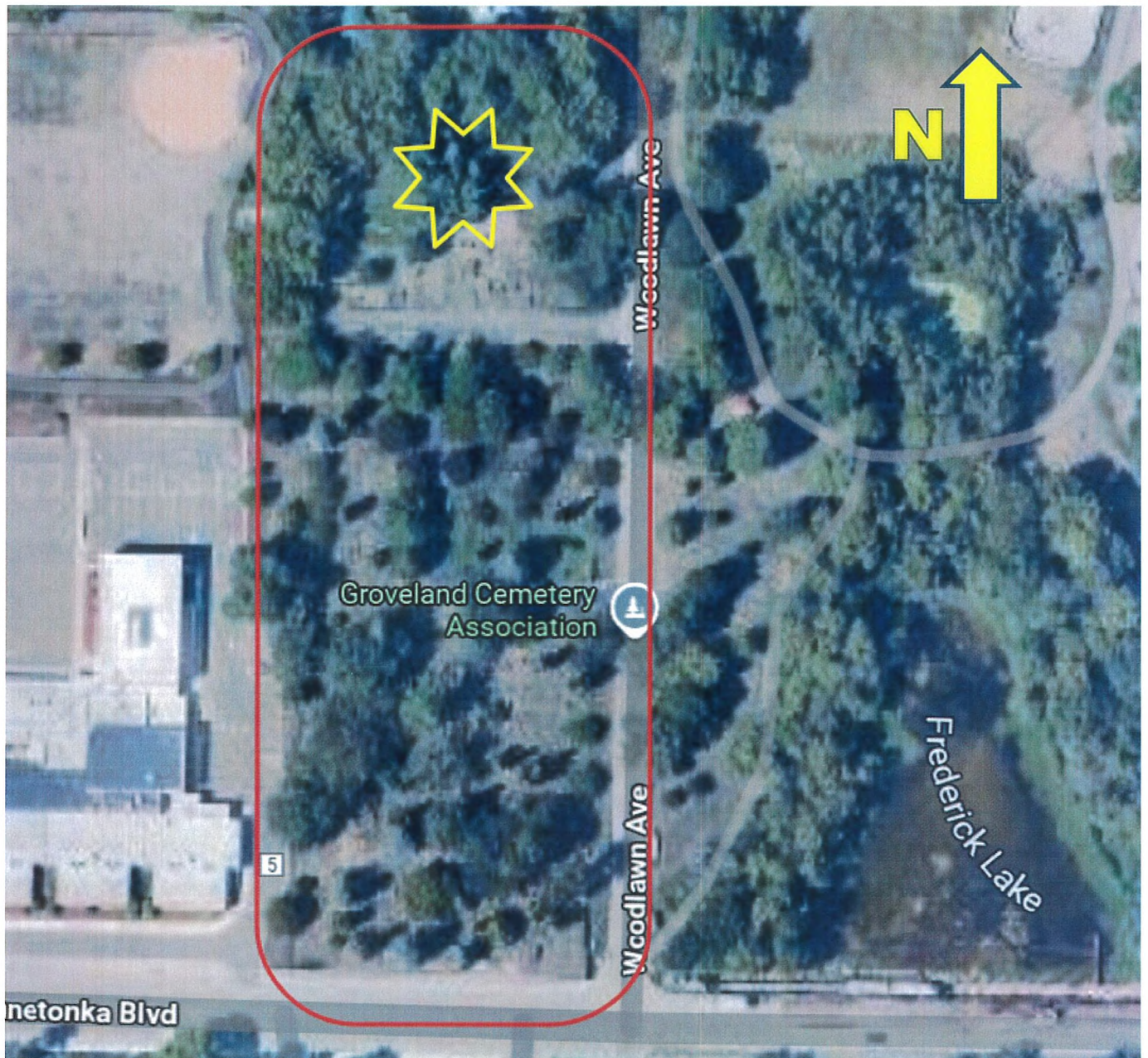
Lot 20 to 26, Block 9 THORPE BROS GROVELAND SHORES and the East 33 feet of Lot 21 and the East 33 feet of the South 62 9/10 feet of Lot 20 HERZOG DEEPHAVEN ACRES also that part of the West 10 rods of the Southeast 1/4 of the Northwest 1/4 Section 17 Township 117 Range 22 lying South of Lot 24, Block 9 THORPE BROS GROVELAND SHORES.

And

Lots 17, 18 & 19, Block 9, THORPE BROS GROVELAND SHORES, Hennepin County, Minnesota.

The affected area within Groveland Cemetery is fully contained within the location described as 3328 Woodlawn Avenue, PID# 1711722240012







3X5 IN-GROUND  
CREMAINS SLANT GRAVES >>

MATCHING CURVED  
<< COLUMBARIA 12" LONG X 4 LEVELS TALL  
(100 NICHES EACH)

OCTAGONAL COLUMBARIA  
WITH OSSUARY  
6 LEVELS = 120 NICHES  
175 SOFT URNS IN OSSUARY

SPECIALTY  
PAVING

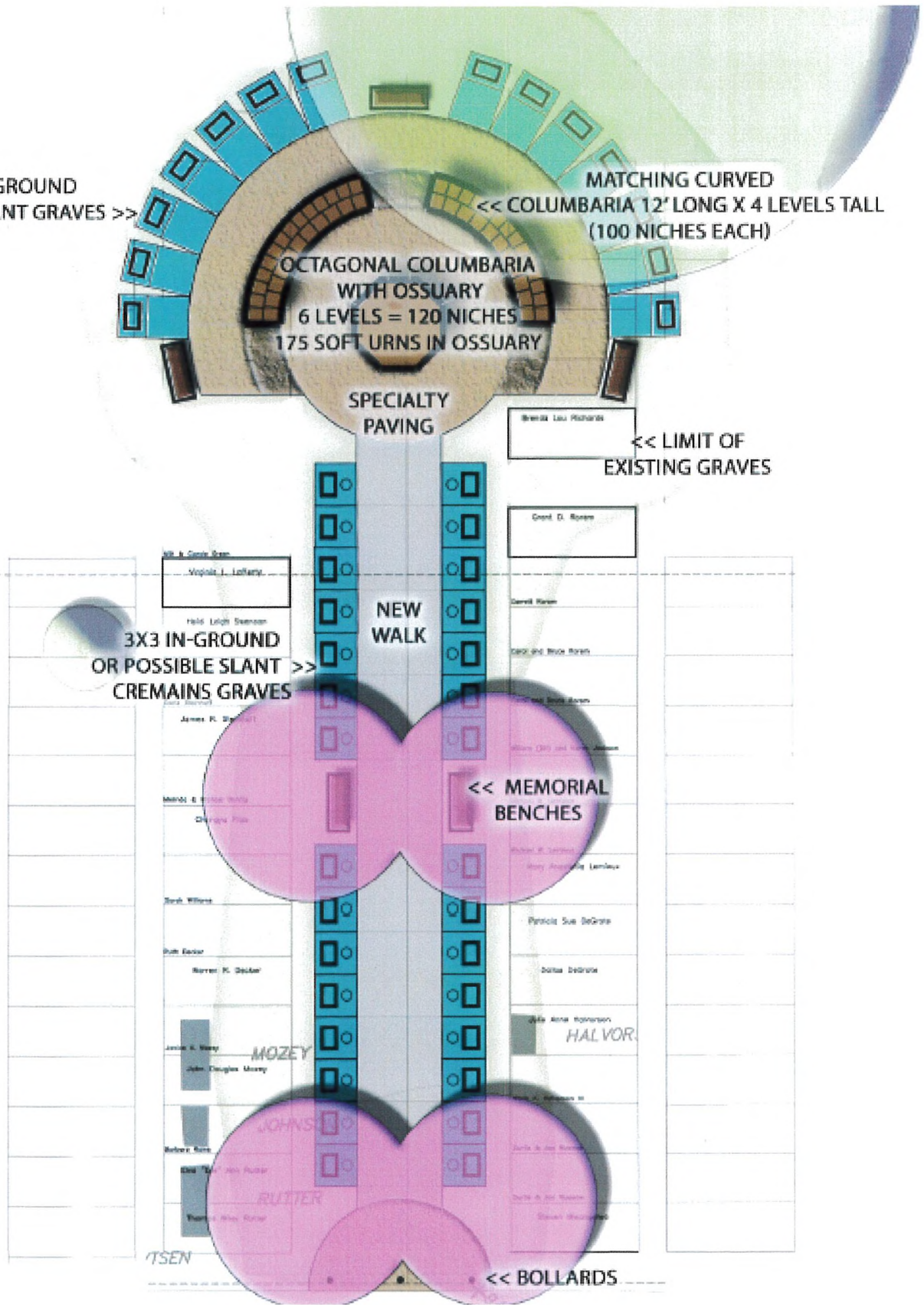
<< LIMIT OF  
EXISTING GRAVES

3X3 IN-GROUND  
OR POSSIBLE SLANT >>  
CREMAINS GRAVES

NEW  
WALK

<< MEMORIAL  
BENCHES

<< BOLLARDS



Groveland School

NORTH

Minnetonka Blvd.

# Groveland Cemetery

Cremation Garden

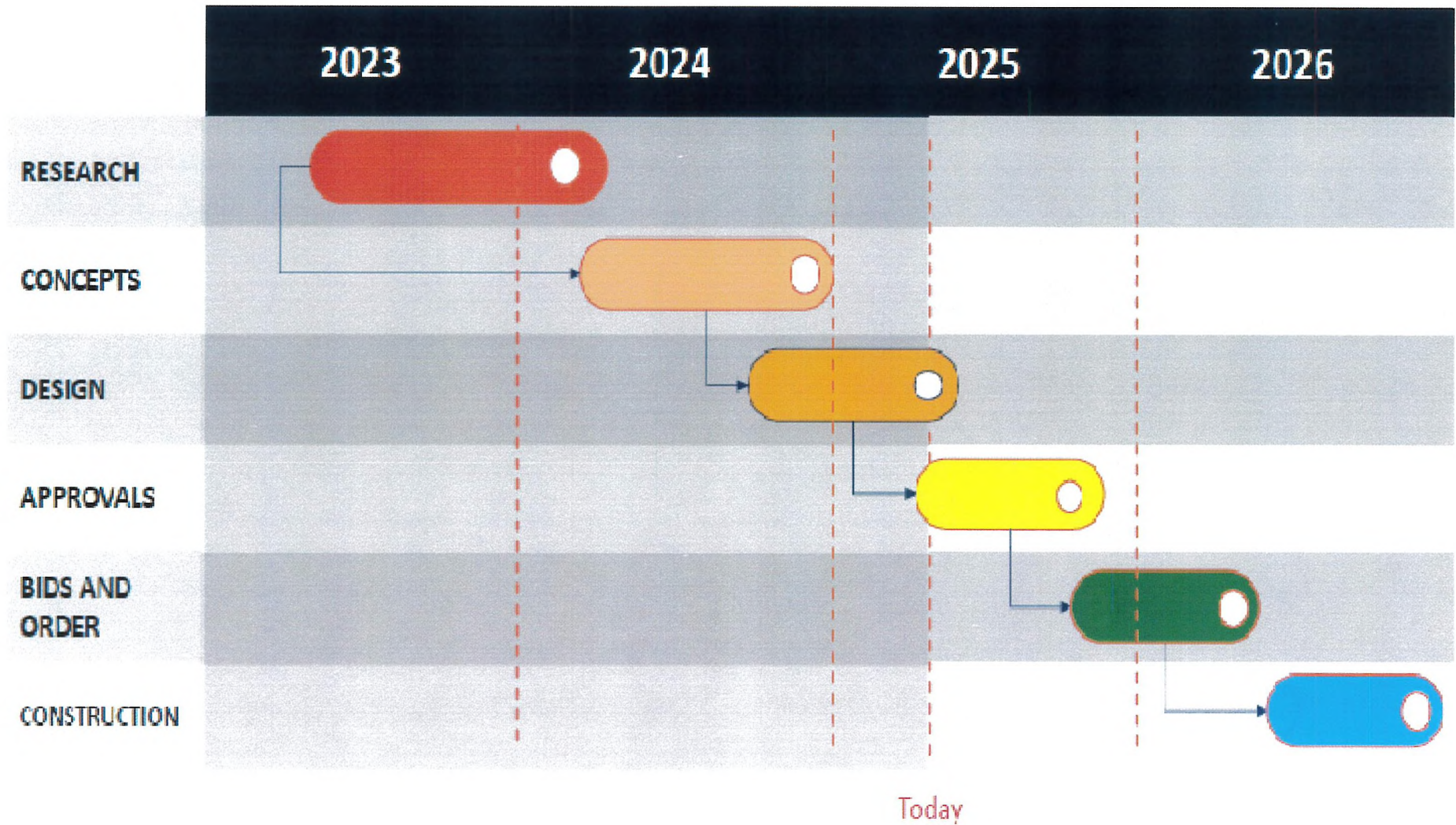
Woodlawn Avenue

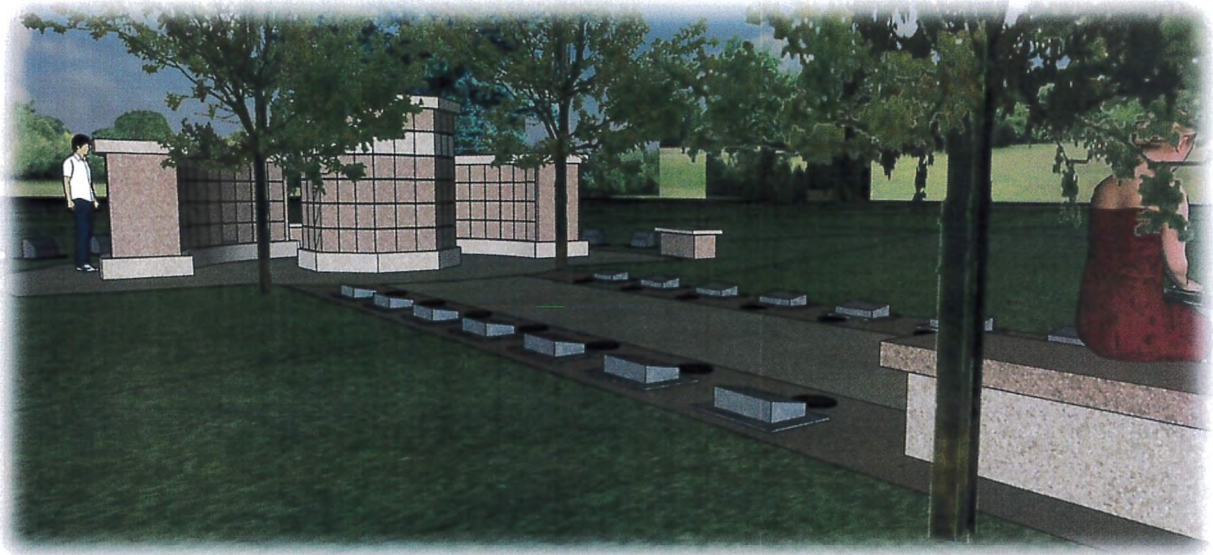
A9



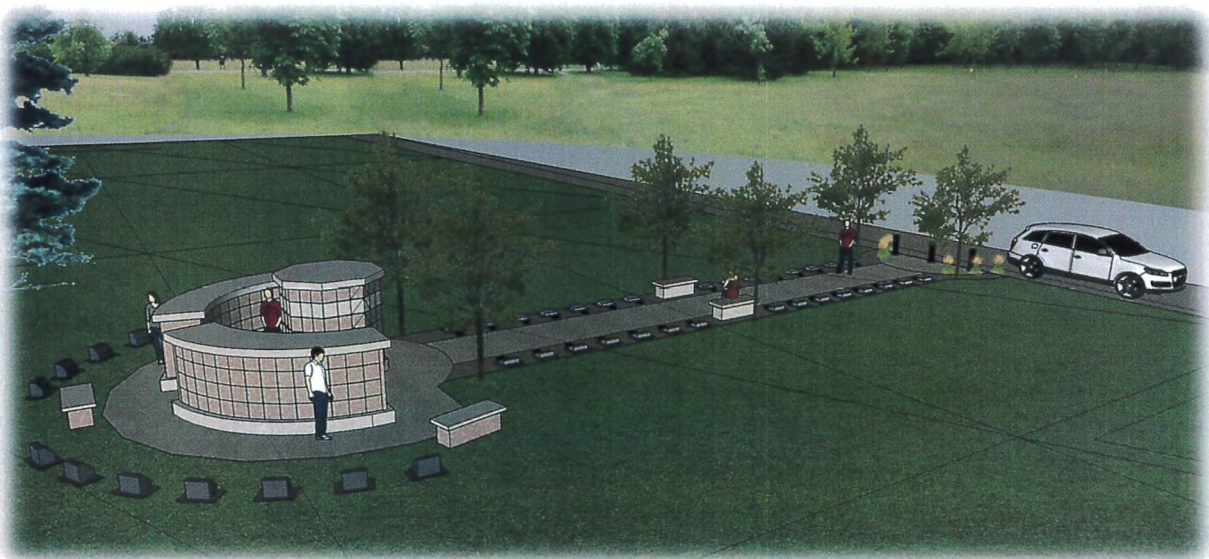
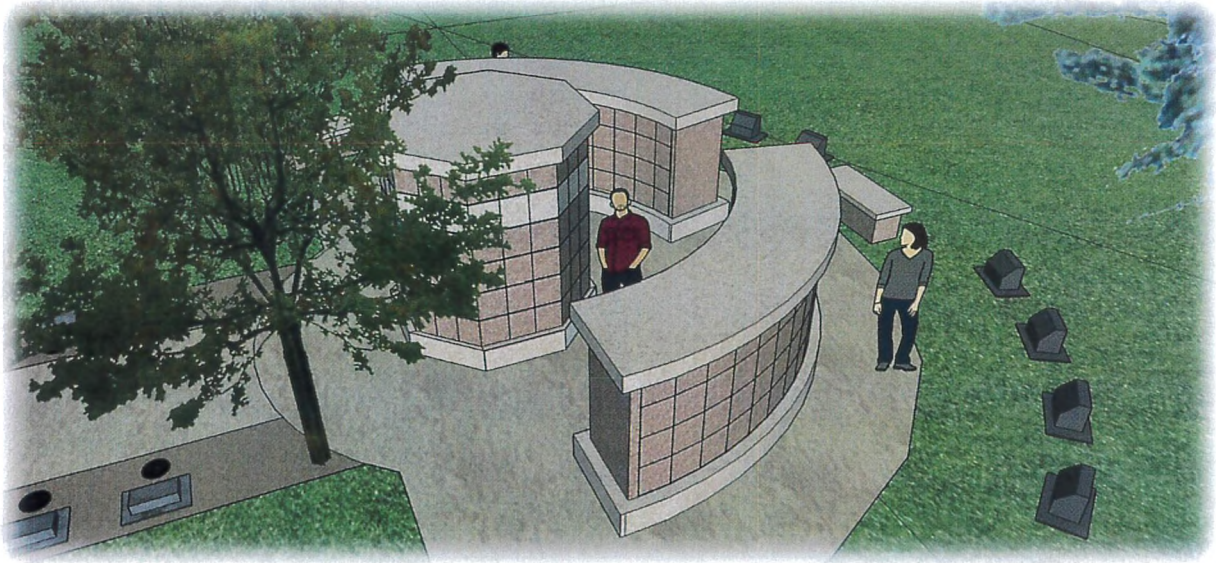


# Groveland Cemetery Cremation Garden





A11



- **Materials to be used for Columbarium(s): Granite/Stone**
- **Soil borings will be required for the columbarium placement**
- **Walkway to be made of permeable materials for better drainage**
- **Benches to be constructed of stone/wood combination**
- **Plantings from City of Minnetonka recommended trees and shrubs**
- **Final Cremation Garden plans to be based on the conceptual drawings and require specifications and bids and after approval of the CUP**

**Drawings are conceptual as provided by the Cemetery Planner:**

**Inside Outside Architecture (IOA) Inc.  
Paul Kangas – Vice President  
14165 James Road, Suite 200A  
Rogers, MN 55374**

**<http://www.insideoutsidearchitecture.com/>  
Email: [paul@IOAinc.net](mailto:paul@IOAinc.net)  
Cell: 612-237-8355**



# Tree Preservation Plan (2008)

## Lot Availability Staging Plan

Lot Sales Starting in Year

2046

2041

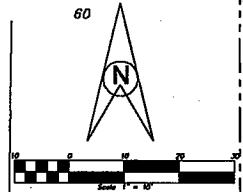
2036

2031

2026

2011 to 2026

60



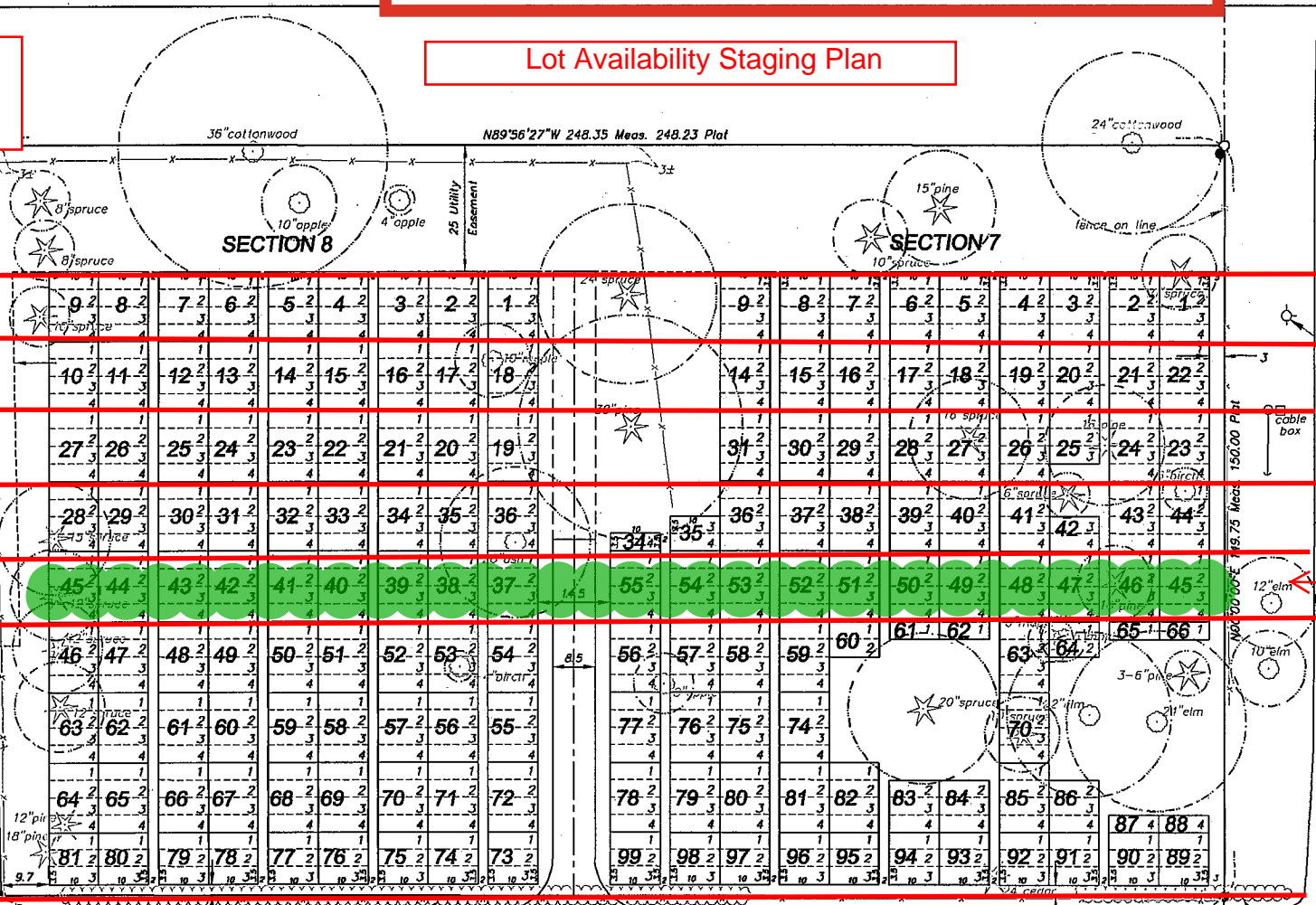
AVE.

BENCHMARK:  
Top Nut Flyer  
Elev. = 941.49  
(N.G.V.D. 1929)

Landscape Buffer or Fence In Row 45 Until 2026

WOODLA

60



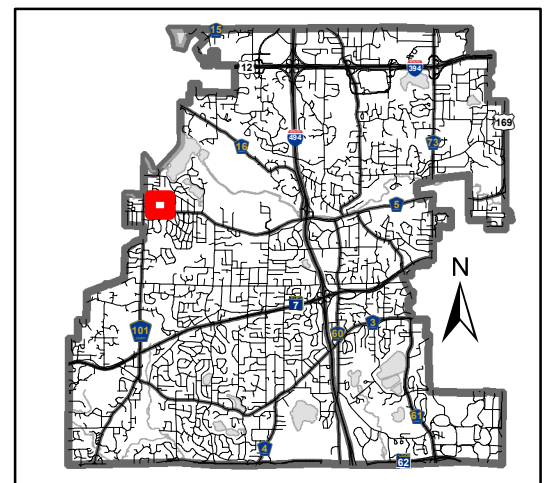
8" maple R=6  
DENOTES APPROX. ROOT ZONE  
(ROOT ZONE DIA. = DIA. OF TREE X 1.5)

Project: 4717  
 Date: 5/29/08  
 Drawn By: C.S.O.  
 Checked By: P.E.O.  
 Association: GROVELAND CO  
 Requested By: GROVELAND CO  
 Concept plan for cemetery plot on Lots 17, 18, & 19 Block 9, THORPE BRASS GROVELAND SHORES Hennepin County, Minnesota  
 Website: www.ttoassociates.com  
 TTO ASSOCIATES  
 9 Wood Village Dr., Woodbury, MN 55129  
 Phone: (763) 835-5552  
 Fax: (763) 835-5552  
 License # 40007



## Groveland Storm Sewer Improvements Phase 2

- █ Groveland Storm Sewer Ph.1-Upsized Storm Sewer in 2023
- █ Groveland Storm Sewer Ph.2 (MPCA Grant Funding) Proposed Upsize Storm Sewer in 2025
- Existing Storm Sewer



This map is for illustrative purposes only.

- He supports a diversity of housing stock. Houses with large garages are in demand.
- The proposal would enhance the neighborhood.
- He appreciates that the applicant received feedback from neighbors.
- He supports the proposal.

Brink stated that:

- This is a good proposal.
- The irony is that plans that would have met all ordinance requirements would have had more of an undesired impact than the proposal.
- He thanked staff and the applicant for considering the options.
- He supports the proposal.

Minion stated that:

- He agreed with commissioners.
- The applicant did a great job asking for input from neighbors.
- He visited the site and felt that the proposal would fit perfectly with the residence and neighborhood.

Chair Maxwell stated that:

- She agreed with commissioners.
- She agreed with staff's assessment that the proposal would fit the conditions for the variances outlined by the city code.
- She supports the proposal.

***Minion moved, second by Brink, to adopt the resolution approving a rear yard setback variance for an attached garage at 4517 Woodhill Road.***

***Brink, Henry, Minion, Waterman and Maxwell voted yes. Banks and Hanson were absent. Motion carried.***

Chair Maxwell stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

**C. Resolution amending and replacing the existing conditional use permit for a cemetery use at 3300 and 3228 Woodlawn Avenue.**

Chair Maxwell introduced the proposal and called for the staff report.

Raines reported. She recommended approval of the application based on the findings and subject to the conditions listed in the staff report.

Jeff Walton, president of the Groveland Cemetery Association, applicant, stated that:

- The board of the Groveland Cemetery Association are volunteers.
- There are more people being cremated today than previous years.
- The proposal places the columbarium in a roadway that has been set aside for many years. The plan is to utilize that space for future columbarium work.
- Soil borings would need to be done.
- The proposal would be done in phases with the columbarium done first, then the octagonal tower and then the slant markers if they would be needed.
- When the proposal receives approval, then bids and specific drawings would be done in more detail.
- Memorial Day is the busiest day. They work with the school to utilize their parking area. There is a gate that connects the cemetery with the school and allows traffic to travel between the two.
- The columbarium would be granite.
- Pavers would be used to minimize the amount of water runoff.
- There is a city stormwater project that will tear up the cemetery's driveway to put in a larger storm sewer pipe in September. He was working with staff to include a stub to improve water runoff for the site.
- It was discovered that a previous location planned for the columbarium is the same place that a storm sewer connection is planned for the school. An easement was never updated on their maps. This location would work better.
- The board supports preservation of the trees. Many of the trees are dying from oak wilt and emerald ash bore. They keep planting new trees.
- He worked with the city arborist to determine what shrubbery may be planted on a sewer easement.

The public hearing was opened. No testimony was submitted. The hearing was closed.

Minion stated that:

- He likes the proposal. It would be a good use of the land.
- He likes the layout and materials that would be used.
- He supports the proposal.

Waterman stated that:

- He supports staff's recommendation.
- He concurs with Minion.

Brink stated that:

- He thanked the applicant for answering questions.
- The plan is a good one. He supports the proposal.

Henry stated that:

- He supports diversity in burial options.
- He supports the proposal.

Maxwell stated that:

- The height would be ten feet or lower.
- The neighbors have expressed no opposition.
- The structure would be made of marble and beautiful.
- She supports the proposal.

***Waterman moved, second by Henry, to recommend that the city council adopt the attached resolution that amends and replaces Resolutions 2023-001, 2008-062 and 2011-009 for a cemetery use at 3300 and 3228 Woodlawn Ave.***

***Brink, Henry, Minion, Waterman and Maxwell voted yes. Banks and Hanson were absent. Motion carried.***

Chair Maxwell stated that an appeal of the planning commission's decision must be made in writing to the planning division within 10 days.

## 9. Adjournment

***Minion moved, second by Brink, to adjourn the meeting at 7:19 p.m. Motion carried unanimously.***

By: \_\_\_\_\_  
Lois T. Mason  
Planning Secretary

**Resolution No. 2025-**

**Resolution amending and replacing Resolutions No. 2008-062, 2011-009, and 2023-001 for cemetery use of the existing properties at 3300 and 3228 Woodlawn Avenue**

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

1.01 In June 2008, the city council approved Resolution No. 2008-062, approving a conditional use permit for the cemetery use of the properties at 3300 and 3228 Woodlawn Avenue. This approval included the following condition:

*Plots must be sold and developed sequentially from south to north. An entire east-west row of plots must be sold before moving north to the next row of plots.*

1.02 In February 2011, the city council approved Resolution No. 2011-009. This resolution amended and replaced Resolution No. 2008-062.

1.03 In Jan. 2023, the city council approved Resolution 2023-001. This resolution amended and replaced Resolution 2011-009. The 2011 CUP was amended to change the release schedule for sequential sales.

1.04 The Groveland Cemetery Association has requested that these conditions be amended to allow construction of a Cremation Garden as depicted on Exhibit A of this resolution.

1.05 The properties are located at 3300 and 3228 Woodlawn Avenue. The properties are legally described as:

Lot 20 to 26, Block 9 THORPE BROS GROVELAND SHORES and the East 33 feet of Lot 21 and the East 33 feet of the South 62 9/10 feet of Lot 20 HERZOG DEEPHAVEN ACRES also that part of the West 10 rods of the Southeast ¼ of the Northwest ¼ Section 17 Township 117 Range 22 lying South of Lot 24, Block 9 THORPE BROS GROVELAND SHORES.

And

Lots 17, 18 & 19, Block 9, THORPE BROS GROVELAND SHORES, Hennepin County, Minnesota

1.06 On Aug. 21, 2025, the planning commission held a hearing on the proposal. The applicant was provided the opportunity to present information to the commission. The commission considered all of the comments received and the staff report, which are incorporated by reference into this resolution. The commission recommended that the city council approve the amended conditional use permit.

Section 2. Standards.

2.01 In adopting Resolution 2008-062, the city council found that the cemetery's use of the existing property was reasonable. Those findings were reaffirmed by Resolution 2011-009 and Resolution 2023-001 and are incorporated here by reference.

2.02 The requested amendment to Resolution 2023-001 is reasonable as:

1. Cemeteries are conditionally permitted uses in residential areas.
2. The amended staging plan would continue to provide a reasonable and orderly use of the cemetery.
3. The Cremation Garden (including a columbarium) would not change the existing use of the property.

Section 3. City Council Action.

3.01 Resolution 2023-001 is hereby amended and replaced by this resolution and is subject to the following conditions:

1. This resolution must be recorded with Hennepin County.
2. The site must be developed and maintained in substantial conformance with Exhibit A and the release schedule as identified below.

<b>Year to release</b>	<b>Row</b>	<b>Section</b>
2023	Row 45	Section 7, Lots 45 – 55 Section 8, Lots 37 – 45
	Row 28	Section 7, Lots 34 – 44 Section 8, Lots 28 – 36
2028	Row 27	Section 7, Lots 23 – 31 Section 8, Lots 19 – 27
	Row 10	Section 7, Lots 14 – 22 Section 8, Lots 10 – 18
	Row 9	Section 7, Lots 1 – 9 Section 8, Lots 1 – 9

3. Groveland Cemetery Association or any subsequent property owner is responsible for the replacement of any required planting that does not survive. Required tree preservation is identified on the approved tree preservation plan, dated May 29, 2028, and attached to this resolution as Exhibit B.
4. No plots or roadway connections are allowed within the existing Metropolitan Council sanitary sewer easement.

5. The existing sanitary sewer easement must be physically demarcated to ensure no future encroachment occurs within the easement other than approved landscaping.
6. The city council may reasonably add or revise conditions to address any future unforeseen problems.
7. Any change to the approved use that results in a significant increase in a significant change in character, including an increase in traffic, would require a revised conditional use permit.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 8, 2025.

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Brad Wiersum, Mayor

Attest:

---

Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 8, 2025

---

Becky Koosman, City Clerk



3X5 IN-GROUND  
CREMAINS SLANT GRAVES >>

MATCHING CURVED  
<< COLUMBARIA 12" LONG X 4 LEVELS TALL  
(100 NICHES EACH)

OCTAGONAL COLUMBARIA  
WITH OSSUARY  
6 LEVELS = 120 NICHES  
175 SOFT URNS IN OSSUARY

SPECIALTY  
PAVING

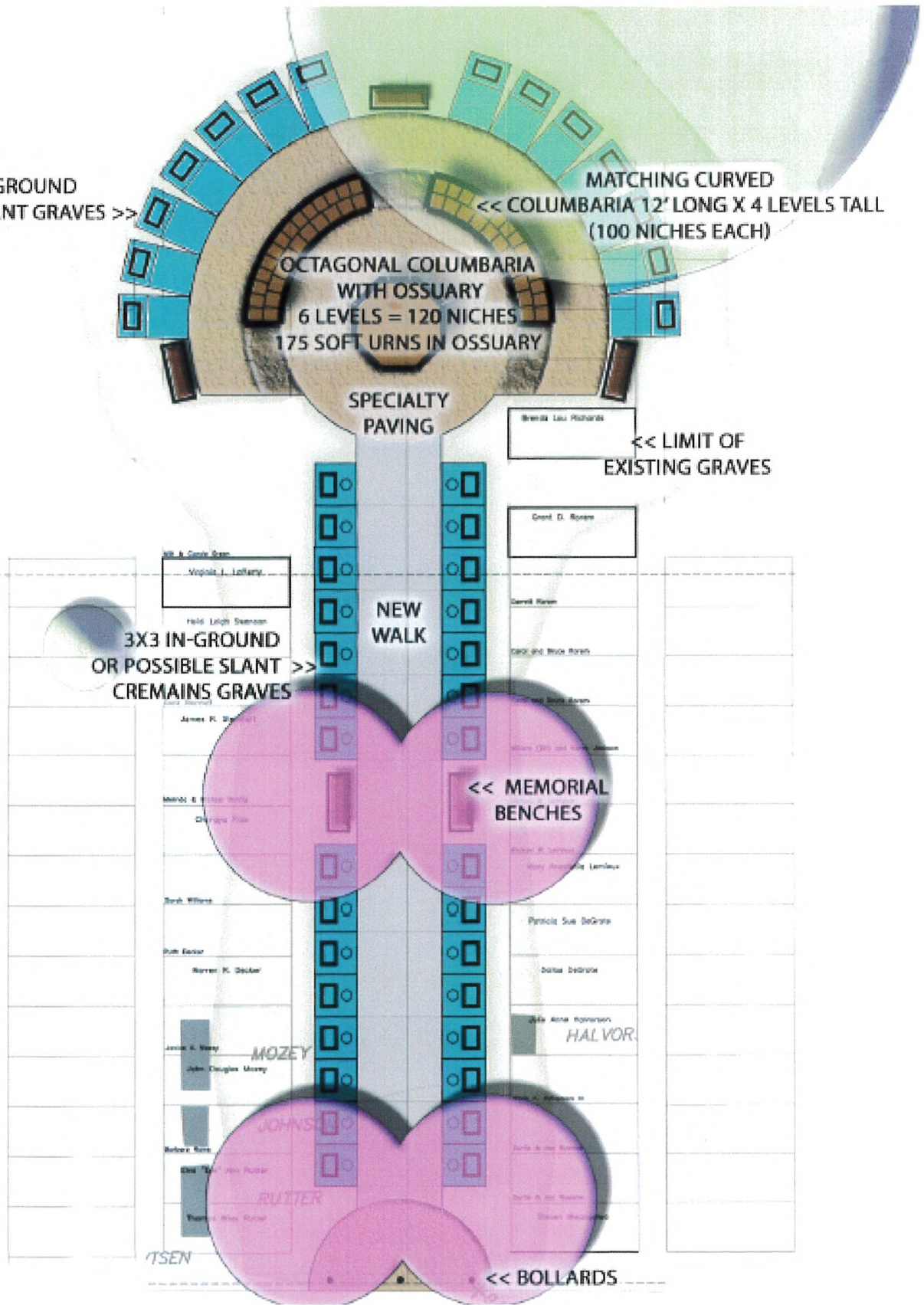
<< LIMIT OF  
EXISTING GRAVES

3X3 IN-GROUND  
OR POSSIBLE SLANT >>  
CREMAINS GRAVES

NEW  
WALK

<< MEMORIAL  
BENCHES

<< BOLLARDS



# EXHIBIT B - TREE PRESERVATION PLAN (2008)

## Lot Availability Staging Plan

Lot Sales Starting in Year

2046

2041

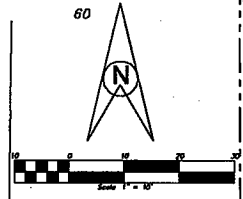
2036

2031

2026

2011 to 2026

60



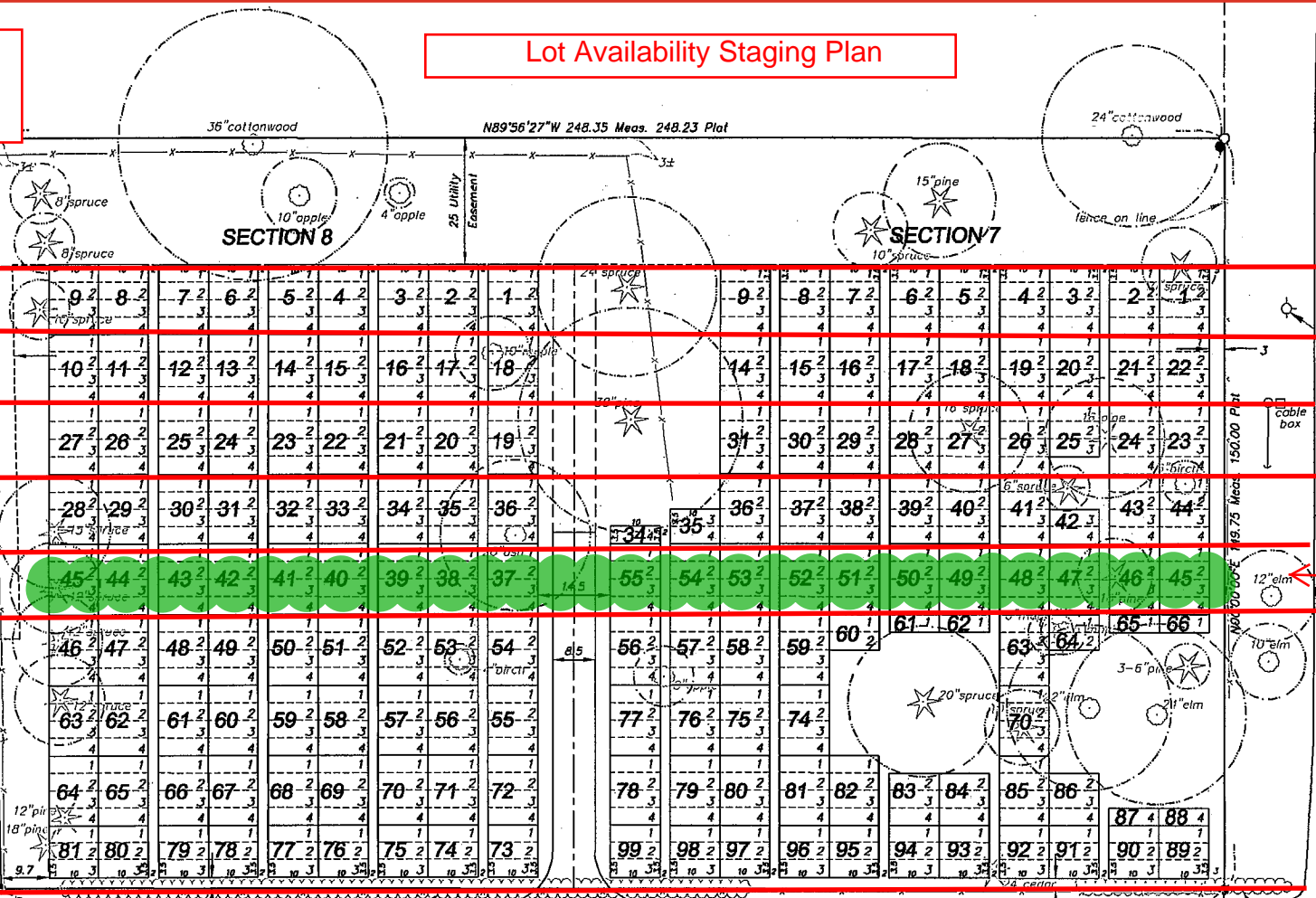
AVE.

BENCHMARK:  
Top Nut Flyd.  
Elev. = 941.49  
(N.G.V.D. 1929)

Landscape Buffer or Fence In Row 45 Until 2026

WOODLA

60



8" maple R=6  
DENOTES APPROX. ROOT ZONE  
(ROOT ZONE DIA. = DIA. OF TREE X 1.5)

Project: 07/17/2008  
 Web Site: www.ttoassociates.com  
 9 Wood Village Dr.  
 Woodbury, MN 55127  
 Phone: (763) 835-5552  
 Fax: (763) 835-5552  
 Lic. No. 1-08-00408  
 Lic. Exp. 1-08-00408

**TTO ASSOCIATES**  
 Surveyors and Land Strategists, Inc.

I have reviewed and approved this plan for the purpose of recording. I warrant that the information shown here is true and correct to the best of my knowledge and belief.

Date: 5/29/08  
 Drawn By: C.S.O.  
 Checked By: P.E.O.

Requested By: Groveland Co.  
 Concept plan for cemetery plot on Lots 17, 18, & 19 Block 9, THORPE BRASS GROVELAND SHORES Hennepin County, Minnesota

denotes iron monument found on site  
 denotes iron pipe set and marked as shown  
 denotes soil boring  
 denotes percolation test hole

**City Council  
Agenda Item 10.B  
Meeting of September 8, 2025**



**Title:** Resolution authorizing execution of required documents for participation in the Minnesota Paid Family and Medical Leave (PFML) program through a private carrier

**Report from:** Sarah Donovan, Human Resources Manager

**Submitted Through:** Moranda Dammann, Assistant City Manager  
Darin Nelson, Finance Director  
Erik Nilsson, City Attorney  
Mike Funk, City Manager

**Presenter:** Moranda Dammann, Assistant City Manager

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**Action Requested:** Motion

**Form of Action:** Resolution

**Votes needed:** 4 votes

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**Summary Statement**

The State of Minnesota requires all employers to provide Paid Family and Medical Leave (PFML) beginning January 1, 2026. Employers may fulfill this obligation through the state-administered plan or by selecting a private carrier that offers equal or greater benefits. This resolution authorizes the City of Minnetonka to contract with MetLife as its PFML provider and execute the necessary documents to implement coverage.

**Recommended Action**

Motion to adopt the resolution.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

Yes

The estimated annual cost of providing Paid Family and Medical Leave (PFML) coverage through MetLife in 2026 is \$251,000, with the cost shared equally between employees (50%) and the City of Minnetonka (50%). This expenditure has already been incorporated into the proposed 2026 budget.

**Background**

In 2023, the State of Minnesota enacted legislation establishing a Paid Family and Medical Leave (PFML) program, effective January 1, 2026. The program requires all employers to provide PFML benefits to employees either through the state-administered plan or through a private plan that meets or exceeds the statutory requirements.

As part of its due diligence, the City of Minnetonka evaluated both options to determine which approach would best balance compliance, financial responsibility, and service to employees. The state plan is designed to be administered centrally by a new state-run department. However, this administration unit has not previously operated such a program, creating uncertainty about implementation and service delivery in its initial years.

In contrast, MetLife is a nationally recognized benefits provider with significant experience managing paid leave programs for employers and states across the country. MetLife has already been selected to administer New Hampshire's statewide PFML program and is considered a trusted partner in this specialized area. By selecting MetLife as the City's PFML carrier, the city can ensure that employees receive timely and reliable service from an experienced administrator.

The financial analysis also demonstrated clear cost savings with the private plan. The City's rate through MetLife is 0.79% compared to the state-administered plan's 0.88% rate. This difference results in significant annual savings for the city while still providing employees with the full PFML benefit mandated under state law.

**ATTACHMENTS:**

[Minnesota Group Application](#)

[MN PFML Proposal](#)

[MN PFML GBF - City of Minnetonka](#)

[Resolution](#)



Metropolitan Life Insurance Company  
200 Park Avenue, New York, New York

**APPLICATION FOR GROUP INSURANCE**

The applicant named below is applying for Group Insurance to provide coverage for the class(es) of persons specified below.

**APPLICANT DATA**

- 1. Full legal name of Applicant: \_\_\_\_\_ (the "Policyholder")
- 2. Address: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

**EFFECTIVE DATE**

The effective date of the applied for group insurance will be \_\_\_\_\_, subject to MetLife's acceptance of this application and the applicant's payment of the Premium due on or before such date.

**SITUS**

Group Policy forms will be issued for delivery in and governed by the laws of Minnesota.

**COVERAGE DATA**

Employees / Members	Dependents
_____	N/A

**PREMIUM DATA**

Premiums will be paid:  Monthly  Quarterly  Annually  Other: \_\_\_\_\_

Attached is an advance payment of: \$ N/A.

**AGREEMENT**

The Applicant signing below agrees to accept the terms and provisions of all Group Policy forms issued pursuant to this application; including all Exhibits, amendments and endorsements, if any.

**Fraud Warning.** Any person who knowingly and with intent to defraud any insurance company or other person files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading, information concerning any fact material thereto commits a fraudulent insurance act, which is a crime and subjects such person to criminal and civil penalties.

\_\_\_\_\_  
(Signature of Applicant's Authorized Representative)

\_\_\_\_\_  
(Print Name and Title of Authorized Representative)

Signed at: \_\_\_\_\_  
(City) (State)

Date: \_\_\_\_\_

*Madison Belland*  
\_\_\_\_\_  
(Signature of Licensed MetLife Agent or Resident Agent as required by law)

\_\_\_\_\_  
(Agent's State License No.)

\_\_\_\_\_  
(Print Name of Agent)

Metropolitan Life Insurance

**Minnesota Paid Family and Medical Leave (MN PFML) Illustration  
Proposal for insured and/or self-funded coverage to support the MN PFML benefit plan.**

**Prospective Employer Name:** City of Minnetonka

**Employer Contact Name:** Sarah Donovan

**Employer Contact Phone Number:** 952-939-8214 **Email:** sdonovan@minnetonkamn.gov

**This quote is valid for 90 days from date of proposal.**

MN PFML is a mandated benefit plan for employers with workers in Minnesota. Under the Minnesota Paid Leave Law, Minn. Stat. §§ 268B.001, *et seq.*, employers can elect to offer a private plan for benefit coverage in lieu of using the state plan and receive an exemption from contributing to the state fund. This proposal reflects MetLife’s intent to provide insured and/or self-funded coverage to the employer named above effective January 1, 2026, to help meet the coverage requirements under the MN PFML law and any applicable rules and/or regulations promulgated thereunder (collectively, the “Act”) as it meets all the minimum requirements for coverage set forth in the Act. **It is your responsibility to obtain and maintain state approval of a private plan in accordance with the Act. MetLife’s provision of coverage per this proposal is contingent on your receipt and maintenance of private plan approval before the effective date of the plan.**

MetLife offers a wide variety of products to meet our customers’ varying needs. In order for MetLife to issue MN PFML coverage,<sup>1</sup> coverage must be accompanied with one other insured MetLife product. If you have STD, it must be with MetLife along with the PFML coverage. If you do not offer STD, then you do not need to purchase STD coverage from MetLife.

**Number of MN Covered Workers:**

Per \$100 of Covered Wages	Insured Rate <sup>2</sup> / Self Insured Fee	Covered Monthly Payroll	Illustrative Premium/Fee – Monthly	Illustrative Premium/Fee - Annual
<b>MN PFML (PFL and PML)</b>	\$0.79	\$2,311,649	\$18,262	\$219,144
<b>MN PML only</b>	\$0.53			
<b>MN PFL only</b>	\$0.26			

Rate and Premium based on census data dated 05/01/2026:  
MetLife Use Only: Needed for implementation: Paid Medical rate 0.53% and Paid Family rate 0.26%

Minnesota has established employee contribution caps based on their earned wages up to the Social Security wage cap which is subject to change annually. Employers may fund all or a portion of the MN PFML premium/fee due to MetLife in support of the private plan.

- Broker Commissions included in the rate: Flat 5%

**It will be the employer’s responsibility, regardless of size, to cover any additional funds to support the MN PFML insurance premium/self-insured fee for MetLife’s coverage.<sup>3</sup>**

1. MN PFML pricing is based on packaged MetLife coverage as described in this illustration. If the package coverage is not in force on or before January 1, 2026, the PFML quote will be rescinded.
2. This quote is contingent on MetLife receiving state approval of its form and/or rate filing. MetLife’s illustrative premiums/fee based on census and experience at time of quote and the current applicable law and regulations. The rate is subject to change only if there are material changes to: (1) updated census or experience information provided prior to the proposed effective date or (2) applicable law or regulations. Worker maximum contribution rates are subject to change annually.
3. Private plan premiums/fee can be different than the contributions associated with the state’s program and may include commissions. All MN PFML customers are required to contribute to the MetLife private plan premium/fees regardless of their size.

After signing this illustration, MetLife will provide you with proof of your intent to purchase insured or self-funded coverage supporting your MN PFML private plan application with the state. If insured, MetLife’s MN PFML policy will be issued with an effective date of January 1, 2026, or later pending the state’s implementation timeline, with the first renewal effective January 1, 2028.

**Sign:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Date:** \_\_\_\_\_

Like most insurance policies, insurance policies offered by MetLife and its affiliates contain certain exclusions, exceptions, waiting periods, reductions, limitations, and terms for keeping them in force. Please contact MetLife or your plan administrator for complete details.

No benefits under MN PFML are payable for: (1) a period of leave occurring before the employee's insurance takes effect or commencing after the employee's insurance ends; (2) more than one qualifying reason for any one segment of time; (3) any portion of a typical workweek that occurs before the effective date of a benefit account; that the applicant fails or refuses to provide information on an issue of ineligibility required under the Act; or for which the applicant worked for pay; (4) any portion of a week in which the applicant is receiving or has received compensation for loss of wages equal to or in excess of the applicant's weekly MN PFML benefit amount under the workers' compensation law of Minnesota or any other state or similar federal law, except for pending workers' compensation claims; (5) any week the applicant is receiving, has received, or will receive separation pay, severance pay, bonus pay, or any other payments paid by an employer because of, upon, or after separation from employment; (6) any week the applicant is receiving, has received, or has filed for primary Social Security disability benefits, except under certain circumstances described in the Act; (7) any week the applicant is a seasonal employee as defined in the Act.

The MN PFML policy is conditionally renewable and shall automatically renew on each Policy Anniversary with continued payment of premium. The Policyholder or MetLife may cancel the policy by giving written notice as stated in the policy. Other limitations or exclusions to the coverage may apply. Please review the Certificate of Insurance/Policy for specific details or contact your benefits administrator with any questions. A more complete description of the benefits provisions, conditions, limitations, and exclusions will be included in the Certificate of Insurance/Policy. If any discrepancies exist between this information and the legal plan documents, the legal plan documents will govern.

The information presented in this proposal is not legal advice and should not be relied upon or construed as legal advice. It is not permissible for MetLife, its employees or agents to give legal advice. The information in this proposal is for general informational purposes only and does not purport to be complete or to cover every situation. You must consult with your own legal advisors to determine how these laws will affect you.

MetLife's insured policy will align with the following summary of MN PFML provisions under [§ 19.268B.10 Substitution of a Private Plan](#).

Please note, private plans can offer equal or better benefit plans than the state minimums described below.

### Private plans

Subd. 2. Private plan requirements; family and medical benefit program. The commissioner, in consultation with the commissioner of commerce, must approve an application for private provision of the benefit program if the commissioner determines:

- (1) all of the employees of the employer are to be covered under the provisions of the employer plan;
- (2) eligibility requirements for benefits and leave are no more restrictive than as provided under this chapter;
- (3) the weekly benefits payable under the private plan for any week are at least equal to the weekly benefit amount payable under this chapter;
- (4) the total number of weeks for which benefits are payable under the private plan is at least equal to the total number of weeks for which benefits would have been payable under this chapter;
- (5) no greater amount is required to be paid by employees toward the cost of benefits under the employer plan than by this chapter;
- (6) wage replacement benefits are stated in the plan separately and distinctly from other benefits;
- (7) the private plan will provide benefits and leave for the employee's serious health condition or medical care related to pregnancy, the family member's serious health condition, bonding with a child, qualifying exigency, and/or safety leave event, for which benefits are payable, and leave provided, under this law;
- (8) the private plan will impose no additional condition or restriction on the use of medical benefits beyond those explicitly authorized by this chapter or regulations promulgated pursuant to this chapter;
- (9) the private plan will allow any employee covered under the private plan who is eligible to receive medical benefits under this chapter to receive medical benefits under the employer plan; and
- (10) coverage will continue under the private plan while an employee remains employed by the employer.

Subd. 6. Private plan requirements; weekly benefit determination. For purposes of determining the family and medical benefit amount and duration under a private plan, the weekly benefit amount and duration shall be based on the employee's typical work week and wages earned with the employer at the time of an application for benefits. If an employer does not have complete base period wage detail information, the employer may accept an employee's certification of wage credits, based on the employee's records.

Subd. 7. Use of private insurance products. Nothing in this section prohibits an employer from meeting the requirements of a private plan through a private insurance product. If the employer plan involves a private insurance product, that insurance product must be approved by the commissioner of commerce and be issued by an insurance company authorized to transact insurance in this state.

Subd. 8. An employer with an approved private plan is responsible for a private plan approval and oversight fee equal to \$250 for employers with fewer than 50 employees, \$500 for employers with 50 to 499 employees, and \$1,000 for employers with 500 or more employees. The employer must pay this fee

- (1) upon initial application for private plan approval, and

(2) any time the employer applies to amend the private plan. The commissioner must review and report on the adequacy of this fee to cover private plan administrative costs annually beginning January 1, 2027, as part of the annual report established in section 268B.25.

Subd. 9. Plan duration. A private plan under this section must be in effect for a period of at least one year and, thereafter, continuously unless the commissioner finds that the employer has given notice of withdrawal from the plan in a manner specified by the commissioner in this section or rule. The plan may be withdrawn by the employer within 30 days of the effective date of any law increasing the benefit amounts or within 30 days of the date of any change in the rate of premiums. If the plan is not withdrawn, it must be administered to provide the increased benefit amount or change in the rate of the employee's premium on the date of the increase or change.

Subd. 10. Employer reimbursement. If an employer meeting the requirements of a private plan through an insurance product under subdivision 6 has made advance payments of benefits due under this chapter or has made payments to an employee in like manner as wages during any period of family or medical leave for which the employee is entitled to the benefits provided by this chapter, the employer is entitled to be reimbursed by the carrier or third party administrator out of any benefits due or to become due for the family or medical leave, if the claim for reimbursement is filed with the carrier prior to payment of the benefits by the carrier.

Subd. 11. Appeals.

- (a) An employer may appeal any adverse action regarding that employer's application for private provision of the medical benefit or family benefit program, in a manner specified by the commissioner.
- (b) An employee covered under a private plan has the same right to appeal to the state under section 268B.04, subdivision 7, as any other employee. An employee covered under a private plan has the right to request reconsideration of a decision under a private plan made by an insurer, private plan administrator, or employer prior to exercising appeal rights under section 268B.04.

Subd. 12. Employees no longer covered.

- (a) An employee is no longer covered by an approved private plan if a leave under this chapter occurs after the employment relationship with the private plan employer ends, or if the commissioner revokes the approval of the private plan.
- (b) An employee no longer covered by an approved private plan is, if otherwise eligible, immediately entitled to benefits under this chapter to the same extent as though there had been no approval of the private plan.

Subd. 13. Posting of notice regarding private plan. An employer with a private plan must provide a notice prepared by or approved by the commissioner regarding the private plan consistent with section 268B.26.

Benefits Form (GBF)

<b>Coverage(s) Applying For</b>	MN PFML <input checked="" type="checkbox"/>
-------------------------------------	---

## IMPORTANT ITEMS TO NOTE

- ◆ The Paid Family and Medical Leave benefits will have a separate bill and payment address from your other MetLife benefits.
- ◆ The billing statement will be in a Self Bill format.
- ◆ MetLife will send out one package annually for the Paid Family and Medical Leave benefits which will include the invoice information and instructions on how to remit payment.
- ◆ A Policy will be provided once the implementation has been completed along with informational materials which will be emailed directly to you. MetLife will also send a poster (Notice of Compliance) that you can display in your office for the employees to view as well.

## CUSTOMER INFORMATION

All the information provided below must match the information that was filed with the state's employment department.

<b>Legal Name of Company:</b>	<u>City of Minnetonka</u>
<b>Doing Business As (dba):</b>	_____
<b>Physical Address:</b>	<u>14600 Minnetonka Blvd, Minnetonka, MN 55345</u>
<b>Employer Tax ID Number (TIN):</b>	<u>41-6005379</u>
<b>Nature of Business:</b>	<u>Municipality</u>

## CUSTOMER EXECUTIVE CONTACT

*The person who has business authorization to act on behalf of the employer.*

<b>First and Last Name:</b>	<u>Sarah Donovan</u>
<b>Contact Email Address:</b>	<u>sdonovan@minnetonkamn.gov</u>
<b>Phone Number:</b>	<u>952-939-8214</u>
<b>Will they need MetLink Access?</b>	<u>Yes</u>
<b>Do they have current MetLink Access? If Yes provide MetLink User Name:</b>	<u>No</u>

## PRIMARY CONTACT/BENEFIT ADMINISTRATOR Same as Above

*The person who will be the day-to-day contact.*

First and Last Name:	<u>Ellie Cortes Greene</u>
Contact Email Address:	<u>ecortes@minnetonkamn.gov</u>
Phone Number:	<u>952-939-8217</u>
Billing Address (if different from the one provided above):	
Will they need MetLink Access?	<u>Yes</u>
Do they have current MetLink Access? If Yes provide MetLink User Name:	<u>No</u>

## ADDITIONAL METLINK USERS

*Please provide contact information for any additional individuals who will need MetLink access.*

First and Last Name:	<u>Clarice Kessler</u>
Contact Email Address:	<u>ckessler@minnetonkamn.gov</u>
Do they have current MetLink Access? If Yes provide MetLink User Name:	<u>No</u>

First and Last Name:	<u>Denise Heimerman &amp; Katrina Kueber</u>
Contact Email Address:	<u>dheimerman@minnetonkamn.gov &amp; kkueber@minnetonkamn.gov</u>
Do they have current MetLink Access? If Yes provide MetLink User Name:	<u>No</u>

## TAX REPORTING INFORMATION

MetLife will align the issuance of W2s/1099s in accordance with MetLife policy unless federal guidance is available. MetLife, its agents, and representative may not give legal, tax or accounting advice. You should confer with your qualified legal, tax and accounting advisors as appropriate. Regardless of selection, Quarterly Tax Reports will also be provided.

### Coverage Type:

- Paid Family and Medical Leave (Full PFML)
- Paid Family Leave Only (PFL)
- Paid Medical Leave Only (PML)

**Paid Family Leave (PFL) coverage** – IRS Form 1099-MISC will be issued by MetLife for PFL benefits paid.

- PFL plan is 100% taxable
- FICA is not applicable

**Paid Medical Leave (PML) coverage** – Select one of the below:

- Customer will issue W-2s:
- MetLife will issue W-2s:

You will receive an Employer W2 report annually if MetLife issues the W2's.

**Note:** The benefits must be taxable, or MetLife's system will not produce a W2

---

**Are there any individuals being covered that are FICA exempt or partially FICA exempt?**  Yes  No

If you have both FICA exempt and non-FICA exempt employees, additional class structure may be required for your FICA exempt employees. Please identify all FICA exempt employees on your enrollment listing (census) and their exemption status (Social Security and/or Medicare)

**Please check all that apply:**  Social Security Exempt  Medicare Exempt  Social Security & Medicare Exempt

**Please explain why your employees are exempt from FICA (Social Security and/or Medicare):**

Municipality  Schools  Religious Organization  Other: Police and Fire

**Do the FICA exemptions described above apply to all covered employees?**  Yes  No  N/A

## **ADDITIONAL LOCATIONS**

---

**Any additional locations where the name differs from the Legal Name need to be included. Any additional locations that have a separate Tax ID will also need to be included. Please note that differing Tax ID numbers will automatically appear on separate billing statements.**

**Entry 1:**

Legal Name: \_\_\_\_\_

Address: -  
\_\_\_\_\_

Federal Employer Tax ID Number (FEIN): \_\_\_\_\_

Designation Type:  Subsidiary: Will this location require a separate bill?  Yes  No

Primary Contact: *(If different from the Day-to-Day Contact):*  
\_\_\_\_\_

Contact Email Address: \_\_\_\_  
\_\_\_\_\_

**Entry 2:**

Legal Name: \_\_\_\_\_

Address: -

---

Federal Employer Tax ID Number (FEIN): \_\_\_\_\_

Designation Type:  Subsidiary: Will this location require a separate bill?  Yes  No

Primary Contact: *(If different from the Day-to-Day Contact):*

---

Contact Email Address: \_\_\_\_\_

---

**Entry 3:**

Legal Name:

---

Address: -

---

Federal Employer Tax ID Number (FEIN):

---

Designation Type:  Subsidiary: Will this location require a separate bill?  Yes  No

Primary Contact: *(If different from the Day-to-Day Contact):*

---

Contact Email

Address: \_\_\_\_\_

**Entry 4:**

Legal Name:

---

Address: -

---

Federal Employer Tax ID Number (FEIN):

---

Designation Type:  Subsidiary: Will this location require a separate bill?  Yes  No

Primary Contact: *(If different from the Day-to-Day Contact):*

---

Contact Email Address:

---

**Entry 5**

Legal Name:

\_\_\_\_\_

Address: -

\_\_\_\_\_

-

Federal Employer Tax ID Number (FEIN):

\_\_\_\_\_

Designation Type:  Subsidiary: Will this location require a separate bill?  Yes  No

Primary Contact: (If different from the Day to Day Contact):

\_\_\_\_\_

Contact Email Address:

\_\_\_\_\_

**STATE SPECIFIC INFORMATION**

Should PFML and FMLA be taken at the same time when applicable?  Yes  No

Please note: If you do not provide MetLife a response, we will assume they should run concurrently.

**Minnesota PFML**

<b>Effective Date:</b>	1/1/2026
<b>Policy Anniversary Date:</b>	<b><u>01/01/2027</u></b>
<b>Total # of Eligible Employees:</b>	<b><u>300</u></b>

**Contributions:**

Is the PML a Contributory Plan?  Yes  No

- If Contributory, provide the split breakdown: 50 %ER 50 %EE (**\*note: ER and EE contribution must equal 100%**)

If any portion of the premium is being paid by the employee, select the following:

- Contributions are collected on a pre-tax basis:
- Contributions are collected on a post-tax basis:
- Minnesota allows employers to choose in what increments claimants take their intermittent leave in between 1 minute and 1 calendar day. In what increment would you like employees to take intermittent leave in? 15 minutes  
**(\*Recommended: Match the same increment as your current FMLA setup)**
- Minnesota allows employers to be reimbursed benefits due to a claimant under salary continuation (100% wage replacement), disability, parental/child bonding, caregiver leave. Would you like to be reimbursed for payments you make to claimants that are payable under PFML?  Yes  No

- If yes, would you like to be reimbursed for Salary Continuation - 100% wage replacement?  Yes  No  N/A
- If yes, would you like to be reimbursed for disability payments?  Yes  No  N/A
- If yes, what duration will you continue to pay wages for what you will need to be reimbursed for? \_\_\_\_\_
- If yes, would you like to be reimbursed for parental/child bonding?  Yes  No  N/A
- If yes, what duration will you continue to pay wages for what you will need to be reimbursed for? \_\_\_\_\_
- If yes, would you like to be reimbursed for sick leave?  Yes  No  N/A
- If yes, what duration will you continue to pay wages for what you will need to be reimbursed for? \_\_\_\_\_
- If yes, would you like to be reimbursed for caregiver leave?  Yes  No  N/A
- If yes, what duration will you continue to pay wages for what you will need to be reimbursed for? \_\_\_\_\_

Additional Notes: Click or tap here to enter text.

## **CUSTOMER AUTHORIZATIONS**

This section is to be completed by the individual authorized by the company to sign the Application for Group Insurance in order to confirm that the company has requested or undertaken with respect to the implementation of MetLife insurance and/or service program(s). Please read carefully and complete by checking all boxes that apply.

- By checking this box and signing below, I certify that I received a copy of the Intermediary Compensation Notice [Privacy Notice](#)
- By checking this box and signing below, I certify that the Gramm-Leach-Bliley Privacy Notice (Included below) has been distributed to all affected employees. [Intermediary Compensation Notice](#)

\_\_\_\_\_  
*Signature of Executive Contact or Benefit Administrator*

\_\_\_\_\_  
*Date*

## U.S. Business Intermediary and Producer Compensation Notice

Metropolitan Life Insurance Company, Metropolitan Tower Life Insurance Company, MetLife Consumer Services, Inc. and Metropolitan General Insurance Company (collectively herein called “MetLife”), enters into arrangements concerning the sale, servicing and/or renewal of MetLife group insurance and certain other group-related insurance and non-insurance products (“Products”) with brokers, agents, consultants, third party administrators, general agents, associations, and other parties that may participate in the sale, servicing and/or renewal of such products (each an “Intermediary”). MetLife may pay your Intermediary compensation, which may include, among other things, base compensation, supplemental compensation and/or a service fee. MetLife may pay compensation for the sale, servicing and/or renewal of products, or remit compensation to an Intermediary on your behalf. Your Intermediary may also be owned by, controlled by or affiliated with another person or party, which may also be an Intermediary and who may also perform marketing and/or administration services in connection with your products and be paid compensation by MetLife.

Base compensation, which may vary from case to case and may change if you renew your products with MetLife, may be payable to your Intermediary as a percentage of premium or a fixed dollar amount. MetLife may also pay your Intermediary compensation that is based upon your Intermediary placing and/or retaining a certain volume of business (number of products sold or dollar value of premium) with MetLife. In addition, supplemental compensation may be payable to your Intermediary for eligible Products. Under MetLife’s current supplemental compensation plan (SCP), the amount payable as supplemental compensation may range from 0% to 9% of premium or fees. The supplemental compensation percentage may be based on one or more of: (1) the number of products sold through your Intermediary during a one-year period, or other defined period; (2) the amount of eligible new or renewal premium or fees with respect to products sold through your Intermediary during a one-year period; (3) the persistency percentage of products inforce through your Intermediary during a one-year period; (4) the block growth of the products inforce through your Intermediary during a one-year period; (5) eligible new or renewal premium or fees growth during a one-year period; or (6) a flat amount, fixed percentage or sliding scale of the premium or fees for products as set by MetLife. The supplemental compensation percentage will be set by MetLife based on the achievement of the outlined qualification criteria and it may not be changed until the following SCP plan year. As such, the supplemental compensation percentage may vary from year to year, but will not exceed 9% under the current supplemental compensation plan.

The cost of supplemental compensation is not directly charged to the price of our products except as an allocation of overhead expense, which is applied to all eligible group insurance products, whether or not supplemental compensation is paid in relation to a particular sale or renewal. As a result, your rates will not differ by whether or not your Intermediary receives supplemental compensation. If your Intermediary collects the premium or fees from you in relation to your products, your Intermediary may earn a return on such amounts. Additionally, MetLife may have a variety of other relationships with your Intermediary or its affiliates, or with other parties, that involve the payment of compensation and benefits that may or may not be related to your relationship with MetLife (e.g., insurance and employee benefits exchanges, enrollment firms and platforms, sales contests, consulting agreements, participation in an insurer panel, or reinsurance arrangements).

More information about the eligibility criteria, limitations, payment calculations and other terms and conditions under MetLife’s base compensation and supplemental compensation plans can be found on MetLife’s Website at [www.metlife.com/business-and-brokers/broker-resources/broker-compensation](http://www.metlife.com/business-and-brokers/broker-resources/broker-compensation). Questions regarding Intermediary compensation can be directed to [ask4met@metlifeservice.com](mailto:ask4met@metlifeservice.com), or if you would like to speak to someone about Intermediary compensation, please call (800) ASK 4MET. In addition to the compensation paid to an Intermediary, MetLife may also pay compensation to your representative. Compensation paid to your representative is for participating in the sale, servicing, and/or renewal of products, and the compensation paid may vary based on a number of factors including the type of product(s) and volume of business sold. If you are the person or entity to be charged under an insurance policy or annuity contract, you may request additional information about the compensation your representative expects to receive as a result of the sale or concerning compensation for any alternative quotes presented, by contacting your representative or calling (866) 796-1800.

Non-U.S. Coverage

When providing you with information concerning an eligible group insurance policy issued or proposed to your affiliate or subsidiary outside the United States by a MetLife affiliate or by other locally licensed insurers that are members of the MAXIS Global Benefits Network (MAXIS GBN), New York insurance law requires the person providing the information to be licensed as an insurance broker. In this capacity, the information provided to you will only be on behalf of such insurers and not on behalf of MetLife or any other insurer that is not a member of MAXIS GBN. Please note that while MetLife is a member of MAXISGBN and is licensed to transact insurance business in New York, the other MAXIS GBN member insurers are not licensed or authorized to do business in New York. The group insurance policies they issue are for coverage outside the United States and are governed by the laws of the country they were issued in. These policies have not been approved by the New York Superintendent of Financial Services, are not subject to all of the laws of New York, and are not protected by the New York State Guaranty Fund.

L0824042390[exp1025][All States][DC,GU,MP,PR,VI]

## Our Privacy Notice

We know that you buy our products and services because you trust us. This notice explains how we protect your privacy and treat your personal information. It applies to current and former customers. “Personal information” as used here means anything we know about you personally.

### 1. Plan Sponsors and Group Insurance Contract Holders

This privacy notice is for individuals who apply for or obtain our products and services under an employee benefit plan, group insurance or annuity contract, or as an executive benefit. In this notice, “you” refers to these individuals.

### 2. Protecting Your Information

We take important steps to protect your personal information. We treat it as confidential. We tell our employees to take care in handling it. We limit access to those who need it to perform their jobs. Our outside service providers must also protect it, and use it only to meet our business needs. We also take steps to protect our systems from unauthorized access. We comply with all laws that apply to us.

### 3. Collecting Your Information

We typically collect your name, address, age, and other relevant information. We may also collect information about any business you have with us, our affiliates, or other companies. Our affiliates include life, car, and home insurers. They also include a legal plans company and a securities broker-dealer. In the future, we may also have affiliates in other businesses.

### 4. How We Get Your Information

We get your personal information mostly from you. We may also use outside sources to help ensure our records are correct and complete. These sources may include consumer reporting agencies, employers, other financial institutions, adult relatives, and others. These sources may give us reports or share what they know with others. We don’t control the accuracy of information outside sources give us. If you want to make any changes to information we receive from others about you, you must contact those sources.

We may ask for medical information. The Authorization that you sign when you request insurance permits these sources to tell us about you. We may also, at our expense:

- Ask for a medical exam    Ask for blood and urine tests
- Ask health care providers to give us health data, including information about alcohol or drug abuse

We may also ask a consumer reporting agency for a “consumer report” about you (or anyone else to be insured). Consumer reports may tell us about a lot of things, including information about:

- Reputation
- Driving record
- Finances
- Work and work history
- Hobbies and dangerous activities

The information may be kept by the consumer reporting agency and later given to others as permitted by law. The agency will give you a copy of the report it provides to us, if you ask the agency and can provide adequate identification. If you write to us and we have asked for a consumer report about you, we will tell you so and give you the name, address and phone number of the consumer reporting agency.

Another source of information is MIB Group, Inc. (“MIB”). It is a non-profit association of life insurance companies. We and our reinsurers may give MIB health or other information about you. If you apply for life or health coverage from another member of MIB, or claim benefits from another member company, MIB will give that company any information that it has about you. If you contact MIB, it will tell you what it knows about you. You have the right to ask MIB to correct its information about you. You may do so by writing to MIB, Inc., 50 Braintree Hill, Suite 400, Braintree, MA 02184-8734, by calling MIB at (866) 692-6901, or by contacting MIB at [www.mib.com](http://www.mib.com).

### 5. Using Your Information

We collect your personal information to help us decide if you’re eligible for our products or services. We may also need it to verify identities to help deter fraud, money laundering, or other crimes. How we use this information depends on what products and services you have or want from us. It also depends on what laws apply to those products and services.

For example, we may also use your information to:

- administer your products and services
- process claims and other transactions
- perform business research
- confirm or correct your information

- market new products to you
- comply with applicable laws

- help us run our business

## 6. Sharing Your Information With Others

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We may share your personal information with others with your consent, by agreement, or as permitted or required by law. We may share your personal information without your consent if permitted or required by law. For example, we may share your information with businesses hired to carry out services for us. We may also share it with our affiliated or unaffiliated business partners through joint marketing agreements. In those situations, we share your information to jointly offer you products and services or have others offer you products and services we endorse or sponsor. Before sharing your information with any affiliate or joint marketing partner for their own marketing purposes, however, we will first notify you and give you an opportunity to opt out.

Other reasons we may share your information include:

- doing what a court, law enforcement, or government agency requires us to do (for example, complying with search warrants or subpoenas)
- telling another company what we know about you if we are selling or merging any part of our business
- giving information to a governmental agency so it can decide if you are eligible for public benefits
- giving your information to someone with a legal interest in your assets (for example, a creditor with a lien on your account)
- giving your information to your health care provider
- having a peer review organization evaluate your information, if you have health coverage with us
- those listed in our “Using Your Information” section above

## 7. HIPAA

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We will not share your health information with any other company – even one of our affiliates – for their own marketing purposes. The Health Insurance Portability and Accountability Act (“HIPAA”) protects your information if you request or purchase dental, vision, long-term care and/or medical insurance from us. HIPAA limits our ability to use and disclose the information that we obtain as a result of your request or purchase of insurance. Information about your rights under HIPAA will be provided to you with any dental, vision, long-term care or medical coverage issued to you.

You may obtain a copy of our HIPAA Privacy Notice by visiting our website at [www.MetLife.com](http://www.MetLife.com). For additional information about your rights under HIPAA; or to have a HIPAA Privacy Notice mailed to you, contact us at [HIPAAprivacyAmericasUS@metlife.com](mailto:HIPAAprivacyAmericasUS@metlife.com), or call us at telephone number (212) 578-0299.

## 8. Accessing and Correcting Your Information

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You may ask us for a copy of the personal information we have about you. Generally, we will provide it as long as it is reasonably locatable and retrievable. You must make your request in writing listing the account or policy numbers with the information you want to access. For legal reasons, we may not show you privileged information relating to a claim or lawsuit, unless required by law.

If you tell us that what we know about you is incorrect, we will review it. If we agree, we will update our records. Otherwise, you may dispute our findings in writing, and we will include your statement whenever we give your disputed information to anyone outside MetLife.

## 9. Questions

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We want you to understand how we protect your privacy. If you have any questions or want more information about this notice, please contact us. When you write, include your name, address, and policy or account number.

Send privacy questions to:

MetLife Privacy Office P. O. Box 489 Warwick, RI 02887-9954 [privacy@metlife.com](mailto:privacy@metlife.com)

We may revise this privacy notice. If we make any material changes, we will notify you as required by law. We provide this privacy notice to you on behalf of the MetLife companies listed at the top of the first page.

**Resolution No. 2025-**

**Resolution authorizing execution of required documents for participation in the Minnesota Paid Family and Medical Leave (PFML) program through a private carrier**

Be it resolved by the city council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

- 1.01. The State of Minnesota has enacted a Paid Family and Medical Leave (PFML) program, effective January 1, 2026.
- 1.02. Employers may elect to satisfy PFML requirements either by participating in the state-administered plan or by securing private coverage that meets or exceeds statutory requirements.
- 1.03. The City of Minnetonka has determined that it is in the best interests of the City and its employees to meet PFML obligations through a private carrier, identified as **METLIFE**, rather than through the state-administered plan.
- 1.04. To establish coverage with SHELIFE, the City must execute the following documents:
  - Application for Group Insurance
  - Minnesota PFML Illustration Proposal for Insured and/or Self-Funded Coverage; and
  - PFML/State Disability Group Benefits Form.

Section 2. Council Action.

- 2.01. The City Council hereby approves participation in the Minnesota PFML program through private carrier METLIFE and authorizes the Mayor and City Manager (or their designees) to execute all necessary documents, including but not limited to the Application for Group Insurance, PFML Illustration Proposal, and PFML/State Disability Group Benefits Form, to effectuate such coverage.
- 2.02. This resolution shall take effect immediately upon passage.

Adopted by the city council of the City of Minnetonka, Minnesota, on Sep. 8, 2025.

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Brad Wiersum, Mayor

Attest:

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Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the city council of the City of Minnetonka, Minnesota, at a meeting held on [\_\_\_\_\_].

---

Becky Koosman, City Clerk

**City Council**  
**Agenda Item 10.C**  
**Meeting of September 8, 2025**



**Title:** Collective Bargaining Agreement between the City of Minnetonka and Minnetonka Professional Firefighters, IAFF Local 5522

**Report from:** Moranda Dammann, Assistant City Manager

**Submitted Through:** Darin Nelson, Finance Director  
Erik Nilsson, City Attorney  
Mike Funk, City Manager

**Presenter:** Moranda Dammann, Assistant City Manager

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**Action Requested:** Motion

**Form of Action:** Contract/Agreement

**Votes needed:** 4 votes

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**Summary Statement**

The International Association of Firefighters (IAFF), Local No. 5522, represents 15 fire technicians, 6 lieutenants and 3 captains for a total of 24 employees from the Minnetonka Fire Department that will be represented by this contract. Senior management staff and IAFF representatives have reached a tentative agreement on a new two-year collective bargaining agreement (CBA) for fiscal years 2025 and 2026. The union employees voted to ratify the new terms and conditions, and the city council is requested to approve it.

**Recommended Action**

Motion to approve the agreement.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

Yes

The 2025 and projected 2026 fire department budget supports the costs associated with the new terms of the contract.

**Background**

The International Association of Firefighters (IAFF), Local No. 5522, represents 24 employees of the Minnetonka Fire Department, including 15 fire technicians, six lieutenants, and three captains. Senior management staff and IAFF representatives have reached a tentative agreement on a new two-year collective bargaining agreement (CBA) covering 2025-2026. The agreement will be effective beginning December 20, 2024, the first pay period of 2025, through December 17, 2026, the final pay period of 2026.

In late November 2024, the City was notified that the Minnetonka Fire Captains, Lieutenants, and Technicians had filed with the Minnesota Bureau of Mediation Services (BMS) to be represented by the International Association of Firefighters. The following month, in December 2024, the City received a Status Quo Order from BMS. A meet-and-greet between union representatives and the City was held in January 2025, followed by the City receiving a formal Notice of Desire to Negotiate from BMS in February 2025. In March 2025, the union presented its initial contract proposal to the City. Between April and September 2025, the City and the union engaged in 10 bargaining sessions.

In 2020, as part of the fire department's efforts to enhance its organizational model and service delivery, battalion chiefs transitioned to 24-hour shifts, also known as a 56-hour schedule. The purpose of this change was to provide consistent leadership, improve operational readiness, and align with industry standards in fire service scheduling. Following the approval to hire additional staff in 2022, the city welcomed its first full-time fire technicians, lieutenants, and captains, and continued utilizing the 56-hour schedule. Currently, the 40-hour schedule is utilized only for light duty and specialized details, such as the recent recruitment academy. The contract is reflective of a 40-hour schedule and a 56-hour schedule.

As this is a new union and contract, each article was subject to negotiations. Notable terms and conditions of employment include the following:

Article 13 Wages and Exhibit A: Addresses compensation adjustments following a review that showed firefighters, lieutenants, and captains had fallen behind their market peers, largely due to recent changes in fire services, department professionalization, and increased recruitment efforts. To remain competitive and align these positions within the city's compensation grid, it was agreed to move these groups to higher pay ranges at an estimated cost of approximately \$370,000. Although multiple implementation options were considered and attempted, anticipated higher revenue and cost savings in 2025 will minimize the budgetary impact this year, and a 5% increase has already been projected into the proposed 2026 budget. In lieu of this, the union conceded on longevity pay, additional sick leave, and an incentive program.

Article 15 MERIT Program: As received as non-union employees, it was negotiated to continue this performance-based program.

Article 21 Insurance: For each benefit-earning employee electing health insurance coverage through the employer's sponsored cafeteria benefits program, the employer's monthly contribution toward the 2025 employee's benefits program is:

- Single coverage \$1,252
- Employee plus spouse \$1,771
- Employee plus child(ren) \$1,924
- Family \$2,116

For 2026 contributions, there is a re-opener provision.

Article 24 Holidays: As is current practice and consistent with fire service contracts, employees receive a lump sum payment in the last pay period of each year to compensate for the inability to take holidays off. Beginning in 2026, employees will have the option to elect to either use the time as paid time off or continue receiving the lump sum payment. Employees who work on a city-recognized holiday will receive pay at the overtime rate.

Article 25 Vacation leave: The non-union vacation policy was adopted, incorporating the employee's prior equivalent experience.

Article 26 Parental leave: As a result of the state-mandated Minnesota Paid Family and Medical Leave (PFML), this article will sunset at the end of 2025. A memorandum of agreement has been agreed upon stipulating that the city and employee will split the premiums for PFML on a 50/50 basis, with the employee share payable through payroll deductions pursuant to Minn. Stat. 268B.14.

The union employees voted to ratify the new terms and conditions, and the city council is requested to approve it.

**ATTACHMENTS:**

[IAFF L5522 2025-2026 Contract](#)

[IAFF L5522 PFML Contribution MOA](#)

**MASTER AGREEMENT**  
**BETWEEN**  
**CITY OF MINNETONKA**  
**AND**  
**MINNETONKA PROFESSIONAL FIREFIGHTERS**  
**IAFF LOCAL 5522**



**Effective December 20, 2024 through December 17, 2026**

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**Article 1: Purpose of AGREEMENT**

This AGREEMENT is entered into as of Sept. 8, 2025, between the CITY OF MINNETONKA, hereinafter called the EMPLOYER, and the Minnetonka Professional Firefighters IAFF Local 5522 hereinafter called the UNION.

It is the intent and purpose of this AGREEMENT to:

- 1.1 Assure sound and mutually beneficial working and economic relationships between the parties hereto.
- 1.2 Establish procedures for the resolution of disputes concerning this AGREEMENT'S interpretation and/or application.
- 1.3 To set forth herein the basic and full AGREEMENT between the parties concerning rates of pay, hours, and other conditions of employment.

The EMPLOYER and the UNION through this AGREEMENT shall continue their dedication to the highest quality fire service and protection to the residents of Minnetonka. Both parties recognize the AGREEMENT as a pledge of this dedication.

**Article 2: Recognition**

The EMPLOYER recognizes the UNION as the exclusive representative for all EMPLOYEES in a unit certified by the State of Minnesota Bureau of Mediation Services in Case No. 25PCE0565 as:

All full-time Captains, Lieutenants, and Fire Technicians employed by the CITY of Minnetonka, Minnesota, who are public EMPLOYEES within the meaning of Minn. Stat. 179A.03, subd. 14, excluding supervisory and confidential EMPLOYEES within the meaning of Minn. Stat. 179A.03, subd. 17 and 4, and all other EMPLOYEES.

In the event the EMPLOYER and the UNION are unable to agree as to the inclusion or exclusion of a new or modified job class, the issue shall be submitted to the Minnesota Bureau of Mediation Services for determination.

**Article 3: Definitions**

- 3.1 BASE HOURLY PAY RATE: The EMPLOYEE's hourly pay rate, exclusive of any other special allowance, as shown in Exhibit A.
- 3.2 CHIEF: The Fire CHIEF of the Minnetonka Fire DEPARTMENT
- 3.3 CLASSIFICATION SENORITY: The total time served in a job classification with the Minnetonka Fire DEPARTMENT, assuming uninterrupted total seniority
- 3.4 CREW LEAD: Any position that is responsible for directing the actions, communication, and documentation of an apparatus with at least one subordinate crew member
- 3.5 DEPARTMENT: The Minnetonka Fire Department.
- 3.6 EMPLOYEE: A member of the bargaining unit as defined in Article 2.
- 3.7 EMPLOYER/CITY: The CITY of Minnetonka or its designee
- 3.8 OVERTIME RATE: One and a half (1.5) times the EMPLOYEES BASE HOURLY PAY RATE.
- 3.9 TOTAL SENORITY: The continuous full-time service with the Minnetonka Fire DEPARTMENT from the most recent hire date as defined in Article 10
- 3.10 UNION: Minnetonka Professional Firefighters IAFF L5522.

#### **Article 4: Discrimination**

Neither the EMPLOYER nor the UNION shall discriminate against any EMPLOYEE covered by the AGREEMENT because of their membership or non-membership in the UNION.

#### **Article 5: EMPLOYER Security**

The UNION and EMPLOYEES of the Minnetonka Fire DEPARTMENT agree that during the life of this AGREEMENT, they will not cause, encourage, participate in or support any strike. Violations of this Article shall be grounds for disciplinary action up to and including discharge without recourse to the grievance procedure of this contract.

#### **Article 6: EMPLOYER Authority**

- 6.1 Except as explicitly limited by a specific provision of this AGREEMENT, the EMPLOYER shall have the exclusive right to take action it deems appropriate in the management of the CITY and the direction of the work force in accordance with its judgment. All inherent statutory and common law management functions and prerogatives which the EMPLOYER has not expressly modified or restricted by specific provision of this AGREEMENT are retained and vested exclusively with the EMPLOYER. The EMPLOYER shall have the sole and exclusive right to determine the functions and programs of the CITY, its overall budget, utilization of technology, the organizational structure and selection and direction of personnel. In addition, the EMPLOYER specifically reserves the exclusive right in accordance with its judgment to hire, promote, transfer, and assign EMPLOYEES to work; determine the starting and quitting time and the number of hours and days to be worked; maintain the efficiency of EMPLOYEES; close down buildings or any part thereof or expand, reduce, alter, combine, transfer or cease any job, DEPARTMENT, operation or service; control and regulate the use of equipment and other property of the EMPLOYER; determine the number, location and operation of buildings, and divisions and DEPARTMENTS thereof; the assignment of work and the size and composition of the work force; make or change rules and policies; introduce new or improved research, development, maintenance, service methods, materials or otherwise generally manage the CITY; and direct the EMPLOYEES except as expressly modified or restricted by specific provision of this AGREEMENT. The EMPLOYER'S non-exercise of any function hereby reserved to it or its exercising any such function in a particular way shall not be deemed a waiver of its right to exercise such function or to preclude the EMPLOYER from exercising the same in some other way not in conflict with the express provisions of this AGREEMENT. The UNION agrees that it shall not establish or attempt to enforce upon the EMPLOYER, or any EMPLOYEE, any rule or regulation which would interfere with the recognized right of management to carry out the foregoing provisions.
- 6.2 Effect of Laws, Rules and Regulations. The UNION recognizes that all EMPLOYEES covered by this AGREEMENT shall perform the services prescribed by the EMPLOYER and shall be governed by the laws of the State of Minnesota, and the EMPLOYER rules, regulations, directives and orders, issued by properly designated officials. The UNION also recognizes the right, obligation and duty of the EMPLOYER and its duly designated officials to promulgate rules, regulations, directives and orders from time to time as deemed necessary by the EMPLOYER insofar as such rules, regulations, directives and orders do not conflict with the express terms of this AGREEMENT.
- 6.3 Reservation of Management Rights. The enumeration of the rights and duties of the EMPLOYER in this AGREEMENT shall not be deemed to exclude other inherent management rights and management functions not expressly reserved herein, and all management rights and management functions not expressly delegated in this AGREEMENT are reserved to the EMPLOYER.

## Article 7: **UNION Security**

The EMPLOYER agrees to deduct the UNION membership initiation fee and bi-weekly dues from the pay of those EMPLOYEES who individually request in writing that such deductions

be made. The amounts to be deducted shall be certified to the EMPLOYER by a representative of the UNION, and the aggregate deductions of all EMPLOYEES shall be remitted to the representative by the first of the succeeding month, after such deductions are made. The UNION agrees to indemnify and hold the EMPLOYER harmless against the EMPLOYER as a result of any action taken or not taken by the EMPLOYER under the provision of this Article.

## **Article 8: Special Meetings**

The EMPLOYER and the UNION agree to meet and confer on matters of interest to both parties upon the request of either party. Special meetings shall be held within ten (10) calendar days, or as soon as possible, after receipt of the request. EMPLOYEE representatives of the UNION will not be paid extra compensation, if the meeting is called by the UNION. Compensation on a straight-time basis shall be paid to the representatives of the UNION, if the meeting is called by the EMPLOYER and if the UNION representatives are called in the meeting during off-duty hours and if so paid, not to exceed three (3) hours of their BASE HOURLY PAY RATE of pay computed on a straight-time basis.

## **Article 9: Hours of Work**

- 9.1 EMPLOYEES will be assigned a pay rate based on either a fifty-six (56) hour schedule and/or a forty (40) hour schedule at the CITY's sole discretion.
- 9.2 When an EMPLOYEE is assigned to a 56-hour schedule, they will be subject to the wage and benefits policies applicable to EMPLOYEES working a 56-hour schedule. When an EMPLOYEE is assigned to a 40-hour schedule, they will be subject to the wage and benefits policies applicable to EMPLOYEES working a 40-hour schedule.

## **Article 10: Seniority**

- 10.1 TOTAL SENORITY shall be determined on the EMPLOYEE's length of continuous, uninterrupted full-time employment with the Minnetonka Fire DEPARTMENT, starting from the most recent hire date.
- 10.2 CLASSIFICATION SENORITY is the total cumulative service in a job classification with the Minnetonka Fire DEPARTMENT, provided total seniority remains unbroken. It determines layoff order in classification reductions.
- 10.3 Ties are broken on Paid-on-Call date, then by the highest social security number.
- 10.4 Seniority rosters will be managed by the CHIEF based on hire date and date within a specific classification.

- 10.5 A reduction of work force will be accomplished based on CLASSIFICATION SENORITY with the least senior EMPLOYEE in the impacted classification laid off first. EMPLOYEEs shall be recalled from lay-off based on CLASSIFICATION SENORITY.
- 10.6 An EMPLOYEE on lay-off shall have the opportunity to return to work within two (2) years of the time of the EMPLOYEE's lay-off. The EMPLOYER shall not hire a new EMPLOYEE in a classification where an EMPLOYEE is laid off with the right of recall. Upon notice of recall, an EMPLOYEE must, within fifteen (15) days, advise acceptance or refusal of recall in writing. Notice of recall shall be provided in writing, with proof of delivery documented and/or acknowledged.
- 10.7 In the case that a position(s) is eliminated by the EMPLOYER, the EMPLOYEE whose position is affected will have the right to bump down into a lower classification, if they are qualified for the position classification. The EMPLOYEE will enter the pay scale at the new position taking into account their years of service. The EMPLOYEE with the least seniority in the bumped classification shall be laid off.

## **Article 11:Discipline**

- 11.1 The EMPLOYER may discipline EMPLOYEEs for just cause; such discipline may include verbal reprimand, written reprimand, suspension without pay, demotion, or dismissal.
- 11.2 During the 12-month probationary period, an EMPLOYEE may be disciplined or discharged at the sole discretion of the EMPLOYER without recourse to the grievance procedure.
- 11.3 Written reprimands will be in written form and will state the reason(s) for the action taken. Suspensions will set forth the time for which the suspension shall be effective. Demotions will state the classification to which the EMPLOYEE is demoted.
- 11.4 The EMPLOYER shall copy the UNION-on written disciplined of unit members.
- 11.5 EMPLOYEEs may examine their own individual personnel files at prearranged reasonable times under the direct supervision of the EMPLOYER.

## **Article 12:Grievance Procedure**

Definition of Grievance:

Grievance as used in this section shall be defined as any dispute or disagreement as to the interpretation or application of any specific term or terms expressed in this AGREEMENT. All grievances must be filed within 14 calendar days after the occurrence of the circumstances

giving rise to the grievance or 14 calendar days after the aggrieved had actual knowledge of the occurrence. Otherwise, the right to file a grievance is forfeited, and no grievance shall be deemed to exist.

#### UNION Representation:

The EMPLOYER shall recognize a UNION Steward selected by the UNION as grievance representative of the bargaining unit. The UNION shall notify EMPLOYER in writing of the name of such Steward and of their alternate. The Steward shall process grievances at times other than their normal duty hours unless specifically permitted to do so by the CHIEF or his designated representative.

#### Step One:

An EMPLOYEE or UNION claiming a violation concerning the interpretation or application of the AGREEMENT, shall within 14 calendar days after such alleged violation has occurred present such grievance in writing to the DEPUTY CHIEF, OR FIRE CHIEF'S DESIGNATED REPRESENTATIVE. The written grievance shall set forth the nature of the grievance, the fact upon which it is based, the provision or provisions of the AGREEMENT allegedly violated, and the relief requested. The DEPUTY CHIEF, OR FIRE CHIEF'S DESIGNATED REPRESENTATIVE shall discuss the grievance with the EMPLOYEE and/or Steward and submit a written reply giving reasons for their determination to the EMPLOYEE and/or Steward within 14 calendar days after receipt of the written grievance.

#### Step 2:

If the grievance is not settled in Step 1 and the EMPLOYEE and/or the Steward desires to appeal the grievance shall be presented in writing to the Fire CHIEF within 14 calendar days after the DEPUTY CHIEF, OR FIRE CHIEF'S DESIGNATED REPRESENTATIVE answer in Step 1. The Fire CHIEF or representative shall meet with the EMPLOYEE and/or Steward and give a written answer, giving the reasons for the determination of the EMPLOYEE grievance within 14 calendar days of receipt of the written grievance.

#### Step 3:

If the grievance is not resolved in the second step, the Steward shall notify the City Manager or their representative in writing of the desire to appeal within 14 calendar days after receipt of the Fire CHIEF'S answer. The City Manager or designated representative shall meet with the and submit a written answer, giving the reasons for the determination, within 14 calendar days of receipt of the written grievance.

#### Step 4 - Mediation:

If the grievance is not resolved at Step 3 of the grievance procedure, either party may submit the issue(s) in dispute to mediation within 14 calendar days following the CITY Manager's or designated representative's final answer in Step 3. Submitting the grievance to mediation preserves timelines set forth in Sections 4 and 6 of this Article.

#### Step 5 - Arbitration:

If both parties, having exhausted the grievance steps herein, cannot settle a grievance, either party may submit the issue(s) in dispute to arbitration as provided in the Public Employment Labor Relations Act of 1971, as amended. The selection of an arbitrator shall be made in accordance with the "Rules Governing the Arbitration of Grievances," as established by the Bureau of Mediation Services.

#### Section 4: Waiver

If a grievance is not presented within the time limits set forth above, it shall be considered "waived." If a grievance is not appealed to the next step within the specified time limit or any agreed extension thereof, it shall be considered settled on the basis of the EMPLOYER'S last answer. If the EMPLOYER does not answer a grievance or an appeal thereof within the specified time limits, the UNION may elect to treat the grievance as denied at that Step and immediately appeal the grievance to the next step. The time limit in each step may be extended by mutual written AGREEMENT of the EMPLOYER and the EMPLOYEE and/or Steward involved in each step.

#### Section 5: Duties of Arbitration

The arbitrator or arbitration board shall have no right to amend, modify, nullify, ignore, add to subtract from the provisions of this AGREEMENT. The arbitrator or arbitration board shall consider and decide only the specific issue submitted to them in writing by the EMPLOYER and the UNION and shall have no authority to make a decision on any other issue not so submitted. The arbitrator shall be without power to make decisions contrary to or inconsistent with or modifying or varying in any way the application of laws and rules and regulations having the force and effect of law. The arbitrator shall submit in writing their decision within thirty (30) calendar days following the close of the hearing or the submission of briefs by the parties, whichever is later, unless the parties agree to an extension thereof. The decision shall be based solely upon the interpretation of the meaning or application of the express terms of this AGREEMENT to the facts of the grievance presented. The decision of the arbitrator shall be final and binding on both the EMPLOYER and the UNION.

#### Section 6: Choice of Remedy

If an EMPLOYEE has a grievance regarding just and reasonable cause for discharge or other discipline, and if the grievance remains unresolved because of the written EMPLOYER'S response in Step 3 or failure to resolve through mediation in Step 4, the EMPLOYEE shall have the right to arbitration in Step 5.

Some EMPLOYEES covered by this AGREEMENT may have the individual right to contest a removal from a position or employment under Minn. Stat. §197.46. Once an EMPLOYEE requests a hearing under Minn. Stat. §197.46, the UNION's right to pursue a grievance under this Article is terminated.

No action by the UNION under this AGREEMENT shall prevent an EMPLOYEE from pursuing a charge of discrimination brought under Title VII, The Americans with Disabilities Act, the Age Discrimination in Employment Act, or the Equal Pay Act.

#### Section 8: Fees and Expenses

The fees and expenses for the arbitrator's services and proceedings shall be borne equally by the EMPLOYER and the UNION, provided that each party shall be responsible for compensating its own representatives and witnesses. If either party desires a verbatim record of the proceedings, it may cause such a record to be made, providing it pays for the record.

### **Article 13:Wages**

- 13.1 During the term of this AGREEMENT, the EMPLOYER shall pay to members of the UNION wages in accordance with the CITY's compensation grid attached as Exhibit A.
- 13.2 EMPLOYEES will receive payment for the 2024 MERIT program.
- 13.3 For 2026, EMPLOYEES will remain within the compensation grid, with a 3% base pay rate increase and a 2% market adjustment, for a total increase of 5%.

### **Article 14:Overtime**

- 14.1 For EMPLOYEES assigned to a 40-hour schedule, hours worked in excess of forty (40) hours within a seven (7) day period shall be compensated at one and one-half (1 ½) times the EMPLOYEE's base pay rate.
- 14.2 For EMPLOYEES assigned to a 56-hour schedule will be compensated at one and one-half times (1 ½) times their BASE HOURLY PAY RATE for all hours worked beyond 212 scheduled hours within a 28-day cycle, in accordance with the Fair Labor Standards Act (FLSA). This excludes vacation, sick leave, and other non-worked hours. To the extent EMPLOYEES already receive straight time for hours worked in the work period, hours over 212 scheduled hours will be paid at an additional half-time OVERTIME RATE, unless such hours are worked as part of a Shift Exchange pursuant to Article 28.
- 14.3 Overtime will be distributed as equitably as practicable.
- 14.4 Station Movement: When an EMPLOYEE is required to move from their primary station and the movement is at the beginning or end of the EMPLOYEE's shift, that EMPLOYEE who is moved shall be compensated with the following: one-half hour OVERTIME RATE for beginning and/or end of the shift (for travel when not on their assigned shift time). Shift trades and callbacks do not qualify for station movement overtime pay. Consecutive days working out of another station does not qualify for multiple station movement overtime pay.
- 14.5 For the purpose of computing overtime compensation, overtime shall not be pyramided, compounded, or paid twice for the same hour worked.

- 14.6 The Fire CHIEF reserves the right to assign overtime to EMPLOYEEs at the Fire CHIEF's discretion.

### **Article 15:MERIT Program**

- 15.1 ORGANIZATIONAL MERIT PAY. The focus of the organizational MERIT pay is achievement of organization-wide goals as established by the City Council. On an annual basis, EMPLOYEEs shall be awarded performance pay in the lump sum amount based on the grade achieved by the organization as follows: for a grade of 4.0, each EMPLOYEE will be awarded \$500; for a grade of less than 4.0, the award will be pro-rated based on the actual percentage achieved
- 15.2 DEPARTMENTAL MERIT PAY. The focus of the departmental MERIT pay is achievement of department-wide goals and performance indicators as established and evaluated annually. On an annual basis, EMPLOYEEs shall be awarded performance pay in the lump sum amount based on the percentage of goals/indicators achieved by the DEPARTMENT as follows: 100% achievement will be awarded 2.5% (two and one-half percent) of base pay; achievement less than 100% shall be pro-rated based on the actual percentage achieved
- 15.3 Compensation for organizational and departmental performance pay will be paid in lump sums at the same time it is awarded to non-organized personnel or once the contract is settled.

### **Article 16:Working Out of Classification**

When a Fire Technician is assigned to work as a Lieutenant or CREW LEAD, a Lieutenant as a Captain, or a Captain as a Battalion Chief, their BASE HOURLY PAY RATE will be increased by six percent (6%) for the duration of the out-of-classification assignment. The assignment must last at least 30 minutes and will be paid in 15-minute increments thereafter, based on their BASE HOURLY PAY RATE during their 24-hour shift.

### **Article 17:Call backs**

- 17.1 Any EMPLOYEE called back to duty by the Fire CHIEF or designee shall be compensated with pay at one and one-half (1 ½) times their BASE HOURLY PAY RATE of pay with a two-hour (2) minimum.
- 17.2 If an EMPLOYEE on a call back overlaps with their assigned shift start time, callback pay shall cease and regular pay shall begin.
- 17.3 EMPLOYEEs on sick leave, work trades, light duty, and vacation are not eligible for callbacks.

### **Article 18:Wages After Promotion/Demotion**

- 18.1 Upon promotion to a higher classification (pay grade), the EMPLOYEE shall be placed at the step in the new pay grade that provides a wage rate at least equal to or greater than the maximum step of the pay grade from which the EMPLOYEE is being promoted.
- 18.2 The wage of an EMPLOYEE who voluntarily demotes to a lower classification or who is demoted for disciplinary reasons shall be at the wage step at which they would have been in the lower job classification if they had been serving in such lower classification during the period they served in the higher classification.

## Article 19: **Severance Pay**

To be eligible for severance pay, EMPLOYEES must be regular EMPLOYEES on the date of termination and have a total of 10 years of continuous service as a regular EMPLOYEE. Severance pay is granted to eligible EMPLOYEES when they leave the municipal service in good standing for one of the following reasons:

- 19.1 Elimination of their classification or position by the EMPLOYER.
- 19.2 Separation from EMPLOYER employment when the EMPLOYEE is eligible, based on age and/or service requirements, for an annuity from the Public EMPLOYEES Retirement Association whether or not the EMPLOYEE starts receiving those benefits.
- 19.3 Mandatory retirement or termination of employment due to health reasons, service-connected injury, illness, or death. A letter from a physician is required to indicate an EMPLOYEE's inability to perform essential functions of the job.

EMPLOYEES shall be entitled to severance pay equal to the greater of:

- 19.4 Four weeks of BASE HOURLY PAY RATE plus one additional week of BASE HOURLY PAY RATE for each year of service beyond 10 years, not to exceed a total of 13 weeks appropriate pay, or
- 19.5 One-third of the EMPLOYEE's accumulated sick leave at the BASE HOURLY PAY RATE.

EMPLOYEES eligible for severance pay submit a written notice of separation from EMPLOYER employment at least three months prior to that separation and who do not revoke it will receive the amount of severance pay pursuant to the policy plus an additional ten percent of that amount.

## Article 20: **Court Pay**

EMPLOYEES who are required at the direction of the City Attorney, County Attorney, the Attorney General's Office, or other appropriate authority, to appear in court during off duty hours shall receive a minimum of two and one-half (2½) hours of pay at one

and one half (1½) times their BASE HOURLY PAY RATE either in cash or in compensatory time, at the option of the EMPLOYEE. Reporting early for a scheduled work day or an extension of a work day for court duty does not qualify for this minimum.

## Article 21: Insurance

### 21.1 HEALTH.

For each benefit earning EMPLOYEE electing health insurance coverage through the EMPLOYERS sponsored cafeteria benefits program, the EMPLOYER'S monthly contribution toward the 2025 EMPLOYEE's benefits program is:

- Single Coverage \$1,252
- EMPLOYEE plus spouse \$1,771
- EMPLOYEE plus child(ren) \$1,924
- Family \$2,116

Each benefit-earning EMPLOYEE electing health insurance coverage through the EMPLOYER sponsored cafeteria benefits program and who participates in the EMPLOYER sponsored health initiative program receives \$100 per month. Each benefit-earning EMPLOYEE who opts out of the EMPLOYER sponsored cafeteria benefits program who participates in the EMPLOYER sponsored health initiative program receives \$50 per month in the plan year.

The Insurance Article is open for negotiations in 2026.

### 21.2 LIFE.

The EMPLOYER agrees to pay the full cost of a thirty-five thousand dollar (\$35,000) life insurance policy for each EMPLOYEE covered by this AGREEMENT covered in the policy.

### 21.3 LONG TERM DISABILITY.

The EMPLOYER will provide EMPLOYEEs with long term disability insurance provided that a sufficient number of EMPLOYEEs enroll to meet the Insurer's eligibility requirements.

## Article 22: Sick Leave

22.1 All eligible EMPLOYEEs will accrue sick leave at the rate of 5.17 hours per pay period based on the 56-hour schedule or 3.70 hours per pay period based on the 40-hour schedule.

22.2 Reference Personnel policy 5.3 and 5.10 for more information on eligible uses and family members.

- 22.3 Sick time shall be taken in increments of four (4) hours for 56-hour schedule EMPLOYEES and two (2) hours for 40-hour schedule EMPLOYEES. At the sole discretion of the EMPLOYER, shorter sick time increments may be approved.
- 22.4 When switching between a 40-hour and a 56-hour schedule for a long-term change, sick balances will be adjusted accordingly by using the 1.4 multiplier.

### **Article 23: Injury on Duty**

- 23.1 EMPLOYEES injured while on duty shall be paid the difference between the EMPLOYEE's regular rate of pay and any Workers' Compensation benefits for a period not to exceed ninety (90) consecutive calendar days. The EMPLOYEE has the option to endorse their Workers' Compensation check to the EMPLOYER, however they are not required to do so. In the case that the compensation is endorsed to the EMPLOYER, it will be reimbursed to the EMPLOYEE at full regular pay on the EMPLOYEE's paycheck. Such time shall not be charged against the EMPLOYEE's sick or vacation leave
- 23.2 Such injury-on-duty pay shall be granted only to EMPLOYEES certified by the Workers' Compensation carrier as being incapacitated as a result of injury incurred through no misconduct of their own while on the actual performance of the CITY assigned duties. Such pay will be granted only for the duration of the certification, and shall not apply in cases where the injury resulted from the EMPLOYEE'S gross negligence or recklessness. For purposes of this provision, "performance of CITY-assigned duties" includes activities reasonably related to the EMPLOYEE'S job description and may extend to periods immediately before or after the EMPLOYEE's scheduled shift, consistent with customary shift transition practices.
- 23.3 A worker's compensation claim that is denied shall be compensated through accrued personal leave and/or vacation leave prior to the commencement of unpaid leave.
- 23.4 The City Manager shall have the discretion to require an injured EMPLOYEE to submit to a medical examination by competent medical authority approved by the EMPLOYER to determine if the EMPLOYEE is capable and qualified to return to any assigned EMPLOYER duties commensurate with their capabilities.
- 23.5 To qualify for such compensation an EMPLOYEE shall comply with all requirements of the Minnesota Workers' Compensation Act.

### **Article 24: Holidays**

- 24.1 At the time of vacation bidding in the prior year, EMPLOYEES assigned to a 56-hour schedule will choose to either receive 156 hours in their "Floating Holiday Bank" or to take the equivalent holiday pay (156 hours at their BASE HOURLY PAY RATE) in a single lump sum payment in the last pay period of the year. Hours not used during the year will not be paid out or carried over to the following year.

- 24.2 If an EMPLOYEE eligible for the benefits of 24.1 separates or is assigned indefinitely to a 40-hour schedule, the benefits of 24.1 will be prorated and paid out to account for the portion of the year the EMPLOYEE worked a fifty-six (56) hour schedule. If an EMPLOYEE eligible for the benefits of 24.1 is assigned temporarily to a 40-hour schedule, they may maintain their full benefits of 24.1, pursuant to 24.3
- 24.3 When converting from a 56-hour schedule to a 40-hour schedule temporarily, an EMPLOYEE must use vacation for any holiday that occurs during that time.
- 24.4 All EMPLOYEEES assigned to a regular 40-hour schedule are eligible for paid holidays in accordance with the Personnel Policy.
- 24.5 EMPLOYEEES who work on a CITY-recognized holiday (excluding two (2) floating holidays) shall be paid at one and a half (1.5x) their BASE HOURLY PAY RATE for all hours of their shift that occur on said holiday. For the avoidance of doubt, if an EMPLOYEE's 24-hour shift begins at 0700 of a holiday, that EMPLOYEE will receive 17 hours of 1.5x pay, while the EMPLOYEE working the prior shift will receive 7 hours of 1.5x pay.
- 24.6 CITY-recognized holidays are designated as:
- |                          |                               |
|--------------------------|-------------------------------|
| New Year's Day           | January 1                     |
| Martin Luther King's Day | Third Monday in January       |
| Presidents Day           | Third Monday in February      |
| Memorial Day             | Last Monday in May            |
| Juneteenth               | June 19                       |
| Independence Day         | July 4                        |
| Labor Day                | First Monday in September     |
| Veterans Day             | November 11                   |
| Thanksgiving Day         | Fourth Thursday in November   |
| Thanksgiving             | Friday Day after Thanksgiving |
| Christmas Day            | December 25                   |

## Article 25: **Vacation Leave**

- 25.1 Vacation leave is available to regular full-time and regular part-time EMPLOYEEES, based on the number of years employed with the CITY, plus number of years of prior equivalent experience. The number of years of prior equivalent experience is determined at the time of hire by the human resources division manager, whose decision is final.
- 25.2 EMPLOYEEES shall be eligible for paid vacation at their rate of pay. Full-time EMPLOYEEES shall be granted vacation accrual as set forth below. Vacation time is accrued on a pay period basis. No EMPLOYEE may accrue vacation hours above the maximum allowable balance at any time and may be used only to the extent that it is earned.

25.3 During employment, EMPLOYEES may not elect to waive vacation leave in lieu of a cash payment. Upon separation or retirement, EMPLOYEES will receive a cash payment of accrued vacation leave, computed at the EMPLOYEE's rate of pay as of the termination date.

25.4 56-hour schedule

<b>Benefit Start Year</b>	<b>Through Year</b>	<b>Accrual per pay period</b>	<b># of hours</b>	<b># of days</b>	<b>Max Hours</b>
1	1	5.54	144.0	6.0	360
2	3	6.00	156.0	6.5	360
4	5	6.47	168.0	7.0	372
6	6	6.93	180.0	7.5	384
7	8	7.39	192.0	8.0	384
9	10	7.85	204.0	8.5	384
11	12	8.31	216.0	9.0	384
13	13	8.77	228.0	9.5	384
14	15	9.24	240.0	10	396
16	16	9.70	252.0	10.5	408
17	17	10.16	264.0	11.0	408
18	21	10.62	276.0	11.5	420
22	27	11.08	288.0	12.0	432

28		11.54	300.0	12.5	432
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- 25.5 40-hour schedule: Reference CITY personnel policy 5.2
- 25.6 Shift vacation days may be used from January 1 through December 31. Vacation days can be used for Independence Day, Thanksgiving & Christmas Day, but they must be scheduled during the vacation bidding process unless approved by Fire CHIEF. EMPLOYEES shall be allowed to use vacation time in increments of twelve (12) hours for the 56-hour schedule and four (4) hours for the 40-hour schedule. At the sole discretion of the Fire CHIEF or designee, shorter vacation increments may be approved.
- 25.7 Individuals requesting a vacation day, outside of vacation bidding must submit their request in writing to the Deputy Chief of Operations or designee . Vacation days must be submitted no less than two (2) weeks prior to the date desired, unless approved by the Deputy Chief of Operations.
- 25.8 Captains, Lieutenants and Firefighter Technicians with the most total seniority shall be given preference in scheduling vacation days for a given segment of shifts. The Fire CHIEF or designee determines the number of EMPLOYEES that may be scheduled off in a single shift.
- 25.9 When switching between a 40-hour and a 56-hour schedule for a long-term change, vacation balances will be adjusted accordingly by using the 1.5 multiplier.

**Article 26:Parental Leave**

Paid Parenting Leave will follow the CITY of Minnetonka’s Personnel Policy. This provision will expire at the end of 2025.

**Article 27:Training Time**

A. Mandatory Training:

- 27.1 This section applies to training that is required by Minnetonka Fire CHIEF. Class fee, applicable compensation, and applicable travel and lodging expenses will be paid for by the CITY for mandatory training.

B. Voluntary Training:

- 27.2 This section applies to training approved by the Fire CHIEF that is outside regular hours, voluntary, not directly related to the EMPLOYEE's job, and no work is performed during attendance or training required by State and Federal regulators. Class fees and applicable travel and lodging expenses will be covered by the CITY for voluntary training.
- 27.3 EMPLOYEES attending local classes during their regular scheduled work hours may be given up to ten (10) hours of paid training time to attend. This training time must be approved by the Fire CHIEF or designee in advance. For class time extending past the given ten (10) hours, EMPLOYEES will be required to use trade time, training leave or vacation time unless the training is classified as Mandatory Training, then all hours will be covered by the EMPLOYER during their scheduled work hours.
- 27.4 Each EMPLOYEE will be granted up to two (2) weeks of paid leave per calendar year to attend programs at the National Fire Academy or other multi-day training courses approved by the Fire CHIEF. Only one EMPLOYEE may use the National Fire Academy Training leave at a time, as approved by the Fire CHIEF.

## **Article 28: Exchange of Shifts**

- 28.1 The Fire CHIEF or designee must approve the shift exchange in question.
- 28.2 The person initiating the shift exchange shall be responsible for the completion of all documentation of shift exchange and shall forward the original to the Deputy Chief of Operations or designee.
- 28.3 The date(s) for which the "exchanged" time shall be "paid back" must be identified when the shift exchange is made and must be within twelve (12) months.
- 28.4 Any individual who has agreed, in writing, to shift exchange with another EMPLOYEE shall be responsible for the exchanged shift.
- 28.5 If the individual who agreed to the shift exchange calls in sick to the agreed upon shift, that sick time shall be deducted from their sick time bank.
- 28.6 Shift exchanges are not allowed for shifts that have required training or meetings scheduled.
- 28.7 If an individual does not follow the above stated policy, they may have their shift exchange privileges suspended by the Fire CHIEF.

Once an EMPLOYEE (EMPLOYEE A) has agreed to exchange shifts with another EMPLOYEE (EMPLOYEE B), that EMPLOYEE (EMPLOYEE A) is responsible for the shift that the EMPLOYEE (EMPLOYEE A) accepted, to the same extent as if it were the EMPLOYEE's normal assigned shift. Hours worked by the EMPLOYEE (EMPLOYEE A)

responsible for the shift will not count towards the calculation of overtime hours for that EMPLOYEE.

## **Article 29: Savings Clause**

This AGREEMENT is subject to the laws of the United States, the State of Minnesota and the signed municipality. In the event any provisions of this AGREEMENT shall be held to be contrary to law by a court of competent jurisdiction from whose final judgment or decree no appeal has been taken within the time provided, such provisions shall be voided. To the extent of a provision of the contract is declared to be contrary to law by a court of final jurisdiction or administrative ruling or is in violation of legislation or administrative regulations, said provision shall be voided and of no effect. All other provisions shall continue in full force and effect. The voided provision may be renegotiated at the request of either party.

## **Article 30: Complete AGREEMENT**

- 30.1 Any and all prior AGREEMENTs, resolutions, practices, policies, rules and regulations regarding terms and conditions of employment, to the extent inconsistent with provisions of this AGREEMENT, are hereby superseded.
- 30.2 The parties mutually acknowledge that during the negotiations which resulted in this AGREEMENT, each had the unlimited right and opportunity to make demands and proposals with respect to any terms or conditions of employment not removed by law from bargaining. All AGREEMENTs and understandings arrived at by the parties are set forth in writing in this AGREEMENT for the stipulated duration of this AGREEMENT. The EMPLOYER and the UNION each voluntarily and unqualifiedly waives the right to meet and negotiate regarding any and all terms and conditions of employment referred to or covered in this AGREEMENT or with respect to any term or condition of employment not specifically referred to or covered by this AGREEMENT, even though such terms or conditions may not have been within the knowledge or contemplation of either or both parties at the time this contract was negotiated or executed.
- 30.3 The EMPLOYER and the UNION agree that this AGREEMENT contains all the terms and conditions of employment which have been arrived at and that the EMPLOYER shall not be obligated to provide or maintain any terms of conditions of employment not provided herein.

## **Article 31: Duration and Effective Date of this AGREEMENT**

This AGREEMENT shall be effective as of December 20, 2024 and shall remain in full force and effect until, December 27, 2026 or until a successor AGREEMENT is reached, whichever is later.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on this September 8, 2025.

**FOR THE CITY OF MINNETONKA**

**FOR MINNETONKA PROFESSIONAL  
FIREFIGHTERS, IAFF LOCAL 5522**

\_\_\_\_\_  
Brad Wiersum, Mayor

\_\_\_\_\_  
Joshua Nelson, Business Agent

\_\_\_\_\_  
Michael Funk, City Manager

\_\_\_\_\_  
Jackson Rauchwarter, UNION President

\_\_\_\_\_  
Moranda Dammann, Asst. City Manager

\_\_\_\_\_  
Markus Helmken, UNION Vice President

\_\_\_\_\_  
Sarah Donovan, Human Resources Manager

Exhibit A: Wages

2025 wages:

**Fire Technician:**

Grade 160	Step 1 (Start)	Step 2 (6 months)	Step 3 (1 year)	Step 4 (2 years)	Step 5 (3 years)	Step 6 (4 years)	Step 7 (5 years)
Hourly 2080	\$41.374	\$42.615	\$43.893	\$45.210	\$46.566	\$47.963	\$49.402
Annually 2080	\$86,057.92	\$88,639.20	\$91,297.44	\$94,036.80	\$96,857.28	\$99,763.04	\$102,756.16
Hourly 2912	\$29.553	\$30.439	\$31.352	\$32.293	\$33.261	\$34.259	\$35.287

**Lieutenant:**

Grade 180	Step 1 (Start)	Step 2 (6 months)	Step 3 (1 year)	Step 4 (2 years)	Step 5 (3 years)	Step 6 (4 years)	Step 7 (5 years)
Hourly 2080	\$47.369	\$48.790	\$50.254	\$51.762	\$53.315	\$54.914	\$56.561
Annually 2080	\$98,527.52	\$101,483.20	\$104,528.32	\$107,664.96	\$110,895.20	\$114,221.12	\$117,646.88
Hourly 2912	\$33.835	\$34.850	\$35.896	\$36.973	\$38.082	\$39.224	\$40.401

**Captain:**

Grade 190	Step 1 (Start)	Step 2 (6 months)	Step 3 (1 year)	Step 4 (2 years)	Step 5 (3 years)	Step 6 (4 years)	Step 7 (5 years)
Hourly 2080	\$50.211	\$51.717	\$53.269	\$54.867	\$56.513	\$58.208	\$59.954
Annually 2080	\$104,438.88	\$107,571.36	\$110,799.52	\$114,123.36	\$117,547.04	\$121,072.64	\$124,704.32
Hourly 2912	\$35.865	\$36.941	\$38.049	\$39.191	\$40.366	\$41.577	\$42.824

**MEMORANDUM OF AGREEMENT  
BETWEEN  
THE CITY OF MINNETONKA  
AND  
MINNETONKA PROFESSIONAL FIREFIGHTERS IAFF LOCAL 5522**

The current collective bargaining agreement (CBA), effective from December 20, 2024 through December 17, 2026, includes Article 26 on parental leave, which will sunset at the end of 2025 due to the implementation and impact of the Minnesota Paid Family and Medical Leave (MN PFML) program. The following language has been mutually agreed upon by the parties and will replace the existing contract provision.

**ARTICLE 26: Parental Leave**

**Add:** In the event the Employer participates in the Minnesota Paid Family and Medical Leave program versus an alternative private plan, effective January 1, 2026, the Employer and employee will split the premiums for the Minnesota Paid Family and Medical Leave on a 50/50 basis with the employee share payable through payroll deductions pursuant to Minn. Stat. 268B.14.

**Remove:** Paid Parenting Leave will follow the City of Minnetonka's Personnel Policy. This provision will expire at the end of 2025.

**FOR MINNETONKA PROFESSTIONAL  
FIREFIGHTERS, IAFF LOCAL 5522**

**FOR THE CITY OF MINNETONKA**

\_\_\_\_\_  
Joshua Nelson, Business Agent

\_\_\_\_\_  
Mike Funk, City Manager

\_\_\_\_\_  
Jackson Rauchwarter, Union President

\_\_\_\_\_  
Moranda Dammann, Assistant City Manager

\_\_\_\_\_  
Markus Helmken, Union Vice President

\_\_\_\_\_  
Sarah Donovan, Human Resources Manager

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

**City Council  
Agenda Item 10.D  
Meeting of September 8, 2025**



**Title:** Mayor's reimbursement for travel expenses  
**Report from:** Sarissa Falk, Senior Management Coordinator  
**Submitted Through:** Mike Funk, City Manager  
**Presenter:** Mike Funk, City Manager

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**Action Requested:** Motion  
**Form of Action:** Other  
**Votes needed:** 4 votes

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**Summary Statement**

Mayor Wiersum will travel to Washington D.C. to attend the Annual Washington D.C. Fly-In. City council approval prior to travel is required.

**Recommended Action**

Motion to approve Mayor Wiersum's travel and expenses.

**Strategic Plan Relatability**

N/A

**Financial Consideration**

Yes

The estimated total cost for the conference is \$2,000.

**Background**

Council Policy 1.3 requires council travel to be approved in advance by the city council, including an estimate of the cost. Mayor Wiersum will travel to Washington DC for the Fly-In Sept. 16-18, 2025. The total estimated cost to approve is \$2,000 which includes conference registrations, airfare and lodging. More information about the event is located here: <https://www.transportationalliance.com/event/2025-washington-dc-fly>

**Policy 1.3 Out-of-State Travel Out-of-State Travel**

An out-of-state event, workshop, conference or assignment must be approved in advance by the city council, including an estimate of the cost of the travel. In evaluating the out-of-state travel request, the city council will consider the following:

- Whether the elected official will be receiving training on issues relevant to the city or to his or her role as the mayor or as a council member.
- Whether the elected official will be meeting and networking with other elected officials from around

the country to exchange ideas on topics of relevance to the city or on the official roles of local elected officials.

- Whether the elected official will be viewing a city facility or function that is similar in nature to one that is currently operating at, or under consideration by the city where the purpose for the trip is to study the facility or function to bring back ideas for the consideration of the full council.
- Whether the elected official has been specifically assigned by the council to visit another city for the purpose of establishing a goodwill relationship.
- Whether the elected official has been specifically assigned by the council to testify on behalf of the city at the United States Congress or to otherwise meet with federal officials on behalf of the city.
- Whether the city has sufficient funding available in the budget to pay the cost of the trip. Prior council approval is not needed for attendance at meetings or conferences of the National League of Cities, the U.S. Conference of Mayors, the League of Minnesota Cities, and organizations for which the council member serves as the city's appointed representative. There is a rebuttable presumption that attendance at these events is appropriate, if there are sufficient funds available from the approved budget. Nevertheless, a council member may request that attendance by another council member at one of these events be placed on a council agenda for consideration. If the council decides that attendance is or was not appropriate, no reimbursement of expenses is allowed.

Prior council approval is not needed for attendance at meetings or conferences of the National League of Cities, the U.S. Conference of Mayors, the League of Minnesota Cities, and organizations for which the council member serves as the city's appointed representative. There is a rebuttable presumption that attendance at these events is appropriate, if there are sufficient funds available from the approved budget. Nevertheless, a council member may request that attendance by another council member at one of these events be placed on a council agenda for consideration. If the council decides that attendance is or was not appropriate, no reimbursement of expenses is allowed.

**City Council  
Agenda Item 14.A  
Meeting of September 8, 2025**



**Title:** Resolution regarding the 2026-2030 Economic Improvement Program (EIP)

**Report from:** Alisha Gray, EDFP, Economic Development and Housing Manager

**Submitted Through:** Julie Wischnack, FAICP, Community Development Director  
Darin Nelson, Finance Director  
Erik Nilsson, City Attorney  
Mike Funk, City Manager

**Presenter:** Julie Wischnack, FAICP, Community Development Director

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**Action Requested:** Motion

**Form of Action:** Resolution

**Votes needed:** 4 votes

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**Summary Statement**

The Economic Improvement Program (EIP) is a five-year guidance document for the city's investment in housing, economic development, transit, and redevelopment. The document is updated annually.

**Recommended Action**

Motion to adopt the resolution.

**Strategic Plan Relatability**

Livable & Well-Planned Development

Increase the number of affordable housing units.

**Financial Consideration**

N/A

The EIP is the city's long-term plan for economic development and housing programs. The 2026-2030 EIP does not legally set the HRA levy for 2026. The council will adopt the final HRA levy in December 2025.

**Background**

See supplemental background report.

**ATTACHMENTS:**

Supplemental background report

Supplemental program data

2026-2030 EIP

Resolution

## Supplemental Background Report

The city's first Economic Improvement Program (EIP) was published in 2012, making this the fourteenth iteration of the document. The EIP provides a detailed five-year plan for the city's economic development activities. Staff updates the document annually. The final draft of the document is attached.

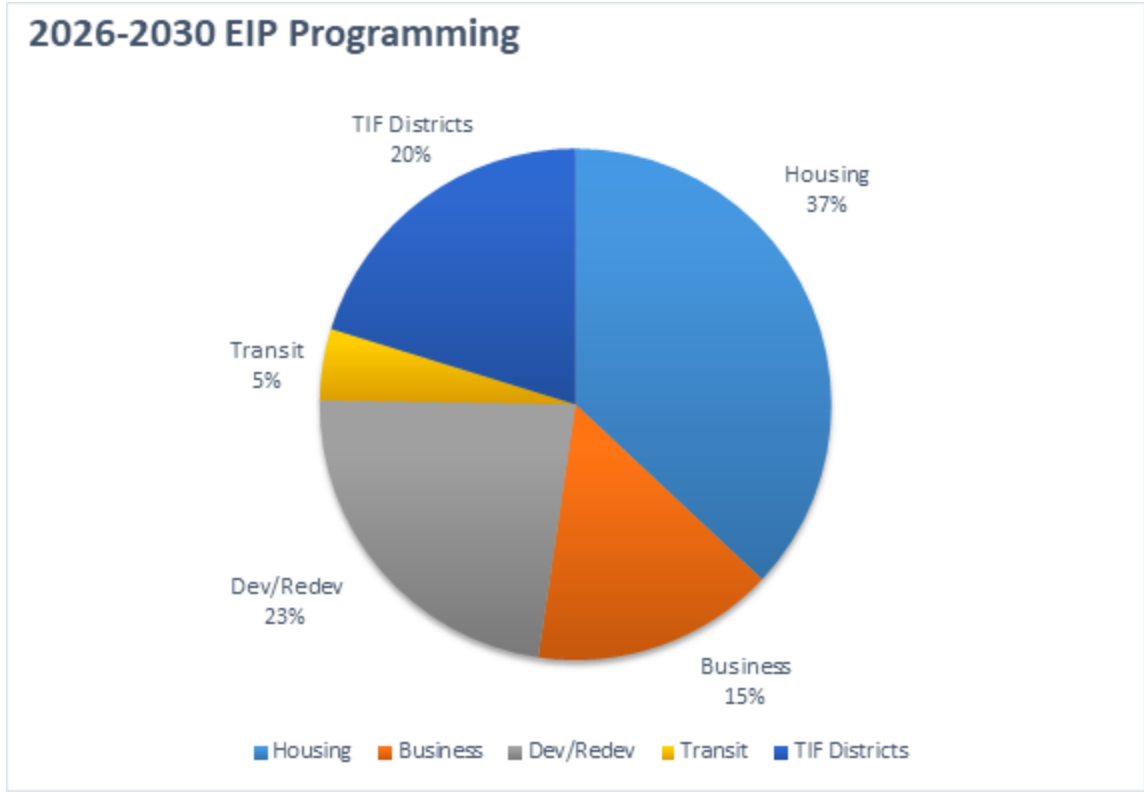
The 2026-2030 EIP is the third iteration of the document. Staff updated the document based on feedback received at the Economic Development Advisory Commission's (EDAC's) on March 20, 2025, May 28, 2025, and Aug. 14, 2025 meetings. The EIP city council study session on June 16, 2025, and the subsequent July 21, 2025 housing updates study session.

### **2026-2030 Economic Improvement Program**

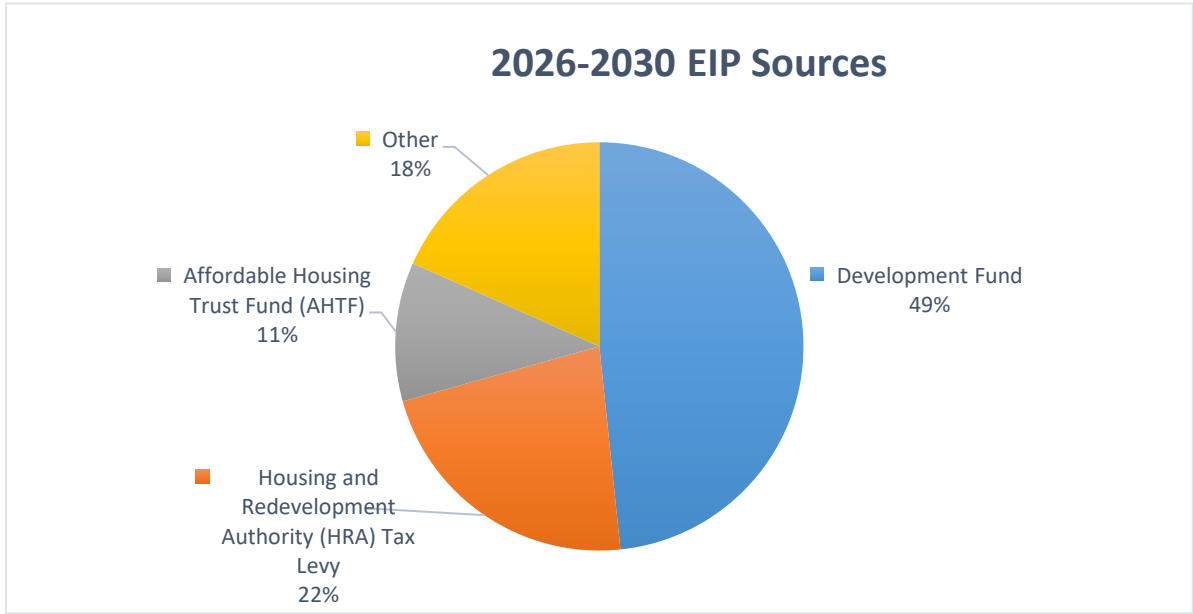
- **Chapter 1 Policy** — defines what funding categories programs will fall under and details the funding principles.
- **Chapters 2 through 7** — provides program pages for the city's existing and potential future economic development efforts. The program page details the description, purpose, goals, budget impacts, schedule, and key measures. Additionally, it outlines the funds needed to develop or sustain the program over a period of years.
- **Chapter 8 Funding Sources and Expenditure Projections** — provides summary tables, including the first table, which is a one-year (2023) summary of total expenditures by category and fund. The second set of tables presents 10-year funding sources and expenditure projections. The final table summarizes the 10-year projection of all funds.
- **Chapter 9 Affordable Housing Goals** — itemizes how the city has and will meet its 1995-2010, 2011-2020, and 2021-2030 affordable housing goals, including any EIP programs used to assist the project and the affordable housing income limits.
- **Glossary** — Glossary of programs, terms, and acronyms.

### **Uses of EIP Funds**

Housing programming continues to be the city's highest priority in this year's recommended EIP. Nearly \$2.8 million is projected to be designated for housing programs over the next 10 years, followed by \$1.75 million for development/redevelopment and \$1.17 million for business programs. Additionally, each TIF district generates a portion of the increment for ongoing administration. Other uses include grants for housing redevelopment projects, environmental cleanup, and business development. Generally, those funds are not city dollars but pass-through grants or loan programs.



In the 2026-2030 EIP, \$3.9 million from the development fund accounts for the largest single resource for EIP implementation, at 50 percent of all funding. The HRA levy and other funding sources (general fund/SAC-F) are anticipated to generate the next largest source of funding for programming.



The following summaries are from the EDAC and the city council review of the draft EIP. The feedback was incorporated into the latest version of the 2026-2030 EIP.

#### **EDAC feedback form March 20, 2025 and May 28, 2025**

- Peter Leatherman presented the business survey to the EDAC. The commissioners provided the following feedback.
  - Commissioners appreciated the amount of data collected through the business survey.
  - There was support for reaching out to new businesses that may not be aware of existing resources.
  - A suggestion was presented to focus on attracting new businesses to the community.
  - A suggestion was presented to increase the production of Thrive Newsletter.
    - Staff noted an increase in social media usage for time-sensitive information.
- Brent Wittenberg presented the commercial market analysis to the EDAC. The commissioners provided the following feedback.
  - A question was posed about the healthcare industry utilizing vacant office spaces.
    - Wittenburg responded that retrofitting non-medical buildings is costly, but the healthcare industry may be interested in doing so, as Minnetonka is an attractive location.
  - A question was posed about creating a master development plan for large vacant building sites.
    - Wischnack explained that it depends on the willingness of the property owner. Staff is working with a few landowners on a few large sites around the city.
    - Calvert recalled the visioning process for Opus.
    - Wittenberg commented that the next business survey could address ways to prevent businesses from relocating to another city.
- Alisha Gray presented the 2026-2030 Economic Improvement Program report.
  - Commissioners inquired about whether the federal funding may be at risk.
    - Staff explained that CDBG was one of the direct housing funding sources that could be at risk. The CDBG funding for Minnetonka is used for a home rehabilitation program.
    - Staff confirmed that the HRA Levy, tax-incrementing pooling and the LAHA program are all generated from local and regional sources.
      - LAHA was added to the funding sources in the document.
    - Some sustainability programs receive federal funding and are at risk.
  - Commissioners suggested reaching out to local non-profits that are at risk of losing funding.
    - Staff reached out to non-profit organizations; a summary of the outreach is included in the supplemental report.

- The EDAC appreciated the update on the status of non-profit organizations. Staff will continue to monitor the impacts of local, state, and federal funding.
- Commissioners inquired whether there was any funding available to businesses participating in the Elevate Hennepin Program.
  - Beginning in 2025, Elevate Hennepin will offer eligible businesses access to low-barrier financing through a small business capital loan fund (up to \$50,000 each) and a capital commercial space loan fund (up to \$350,000 each), both operated by the non-profit community-based lender NextStage.
  - More information is available on the [Hennepin County Website](#).
- Commissioners supported additional funding for the Pathways to Homeownership Program to continue the program in 2025. Additionally, the EDAC recommended \$175,000 through the 2026 HRA Levy to continue the program in 2026.
- Commissioners supported revisiting the village center study efforts as part of the 2050 Comprehensive Plan update.
  - There are 13 designated village centers in the city. The following village center studies have been completed: Minnetonka Mills, Opus, Hwy 7/101, Shady Oak, Ridgedale, and Glen Lake.
  - Language was added to revisit village studies.

#### **June 16, 2025 city council study session feedback – EIP review**

- Staff presented the housing section of the draft 2026-2030 EIP and received the following feedback:
  - Have any of the Pathways Loan recipients repaid the loans?
    - The program started a few years ago, and nobody has sold, triggering repayment of a portion of the loan. This indicates that the new homeowners are stable.
  - Any updates on Homes Within Reach's ability to acquire homes?
    - The market continues to make it difficult for HWR to acquire homes in Minnetonka.
    - HWR is purchasing more homes than ever within its portfolio; however, those properties have been in other communities.
    - Staff is optimistic that HWR will acquire more homes as they enter the market.
  - Is the \$7,500 program to repair HWR homes still available?
    - The program was funded through previously uncommitted CDBG funding and ended Sept. 30, 2024, due to CDBG program deadlines.
      - There were 25 recipients over a three-year period.
    - There are currently no funds committed to reinstating the program. However, HWR residents are eligible to apply for and receive other city rehab program funds.

- Other topics included interest in exploring social housing conversation at the legislature and continuing to follow the condo warranty law (preventing the construction of new construction).
- Staff presented the business section of the draft 2026-2030 EIP and received the following feedback:
  - Is staff reaching out to entrepreneurs in the community?
    - There are many ways that staff connect with existing businesses in the community. It is more difficult to reach home businesses or those wanting to start a business. There are resources available through the city's partnership with Open to Business and Elevate Hennepin, advertised on the city website and through social media channels.
    - Look for non-traditional ways to communicate the programs, through religious organizations, bulletin boards, etc.
    - Continue to check in with non-profits on an annual basis.

### **July 21, 2025, city council study session - housing update**

#### Homeless encampment policy ordinance

- Staff presented the draft homeless encampment policy and received the following feedback:
  - Consider 72 hours as the general timeframe to vacate the site once the other channels of notification and assistance are exhausted. A shorter timeframe may be needed in areas of public use, such as parks, near schools, city hall, etc.
  - Homeless encampments on private property are the responsibility of the owner to report and request trespass of the person(s) in the encampment.
    - Privately owned businesses are also required to report trespass, but may choose not to do so for person(s) living in vehicles.
  - Consider legal enforcement as a last resort.

#### Legacy housing initiative

- Staff presented the draft legacy housing program and received the following feedback:
  - Council expressed interest in seeking new ways to retain the city's affordable housing.
    - Next steps include financing options, legal research, and reporting back to the city council.

#### Rental registry update

- Staff presented an update on the rental registry program and received the following feedback:
  - Council noted concerns about short-term rentals and asked staff to research.

### Aug. 14, 2025, EDAC meeting – 2026-2030 EIP review

- Commissioners asked about the long-term viability of HWR and if funds could be transferred to another program in future years if HWR cannot purchase homes.
  - Staff confirmed that funds were previously committed to HWR so that when homes are available, they will have funds to purchase and rehab properties.
  - Funds could be transferred to other programs in the future should council desire to discontinue funding HWR.
- Commissioners asked if there is a way that staff tracks utilization/demographics of the programs over the years.
  - The EIP does keep a historical record of program utilization.
  - Staff is expanding the use of the housing storyboard and will consider adding the utilization of programs. A larger city-wide initiative may be needed to track all program data across the organization.
- Commissioners asked if there was a deadline to spend the LAHA Sales Tax funding.
  - An upcoming webinar in Sept. 2025 will cover all of the details of the funding. Staff will be in attendance.
- Commissioners appreciated the affordability chart on page 65 of the document. The chart illustrates the income and rent levels for various area median incomes.
- A question was raised as to whether or not the business survey could attempt to capture responses from non-established businesses.
  - Staff will consider this comment when conducting a future business survey.
- A question was posed regarding a list of city-owned properties.
  - All city-owned properties are publicly listed on the Hennepin County property information search. Some parcels are owned for easement purposes, city park planning purposes, and include non-buildable lots for wetland management or natural resource purposes.
    - City-owned sites that are considered for redevelopment are publicly advertised on the city website.
  - The sites that are city-owned for future affordable housing purposes are listed on the “City Owned Property” page of the EIP (Page 33).

### Summary

In summary, the 2026-2030 EIP includes the following priorities:

- Focus on administering existing programs with available fund balances.
- Explore manufactured homes for affordable homeownership options.
- Present a homeless encampment policy/ordinance for adoption by the city council.
- Sell 10505 Belmont Road to Homes Within Reach in 2025/2026 for affordable housing.
- Implement new initiatives in response to the transit study, business survey, and commercial market analysis.

The EIP includes a forecast for the 2026 Housing Redevelopment Authority Property Tax Levy to be \$300,000, which continues to fund Pathways to Homeownership (\$175,000), Minnetonka Home Enhancement/Welcome to Minnetonka \$100,000, and Homes Within Reach \$25,000.

**Supplemental Information**

Supplemental Program Data

2026-2030 Economic Improvement Program (EIP)

[May 28, 2025 EDAC Unofficial Meeting Minutes](#)

[June 16, 2025 Preliminary 2026-2030 EIP \(City Council Study Session\)](#)

[July 21, 2025 Housing Updated \(City Council Study Session\)](#)

[Aug. 14, 2025 EDAC Unofficial Meeting Minutes](#)

[Business Survey Results](#)

[Transit Study Results](#)

## Supplemental Program Data

### Housing

The chart below summarizes the utilization of housing programs for 2024 and the current totals for 2025.

Program	Fund	Type	2024	2025
Minnetonka Home Enhancement	Housing and Redevelopment Authority (HRA) Levy	Loan	1 loan	1 loans
Welcome to Minnetonka DPA Loan Program	HRA Levy	Loan	3 loans	1 loan
Pathways to Homeownership DPA	Affordable Housing Trust Fund (AHTF)	Loan	12 loans	9 loans
Home Rehabilitation Program	Community Development Block Grant (CDBG) Consortium	Loan	10 loans	1 loan
Rental Registration (new registrations)	-	Program	367 rentals	197 rentals
Homelessness Assistance	AHTF	Program	15 individual	4 individual
Homelessness Response	-	Internal Program	13 individuals	6 individuals
Rental Assistance	AHTF	Program	5 households	0 households
Homes Within Reach	HRA Levy	Program	63 homes	63 homes

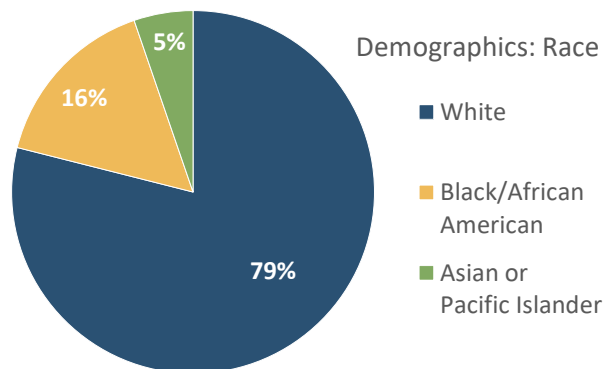
### Program Stats/Demographics

#### *Pathways to Homeownership*

In 2023, the city council approved \$300,000 for the Pathways to Homeownership Pilot Program, which provides up to \$75,000 to eligible first-time homebuyers earning up to 120 percent AMI. The loan terms provide a 0-percent interest rate with 5 percent of the loan amount forgiven annually. The borrower repays any remaining assistance if the property is sold before the end of the 20-year term. The program provides higher levels of financial aid to offset the high cost of homeownership in Minnetonka, thereby reducing the housing cost burden for these households.

Year	Funding Allocated	Loans Completed	Average Loan Amount
2023	\$300,000 (AHTF)	1	\$16,000
2024	\$200,000 (AHTF)	12	\$35,517
2025	\$100,000 (HRA Levy) and \$500,000 (AHTF)	9	\$47,349

- Since the program began, no loans have been repaid. Every household that has accessed these funds has remained in their homes.
- Program Demographics (since program began):
  - Average Age of Borrower: 38
  - The average annual household income of the borrowers was \$84,464.
  - 13 borrowers identified as the female heads of household, and six identified as the male heads of household.
  - One household identified their ethnicity as Hispanic/Latinx.



The program has been very successful over the past 2 years. Since the EIP was produced, the funds for Pathways have been fully expended, and no additional funds have been committed for 2025. The EDAC recommended that the city council consider additional funding for the program for the remainder of 2025. The EIP funding shows funding of \$175,000 from the HRA in 2026 (\$75k LRT and \$100k, previously committed to HWR) for this program.

On July 15, 2025, the city council voted to add \$200,000 to the program through the city's affordable housing trust fund to continue providing the program in 2025.

#### *Welcome to Minnetonka and Minnetonka Home Enhancement*

- The Center for Energy and Environment manages these programs for the city.
- There is a current fund balance of approximately \$337,215 for these programs, with 24 loans outstanding.
  - 15 Welcome to Minnetonka loans outstanding
  - 9 Minnetonka Home Enhancement loans outstanding
- The average loan amount for the Welcome to Minnetonka Program is \$15,613, and the Minnetonka Home Enhancement average loan amount is \$13,550.
- Other Demographics for the loans funded in 2023-2025:
  - Race:
    - Welcome to Minnetonka: 50% White, 50% Black/African American
    - Minnetonka Home Enhancement: 100% White
  - Average Age:
    - Welcome to Minnetonka: 43
    - Minnetonka Home Enhancement: 46
  - Female Head of Household:
    - Welcome to Minnetonka: 75%
    - Minnetonka Home Enhancement: 33%

### *Housing Improvement Areas*

- The city issued bonds in 2019 to repay the Cloud 9 association's construction loan. The loan is repaid through the housing fee collected on the annual property tax statements.
- Cedar Ridge also participated in the HIA program in 2012. Cedar Ridge received a loan and repaid the housing fee through annual property tax collection and deposits into the Development Fund.
- Villas at Chasewood is currently in the HIA process to do significant repairs to 21 buildings (188 units). The estimated total project costs are \$12,530,000, but the final costs will be determined in August 2025.
  - The city will issue bonds to repay the Villas at Chasewood Association's construction loan sometime this fall. Starting in 2026, the loan will be repaid through the housing fee collected on the annual property tax statements.
  - Based on the estimated construction costs and the current prepayments, around \$592,177 will be paid back annually. This number is just an estimation. Staff will have more accurate numbers when the construction is complete, and the bonds have been issued in fall 2025.

### *Emergency rental assistance*

- The Minnetonka Rental Housing Assistance Program provides housing assistance payments to help prevent eviction and homelessness and maintain housing stability for eligible renters and homeowners. Renters earning up to 120 percent of the average median income (AMI) and experiencing financial hardship may receive a one-time payment of up to \$1,500 to assist with rent and utility expenses.
  - The city council approved \$300,000 in funding for the program in 2020 and an additional \$50,000 in 2023.
  - 212 households have been assisted in direct rental assistance through the city's emergency rental assistance program. The average assistance per household was \$1,333.

<b>2024 Demographics</b>	
Households Assisted	4
Identified as Black	1
Identified as White	1
Female Head of Household	4

\* 2 Households did not provide racial demographic data

- Minnetonka partnered with ICA to administer the program through Oct. 7, 2024, at which point, the council approved an agreement with His House Foundation to administer the remaining \$50,000 to provide emergency rental assistance as part of their preventative homelessness work.
- In June 2025, the city's grant application to Minnesota Housing for additional rental assistance dollars was selected for approval and awarded a grant of \$150,000.

### *Rental registration program*

- The rental registration program went into effect in 2024. Staff sends out certificates of registration to all registrants. Based on our research of non-homesteaded properties in

the city, staff estimated there could be approximately 280 properties with potential rentals.

- In 2024, there were 367 new registrations.
  - 360 registered as long-term rentals
  - 7 registered as short-term
- So far, in 2025, there have been 197 new registrations and 269 renewals.
- Staff has received compliance from most of our multi-family buildings. There are a few left that need to be registered, and staff continues to work to get those into compliance.

<b>2024 (367 total)</b>	
Apartment	36 buildings
Condo	71 units
Single Family	174 units
Unit in Single Family	10 units
Townhomes	76 units

### *Homelessness response*

- The Emergency Homelessness Response Assistance Program provides temporary relief for households experiencing a housing crisis or homelessness. Through a partnership with His House Foundation, the program finances casework, temporary housing, and first-month rent deposits. The overall goal is to provide resources and assist with long-term housing solutions.
- His House Foundation noted in the most recent update that over half of the households they are making contact with are homeless or unhoused by HUD standards.

Outreach Response (2022-25)	102 (53 households)
Referral from the Minnetonka Police	27 households
Referral from a Minnetonka School	9 households
Referred to a Shelter	11 households
Referred for Mental Health or Substance Use Assistance	7 households
Provided Direct Coordinated Entry Assistance	8 households

- There is approximately \$124,712 remaining of the allocated \$200,000 in program funds.
- In 2024, the council approved a two-year contract extension with His House Foundation.
- The police and community development departments developed a map-based, shared reporting system to identify and respond to homeless situations. The cases are directed to city departments and non-profit partners to provide assistance and resources without a police response as the only option.

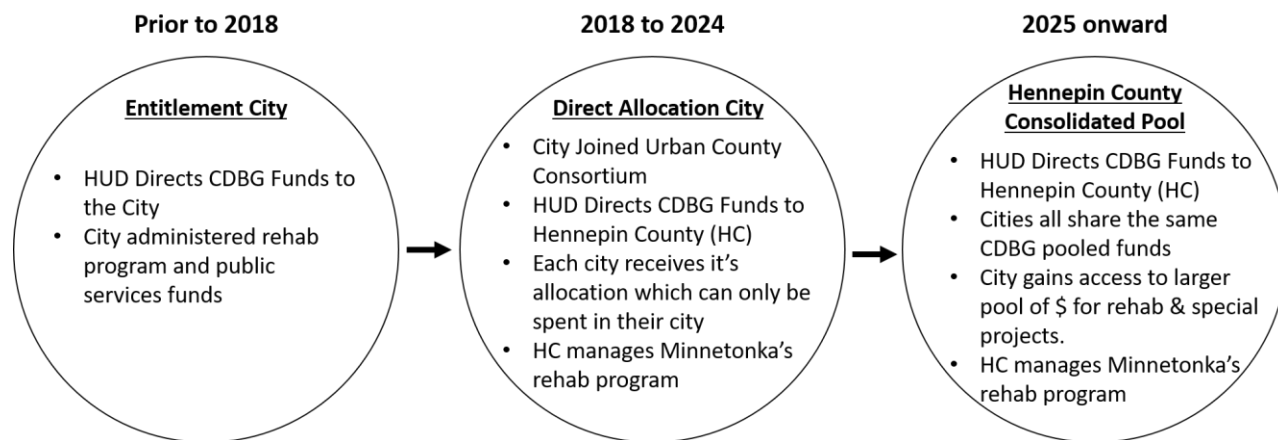
<b>Year</b>	<b>Number of Cases on Dashboard</b>
2023	23
2024	13
2025	11

### *CDBG program*

Before 2018, the city was an entitlement community administering CDBG dollars for home rehabilitation and supporting service providers within the city. In 2018, the city elected to join the Urban County CDBG Consortium, and Hennepin County began overseeing the city's CDBG home rehabilitation loan program. Since that change, the city has been a direct allocation city in the consortium, meaning the city submits a sole, non-competitive proposal to receive a portion of the Urban County CDBG funds. In 2024, the city received approximately \$132,000 as a direct allocation. Each year, a percentage of Minnetonka's funds was allocated for supporting service providers.

In July 2024, Hennepin County sent a memo indicating that, due to challenges with the timely spending down of CDBG dollars over several years, they made a change by phasing out the direct allocation to cities starting in program year 2026. Each direct allocation city could opt in a year early to the consolidated funding pool by providing written notice by Nov. 15, 2024.

The city elected to opt into the county's consolidated pool starting in program year 2025. Under the new arrangement, the city is able to access more than \$745,000 a year to assist with home rehabilitation and apply for grant funding for other special projects. A resolution for this change will be brought to the council in late June.



On June 23, 2025, the city council voted to opt into the Urban County Consolidated Pool, effective in program year 2025.

### *Homes Within Reach (HWR)*

- The city has been allocating funding for HWR for many years. After 2017, funding through the Livable Communities Account was no longer available. Current funding comes from the HRA Levy. HWR has a current funding commitment of approximately \$673,745 available.
- In 2024, the council decided to only fund administrative costs (\$25,000) and not to fund home purchases in 2024. The 2026-2030 EIP recommendation funds \$25,000 for ongoing HWR administrative costs.
- Staff is exploring the possibility of selling 10505 Belmont Road to Homes Within Reach in 2025.

- Homes Within Reach receives grants from other funding sources to supplement their purchasing and rehabilitation of homes.

#### *City-owned properties*

- In 2023, staff completed due diligence on 5501 Baker Road and 5432 Rowland Road (residential) to sell for affordable housing in 2023/2024 and advertised to attract contractors and builders to submit site proposals.
  - Staff contracted with Amani Construction to redevelop a twinhome on the 5432 Rowland Road property.
    - The project will start construction in 2025.
  - In 2025, staff will research different affordable housing options for 5501 Baker Road, including modular and manufactured homes.
- The city purchased two additional single-household properties in 2022: 10505 Belmont Rd and 1809 Welland Ave. Both properties have remained vacant since they were purchased.
  - 1809 Welland Ave. - in 2025, staff will survey the property and demolish the structure.
  - 10505 Belmont Road – see notes above.

#### **Business**

The chart below summarizes the utilization of business programs for 2024 and the current totals for 2025.

<b>Program</b>	<b>Fund</b>	<b>Type</b>	<b>2024</b>	<b>2025</b>
Commercial Code Compliance	Development Fund	Loan	1 loan	0 loans
Business Assistance	HRA Levy	Grant	1 loan	0 loans
Business Outreach	HRA Levy	Program	2 newsletters and 2,088 online contacts	2 newsletters and 2,115 online contacts
Business Advisory Services (Open to Business and Elevate Hennepin)	Development Fund	-	28 businesses served with 485 hours of technical assistance	Hennepin County only shares data after Q2 and Q4

#### *Business Survey*

- Business survey [results](#) were presented to the Minnetonka Business Council and the [Economic Development Advisory Commission](#) (EDAC) in March 2025, as well as to [the city council](#) in April 2025.
- Based on these survey results and feedback from the EDAC and city council, staff is refining its programming and outreach. This work includes:
  - Connecting with partner economic development organizations to get updates on their offerings available to Minnetonka businesses

- Soliciting partner organizations' marketing materials in order to spread awareness about no-cost and low-cost resources
- Strengthening *Thrive*, the preferred communication method indicated by the survey, through storytelling to celebrate Minnetonka's businesses and highlight relevant business opportunities.

#### *Business outreach*

- \$25,000 was budgeted for 2025 and 2026 to assist with ongoing costs to implement the business development strategy. Project costs include a business newsletter, business outreach and marketing, and business-related events.
  - The city distributed the first edition of the business newsletter in the summer of 2018.
    - In 2021, staff increased production to three issues per year.
    - 2,115 online subscribers are on the business email list.
    - 1,265 business mailings were sent per edition.
    - The average click rate is 66% for Thrive edition notification emails.
- Previously featured in *Thrive*, the city recently contacted the Minnesota Black Chamber of Commerce again to explore potential collaborations.
- The city held 28 business assistance meetings in 2024, more than double the number from the previous three years. Meetings with native Spanish speakers were held in Spanish.
- The city partnered with the Wayzata West Metro Chamber to host a new Minnetonka Business Council series that met quarterly.
  - These 90-minute programs provided an opportunity for Minnetonka business leaders and key city leaders to connect while sharing information about the city.
  - Topics have included public safety, business survey results, recreation, and strategic planning.
  - On average, meetings have had 33 business leaders in attendance.

#### *Non-profit outreach*

Some members of the EDAC and city council expressed interest in learning more about the health of non-profits that serve Minnetonka residents. After this feedback, staff reached out to other city departments to identify key non-profits in the community. Using this list, staff have been reaching out to non-profits to check in on their financial health and economic outlook. There was a 50% response rate. The City of Minnetonka does not operate these non-profits' funding, though currently, it may fund a portion of some of their work.

These local non-profits have varied experiences, with all expressing some level of discomfort with uncertainty about the economy or federal programs. Most expressed deep concern about their financial health as individual, foundation, and corporate giving has declined. Two noted an increase in private giving since the pandemic. Beyond direct funding, local non-profits were concerned about the ripple effect of federal programs potentially ending.

### Summary of conversations with non-profit leadership:

	<b>Food</b>	<b>Disability</b>	<b>Seniors</b>	<b>Health</b>	<b>Housing</b>	<b>Housing</b>
<b>Giving</b>	Grant funding has dissipated, and both corporate and individual giving have decreased.	Corporate and individual support has been increasing, particularly with estate gifts and large gifts for specific projects.	Giving is becoming increasingly competitive as more groups are requesting support and are currently looking for new potential local partners and educating decision-makers on the impacts of cuts.	Giving has been ahead this year, but changes to the stock market could impact their donations.	Never relied on private giving. State funding is still stable.	Foundation giving has sharply decreased, and many are going back to the "invitation only" model. It had been growing, but that has stopped due to funding and uncertainty.
<b>Public Funding</b>	Direct state, indirect federal	Direct state, indirect federal	Local	None for Mtka location, but both state and federal funding for larger org.	Direct state, indirect federal	
<b>Program Changes</b>	Concerned about demands on the organization if SNAP is eliminated. Current demand for services is higher than usual.	Concerned about DEI cuts, ICE enforcement, and MEDICAID funding changes.	Concerned about Title III of Older American Act funds, as they are a significant portion of their funding and accountability now that the Administration for Community Living has been eliminated.	Concerned about DEI cuts.	Macroeconomy presents more challenges than any specific program change.	Concerned about the closing of the local HUD office and the proposal to end permanent supportive housing.

#### *Site request broadcasts*

Economic development includes both retaining current Minnetonka businesses and attracting new businesses to the community. Minnetonka's 2025 commercial market analysis showed the strengths and opportunities of the city's commercial real estate offerings. Staff is staying

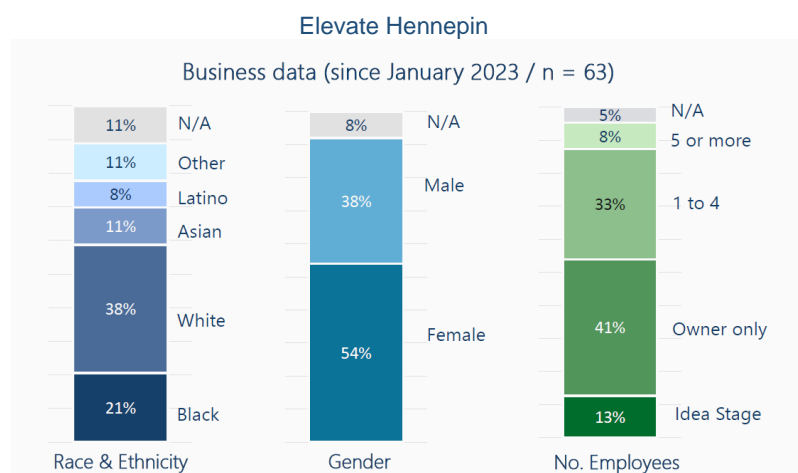
informed about office space, noting it was 16.5% vacant at the end of 2024 and is expected to increase in the upcoming few years.

One way to attract new business or fill vacant space is by actively responding to site request broadcasts shared via the Minnesota Department of Employment and Economic Development (DEED) and GREATER MSP. DEED offers an economic development database and a site selection RFI platform at no cost to cities. Staff works with commercial brokers to utilize these new resources to respond to all applicable site request broadcasts.

### *Employment and business programs*

In 2024, Open to Business provided 104 hours of direct technical assistance to seven clients in Minnetonka. Of those clients, three were women entrepreneurs, four were BIPOC entrepreneurs, and four were low-wealth entrepreneurs (less than 80% AMI household income).

In 2020, the city partnered with Hennepin County's Elevate Hennepin Program with 39 business advisors. This program provides free business advising and technical assistance to entrepreneurs and business owners in Hennepin County. In 2024, Elevate Hennepin served 28 Minnetonka businesses with 485 hours of technical assistance.



### *Veteran resources*

The city has contacts in [CareerForce's veterans division](#) and presents to its staff about career opportunities available in the city.

### *Small business calls*

The city participates in regular business-focused meetings hosted by Hennepin County, the Minnesota Department of Employment and Economic Development (DEED), and the Small Business Administration to learn more about no-cost business resources and economic development trends. Resources relevant to Minnetonka business owners are shared via *Thrive* and email.

## Transit

### *Network Now*

The service in Minnetonka is currently being adapted following Metro Transit's new [Network Now plan](#). This framework aims to enhance transit service in the regional transit network through 2027, when the METRO Green Line Extension is expected to open.

### *Transit Study*

With the pandemic altering transit patterns and services and considering Metro Transit's planned changes via Network Now, the City of Minnetonka hired Nelson\Nygaard to analyze transit services in Minnetonka. Four key considerations were recommended to the City of Minnetonka from Nelson\Nygaard's study findings. These considerations advise that the City of Minnetonka ask Metro Transit to:

- clearly define the area to be served by the future micro transit zone
- explore creating route options that better connect the I-394 area to Opus and downtown Hopkins
- maintain transit service on CR-101 south of Highway 7, and
- support the Key Express Network at the CR-73 Park and Ride

In July 2025, Minnetonka extended the Transit Cooperation Agreement with Metro Transit for another year. The current agreement is in effect until July 31, 2026. During this time, the city will encourage Metro Transit to implement the recommendations highlighted in the 2024 study.

## Links and resources:

### Housing

- [Housing Story Map](#)
- [Housing Dashboard](#)
- [Housing Resource List](#)
- 

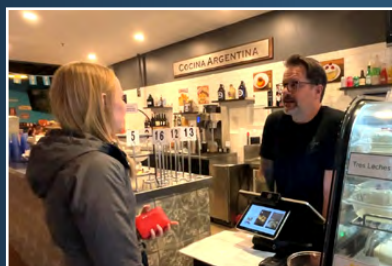
### Business

- [Minnetonka Business Financing Assistance Programs](#)
- [2025 Commercial Real Estate Market Analysis](#)
- [2025 Business Survey Results](#)



**2026-2030**

# ECONOMIC IMPROVEMENT PROGRAM



**2026-2030  
ECONOMIC IMPROVEMENT PROGRAM**

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## **Economic Improvement Program Policy**

The Economic Improvement Program (EIP) is the city's long-term plan for housing, economic development, redevelopment, and transit programs that promote economic viability for the citizens and businesses of Minnetonka.

### **Funding Categories**

The EIP covers a broad range of community development activities. Funding categories include:

- Projects and programs which encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and attract younger residents.
- Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.
- Projects which enhance resident mobility by pursuing opportunities and solutions to improve transit service.
- Activities that promote the vitality of the city through development and redevelopment.

### **Planning Principles**

- The EIP will support achievement of the city's Comprehensive Plan and long-term Strategic Goals.
- The EIP will be updated annually to reflect changes in programs, demographics, private housing stock, business needs, and the overall economic climate.
- The EIP allows flexibility and may be amended during the year if necessary, in order to act upon unforeseen opportunities that may arise which enhance economic viability.
- Development of the EIP will be consistent with the annual operating budget. Future staffing and other budgetary impacts are projected and will be included in operating budget forecasts.



# HOUSING



**MINNETONKA  
ECONOMIC  
IMPROVEMENT  
PROGRAM**

## HOUSING CHAPTER SUMMARY

*Projects and programs that encourage diversity and broaden choices in types, sizes, and prices of the city's housing stock to meet the needs of the aging population and to attract younger residents.*

The city currently has six programs in place to assist in the construction, maintenance, and renewal of housing. One additional page contains conceptual programming for future consideration.

- The total five-year estimated cost of the programs is \$1,675,000.

<b>Program</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>5-Year Total</b>
<b>Homes Within Reach</b>	25,000	125,000	125,000	125,000	125,000	<b>\$525,000</b>
<b>Minnetonka Home Enhancement</b>	50,000	50,000	50,000	50,000	50,000	<b>\$250,000</b>
<b>Welcome to Minnetonka</b>	50,000	50,000	50,000	50,000	50,000	<b>\$250,000</b>
<b>Pathways to Homeownership</b>	175,000	100,000	100,000	100,000	100,000	<b>\$575,000</b>
<b>Homeless Response</b>	5,000	5,000	5,000	5,000	5,000	<b>\$25,000</b>
<b>Emergency Rental Assist.</b>	10,000	10,000	10,000	10,000	10,000	<b>\$50,000</b>
<b>Total</b>	<b>\$315,000</b>	<b>\$340,000</b>	<b>\$340,000</b>	<b>\$340,000</b>	<b>\$340,000</b>	<b>\$1,675,000</b>

**Programs in blue indicate city-funded programs/initiatives.**

**Programs funded through other sources:**

Housing Improvement Areas – Housing Improvement Fees (Housing assessments)

Affordable Housing Production –

- Local Affordable Housing Aid (state sales tax)
- Tax Increment Financing (property tax-based financing tool)
- Housing Grants (various agencies)

**Conceptual Programs**

Housing Initiatives

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-03  
**Project Name** CDBG

**Type** Program

**Description**

On July 1, 2018, Hennepin County began overseeing the entire CDBG program, on behalf of Minnetonka, as the city elected to join the Urban County CDBG Consortium. Hennepin County is responsible for accepting applications for the home rehabilitation loan program, ongoing loan project management, and leads a process to distribute public service dollars each year. The city continues to receive program income from rehabilitation loans that were made prior to 2018 when the city was in its entitlement status. The city will receive repayment of prior year loans if an owner sells the property prior to the 10-year deferment period. There are approximately 74 loans still outstanding that could be repaid in the future. The repayments are distributed to Hennepin County to make new loans to Minnetonka residents through a sub-agreement through June 30, 2028.

**SCHEDULING AND PROJECT STATUS**

This is an ongoing program. The CDBG program year is July 1 to June 30. Hennepin County indicated that they are moving toward one consolidated funding pool by program year 2026. The city elected to opt in starting in program year 2025.

**Justification**

The city's offers a home improvement program through the consortium. The Home Rehabilitation Loan Program offers ten-year, no interest deferred loans up to \$20,000. The loan amount was increased in 2024 to respond to increased cost of repairs. Households up to 80% of area median income qualify for the \$20,000 program, which allows for housing repairs and maintenance.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Continue to promote and market the city's Housing Rehabilitation Programs.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Households Assisted</b>	8	5	8	6	10	8	8	8	8	8	8

**Budget Impact**

As part of the Urban County Consortium, no new CDBG funds flow through the city. Any program income received from prior years is collected and transferred to the county.

Hennepin County is phasing out the "direct allocation" in the Urban County Consortium to meet the ongoing spend-down timeliness challenges with HUD. Instead, by program year 2026 all cities in the consortium will have the option to opt into the Consolidated Pool, or manage their own CDBG dollars. The City of Minnetonka has opted into the consolidated pool starting program year 2025.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-05  
**Project Name** Homes Within Reach

**Type** Program

**Description**

Homes Within Reach (also known as the West Hennepin Affordable Housing Land Trust) is a non-profit community land trust that creates and preserves affordable homeownership opportunities in suburban Hennepin County.

In 2025, staff is exploring the sale of 10505 Belmont and 1809 Welland to Homes Within Reach.

**SCHEDULING AND PROJECT STATUS**

This program is ongoing. Depending on the level of commitment by the city and other matching funds, Homes Within Reach anticipates adding one to two new permanently affordable owner-occupied units to the city each year.

**Justification**

In an effort to promote long-term affordable, scattered-site housing, while maximizing the cost-effectiveness of public investment, the community land trust model was presented as a tool in 2000 to help the city increase its amount of long-term ownership affordable housing. The Homes Within Reach program provides single-family, permanently affordable, homeownership opportunities to those at 80% AMI or less. Minnetonka's funds will be used to leverage and match other county, regional, and state funds.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Work with affordable housing agencies and developers to add more affordable housing units in the city.

**Strategic Profile**

- Increase number of affordable housing units in the city.
- Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities.

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Total HWR Units</b>	59	60	62	63	63	64	65	66	67	68	69

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Program Cost	25,000	125,000	125,000	125,000	125,000	525,000
<b>Total</b>	<b>25,000</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>525,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
HRA Levy	25,000	125,000	125,000	125,000	125,000	525,000
<b>Total</b>	<b>25,000</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>125,000</b>	<b>525,000</b>

**Budget Impact**

Homes Within Reach requests funding through the annual EIP process each year. Growth in long term affordable units is important, but there should be some adjustment to the city's commitment to ensure it is sustainable. After 2017, funding through the Livable Communities Account was no longer available. HWR has a current funding commitment of approximately \$673,735 in available funding to complete three more projects between 2025-2029. In 2020, an annual fee of \$25,000 was added to assist with ongoing operations. The proposed funding source for ongoing maintenance is the HRA levy.

Homes within reach also receives grants from various other funding sources to supplement their work.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-06  
**Project Name** Housing Improvement Areas

**Type** Maintenance

**Description**

Minnesota law provides a mechanism termed Housing Improvement Area (HIA) which allows cities to help arrange and finance rehabilitation on owner-occupied residential buildings, such as condominiums or townhouses.

**SCHEDULING AND PROJECT STATUS**

The council adopted an HIA policy in November 2011. It is expected that interest in this program will grow as condo and townhouse developments age. State legislation for HIA's sunsets on June 30, 2028.

**Justification**

The program is intended to serve aging common interest communities (condos, townhomes) by providing a financing structure to address deferred maintenance of commonly owned assets. The program ensures, going forward, that the association is able to correct the financing of long-term capital expenditures.

HIA Project Name	Year Approved	Number of Units	Amount Funded	Financing Tool	Improvements
Cedar Ridge	2012	180	\$674,000	City Loan	Roof, Elevators, seal garage floor & redirect floor drains, decks, and hot water boilers.
Cloud 9 Condominiums	2019	164	\$3,282,300	Bonds	Curtain wall, elevator, and repairs to the heating, ventilating and HVAC systems.
Villas at Chasewood	2025	188	\$12,530,000	Bonds	Replacement of concrete patio, concrete valley gutter, and windows/doors; deck repairs/ reconstruction; attic insulation/ fixed roof vents; masonry repairs; gutters and downspouts; removal/replacement of chimney caps; Façade replacement

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Continue to promote and market the city's Housing Rehabilitation Programs.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

**Budget Impact**

The HIA program is administered by staff who work on various parts of the project, ranging from answering HIA inquiries to ongoing project management. Once an HIA request is received, staff time is committed to preparing a resolution, ordinance, development agreement, and determining housing fees. Costs to cover staff time for the HIA application are covered through an application fee and through a per-unit administrative fee for time in administering the assessment. The city issues bonds to pay for the association's improvements, the bond is repaid through the owner's property taxes in the same manner as a special assessment.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-08  
**Project Name** Minnetonka Home Enhancement

**Type** Program

**Description**

The Minnetonka Home Enhancement program (MHEP) offers up to \$15,000 through a low-interest loan for housing maintenance, repair, green investments, and some additions. The interest rate in 2025 is 3.331% (Annual Percentage Rate based on \$15,000 for 10 years). There is \$92,815 remaining and 9 loans are currently being paid back.

**SCHEDULING AND PROJECT STATUS**

The program began June 2011. This is an ongoing program.

**Justification**

Minnetonka's housing stock is aging. Nearly two-thirds of the city's homes were built between 1950 and 1970, and over 75% of the housing stock is 30 years or older. Many of these homes now need repairs for windows, roofs, and heating systems. The MHEP targets households up to 120% area median income with loans for rehabilitation and other housing maintenance activities for housing valued at \$515,200 or less (updated annually).

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Continue to promote and market the city's Housing Rehabilitation Programs.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.
- Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities.

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Number of Loans</b>	0	1	0	1	1	0	4	4	4	4	4

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Program Cost	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

**Budget Impact**

In January 2018, the city entered into a new contract with the Center for Energy and Environment to continue administration of the HRA Levy funded loan programs. There is a current fund balance of approximately \$337,215. The city receives monthly loan repayments of \$1,000-\$1,500 on average. There are currently 9 outstanding loans. The guidelines are reviewed on an annual basis to ensure the program meets the needs of the target population.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-14  
**Project Name** Welcome to Minnetonka Loan Program

**Type** Program

**Description**

The Welcome to Minnetonka program traditionally provided up to \$10,000 in low-interest loans for down payment and closing cost assistance. In 2023, the guidelines were adjusted to provide up to \$50,000 in assistance to address the increasing housing prices in Minnetonka. In 2024, the guidelines were adjusted to decrease the amount contributed by the borrower and make the program have a 0% interest rate (previously it was 1%). The Center for Energy and Environment administers the program. This is a deferred loan program which is repaid at the time of sale or at the end of the 30-year term. There are currently 15 active loans in this program. There is \$244,400 remaining to support this program.

**SCHEDULING AND PROJECT STATUS**

The program began June 2011. This is an ongoing program.

**Justification**

The Welcome to Minnetonka program is marketed to first-time homebuyer households earning up to 120% of the area median income, with down payment and closing cost assistance. Those participating in the program must contribute at least 1% of the total purchase price.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Support and market opportunities for first-time homebuyers through the HRA's down-payment and closing cost assistance program, homebuyer education, and other assistance programs.

**Strategic Profile**

- Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities.

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Number of Loans</b>	5	1	2	1	3	1	4	5	5	5	5

<b>Expenditures</b>	2026	2027	2028	2029	2030	<b>Total</b>
Program Cost	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	<b>Total</b>
HRA Levy	50,000	50,000	50,000	50,000	50,000	250,000
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

**Budget Impact**

In January 2018, the city entered into a new contract with the Center for Energy and Environment to continue administration of the HRA Levy funded loan programs. There is a current fund balance of approximately \$337,215 for the Welcome to Minnetonka and Minnetonka Home Enhancement programs. On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-23  
**Project Name** Pathways to Homeownership

**Type** Program

**Description**

In 2023, the city council approved the creation of the Pathways to Homeownership down-payment assistance program. This program assists first-generation households (not owned home within past 7 years) earning up to 120% AMI. The amount of assistance is tiered to provide the most assistance to the lowest-income borrower and is adjusted on the purchase price. Loans are forgiven at 5% annually. The funding source for this program is the Affordable Housing Trust Fund. Since the program started, 19 loans have been completed and 2 are in process. There is no funding remaining.

**SCHEDULING AND PROJECT STATUS**

The program began in the Fall of 2023. This is an ongoing program.

**Justification**

The Pathways to Homeownership Program expands assistance to first-generation households (not owned home within past 7 years) earning up to 120% AMI based on annual income limits for a family of four. The amount of assistance is tiered to provide the most assistance to the lowest-income borrower and is adjusted based on the purchase price. The amount of assistance adjusts based on the actual purchase price of the property. Both the maximum purchase price and the income limits will be adjusted annually.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

Comprehensive Plan

- Support and market opportunities for first time homebuyers through the HRA’s down-payment and closing cost assistance program, homebuyer education, and other assistance programs.

Strategic Profile-

- Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities

**KEY MEASURES**

	2023	2024	2025	2026	2027	2028	2029	2030
<b>Number of Loans</b>	1	12	6	5	5	5	5	5

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Program Cost	175,000	100,000	100,000	100,000	100,000	575,000
<b>Total</b>	<b>175,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>575,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
Affordable Housing Trust Fund	0	100,000	100,000	100,000	100,000	400,000
HRA Levy	175,000	0	0	0	0	175,000
<b>Total</b>	<b>175,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>575,000</b>

**Budget Impact**

The Center for Energy for Energy and Environment (CEE) will manage the program on behalf of the city. The funding source for the new Pathways to Homeownership program is \$300,000 in indirect ARPA funding, which is now in the Affordable Housing Trust Fund and was budgeted for use beginning in 2023. Council approved an additional \$200,000 to the program in October 2024 to replenish the program funds (funds were depleted in July 2024). In 2025, \$400,000 was allocated for Pathways, \$300,000 from the AHTF and \$100,000 from the HRA Levy. On an annual basis the guidelines are reviewed to ensure the program meets the needs of the target population.

## Housing

### Minnetonka, MN - EIP

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**Project #** Housing-24  
**Project Name** Rental Registration Program

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**Type** Program

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#### Description

In 2023, staff researched and analyzed various rental registration and licensing programs across the Twin Cities Metro. Staff found that both programs have pros and cons but ultimately recommended the city pursue a rental registration program as a first step. The registration program helps the city gain a more comprehensive look at the rental market, increase communication with property managers, and collect necessary data to support various departments, including police, fire, and community development, to stay updated regarding contact information. The council discussed the recommendation during the July 24, 2023, study session and reviewed the introduced ordinance on Oct. 30, 2023. The rental registration program was adopted by the city council on Dec. 18, 2023, and it went into effect on Feb. 3, 2024.

#### SCHEDULING AND PROJECT STATUS

This is an ongoing program. Landlords and property managers are required to register their properties annually.

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#### Justification

The registration program helps the city gain a more comprehensive look at the rental market, increase communication with property managers, and collect necessary data to support various departments, including police, fire, and community development, to stay updated regarding contact information. It also provides a network for essential communications regarding resources to tenants and landlords.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Enforce the city's housing maintenance and building codes for single and multifamily housing to ensure long-term community vitality and safety.

##### Strategic Profile

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

#### KEY MEASURES

	2024	2025	2026	2027	2028	2029	2030
<b>New Applications</b>	367	144	50	50	50	50	50
<b>Renewals</b>	0	231	300	300	350	350	350

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#### Budget Impact

The Rental Registry Program expenditures are funded through the development fund and the program is staffed by the Housing Coordinator. There is no registration fee.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-25  
**Project Name** Homelessness Response

**Type** Program

**Description**

On July 27, 2022, the City of Minnetonka partnered with His House Foundation to establish a two-year pilot program to help 24 homeless households in Minnetonka. The Emergency Homelessness Response Assistance Program provides temporary relief for households experiencing a housing emergency and experiencing homelessness. The program finances casework, temporary housing, and first-month rent deposits. His House Foundation will help local homeless residents with intensive case management, temporary housing in extended-stay hotels, and assistance with long-term housing solutions. In addition, in May 2023, the Police, Legal and Community Development Departments developed an internal, map-based, shared reporting system to identify and respond to homeless issues in the community. The homelessness dashboard allows staff or members of the public to report incidents of homelessness, encampments or difficult living situations and those cases are directed to city departments and non-profit partners to address homeless issues without a police response as the only option.

**SCHEDULING AND PROJECT STATUS**

The city's partner organization, His House Foundation, provides quarterly updates. The council approved a 2-year contract extension in 2024.

**Justification**

There are many people in need of housing crisis and homelessness assistance. Staff created two programs to help address the need; an emergency assistance program and an internal homelessness dashboard. The city created a pilot emergency homelessness response program to help assist those in these situations in Minnetonka to access emergency resources. The internal dashboard is utilized by Police and Community Development to help respond to potential homeless cases and be able to provide resources.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Collaborate with agencies that provide support services to educate residents of the services available to them.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.
- Create and expand equitable opportunities for accessing programs, services and facilities.

**KEY MEASURES**

	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Individuals Assisted - HHF</b>	6	56	15	4	80	80	80	80	80
<b>Observed Homeless Cases</b>	n/a	23	13	6	20	20	20	20	20

**Budget Impact**

In 2022, the council approved \$200,000 for the two-year pilot program. In 2024, the contract was extended for an additional two years, but no additional funds were allocated.

**Housing**  
**Minnetonka, MN - EIP**

**Project #** Housing-26  
**Project Name** Emergency Rental Assistance

**Type** Program

**Description**

The Minnetonka Rental Housing Assistance Program provides housing assistance payments to help prevent eviction and homelessness, and maintain housing stability for eligible renters. Renters earning up to 120 percent of the average median income (AMI) and experiencing financial hardship may receive a one-time payment of up to \$1,500 to assist with rent and utility expenses. The city council approved \$200,000 in funding for the program in 2020, \$100,000 in 2022, with an additional \$50,000 approved in 2023. Minnetonka partnered with ICA to administer the program until Nov. 2024, when His House Foundation entered into an agreement with the city to administer the remaining dollars to provide emergency rental assistance as part of their preventative homelessness work. There is approximately \$57,971 remaining. The city applied for additional rental assistance funds through Minnesota Housing in March 2025.

**SCHEDULING AND PROJECT STATUS**

This is an ongoing program.

**Justification**

Since the start of the program, 220 households have been assisted in direct rental assistance through the city's emergency rental assistance program. The average assistance per household was \$1,336 and 67% of the recipients were female heads of household.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.
- Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities.

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Households Assisted</b>	75	60	69	8	8	2	10	10	10	10	10

<b>Expenditures</b>	2026	2027	2028	2029	2030	<b>Total</b>
Program Cost	10,000	10,000	10,000	10,000	10,000	50,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>50,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	<b>Total</b>
Affordable Housing Trust Fund	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Budget Impact**

The city council approved \$200,000 in funding for the program in 2020, \$100,000 in 2022, with an additional \$50,000 approved in 2023. There is approximately \$57,971 remaining. No additional funds have been allocated for rental assistance.

In March 2025, staff applied for grant dollars to provide more rental assistance. Those dollars have not yet been awarded.

## Housing

### Minnetonka, MN - EIP

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Project #            Housing-21  
Project Name        Housing Initiatives

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Type                Conceptual

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#### Supplemental Attachments

[🔗 Affordable Housing Dashboard](#)   [🔗 Housing Story Map](#)

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#### Description

At the Feb. 4, 2019, City Council study session and March 14, 2019, EDAC meeting. Council members and commissioners recommended that staff keep track of potential housing programs/policies for future research. This page lists housing topics for future research.

#### SCHEDULING AND PROJECT STATUS

New initiatives are currently underway, as well as those under development.

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#### Justification

New Housing Initiatives Underway:

- Homelessness Encampment Policy/Ordinance
- 5432 Rowland Rd - Construction of Affordable Twinhome
- Mills Townhomes - Construction of 10 Affordable Townhomes
- Explore sale of 10505 Belmont and 1809 Welland to Homes Within Reach
- Explore sale of 4292 Oak Drive Lane
- Research Manufactured Homes for Affordable Homeownership at city-owned properties
- NOAH Legacy Education Program

Future Housing Program/Policy/Research:

- Research General Funding for Affordable Housing
- Multifamily Housing Rental Rehabilitation Loan
- Short-term rentals

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan

- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

Strategic Profile

- Research and evaluate new approaches to affordable rental and home ownership options, including beginning the zoning ordinance update.
  - Explore additional funding (internal and external) for programs and organizations that address affordable rental and home ownership opportunities.
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#### Budget Impact

There will need to be staff time committed to researching budget impacts of this program.



# BUSINESS



**MINNETONKA  
ECONOMIC  
IMPROVEMENT  
PROGRAM**

## BUSINESS CHAPTER SUMMARY

*Projects that support existing business retention and expansion, attract new businesses, and allow the city to remain economically competitive.*

For the 2026-2030 Economic Improvement Program, there are seven active business programs.

- The total five-year estimated cost of the programs is \$585,500.

Program	2026	2027	2028	2029	2030	5-Year Total
<b>GreaterMSP</b>	26,000	26,000	26,000	26,000	26,000	<b>\$130,000</b>
<b>Business Advisory Services</b>	20,000	20,000	20,000	20,000	20,000	<b>\$100,000</b>
<b>Outreach</b>	10,000	10,000	10,000	10,000	10,000	<b>\$50,000</b>
<b>Regional Chambers of Commerce</b>	1,100	1,100	1,100	1,100	1,100	<b>\$5,500</b>
<b>SAC/REC Program</b>	50,000	50,000	50,000	50,000	50,000	<b>\$250,000</b>
<b>Emergency Business Assistance</b>	2,500	2,500	2,500	2,500	2,500	<b>\$12,500</b>
<b>Commercial Code Compliance</b>	7,500	7,500	7,500	7,500	7,500	<b>\$37,500</b>
<b>Total</b>	<b>\$117,100</b>	<b>\$117,100</b>	<b>\$117,100</b>	<b>\$117,100</b>	<b>\$117,100</b>	<b>\$585,500</b>

**Programs in blue indicate city-funded programs/initiatives.**

### Programs/Initiatives funded through other sources

#### Business Grants

- Minnesota Investment Fund (MIF)
- Job Creation Fund (JCF)
- Other agency grants

Property Assessed Clean Energy – Energy Cost Savings, Low-cost Financing

Fire Sprinkler Retrofit Program – Special Assessments

The city’s role in business development in the past was more reactive, typically responding only when requested. In recent years, the city has been slowly investing in more programs for businesses, such as business advisory programs, business retention visits, the production of the Thrive newsletter, business surveys and commercial market analyses.

### Conceptual Programs

Business Initiatives

**Business**

**Minnetonka, MN - EIP**

Project # Business-04  
 Project Name GREATER MSP

Type Program

**Description**

GREATER MSP is the regional economic development organization for the Twin Cities metropolitan area. They partner to help provide a vision and agenda for regional economic development as well as to brand and market the region. The mission of the GREATER MSP Partnership is to accelerate regional competitiveness and inclusive economic growth through job creation, capital investment, and the implementation of strategic initiatives.

**SCHEDULING AND PROJECT STATUS**

This is an ongoing program. The city became a member in 2013.

**Justification**

GREATER MSP is an economic development tool for Minnetonka's current and future businesses, and provides resources and connections. As part of Minnesota MedTech3.0, which is housed under the GREATER MSP umbrella, GREATER MSP works closely with companies across the region including Medica. GREATER MSP works to attract national and international businesses to the Twin Cities metro and has on average helped attract one business to Minnetonka a year over the last five years.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Cultivate business stability and growth by identifying resources, partnerships, networks, and programs that attract businesses and entrepreneurs.

**Strategic Profile**

- Enhance vitality across the business sector focusing on large corporate businesses
- Continue to support Opus Area transformation as a vital and connected part of Minnetonka

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Program Cost	26,000	26,000	26,000	26,000	26,000	130,000
<b>Total</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>130,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Development Fund	26,000	26,000	26,000	26,000	26,000	130,000
<b>Total</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>26,000</b>	<b>130,000</b>

**Budget Impact**

Public Sector memberships are a three year, \$26,000 per year commitment, which would be reviewed annually with the city budget for renewal.

**Business**

**Minnetonka, MN - EIP**

**Project #** Business-07  
**Project Name** Business Advisory Services

**Type** Program

**Description**

The City of Minnetonka collaborates with the Minnesota Consortium of Community Developers (Open to Business Program) and Hennepin County (Elevate Hennepin) to provide technical assistance and consulting services for small businesses at no cost to them.

**SCHEDULING AND PROJECT STATUS**

The Open to Business partnership began in 2011. More recently, the city agreed to participate and support Elevate Hennepin in 2023 to provide a larger pool of resources for local businesses. The contract for both partnerships is reviewed biannually, and the current contract will terminate December 31, 2026.

**Justification**

Minnetonka contracts directly with Hennepin County to use the Elevate Hennepin platform as the "go-to" business consulting services provider for residents and entrepreneurs. Open to Business subcontracts with Hennepin County and serves as an "Elevate Hennepin business advisor," and can be the first point of contact for any Minnetonka residents or entrepreneurs.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.

**Strategic Profile**

- Create and expand equitable opportunities for accessing programs, services and facilities

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Businesses Assisted</b>	27	20	18	39	28	28	28	28	28	28	28
<b>Technical Assistance Hours</b>	251	170	103	331	485	306	306	306	306	306	306
<b>Loans Made</b>	3	1	2	0	1	1	1	1	1	1	1

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Program Cost	20,000	20,000	20,000	20,000	20,000	100,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>100,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
Development Fund	20,000	20,000	20,000	20,000	20,000	100,000
<b>Total</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>20,000</b>	<b>100,000</b>

**Budget Impact**

Minnetonka contracts directly with Hennepin County for Elevate Hennepin services. MCCD subcontracts with Hennepin County as part of this arrangement. The fee is an annual \$10,000 base-level fee for Elevate Hennepin and additional \$10,000 annual fee for MCCD. The total cost annually is \$20,000.

**Business**

**Minnetonka, MN - EIP**

Project # Business-08  
 Project Name Outreach

Type Program

**Description**

Business outreach happens through the *Thrive* business newsletter, individual business meetings, city website, canvassing, and business-focused events like the Minnetonka Business Council.

**SCHEDULING AND PROJECT STATUS**

Outreach is ongoing. In 2024, the city began the process of updating the business sections of the website. The city also retained a polling firm to conduct a citywide business survey.

**Justification**

Outreach is a proactive approach in supporting business retention and expansion. Business retention and expansion efforts are part of a collaborative effort between staff and the Wayzata West Metro Chamber, Minneapolis Regional Chamber, Grow Minnesota, and GREATER MSP. In 2018, staff developed the Thrive Business publication. The publication is distributed by mail to Minnetonka businesses three times a year and is also available online. The cost to mail the newsletters is approximately \$2,000 per issue, including printing and postage. Staff also utilizes professionally designed print materials for legislative reporting, speaking engagements, and educational materials. There is a balance of \$116,000 remaining for these efforts.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

Comprehensive Plan

- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile

- All people feel welcome and engaged
- Create and expand equitable opportunities for accessing programs, services and facilities

**KEY MEASURES**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Newsletter Recipients</b>	1,175	1,203	1,208	1,247	1,265	1,288	1,312	1,336	1,361	1,386	1,412
<b>Electronic Subscribers</b>	846	1,010	1,515	1,904	2,088	2,200	2,500	2,700	3,000	3,050	3,010
<b>Business Assistance Meetings</b>	7	13	10	12	28	10	10	10	10	10	10

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Program Cost	10,000	10,000	10,000	10,000	10,000	50,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>50,000</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
Development Fund	10,000	10,000	10,000	10,000	10,000	50,000
<b>Total</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>50,000</b>

**Budget Impact**

Funds are budgeted for a business survey, Thrive business publications, business marketing materials, and business leadership events. Outreach will be coordinated with GREATER MSP, Mpls Regional Chamber, and Wayzata West Metro Chamber.

**Business**

**Minnetonka, MN - EIP**

**Project #** Business-11  
**Project Name** Regional Chambers of Commerce

**Type** Program

**Description**

SCHEDULING AND PROJECT STATUS

In 2020, Twin West merged with the Minneapolis Regional Chamber to serve the 11 county metro area. In 2024, Minnetonka joined the Wayzata West Metro Area Chamber.

**Justification**

PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan

- Connect with partnership organizations to explore outreach opportunities.

Strategic Profile

- All people feel welcome and engaged.

KEY MEASURES

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Minnetonka MRC chamber members</b>	90	30	36	164	38	38	38	38	38	38	38
<b>Minnetonka WWMC chamber members</b>	0	0	0	0	41	43	45	47	49	51	53

<b>Expenditures</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Program Cost		1,100	1,100	1,100	1,100	1,100	5,500
	<b>Total</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>5,500</b>

<b>Funding Sources</b>		<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
General Fund		1,100	1,100	1,100	1,100	1,100	5,500
	<b>Total</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>1,100</b>	<b>5,500</b>

**Budget Impact**

Memberships are renewed on an annual basis. There may be other fees associated with membership throughout the year in order to attend events hosted by the Chamber. The Wayzata Chamber participates in the Minnetonka State of the City event.

**Business**

**Minnetonka, MN - EIP**

**Project #** Business-14  
**Project Name** SAC/REC Deferral Program

**Type** Program

**Description**

The goal of this program is to minimize the impact of the Metropolitan Council's Sewer Availability Charge (SAC) and the city's Sewer and Water Residential Equivalency Charges (REC) to small businesses by allowing businesses to defer a portion of the repayment of fees over time. Ten businesses have participated in the program, six businesses are currently in repayment with a total outstanding balance of approximately \$84,513.

**SCHEDULING AND PROJECT STATUS**

The program became available in June 2017.

**Justification**

The Metropolitan Council developed the SAC deferral program in 2012. The program was developed to encourage and help communities promote business development by deferring community SAC payment and city REC payments.

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

**Strategic Profile**

- Create and expand equitable opportunities for accessing programs, services and facilities.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Other	50,000	50,000	50,000	50,000	50,000	<b>250,000</b>
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Special Assessment Construction Fund	50,000	50,000	50,000	50,000	50,000	<b>250,000</b>
<b>Total</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>250,000</b>

**Budget Impact**

Staff time will be required to work with the business to apply for the program. The repayments collected through this program will flow through city's utility fund for the Metropolitan Council's fees and the city's fees.

**Business**

**Minnetonka, MN - EIP**

**Project #** Business-16  
**Project Name** Emergency Business Assistance

**Type** Program

**Description**

In 2020, the EDA approved \$225,000 of the existing HRA levy fund balance to assist businesses impacted by COVID-19 with forgivable loans of up to \$7,500. The purpose of the forgivable loan was to ensure the preservation of employment opportunities by preventing business closures, promoting long-term economic vitality in the community. The council approved an additional \$50,000 in funding through the HRA levy in 2021 to continue this effort. The maximum forgivable loan under this program is \$2,500. One emergency business loan was awarded in 2024. The remaining balance for this program is \$47,500.

**SCHEDULING AND PROJECT STATUS**

The program is active.

**Justification**

**PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS**

**Comprehensive Plan**

- Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

**Strategic Profile**

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

**KEY MEASURES**

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Businesses Assisted</b>	0	1	1	1	1	1	1	1	1	1	1

<b>Expenditures</b>		2026	2027	2028	2029	2030	Total
Program Cost		2,500	2,500	2,500	2,500	2,500	12,500
	<b>Total</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>12,500</b>

<b>Funding Sources</b>		2026	2027	2028	2029	2030	Total
Development Fund		2,500	2,500	2,500	2,500	2,500	12,500
	<b>Total</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>2,500</b>	<b>12,500</b>

**Budget Impact**

Staff time is committed to implementing the program. No future funding sources are committed for this program. It is possible that additional funding from the Federal Government, State of Minnesota, or Hennepin County could be allocated to cities in response to business needs in the future.

## Business

### Minnetonka, MN - EIP

**Project #** Business-18  
**Project Name** Commercial Code Compliance Fund

**Type** Maintenance

#### Description

In 2022, the city council approved the commercial code compliance program to address building issues such as improving safety, structural integrity, accessibility issues, or any other areas of concern as determined by the city Building Official, Fire Marshall or Public Health Division. The program includes a 2% fixed interest rate. Loan repayment terms would be 5 years for amounts less than \$15,000, and 10 years for loans from \$15,000 to \$25,000. One business received a loan in 2024.

#### SCHEDULING AND PROJECT STATUS

This program was established in 2023.

#### Justification

The commercial code compliance program is intended to assist in the public safety, accessibility, and protection of commercial buildings.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Cultivate small business stability and growth by identifying resources, partnerships, networks, and programs that assist small businesses and entrepreneurs.
- Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

##### Strategic Profile

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

#### KEY MEASURES

	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
<b>Businesses Assisted</b>	0	1	1	1	1	1	1	1	1	1	1

<b>Expenditures</b>	2026	2027	2028	2029	2030	Total
Construction/Maintenance	7,500	7,500	7,500	7,500	7,500	37,500
<b>Total</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>37,500</b>

<b>Funding Sources</b>	2026	2027	2028	2029	2030	Total
Development Fund	7,500	7,500	7,500	7,500	7,500	37,500
<b>Total</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>7,500</b>	<b>37,500</b>

#### Budget Impact

The council approved \$100,000 through the Development Fund to provide loans up to \$25,000. The Center for Energy and Environment manages the loan program for the city. There is a small annual administrative fee for loan program administration. The remaining balance for the program is \$88,478.

2026 thru 2030

## Business

### Minnetonka, MN - EIP

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Project # Business-17  
Project Name Business Initiatives

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Type Conceptual

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#### Supplemental Attachments

[🔗 2025 Commercial Real Estate Market Analysis](#) [🔗 2025 Business Survey Results](#) [🔗 Minnetonka Financing Assistance](#)

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#### Description

At the March 22, 2018, EDAC Meeting, staff presented a formal Business Development Strategy Plan. The plan outlined the tools, resources, and activities to support Minnetonka's business community. In 2021, staff conducted a business survey to help inform the existing efforts and identify new business programming. A new survey was conducted in early 2025.

#### SCHEDULING AND PROJECT STATUS

New initiatives are currently underway, as well as those under development.

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#### Justification

New Business Initiatives Underway:

- Business Survey Feedback Implementation
- Commercial Market Analysis Implementation
- Shady Oak Station Area Development Strategy
- Non-profit Agency Outreach
- Connect with Sustainability Coordinator regarding business survey results

Future Business Program/Policy/Research:

- Large corporation outreach
- More targeted code compliance loan outreach
- Strengthened business newsletter via storytelling
- Connecting with partner economic development organizations
- Work with communications to increase outreach efforts (social media, direct email, etc)

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan

- Assess existing incentive policies and programs in relation to your community's current character and future growth, as well as to identify opportunities to create, revisit or restructure your community's approach to business incentives.

Strategic Profile

- Community-wide adoption of sustainability and conservation best practices
  - Enhance vitality across the business sector focusing on large corporate businesses
  - Continue to support Opus Area transformation as a vital and connected part of Minnetonka
  - All people feel welcome and engaged
  - Create and expand equitable opportunities for accessing programs, services and facilities
- 

#### Budget Impact

There will need to be staff time committed to researching budget impacts of this program.



# TRANSIT

## TRANSIT CHAPTER SUMMARY

*Projects that enhance resident mobility by pursuing opportunities and solutions to improve transit service.*

The city’s role in transit in the past has been minimal, as Metro Transit has been the provider of the city’s and the region’s transit system. In 2002, Minnetonka exercised its opt-out authority. It was determined at the time to be in the best interest of the city to have Metro Transit continue providing transit service for the community. In mid-2013, the city and Metro Transit renegotiated a contract in place providing more detail and clarity on the roles and responsibilities for both the city and Metro Transit. The city extended the contract until July 31, 2025, to coincide with Metro Transit’s Network Now initiative to review and expand transit services.

In recent years, the city’s role in transit has expanded as it has become a more active participant in the city’s opt-out status and is preparing for the Southwest LRT (Green Line Extension) line to open in 2027.

- The total five-year estimated cost of the programs is \$166,000.

<b>Program</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>5-Year Total</b>
<b>Commuter Services (494)</b>	32,000	33,000	33,000	34,000	34,000	<b>\$166,000</b>
<b>Total</b>	<b>\$32,000</b>	<b>\$33,000</b>	<b>\$33,000</b>	<b>\$34,000</b>	<b>\$34,000</b>	<b>\$166,000</b>

**Programs in blue indicate city-funded programs/initiatives.**

- All facets of transit, such as commuting and rideshare services, bus/dial-a-ride, and Light Rail Transit (LRT) are included.
- The contract with Metro Transit for service is through July 31, 2025.

### **Programs/Initiatives funded through other sources**

Metro Transit Services  
Transit Grants

### **Conceptual Programs**

Station Area Redevelopment

# Transit

## Minnetonka, MN - EIP

**Project #** Transit-01  
**Project Name** Commuter Services

**Type** Program

### Description

Commuter Services is an outreach program of the I-494 Corridor Commission, in which the city is a member. The program seeks to reduce traffic congestion and promote alternative transportation options. Other cities include Bloomington, Richfield, Eden Prairie, and Edina.

#### SCHEDULING AND PROJECT STATUS

This is an ongoing program.

### Justification

Commuter Services offers programs such as commuter fairs, carpool facilitation, teleworking resources, and information on alternative transportation choices to Minnetonka residents and businesses.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

##### Strategic Profile

- Create and expand equitable opportunities for accessing programs, services and facilities.

#### KEY MEASURES

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Business Contacts</b>	135	120	106	98	87	92	92	92	92	92	92
<b>Commuters Assisted</b>	243	172	123	80	138	109	109	109	109	109	109

<b>Expenditures</b>		2026	2027	2028	2029	2030	Total
Program Cost		32,000	33,000	33,000	34,000	34,000	166,000
	<b>Total</b>	<b>32,000</b>	<b>33,000</b>	<b>33,000</b>	<b>34,000</b>	<b>34,000</b>	<b>166,000</b>

<b>Funding Sources</b>		2026	2027	2028	2029	2030	Total
General Fund		32,000	33,000	33,000	34,000	34,000	166,000
	<b>Total</b>	<b>32,000</b>	<b>33,000</b>	<b>33,000</b>	<b>34,000</b>	<b>34,000</b>	<b>166,000</b>

### Budget Impact

One council member and one city staff member attend monthly meetings of the I-494 Corridor Commission. With preparation time, this is approximately 40 hours of staff time. Commuter Services is staffed separately, but coordinates with the city on events, such as the city-wide open house to promote their services. The city's fee is a formula based on population.

2026 thru 2030

## Transit

### Minnetonka, MN - EIP

Project #            Transit-02  
 Project Name        Transit Improvements

Type                Program

#### Supplemental Attachments

[🔗 2025 Transit Study Presentation](#)

#### Description

In 2002, Minnetonka exercised its opt-out authority and entered into an agreement for Metro Transit to continue to provide transit service in the city. The city has the ability, with notice, to terminate the current agreement.

##### SCHEDULING AND PROJECT STATUS

Minnetonka elected to extend the Transit Cooperation Agreement with Metro Transit in 2022. The agreement runs until July 31, 2024. The city hired Nelson Nygaard in 2024 to conduct a transit study.

#### Justification

The service in Minnetonka is being adapted following its Network Now plan that aims to improve transit service in the regional transit network through 2027. Much of the Minnetonka's transit design has to do with the low density of the city.

##### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

Comprehensive Plan-

- Provide a transportation system that supports the economic vitality and prosperity of the city and the region.

Strategic Profile-

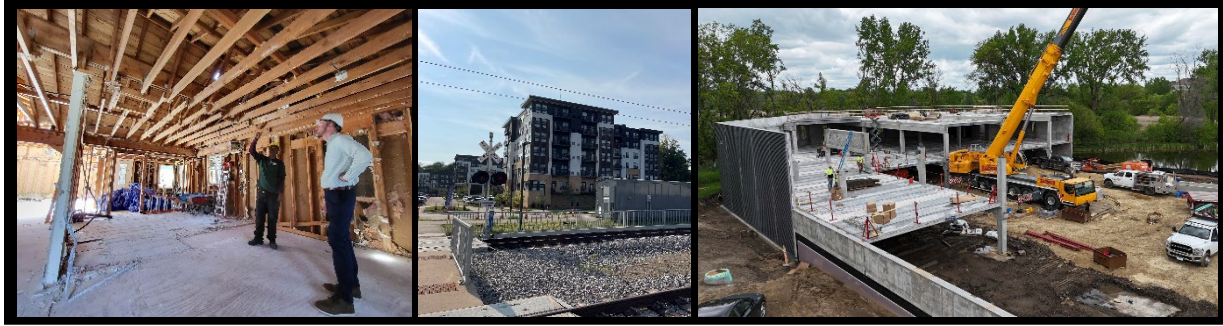
- Create and expand equitable opportunities for accessing programs, services and facilities.

##### KEY MEASURES

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Annual Bus Rides</b>	57,685	94,862	87,265	88,397	89,940	89,940	89,940	89,940	89,940	89,940	89,940
<b>Annual LRT Rides</b>	N/A	N/A	N/A	N/A	N/A	N/A	N/A	77,000	80,000	85,000	85,000

#### Budget Impact

Staff time of approximately 120 hours per year will be spent attending quarterly meetings, marketing, and consulting with Metro Transit staff.



# DEVELOPMENT AND REDEVELOPMENT



**MINNETONKA  
ECONOMIC  
IMPROVEMENT  
PROGRAM**

## DEVELOPMENT/REDEVELOPMENT CHAPTER SUMMARY

*Activities that promote the vitality of the city through development and redevelopment.*

For the 2026-2030 Economic Improvement Program, there are two development/redevelopment programs underway.

- The total five-year estimated cost of the programs is \$875,000.

<b>Program</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>5-Year Total</b>
<b>Pre-development</b>	75,000	75,000	75,000	75,000	75,000	<b>\$375,000</b>
<b>Studies, Plans, Research</b>	100,000	100,000	100,000	100,000	100,000	<b>\$500,000</b>
<b>Total</b>	<b>\$175,000</b>	<b>\$175,000</b>	<b>\$175,000</b>	<b>\$175,000</b>	<b>\$175,000</b>	<b>\$875,000</b>

**Programs in blue indicate city-funded programs/initiatives.**

### **Programs/Initiatives funded through other sources**

Development/Redevelopment Grants

- Metropolitan Council
- Hennepin County
- State of Minnesota
- Other agency grants

State Bonding for Infrastructure Improvements

Tax Increment Financing

### **Conceptual Programs**

Places Public Art

## Development and Redevelopment Minnetonka, MN - EIP

**Project #** Dev/Redev-01  
**Project Name** Predevelopment

**Type** Program

### Description

The initial stages of development or redevelopment require extensive analysis, by the developer and the city, to determine if a project is viable. Analysis by the city includes financial readiness, design assistance, geotechnical data gathering, and preliminary work for TIF/Tax abatement.

#### SCHEDULING AND PROJECT STATUS

This is an ongoing program.

### Justification

Pre-development activities make a city development-ready by preparing properties for development or redevelopment. Staff determines when it is appropriate to use for a potential redevelopment project. For example, initial TIF runs were conducted for the Tonka on the Creek "Overlook", Shady Oak Crossing, Legends of Minnetonka, Bren Road Station, Birke, and Opus redevelopment sites to determine if Tax Increment Financing would be feasible. Once it was determined that this was the case, and the developer moved forward accordingly, the developer was then responsible for paying all legal counsel and financial consultant expenses.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

##### Strategic Profile

- Continue to support Opus Area transformation as a vital connected part of Minnetonka.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design	75,000	75,000	75,000	75,000	75,000	<b>375,000</b>
<b>Total</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>375,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Development Fund	75,000	75,000	75,000	75,000	75,000	<b>375,000</b>
<b>Total</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>375,000</b>

### Budget Impact

Development projects can be time intensive for staff. The range per year is 500 to 1,000 hours depending on the request, number of meetings and type of assistance requested. The predevelopment funds will be used to hire consultants or others to complete work outside of staff's expertise.

## Development and Redevelopment Minnetonka, MN - EIP

**Project #** Dev/Redev-02  
**Project Name** Studies, Plans, Research Fund

**Type** Program

### Description

The village center studies examine each of the city's thirteen designated village centers and create a guide for redevelopment. The following village center studies have been completed: Minnetonka Mills, Opus, Hwy 7/101, Shady Oak, Ridgedale, and Glen Lake. In 2019, the city completed a redevelopment visioning process for the city-owned property at 5937 County Road 101. Upcoming studies will be needed to inform the 2050 Comprehensive Plan.

#### SCHEDULING AND PROJECT STATUS

This is an ongoing program.

### Justification

The village center studies provide a guide to potential investors or developers to the organization of the property, general layout of building envelopes, and a defined range of uses. There is a strong emphasis on community engagement and realistic implementation strategies. The Comprehensive Plan is the city's policy framework to guide development, redevelopment and public services and programs for 30 years.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design	100,000	100,000	100,000	100,000	100,000	<b>500,000</b>
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>500,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Development Fund	100,000	100,000	100,000	100,000	100,000	<b>500,000</b>
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>500,000</b>

### Budget Impact

While a consultant(s) is brought on to assist with the project, there is staff time spent on the village center studies to prepare contracts, review plans, facilitate ideas, prepare for public meetings and attend public meetings. This work can range from 1500-1750 hours per year.

## Development and Redevelopment

### Minnetonka, MN - EIP

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Project #	Dev/Redev-03
Project Name	LRT and LRT Station Area Development

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Type Construction

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#### Description

Minnetonka has actively been planning for the Green Line Extension since the early 2000's. As the light rail transit (Lrt) project progresses from design to construction, there is a desire for redevelopment to occur around the city's station areas, creating a more transit-oriented area. In 2021, the Metropolitan Council announced a delay in completing the project due to unforeseen soil conditions in the Minneapolis segment of the route. This is anticipated to push the opening day to 2027.

Southwest LRT Milestones: Project received "Limited Notice to Proceed" on December 20, 2018 (completed) Construction begins on site preparation, demolition, utility work, contractor mobilization contractor authorized to perform work up to \$216 million (underway) March 2019- Metropolitan Council performing pre-construction inspections Contractor to submit full schedule of activities - Fall 2019 Full Funding Grant Agreement - August 2019 Heavy Construction 2019-2027 2027 - Service to Begin

#### SCHEDULING AND PROJECT STATUS

The Green Line Extension Service is scheduled to begin in 2027.

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#### Justification

It is anticipated that, due to limited county, regional, and state resources, as well as competition for these resources, the city will need to provide resources to assist in facilitating redevelopment in the LRT station areas. Resources that are available as of 2025 include: Hennepin County Regional (Met Council), State Capital infrastructure (streets, etc.), LCDA-TOD fund Transit Improvement Area (unfunded), Transit Oriented Development fund, TBRA-TOD fund, Redevelopment Grant, Community Works Funds, Contamination Clean-Up and Investigation, Affordable Housing Incentive Fund, Transportation Economic Development Environmental Response Fund

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Recognize the interrelationship of land use and transportation, and anticipate impacts of the location and intensity of planned land uses on the transportation system.

##### Strategic Profile

- Continue to support Opus Area transformation as a vital connected part of Minnetonka.
- 

#### Budget Impact

In July 2015, the city committed \$2 million towards the LRT project. This is being initially funded through the Special Assessment Construction Fund. Partial payback will occur from HRA levy funds over a 10 year period for a total of \$750,000. It is unknown what type of programs will need to be added and therefore additional budget impacts beyond the city's financial commitment to the LRT project are unknown. As programs are developed, staff time and future funding will need to be reviewed to determine a program's viability.

## Development and Redevelopment

### Minnetonka, MN - EIP

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Project #	Dev/Redev-05
Project Name	City Owned Properties

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Type Program

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#### Description

The city owns scattered site residential and commercial properties. These properties have been purchased over the years for a variety of reasons that includes potential for future redevelopment/resale or to meet other city goals. The city's land management committee is tasked with reviewing potential acquisitions and reviewing the status of the city's existing properties.

#### SCHEDULING AND PROJECT STATUS

This is an on-going project.

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#### Justification

City-owned properties include: 4292 Oak Drive Lane (residential) - occupied, 5937 County Road 101 (residential) - redevelopment site, 5501 Baker Road (residential) - sell for affordable housing in 2025, 5432 Rowland Road (residential) - sell for affordable housing in 2025, 4700 Woodland Rd (residential)- vacant, 10505 Belmont Road (residential) - sell for affordable housing in 2025, 1809 Welland Ave (residential) - sell for affordable housing in 2025. The city also owns several other parcels that may not meet the qualifications for future redevelopment or resale. One example is land purchased for stormwater management. The city's land committee monitors and manages the city's land inventory.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Use infill and redevelopment opportunities to encourage a mix of housing choices in the community.

##### Strategic Profile

- Implement programs and policies to diversify housing and increase affordable housing options.
- 

#### Budget Impact

There is some staff time every year devoted to the upkeep on the properties; however, a property manager is hired for properties where there are tenants, lessening the staff time required. The city also owns several parcels for purposes such as storm water management, wetland preservation, parks, etc.



# TAX INCREMENT FINANCING

# TIF Admin

## Minnetonka, MN - EIP

Project # TIF-01  
 Project Name TIF Administration

Type Program

### Supplemental Attachments

[🔗 2024 TIF Management Report](#)

### Description

Any time a TIF district is formed, a development agreement is prepared between the city and the developer. Administration for both the TIF and the development agreement is required over the life of the TIF district. The city collects a portion of the increment to cover ongoing administrative expenses, totaling approximately \$150,000 from all active districts.

#### SCHEDULING AND PROJECT STATUS

Administration and review of the existing development agreements and TIF districts is ongoing until the projects expire. New TIF districts are anticipated to be added as new redevelopment projects are proposed in anticipation of the Green Line Extension.

### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

##### Strategic Profile

- Balance community-wide interests and respect Minnetonka's unique features while continuing community reinvestment.

#### KEY MEASURES

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>TIF Districts</b>	8	8	11	11	9	9	10	10	11	11	12
<b>Tax Abatement</b>	1	1	1	1	1	1	1	1	1	1	1

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Other	150,000	150,000	160,000	160,000	175,000	<b>795,000</b>
<b>Total</b>	<b>150,000</b>	<b>150,000</b>	<b>160,000</b>	<b>160,000</b>	<b>175,000</b>	<b>795,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Development Fund	150,000	150,000	160,000	160,000	175,000	<b>795,000</b>
<b>Total</b>	<b>150,000</b>	<b>150,000</b>	<b>160,000</b>	<b>160,000</b>	<b>175,000</b>	<b>795,000</b>

## Tax Increment Financing Minnetonka, MN - EIP

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Project # TIF-04  
Project Name Glenhaven TIF District

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Type Program

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### Description

The Glenhaven TIF district is a renewal and renovation district approved on January 23, 2006. Special legislation was granted to the city in 2009 to extend the duration of the district by seven years to December 31, 2029.

#### SCHEDULING AND PROJECT STATUS

This TIF district was approved in 2006 and will expire in 2029. The first two phases of the project included: a mixed use apartment building with retail on the first floor and a senior housing rental community. The third phase, originally planned as a condominium building, was recently changed and a 54-unit cooperative was completed in 2017. TIF revenue bonds were issued in 2010 and were refinanced in 2017. The refinance resulted in interest savings to repay the original interfund loan by 2026 and provide approximately \$366,000 at the end of the district for future redevelopment projects.

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### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

##### Strategic Profile

- Increase number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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**Project #** TIF-06  
**Project Name** Tonka on the Creek TIF District (The Overlook)

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**Type** Program

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### Description

The Tonka on the Creek Housing TIF district was approved on February 10, 2014. The Tonka on the Creek TIF District was established to assist with financing a 100-unit apartment building, with 20 units affordable to those earning 50% or less of the Area Median Income (AMI).

#### SCHEDULING AND PROJECT STATUS

This TIF district was approved in 2014 and is scheduled to end in 2041. Construction began in late 2014 and was completed in early 2016.

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### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

##### Strategic Profile

- Increase the number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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Project # TIF-07  
Project Name Applewood Pointe TIF District

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Type Program

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### Description

The Applewood Pointe TIF district is a redevelopment Tax Increment Finance (TIF) district approved in August 2014. An 89-unit senior cooperative building, Applewood Pointe, containing 9 affordable ownership units, was constructed as part of the project.

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2014 and is scheduled to end in 2043. Construction began in late 2015 and was completed in 2016.

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### Justification

The Applewood Pointe Redevelopment TIF District was established to assist with development of an 89-unit senior cooperative building, known as Applewood Pointe, of which 9 units are affordable.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Work to diversify housing choices available to seniors in order to fulfill the unmet senior housing needs in the community (homeownership, rental, active, and supportive, aging in place).

##### Strategic Profile

- Increase number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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**Project #** TIF-08  
**Project Name** Rowland Housing TIF District (At Home)

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**Type** Program

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### Description

At Home apartments is a 106-unit apartment building that received TIF assistance through the Rowland Housing Tax Increment Financing (TIF) district. Twenty-one units are affordable for those at 50% or less of the Area Median Income (AMI).

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2015 and will end in 2043. Construction began in 2015 and was completed in 2016.

---

### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing developments should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

##### Strategic Profile

- Increase number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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Project #	TIF-09
Project Name	Dominium TIF District (Legends/Preserve)

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Type	Program
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### Description

The TIF district includes a 482-unit multifamily housing project that received assistance through the Dominium Housing Tax Increment Financing (TIF) District. All 482 units are affordable for those at 60% of the Area Median Income (AMI). The project includes 262 senior housing units and 220 workforce units.

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2018 and is scheduled to end in 2045. Construction began in the winter of 2018 and was completed in 2022.

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### Justification

This TIF district includes 482 units affordable to those earning 60% AMI or less.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and Transit-Oriented Development (TOD) locations.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

##### Strategic Profile

- Increase the number of affordable housing units in the city.
  - Continue to support Opus Area transformation as a vital and connected part of Minnetonka.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing

### Minnetonka, MN - EIP

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**Project #** TIF-10  
**Project Name** Marsh Run TIF District (The Birke)

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**Type** Program

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#### Description

The Birke is a 175 multi-unit housing project that received TIF assistance through a Marsh Run Housing TIF district. The project has 20% (35 units) of its units affordable to those at 50% of the Area Median Income (AMI).

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2019 and is scheduled to terminate in 2046. Construction was completed in 2021.

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#### Justification

This project includes 35 affordable units (20% of building) to those earning 50% AMI or less.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

#### Strategic Profile

- Increase the number of affordable housing units in the city.
- 

#### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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Project # TIF-11  
Project Name Shady Oak Crossing

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Type Program

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### Description

Shady Oak Crossing is a 75 multi-unit project that received TIF assistance through the establishment of a redevelopment district. This project includes 23 affordable units for those earning 60% or less of the Area Median Income (AMI).

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2020 and is scheduled to terminate in 2047. Construction began in 2020, and the project was completed in 2021.

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### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

##### Strategic Profile

- Increase the number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

# Tax Increment Financing

## Minnetonka, MN - EIP

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**Project #** TIF-12  
**Project Name** Opus TIF District

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**Type** Program

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### Description

The Opus Business Park Tax Increment Financing District, a renewal and renovation district, was approved on April 26, 2021 to facilitate the construction of housing and critical infrastructure improvements identified in the Opus Alternative Urban Areawide Review (AUAR).

### Scheduling and Project Status

The TIF district was approved in 2021 and is scheduled to terminate in 2039.

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### Justification

The Opus Business Park Tax Increment Financing District will fund future housing redevelopment projects and road/traffic improvement projects in the Opus area. There are currently four housing developments proposed in the district and six areas identified for road improvements: Housing projects: 1. Minnetonka Station 2. Townline 3. Alcott 4. Greystar Apartments Road Improvement projects: 1. Shady Oak Road & Red Circle 2. Shady Oak Road & Hwy 62 3. Shady Oak Road & Bren Rd. 4. Green Oak Dr. 5. Bren Road & Smetana 6. Bren Road & Hwy 169.

### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60, and 80% of AMI and explore additional mixed-income best practices.

### Strategic Profile

- Increase number of affordable housing units in the city.
  - Continue to support Opus Area transformation as a vital and connected part of Minnetonka.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.

## Tax Increment Financing Minnetonka, MN - EIP

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Project # TIF-13  
Project Name Marsh II District

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Type Program

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### Description

The Marsh II Tax Increment Financing District, a redevelopment district, was approved on June 26, 2023, to facilitate the redevelopment of the Marsh office center. The Marsh II project includes 40 affordable units. Twenty units are reserved for households earning 60% AMI or less, and twenty units are reserved for households earning 80% AMI or less.

#### SCHEDULING AND PROJECT STATUS

The TIF district was approved in 2023 and is scheduled to terminate in 2050.

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### Justification

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Continue to implement the Economic Development Authority's policy that 10 to 20 percent of new multi-unit housing projects should be affordable housing and ensure long-term affordability within new developments.
- Pursue policies, tools and programs to ensure long-term housing affordability for households at or below 30, 50, 60 and 80% of AMI and explore additional mixed income best practices.

##### Strategic Profile

- Increase the number of affordable housing units in the city.
- 

### Budget Impact

Staff, with occasional assistance from consultants, oversee the administration of the TIF district. A portion of the tax increment is retained to cover administrative costs. More detailed information on the TIF district, its obligations, performance, and other development agreement compliance is provided in the 2024 TIF Management Report prepared by the Ehlers, the city's financial consultant.



# TAX ABATEMENT

# Tax Abatement Minnetonka, MN - EIP

**Project #** Abatement-1  
**Project Name** Ridgedale

**Type** Improvement

### Description

The Ridgedale Tax Abatement was approved for the improvements at Ridgedale Mall and specifically applies to the properties of Macy's, Nordstrom, and the mall outlots. The allocated funds were utilized for transportation improvements in the area surrounding the mall and for enhancing public amenities on the site.

#### SCHEDULING AND PROJECT STATUS:

The Ridgedale Tax Abatement project was approved in Spring 2013.

### Justification

The Ridgedale Tax Abatement helped finance the transportation and other public improvements that needed to be completed due to the Ridgedale Mall expansion.

#### PROGRAM GOALS AND RELATIONSHIP TO OTHER PLANS

##### Comprehensive Plan

- Promote the development of a range of housing types to meet the needs of current and future residents near job centers, village centers, and TOD locations.

##### Strategic Profile

- Enhance vitality across the business sector focusing on large corporate businesses.

#### KEY MEASURES

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
<b>Market Value Increase</b>	0.47%	-13.22%	0.00%	1.18%	2.18%	3.16%	4.00%	4.50%	5.00%	5.50%	6.00%

### Budget Impact

Staff, with occasional consultant assistance, oversees the administration of the Tax Abatement. A portion of the abatement is retained to cover administrative costs.



# FUNDING SOURCES AND EXPENDITURE PROJECTIONS

## FUND DESCRIPTIONS

*Development Fund - 2025 estimated beginning fund balance: \$4,019,677 (committed to interfund loans and projects)*

The Development Fund was created with funds remaining after retiring the bonds of a single Tax Increment Finance (TIF) district in 1993. Under provisions of the TIF contract and law, the Development Fund may only be used for costs associated with Minnetonka's redevelopment and economic development activities. The city's Economic Development Authority initiates projects appropriate to these activities.

*Livable Communities Fund - 2025 estimated beginning fund balance: \$673,745 (committed to Homes Within Reach)*

The Livable Communities fund was created after receiving special legislation to develop an account from the revenues of a closed Tax Increment Finance (TIF) district. The legislation specifically restricts the use of these funds for affordable housing programs. Standards for affordability are consistent with the Metropolitan Council's income, rent and sales price limits. In 2017, \$400,000 was returned from the sale of Minnetonka Heights. The original source of this funding indicated that the funds must be reused for affordable housing. The remaining balance of \$312,948 is committed to Homes Within Reach.

*Community Development Block Grant (CDBG)*

Since 1975, the Community Development Block Grant (CDBG) fund has accounted for revenues and expenditures made under the federal CDBG program. Minnetonka typically uses these funds for housing projects and programs (such as housing rehab, affordable housing, and supportive housing) and supportive services (such as senior chore programs, information and referral services and others).

*HRA Levy: \$1,259,992 - committed to programming*

Minnesota Statutes 469.033, Subd. 6 authorizes housing and redevelopment authorities (HRAs) the power to levy a tax upon all property within its district to finance housing and redevelopment programs subject to the consent of the city council. In 1988 and amended in 1994 and 2010, the Minnetonka City Council established the Economic Development Authority (EDA) of the City of Minnetonka and transferred to the EDA the control, authority and operation of all projects and programs of the city's HRA. The law and council resolutions further require the EDA to file a budget in accordance with the budget procedure of the city in the same manner as required of executive departments of the city.

*Affordable Housing Trust Fund - 2025 estimated beginning fund balance: \$4,891,009 (\$2,566,821 available for affordable housing initiatives).*

State Statute 462C.16 allows local government to establish an affordable housing trust fund for local housing development. Authorized uses of this fund includes: administrative expenses; loans, grants, and guarantees for the development, rehab or financing of housing; matching funds; down-payment assistance, rental assistance, and homebuyer counseling services.

*Local Affordable Housing Aid – 2025 estimated beginning fund balance: \$321,515*

Local Affordable Housing Aid helps metropolitan local communities develop and preserve affordable housing within their jurisdictions to keep families from losing housing and to help those experiencing homelessness find housing. Aid began in 2024 through the collection of state sales tax.

**SUMMARY TABLE**  
**EIP 2026**  
**Expenditures by Category & Fund**

<b>Category</b>	<b>Program</b>	<b>Total</b>	<b>Fund</b>			
			<b>Devpt Fund</b>	<b>HRA Levy</b>	<b>Aff. Housing Trust Fund</b>	<b>Other</b>
<b>Housing:</b>						
	Homes Within Reach	\$ 25,000		25,000		
	Welcome to Minnetonka	\$ 50,000		50,000		
	Mtka Home Enhancement	\$ 50,000		50,000		
	Pathways to Homeownership	\$ 175,000		175,000		
	Homeless Response	\$ 5,000.00			\$ 5,000	
	Emergency Rental Assistance	\$ 10,000.00			\$ 10,000	
	<b>Subtotal</b>	<b>\$ 315,000</b>	<b>\$ -</b>	<b>\$ 300,000</b>	<b>\$ 15,000</b>	<b>\$ -</b>
<b>Business:</b>						
	GreaterMSP	\$ 26,000	26,000			
	Elevate Hennepin/Open to Business	\$ 20,000	20,000			
	Outreach	\$ 10,000	10,000			
	MN Regional Chambers	\$ 1,100				1,100
	SAC/REC Deferral Program	\$ 50,000				50,000
	Emergency Business Grant	\$ 2,500	2,500			
	Commercial Code Compliance	\$ 7,500	7,500			
	<b>Subtotal</b>	<b>\$ 117,100</b>	<b>\$ 66,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 51,100</b>
<b>Transit:</b>						
	Commuter Services	\$ 32,000				32,000
	Transit Improvments	\$ -				
	<b>Subtotal</b>	<b>\$ 32,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 32,000</b>
<b>Devpt &amp; Redevpt:</b>						
	Predevelopment	\$ 75,000	75,000			
	Studies, Plans, Research	\$ 100,000	\$ 100,000			
	<b>Subtotal</b>	<b>\$ 175,000</b>	<b>\$ 175,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TIF Districts:</b>						
	Devpt Agmt & TIF Admin	\$ 150,000	150,000			
	<b>Subtotal</b>	<b>\$ 150,000</b>	<b>\$ 150,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Tax Abatement:</b>						
	Ridgedale	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>Subtotal</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTALS</b>		<b>\$ 789,100</b>	<b>\$ 391,000</b>	<b>\$ 300,000</b>	<b>\$ 15,000</b>	<b>\$ 83,100</b>

**EIP 2026-2030  
All Categories  
Funding Sources and Expenditure Projections**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	TOTAL
<b>Method of Financing</b>											
Development Account	\$ 391,000	\$ 391,000	\$ 401,000	\$ 401,000	\$ 416,000	\$ 391,000	\$ 391,000	\$ 391,000	\$ 391,000	\$ 391,000	\$ 3,955,000
General Fund	33,100	34,100	34,100	35,100	35,100	36,100	36,100	37,100	37,100	38,100	356,000
Ad Valorem Tax Levy	300,000	225,000	225,000	225,000	225,000	125,000	125,000	125,000	125,000	125,000	1,825,000
Affordable Housing Trust Fund	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	900,000
SAC-F/Other	65,000	65,000	65,000	65,000	65,000	55,000	55,000	55,000	55,000	55,000	600,000
<b>Total Funding Sources</b>	<b>\$ 789,100</b>	<b>\$ 815,100</b>	<b>\$ 825,100</b>	<b>\$ 826,100</b>	<b>\$ 841,100</b>	<b>\$ 707,100</b>	<b>\$ 707,100</b>	<b>\$ 708,100</b>	<b>\$ 708,100</b>	<b>\$ 709,100</b>	<b>\$ 7,636,000</b>
<b>Expenditures</b>											
Housing	\$ 315,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 340,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 2,825,000
Business	117,100	117,100	117,100	117,100	117,100	117,100	117,100	117,100	117,100	117,100	1,171,000
Transit	32,000	33,000	33,000	34,000	34,000	35,000	35,000	36,000	36,000	37,000	345,000
Development/Redevelopment	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	1,750,000
TIF Admin	150,000	150,000	160,000	160,000	175,000	150,000	150,000	150,000	150,000	150,000	1,545,000
<b>Total Expenditures</b>	<b>\$ 789,100</b>	<b>\$ 815,100</b>	<b>\$ 825,100</b>	<b>\$ 826,100</b>	<b>\$ 841,100</b>	<b>\$ 707,100</b>	<b>\$ 707,100</b>	<b>\$ 708,100</b>	<b>\$ 708,100</b>	<b>\$ 709,100</b>	<b>\$ 7,636,000</b>

2026 through 2035  
Sources/Uses 10-Year  
Minnetonka, MN - EIP

Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Development Fund</b>											
Beginning Balance		4,019,677	-505,193	-830,063	-1,164,933	-1,499,803	-1,849,673	-2,174,543	-2,499,413	-2,824,283	-3,149,153
<u>Revenues and Other Fund Sources</u>											
<i>Revenue</i>											
Cedar Ridge Assessments		49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	49,500	0
Cloud 9 Admin		1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	0
Interest Income		15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	0
	<b>Total</b>	66,130	66,130	66,130	66,130	66,130	66,130	66,130	66,130	66,130	0
<i>Other Fund Sources</i>											
Total Revenues and Other Fund Sources		66,130	66,130	66,130	66,130	66,130	66,130	66,130	66,130	66,130	0
Total Funds available		4,085,807	-439,063	-763,933	-1,098,803	-1,433,673	-1,783,543	-2,108,413	-2,433,283	-2,758,153	-3,149,153
<u>Expenditures and Uses</u>											
<i>Capital Projects &amp; Equipment</i>											
<u>2-Business</u>											
Business Advisory Services	Business-07	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Commercial Code Compliance Fund	Business-18	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500
Emergency Business Assistance	Business-16	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500
GREATER MSP	Business-04	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000	26,000
Outreach	Business-08	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000	10,000
	<b>Total</b>	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000	66,000
<u>4-Development &amp; Redevelopment</u>											
Predevelopment	Dev/Redev-01	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Studies, Plans, Research Fund	Dev/Redev-02	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	<b>Total</b>	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000	175,000
<u>5-TIF Districts</u>											
TIF Administration	TIF-01	150,000	150,000	160,000	160,000	175,000	150,000	150,000	150,000	150,000	150,000
	<b>Total</b>	150,000	150,000	160,000	160,000	175,000	150,000	150,000	150,000	150,000	150,000
<i>Other Uses</i>											
Homes Within Reach Loan		1,000,000	0	0	0	0	0	0	0	0	0
Opus Interfund Loan		3,000,000	0	0	0	0	0	0	0	0	0
<b>Summary</b>											
Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Opus TIF Loan		200,000	0	0	0	0	0	0	0	0	0
	<b>Total</b>	4,200,000	0	0	0	0	0	0	0	0	0
Total Expenditures and Uses		4,591,000	391,000	401,000	401,000	416,000	391,000	391,000	391,000	391,000	391,000
Change in Fund Balance		-4,534,870	-324,870	-334,870	-334,870	-349,870	-324,870	-324,870	-324,870	-324,870	-391,000
	<b>Ending Balance</b>	-505,193	-830,063	-1,164,933	-1,499,803	-1,849,673	-2,174,543	-2,499,413	-2,824,283	-3,149,153	-3,540,153

2026 through 2035  
Sources/Uses 10-Year  
Minnetonka, MN - EIP

Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>HRA Levy</b>											
Beginning Balance		1,259,992	1,306,992	1,428,992	1,525,992	1,547,992	1,594,992	1,741,992	1,863,992	1,985,992	2,107,992
<b>Revenues and Other Fund Sources</b>											
<i>Revenue</i>											
Ad Valorem Tax Levy		325,000	325,000	300,000	225,000	250,000	250,000	225,000	225,000	225,000	0
Investment Interest		2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0
Loan paybacks		20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	0
	Total	347,000	347,000	322,000	247,000	272,000	272,000	247,000	247,000	247,000	0
<i>Other Fund Sources</i>											
Total Revenues and Other Fund Sources		347,000	347,000	322,000	247,000	272,000	272,000	247,000	247,000	247,000	0
Total Funds available		1,606,992	1,653,992	1,750,992	1,772,992	1,819,992	1,866,992	1,988,992	2,110,992	2,232,992	2,107,992
<b>Expenditures and Uses</b>											
<i>Capital Projects &amp; Equipment</i>											
<b>1-Housing</b>											
Homes Within Reach	Housing-05	25,000	125,000	125,000	125,000	125,000	25,000	25,000	25,000	25,000	25,000
Minnetonka Home Enhancement	Housing-08	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
Pathways to Homeownership	Housing-23	175,000	0	0	0	0	0	0	0	0	0
Welcome to Minnetonka Loan Program	Housing-14	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000
	Total	300,000	225,000	225,000	225,000	225,000	125,000	125,000	125,000	125,000	125,000
<i>Other Uses</i>											
Total Expenditures and Uses		300,000	225,000	225,000	225,000	225,000	125,000	125,000	125,000	125,000	125,000
Change in Fund Balance		47,000	122,000	97,000	22,000	47,000	147,000	122,000	122,000	122,000	-125,000
<b>Ending Balance</b>		<b>1,306,992</b>	<b>1,428,992</b>	<b>1,525,992</b>	<b>1,547,992</b>	<b>1,594,992</b>	<b>1,741,992</b>	<b>1,863,992</b>	<b>1,985,992</b>	<b>2,107,992</b>	<b>1,982,992</b>

2026 through 2035  
**Sources/Uses 10-Year**  
 Minnetonka, MN - EIP

Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Affordable Housing Trust Fund</b>											
Beginning Balance		2,566,821	2,566,821	2,466,821	2,366,821	2,266,821	2,166,821	2,066,821	1,966,821	1,866,821	1,766,821
<b>Revenues and Other Fund Sources</b>											
<i>Revenue</i>											
<i>Other Fund Sources</i>											
Total Revenues and Other Fund Sources		0	0	0	0	0	0	0	0	0	0
Total Funds available		2,566,821	2,566,821	2,466,821	2,366,821	2,266,821	2,166,821	2,066,821	1,966,821	1,866,821	1,766,821
<b>Expenditures and Uses</b>											
<i>Capital Projects &amp; Equipment</i>											
<b>1-Housing</b>											
Pathways to Homeownership	Housing-23	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
	Total	0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
<i>Other Uses</i>											
Total Expenditures and Uses		0	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000
Change in Fund Balance		0	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000	-100,000
	<b>Ending Balance</b>	<b>2,566,821</b>	<b>2,466,821</b>	<b>2,366,821</b>	<b>2,266,821</b>	<b>2,166,821</b>	<b>2,066,821</b>	<b>1,966,821</b>	<b>1,866,821</b>	<b>1,766,821</b>	<b>1,666,821</b>

2026 through 2035  
Sources/Uses 10-Year  
Minnetonka, MN - EIP

Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>Livable Communities Fund</b>											
Beginning Balance		673,745	499,745	425,745	351,745	352,745	353,745	354,745	355,745	356,745	357,745
<b>Revenues and Other Fund Sources</b>											
<i>Revenue</i>											
HRA Levy		25,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	0
HRA Levy		0	0	0	0	0	0	0	0	0	125,000
Interest Income		1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	Total	26,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000
<i>Other Fund Sources</i>											
Total Revenues and Other Fund Sources		26,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000	126,000
Total Funds available		699,745	625,745	551,745	477,745	478,745	479,745	480,745	481,745	482,745	483,745
<b>Expenditures and Uses</b>											
<i>Capital Projects &amp; Equipment</i>											
<i>Other Uses</i>											
Funds Committed to HWR		200,000	200,000	200,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
	Total	200,000	200,000	200,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Total Expenditures and Uses		200,000	200,000	200,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Change in Fund Balance		-174,000	-74,000	-74,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
	<b>Ending Balance</b>	<b>499,745</b>	<b>425,745</b>	<b>351,745</b>	<b>352,745</b>	<b>353,745</b>	<b>354,745</b>	<b>355,745</b>	<b>356,745</b>	<b>357,745</b>	<b>358,745</b>

2026 through 2035  
**Sources and Uses of Funds**  
 Minnetonka, MN - EIP

Source	Project #	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>LAHA</b>											
Beginning Balance		322,897	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319
<b>Revenues and Other Fund Sources</b>											
<i>Revenue</i>											
LAHA		800,422	0	0	0	0	0	0	0	0	0
	Total	800,422	0	0	0	0	0	0	0	0	0
<i>Other Fund Sources</i>											
Total Revenues and Other Fund Sources		800,422	0	0	0	0	0	0	0	0	0
Total Funds available		1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319	1,123,319
<b>Expenditures and Uses</b>											
<i>Capital Projects &amp; Equipment</i>											
<i>Other Uses</i>											
Total Expenditures and Uses		0	0	0	0	0	0	0	0	0	0
Change in Fund Balance		800,422	0	0	0	0	0	0	0	0	0
	<b>Ending Balance</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>	<b>1,123,319</b>

## Tax Increment Financing District Summary

District	Glenhaven	Tonka on the Creek	Rowland (The Chase at Nine Mile Creek)	Applewood Pointe	Marsh Run (Doran - The Birke)	Shady Oak Crossing (Ron Clark)	Dominium	Opus Business Park	Marsh Run II (Doran)
<b>District Type</b>	Renewal and Renovation	Housing	Housing	Redevelopment	Housing	Redevelopment	Housing	Renewal and Renovation	Redevelopment
<b>Development</b>	52-unit apartment with 20,500 sq. ft. of retail, 150-unit sr. apartment (ind./mem care), and 45 sr. cooperative (Zlago)	100-unit apartment with 20% of units affordable at or below 50% AMI	106-unit apartment with 20% of units affordable at or below 50% AMI	87-unit sr. cooperative with 9 units affordable	175-Unit Apartment with 20% of the units affordable at or below 50% AMI	75-Unit Apartment with 30% of the units affordable at or below 60% AMI	262-unit sr. apartment and 220-unit workforce apartment all affordable at or below 60% AMI	Various housing developments	197-Unit Apartment with 10% Units affordable at or below 60% AMI and 20% affordable at or below 80% AMI
<b>Certification Date</b>	6/2/2006	4/22/2014	7/2/2015	7/2/2015	7/26/2019	7/17/2020	12/10/2018	5/14/2021	7/25/2023
<b>Legal Max Term</b>	12/31/2029	12/31/2041	12/31/2043	12/31/2043	12/31/2046	12/31/2047	12/31/2046	12/31/2039	12/31/2050
<b>Anticipated Term</b>	<b>12/31/2029</b>	<b>12/31/2041</b>	<b>12/31/2043</b>	<b>12/31/2025</b>	<b>12/31/2046</b>	<b>12/31/2043</b>	<b>12/31/2046</b>	<b>12/31/2039</b>	<b>12/31/2036</b>
<b>First Increment</b>	2007	2016	2018	2018	2021	2022	2021	2024	2025
<b>Current Obligations</b>	<b>\$4,515,000</b> TIF Revenue Bonds, Series 2017 and <b>\$502,588</b> IFL	<b>\$2,283,000</b> PAYGO TIF Note to Tonka on the Creek LLC PAYGO	<b>\$2,500,000</b> PAYGO TIF Note to Rowlands Investments LLC	<b>\$1,290,000</b> PAYGO TIF Note to United Properties	<b>\$4,200,000</b> PAYGO TIF Note	<b>\$1,900,000</b> PAYGO TIF Note	<b>\$4,161,000</b> PAYGO TIF Note for Sr. housing and <b>\$3,648,000</b> PAYGO TIF Note for workforce housing	<b>\$2,780,000</b> PAYGO TIF Note to Wellington, <b>\$553,000</b> Grant to Linden Street Partners (IFL) and <b>\$280,000</b> grant to Doran (IFL)	<b>\$4,600,000</b> PAYGO TIF Note
<b>2024 Estimated TIF Revenue</b>	\$748,364	\$246,017	\$247,102	\$247,253	\$634,748	\$183,314	\$421,158	\$1,041,843	\$0

Tax Increment Financing Available District Pooling:

POOLING FOR AFFORDABLE HOUSING													
Gray Shaded Columns Depict TIF Districts That Have Been Modified to Allow For Additional 10% - Green Shaded Columns Are Hsg TIF Districts													
Blue Shaded Columns Depict TIF Districts That Could Be Modified to Allow For Additional 10% - Pink Shaded Column Is Redistributed Returned Increment													
Year	Beacon Hill (Housing)	Boulevard Gardens (Redevelopment)	Tonka on the Creek (Housing)	Rowland (Housing)	Marsh Run (Housing)	Dominium (Housing)	Applewood Pointe (Redevelopment)	Shady Oak Crossing (Redevelopment)	Glenhaven (Renewal and Renovation)	Total	Cumulative	TIF Transferred to AHTF	TIF Remaining in the Respective Districts For Affordable Housing
To Date	\$ 936,640	\$ 3,753,602	\$ 147,196	\$ 124,242	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,961,680	\$ 4,961,680	\$ 4,961,680	
2024	\$ -	\$ 3,605,131	\$ 23,789	\$ -	\$ 144,431	\$ 1,485	\$ -	\$ -	\$ -	\$ 3,774,835	\$ 8,736,515	\$ 3,774,835	
2025			\$ 11,877	\$ -	\$ 46,086	\$ 15,524	\$ 93,857	\$ 4,538	\$ 841,926	\$ 1,013,807	\$ 9,750,322	\$ 1,013,807	
2026			\$ 16,667	\$ -	\$ 52,562	\$ 14,555	\$ 280,955	\$ 6,430	\$ 292,071	\$ 663,239	\$ 10,413,561	\$ 663,239	
2027			\$ 16,833	\$ (21,813)	\$ 53,088	\$ 14,700	\$ 238,556	\$ 6,495	\$ 294,639	\$ 602,498	\$ 11,016,059	\$ -	\$ 602,498
2028			\$ 17,002	\$ 5,489	\$ 53,619	\$ 14,847	\$ 240,941	\$ 6,559	\$ 297,832	\$ 636,289	\$ 11,652,348	\$ -	\$ 636,289
2029			\$ 17,172	\$ 5,544	\$ 54,155	\$ 14,996	\$ 243,351	\$ 6,625	\$ 338,962	\$ 680,804	\$ 12,333,153	\$ -	\$ 680,804
2030			\$ 17,343	\$ 5,599	\$ 54,697	\$ 15,145	\$ -	\$ 6,691	\$ 28,956	\$ 128,432	\$ 12,461,585	\$ -	\$ 128,432
2031			\$ 17,517	\$ 5,655	\$ 628,300	\$ 15,297	\$ -	\$ 6,758	\$ -	\$ 673,527	\$ 13,135,112	\$ -	\$ 673,527
2032			\$ 17,692	\$ 5,712	\$ 615,874	\$ 15,450	\$ -	\$ 6,826	\$ -	\$ 661,553	\$ 13,796,665	\$ -	\$ 661,553
2033			\$ 17,869	\$ 5,769	\$ 622,033	\$ 15,604	\$ -	\$ 6,894	\$ -	\$ 668,169	\$ 14,464,834	\$ -	\$ 668,169
2034			\$ 18,048	\$ 5,826	\$ 628,253	\$ 15,760	\$ -	\$ 6,963	\$ -	\$ 674,851	\$ 15,139,684	\$ -	\$ 674,851
2035			\$ 158,146	\$ 5,885	\$ 634,536	\$ 15,918	\$ -	\$ 7,033	\$ -	\$ 821,517	\$ 15,961,202	\$ -	\$ 821,517
2036			\$ 230,117	\$ 5,944	\$ 640,881	\$ 16,077	\$ -	\$ 7,103	\$ -	\$ 900,121	\$ 16,861,323	\$ -	\$ 900,121
2037			\$ 232,418	\$ 249,599	\$ 647,290	\$ 16,238	\$ -	\$ 7,174	\$ -	\$ 1,152,719	\$ 18,014,042	\$ -	\$ 1,152,719
2038			\$ 234,742	\$ 228,992	\$ 653,763	\$ 16,400	\$ -	\$ 7,246	\$ -	\$ 1,141,143	\$ 19,155,184	\$ -	\$ 1,141,143
2039			\$ 237,089	\$ 231,282	\$ 660,300	\$ 16,564	\$ -	\$ 7,318	\$ -	\$ 1,152,554	\$ 20,307,739	\$ -	\$ 1,152,554
2040			\$ 239,460	\$ 233,595	\$ 666,903	\$ 16,730	\$ -	\$ 124,316	\$ -	\$ 1,281,005	\$ 21,588,744	\$ -	\$ 1,281,005
2041			\$ 241,855	\$ 235,932	\$ 673,572	\$ 16,897	\$ -	\$ 174,870	\$ -	\$ 1,343,127	\$ 22,931,870	\$ -	\$ 1,343,127
2042				\$ 238,292	\$ 680,308	\$ 17,066	\$ -	\$ 176,619	\$ -	\$ 1,112,286	\$ 24,044,156	\$ -	\$ 1,112,286
2043				\$ 240,676	\$ 687,111	\$ 17,237	\$ -	\$ 178,385	\$ -	\$ 1,123,409	\$ 25,167,565	\$ -	\$ 1,123,409
2044					\$ 693,982	\$ 17,409	\$ -	\$ 180,169	\$ -	\$ 891,561	\$ 26,059,126	\$ -	\$ 891,561
2045					\$ 700,922	\$ 17,583	\$ -	\$ 181,971	\$ -	\$ 900,476	\$ 26,959,603	\$ -	\$ 900,476
2046					\$ 707,931	\$ 312,026	\$ -	\$ 183,791	\$ -	\$ 1,203,748	\$ 28,163,350	\$ -	\$ 1,203,748
2047							\$ 185,628	\$ -	\$ -	\$ 185,628	\$ 28,348,979	\$ -	\$ 185,628
<b>Total</b>	<b>\$ 936,640</b>	<b>\$ 7,358,733</b>	<b>\$ 1,912,832</b>	<b>\$ 1,812,218</b>	<b>\$ 11,000,598</b>	<b>\$ 649,510</b>	<b>\$ 1,097,659</b>	<b>\$ 1,486,403</b>	<b>\$ 2,094,386</b>	<b>\$ 28,348,979</b>	<b>\$ 28,348,979</b>	<b>\$ 10,413,561</b>	<b>\$ 17,935,418</b>

TIF Pooling Summary:

Applewood Pointe's TIF Note will be paid in full in 2025. By making the election to retain 35% of the TIF in this district, thus keeping the district open for an additional four (4) years, the City foregoes having it decertified and having the captured tax capacity available to spread the City tax levy on. To provide some perspective, the estimated captured tax capacity for this district in 2026 is 242,131. If the City/EDA chose to decertify the district at the end of 2025 when the TIF Note is paid in full and not levy for this portion of the tax capacity, it would provide a .06% reduction in the tax levy, which equates to approximately a \$2.93 reduction in taxes for the average value home of \$495,000 (assumes no change in existing tax base from prior year or change in the fiscal disparities dollars from pay 2024). Likewise, if the EDA/City returned the \$280,955 in TIF to the County for redistribution, the City's portion would be approximately \$101,000 and the EDA/City would lose approximately \$180,000 for the AHTF.

### History of Economic Development Grant Awards for Minnetonka Projects (2016-Present)

Year Awarded	Fund / Project Name	Grant Amount	Project Grant Uses
2016	NatureWorks - Minnesota Investment Fund -	\$250,000	Machinery/Equipment purchase, the company invested \$625,0200 and created six new FTE.
2017	LCDA-TOD (Mariner)	\$1,876,500	Site acquisition, site prep, stormwater, sidewalk along Bren Rd.
2018	Hennepin County Corridor Planning Grant (Opus Design Guidelines)	\$50,000	Grant for Opus Placemaking Implementation Guide.
2018	Hennepin TOD (Mariner)	\$450,000 *	Deferred gap financing loan to developer.
2018	Hennepin AHIF (Mariner)	\$400,000 *	Deferred gap financing loan to developer.
2018	LHIA - Mariner	\$210,500	Deferred gap financing loan to the developer.
2018	LCDA- TOD (Dominium)	\$2,000,000	Solar panels, site prep, stormwater, and design for stormwater.
2019	MN DEED Job Creation Fund (Carlson Wagonlit)	\$450,000	The company created 75 new FTE.
2019	MN DEED Job Creation Fund (PeopleNet/Trimble)	\$600,000	The company invested \$7,991,461.
2019	MN DEED Minnesota Investment Fund (PeopleNet/Trimble)	\$1,000,000	Created 250 new FTE.
2020	Hennepin County Brownfields Gap Financing Participation (Opus AUAR Study)	\$44,000	Assisted with payment for Opus AUAR.
2020	MN DEED Redevelopment Grant (Shady Oak Crossing)	\$246,653	Demolition, abatement, utility improvements, and utility relocation.
2020	Hennepin County TOD (Shady Oak Crossing)	\$250,000 *	Demolition, stormwater management, and utilities.
2020	Met Council TBRA (Shady Oak Crossing)	\$414,200	Environmental site investigation, asbestos abatement, contaminated soil remediation, and soil vapor sampling.
2021	Hennepin County TOD (Wellington)	\$250,000 *	Demolition, public space, sidewalks/trails, public bike infrastructure, stormwater management.
2022	King Technology	\$617,000	Invested \$14.5M, and created 50 FTE.
2022	Metropolitan Council Policy Grant	\$50,000	Assisted with payment for Zone Co. zoning diagnostic.
2024	Metropolitan Council – 5432 Rowland Rd	\$288,634	Grant to assist with the construction costs of the twin homes.
2024	Metropolitan Council – Habitat Twinhome Project	\$500,000	Grant to assist with the construction costs to build 10 twin homes.
2024	Hennepin County – 5432 Rowland Rd	\$200,000*	Grant to assist with the two affordable homeownership units.
2025	Local Housing Trust Fund Match (not yet awarded)	\$225,000	One-time funding application for the affordable housing trust fund.
	<b>Total</b>	<b>\$8,822,487</b>	

\* Indicates funds that were not applied for by the city, but required staff support and city administration.



# AFFORDABLE HOUSING GOALS



**MINNETONKA  
ECONOMIC  
IMPROVEMENT  
PROGRAM**

# CRITICAL MEASURES OF REGIONAL HOUSING POLICY

## projected *NEED*

Significantly more households will need affordable housing in the next decade - whether we plan for them or not. Our region will be more successful if we all do what we can to address the growing affordable housing need.



## More households will *NEED* affordable housing

### Cities are allocated a share of the region's projected need

Cities' share of the region's growth in affordable housing need is on their Community Page within the Local Planning Handbook. This share is proportional to a city's overall forecasted growth, its existing affordable housing stock, and the ratio of low-wage jobs to low-wage earning residents.

### Cities must plan for their share of the need

Cities aren't required to create enough units to meet their share of the need, but they must plan for the possibility of these units by guiding sufficient land at higher residential densities in their comprehensive plans.

## achievable *GOAL*

An aspirational but realistic number of new affordable housing units that a city, in partnership with developers, funders and others, can help create by 2030.



## Livable Communities Act *GOAL*

### Cities negotiate their goal with the Council.

Cities wanting grants from the Livable Communities Act programs must negotiate a goal with the Council. The goal represents the affordable and life-cycle housing that developers could realistically build in a city, recognizing market conditions and available funding.

### Why participate in Livable Communities Act programs?

The Livable Communities Act programs give participating cities access to grant dollars for environmental clean-up, innovative development and redevelopment projects, and affordable housing production or preservation.

## performance *SCORE*

The Council recognizes communities for their efforts around affordable housing annually. Scores can influence certain Council funding decisions.



## Housing Performance *SCORE*

### How can cities achieve a higher score?

The Council annually calculates a Housing Performance Score to acknowledge the local efforts to create and preserve affordable housing. Cities can increase scores by creating or preserving affordable housing as well as by offering programs, plans and tools that support and encourage affordable housing.

### Do Housing Performance scores matter?

Housing Performance Scores affect a city's competitiveness for Livable Communities Act funding and regionally allocated federal transportation funding. Data collected in the scoring process also provides useful information on how cities are addressing their housing needs.

# 2021-2030 ALLOCATION OF AFFORDABLE HOUSING NEED

The 2021-2030 Allocation of Affordable Housing Need—or the *NEED*—is based on forecasting consistent with [Thrive MSP 2040](#), the regional development guide adopted in May 2014 by the Metropolitan Council. The *NEED* numbers are shared with local governments to aid their fulfillment of affordable housing planning responsibilities statutorily required by the [Metropolitan Land Use Planning Act](#). The *NEED* is proportional to 1) a city or township's total forecasted population growth between 2021 and 2030, 2) its existing affordable housing stock, and 3) the ratio of low-wage jobs to low-wage earning residents. The full methodology is described in the Council's [2040 Housing Policy Plan](#). Here, affordable refers to housing units that households at three levels of Area Median Income—as defined by the [U.S. Department of Housing and Urban Development](#)—could pay for without becoming cost-burdened (that is, spending more than a third of their income on housing costs).

As local governments submit their comprehensive plans and formal updates over the next decade, their forecasts and/or *NEED* numbers may change. *NEED* numbers are current as of the date indicated; refer to [Community Pages in our Local Planning Handbook](#) for the most current information, which is updated in real time.

	<b>Net population growth (2021-2030)</b>	<b><i>NEED</i> for affordable units, total</b>	<b><i>NEED</i> for units afford- able to households with income at or below 30% of AMI</b>	<b><i>NEED</i> for units afford- able to households with income 31% to 50% of AMI</b>	<b><i>NEED</i> for units afford- able to households with income 51% to 80% of AMI</b>
<b>Sewered Communities</b>	(1/29/2021)	(1/29/2021)			
<b>Hennepin County</b>					
Minnetonka	2,400	1,064	508	412	144

## AFFORDABLE HOUSING GOALS

*Progress on the city's affordable housing goals.*

In 1995, the Minnesota Legislature created the Livable Communities Act (LCA) to address the affordable and life-cycle housing needs in the Twin Cities metropolitan area. When the LCA was established, Minnetonka was one of the first communities to sign up to participate in the program. At that time, a series of affordable housing goals for the city was established for 1996 to 2010. The city has elected to continue to participate in the LCA program, establishing affordable and lifecycle housing goals for 2011 to 2020. In 2020, the city will establish new goals for 2021-2030.

### 1995-2010 AFFORDABLE HOUSING GOALS

	Goals (1995-2010)	Results	Percent Achieved
New Affordable Ownership Units	180 Units	202	112%
New Affordable Rental Units	324 Units	213	66%
New Rental Units (All)	540 Units	697	130%

#### 1995-2010 New Affordable Ownership Units

Project	Year Completed	Affordable Units	EIP Program Used
Gables of West Ridge Market	1996-1997	90	Boulevard Gardens TIF
Habitat for Humanity	1999	4	None
Ridgebury	2000	56	Ridgebury TIF
The Enclave	2002	1	None
The Sanctuary	2005-2007	3	-Grants -Homes Within Reach
Lakeside Estates	2005	1	Homes Within Reach
Cloud 9 Sky Flats	2006	34	Homes Within Reach
Wyldewood Condos	2006	8	None
Minnetonka Drive	2007	1	Homes Within Reach
Deephaven Cove	2007	2	-Grants -Homes Within Reach
Meadowwoods	2007/2008	2	Homes Within Reach

#### 1995-2010 New Affordable Rental Units

Project	Year Completed	Affordable Units	EIP Program Used
Excelsior Court Apartments	1996	24	
West Ridge Retirement	1997	45	Boulevard Gardens TIF
Boulevard Gardens	1997	46	Boulevard Gardens TIF
Crown Ridge Apartments	1997	46	Boulevard Gardens TIF
Minnetonka Mills	1997	30	Minnetonka Mills TIF
Cedar Pointe Townhouses	1997	9	Cedar Pointe
The Oaks at Glen Lake	2008	13	Glenhaven TIF

**2011-2020 AFFORDABLE HOUSING GOALS**

	Goals (2011-2020)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	246 to 378	679	276%
New Lifecycle Units	375 to 800	1,655	441%

*2011-2020 New Affordable Units (rental and ownership)*

Project	Year Completed	Affordable Units	EIP Program Used
The Glenn by St. Therese	2011	30	Glenhaven TIF
The Ridge	2013	51	TIF Pooling
Tonka on the Creek	2016	20	Tonka on the Creek TIF
At Home	2016	21	Rowland Housing TIF
Cherrywood Pointe	2017	8	N/A
The RiZe	2019	32	N/A
Preserve at Shady Oak/ Legends of Minnetonka	2020*	482	TIF Housing
Marsh Run	2020*	35	TIF Housing
Total	N/A	679	N/A

*2011-2020 New Lifecycle Units*

Project	Year Completed	Lifecycle Units	EIP Program Used
The Glenn by St. Therese	2011	150	Glenhaven TIF
The Ridge	2013	64	TIF Pooling
Tonka on the Creek	2016	100	Tonka on the Creek TIF
At Home	2016	106	Rowland Housing TIF
Applewood Pointe	2017	89	Applewood Pointe TIF
Lecesse*	2017	290	N/A
Cherrywood Pointe	2017	92	N/A
Zvago	2017	54	Glenhaven TIF
Orchards of Minnetonka	2019	147	N/A
Havenwood	2019	100	N/A
Minnetonka Hills	2019	78	N/A
Ridgedale Executive Apts	2020*	77	N/A
Avidor	2020*	168	N/A
Marsh Run	2020*	140	TIF Housing
Total	N/A	1,655	N/A

## 2021-2030 AFFORDABLE HOUSING GOALS

	Goals (2021-2030)	Results	Percent Achieved (to date)
New Affordable Units (rental & ownership)	558 - 1,064	770*	138%
New Lifecycle Units	2,400	1,469*	61%

\*New construction is not counted toward the goal until the project is occupied.

### 2021-2030 New Affordable Units (rental and ownership)

Project	Year Completed	Affordable Units	EIP Program Used
Preserve at Shady Oak/ Legends of Minnetonka	2021	482	TIF Housing
Shady Oak Crossings	2021	35	TIF Pooling
United Properties – The Pointe	2023	19	AHTF
Alcott – Doran	2023	53	AHTF
Minnetonka Station - Dominium	2023	28	AHTF
Wellington – Townline	2023	68	Opus TIF
Marsh II – Doran	2024*	40	Marsh II TIF
Greystar – Marlowe	2025*	27	Opus TIF
United Properties – Amira Villas	2025*	3	N/A
Greco Minnetonka	2025*	15	N/A
Total	N/A	770	

\*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2011-2020 goals.

### 2021-2030 New Lifecycle Units

Project	Year Completed	Lifecycle Units	EIP Program Used
Shady Oak Crossings	2021	52	TIF Pooling
The Pointe	2023	186	Development Fund
Alcott	2023	297	Opus TIF
Minnetonka Station	2023	247	Opus TIF
Townline	2023	155	Opus TIF
Marsh II	2024*	157	Marsh II TIF
Marlowe	2025*	242	Opus TIF
Amira Villas	2025*	27	N/A
Greco Minnetonka	2025*	106	N/A
Total	N/A	1,469	

\*Indicates projects that are approved, but not yet constructed therefore affordable and lifecycle units are not counted in the 2021-2030 goals.

## 2025 AFFORDABLE HOUSING INCOME LIMITS

Household Size	30%	40%	50%	60%	80%	120%
1	\$27,810	\$37,080	\$46,350	\$55,620	\$74,160	\$104,350
2	\$31,800	\$42,400	\$53,000	\$63,600	\$84,800	\$119,250
3	\$35,760	\$47,680	\$59,600	\$71,520	\$95,360	\$134,150
4	\$39,720	\$52,960	\$66,200	\$79,440	\$105,920	\$149,050
5	\$42,900	\$57,200	\$71,500	\$85,800	\$114,400	\$161,000
6	\$46,080	\$61,440	\$76,800	\$92,160	\$122,880	\$172,900
7	\$49,260	\$65,680	\$82,100	\$98,520	\$131,360	\$184,850
8	\$52,440	\$69,920	\$87,400	\$104,880	\$139,840	\$196,750
<b>Twin Cities Median Family Income 2024: \$132,400</b>						

Income limits are published on the US Department of Housing and Urban Development User Portal: <https://www.huduser.gov/portal/datasets/il.html>

### How much do residents pay for affordable housing?

Maximum Gross Rents by Bedroom Size				
AMI	Studio	1 bedroom	2 bedroom	3 bedroom
30%	\$695	\$745	\$894	\$1,032
40%	\$927	\$993	\$1,192	\$1,377
50%	\$1,158	\$1,241	\$1,490	\$1,721
60%	\$1,390	\$1,490	\$1,788	\$2,065
80%	\$1,845	\$1,987	\$2,384	\$2,754

Maximum rent tables are published annually with Minnesota Housing: <https://www.mnhousing.gov/rental-housing/post-selection/rent---income-limits.html>

### Affordable rent based on sample occupations and their average salaries

Occupation	Median Salary	Affordable Rent*
Fast Food Workers	\$35,207	\$880
Retail Salesperson	\$35,980	\$900
Cooks, Restaurant	\$40,383	\$1,010
Laborers	\$46,914	\$1,173
Chef / Head Cook	\$62,827	\$1,571
Elementary School Teacher	\$77,181	\$1,930
Electrician	\$96,895	\$2,422
Nurse	\$103,692	\$2,593
Veterinarian	\$126,431	\$3,161

Salaries are from MN DEED data (2025), and rent is calculated based on those salaries.

\*Affordable Rent is considered a household spending equal to or less than 30% of household income.

## **Minnetonka Housing/Business Development Policies**

The City of Minnetonka has several policies related to housing and business development. Policy direction from the council can take many different forms, including such channels as formally adopted ordinances and resolutions, to more informal requests and suggestions to the city manager, who is ultimately responsible to the city council for carrying out their policy decisions.

These policies are intended as a general guide for the city council. They are not binding and may be modified when, in the sole discretion of the council, such modification is deemed necessary or appropriate in the interest of the city.

This listing is regularly updated as new policy directions are established, and it is by no means exclusive. These policies are included in the EIP as a reminder for the EDAC and Council to review annually during the EIP review. The city's policies are updated annually on the city's website.

### **City of Minnetonka City Council Policies (excerpts of housing related policies):**

#### Chapter 2: Administration and Finance

2.4 – Special Assessments with Tax Increment Districts

2.5 – Tax Exempt Financing for Industrial Development, Health Care Facilities, and Multi-family Housing Projects (Private Activity Tax Exempt Financing)

2.14 - Tax Increment Financing Pooling Fund

2.15 - Housing Improvement Areas

2.16 - Post-Issuance Compliance Procedure and Policy For Tax-Exemption Governmental Bonds

2.18 - Tax Increment Financing and Tax Abatement

2.19 – Debt Management

#### Chapter 11: Streets, Parks, and Other Public Property

11.12 – Real Estate Property Management

#### Chapter 12: Public Utilities

12.10 - Met Council Sewer Availability Charge and City Residential Equivalency Charge Payment Deferral Program

#### Chapter 13: General Provisions and Policies

13.1 Fair Housing

13.2 Affordable Housing Policy

## GLOSSARY

Affordable Housing Trust Fund	In 2020, the City Council established an Affordable Housing Trust Fund (AHTF), dedicating funds to preserve and create affordable housing.
Community Development Block Grant (CDBG)	A program through HUD assisting state and local governments with a variety of community development needs
Department of Employment and Economic Development (DEED)	A state agency assisting in economic development through programs targeting business recruitment, expansion and retention; workforce development; and community development
Economic Development Advisory Commission (EDAC)	An advisory commission to the city council on matters related to economic development, housing and redevelopment
Economic Development Authority (EDA)	An authority granted to local governments by the state for the purpose of conducting economic development, housing and redevelopment activities. EDAs have the ability to levy taxes
Housing Improvement Area (HIA)	A defined area in the city in which housing improvements to commonly owned space in condominium/townhouse developments may be financing with the assistance of a city through special assessments
Housing and Redevelopment Authority (HRA)	An authority granted to local governments by the state for the purpose of conducting housing and redevelopment activities
Light Rail Transit (LRT)	A mode of public transit where trains run in a separate right of way
Livable Communities Act (LCA)	A program adopted in 1995 by the Minnesota State Legislature and administered by the Metropolitan Council for purposes of increasing affordable housing and investing in local communities
Local Affordable Housing Aid (LAHA)	Local Affordable Housing Aid helps metropolitan local governments develop and preserve affordable housing within their jurisdictions to keep families from losing housing and to help those experiencing homelessness find housing. This program is funded through state sales tax.
Metropolitan Council	A regional policy-making body, planning agency and provider of services to guide growth in the Twin Cities metropolitan area
Metro Transit	The transit arm of the Metropolitan Council responsible for running the metropolitan area's bus and train systems
MN Investment Fund (MIF) and Job Creation Fund (JCF)	Business financing tools offered by DEED to help businesses locate or expand in Minnesota
Property Assessed Clean Energy (PACE)	A program that allows businesses to make clean energy investments in their businesses by financing the costs through a special assessment on the property
Tax Abatement	A temporary deferral of property taxes for purposes of stimulating economic development
Tax Increment Financing (TIF)	A financing tool where additional property taxes are generated from a new development are captured and used for public purposes such as housing, removal of blight and employment opportunities
U.S. Department of Housing and Urban Development (HUD)	Established in 1965 as a cabinet-level federal agency that is responsible for housing and community development activities

**Resolution No. 2025-**

**Resolution adopting the 2026-2030 Economic Improvement Program (EIP)**

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

1.01. The preliminary 2026-2030 EIP was presented to the Economic Development Advisory Commission (EDAC) for its consideration on Aug. 14, 2025.

1.02. As a result of that review, the EDAC concluded that the EIP articulates the city's economic development priorities and identifies funding accordingly over a multi-year planning horizon, and recommended that the council consider adopting the 2026-2030 EIP at its Sept. 8, 2025, meeting.

Section 2. Council Action.

2.01. The 2026-2030 EIP as presented and discussed by the city council on Sept. 8, 2025, and as amended is hereby adopted.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 8, 2025.

---

Brad Wiersum, Mayor

Attest:

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Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a duly authorized meeting held on Sept. 8, 2025.

---

Becky Koosman, City Clerk

**City Council  
Agenda Item 14.B  
Meeting of September 8, 2025**



**Title:** Resolution regarding the 2026-2030 Capital Improvements Program (CIP)

**Report from:** Darin Nelson, Finance Director

**Submitted Through:** Erik Nilsson, City Attorney  
Moranda Dammann, Assistant City Manager  
Mike Funk, City Manager

**Presenter:** Darin Nelson, Finance Director

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**Action Requested:** Motion

**Form of Action:** Resolution

**Votes needed:** 4 votes

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**Summary Statement**

The proposed 2026-2030 Capital Improvements Program (CIP) reflects council direction and addresses the capital priorities of the city prudently and cost-effectively.

**Recommended Action**

Motion to adopt the resolution.

**Strategic Plan Relatability**

Infrastructure & Asset Management

The CIP serves as the base for ensuring safe, efficient, sustainable, cost-effective and well-maintained infrastructure, equipment and transportation systems.

**Financial Consideration**

Yes

Once the CIP is adopted, the 2026 projects will be added to the 2026 budget for final approval in December. All future projects (2027 and beyond) are plans that, at this point, are subject to change and will be updated in future CIPs.

**Background**

See supplemental background report.

**ATTACHMENTS:**

[Supplemental Background Report](#)  
[2026-2030 Capital Improvements Program Resolution](#)

## Supplemental Background Report

### **Background**

The beginning of the budget process involves preparing the five-year Capital Improvement Program (CIP). Capital improvements are projects that require the expenditures of public funds for the acquisition, construction or replacement of infrastructure and capital assets necessary for the community. Creating and updating a multi-year capital program allows the city to plan for its current and long-term needs. Project categories within the CIP include buildings, recreational facilities, parks and trails, major equipment, technology, streets, storm drainage, and water and sewer utilities.

The CIP is a program that is part of the budget process but is not an official budget. It is a program -- and one that can change based on priorities and funding. Once the council officially adopts the CIP, the 2026 projects will be added to the 2026 budget for final approval in December. All future years' projects (2027 and beyond) are subject to change and will be updated in future Capital Improvement Programs (CIPs).

There are pending or future projects within many of the project categories. These projects are located toward the end of each category section. These projects can be pending for several reasons, such as the project being dependent on outside funding, the need not being warranted at this time, or keeping the project on the city's radar. Additionally, within the pending projects section, there are still deferred projects. Due to a reduction in the CIP levy over the next five-year timeframe and available fund balance within certain funds, specific capital projects are being deferred for future consideration. These deferred projects are within the municipal buildings and major equipment categories.

### **What the CIP Funds**

Overall, the 2026-2030 CIP does not include a large number of new projects; instead, it focuses on maintaining the city's current investments in buildings, infrastructure and equipment.

The proposed 2026-2030 CIP supports approximately \$165 million in capital projects over the next five years, representing a 22 percent decrease of \$47 million compared to the 2025-2029 CIP. The decrease is due primarily to a change in reporting for two projects, the Baker Road/Rowland Road and Hopkins Crossroad/Wayzata Boulevard regional trail expansion projects led by Three Rivers Park District (TRPD) and the Excelsior Boulevard reconstruction project, from Williston Road to County Road 101, which is led by the city with funding assistance from Hennepin County. In prior years, these projects included the non-city portion as project costs; this year and moving forward, the city is only recognizing the city-associated costs of these projects, primarily due the large cost-share and this funding changing the perception of the city's financial obligation. The Excelsior Boulevard reconstruction project and the TRPD trail projects have combined non-city contributions of \$35 million.

The program continues to address the community's affirmed request to expand the city's trail system for improved safety, connectivity, and transportation purposes. Also included are funds for the city's ongoing commitment to necessary road and storm sewer infrastructure improvements, as well as the replacement requirements of our aging water and sewer utility systems.

<b>CIP (\$000's)</b>	<b>2022-26</b>	<b>2023-27</b>	<b>2024-28</b>	<b>2025-29</b>	<b>2026-30</b>
Street Improvements	\$52,455	\$51,605	\$52,675	\$117,025	\$89,517
Water, Sanitary & Storm Water	32,570	34,960	28,855	36,745	27,350
Parks, Rec & Trails	27,610	20,880	20,699	24,975	15,960
Equipment	19,314	22,042	23,190	20,531	23,154
Buildings	5,186	16,310	14,335	12,505	8,890
<b>Total CIP</b>	<b><u>\$137,135</u></b>	<b><u>\$145,797</u></b>	<b><u>\$139,754</u></b>	<b><u>\$211,781</u></b>	<b><u>\$164,871</u></b>

### **Environmental Sustainability and Stewardship Efforts**

Sustainability resilience and natural environment is one of the city's strategic priorities. Over the years, many CIP projects have incorporated a sustainability focus or implemented positive environmental improvements, and the proposed CIP continues this initiative. A sustainability symbol is noted in the upper right-hand corner of the pages with a sustainability focus to draw attention to these specific projects.

The city continues to build on projects that provide positive environmental improvements by focusing on stewardship and managing its natural resources, as evident in the current Natural Resources Master Plan and the Parks, Open Space and Trail (POST) plan. A financial commitment to natural resources stewardship is again evident in this year's CIP, indicated by a stewardship symbol in the upper right-hand corner of the relevant project pages.

### **Parks, Open Space and Trail Efforts**

Park and trail improvements, including master plans, new amenities, and rehabilitation efforts, are guided by the 2021 Parks, Open Space and Trail (POST) plan adopted by the City Council. As a system-wide planning document, the POST Plan informs project priorities and funding decisions. At the June 4, 2025 Park Board meeting, members emphasized the importance of incorporating equity and inclusivity into all CIP projects. It is important to note that the [POST plan](#) includes a guiding principle to “prioritize equity throughout the parks, open space and trail system to support all users, celebrate diversity and embrace inclusiveness” (p. 7), as well as four equity-related goals addressing programs, facilities, access, and community engagement (p. 19). These are taken into consideration when developing the Park and Trail CIP pages and further during specific details of each project.

### **Notable Projects**

**Municipal Buildings.** *MB-26107 City Hall Civic Center Complex.* This project involves renovating and replacing the community center elevator and controls, as well as making improvements to the roof access platform. This project is separate from the potential community center remodeling project. A similar improvement is also planned for the city hall elevator and controls in 2027. The 2026 project is estimated to have a cost of \$190,000.

*MB-TBD27110 Satellite Fire Stations Remodel/Replacement.* As discussed during the April 28, 2025, study session, the city's four satellite fire stations require remodeling and/or replacement to accommodate the fire department's shift to a full-time staffing model. The estimated cost to remodel or replace ranges from nearly \$22 million to \$37 million. No decisions have been made regarding the preference for each station. The project page estimates are mere placeholders and assume a remodel of Station 2 in 2027 and the replacement of Stations 3, 4 and 5 in 2030. Funding for this project is still being determined, but possibilities include bonding through property taxes, a local sales tax, state bonding or any combination thereof.

*MB-26108DEF Solar Initiative – Roof Projects.* The public works facility was initially scheduled for a roof replacement in 2024. This roof has also been identified as a viable option for future solar panels, which would aid the city in generating additional clean energy and reducing its annual operating costs. The roof replacement would include options to ready the roof for future solar panels, which was initially planned for 2027. Due to financial pressures on the Capital Replacement Fund, this project is being deferred to future years. The existing roof is not at a point of failure or incurring major maintenance needs and will continue to be reevaluated on a yearly basis.

**Recreational Facilities.** *RecF-26203 Shady Oak Beach Improvements.* The Sauna in the Parks program has proven to be extremely popular, surpassing all expectations in its second year. As a result, enhancing the park's amenities, including winterizing the lifeguard shack, should further improve the user experience and continue to drive the popularity of the program. The 2026 project cost is estimated to be \$180,000, of which the City of Hopkins is responsible for \$59,400.

RecF-TBD2603 thru RecF-TBD2605. These three projects are placeholders as the council considers various remodeling and refurbishment options for the Community Center, Williston Fitness Center and The Marsh. Funding for any of these options would most likely come from a future bond issuance supported by property taxes and/or sales tax. The Community Center improvements, totaling \$3.65 million, are tentatively scheduled for construction in 2027. For construction to occur in 2027, a property tax-supported bond would need to be issued in late 2026 or 2027. Depending on the bond-issuing timeline, the property tax levy would be impacted for one of these years.

**Parks, Trails & Open Space.** *Park-26305 Trail Improvement Plan – Minnetonka Boulevard.* Trail expansion remains a top priority, given the implementation of dedicated gas franchise fees and the increase of electric franchise fees in 2019. 2026 includes the trail construction along Minnetonka Boulevard from The Marsh to Tonkawood Road. Preliminary design and overhead utility burial were funded in 2025.

Future trail expansion projects include Excelsior Boulevard from County Road 101 to Williston Road, scheduled for construction in 2027/2028; Three Rivers Park District trail expansions along Baker Road/Rowland Road and Hopkins Crossroad/Wayzata Boulevard are also planned for 2027/2028; and lastly, 2029 extends the Hopkins Crossroad trail from Minnetonka Boulevard to Minnetonka Mills Road. Funding for the two city trail projects is preliminarily estimated to be \$10 million. Annual funding to the Trail Expansion Fund is approximately \$2 million, which requires large trail expansion projects to span a couple of years to accrue necessary funding or while additional revenue streams are identified.

Trails are being constructed as quickly as funding allows; however, due to the complexity and increased costs of trail construction for the remaining segments, staff will continue to annually evaluate programming based on available funding.

The city's current Trail Improvement Plan Inventory of Trail Segments provides specific information on each trail segment and can be found on the city's website, [Trail Improvement Plan](#). There is a single page for each trail segment that includes the following:

- A map of the segment color-coded by priority.
- A description of the trail's connection to community amenities, village centers, or other transportation infrastructure.
- How the individual segment has been rated in priority using the criteria previously described.

*Park-26307 Skate Park:* the Parks, Open Space and Trails (POST) Plan lists a skate park as a priority initiative. In 2022 and 2023, the city completed a Skate Park Feasibility Study, identifying Glen Lake Park as the recommended site for skate park development. The feasibility study also included estimated costs of \$1.1 million. \$800,000 of this project is planned to be funded from the Community Investment Fund. Staff is working to secure additional grant funding for the remainder. If further grant funding is not received, the remaining funds will be allocated from the Park & Trail Improvement Fund.

*Park-26309 Park Habitat Stewardship Plan.* The proposed CIP continues to fund restoration and maintenance activities on approximately 390 acres of park property as part of Phase I of the Park Habitat Stewardship Plan, as identified in Appendix B (Table B-2) of the [Natural Resources Management Plan \(NRMP\)](#). The CIP identifies priority parks for restoration based on a prioritization schedule outlined in the NRMP, including the five community parks, along with other high-priority parks and city-owned properties (e.g., Cullen-Smith property). Restoration funds identified in the CIP will be used for larger-scale restoration projects. These restoration funds are in addition to the funds allocated for ongoing maintenance needs within the Natural Resources Division's operating budget.

*Park-26313 Crosswalks.* This was a new project page in the 2025-29 CIP. This annual project continues with a yearly allotment of \$100,000 designated for potential crosswalk opportunities within the city's trail and sidewalk network. This project utilizes funding from the trail expansion fund and will impact the speed of trail construction.

**Major Equipment.** *ME-26429 800MHz Portable Radios.* This project replaces portable and mobile 900 MHz radios used by fire and police department personnel to receive calls for service and communicate during emergency incidents. The replacement of these radios is a multi-year project between the police and fire departments, with the police department's portable and mobile radios replaced in 2024 and 2025, respectively. Following best safety practices, each police officer and firefighter is assigned a portable radio. The radios are rugged and specifically designed for working in hazardous environments. The fire department radios were last replaced in 2016 and have a lifespan of ten years. The combined cost of replacing portable and mobile radios between the two departments will total over \$1.8 million.

*ME-26404 Cold Planer.* In 2026, the cold planer is scheduled for replacement. This machine mills bituminous streets and surfaces, allowing city crews to rehab city streets with fewer contracted services. The current cold planer was purchased in 2011. The estimated cost of a new cold planer is \$896,100.

*ME-26402 Fleet Vehicles.* This project provides for the scheduled replacement of departmental cars, pickups, light trucks and equipment, including mowers and support equipment such as trailers, generators, rollers and turf care equipment. Vehicles are typically purchased through state and county cooperative purchasing contracts. The city's current fleet consists of five electric vehicles (EVs) and 14 hybrid vehicles. Vehicle purchases are reviewed annually for electric vehicles (EVs) and hybrid options.

**Technology.** *Tech-26502 Cybersecurity.* This project will fund the purchase and deployment of necessary hardware, software and tools that are critical to cybersecurity. The city must be proactive in securing the organization's digital environment, safeguarding data, maintaining business continuity, and supporting overall business resilience against cyber threats. This project would dedicate \$65,000 in 2026 and an additional \$60,000 in 2027 towards necessary resources.

*Tech-26501 Finance/HRIS/Utility Billing Software.* The project will replace the current financial (ERP) and human capital management (HCM) applications. The city's current ERP and HCM systems, both of which are 25 years old, have reached the end of their useful lives. Both of these applications are hosted by the LOGIS consortium, which the city utilizes for various other city applications. After an unsuccessful attempt by LOGIS to implement a new ERP and HCM system in 2024, the city is likely to implement these systems in-house rather than continuing with the consortium. In today's age, these types of applications are almost exclusively hosted applications, which eliminates the need for in-house servers and programming support. The estimated cost of this project is \$1 million, of which \$478,000 remains available from the previous project, resulting in a request for new funding of \$522,000. Staff anticipates issuing RFPs in 2026 and plans for go-live in 2027.

*Tech-26515 Drones as First Responders.* The Drones as First Responders (DFR) program enables the rapid deployment of unmanned aerial systems (UAS) to emergency calls for service, often arriving before ground units. These drones provide real-time video to the real-time information center operators and responding officers, improving situational awareness, decision-making, and safety for the public and personnel. The project helps supplant additional resources recognized within the public safety master plan. This program is included as a one-time capital expenditure in 2026 and will transition to the operating budget for the remaining 9-year contract.

**Local Street Improvements.** The city's infrastructure continues to age, and it must continue to make substantial investments in its streets and utilities to preserve these assets. These infrastructure projects are becoming increasingly expensive but are crucial in providing sustained and uninterrupted service to the city's residents and businesses. As seen with other metro area cities, infrastructure failures can be severe and costly for municipalities and property owners. The city has made a concerted effort to ramp up its investment in utility infrastructure replacement and rehabilitation. These efforts have had a positive impact in reducing water main breaks and sewer backups.

*LSI-27602 Local Street Rehabilitation - Kinsel.* The next major street rehabilitation project is scheduled for the Kinsel neighborhood in 2027. Preliminary design work has already begun on this project. The estimated construction cost for this project is over \$12.3 million, with the majority of the funding coming from the Street Improvement Fund, Stormwater Fund, and Utility Fund.

As a reminder, street reconstruction projects have historically been financed on a pay-as-you-go basis and are not specially assessed to property owners or financed by bonding.

*LSI-26609 Local Street Preservation – 2026 Mill and Overlay.* Although no full reconstruction projects are slated for 2026, there are substantial street preservation projects underway. Street preservation projects are typically less intrusive, as utilities are not entirely replaced, and the road surface can be milled and overlaid with a new surface. Estimated 2026 mill and overlay project costs are \$6.1 million and include the Minnetonka Drive, Oakland Road, Cedar Lake Road and Ridgedale Drive areas.

*LSI-26607 Opus TIF District Improvements.* These projects provide traffic mitigation measures to address the projected increase in density resulting from commercial and residential development in the Opus area and the addition of LRT. Transportation projects slated for this area will be repaid through Tax Increment Financing. The first of potentially six transportation improvement projects slated for this area was completed in 2023. That first project was a north turn lane on Red Circle Drive at Shady Oak Road.

The city sought special legislation in 2024 and 2025 to extend the timeline of TIF funding. The city was fortunate to receive an extension on the five-year rule, which will allow infrastructure projects to proceed into the future. However, due to not receiving an extension on the four-year knock-down rule, which excludes parcels with no development activity from remaining in the district, the city may likely not generate sufficient increment to pay for all the of the proposed infrastructure improvements. Future decisions will have to be made on which improvements are most warranted and align with available funding.

**MSA Street Improvements.** *MSA-27701 Excelsior Blvd/CR3 (CR 101 to Williston).* The city is currently scheduled to construct a high-priority trail segment adjacent to Excelsior Boulevard in 2027 and 2028. The city and county engineers have identified pavement and drainage deficiencies that positively benefit from a larger pavement reconstruction project, including rehabbing the trunk water main line. The preliminary estimate for the city's share of this project is \$15 million. City funding will be obtained through a variety of sources, including Municipal State Aid, franchise fees for undergrounding electrical lines and trail expansion, the Street Improvement Fund, as well as stormwater and utility fees.

**Storm Drainage Improvements.** *SDI-26804 Major Pond Rehabilitation.* These projects provide for sediment testing and dredging of municipal storm ponds. Annual project costs are estimated to be \$250,000. Staff is continuing to increase the size of dredging projects to keep up with the demand, which is reflected in the budget for future years.

*SDI-26805 Storm Sewer Lift Station Improvements.* A 2017 stormwater facilities study evaluated the physical condition of stormwater lift station components and the operational performance of each station, identifying necessary improvements. In 2023, \$600,000 was budgeted for the rehabilitation of the Lake Holiday lift station. During the design phase, it was determined that the project should be expanded to facilitate permitting and public engagement. The project was expanded to include the rehabilitation of the Woodgate and Lake Rose lift stations, as well as the Lake Rose outlet. Project funding for 2026 is estimated to be \$1.65 million. Additional funding is programmed in 2027 to complete the rehabilitation of the Kraemer lift station.

**Utility System Improvements.** The utility fund continues its long-range plan for water and sanitary sewer infrastructure, along with an associated financing plan for critical maintenance

and replacement of the city's \$600 million utility infrastructure investment. Financing includes regular bond issuances, which are anticipated to occur in 2025 and 2028.

*WSS-26907 Sewer – System Sustainability Improvements.* This project provides ongoing sustainability and optimization improvements to the sanitary sewer infrastructure. Projects include rehabilitating the Minnetonka Boulevard lift station and phase 5 of televising trunk sewer lines. The project costs for 2026 is estimated at \$750,000.

*WSS-26904 Water - System Sustainability Improvements.* This project implements the recommendations of the sustainability and optimization study completed in 2014, which was updated in February 2018 to reflect current costs for the city's eight water treatment plants, 18 wells and two booster stations. The improvements scheduled for 2026 include air relief valves, well refurbishments, and roof replacements on various well houses at an estimated cost of \$350,000.

*WSS-26906 Water Meter Replacement Program.* This project continues with the replacement of the city's water meter stock. This project was approved by the council at the May 20, 2024 council meeting. The project initially proposed a 6-year replacement schedule. Due to the efficiency of the replacements, the project is now projected to be complete in four years. The total cost of this project is \$10 million.

### **Project updates since the June council study session**

*Park-26307 Glen Lake Park – State Park & Park Improvements.* The 2025 state legislature appropriated funds through the cash bonding bill to DEED for skate park grants in various cities including the City of Minnetonka for improvements to the skate park within the Glen Lake Park. The grant award is for \$400,000 and must be expended by 2029.

The grant will supplant funding previously scheduled within the Park & Trail Improvement Fund. A preliminary feasibility report from 2023 estimated the skate park improvements to be \$1.2 million. A preliminary concept design is currently being created that will provide a more current and accurate estimate of the project scope and cost. The funding for the remainder of the project is programmed within the Community Investment Fund.

### **General Fund balance**

Because the city budgets responsibly, a conservative strategy has been employed whereby a portion of the resources funding the CIP includes monies transferred over the five years from the General Fund balance. Per Council Policy 2.13 for determining adequate fund balances, a "Budget Stabilization Reserve" must be maintained to cover the following year's operating budget and uncertainties, such as changes in state law or unforeseen natural disasters. In accordance with the policy, amounts in the balance of this reserve exceeding forty percent of the following year's operating budget may be considered available for transfer and appropriation by the council for capital needs or other non-recurring needs.

This methodology is key to ensuring the city's ongoing fiscal resiliency. In any given year, if the city does not achieve a positive increase in fund balance, it is well-positioned to restructure its five-year plan for the future.

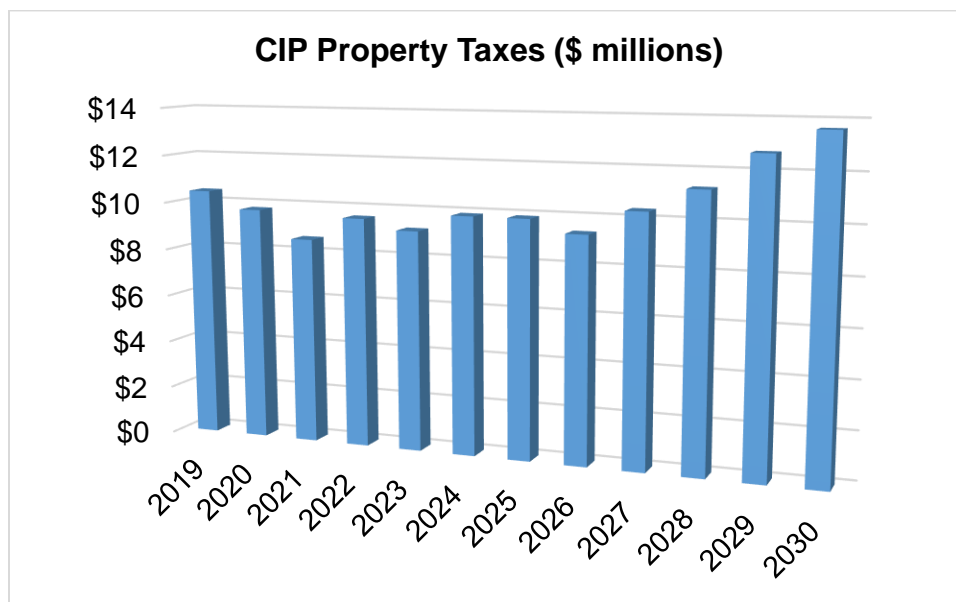
The Fiscal Year 2024 ended with a positive increase in the fund balance. Therefore, by the end of 2025, the General Fund balance is projected to have approximately \$3.5 million in available funds above the minimum required to meet the forty-percent fund balance threshold. This balance includes funds above the threshold realized in past years and already programmed in the current 2025-2029 CIP. The 2025 capital budget, combined with the 2026-2030 CIP, anticipates transferring \$5.3 million over the next four years for capital expenditures. The remaining fund balance ensures sufficient resources to meet the General Fund's needs over the next year.

### Property taxes

The 2020-2024 and 2021-2025 CIPs reduced property taxes directed to the CIP. Initially, the 2020-2024 CIP redirected a portion of the CIP property tax levy towards the new public safety facility's debt service and increased operational costs. The original intent before 2020 was to restore the 2021 capital property tax levy to 2019 levels. That was before the onset of the COVID-19 pandemic. Due to the pandemic, the 2021-2025 CIP delayed the levy restoration and further reduced the capital property tax levy.

Since that time, the CIP levy has remained relatively flat compared to the overall tax levy, which has steadily increased due to operational and programmatic changes, such as the implementation of the public safety master plan. As the public safety master plan implementation draws to a close in the coming years, there will need to be an emphasis on increasing the capital projects tax levy. Excess General Fund reserves over the past couple of years have helped stem the tide, along with a concerted effort to leverage capital dollars through outside grants and partnerships. Still, as the cost of projects continues to increase, additional capital funding will be needed to maintain the city's current investments in infrastructure, buildings and equipment.

For 2026, the capital levy request is \$9.36 million, a reduction of \$500,000 from the previous year.



### **Other funding sources**

One of the desired outcomes within the city's strategic plan is to expand the sources of revenue for capital improvement projects. Staff is always seeking partnerships, grants, and other sources to leverage property taxes and minimize the impact on the city's taxpayers. A prime example of this effort is the Hopkins Crossroad trail expansion project completed in 2024. This \$5.4 million project was funded by \$4.1 million in federal and state grants. This outside funding enables the city to fund the upcoming trail expansion projects in a timelier manner. Additional grant funding includes 50 percent funding of new roof top and ground array solar, Natural Resources Releaf grant, and stormwater funding near Groveland elementary school.



**2025-2029**

# **CAPITAL IMPROVEMENTS PROGRAM**

Draft





CITY OF  
**MINNETONKA**

# 2026-2030 Capital Improvements Program

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**Appendix:**

Unfunded Trail Segments by Priority Ranking  
2026 – 2030 Proposed Local Street Construction



Projects include sustainability features and/or focus.



Projects include a natural resources stewardship feature and/or focus.

## Capital Improvements Policy

The Capital Improvements Program (CIP) is the city's five-year plan to provide and maintain public facilities for the citizens and businesses of Minnetonka, balanced against the constraint of available resources.

### Funding Priorities

Reinvestment for the replacement, maintenance or increased efficiency of existing systems will have priority over the expansion of existing systems or the provision of new facilities and services. Priority rankings include:

1. Projects necessary for public health and safety, or to meet legal mandates.
2. Projects which help maintain or make existing systems more efficient. Cost-benefits and coordination with related projects will be considered.
3. Projects expanding existing systems, providing new services, or for general community betterment.

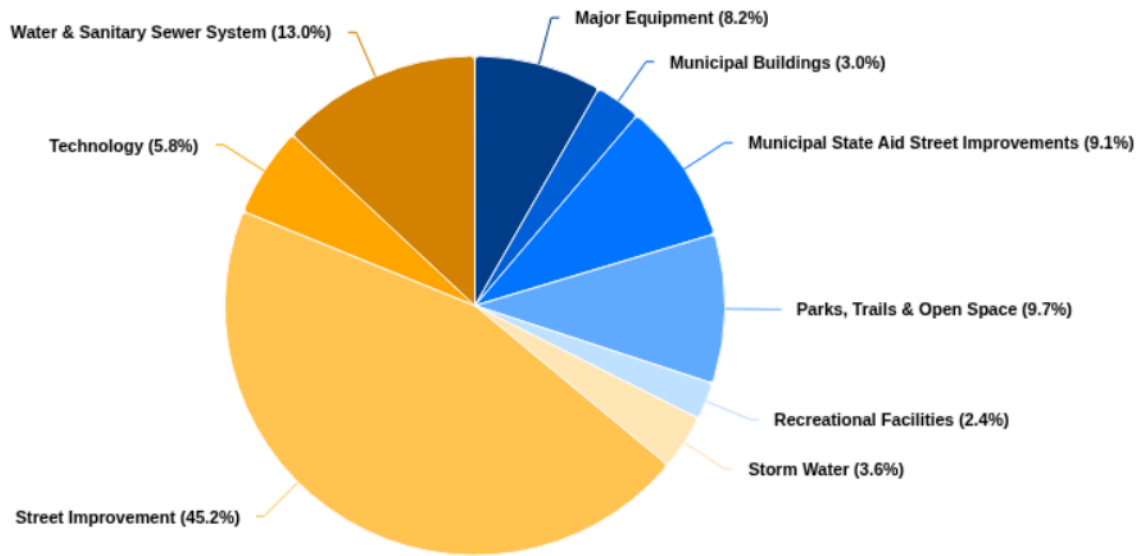
### Planning Principles

- The CIP will support achievement of the city's long-term Strategic Priorities.
- The CIP will be updated annually to reflect changing capital needs for new construction and maintenance of the city's substantial investments in streets, utilities, parks, buildings and equipment.
- Development of the CIP will be consistent with the annual operating budget. Future operating costs associated with new capital improvements will be projected and included in operating budget forecasts.
- Fund balance guidelines will be established for each capital fund, and will reflect the type of fund, subsequent-year budget needs, annual cash flow requirements, replacement reserves and potential contingencies. The guidelines will be used to responsibly manage balances over the five-year planning horizon.



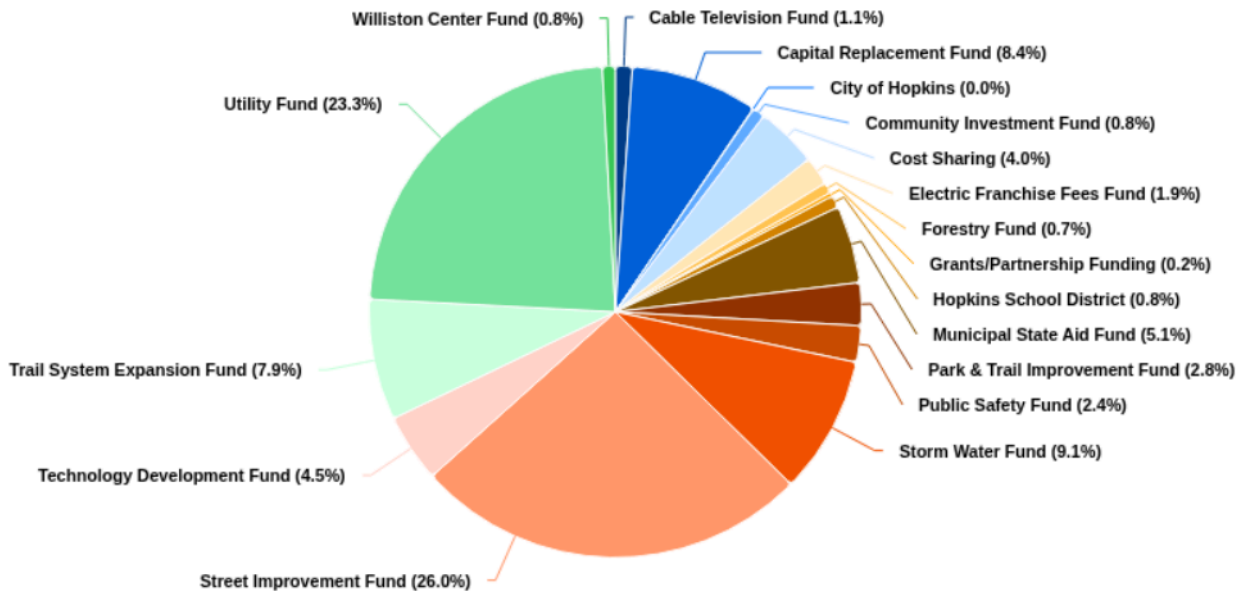
CITY OF  
**MINNETONKA**

2026 through 2030  
**Capital Improvement Plan - Active Projects Summary by Category**  
 Minnetonka, MN - CIP  
**Category Summary**



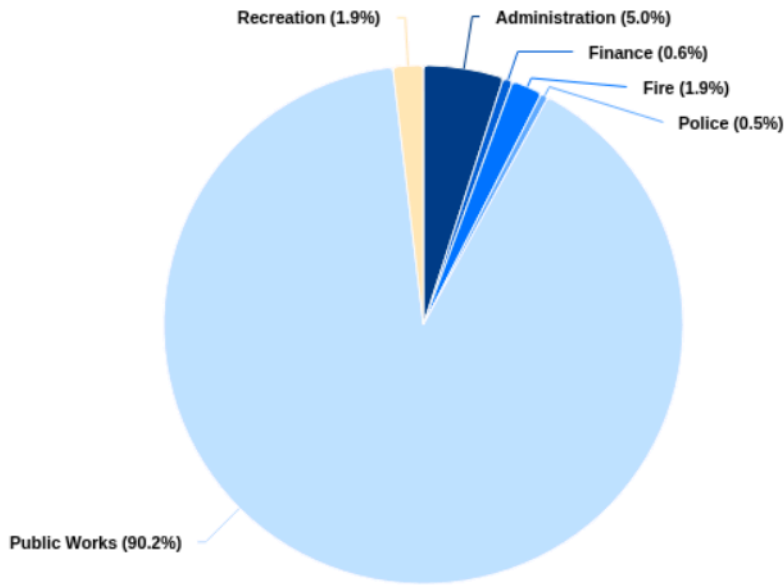
Category	2026	2027	2028	2029	2030	Total
Major Equipment	3,298,300	2,502,000	3,099,200	2,070,900	2,609,200	13,579,600
Municipal Buildings	930,000	860,000	645,000	1,785,000	695,000	4,915,000
Municipal State Aid Street Improvements		15,075,000				15,075,000
Parks, Trails & Open Space	6,008,000	2,419,000	2,255,000	4,401,000	877,000	15,960,000
Recreational Facilities	1,060,000	870,000	640,000	865,000	540,000	3,975,000
Storm Water	2,325,000	1,025,000	825,000	775,000	925,000	5,875,000
Street Improvement	19,095,000	16,967,500	13,765,000	6,920,000	17,695,000	74,442,500
Technology	2,982,500	1,552,950	1,482,600	1,977,500	1,578,600	9,574,150
Water & Sanitary Sewer System	4,835,000	6,010,000	3,620,000	3,575,000	3,435,000	21,475,000
<b>GRAND TOTAL</b>	<b>40,533,800</b>	<b>47,281,450</b>	<b>26,331,800</b>	<b>22,369,400</b>	<b>28,354,800</b>	<b>164,871,250</b>

2026 through 2030  
**Capital Improvement Plan - Active Projects Funding Summary**  
 Minnetonka, MN - CIP  
**Funding Source Summary**



Source	2026	2027	2028	2029	2030	Total
Cable Television Fund	261,500	324,500	431,500	407,500	397,500	1,822,500
Capital Replacement Fund	2,682,600	2,420,900	2,396,900	3,915,300	2,378,200	13,793,900
City of Hopkins	59,400	3,300	3,300	3,300	3,300	72,600
Community Investment Fund	800,000	500,000				1,300,000
Cost Sharing	6,675,000					6,675,000
Electric Franchise Fees Fund	1,200,000	300,000	1,600,000			3,100,000
Forestry Fund	243,000	254,000	215,000	221,000	227,000	1,160,000
Grants/Partnership Funding	400,000					400,000
Hopkins School District	270,000	270,000	270,000	270,000	270,000	1,350,000
Municipal State Aid Fund	3,625,000	375,000	1,100,000		3,300,000	8,400,000
Park & Trail Improvement Fund	1,085,600	1,371,700	746,700	886,700	556,700	4,647,400
Public Safety Fund	1,564,300	886,000	248,000	86,000	1,136,000	3,920,300
Storm Water Fund	2,827,900	4,625,000	2,978,200	850,000	3,675,000	14,956,100
Street Improvement Fund	7,240,000	11,385,000	9,585,000	6,665,000	7,990,000	42,865,000
Technology Development Fund	2,446,200	1,228,450	1,001,100	1,570,000	1,181,100	7,426,850
Trail System Expansion Fund	3,600,000	6,000,000	100,000	3,300,000	100,000	13,100,000
Utility Fund	5,218,300	16,832,600	5,506,100	3,844,600	7,090,000	38,491,600
Williston Center Fund	335,000	505,000	150,000	350,000	50,000	1,390,000
<b>GRAND TOTAL</b>	<b>40,533,800</b>	<b>47,281,450</b>	<b>26,331,800</b>	<b>22,369,400</b>	<b>28,354,800</b>	<b>164,871,250</b>

2026 through 2030  
**Capital Improvement Plan - Active Projects Summary by Department**  
 Minnetonka, MN - CIP  
**Department Summary**



Department	2026	2027	2028	2029	2030	Total
Administration	1,682,700	1,552,950	1,432,600	1,977,500	1,578,600	8,224,350
Finance	1,000,000					1,000,000
Fire	1,170,000	840,000	105,000		1,050,000	3,165,000
Police	394,300	46,000	143,000	86,000	86,000	755,300
Public Works	35,501,800	44,027,500	24,161,200	19,790,900	25,150,200	148,631,600
Recreation	785,000	815,000	490,000	515,000	490,000	3,095,000
<b>GRAND TOTAL</b>	<b>40,533,800</b>	<b>47,281,450</b>	<b>26,331,800</b>	<b>22,369,400</b>	<b>28,354,800</b>	<b>164,871,250</b>

2026 through 2030  
**Capital Improvement Plan - Cable Television Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Cable Television Fund</b>						
Beginning Balance		438,813	490,313	474,813	346,513	233,913
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Cable Franchise Fees		684,000	684,000	684,000	684,000	684,000
Interest on Investments		11,000	12,300	11,900	8,700	5,800
Miscellaneous Revenue		36,000	36,000	36,000	36,000	36,000
Public Educ & Govt (PEG) Fees		205,000	205,000	205,000	205,000	205,000
	Total	936,000	937,300	936,900	933,700	930,800
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		936,000	937,300	936,900	933,700	930,800
Total Funds available		1,374,813	1,427,613	1,411,713	1,280,213	1,164,713
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Administration</u>						
Audio/Visual Equipment & Broadcast Programming	TECH-26504	161,500	324,500	331,500	407,500	297,500
Technology Infrastructure	TECH-26505	100,000	0	100,000	0	100,000
	Total	261,500	324,500	431,500	407,500	397,500
<i>Other Uses</i>						
Transfers Out		0	0	0	0	49,100
Operating Expenditures		582,900	585,900	588,900	591,900	594,900
Transfer Out		40,100	42,400	44,800	46,900	0
	Total	623,000	628,300	633,700	638,800	644,000
Total Expenditures and Uses		884,500	952,800	1,065,200	1,046,300	1,041,500
Change in Fund Balance		51,500	-15,500	-128,300	-112,600	-110,700
	<b>Ending Balance</b>	<b>490,313</b>	<b>474,813</b>	<b>346,513</b>	<b>233,913</b>	<b>123,213</b>

2026 through 2030  
**Capital Improvement Plan - Capital Replacement Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Capital Replacement Fund</b>						
Beginning Balance		2,665,938	2,171,638	1,829,138	1,553,838	-95,362
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Auction Proceeds		110,000	110,000	110,000	110,000	110,000
Interest on Investments		53,300	43,400	36,600	31,100	0
Tax Levy		1,725,000	1,825,000	1,975,000	2,125,000	2,275,000
Transfer In		300,000	100,000	0	0	0
	Total	2,188,300	2,078,400	2,121,600	2,266,100	2,385,000
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		2,188,300	2,078,400	2,121,600	2,266,100	2,385,000
Total Funds available		4,854,238	4,250,038	3,950,738	3,819,938	2,289,638
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Building Automation Replacement	MB-26104	70,000	75,000	75,000	0	80,000
Building Roof Replacements	MB-26105	100,000	150,000	125,000	40,000	30,000
City Hall Civic Center Complex	MB-26107	190,000	180,000	60,000	0	160,000
Cold Planer	ME-26404	896,100	0	0	0	0
Dump/Plow Truck Replacements	ME-26401	0	391,800	403,600	415,700	428,200
Energy Conservation & Sustainability Improvements	MB-26102	0	70,000	0	0	0
Fire Station Refurbishment	MB-26106	70,000	75,000	75,000	75,000	175,000
Fleet Vehicles	ME-26402	554,500	897,800	808,700	872,300	671,700
Life Safety Reporting Upgrades	MB-28101	0	0	50,000	100,000	0
Major Building Components	MB-26103	380,000	0	200,000	1,500,000	180,000
Rubber-Tire Loader	ME-29408	0	0	0	309,600	0
Sidewalk and Trail Maintenance	ME-27410	0	186,300	0	0	0
Sidewalk and Trail Maintenance Vehicle	ME-26403	52,000	0	0	0	0
Sidewalk and Trail Maintenance Vehicle	ME-29414	0	0	0	108,400	223,200
Sign Truck	ME-29415	0	0	0	189,300	0
Skidsteer Loader	ME-30411	0	0	0	0	150,100
Snow Blower	ME-28409	0	0	229,600	0	0
Special Project Facility Repairs and Upgrades	MB-26109	60,000	60,000	60,000	70,000	70,000
Sustainable Initiatives	ME-28412	0	0	100,000	0	0
	Total	2,372,600	2,085,900	2,186,900	3,680,300	2,168,200
<u>Recreation</u>						
Community Center Improvements	RecF-26208	100,000	100,000	0	0	0
Royals Athletic Center Improvements	RecF-26204	110,000	110,000	110,000	110,000	110,000
The Marsh Improvements	RecF-26202	100,000	125,000	100,000	125,000	100,000
	Total	310,000	335,000	210,000	235,000	210,000
<i>Other Uses</i>						
Total Expenditures and Uses		2,682,600	2,420,900	2,396,900	3,915,300	2,378,200
Change in Fund Balance		-494,300	-342,500	-275,300	-1,649,200	6,800
	<b>Ending Balance</b>	<b>2,171,638</b>	<b>1,829,138</b>	<b>1,553,838</b>	<b>-95,362</b>	<b>-88,562</b>

2026 through 2030  
**Capital Improvement Plan - Community Investment Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Community Investment Fund</b>						
Beginning Balance		19,590,458	19,343,258	19,409,858	19,978,058	20,560,558
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		489,800	503,600	505,200	519,500	534,000
Other Revenue		63,000	63,000	63,000	63,000	63,000
	Total	552,800	566,600	568,200	582,500	597,000
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		552,800	566,600	568,200	582,500	597,000
Total Funds available		20,143,258	19,909,858	19,978,058	20,560,558	21,157,558
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Glen Lake Park - Skate Park & Park	Park-26307	800,000	0	0	0	0
Park & Open Space Purchase	Park-27312	0	500,000	0	0	0
	Total	800,000	500,000	0	0	0
<i>Other Uses</i>						
Total Expenditures and Uses		800,000	500,000	0	0	0
Change in Fund Balance		-247,200	66,600	568,200	582,500	597,000
	<b>Ending Balance</b>	<b>19,343,258</b>	<b>19,409,858</b>	<b>19,978,058</b>	<b>20,560,558</b>	<b>21,157,558</b>

2026 through 2030  
**Capital Improvement Plan - Electric Franchise Fees Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Electric Franchise Fees Fund</b>						
Beginning Balance		-723,471	-721,471	180,529	-212,971	989,029
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Electric Franchise Fees		1,212,000	1,212,000	1,212,000	1,212,000	1,212,000
Interest on Investments		0	0	4,500	0	24,700
	Total	1,212,000	1,212,000	1,216,500	1,212,000	1,236,700
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		1,212,000	1,212,000	1,216,500	1,212,000	1,236,700
Total Funds available		<b>488,529</b>	<b>490,529</b>	<b>1,397,029</b>	<b>999,029</b>	<b>2,225,729</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Electrical System Enhancements - CSAH 5/CSAH 101	LSI-28604	0	200,000	400,000	0	0
Electrical System Enhancements - Marion Lane	LSI-26604	200,000	0	0	0	0
Electrical System Enhancements - Opus Area	LSI-24604	1,000,000	0	0	0	0
Local Street Rehabilitation - Kinsel	LSI-27602	0	100,000	0	0	0
Trail Improvement Plan - Hopkins Crossroad	Park-29305	0	0	1,200,000	0	0
	Total	1,200,000	300,000	1,600,000	0	0
<i>Other Uses</i>						
Street Light Installations		10,000	10,000	10,000	10,000	10,000
	Total	10,000	10,000	10,000	10,000	10,000
Total Expenditures and Uses		1,210,000	310,000	1,610,000	10,000	10,000
Change in Fund Balance		2,000	902,000	-393,500	1,202,000	1,226,700
	<b>Ending Balance</b>	<b>-721,471</b>	<b>180,529</b>	<b>-212,971</b>	<b>989,029</b>	<b>2,215,729</b>

2026 through 2030  
**Capital Improvement Plan - Forestry Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Forestry Fund</b>						
Beginning Balance		508,144	440,344	397,144	392,044	380,844
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		10,200	8,800	7,900	7,800	7,600
Tax Levy		125,000	262,000	262,000	262,000	262,000
Transfer In		100,000	0	0	0	0
	Total	235,200	270,800	269,900	269,800	269,600
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		235,200	270,800	269,900	269,800	269,600
Total Funds available		<b>743,344</b>	<b>711,144</b>	<b>667,044</b>	<b>661,844</b>	<b>650,444</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Plant Pest Program (Forestry Preservation)	Park-26301	243,000	254,000	215,000	221,000	227,000
	Total	243,000	254,000	215,000	221,000	227,000
<i>Other Uses</i>						
Transfer Out - GF		60,000	60,000	60,000	60,000	60,000
	Total	60,000	60,000	60,000	60,000	60,000
Total Expenditures and Uses		303,000	314,000	275,000	281,000	287,000
Change in Fund Balance		-67,800	-43,200	-5,100	-11,200	-17,400
	<b>Ending Balance</b>	<b>440,344</b>	<b>397,144</b>	<b>392,044</b>	<b>380,844</b>	<b>363,444</b>

2026 through 2030  
**Capital Improvement Plan - Municipal State Aid Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Municipal State Aid Fund</b>						
Beginning Balance		5,652,373	4,399,073	6,364,473	7,653,973	10,075,673
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		141,300	110,000	159,100	191,300	251,900
State Allotment		2,230,400	2,230,400	2,230,400	2,230,400	2,230,400
	Total	2,371,700	2,340,400	2,389,500	2,421,700	2,482,300
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		2,371,700	2,340,400	2,389,500	2,421,700	2,482,300
Total Funds available		<b>8,024,073</b>	<b>6,739,473</b>	<b>8,753,973</b>	<b>10,075,673</b>	<b>12,557,973</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	0	375,000	0	0	0
Local Street Preservation - 2026 Mill and Overlay	LSI-26609	2,325,000	0	0	0	0
Local Street Preservation - Lake St. and Williston	MSA-30701	0	0	1,100,000	0	3,300,000
Signal Improvements	LSI-25606	1,300,000	0	0	0	0
	Total	3,625,000	375,000	1,100,000	0	3,300,000
<i>Other Uses</i>						
Total Expenditures and Uses		3,625,000	375,000	1,100,000	0	3,300,000
Change in Fund Balance		-1,253,300	1,965,400	1,289,500	2,421,700	-817,700
	<b>Ending Balance</b>	<b>4,399,073</b>	<b>6,364,473</b>	<b>7,653,973</b>	<b>10,075,673</b>	<b>9,257,973</b>

2026 through 2030  
**Capital Improvement Plan - Park & Trail Improvement Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Park &amp; Trail Improvement Fund</b>						
Beginning Balance		7,655,588	7,300,288	6,755,588	6,626,988	6,534,988
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		187,300	170,700	156,800	153,400	150,900
Miscellaneous Income		9,600	9,600	9,600	9,600	9,600
Park Dedication Fees		250,000	250,000	250,000	250,000	250,000
Tax Levy		283,400	396,700	201,700	381,700	400,000
	Total	730,300	827,000	618,100	794,700	810,500
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		730,300	827,000	618,100	794,700	810,500
Total Funds available		8,385,888	8,127,288	7,373,688	7,421,688	7,345,488
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Athletic Field Improvements	Park-26302	140,000	40,000	80,000	30,000	40,000
Burwell House Investments	Park-26303	30,000	30,000	0	45,000	0
Park Habitat Stewardship Plan	Park-26309	95,000	120,000	100,000	100,000	100,000
Park Investment Plan	Park-26304	245,000	240,000	270,000	325,000	320,000
Park Master Planning	Park-26311	100,000	115,000	30,000	30,000	0
Purgatory Park Red Barn Site Planning	Park-26315	55,000	0	0	0	0
Timberline Park	Park-28310	0	0	175,000	0	0
Trail Rehabilitation	Park-26306	300,000	620,000	85,000	350,000	90,000
	Total	965,000	1,165,000	740,000	880,000	550,000
<u>Recreation</u>						
Ridgedale Commons - Programming Equipment	Park-27308	0	200,000	0	0	0
Shady Oak Beach Improvements	RecF-26203	120,600	6,700	6,700	6,700	6,700
	Total	120,600	206,700	6,700	6,700	6,700
<i>Other Uses</i>						
Total Expenditures and Uses		1,085,600	1,371,700	746,700	886,700	556,700
Change in Fund Balance		-355,300	-544,700	-128,600	-92,000	253,800
	<b>Ending Balance</b>	<b>7,300,288</b>	<b>6,755,588</b>	<b>6,626,988</b>	<b>6,534,988</b>	<b>6,788,788</b>

2026 through 2030  
**Capital Improvement Plan - Public Safety Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Public Safety Fund</b>						
Beginning Balance		-1,018,798	-1,430,598	-1,566,598	-989,598	24,402
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		27,500	0	0	0	500
Tax Levy		675,000	750,000	825,000	1,100,000	1,250,000
Transfer In		450,000	0	0	0	0
	Total	1,152,500	750,000	825,000	1,100,000	1,250,500
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		1,152,500	750,000	825,000	1,100,000	1,250,500
Total Funds available		<b>133,702</b>	<b>-680,598</b>	<b>-741,598</b>	<b>110,402</b>	<b>1,274,902</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Fire</u>						
800 MHz Portable Radios	ME-26429	975,000	0	0	0	0
Apparatus Refurbishment	ME-26420	175,000	200,000	0	0	150,000
Fire Technology Update	TECH-26510	0	0	50,000	0	0
Fitness Equipment	ME-26421	20,000	0	0	0	0
Lucas Device Purchase	ME-26417	0	0	55,000	0	0
Pumper Truck Replacement	ME-26431	0	0	0	0	900,000
SCBA Decontamination Station	ME-26422	0	40,000	0	0	0
Turnout Gear	ME-26423	0	600,000	0	0	0
	Total	1,170,000	840,000	105,000	0	1,050,000
<u>Police</u>						
Automated License Plate Readers	TECH-26514	46,000	46,000	46,000	46,000	46,000
Ballistic Rifle Plates	ME-26427	48,500	0	0	0	0
Drones as First Responders	TECH-26515	299,800	0	0	0	0
Police Patrol Vehicle Radars	ME-26426	0	0	0	40,000	40,000
SWAT Team Protective Gear	ME-26428	0	0	97,000	0	0
	Total	394,300	46,000	143,000	86,000	86,000
<i>Other Uses</i>						
Total Expenditures and Uses		1,564,300	886,000	248,000	86,000	1,136,000
Change in Fund Balance		-411,800	-136,000	577,000	1,014,000	114,500
	<b>Ending Balance</b>	<b>-1,430,598</b>	<b>-1,566,598</b>	<b>-989,598</b>	<b>24,402</b>	<b>138,902</b>

2026 through 2030  
**Capital Improvement Plan - Storm Water Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Storm Water Fund</b>						
Beginning Balance		3,548,787	2,973,687	687,687	96,287	1,727,887
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		88,700	74,300	17,200	2,400	43,200
Storm Water Utility Fees		3,408,600	3,548,200	3,693,400	3,844,600	4,002,000
	Total	3,497,300	3,622,500	3,710,600	3,847,000	4,045,200
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		3,497,300	3,622,500	3,710,600	3,847,000	4,045,200
Total Funds available		<b>7,046,087</b>	<b>6,596,187</b>	<b>4,398,287</b>	<b>3,943,287</b>	<b>5,773,087</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Dozer	ME-28407	0	0	330,400	0	0
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	0	750,000	0	0	0
Gleason Lake Road (County Road 15)	LSI-28602	0	0	500,000	0	0
Local Street Preservation	LSI-26603	50,000	50,000	50,000	50,000	50,000
Local Street Preservation - 2026 Mill and Overlay	LSI-26609	125,000	0	0	0	0
Local Street Preservation - Vinehill Road	LSI-29609	0	0	0	25,000	0
Local Street Preservation - Wayzata Boulevard	LSI-28609	0	0	25,000	0	0
Local Street Rehabilitation - Clear Springs	LSI-30602	0	0	900,000	0	2,700,000
Local Street Rehabilitation - Kinsel	LSI-27602	0	2,800,000	0	0	0
Major Pond Rehabilitation	SDI-26804	250,000	300,000	350,000	400,000	400,000
Storm Sewer Lift Station Improvements	SDI-26805	1,650,000	400,000	0	0	0
Storm Sewer Risk Assessment and Projects	SDI-26801	300,000	300,000	350,000	350,000	400,000
Street Sweeper	ME-26405	327,900	0	347,800	0	0
Water Quality Projects	SDI-26802	100,000	0	100,000	0	100,000
Watershed Modeling	SDI-26803	25,000	25,000	25,000	25,000	25,000
	Total	2,827,900	4,625,000	2,978,200	850,000	3,675,000
<i>Other Uses</i>						
Transfers Out		156,300	159,400	162,600	165,900	169,200
Operating Expenses		1,088,200	1,124,100	1,161,200	1,199,500	1,239,100
	Total	1,244,500	1,283,500	1,323,800	1,365,400	1,408,300
Total Expenditures and Uses		4,072,400	5,908,500	4,302,000	2,215,400	5,083,300
Change in Fund Balance		-575,100	-2,286,000	-591,400	1,631,600	-1,038,100
	<b>Ending Balance</b>	<b>2,973,687</b>	<b>687,687</b>	<b>96,287</b>	<b>1,727,887</b>	<b>689,787</b>

2026 through 2030  
**Capital Improvement Plan - Street Improvement Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Street Improvement Fund</b>						
Beginning Balance		3,234,644	4,344,344	826,244	-967,256	757,744
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		64,700	86,900	16,500	0	15,200
MSA Maintenance		655,000	650,000	645,000	640,000	640,000
Other		500,000	0	0	0	0
Tax Levy		5,880,000	6,380,000	7,130,000	7,750,000	8,150,000
Transfer In		1,250,000	750,000	0	0	0
	Total	8,349,700	7,866,900	7,791,500	8,390,000	8,805,200
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		8,349,700	7,866,900	7,791,500	8,390,000	8,805,200
Total Funds available		11,584,344	12,211,244	8,617,744	7,422,744	9,562,944
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Bridge Improvements - Libb's Bridge	LSI-29608	500,000	0	0	2,000,000	0
Bridge Inspections and Improvements	LSI-26608	40,000	10,000	40,000	10,000	50,000
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	0	1,500,000	0	0	0
Gleason Lake Road (County Road 15)	LSI-28602	0	0	700,000	0	0
Local Street Preservation	LSI-26603	2,150,000	2,250,000	2,360,000	2,460,000	2,370,000
Local Street Preservation - 2026 Mill and Overlay	LSI-26609	3,625,000	0	0	0	0
Local Street Preservation - Vinehill Road	LSI-29609	700,000	0	0	2,100,000	0
Local Street Preservation - Wayzata Boulevard	LSI-28609	0	1,375,000	4,125,000	0	0
Local Street Rehabilitation - Clear Springs	LSI-30602	0	0	1,825,000	0	5,475,000
Local Street Rehabilitation - Kinsel	LSI-27602	0	5,665,000	0	0	0
Noise Barrier	LSI-27605	0	500,000	0	0	0
Pavement Management Study	LSI-26601	75,000	85,000	85,000	95,000	95,000
Public Works Technology	ME-28413	0	0	450,000	0	0
Signal Improvements	LSI-25606	150,000	0	0	0	0
	Total	7,240,000	11,385,000	9,585,000	6,665,000	7,990,000
<i>Other Uses</i>						
Total Expenditures and Uses		7,240,000	11,385,000	9,585,000	6,665,000	7,990,000
Change in Fund Balance		1,109,700	-3,518,100	-1,793,500	1,725,000	815,200
	<b>Ending Balance</b>	<b>4,344,344</b>	<b>826,244</b>	<b>-967,256</b>	<b>757,744</b>	<b>1,572,944</b>

2026 through 2030  
**Capital Improvement Plan - Technology Development Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Technology Development Fund</b>						
Beginning Balance		1,353,770	59,670	-167,580	-18,680	11,320
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		27,100	1,200	0	0	200
Tax Levy		675,000	750,000	900,000	1,100,000	1,300,000
Transfers In		450,000	250,000	250,000	500,000	0
	Total	1,152,100	1,001,200	1,150,000	1,600,000	1,300,200
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		1,152,100	1,001,200	1,150,000	1,600,000	1,300,200
Total Funds available		2,505,870	1,060,870	982,420	1,581,320	1,311,520
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Administration</u>						
Cybersecurity	TECH-26502	65,000	60,000	0	0	0
Office Equipment	TECH-26507	92,100	252,000	93,100	43,600	112,600
Security Equipment	TECH-26503	168,700	170,500	153,200	229,500	137,500
Technology Purchases/Upgrades	TECH-26508	1,095,400	745,950	754,800	1,296,900	931,000
	Total	1,421,200	1,228,450	1,001,100	1,570,000	1,181,100
<u>Finance</u>						
Finance/HRIS/Utility Billing Software	TECH-26501	1,000,000	0	0	0	0
	Total	1,000,000	0	0	0	0
<u>Recreation</u>						
Ice Arena Improvements	RecF-26205	25,000	0	0	0	0
	Total	25,000	0	0	0	0
<i>Other Uses</i>						
Total Expenditures and Uses		2,446,200	1,228,450	1,001,100	1,570,000	1,181,100
Change in Fund Balance		-1,294,100	-227,250	148,900	30,000	119,100
	<b>Ending Balance</b>	<b>59,670</b>	<b>-167,580</b>	<b>-18,680</b>	<b>11,320</b>	<b>130,420</b>

2026 through 2030  
**Capital Improvement Plan - Trail System Expansion Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Trail System Expansion Fund</b>						
Beginning Balance		3,100,787	1,568,287	-2,402,513	-512,513	-1,822,513
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Gas & Electric Franchise Fees		1,990,000	1,990,000	1,990,000	1,990,000	1,990,000
Interest on Investments		77,500	39,200	0	0	0
	Total	2,067,500	2,029,200	1,990,000	1,990,000	1,990,000
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		2,067,500	2,029,200	1,990,000	1,990,000	1,990,000
Total Funds available		5,168,287	3,597,487	-412,513	1,477,487	167,487
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Crosswalks	Park-26313	100,000	100,000	100,000	100,000	100,000
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	0	5,700,000	0	0	0
Trail Improvement Plan - 2027 Trail Projects	Park-27305	0	200,000	0	0	0
Trail Improvement Plan - Hopkins Crossroad	Park-29305	1,000,000	0	0	3,200,000	0
Trail Improvement Plan - Minnetonka Boulevard	Park-26305	2,500,000	0	0	0	0
	Total	3,600,000	6,000,000	100,000	3,300,000	100,000
<i>Other Uses</i>						
Total Expenditures and Uses		3,600,000	6,000,000	100,000	3,300,000	100,000
Change in Fund Balance		-1,532,500	-3,970,800	1,890,000	-1,310,000	1,890,000
	<b>Ending Balance</b>	<b>1,568,287</b>	<b>-2,402,513</b>	<b>-512,513</b>	<b>-1,822,513</b>	<b>67,487</b>

2026 through 2030  
**Capital Improvement Plan - Utility Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Utility Fund</b>						
Beginning Balance		21,340,353	20,069,053	17,230,353	15,398,453	25,327,853
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Bond Proceeds		0	10,000,000	0	10,000,000	0
Hookup Fees		121,000	125,600	130,300	135,200	140,200
Interest on Investments		640,200	602,100	516,900	462,000	759,800
Miscellaneous Income		343,700	348,000	352,400	356,900	361,500
Water Sales & Sewer Services		19,778,700	20,623,000	21,503,300	22,421,200	23,378,400
	Total	20,883,600	31,698,700	22,502,900	33,375,300	24,639,900
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		20,883,600	31,698,700	22,502,900	33,375,300	24,639,900
Total Funds available		42,223,953	51,767,753	39,733,253	48,773,753	49,967,753
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	0	6,750,000	0	0	0
Fleet Vehicles	ME-26402	203,300	140,100	231,100	89,600	0
Gleason Lake Road (County Road 15)	LSI-28602	0	0	300,000	0	0
Local Street Preservation	LSI-26603	120,000	120,000	120,000	120,000	130,000
Local Street Preservation - 2026 Mill and Overlay	LSI-26609	60,000	0	0	0	0
Local Street Preservation - Vinehill Road	LSI-29609	0	0	0	60,000	0
Local Street Preservation - Wayzata Boulevard	LSI-28609	0	0	60,000	0	0
Local Street Rehabilitation - Clear Springs	LSI-30602	0	0	1,175,000	0	3,525,000
Local Street Rehabilitation - Kinsel	LSI-27602	0	3,812,500	0	0	0
Opus Area Utility Infrastructure	WSS-26909	250,000	250,000	250,000	250,000	250,000
Sewer - Infiltration and Inflow Reduction Program	WSS-26908	200,000	210,000	220,000	230,000	240,000
Sewer - System Sustainability Improvements	WSS-26907	750,000	750,000	2,500,000	1,500,000	1,500,000
Water - Miscellaneous Piping & Improvements	WSS-26901	200,000	210,000	220,000	230,000	240,000
Water - Removal of Excavated Soil	WSS-26903	0	100,000	0	110,000	0
Water - System Sustainability Improvements	WSS-26904	350,000	900,000	400,000	1,050,000	1,100,000
Water - Tower Maintenance	WSS-26902	85,000	90,000	30,000	205,000	105,000
Water - Water Meter Replacement Program	WSS-26906	3,000,000	3,500,000	0	0	0
	Total	5,218,300	16,832,600	5,506,100	3,844,600	7,090,000
<i>Other Uses</i>						
Sewer Service Charge		5,661,800	5,888,300	6,123,800	6,368,800	6,623,500
Operating Expenses		6,705,300	6,891,900	7,084,000	7,281,800	7,485,500
Debt Service		3,695,300	4,024,200	4,693,500	4,995,500	5,638,500
Transfers		874,200	900,400	927,400	955,200	983,900
	Total	16,936,600	17,704,800	18,828,700	19,601,300	20,731,400
Total Expenditures and Uses		22,154,900	34,537,400	24,334,800	23,445,900	27,821,400
Change in Fund Balance		-1,271,300	-2,838,700	-1,831,900	9,929,400	-3,181,500

<b>Source</b>	<b>Project #</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
	<b>Ending Balance</b>	<b>20,069,053</b>	<b>17,230,353</b>	<b>15,398,453</b>	<b>25,327,853</b>	<b>22,146,353</b>

2026 through 2030  
**Capital Improvement Plan - Williston Center Fund**  
 Minnetonka, MN - CIP  
**Sources and Uses of Funds Details**

Source	Project #	2026	2027	2028	2029	2030
<b>Williston Center Fund</b>						
Beginning Balance		964,721	1,013,521	870,721	1,053,821	1,044,021
<u>Revenues and Other Fund Sources</u>						
<i>Revenue</i>						
Interest on Investments		24,100	25,300	21,800	26,300	26,100
Membership Fees		1,899,200	1,965,700	2,034,500	2,105,700	2,179,400
Miscellaneous Revenues		177,300	186,200	195,600	205,400	215,700
Other Fees		377,300	396,200	416,100	437,000	458,900
Tennis Court Fees		783,200	822,400	863,600	906,800	952,200
	Total	3,261,100	3,395,800	3,531,600	3,681,200	3,832,300
<i>Other Fund Sources</i>						
Total Revenues and Other Fund Sources		3,261,100	3,395,800	3,531,600	3,681,200	3,832,300
Total Funds available		<b>4,225,821</b>	<b>4,409,321</b>	<b>4,402,321</b>	<b>4,735,021</b>	<b>4,876,321</b>
<u>Expenditures and Uses</u>						
<i>Capital Projects &amp; Equipment</i>						
<u>Public Works</u>						
Major Building Components	MB-26103	60,000	250,000	0	0	0
Williston Center Improvements	RecF-26201	275,000	255,000	150,000	350,000	50,000
	Total	335,000	505,000	150,000	350,000	50,000
<i>Other Uses</i>						
Transfers Out - Indirect Costs		56,400	57,500	58,700	59,900	61,100
Operating Expenses		2,820,900	2,976,100	3,139,800	3,281,100	3,428,800
	Total	2,877,300	3,033,600	3,198,500	3,341,000	3,489,900
Total Expenditures and Uses		3,212,300	3,538,600	3,348,500	3,691,000	3,539,900
Change in Fund Balance		48,800	-142,800	183,100	-9,800	292,400
	<b>Ending Balance</b>	<b>1,013,521</b>	<b>870,721</b>	<b>1,053,821</b>	<b>1,044,021</b>	<b>1,336,421</b>

2026 through 2030  
**Capital Improvement Plan - Municipal Buildings**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Building Automation Replacement	MB-26104	2	70,000	75,000	75,000		80,000	300,000
Building Roof Replacements	MB-26105	2	100,000	150,000	125,000	40,000	30,000	445,000
City Hall Civic Center Complex	MB-26107	2	190,000	180,000	60,000		160,000	590,000
Energy Conservation & Sustainability Improvements	MB-26102	2		70,000				70,000
Fire Station Refurbishment	MB-26106	1	70,000	75,000	75,000	75,000	175,000	470,000
Life Safety Reporting Upgrades	MB-28101	2			50,000	100,000		150,000
Major Building Components	MB-26103	2	440,000	250,000	200,000	1,500,000	180,000	2,570,000
Special Project Facility Repairs and Upgrades	MB-26109	2	60,000	60,000	60,000	70,000	70,000	320,000
<b>Public Works Total</b>			<b>930,000</b>	<b>860,000</b>	<b>645,000</b>	<b>1,785,000</b>	<b>695,000</b>	<b>4,915,000</b>
<b>GRAND TOTAL</b>			<b>930,000</b>	<b>860,000</b>	<b>645,000</b>	<b>1,785,000</b>	<b>695,000</b>	<b>4,915,000</b>

## Capital Improvement Plan - Municipal Buildings

### Minnetonka, MN - CIP

**Project #** MB-26104  
**Project Name** Building Automation Replacement

<b>Total Project Cost</b>	\$300,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This project funds the ongoing installation or replacement of the computer controlled system to efficiently monitor and remotely control city heating, ventilating and air conditioning systems as well as other related systems in each of the city's buildings.

Each year's improvement project would be initiated and completed in the year of funding.

2026: System wide upgrades and modeling

2027: Server upgrade and licenses

2028: Equipment lighting replacement, lighting controls and Civic Center lights

2030: Williston Fitness Center lighting panel integration and licenses

#### Justification

Building automation is the centralized digital control of a building's heating, ventilation, air conditioning, lighting and other systems, through a Building Automation System (BAS). The objectives of building automation are reduction in energy consumption, improved equipment life cycles, improved occupant comfort and remote operation.

The city's original building automation computer program and system is no longer supported and is systematically being replaced. Initially, building controls utilized pneumatic systems to command actuators and thermostats by air pressure. The conversion from pneumatic to digital (electronic) controls reduces maintenance, and increases environmental control for improved building comfort.

The project is consistent with maintaining the city's infrastructure. As the building automation system becomes more robust, so does the capability of the building system controls.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	70,000	75,000	75,000	0	80,000	300,000
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>80,000</b>	<b>300,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	70,000	75,000	75,000	0	80,000	300,000
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>75,000</b>	<b>0</b>	<b>80,000</b>	<b>300,000</b>

#### Budget Impact

These projects decrease annual operational costs by eliminating labor costs for air compressor maintenance, parts searches, and call backs. Building automation replacement also allows quicker response to comfort control adjustments. Energy efficiencies are anticipated to increase as select building temperature setbacks are expanded.

The automation replacement increases costs for new software licenses and software modules.

## Capital Improvement Plan - Municipal Buildings

### Minnetonka, MN - CIP

**Project #** MB-26105  
**Project Name** Building Roof Replacements

<b>Total Project Cost</b>	\$445,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the scheduled replacement, repair and evaluation of roof systems for community and utility buildings.

All city roofs were assessed in 2011 to program development and follow up on improvements. Project specifications are then developed by a consulting firm specializing in roof systems. The projects are bid in the funding year and completed during the warm weather months.

2026: Roof repairs

2027: Recreation building repairs and maintenance

2028: Landing Shop, General repairs

2029: Ford Park Shelter

2030: Warming House - non-metal roofs

Repairs to Fire Stations #1, 3 and 4 were scheduled for 2029 but have been delayed due to financial considerations.

#### Justification

Roofing systems have a life expectancy that varies depending on the type of roof system. Rubber and adhered rubber roofs have increased life expectancies and are considered good alternatives if the City's preferred built-up roof standard is not economically feasible. Re-roofing provides an opportunity to evaluate insulation and make upgrades for energy savings. All roof insulating capabilities are evaluated during replacement of each roof system. Flashing systems, coping, gutters, snow guards and parapet walls are also considered part of the roof system and are repaired if found to be deficient.

These projects are consistent with the policy of maintaining the city's infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	100,000	150,000	125,000	40,000	30,000	445,000
<b>Total</b>	<b>100,000</b>	<b>150,000</b>	<b>125,000</b>	<b>40,000</b>	<b>30,000</b>	<b>445,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	100,000	150,000	125,000	40,000	30,000	445,000
<b>Total</b>	<b>100,000</b>	<b>150,000</b>	<b>125,000</b>	<b>40,000</b>	<b>30,000</b>	<b>445,000</b>

#### Budget Impact

Added insulation during re-roofing will decrease heating and cooling expenses.

# Capital Improvement Plan - Municipal Buildings

## Minnetonka, MN - CIP

**Project #** MB-26107  
**Project Name** City Hall Civic Center Complex

<b>Total Project Cost</b>	\$590,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project provides for the funding of major improvement, maintenance and service delivery projects at city hall and the community center, which includes meeting rooms, banquet facilities, employee areas and public spaces.

Projects will include enhancements to the furnishings, lighting, building comfort, and security. City Hall (CH) & Community Center (CC) Projects:

2026: Community Center elevator and controls, roof access platform

2027: City Hall elevator controls and control room

2028: ADA upgrades

2030: Police elevator and controls

The scale of improvements in 2027 were reduced and the Police Department Link and sidewalk heating that were scheduled for completion in 2029 have been delayed due to financial considerations.

### Justification

The community center was constructed in 1987 and city hall in 1971 and have received a number of cosmetic improvements, roofs, and select building system equipment to operate effectively. Like city hall, the community center is in need of upgrades that are outlined above. Building refurbishment and employee work space improvements are priorities and driving forces for a comprehensive facility improvement. A Community Facilities Study that was conducted in 2023 will further define the recommendations on this page.

The city began implementation of the Civic Center Master Plan in 2005 and 2006 through upgrades of the Civic Center roadway, parking lots, landscaping and recreational facilities. The City Hall courtyard was refurbished in 2016 with the installation of stamped concrete, retaining walls, lighting, yard furniture and landscaping. In 2017 the community center courtyard and council chambers deck was completed. In 2019 city hall office spaces were refurbished and in 2019 to 2020 meeting rooms and office areas were refurbished.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	190,000	180,000	60,000	0	160,000	<b>590,000</b>
<b>Total</b>	<b>190,000</b>	<b>180,000</b>	<b>60,000</b>	<b>0</b>	<b>160,000</b>	<b>590,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	190,000	180,000	60,000	0	160,000	<b>590,000</b>
<b>Total</b>	<b>190,000</b>	<b>180,000</b>	<b>60,000</b>	<b>0</b>	<b>160,000</b>	<b>590,000</b>

### Budget Impact

Facility improvements will help to provide a quality facility that can be marketed to outside groups and organizations that could potentially increase revenues.

# Capital Improvement Plan - Municipal Buildings

## Minnetonka, MN - CIP

**Project #** MB-26102  
**Project Name** Energy Conservation & Sustainability Improvements

<b>Total Project Cost</b>	\$70,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item provides for the upgrade of energy consuming equipment such as light fixtures, occupancy sensors, insulation, weather stripping, water heaters, water reduction device fixtures and similar equipment that will save energy and water resources.

Projects are undertaken such that those deriving the shortest payback of investment are completed first as well as lighting that has reached the end of its useful life.

2027: Conservation Improvements - Heat pump conversions, Public Safety make up air

Grays Bay sustainability planning was proposed for 2029 but has been delayed due to financial considerations.

### Justification

Electric rate interim increases have been sought by Xcel Energy from the Public Utilities Commission on a somewhat regular basis. Electric and gas prices continue to drive return on investment for energy saving projects.

The city has a comprehensive list of energy-saving improvements and completes those with the shortest payback first and progresses to those items with a longer payback.

LED lighting, energy efficient motors, variable air volume HVAC equipment and building computer controls are becoming mainstream and are supported by life cycle-costing methods and rate of return analyses.

LED lighting generally saves 30 to 40% of current demand (per fixture). At current electric rates, LED lighting projects have a payback of typically 3-5 years.

Current strategy is to replace fluorescent lighting three or more years old, failed lighting, or lighting that is operating over eight hours per working day with LED fixtures.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	70,000	0	0	0	<b>70,000</b>
<b>Total</b>	<b>0</b>	<b>70,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	70,000	0	0	0	<b>70,000</b>
<b>Total</b>	<b>0</b>	<b>70,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>70,000</b>

### Budget Impact

Generally resources spent in this area should have a return on investment of 3 to 5-years or less.

No funding is currently included in this project for specific climate action plan or energy action plan.

# Capital Improvement Plan - Municipal Buildings

## Minnetonka, MN - CIP



**Project #** MB-26106  
**Project Name** Fire Station Refurbishment

<b>Total Project Cost</b>	\$470,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

### Description

This item provides for the repair and ongoing refurbishment of fire stations. Anticipated repairs may include flooring, cabinets, truck exhaust systems, hot water heaters, painting, overhead door operators, generator replacement, wall and floor repairs, and code items.

### Justification

The city's satellite fire stations were constructed between 1972 and 1991. Significant roofing, siding, grounds and flooring projects are complete in a majority of the stations.

Exterior doors, select mechanical & plumbing replacements, apparatus bay/operational items and general facility improvements are identified.

These smaller upgrades follow major upgrades to Fire Stations #2, 3, 4 and 5.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	70,000	75,000	75,000	75,000	175,000	<b>470,000</b>
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>175,000</b>	<b>470,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	70,000	75,000	75,000	75,000	175,000	<b>470,000</b>
<b>Total</b>	<b>70,000</b>	<b>75,000</b>	<b>75,000</b>	<b>75,000</b>	<b>175,000</b>	<b>470,000</b>

### Budget Impact

Repairs generally will not increase operating costs. Energy conservation items such as doors and water heaters will decrease heat energy expenses.

No funding currently included pertains to the Public Safety study.

## Capital Improvement Plan - Municipal Buildings

### Minnetonka, MN - CIP

**Project #** MB-28101  
**Project Name** Life Safety Reporting Upgrades

<b>Total Project Cost</b>	\$150,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item funds the improvement of life safety, duress, sprinkler and fire panel alarms that are located in the city's buildings.

The schedule for life safety improvements include:

2028: Automated external defibrillator (AED) replacement

2029: Vehicle Storage Systems, Sensor Replacements for Police, Fire and Public Works

#### Justification

A number of the city's building fire panels and associated emergency detectors (smoke, fire, duress, and duct) are due for replacement as they have reached the end of their useful life and need to be updated to meet current code.

Improvements to the notification system involve upgrading the detectors located in each building that signal an emergency with digital equipment. Alarms that were previously sent to police dispatch are now sent to an outside vendor for monitoring.

The city has 21 city owned automated external AED's which were last replaced in 2020/2021. The life expectancy of AED's is approximately 8 years and are due for replacement to maintain the safety of these life saving devices.

The project is consistent with the policy of maintaining the city's infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	50,000	100,000	0	150,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>100,000</b>	<b>0</b>	<b>150,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	50,000	100,000	0	150,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>100,000</b>	<b>0</b>	<b>150,000</b>

#### Budget Impact

This project does not increase annual operating costs.

## Capital Improvement Plan - Municipal Buildings

### Minnetonka, MN - CIP

**Project #** MB-26103  
**Project Name** Major Building Components

<b>Total Project Cost</b>	\$2,570,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the replacement or emergency repair of various major building components including: heating, ventilating & air conditioning (HVAC), life safety equipment, fire systems, building exterior envelope components, interior sub-systems and structural repair.

2026: Facility condition assessments (City Hall, Community Center, Public Works, Williston Fitness Center, Rinks A and B, Police and Fire Satellite Stations, Glen Lake, Marina, West Ridge and Purgatory Red Barn), Data Room updates (City Hall and Community Center), Williston RTU's #1, 2 and 3, and city-wide space needs analysis

2027: Williston RTU's #4 and 7

2028: Rink B radiant heat units

2029: Rink A de-humidification

2030: Public Works MAU's #4 and 5

#### Definitions:

**AC** - air conditioning unit; **AHU** - air handling unit; **RTU** - roof top unit; **MAU** - makeup air unit

#### Justification

A number of the city's building air conditioning and heating units are approaching the end of their useful life. The outlined phased program replaces those units that are in greater need. If a unit unexpectedly fails, those units will be re-prioritized for immediate replacement.

This project is consistent with the policy of maintaining the city's infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	440,000	250,000	200,000	1,500,000	180,000	<b>2,570,000</b>
<b>Total</b>	<b>440,000</b>	<b>250,000</b>	<b>200,000</b>	<b>1,500,000</b>	<b>180,000</b>	<b>2,570,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	380,000	0	200,000	1,500,000	180,000	<b>2,260,000</b>
Williston Center Fund	60,000	250,000	0	0	0	<b>310,000</b>
<b>Total</b>	<b>440,000</b>	<b>250,000</b>	<b>200,000</b>	<b>1,500,000</b>	<b>180,000</b>	<b>2,570,000</b>

#### Budget Impact

This item generally does not increase operating costs and reduces costs when energy efficient units replace older less-efficient ones.

Many major building components are currently available for utility rebates.

## Capital Improvement Plan - Municipal Buildings

### Minnetonka, MN - CIP

**Project #** MB-26109  
**Project Name** Special Project Facility Repairs and Upgrades

<b>Total Project Cost</b>	\$320,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the completion of special project facility repairs and upgrades.

#### Justification

Throughout the course of the year, various facility projects come up that are not budgeted within the current 5 year CIP. However, the nature of the project is typically best from a timing and budgeting perspective to be completed when identified. Projects could include doors, windows, waterproofing, drywall repairs, painting, minor HVAC repairs, etc.

This project would allow for these identified tasks to be completed when requested.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	60,000	60,000	60,000	70,000	70,000	320,000
<b>Total</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>70,000</b>	<b>70,000</b>	<b>320,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	60,000	60,000	60,000	70,000	70,000	320,000
<b>Total</b>	<b>60,000</b>	<b>60,000</b>	<b>60,000</b>	<b>70,000</b>	<b>70,000</b>	<b>320,000</b>

#### Budget Impact

This item generally does not increase operating costs and in some cases reduces costs by completing the project with available on site contractors.

# Capital Improvement Plan

## Minnetonka, MN - CIP

### Pending Projects

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
<b>Pending</b>				
Satellite Fire Stations Remodel/Replacement	<i>Fire</i>	MB-TBD27110	2	26,473,500
			<b>Total</b>	26,473,500

<b>Pending</b>				
Energy Conservation & Sustainability Improvements	<i>Public Works</i>	MB-26102DEF	2	125,000
Building Roof Replacements	<i>Public Works</i>	MB-26105DEF	2	350,000
City Hall Civic Center Complex	<i>Public Works</i>	MB-26107DEF	2	430,000
Solar Initiative - Roof Projects	<i>Public Works</i>	MB-26108DEF	2	2,750,000
			<b>Total</b>	3,655,000

## Capital Improvement Plan - Municipal Buildings (Pending)

Minnetonka, MN - CIP



**Project #** MB-TBD27110  
**Project Name** Satellite Fire Stations Remodel/Replacement

<b>Total Project Cost</b>	\$26,473,500	<b>Contact</b>	Facilities Manager
<b>Department</b>	Fire	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending	<b>Useful Life</b>	20 years

### Description

In 2024, the Fire Department partnered with Wold Architects and Engineers to conduct a long-term needs assessment for the City's satellite fire stations, which was completed in early 2025. The needs assessment provides several options for the four satellite fire stations with identifying a range of costs and challenges.

### Justification

The city's satellite fire stations were constructed between 1972 and 1991 and were not intended to be staffed on a full-time basis. As the fire department continues to implement the public safety master plan, which includes moving towards a combination department with both full-time firefighter and paid-on-call firefighters, there is a need for space to house firefighters. Wold Architects and Engineers provided an overview of options for each of the satellite stations during a council study session on April 28, 2025. The agenda packet also included Wold's report.

The funding request is preliminary since no decision has been made on the preference of remodeling or replacing each of the four satellite stations. The cost ranges between \$21.7 million to refurbish stations 2, 4 and 5 and replace station 3 to \$37 million to replace all four stations. The budget amounts in the table are mere placeholders and assume a remodel of station 2 in 2027 and the replacement of stations 3, 4 and 5 in 2030.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Improvements	0	2,511,000	0	0	23,962,500	<b>26,473,500</b>
<b>Total</b>	<b>0</b>	<b>2,511,000</b>	<b>0</b>	<b>0</b>	<b>23,962,500</b>	<b>26,473,500</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Bonding	0	2,511,000	0	0	23,962,500	<b>26,473,500</b>
<b>Total</b>	<b>0</b>	<b>2,511,000</b>	<b>0</b>	<b>0</b>	<b>23,962,500</b>	<b>26,473,500</b>

### Budget Impact

Remodeling or replacement of the satellite fire stations will require additional operational funding due to the increase in facility size. New mechanical equipment and more energy efficient building materials will minimize energy use impacts.

## Capital Improvement Plan - Municipal Buildings (Pending)

### Minnetonka, MN - CIP

**Project #** MB-26105DEF  
**Project Name** Building Roof Replacements

<b>Total Project Cost</b>	\$350,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

#### Description

This item provides for the scheduled replacement, repair and evaluation of roof systems for community and utility buildings.

All city roofs were assessed in 2011 to program development and follow up on improvements. Project specifications are then developed by a consulting firm specializing in roof systems. The projects are bid in the funding year and completed during the warm weather months.

Repairs to Fire Stations #1, 3 and 4 were scheduled for 2029 but have been delayed due to financial considerations.

#### Justification

Roofing systems have a life expectancy that varies depending on the type of roof system. Rubber and adhered rubber roofs have increased life expectancies and are considered good alternatives if the City's preferred built-up roof standard is not economically feasible. Re-roofing provides an opportunity to evaluate insulation and make upgrades for energy savings. All roof insulating capabilities are evaluated during replacement of each roof system. Flashing systems, coping, gutters and snow guards, parapet walls are also considered part of the roof system and are repaired if found to be deficient.

These projects are consistent with the policy of maintaining the city's infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	0	350,000	0	350,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>	<b>0</b>	<b>350,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	350,000	0	350,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>350,000</b>	<b>0</b>	<b>350,000</b>

#### Budget Impact

Added insulation during re-roofing will decrease heating and cooling expenses.

Improvements to Fire #5, originally scheduled in 2024, were accelerated to 2020 due to current roof failures.

## Capital Improvement Plan - Municipal Buildings (Pending)

### Minnetonka, MN - CIP

**Project #** MB-26107DEF  
**Project Name** City Hall Civic Center Complex

<b>Total Project Cost</b>	\$430,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

#### Description

This project provides for the funding of major improvement, maintenance and service delivery projects at city hall and the community center, which includes meeting rooms, banquet facilities, employee areas and public spaces.

Projects will include enhancements to the furnishings, lighting, building comfort, and security.

The storm city hall water management improvements in 2027 and the Police Department Link and sidewalk heating that were scheduled for completion in 2029 have been delayed due to financial considerations.

#### Justification

The community center was constructed in 1987 and city hall in 1971 and have received a number of cosmetic improvements, roofs, and select building system equipment to operate effectively. Like city hall, the community center is in need of upgrades that are outlined above. Building refurbishment and employee work space improvements are priorities and driving forces for a comprehensive facility improvement. A Community Facilities Study will begin in 2023 that will further define the recommendations on this page.

The city began implementation of the Civic Center Master Plan in 2005 and 2006 through upgrades of the Civic Center roadway, parking lots, landscaping and recreational facilities. The City Hall courtyard was refurbished in 2016 with the installation of stamped concrete, retaining walls, lighting, yard furniture and landscaping. In 2017 the community center courtyard and council chambers deck was completed. In 2019 city hall office spaces were refurbished and in 2019 to 2020 meeting rooms and office areas were refurbished.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	130,000	0	300,000	0	<b>430,000</b>
<b>Total</b>	<b>0</b>	<b>130,000</b>	<b>0</b>	<b>300,000</b>	<b>0</b>	<b>430,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	130,000	0	300,000	0	<b>430,000</b>
<b>Total</b>	<b>0</b>	<b>130,000</b>	<b>0</b>	<b>300,000</b>	<b>0</b>	<b>430,000</b>

#### Budget Impact

Facility improvements will help to provide a quality facility that can be marketed to outside groups and organizations that could potentially increase revenues.

## Capital Improvement Plan - Municipal Buildings (Pending)

### Minnetonka, MN - CIP

**Project #** MB-26102DEF  
**Project Name** Energy Conservation & Sustainability Improvements

<b>Total Project Cost</b>	\$125,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal Buildings	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

#### Description

This item provides for the upgrade of energy consuming equipment such as light fixtures, occupancy sensors, insulation, weather stripping, water heaters, water reduction device fixtures and similar equipment that will save energy and water resources.

Projects are undertaken such that those deriving the shortest payback of investment are completed first as well as lighting that has reached the end of its useful life.

Grays Bay sustainability planning was proposed for 2029 but has been delayed due to financial considerations.

#### Justification

Electric rate interim increases have been sought by Xcel Energy from the Public Utilities Commission on a somewhat regular basis. Electric and gas prices continue to drive return on investment for energy saving projects.

The city has a comprehensive list of energy-saving improvements and completes those with the shortest payback first and progresses to those items with a longer payback.

LED lighting, energy efficient motors, variable air volume HVAC equipment and building computer controls are becoming mainstream and are supported by life cycle-costing methods and rate of return analyses.

LED lighting generally saves 30 to 40% of current demand (per fixture). At current electric rates, LED lighting projects have a payback of typically 3-5 years.

Current strategy is to replace fluorescent lighting three or more years old, failed lighting, or lighting that is operating over eight hours per working day with LED fixtures.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	0	125,000	0	125,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>	<b>0</b>	<b>125,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	125,000	0	125,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>	<b>0</b>	<b>125,000</b>

#### Budget Impact

Generally resources spent in this area should have a return on investment of 3 to 5-years or less.

No funding is currently included in this project for specific climate action plan or energy action plan.

## Capital Improvement Plan - Municipal Buildings (Pending)

### Minnetonka, MN - CIP

Project # MB-26108DEF  
 Project Name Solar Initiative - Roof Projects

Total Project Cost	\$3,250,000	Contact	Facilities Manager
Department	Public Works	Type	Improvement
Category	Municipal Buildings	Priority	2 Important-Provide Efficiency
Status	Pending		

#### Description

This project consists of upgrading the Public Works roofs with solar panels.

The Public Works roof and solar improvement projects that were budgeted for 2025 and 2027 were delayed due to financial considerations.

#### Justification

Electric rate interim increases have been sought by Xcel Energy from the Public Utilities Commission on a somewhat regular basis. Electric and gas prices continue to drive return on investment for energy saving projects.

These projects were identified as part of the energy conservation and sustainability improvements effort. Staff will be pursuing energy grants to aid in cost sharing this project.

Expenditures	2026	2027	2028	2029	2030	Total	Future
Construction/Maintenance	0	0	1,500,000	0	1,250,000	2,750,000	500,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	<b>1,250,000</b>	<b>2,750,000</b>	

Funding Sources	2026	2027	2028	2029	2030	Total	Future
Capital Replacement Fund	0	0	1,500,000	0	312,500	1,812,500	500,000
Grants/Partnership Funding	0	0	0	0	937,500	937,500	
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	<b>1,250,000</b>	<b>2,750,000</b>	

#### Budget Impact

Construction of the solar roof will decrease dependency on electric consumption.



CITY OF  
**MINNETONKA**

2026 through 2030  
**Capital Improvement Plan - Recreational Facilities**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Williston Center Improvements	<i>RecF-26201</i>	2	275,000	255,000	150,000	350,000	50,000	<b>1,080,000</b>
	<b>Public Works Total</b>		<b>275,000</b>	<b>255,000</b>	<b>150,000</b>	<b>350,000</b>	<b>50,000</b>	<b>1,080,000</b>
<b>Recreation</b>								
Community Center Improvements	<i>RecF-26208</i>	2	100,000	100,000				<b>200,000</b>
Ice Arena Improvements	<i>RecF-26205</i>	2	25,000					<b>25,000</b>
Royals Athletic Center Improvements	<i>RecF-26204</i>	2	380,000	380,000	380,000	380,000	380,000	<b>1,900,000</b>
Shady Oak Beach Improvements	<i>RecF-26203</i>	2	180,000	10,000	10,000	10,000	10,000	<b>220,000</b>
The Marsh Improvements	<i>RecF-26202</i>	2	100,000	125,000	100,000	125,000	100,000	<b>550,000</b>
	<b>Recreation Total</b>		<b>785,000</b>	<b>615,000</b>	<b>490,000</b>	<b>515,000</b>	<b>490,000</b>	<b>2,895,000</b>
	<b>GRAND TOTAL</b>		<b>1,060,000</b>	<b>870,000</b>	<b>640,000</b>	<b>865,000</b>	<b>540,000</b>	<b>3,975,000</b>

# Capital Improvement Plan - Recreational Facilities

## Minnetonka, MN - CIP



**Project #** RecF-26201  
**Project Name** Williston Center Improvements

<b>Total Project Cost</b>	\$1,080,000	<b>Contact</b>	Williston Center Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

Williston memberships are up 2% from 2024, as the building is approaching max capacity regarding members. The facility is averaging 10,507 members of which 7,821 are Minnetonka residents. An additional 1,020 members have access to both Williston and the Marsh via a joint membership. Williston continues to be a reasonably priced fitness facility and a cost-effective location to host 60 Recreation Services programs.

### Justification

Facility improvements focus on keeping our customer base satisfied in terms of cleanliness, maintenance, equipment needs and programming space.

In 2024, the Williston collaborated with IT to complete the transition to fob vs. key access on the majority of the interior doors. Both the spa and splash pad heaters were replaced with high efficiency heaters in 2024. Major projects in 2025 include replacement of the strength equipment, fitness flooring and cycling bikes, as well as making energy efficient improvements.

2026: gymnasium updates - flooring, etc. (\$125,000), studio A updates - flooring, etc (\$100,000), splash pad features (\$25,000) and misc. building repairs (\$25,000)

2027: elliptical machines/bikes (\$75,000), batting cage netting/lighting (\$25,000), treadmills (\$130,000) and misc. building repairs (\$25,000)

2028: gymnasium updates - basketball standards (\$100,000), misc. building repairs (\$50,000)

2029: replace indoor playground features (\$300,000), misc. building repairs (\$50,000)

2030: misc. building repairs (\$50,000)

The projects included in the 2026-2030 municipal buildings section will address essential emergency repairs and significant structural improvements that may affect operational procedures.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	275,000	255,000	150,000	350,000	50,000	<b>1,080,000</b>
<b>Total</b>	<b>275,000</b>	<b>255,000</b>	<b>150,000</b>	<b>350,000</b>	<b>50,000</b>	<b>1,080,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Williston Center Fund	275,000	255,000	150,000	350,000	50,000	<b>1,080,000</b>
<b>Total</b>	<b>275,000</b>	<b>255,000</b>	<b>150,000</b>	<b>350,000</b>	<b>50,000</b>	<b>1,080,000</b>

### Budget Impact

The projects listed above will not affect annual operating costs, but will protect the investments made within the building over the past few years.

2026 thru 2030

## Capital Improvement Plan - Recreational Facilities

Minnetonka, MN - CIP



**Project #** RecF-26208  
**Project Name** Community Center Improvements

<b>Total Project Cost</b>	\$200,000	<b>Contact</b>	Facility Division Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

### Description

The Minnetonka Community Center provides meeting and banquet facilities for groups up to 250 people and also serves as the hub of Minnetonka Senior Services programs. The facility contains several gathering spaces, conference and craft room areas, as well as two special use areas: the council chambers and the banquet, dining and community room.

2026: Banquet room carpet (\$100,000)

2027: Banquet room doors (\$100,000)

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Improvements	100,000	100,000	0	0	0	<b>200,000</b>
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	100,000	100,000	0	0	0	<b>200,000</b>
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

### Budget Impact

Improvements listed above to the Community Center are dependent upon a major renovation to the Community Center.

# Capital Improvement Plan - Recreational Facilities

## Minnetonka, MN - CIP



**Project #** RecF-26205  
**Project Name** Ice Arena Improvements

<b>Total Project Cost</b>	\$150,000	<b>Contact</b>	Ice Arena Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

Ice Arena A was constructed in 1970 by volunteers and has been under the city's ownership since 1975. Ice Arena B was constructed as a permanent facility in 1989 after operating as an air structure for 16 years. As aging facilities that still are in demand, primarily during prime skating season, ongoing preventative maintenance and equipment replacement are vital to providing quality, safe and efficient facilities.

### Justification

Replacement of the aging Rink B refrigeration system (funded in 2025 CIP) will reduce current and future maintenance expenses. A 20 year life expectancy is typical of refrigeration systems and the current system will be 23 years old when replaced. Rink B projects in 2026 include a new sound system (\$25K) and repairs/ADA accessibility updates to the vestibule entrance (\$125K). Due to funding constraints related to Rink B refrigeration replacement, the vestibule entrance is being delayed to a future date.

These improvements are in keeping with efforts to provide and maintain a safe and efficient facility. The projects included in the 2026-2030 municipal buildings section will address de-humidification and radiant heating units for the facility.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Equip/Vehicles/Furnishings	25,000	0	0	0	0	<b>25,000</b>	125,000
<b>Total</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Technology Development Fund	25,000	0	0	0	0	<b>25,000</b>	125,000
<b>Total</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>	

### Budget Impact

Maintenance costs on the refrigeration system installed in Rink A in 2015 and planned for Rink B in 2026 have reduced due to better energy efficiency, the elimination of expensive R22 refrigerant, and reduced mechanical breakdowns.

# Capital Improvement Plan - Recreational Facilities

## Minnetonka, MN - CIP



**Project #** RecF-26204  
**Project Name** Royals Athletic Center Improvements

<b>Total Project Cost</b>	\$1,900,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

The Royals Athletic Center is jointly owned and operated by the City of Minnetonka and the Hopkins School District. The facility has five regulation basketball courts, seven volleyball courts, walking & jogging track and an exercise and conditioning room. Designated hours for community use of the Royals Athletic Center provide residents the opportunity to maintain overall fitness. Recreation Services operates evening adult and youth leagues/programming in the facility after 6:30 p.m. Due to the Hopkins School District capital bond referendum, the renovation of certain items may be completed at different times than expected. The city will still adhere to its funding schedule. Projects are regularly put into the CIP to spread the cost of maintenance and equipment replacement over a number of years rather than expending a large amount at one time. The City would be responsible for 29% of the following improvements: 2026: Replace main bleachers 2027: Replace basketball court floors 2028: Replace basket/curtain lifts, sound system, lighting 2029: Replace walk/run track flooring 2030: Install ceiling suspended volleyball standards.

### Justification

The joint agreement between the city of Minnetonka and the Hopkins School District provides for the sharing of the operating and capital expenses of the Royals Athletic Center. The facility is instrumental to the joint recreation division's ability to offer high demand youth and adult community programs.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	380,000	380,000	380,000	380,000	380,000	<b>1,900,000</b>
<b>Total</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>1,900,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Hopkins School District	270,000	270,000	270,000	270,000	270,000	<b>1,350,000</b>
Capital Replacement Fund	110,000	110,000	110,000	110,000	110,000	<b>550,000</b>
<b>Total</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>380,000</b>	<b>1,900,000</b>

### Budget Impact

These capital improvements are in keeping with efforts to provide and maintain a quality and efficiently operated facility. Preventative maintenance costs tend to rise as the building and equipment ages. A consistent maintenance and replacement schedule of older equipment will allow operating costs to be maintained.

# Capital Improvement Plan - Recreational Facilities

## Minnetonka, MN - CIP



**Project #** RecF-26203  
**Project Name** Shady Oak Beach Improvements

<b>Total Project Cost</b>	\$220,000	<b>Contact</b>	Recreation Superintendent
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

Shady Oak Beach is jointly operated by the cities of Hopkins and Minnetonka. The facility is open from June – August each summer with the revenues generated from season pass sales and daily admissions. In addition to the summer months, Shady Oak Beach has been home to the popular program, Sauna in the Parks during the winter season! The facility was most recently renovated in 1998. An additional renovation of the lifeguard shack was completed in 2021. 2026: Winterization of lifeguard shack (\$170,000); Miscellaneous building equipment/components (\$7,000), i.e. concession equipment, patio tables and chairs; inflatable replacement (\$3,000) 2027-2030: Miscellaneous building maintenance (\$10,000/year)

### Justification

The joint agreement between the City of Minnetonka and City of Hopkins provides for the sharing of the operating and capital expenses of Shady Oak Beach. These expenses are split 67% City of Minnetonka and 33% City of Hopkins. These improvements are in keeping with the efforts to maintain a quality facility.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	180,000	10,000	10,000	10,000	10,000	220,000
<b>Total</b>	<b>180,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>220,000</b>

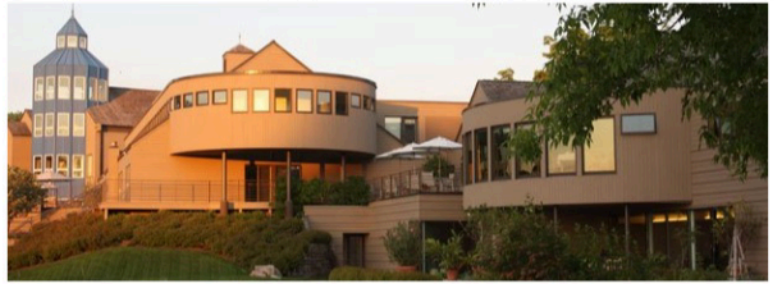
<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	120,600	6,700	6,700	6,700	6,700	147,400
City of Hopkins	59,400	3,300	3,300	3,300	3,300	72,600
<b>Total</b>	<b>180,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>220,000</b>

### Budget Impact

Maintenance costs tend to rise as facilities age. A consistent replacement schedule of older items will allow operating costs to be maintained. These capital projects will not have an effect on the facility's annual operating costs or revenues long-term.

2026 thru 2030

**Capital Improvement Plan -  
Recreational Facilities**  
Minnetonka, MN - CIP



**Project #** RecF-26202  
**Project Name** The Marsh Improvements

<b>Total Project Cost</b>	\$550,000	<b>Contact</b>	Marsh Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

**Description**

The City purchased The Marsh in early 2023 and the building partially re-opened in May 2023. The Marsh is averaging 6400 members and offers over 100 fitness classes per week. Lease agreements are in place for physical therapy, a variety of spa tenants, the café and the retail store. These lease agreements provide a steady stream of revenue for the facility.

**Justification**

Facility improvements focus on keeping our facility updated and our customer base satisfied. Future facility projects and upgrades include: \*2026: Convert Japanese pool to cold therapy, replace carpet, add AV/technology for meeting rooms. \*2027: Update patio furniture and mechanical systems for the steam and sauna rooms, upgrade pool pumps and filters, update lighting in lap pool. 2028: Replace treadmills and upgrade facility furniture. 2029: Replace ellipticals, upright and recumbent bikes. \*2030: Replace NuSteps and row machine, sound systems in studios/pools.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Improvements	100,000	125,000	100,000	125,000	100,000	<b>550,000</b>
<b>Total</b>	<b>100,000</b>	<b>125,000</b>	<b>100,000</b>	<b>125,000</b>	<b>100,000</b>	<b>550,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	100,000	125,000	100,000	125,000	100,000	<b>550,000</b>
<b>Total</b>	<b>100,000</b>	<b>125,000</b>	<b>100,000</b>	<b>125,000</b>	<b>100,000</b>	<b>550,000</b>

**Budget Impact**

The community facilities study concluded in the spring of 2024 and provided guidance in determining the long term plan for the Marsh and future capital improvements. A number of renovation and facility expansion options were presented to the city council. City council will provide an update in May 2025.

**Capital Improvement Plan**  
Minnetonka, MN - CIP  
**Pending Projects**

(Includes projects with a 'Status' set to 'Pending')

<b>Project Name</b>	<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>Project Cost</b>
<b>Pending</b>				
The Marsh Renovation	<i>Recreation</i>	RecF-TBD2603	2	<b>31,300,000</b>
Williston Center Renovation	<i>Recreation</i>	RecF-TBD2604	2	<b>5,000,000</b>
Community Center Renovation	<i>Recreation</i>	RecF-TBD2605	2	<b>3,650,000</b>
			<b>Total</b>	<b>39,950,000</b>

**Capital Improvement Plan - Recreational Facilities (Pending)**

Minnetonka, MN - CIP



**Project #** RecF-TBD2603  
**Project Name** The Marsh Renovation

<b>Total Project Cost</b>	\$31,300,000	<b>Contact</b>	Marsh Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending	<b>Useful Life</b>	20 years

**Description**

The Community Facilities Study conducted in 2023/2024 noted the age and condition of the facility. A number of options were presented to the city council in 2024 ranging from selling the property to a \$30+ million dollar renovation/expansion. Council members supported keeping the facility while exploring funding options for improvement. An estimate cost to renovate and expand the facility is \$31.3 million dollars. Funding options are yet to be determined.

**Justification**

2026: Design/engineering 2027: Renovation/construction

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	0	24,000,000	0	<b>24,000,000</b>
Planning/Design/Engineering	0	0	7,300,000	0	0	<b>7,300,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>7,300,000</b>	<b>24,000,000</b>	<b>0</b>	<b>31,300,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	7,300,000	24,000,000	0	<b>31,300,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>7,300,000</b>	<b>24,000,000</b>	<b>0</b>	<b>31,300,000</b>

## Capital Improvement Plan - Recreational Facilities (Pending)

Minnetonka, MN - CIP



**Project #** RecF-TBD2604  
**Project Name** Williston Center Renovation

<b>Total Project Cost</b>	\$5,000,000	<b>Contact</b>	Williston Center Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending	<b>Useful Life</b>	20 years

### Description

The Community Facilities Study conducted in 2023/2024 noted a number of options for renovating the fitness center. Those options were presented to the city council and ranged from \$200,000 to \$26,000,000. Staff prioritized a number of those options that addressed upgrades to general user areas (ie - locker rooms) and have been searching for funding options. This would also include a generator for the facility.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	0	0	4,600,000	<b>4,600,000</b>
Planning/Design/Engineering	0	0	0	400,000	0	<b>400,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	<b>4,600,000</b>	<b>5,000,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	400,000	4,600,000	<b>5,000,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>400,000</b>	<b>4,600,000</b>	<b>5,000,000</b>

### Budget Impact

If a renovation was completed at the Williston Center, it would reduce the current CIP by \$300,000.

# Capital Improvement Plan - Recreational Facilities (Pending)

Minnetonka, MN - CIP



**Project #** RecF-TBD2605  
**Project Name** Community Center Renovation

<b>Total Project Cost</b>	\$3,650,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Recreation	<b>Type</b>	Improvement
<b>Category</b>	Recreational Facilities	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending	<b>Useful Life</b>	20 years

### Description

The Community Facilities Study conducted in 2023/2024 noted the age and condition of the facility. A recommendation to continue with the improvements that were originally scheduled in 2022 was supported. Staff have been exploring funding sources for this project.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	2,800,000	0	0	0	<b>2,800,000</b>
Planning/Design/Engineering	850,000	0	0	0	0	<b>850,000</b>
<b>Total</b>	<b>850,000</b>	<b>2,800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,650,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Bonding	850,000	2,800,000	0	0	0	<b>3,650,000</b>
<b>Total</b>	<b>850,000</b>	<b>2,800,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,650,000</b>



CITY OF  
**MINNETONKA**

2026 through 2030  
**Capital Improvement Plan - Parks, Trails & Open Space**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Athletic Field Improvements	Park-26302	2	140,000	40,000	80,000	30,000	40,000	330,000
Burwell House Investments	Park-26303	1	30,000	30,000		45,000		105,000
Crosswalks	Park-26313	3	100,000	100,000	100,000	100,000	100,000	500,000
Glen Lake Park - Skate Park & Park	Park-26307	3	1,200,000					1,200,000
Park Habitat Stewardship Plan	Park-26309	1	35,000	120,000	100,000	100,000	100,000	515,000
Park Investment Plan	Park-26304	2	245,000	240,000	270,000	325,000	320,000	1,400,000
Park Master Planning	Park-26311	2	100,000	115,000	30,000	30,000		275,000
Park & Open Space Purchase	Park-27312	3		500,000				500,000
Plant Pest Program (Forestry Preservation)	Park-26301	3	243,000	254,000	215,000	221,000	227,000	1,160,000
Purgatory Park Red Barn Site Planning	Park-26315	2	55,000					55,000
Timberline Park	Park-28310	1			175,000			175,000
Trail Improvement Plan - 2027 Trail Projects	Park-27305	3		200,000				200,000
Trail Improvement Plan - Hopkins Crossroad	Park-29305	3	1,000,000		1,200,000	3,200,000		5,400,000
Trail Improvement Plan - Minnetonka Boulevard	Park-26305	3	2,500,000					2,500,000
Trail Rehabilitation	Park-26306	1	300,000	620,000	85,000	350,000	90,000	1,445,000
<b>Public Works Total</b>			<b>6,008,000</b>	<b>2,219,000</b>	<b>2,255,000</b>	<b>4,401,000</b>	<b>877,000</b>	<b>15,760,000</b>
<b>Recreation</b>								
Ridgedale Commons - Programming Equipment	Park-27308	3		200,000				200,000
<b>Recreation Total</b>			<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>
<b>GRAND TOTAL</b>			<b>6,008,000</b>	<b>2,419,000</b>	<b>2,255,000</b>	<b>4,401,000</b>	<b>877,000</b>	<b>15,960,000</b>

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26302  
**Project Name** Athletic Field Improvements

<b>Total Project Cost</b>	\$330,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

The Minnetonka Park Board's 2012 update of the city's Athletic Field Needs Study and the 2019 Facility Needs Study continue to indicate a moderate need for increased game quality athletic fields for the sports of soccer, lacrosse and football; and increased access to quality practice fields for youth softball and baseball through partnerships.

2026: Remodel Big Willow concessions building - roof, siding, windows, doors, electrical and plumbing (\$120,000). Field improvements at city owned athletic fields (\$20,000)

2027: Backstop fencing replacement - various parks (\$40,000).

2028: Field improvements at city owned athletic fields (\$20,000). Replacement of the two scoreboards at Guilliams softball fields (\$60,000).

2029: Backstop fencing replacement (first and third base sides) at Big Willow Park (\$30,000).

2030: Replace backstop netting for fields 2 and 3 and batting cages, and replace fencing for the batting cages at Big Willow Park (\$40,000).

#### Justification

With a lack of available city property for athletic field expansion, the lighting of existing fields, along with partnerships with local school districts, provides the best opportunities to expand access to community fields. This program also funds major upgrades to dedicated city owned athletic fields to maintain acceptable playing standards.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	140,000	40,000	80,000	30,000	40,000	<b>330,000</b>
<b>Total</b>	<b>140,000</b>	<b>40,000</b>	<b>80,000</b>	<b>30,000</b>	<b>40,000</b>	<b>330,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	140,000	40,000	80,000	30,000	40,000	<b>330,000</b>
<b>Total</b>	<b>140,000</b>	<b>40,000</b>	<b>80,000</b>	<b>30,000</b>	<b>40,000</b>	<b>330,000</b>

#### Budget Impact

These improvements will reduce annual maintenance costs.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26303  
**Project Name** Burwell House Investments

<b>Total Project Cost</b>	\$105,000	<b>Contact</b>	Facilities Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

#### Description

The Burwell House and related structures are subject to the Historic Register of Buildings requirements as well as grant conditions from the State Historic Preservation Office (SHPO). The facilities, grounds, and adjacent parkland serve to house the artifacts of the Minnetonka Historical Society, support and provide facilities for both Administrative and Recreation programming, and hosts several special events each year.

Buildings on site include: Burwell House and Woodshed, Ice House, Cottage, and Workshop. This page reflects the recommended capital needs of the buildings and grounds.

#### Justification

In 2023, the facility assessment improvements were completed. A subsequent ADA study was completed and those improvements are now ongoing as the seasons permit. Natural erosion and grounds maintenance continue to require funding and are made with historical preservation guidance. Financial partnerships through SHPO and other interested parties will be pursued as opportunities arise.

The 2026-2030 plans address internal and external maintenance items required to maintain a safe and sanitary historic property. Driveway, parking and grounds maintenance continues as well as internal work to wallpapers, paints, and equipment to maintain the historic inventory of the Historical Society.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	30,000	30,000	0	45,000	0	<b>105,000</b>
<b>Total</b>	<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>45,000</b>	<b>0</b>	<b>105,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	30,000	30,000	0	45,000	0	<b>105,000</b>
<b>Total</b>	<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>45,000</b>	<b>0</b>	<b>105,000</b>

#### Budget Impact

These improvements will reduce annual maintenance costs.

# Capital Improvement Plan - Parks, Trails & Open Space

## Minnetonka, MN - CIP



**Project #** Park-26313  
**Project Name** Crosswalks

<b>Total Project Cost</b>	\$500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

### Description

This project provides for the construction of mid-block crosswalks as requested and found appropriate through professional engineering studies.

2026 - A crosswalk is proposed as part of the Minnetonka Boulevard Trail project between Tonkawood Road and the Marsh.

2027 - A crosswalk is proposed as part of the Three Rivers Park District led Baker Road/Rowland Road Trail project from Shady Oak Road to Byrant Lake Regional Trail.

### Justification

With the expansion of the city's trail network, requests come for the construction of mid-block crosswalks to enhance additional connections within the network.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	100,000	100,000	100,000	100,000	100,000	500,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>500,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Trail System Expansion Fund	100,000	100,000	100,000	100,000	100,000	500,000
<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>500,000</b>

### Budget Impact

Potential crosswalk opportunities are reviewed with the design and construction of each new trail segment as well as at the time of reconstruction and rehabilitation of existing trail segments.

While the optimal timing, from a cost perspective, is during construction or rehabilitation of a trail segment, a one off crosswalk installation may be deemed appropriate but at a resulting higher cost as a standalone project.

# Capital Improvement Plan - Parks, Trails & Open Space

## Minnetonka, MN - CIP



**Project #** Park-26307  
**Project Name** Glen Lake Park - Skate Park & Park

<b>Total Project Cost</b>	\$1,200,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active	<b>Useful Life</b>	20 years

### Description

In early 2021, a group of residents approached the Minnetonka Park Board inquiring about a new or updated skate park. The city currently owns one skate park, located in Glen Lake off of Excelsior Boulevard. This 20-year-old skate park is an older style skate park and is not heavily used. In 2022/23, the city completed a Skate Park Feasibility Study and identified the Glen Lake park as the recommended site for skate park development. The feasibility study also included estimated costs. This project was initially slated for construction in 2025 with the anticipation that \$300,000 in grant funding would be available. The 2025 grant did not materialize, however, \$400,000 of grant funding has now been awarded. Community Investment Funding is still slated at \$800,000 to accommodate the cost of removing the Glen Lake Activity Center.

To accommodate the proposed new skate park in Glen Lake Park, the design will include conceptual park improvement elements in addition to the skate park. Additional park improvement considerations include the removal of the Glen Lake Activity Center building, as identified in the 2024 Community Facilities Study, parking upgrades, equipment storage, park gathering and seating amenities, landscaping and green infrastructure. Improvements to the Glen Lake Mighty Mites ball field restrooms and concession facility will be considered as well.

### Justification

The results of the 2019 Community Facility & Programming Space Study indicated an increase in participation levels for skateboarding. The recent update to the Parks, Open Space and Trails (POST) Plan lists a skate park as a priority initiative. An increased interest in non-traditional sports, such as skateboarding have occurred recently. The Minnetonka Park Board and staff have received numerous requests for updated amenities related to skate boarding.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	1,200,000	0	0	0	0	1,200,000
<b>Total</b>	<b>1,200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,200,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Community Investment Fund	800,000	0	0	0	0	800,000
Grants/Partnership Funding	400,000	0	0	0	0	400,000
<b>Total</b>	<b>1,200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,200,000</b>

### Budget Impact

Other park amenities identified will require standard park maintenance and staff time.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26309  
**Project Name** Park Habitat Stewardship Plan

<b>Total Project Cost</b>	\$515,000	<b>Contact</b>	Natural Resources Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

#### Description

Costs associated with habitat restoration and maintenance activities required to restore and maintain biodiversity and high quality habitat in natural areas. Activities include site planning, invasive plant removal, site preparation, native seeding/planting, mowing, herbicide treatments, and prescribed burning.

Funds will be used for restoration and maintenance activities that are guided by restoration priorities and target plant communities outlined in Appendix A of the 2021 Natural Resources Master Plan (NRMP), and any detailed habitat restoration and maintenance plans that have been developed for select parks. Starting in 2030, restoration moves into primarily a maintenance phase throughout all parks identified in the NRMP.

2026: Victoria-Evergreen Park, Kinsel Park, Minnetonka Mills Park, Civic Center

2027: Lone Lake Park, Tower Hill Park

2028: Purgatory Park, Hilloway Park (Maintenance), Minnehaha Headwaters Park, Oberlin Park, Reich Park, High School Tamarack Wetland

2029: Meadow Park, Orchard Park, Lake Rose Park (Maintenance), Kelly Park, Woodgate Park

2030: General maintenance activities

#### Justification

The City Council adopted the 2021 Natural Resources Master Plan (NRMP), which includes projected costs for restoration and maintenance of native plant communities within priority Minnetonka parks. Priority parks are identified in Table 4.2 of the plan and have restoration goals and strategies identified in Appendix A.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	95,000	120,000	100,000	100,000	100,000	<b>515,000</b>
<b>Total</b>	<b>95,000</b>	<b>120,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>515,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	95,000	120,000	100,000	100,000	100,000	<b>515,000</b>
<b>Total</b>	<b>95,000</b>	<b>120,000</b>	<b>100,000</b>	<b>100,000</b>	<b>100,000</b>	<b>515,000</b>

#### Budget Impact

Habitat restoration in park spaces incurs annual maintenance costs that continue over time. As native species become established and habitat areas become more resilient, those maintenance costs generally decline but will not cease entirely. Regular funding for long-term maintenance will be necessary to ensure success, however many activities can be conducted efficiently using large-scale mowing practices, regular burns, and volunteer labor. Restoring habitat biodiversity creates a more resilient landscape and park systems, benefiting the community as a whole.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26304  
**Project Name** Park Investment Plan

<b>Total Project Cost</b>	\$1,400,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the scheduled improvements within the park system on a 30 year schedule and includes small benches, bike racks and other amenities in addition to the projects identified below.

Staff has created a 30-year schedule guideline.

2026: Orchard and Wilson Park playground equipment and safety surfacing replacement (\$200,000). Engineered wood fiber installation at playgrounds (\$30,000), Purgatory Park wayfinding signage (\$15,000).

2027: Covington and Woodgate Park playground equipment and safety surfacing replacement (\$180,000). Engineered wood fiber installation at playgrounds (\$30,000) Kelly Park irrigation (\$30,000).

2028: Boulder Creek and Knollway Park playground equipment and safety surfacing replacement (\$200,000). Engineered wood fiber installation at playgrounds (\$30,000) Color coating replacement at Meadow and Oberlin tennis courts (\$40,000).

2029: Spring Hill and Westwood Park playground equipment and safety surfacing replacement (\$215,000). New color coatings at GroTonka tennis courts (\$30,000) Boulder Creek hockey boards (\$80,000).

2030: Elmwood-Strand and Civic Center Park playground and safety surface replacement (\$220,000). Light fixtures, painting, signage, plumbing improvements etc., at 13 park buildings (\$100,000).

#### Justification

An implementation schedule was created for the park and trail system on a 30 year basis. Improvements will be made upon final evaluation of the listed amenity in order to maintain the park and trail infrastructure. Improvements may include but are not limited to play surfaces & equipment, lighting, site furnishings, bike parking and accessibility improvements to access play structures as feasible.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	245,000	240,000	270,000	325,000	320,000	1,400,000
<b>Total</b>	<b>245,000</b>	<b>240,000</b>	<b>270,000</b>	<b>325,000</b>	<b>320,000</b>	<b>1,400,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	245,000	240,000	270,000	325,000	320,000	1,400,000
<b>Total</b>	<b>245,000</b>	<b>240,000</b>	<b>270,000</b>	<b>325,000</b>	<b>320,000</b>	<b>1,400,000</b>

#### Budget Impact

This rehabilitation will not increase annual maintenance costs.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26311  
**Project Name** Park Master Planning

<b>Total Project Cost</b>	\$275,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

#### Description

The purpose of this program is to develop master planning documents for each of the priority parks/open spaces identified in the 2022 Parks, Open Space and Trails (POST) Plan. This master planning effort would consist of an inventory and conditions assessment of existing park features including but not limited to parking, access, structures, trails (paved and unpaved, formal and informal), and all active and passive recreational amenities. An analysis would then be performed to identify and recommend what existing park features require upgrade, redesign, or elimination and what new features could be added to meet the goals outlined in the POST Plan. This master planning effort will align with the 2021 Natural Resources Master Plan ecological restoration and management goals.

- 2026: Lone Lake Park
- 2027: Civic Center Park, Jidana Park
- 2028: Victoria Evergreen Park
- 2029: Gro Tonka Park

#### Justification

The parks listed as a part of this project have been identified as priority sites for master planning in the POST Plan. Natural Resources management plans will be developed for the community parks as recommended by the 2021 NRMP.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design/Engineering	100,000	115,000	30,000	30,000	0	275,000
<b>Total</b>	<b>100,000</b>	<b>115,000</b>	<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>275,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	100,000	115,000	30,000	30,000	0	275,000
<b>Total</b>	<b>100,000</b>	<b>115,000</b>	<b>30,000</b>	<b>30,000</b>	<b>0</b>	<b>275,000</b>

#### Budget Impact

The costs above reflect cost associated with consultant fees to conduct the planning efforts. Additional costs associated with the improvements would be identified in future budgets and CIP.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-27312  
**Project Name** Park & Open Space Purchase

<b>Total Project Cost</b>	\$1,483,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

The city's open space preservation implementation strategy calls for the preservation of open space that meets certain criteria. The Park Board has previously identified certain parcels in order to expand existing parkland. The 2021 update to the POST plan and a near term future regional park search effort in collaboration with Three Rivers Park District may also inform future need, prioritization and acquisition of land to expand the park system, as appropriate.

As parcels from the prioritization list become available, they will be acquired or preserved by other means (e.g., conservation easements) based on funding availability and City Council approval. Parcels classified as urgent and high priority for open space preservation will be actively pursued.

This project is consistent with the Council Policy on an Open Space Preservation Program and the Management of Natural Resources. The city currently has appropriated in prior years and has now reserved almost \$1 million in the Community Investment Fund for park and open space purchases as opportunities arise.

#### Justification

The Minnetonka Park Board developed a property acquisition list that identifies desirable parcels for purchase by the city. The list includes properties within the Minnehaha Creek Preserve and properties that are adjacent to existing city park land to serve in expanding the city's parks. This funding provides resources to purchase land identified by the Park Board. \$983,000 was previously allocated between 2013 and 2017 and is reserved for use.

In 2001 Minnetonka voters approved a \$15,000,000 bond referendum for parks renewal and open space preservation. About half of those funds were used for open space preservation and the balance for park renewal.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
983,000	Land Acquisition	0	500,000	0	0	0	500,000
	<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
983,000	Community Investment Fund	0	500,000	0	0	0	500,000
	<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>

#### Budget Impact

Costs related to additional land stewardship are expected to increase dependent upon the size and environmental features of parcels acquired.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26301  
**Project Name** Plant Pest Program (Forestry Preservation)

<b>Total Project Cost</b>	\$1,160,000	<b>Contact</b>	Natural Resources Manager
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

This program funds asset-related costs associated with the arrival of the Emerald Ash Borer (EAB) insect.

In 2014, the city initiated the EAB Management Plan to begin to address the anticipated effects of EAB infestation. The city has hired additional staff to assist with the implementation of EAB management for both public and private trees. The first full year of the program was in 2015. Phase 2 of the EAB Management Plan began in 2019 after discovery of the EAB within the city boundary.

#### Justification

The Emerald Ash Borer is an insect now present in Minnetonka that will eventually kill most native ash trees. As a result, the city has a proactive management program that deals with the anticipated costs of the infestation. These costs include tree removal, stump grinding, reforestation, chemical treatments and public education.

Beginning in 2022, CIP funds specific to the EAB Management Program were expanded to include all plant pests to account for overlap of staff efforts and funds associated with those efforts. The funds will be used for tree removal related to other existing or emerging pests/diseases (oak wilt, Dutch elm disease, etc.), removal of risk trees, and tree pruning along the right-of-way and on city property as well as reforestation. Funds will continue to be used to hire contractors to remove diseased trees that city field crews cannot remove.

This plan is related to Council Policy 8.3 (Plant Pest Program) and is coordinated with other forestry-related programs.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	243,000	254,000	215,000	221,000	227,000	1,160,000
<b>Total</b>	<b>243,000</b>	<b>254,000</b>	<b>215,000</b>	<b>221,000</b>	<b>227,000</b>	<b>1,160,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Forestry Fund	243,000	254,000	215,000	221,000	227,000	1,160,000
<b>Total</b>	<b>243,000</b>	<b>254,000</b>	<b>215,000</b>	<b>221,000</b>	<b>227,000</b>	<b>1,160,000</b>

#### Budget Impact

The costs above reflect only the capital budget portion of the program, and operating costs for the program are budgeted in the general fund within the natural resources division of the public works department. A \$60,000 per year transfer from the forestry fund balance to the general fund supports the operating costs of the plan including staffing, administration and seasonal employees above its general fund base budget.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26315  
**Project Name** Purgatory Park Red Barn Site Planning

<b>Total Project Cost</b>	\$55,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

#### Description

The purpose of this project is to develop a planning document for the red barn site on the north side of Purgatory Park. Purgatory Park was master planned in 2024 as part of the priority parks/open spaces identified in the 2022 Parks, Open Space and Trails (POST) Plan and this site was identified as needing additional study to consider inclusion into Purgatory Park or for the potential development of a new city amenity. This planning effort would specifically focus on the red barn site, not currently within the park, and would consist of an updated inventory and conditions assessment of existing structures on site. The study would identify the potential options for the addition of a public use facility or other site amenities through a public outreach, conceptual design, and preliminary budgeting process. This analysis would be performed to identify and recommend what, if any, public use amenities may be considered for future development to enhance Purgatory Park and surrounding.

#### Justification

The red barn area was identified as requiring study for potential future development through the Purgatory Park Master Plan which was adopted by the City Council in 2024.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design/Engineering	55,000	0	0	0	0	<b>55,000</b>
<b>Total</b>	<b>55,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	55,000	0	0	0	0	<b>55,000</b>
<b>Total</b>	<b>55,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>55,000</b>

#### Budget Impact

The costs above reflect cost associated with consultant fees to conduct the planning effort. Additional costs associated with the improvements would be identified in future budgets and CIP.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-28310  
**Project Name** Timberline Park

<b>Total Project Cost</b>	\$175,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

#### Description

This project is the construction of a mini-park on Timberline Road in the Timberline neighborhood. The Park Board recommended the mini-park improvements as funding allowed.

#### Justification

The city was contacted by the Timberline Tennis Association, a nonprofit that consists of 8 neighbors. The association owned the tennis court located at 11209 Timberline Rd. The courts were falling into disrepair, were no longer used and the association desired to donate the land to the city to be used as a park. Subsequent to a neighborhood meeting to get feedback from surrounding residents, Park Board and City Council meetings, the donation of the land was completed on December 5, 2023. The court and fencing have been removed and Public Works will maintain the property as a vacant lot until the mini-park is constructed. Prior to construction, neighborhood meetings will be held to present renderings of park options and get resident feedback on final park design.

There is one other park with a playground in this park service area (Mayflower Park), located at the south end of the service area. The development of a park at this location allows for better access in Neighborhood Park Service Area #7.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	175,000	0	0	<b>175,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>175,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	0	0	175,000	0	0	<b>175,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>175,000</b>	<b>0</b>	<b>0</b>	<b>175,000</b>

#### Budget Impact

Capital funding is only for infrastructure investment and operating costs would increase to maintain the parcel from a vacant lot to a mini-park when it is developed.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-27305  
**Project Name** Trail Improvement Plan - 2027 Trail Projects

<b>Total Project Cost</b>	\$200,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

The Trail Improvement Plan is a multi-year plan created to enhance the city's trail and sidewalk system. New trails and walks added to the system provide safe and active connections between existing trails, parks schools and village centers. Staff will explore opportunities to include bike parking as part of trail expansion projects in village centers and at schools, as feasible and appropriate.

A total of 9.9 miles of new trail construction is programmed between 2026 and 2030 including:

2027: Excelsior Boulevard - Glen Oak Street to Clear Spring Road/CSAH 101 Library (both sides of 1.7 mile segment for 3.4 miles total) - See MSA-27701.

2027 Trail projects led by Three Rivers Park District (TRPD):

Baker Road/Rowland Road from Shady Oak Road to Bryant Lake Regional Trail (3.7 miles)

Hopkins Crossroad/Wayzata Boulevard South Frontage Road from Plymouth City Limits to Ridgedale Drive (1.4 miles)

The city has budgeted \$200,000 for miscellaneous trail improvements to these TRPD trails.

Staff will continue to apply for grant opportunities and local funding will be programmed to complete trail segments.

Funding for utility burial is included for trail projects that require it through electric franchise fund.

#### Justification

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and inquiries received about opportunities for extensions. When completed, these trails and walkways will enable more people to use active modes of transportation, connect five community parks, adjacent communities, and allow users to travel safely throughout the city on trails physically separated from motorized vehicles.

This is an integral part of the Parks, Open Space and Trail System and the Comprehensive Guide Plans to construct the Minnetonka Trail for walkers, joggers and bicyclists of all ages and abilities.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. The city's internal trails team annually reviews and updates the Trail Improvement Plan and unscheduled segments.

The vision for trail segments uses a feasibility score made up of Community Access (40%), Nature of Use (40%), Cost Effectiveness (10%) and Degree of Construction Difficulty (10%).

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	200,000	0	0	0	200,000
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Trail System Expansion Fund	0	200,000	0	0	0	200,000
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

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## Budget Impact

\$10,000,000 Three Rivers Park District

\$ 200,000 Trail Expansion Fund

A list of additional future segments that are ranked and prioritized for implementation is shown on CIP page Park-TBD332. Annual maintenance costs will increase by approximately \$1,500 per mile of additional trail.

Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-29305  
**Project Name** Trail Improvement Plan - Hopkins Crossroad

<b>Total Project Cost</b>	\$5,400,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

The Trail Improvement Plan is a multi-year plan created to enhance the city's trail and sidewalk system. New trails and walks added to the system provide safe and active connections between existing trails, parks, schools and village centers. Staff will explore opportunities to include bike parking as part of trail expansion projects in village centers and at schools, as feasible and appropriate.

A total of 9.9 miles of new trail construction is programmed between 2026 and 2030 including:

2029: Hopkins Crossroad - Minnetonka Boulevard to Minnetonka Mills Road (0.6 miles) [Preliminary Design is budgeted in 2026, overhead burial is budgeted in 2028]

Staff will continue to apply for grant opportunities and local funding will be programmed to complete trail segments.

Funding for utility burial is included for trail projects that require it through electric franchise fund.

#### Justification

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and inquiries received about opportunities for extensions. When completed, these trails and walkways will enable more people to use active modes of transportation, connect five community parks, adjacent communities, and allow users to travel safely throughout the city on trails physically separated from motorized vehicles.

This is an integral part of the Parks, Open Space and Trail System and the Comprehensive Guide Plans to construct the Minnetonka Trail for walkers, joggers and bicyclists of all ages and abilities.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. The city's internal trails team annually reviews and updates the Trail Improvement Plan and unscheduled segments.

The vision for trail segments uses a feasibility score made up of Community Access (40%), Nature of Use (40%), Cost Effectiveness (10%) and Degree of Construction Difficulty (10%).

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	1,200,000	3,200,000	0	<b>4,400,000</b>
Planning/Design/Engineering	1,000,000	0	0	0	0	<b>1,000,000</b>
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>1,200,000</b>	<b>3,200,000</b>	<b>0</b>	<b>5,400,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Trail System Expansion Fund	1,000,000	0	0	3,200,000	0	<b>4,200,000</b>
Electric Franchise Fees Fund	0	0	1,200,000	0	0	<b>1,200,000</b>
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>1,200,000</b>	<b>3,200,000</b>	<b>0</b>	<b>5,400,000</b>

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## Budget Impact

A list of additional future segments that are ranked and prioritized for implementation is shown on CIP page Park-TBD332. Annual maintenance costs will increase by approximately \$1,500 per mile of additional trail.

Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26305  
**Project Name** Trail Improvement Plan - Minnetonka Boulevard

<b>Total Project Cost</b>	\$4,500,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

The Trail Improvement Plan is a multi-year plan created to enhance the city's trail and sidewalk system. New trails and walks added to the system provide safe and active connections between existing trails, parks schools and village centers. Staff will explore opportunities to include bike parking as part of trail expansion projects in village centers and at schools, as feasible and appropriate.

A total of 9.9 miles of new trail construction is programmed between 2026 and 2030 including:

2026: Minnetonka Boulevard (CR5) - The Marsh to Tonkawood Road (0.8 miles) [Preliminary Design was budgeted in 2025 and Burial funding was amended to 2025]

Staff will continue to apply for grant opportunities and local funding will be programmed to complete trail segments.

Funding for utility burial is included for trail projects that require it through electric franchise fund.

#### Justification

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and inquiries received about opportunities for extensions. When completed, these trails and walkways will enable more people to use active modes of transportation, connect five community parks, adjacent communities, and allow users to travel safely throughout the city on trails physically separated from motorized vehicles.

This is an integral part of the Parks, Open Space and Trail System and the Comprehensive Guide Plans to construct the Minnetonka Trail for walkers, joggers and bicyclists of all ages and abilities.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. The city's internal trails team annually reviews and updates the Trail Improvement Plan and unscheduled segments.

The vision for trail segments uses a feasibility score made up of Community Access (40%), Nature of Use (40%), Cost Effectiveness (10%) and Degree of Construction Difficulty (10%).

Prior	Expenditures	2026	2027	2028	2029	2030	Total
2,000,000	Construction/Maintenance	2,500,000	0	0	0	0	2,500,000
	<b>Total</b>	<b>2,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
2,000,000	Trail System Expansion Fund	2,500,000	0	0	0	0	2,500,000
	<b>Total</b>	<b>2,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,500,000</b>

#### Budget Impact

A list of additional future segments that are ranked and prioritized for implementation is shown on CIP page Park-TBD332. Annual maintenance costs will increase by approximately \$1,500 per mile of additional trail.

Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-26306  
**Project Name** Trail Rehabilitation

<b>Total Project Cost</b>	\$1,445,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

#### Description

This item provides for the rebuilding and resurfacing of existing Minnetonka Trail System and neighborhood trail connections, and replacement and expansion of trail signage and maps. A condition rating system will be used to determine which segments will be addressed each year. Signage on the trail system will be continually updated and revised maps will be produced.

A total of 11 miles of trails are programmed to be rehabilitated between 2026 and 2030 including:

2026: Townline Rd/CR 62 - Vinehill Rd to CR 60 - Design

2027: Hilloway Rd, Orchard Rd, Arthur St. W, Dwight Ln., Lynwood Rd., Ford Park, Townline Rd/CR 62 (5.0 miles)

2028: Oberlin Park, Jidana Park, Orchard Park., Big Willow (2.2 miles)

2029: Purgatory Park, Covington Park, Meadow Park (2.1 miles), Big Willow Bridge - Replace existing timber bridge with steel bridge and remove steep slope on south end of bridge.

2030: Boulder Creek Park, Gro Tonka Park, Nolan Dr. and Shady Oak Beach (1.7 miles)

This is an integral part of the plan to maintain the Trail System for walkers, joggers and bicyclists. The trails and walkways connect five community parks, adjacent communities and allow users to travel throughout the city on trails separated from motorized vehicles.

#### Justification

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments. Some of the trail sections are approaching 20 years old and have reached a condition beyond what regular maintenance can address.

Approximately 108 miles of trails are currently maintained by the city.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	620,000	85,000	350,000	90,000	<b>1,145,000</b>
Planning/Design/Engineering	300,000	0	0	0	0	<b>300,000</b>
<b>Total</b>	<b>300,000</b>	<b>620,000</b>	<b>85,000</b>	<b>350,000</b>	<b>90,000</b>	<b>1,445,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	300,000	620,000	85,000	350,000	90,000	<b>1,445,000</b>
<b>Total</b>	<b>300,000</b>	<b>620,000</b>	<b>85,000</b>	<b>350,000</b>	<b>90,000</b>	<b>1,445,000</b>

#### Budget Impact

Future maintenance costs related to these improvements are included in annual budget.

## Capital Improvement Plan - Parks, Trails & Open Space

### Minnetonka, MN - CIP

**Project #** Park-27308  
**Project Name** Ridgedale Commons - Programming Equipment

<b>Total Project Cost</b>	\$200,000	<b>Contact</b>	Recreation Superintendent
<b>Department</b>	Recreation	<b>Type</b>	Equipment
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active	<b>Useful Life</b>	12 years

#### Description

Ridgedale Commons will provide space for new recreation programs, activities and special events.

2027: Refrigeration system for pleasure rink on the plaza.

#### Justification

Due to its central location and various types of programming spaces, Ridgedale Commons will be an ideal location for new programs or as a new location for existing programs and events. Various types of equipment are needed to implement these offerings.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	200,000	0	0	0	<b>200,000</b>
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Park & Trail Improvement Fund	0	200,000	0	0	0	<b>200,000</b>
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

#### Budget Impact

The purchase of this equipment will allow staff to provide new programs and rental space. Minimal revenues will be generated. Future maintenance costs related to those improvements will be included in annual budget.

# Capital Improvement Plan

## Minnetonka, MN - CIP

### Pending Projects

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
<b>Pending</b>				
Athletic Field Improvements Unfunded	<i>Public Works</i>	Park-TBD333	2	<b>0</b>
Cullen Nature Preserve Parking and Trails	<i>Public Works</i>	Park-TBD316	2	<b>900,000</b>
Opus Area Park Improvements	<i>Public Works</i>	Park-TBD307	3	<b>0</b>
Trail Segments - Unscheduled	<i>Public Works</i>	Park-TBD332	3	<b>0</b>
<b>Total</b>				<b>900,000</b>

# Capital Improvement Plan

## Minnetonka, MN - CIP

**Project #** Park-TBD333  
**Project Name** Athletic Field Improvements Unfunded

<b>Total Project Cost</b>	\$180,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

### Description

The Minnetonka Park Board's 2012 update of the city's Athletic Field Needs Study continues to indicate a moderate need for increased game quality athletic fields for the sports of soccer, lacrosse and football; and increased access to quality practice fields for youth softball and baseball through partnerships.

\$180,000 is included as an unfunded request for the lighting of the two existing fields at Lone Lake Park.

### Justification

With a lack of available city property for athletic field expansion, the lighting of existing fields, along with partnerships with local school districts, provides the best opportunities to expand access to community fields. This program also funds major upgrades to dedicated city owned athletic fields to maintain acceptable playing standards.

<b>Expenditures</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Construction/Maintenance	0	0	0	0	0	0	180,000	<b>180,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>180,000</b>	<b>180,000</b>

<b>Funding Sources</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Park & Trail Improvement Fund	0	0	0	0	0	0	180,000	<b>180,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>180,000</b>	<b>180,000</b>

### Budget Impact

This rehabilitation will not increase annual maintenance costs.

# Capital Improvement Plan

## Minnetonka, MN - CIP

**Project #** Park-TBD316  
**Project Name** Cullen Nature Preserve Parking and Trails

<b>Total Project Cost</b>	\$900,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending	<b>Useful Life</b>	20 years

### Description

The purpose of this project is to construct parking, park access and trails for the Cullen Nature Preserve. Cullen Nature Preserve was master planned in 2025 as part of the priority parks/open spaces identified in the 2022 Parks, Open Space and Trails (POST) Plan and this site is to be opened to the public in 2026. The proposed expenditures would include cost share match for potential grant funds for project implementation.

### Justification

Cullen Nature Preserve has been identified as a priority site for master planning in the POST Plan. Natural Resources restoration is underway as recommended by the 2021 NRMP. The nature preserve will be opened to the public as a new park amenity following the parking and trail construction.

<b>Expenditures</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Construction/Maintenance	0	450,000	450,000	0	0	0	0	900,000
<b>Total</b>	<b>0</b>	<b>450,000</b>	<b>450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900,000</b>

<b>Funding Sources</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Grants/Partnership Funding	0	350,000	350,000	0	0	0	0	700,000
Park & Trail Improvement Fund	0	100,000	100,000	0	0	0	0	200,000
<b>Total</b>	<b>0</b>	<b>450,000</b>	<b>450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900,000</b>

### Budget Impact

The costs above reflect cost associated with consultant and construction fees to perform final design and installation of park improvements.

# Capital Improvement Plan

## Minnetonka, MN - CIP



**Project #** Park-TBD307  
**Project Name** Opus Area Park Improvements

<b>Total Project Cost</b>	\$31,450,000	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Pending		

### Description

The Opus business center is the largest employment center in Minnetonka. With the addition of the Southwest Light Rail Transit Green Line Extension, the area will see increased opportunities for a mixture of further business and housing, driving the need for additional park and green spaces.

Staff has completed Opus area place making and public realm design guidelines implementation plan for Opus in 2019 to guide design of the public realm, open space and development of a future park. Sustainable elements including but not limited to electric charging stations for vehicles, enhanced bike parking & amenities, stormwater features, restoration of natural resources system functions and edible landscapes will be pursued as appropriate.

Construction of a community park/plaza space will be implemented in future years as development occurs and land can be acquired. Funding in the amount of \$30,000,000 is currently listed as unfunded to be used for park infrastructure and amenities. Interim place making efforts and programming may be considered in the event land for a the new community park/plaza space does not become available prior to opening day of the Green Line Extension. The city received 2023 state bonding allocation of \$725,000 for phase I of the project, which includes project design and potential land purchase. The provisions of the bonding require all funds to be used by 2028.

Staff will pursue grants and public private partnership opportunities to assist in financing projects.

### Justification

The Opus area is nearing 40 years old and is experiencing revitalization and redevelopment activity that has been sparked by the Green Line Extension, which will run through the business park and include the Opus LRT Station. The Opus area place making and public realm design guidelines document outlines improvements to revitalize the original Opus plan to fit today's needs and align with City planning vision. This project begins the framework for investments to provide recreational and park uses for new business and residential uses anticipated in the area. The guidelines document also recommends a series of place making efforts within Opus that reflect the areas agriculture and business park history and serve as a catalyst for building community and creating an environment supportive of development opportunities.

The project is consistent with the development of a park allowing for better access to a Neighborhood Park Service Area that is currently deficient of park and recreational uses. The creation of a gathering place for park use will also complement the vast trail network currently in place. Trail resurfacing and reconstruction will take place within Opus, as part of regular maintenance and as part of the Green Line Extension impacted segments.

<b>Expenditures</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Construction/Maintenance	0	0	0	0	0	0	30,000,000	<b>30,000,000</b>
Land Acquisition	1,450,000	0	0	0	0	0	0	<b>1,450,000</b>
<b>Total</b>	<b>1,450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,000,000</b>	<b>31,450,000</b>

<b>Funding Sources</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Park & Trail Improvement Fund	725,000	0	0	0	0	0	15,000,000	<b>15,725,000</b>
State of MN Bonding	725,000	0	0	0	0	0	15,000,000	<b>15,725,000</b>
<b>Total</b>	<b>1,450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30,000,000</b>	<b>31,450,000</b>

### Budget Impact

Annual operating costs will be known when a final concept is approved.

# Capital Improvement Plan

## Minnetonka, MN - CIP

**Project #** Park-TBD332  
**Project Name** Trail Segments - Unscheduled

<b>Total Project Cost</b>	\$100,267,200	<b>Contact</b>	Park Planner
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Parks, Trails & Open Space	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Pending		

### Description

This project involves the construction of the trails described in the table on the following page. Individual project cost estimates have increased based on recent actual project costs including Minnetonka Boulevard Trail and Ridgedale Drive Trail. A map of the unfunded potential trail locations is included for reference in the document appendix. These projects are currently unscheduled. Some trail segments may qualify for funding from outside sources, which will be pursued as appropriate.

Staff conducted an educational and community dialogue for missing trail links to assist the Park Board and City Council in recommending projects to be constructed. In 2016 the city's internal trails team updated the feasibility score and reprioritized unscheduled segments.

The priority 1 and 2 segments along Baker Road are part of the Three Rivers Park District Bryant Lake Regional Trail. Three Rivers Park District is working to identify funding opportunities to construct the trail. Minnetonka staff, park board and city council will continue to be engaged as part of that effort and may align future municipal trail implementation and/or utility burial to complement the new regional trail.

### Justification

There is strong community support for the Minnetonka Trail System as evidenced by the heavy use of the completed trail segments and resident inquiries received about opportunities for extensions. Cost projections are based on linear foot costs and data from previous projects. Efforts to coordinate trail segment implementation with complementary major road, development or utility projects will be pursued as available and appropriate.

This is an integral part of the Parks, Open Space and Trail System and Comprehensive Guide Plans to construct the Minnetonka Trail System for walkers, joggers, and bicyclists of all ages and abilities. The latest version of the Trail Improvement Plan is available on the city's website.

<b>Expenditures</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Construction/Maintenance	0	0	0	0	0	0	100,267,200	<b>100,267,200</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,267,200</b>	<b>100,267,200</b>

<b>Funding Sources</b>	<b>Prior</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Future</b>	<b>Total</b>
Trail System Expansion Fund	0	0	0	0	0	0	100,267,200	<b>100,267,200</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>100,267,200</b>	<b>100,267,200</b>

### Budget Impact

Although these projects are currently unfunded, a proposed funding source and timetable data are provided. The estimated project costs shown on the timetable are for independent project implementation. Costs for these trail segments could be reduced through coordination with a major roadway, utility or development project. Coordination opportunities will be pursued as available and appropriate. Annual maintenance costs will increase by approximately \$1,500/mile.

Overhead utilities will be buried with trail projects, consistent with city strategic goals, as the balance of the Electric Franchise Fund allows. If the fund does not allow, only burial or relocation of poles necessary to construct the trail will be pursued.

Priority Rank	Priority Score (10=High, 1=Low)	Priority Trail Segments	Length (miles)	Estimated Cost 2026-2030 CIP	Estimated Cumulative Cost
			44.7		
1	7.0	Baker Rd - Excelsior Blvd to Crosstown Hwy	1.7		by others
2	7.0	Baker Rd - Excelsior Blvd to Minnetonka Blvd	1.7		by others
3	6.5	Ridgedale Dr - White Birch Lane to Target	0.6		Completed
4	6.2	Minnetonka Blvd - Woodlawn Ave to Tonkawood	0.8		Completed
5a	6.1	Hopkins Crossroad - Cedar Lake Rd to Hillside Lane	0.6		Completed
5b	6.1	Hopkins Crossroad - Hillside Ln to Wayzata Blvd	0.4		Completed
6	6.0	Minnetonka Blvd - The Marsh to Tonkawood	0.8		Programmed for 2026 - \$3,800,000
7	5.9	Excelsior Blvd - Woodland Rd to Clear Springs Rd/101 Library	1.0		Programmed for 2027 - \$3,800,000
8	5.9	Excelsior Blvd - Glen Oak St to Woodland Rd	0.7		Programmed for 2028 - \$3,800,000
9	5.6	Hwy 7 Cr 101 to Seven Hi La	0.1		Completed
10	5.5	Hopkins Crossroad - Minnetonka Blvd to Minnetonka Mills Rd	0.6		Programmed for 2029 - \$4,200,000
11	5.3	McGinty Rd - CR 101 to Crosby Rd (partly in Wayzata)	0.6	\$1,584,000	\$1,584,000
12	5.1	Delton Ave - Vine Hill Rd to Old Excelsior Blvd	0.7	\$1,900,800	\$3,484,800
13	5.0	Vine Hill Rd - Delton Ave to Covington Rd (Kingswood Ter)	0.9	\$2,376,000	\$5,860,800
14	4.9	Essex Rd - Ridgedale Dr to Oakland Rd	0.7	\$2,059,200	\$7,920,000
15	4.9	Hwy 7 Underpass west of CR 101*	0.0	\$158,400	\$8,078,400
16	4.9	Minnetonka Mills Rd - Shady Oak Rd to Hopkins Crossroad	0.6	\$1,584,000	\$9,662,400
17	4.8	TH 7 - Cattle Pass to CR 101 on north side	0.4	\$1,108,800	\$10,771,200
18	4.7	Hillside La - Hopkins Crossroad to Tanglen School	0.1		Completed
19	4.7	Meadow Park to Ridgedale	0.4	\$950,400	\$11,721,600
20	4.6	Old Excelsior Blvd - Vine Hill Rd to CR 101 N side of Hwy 7)	0.8	\$2,217,600	\$13,939,200
21	4.6	Williston Rd - Minnetonka Blvd to Hwy 7	1.0	\$2,692,800	\$16,632,000
22	4.5	Wayzata Blvd N - Hampton Inn to Shelard Pkwy	0.3	\$950,400	\$17,582,400
23	4.5	Ridgedale Connections	1.1	\$3,009,600	\$20,592,000
24	4.3	McGinty Rd - Crosby Rd to existing trail on west side of I-494	1.3	\$3,484,800	\$24,076,800
25	4.2	Rowland Rd/Bren Rd - Lone Lake Park to Opus trail system	1.1	\$3,009,600	\$27,086,400
26	4.1	Rowland Rd - Baker Rd to SWLRT Trail	0.1	\$475,200	\$27,561,600
27	4.0	Porter/Delton Ave- Hutchins Dr to Cr 101	0.2	\$792,000	\$28,353,600
28	3.9	Tonkawood Road - Minnetonka Blvd to Hwy 7	1.5	\$3,960,000	\$32,313,600
29	3.8	Woodland Rd - Townline Rd to Hwy 7	2.0	\$5,544,000	\$37,857,600
30	3.7	Orchard Rd/Westmark Dr - Minnetonka Dr	1.3	\$3,484,800	\$41,342,400
31	3.7	Pioneer Rd - Carlton Rd to Shady Oak Rd	0.6	\$1,742,400	\$43,084,800
32	3.7	Shady Oak Rd - Minnetonka Blvd to Hwy 7	1.1	\$2,851,200	\$45,936,000
33	3.6	Minnetonka Blvd - CR 101 west to Deephaven city limits	0.2	\$633,600	\$46,569,600
34	3.4	Sunset Dr and Marion Lane West segments	0.3	\$792,000	\$47,361,600
35	3.3	Minnehaha Creek Trail - Headwaters to Jidana Park	0.9	\$2,376,000	\$49,737,600
36	3.2	McGinty Rd E - Minnetonka Blvd to Surry La	0.5	\$1,425,600	\$51,163,200
37	3.1	Wayzata Blvd - Claredon Dr to Wayzata city limits	0.2	\$792,000	\$51,955,200
38	2.9	Stone Rd - Saddlebrooke Cir to Sheffield Cur	0.1	\$475,200	\$52,430,400
39	2.9	Orchard Rd/Huntingdon Dr - Baker Rd to Shady Oak Rd	0.7	\$1,900,800	\$54,331,200
40	2.9	North Lone Lake Park - along RR tracks to Dominick Rd	0.3	\$950,400	\$55,281,600
41	2.9	Knollway Park to Wayzata Blvd/Horn Dr	0.2	\$633,600	\$55,915,200
42	2.9	Knollway Park to Shady Oak Rd	0.3	\$950,400	\$56,865,600
43	2.8	NTC - Meeting St to existing trail on west side of I-494	0.1	\$316,800	\$57,182,400
44	2.8	Clear Spring Rd - connect trail to Hwy 7	0.2	\$633,600	\$57,816,000
45	2.8	58th St W - Mahoney Ave into Purgatory Park	0.2	\$792,000	\$58,608,000
46	2.7	Victoria Evergreen to McKenzie Park	1.0	\$2,692,800	\$61,300,800
47	2.7	Lake St Ext - Baker Rd to Shady Oak Rd	0.9	\$2,534,400	\$63,835,200
48	2.6	Stone Rd/Meeting St - RR tracks to Linner Rd	0.6	\$1,742,400	\$65,577,600
49	2.6	Orchard Rd - Wyola Rd to Baker Rd	0.1	\$475,200	\$66,052,800
50	2.5	Excelsior Blvd - Pioneer to Nelson/Shady Oak Rd - S	0.9	\$2,534,400	\$68,587,200
51	2.4	Lake St Ext - Williston Rd to Spring Lake Rd	0.7	\$1,900,800	\$70,488,000
52	2.3	Covington Park east side connection to CR 101	0.2	\$633,600	\$71,121,600
53	2.3	NTC - Maywood La from I-494 crossing to Excelsior Blvd	0.2	\$475,200	\$71,596,800
54	2.2	Covington Rd - Vine Hill Rd to Mahoney Ave	0.9	\$2,534,400	\$74,131,200
55	2.1	Hilloway Park to YMCA La	0.5	\$1,267,200	\$75,398,400
56	2.1	East side of I-494 - Minnetonka Blvd to Wentworth Tr	0.4	\$1,108,800	\$76,507,200
57	2.0	Ford Rd - All	1.2	\$3,168,000	\$79,675,200
58	1.9	Woodland Rd to Williston Rd - Through Woodgate Park	0.7	\$2,059,200	\$81,734,400
59	1.9	Westmill Rd - Spring Hill Park to Clear Spring Rd	0.3	\$792,000	\$82,526,400
60	1.9	Oberlin Park along Park Ave to Ridgemount Ave	0.2	\$633,600	\$83,160,000
61	1.9	Holiday Rd/Seymour Rd - Woodland Rd to Spring Hill Park	0.7	\$1,900,800	\$85,060,800
62	1.9	Highwood Dr - Williston Rd to Tonkawood Rd	0.8	\$2,217,600	\$87,278,400
63	1.9	Cedar Lake Rd - Big Willow to Hopkins Crossroad	0.6	\$1,742,400	\$89,020,800
64	1.8	Jane La - Baker Rd to County Trail (Dominick Dr)	0.6	\$1,742,400	\$90,763,200
65	1.5	South St - Mayview Rd to Baker Rd	0.2	\$633,600	\$91,396,800
66	1.5	Oak Ridge Rd - Minnetonka Blvd to Hopkins city limits	0.4	\$1,267,200	\$92,664,000
67	1.5	Kinsel Rd/Mayview Rd - Excelsior Blvd to Glen Moor Park	0.4	\$1,108,800	\$93,772,800
68	1.5	Ford Park to Lindbergh Dr	0.4	\$1,108,800	\$94,881,600
69	1.3	Jidana La - Minnetonka Blvd to Jidana Park	0.2	\$633,600	\$95,515,200
70	1.2	Stodola Rd - Purgatory Park to Scenic Heights Dr	0.2	\$633,600	\$96,148,800
71	1.0	Highland Rd - Excelsior Blvd to Hwy 7	1.5	\$4,118,400	\$100,267,200

2026 through 2030  
**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Fire</b>								
800 MHz Portable Radios	ME-26429	1	975,000					975,000
Apparatus Refurbishment	ME-26420	2	175,000	200,000			150,000	525,000
Fitness Equipment	ME-26421	2	20,000					20,000
Lucas Device Purchase	ME-26417	1			55,000			55,000
Pumper Truck Replacement	ME-26431	1					900,000	900,000
SCBA Decontamination Station	ME-26422	2		40,000				40,000
Turnout Gear	ME-26423	1		600,000				600,000
	<b>Fire Total</b>		<b>1,170,000</b>	<b>840,000</b>	<b>55,000</b>	<b>0</b>	<b>1,050,000</b>	<b>3,115,000</b>
<b>Police</b>								
Automated License Plate Readers	TECH-26514	2	46,000	46,000	46,000	46,000	46,000	230,000
Ballistic Rifle Plates	ME-26427	2	48,500					48,500
Police Patrol Vehicle Radars	ME-26426	2				40,000	40,000	80,000
SWAT Team Protective Gear	ME-26428	2			97,000			97,000
	<b>Police Total</b>		<b>94,500</b>	<b>46,000</b>	<b>143,000</b>	<b>86,000</b>	<b>86,000</b>	<b>455,500</b>
<b>Public Works</b>								
Cold Planer	ME-26404	2	896,100					896,100
Dozer	ME-28407	2			330,400			330,400
Dump/Plow Truck Replacements	ME-26401	2		391,800	403,600	415,700	428,200	1,639,300
Fleet Vehicles	ME-26402	2	757,800	1,037,900	1,039,800	961,900	671,700	4,469,100
Public Works Technology	ME-28413	2			450,000			450,000
Rubber-Tire Loader	ME-29408	2				309,600		309,600
Sidewalk and Trail Maintenance	ME-27410	2		186,300				186,300
Sidewalk and Trail Maintenance Vehicle	ME-26403	2	52,000					52,000
Sidewalk and Trail Maintenance Vehicle	ME-29414	2				108,400	223,200	331,600
Sign Truck	ME-29415	2				189,300		189,300
Skidsteer Loader	ME-30411	2					150,100	150,100
Snow Blower	ME-28409	2			229,600			229,600
Street Sweeper	ME-26405	2	327,900		347,800			675,700
Sustainable Initiatives	ME-28412	2			100,000			100,000
	<b>Public Works Total</b>		<b>2,033,800</b>	<b>1,616,000</b>	<b>2,901,200</b>	<b>1,984,900</b>	<b>1,473,200</b>	<b>10,009,100</b>
	<b>GRAND TOTAL</b>		<b>3,298,300</b>	<b>2,502,000</b>	<b>3,099,200</b>	<b>2,070,900</b>	<b>2,609,200</b>	<b>13,579,600</b>

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26429  
**Project Name** 800 MHz Portable Radios

<b>Total Project Cost</b>	\$975,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active	<b>Useful Life</b>	10 years

### Description

This project replaces portable and mobile 800 MHz radios used by fire department personnel to receive calls for service and communicate with each other on emergency incidents.

### Justification

Fire department portable & mobile radios were last purchased in 2016. A total of 119 radios will be replaced in 2026. This purchase includes 91 portable radios, 28 mobile radios and an associated accessories such as chargers and batteries. Following best safety practices, portable radios are assigned to each firefighter working in the public safety environment. The radios are ruggedized and specifically designed for working in hazardous environments and act as the primary means of communications from atmospheres that are Immediately Dangerous to Life & Health (IDLH) to units outside of the hazard zone. It is the practice of the fire department that each member assigned to the IDLH has a radio. This also funds radios mounted in vehicles and fire stations. This project is consistent with the policy of maintaining current technology. This project was a joint venture between police and fire in the past, both departments have different radio needs and was split between the two departments.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	975,000	0	0	0	0	975,000
<b>Total</b>	<b>975,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>975,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	975,000	0	0	0	0	975,000
<b>Total</b>	<b>975,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>975,000</b>

### Budget Impact

Annual maintenance will be less after initial purchase and then will require upkeep due to normal usage.

**Capital Improvement Plan - Major Equipment**  
**Minnetonka, MN - CIP**



**Project #** ME-26420  
**Project Name** Apparatus Refurbishment

<b>Total Project Cost</b>	\$525,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

**Description**

This project provides for the ongoing refurbishment of the city's fire engine's and ladder trucks, extending the operational service life for the apparatus. Fire Truck refurbishments generally take approximately 8 to 12 months to complete. Due to funding constraints in 2025-2029 CIP, the 2028 refurbishment for \$150,000 has been delayed to 2030.

**Justification**

This program is intended to extend the life of fire department apparatus while lowering ongoing maintenance costs and ensuring these vehicles are highly reliable as critical emergency response vehicles. The apparatus refurbishment is intended for the city to get 30 years of service out of a ladder truck and 20 years of service out of an Engine. Since reducing the fleet of ladder trucks from 5 to 3, it is paramount that we maintain the ladder trucks as highly reliable as possible while also controlling maintenance costs and down time. The Engines are primarily used on duty and face a high demand for reliable use. These refurbishments will help extend the life of the pumps, chassis, lighting, aerial ladders and other equipment of the apparatus. Refurbish Schedule: 2026 – Ladder 5 2027 – Engine 8 2030 – Tower 1 These apparatus contribute to the city's overall ability to provide fire protection and are necessary to maintain the city's ISO rating. Also, by keeping up to date on replacement and refurbishment of front line emergency vehicles on a regular schedule, the fleet will be replenished on an on- going basis instead of needing to replace several expensive apparatus simultaneously.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	175,000	200,000	0	0	150,000	<b>525,000</b>
<b>Total</b>	<b>175,000</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>150,000</b>	<b>525,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	175,000	200,000	0	0	150,000	<b>525,000</b>
<b>Total</b>	<b>175,000</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>150,000</b>	<b>525,000</b>

**Budget Impact**

Operating costs will remain consistent; however, by systematically refurbishing apparatus, sudden and catastrophic failures may be prevented.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-26421  
**Project Name** Fitness Equipment

<b>Total Project Cost</b>	\$20,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	8 years

**Description**

The city maintains basic exercise and wellness equipment for public safety personnel. This will purchase equipment to outfit Fire Station 3 and Fire Station 5 that at the time of purchase will be staffed 24/7. These items would be ordered upon commencement of the 2025 budget year.

**Justification**

Maintaining a healthy and safe community begins with first responder wellness and fitness. This funding will allow certain equipment to be augmented or replaced in the public safety exercise space located in the satellite fire stations. This is consistent with a healthy and safe community.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	20,000	0	0	0	0	<b>20,000</b>
<b>Total</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	20,000	0	0	0	0	<b>20,000</b>
<b>Total</b>	<b>20,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,000</b>

**Budget Impact**

This will help reduce injury and sickness within the city's fire department workforce.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-26417  
**Project Name** Lucas Device Purchase

<b>Total Project Cost</b>	\$55,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active	<b>Useful Life</b>	5 years

**Description**

The Lucas Device is used to administer CPR to persons experiencing a cardiac arrest. This project will add one additional Lucas device on duty crew apparatus as well as replace 3 older devices on the following schedule. 2025: One device added and one device replaced. 2028: Two devices replaced.

**Justification**

In order to be able to save the lives of sudden cardiac arrest patients and avoid neurological damage, a steady supply of oxygen to the heart and brain is necessitated. Life-sustaining circulation can be created through effective and uninterrupted chest compressions. The city has been operating Lucas devices since 2013 and it has proven to be an effective lifesaving tool. The addition of one more Lucas device, for a total of five, allows for the addition of a north staffed station to carry this life saving tool. This is consistent with the City's policy of providing essential life saving equipment for public safety purposes.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	55,000	0	0	<b>55,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>55,000</b>	<b>0</b>	<b>0</b>	<b>55,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	0	55,000	0	0	<b>55,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>55,000</b>	<b>0</b>	<b>0</b>	<b>55,000</b>

**Budget Impact**

A maintenance contract is included in the purchase price in order to maintain these devices in working order.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26431  
**Project Name** Pumper Truck Replacement

<b>Total Project Cost</b>	\$900,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active	<b>Useful Life</b>	20 years

### Description

This project provides for the replacement of one of the city's fire pumper trucks (also known as fire engines). These trucks carry water, hose, rescue equipment, a high capacity water pump and personnel. Maintaining a highly effective fleet is critical for emergency mitigation. Fire truck construction typically requires nine to twelve months. Each unit should be ordered as early as possible in the year scheduled. The purchasing schedule was adjusted from the previous CIP to reflect the increased cost and inflation. In order to keep the fleet up to date per national standards, purchases should be scheduled for 2030.

### Justification

The purchase in 2030 will replace the primary duty crew engine. That purchase is planned to be a heavy-duty pumper, since it is primary responding unit. NFPA determines the life of fire service pumper trucks at 20 years. These apparatus contribute to the city's overall ability to provide fire protection and are necessary to maintain the city's ISO rating. Also, by keeping up to date on replacement and refurbishment of front line emergency vehicles on a regular schedule, the fleet will be replenished on an on-going basis instead of needing to replace several expensive apparatus simultaneously.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	0	0	900,000	<b>900,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900,000</b>	<b>900,000</b>

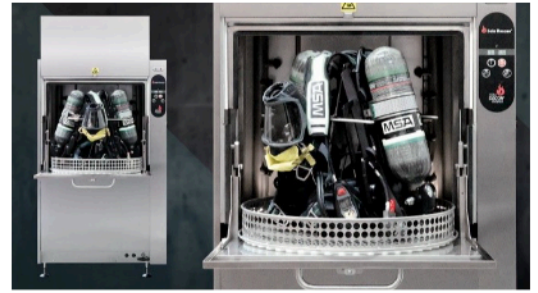
<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	0	0	0	900,000	<b>900,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>900,000</b>	<b>900,000</b>

### Budget Impact

Operating costs will remain consistent; however, during the first several years of service, maintenance costs should be reduced.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26422  
**Project Name** SCBA Decontamination Station

<b>Total Project Cost</b>	\$40,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project will provide equipment that performs decontamination of critical firefighting equipment that typically carry carcinogenic materials found during structural firefighting. This item would be ordered upon commencement of the 2027 budget year.

\*This item could also be included in a future facility project.

### Justification

The acquisition of a Self-Contained Breathing Apparatus (SCBA) decontamination unit is crucial for ensuring the safety and operational efficiency of our emergency response teams. This unit will serve as a dedicated unit for the thorough decontamination of SCBA and related equipment following use in hazardous environments. The SCBA decontamination station will significantly enhance our safety protocols by ensuring that SCBA equipment is thoroughly decontaminated after each use. Proper decontamination is essential for mitigating the risk of exposure to hazardous substances and contaminants encountered during emergency response operations.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	40,000	0	0	0	40,000
<b>Total</b>	<b>0</b>	<b>40,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	40,000	0	0	0	40,000
<b>Total</b>	<b>0</b>	<b>40,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>

### Budget Impact

Annual maintenance of this unit will be less after initial purchase and then will require upkeep due to normal usage.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-26423  
**Project Name** Turnout Gear

<b>Total Project Cost</b>	\$600,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

**Description**

This project updates the firefighting turnout gear worn by firefighters to protect them from thermal insult and other environmental hazards while firefighting fires and performing rescues. It is the practice of the city to move a set of turnout gear to reserve status as a backup after 5 years of use. This allows a firefighter zero out of service time due to contaminated and gear that needs repaired. This follows the established schedule.

**Justification**

Firefighting turnout gear is basic equipment (coats, pants, helmet, gloves, hood and boots) worn by firefighters while performing firefighting and rescue duties to protect them from the environments in which they are operating in. The city follows National Fire Protection Association standard 1851 that states the turnout gear shall not be in service any more than ten years. It has been the practice of the fire department to maintain two sets of pants and coats, while issuing only one set of helmets, boots, hoods and gloves. This project will allow each firefighter to be issued two full sets, one for their assigned satellite station and one set to be kept at the central station for duty crew shifts. This will eliminate firefighters transporting equipment in their personal vehicles this greatly reducing exposure to cancer causing carcinogenic contaminants absorbed by the turnout gear. This project is consistent with the policy of maintaining safe and effective equipment to be used by the firefighting staff. This funds a total of 92 sets of turnout gear (one set for each member of the department).

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	600,000	0	0	0	<b>600,000</b>
<b>Total</b>	<b>0</b>	<b>600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	600,000	0	0	0	<b>600,000</b>
<b>Total</b>	<b>0</b>	<b>600,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>600,000</b>

**Budget Impact**

There is an annual cost for gear inspection by a certified vendor, period repair and ongoing cleaning and care.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** TECH-26514  
**Project Name** Automated License Plate Readers

<b>Total Project Cost</b>	\$230,000	<b>Contact</b>	Police Chief
<b>Department</b>	Police	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

**Description**

ALPRs capture images of license plates that are then screened against wanted/suspect vehicles to assist in the recovery of stolen vehicles and the clearance of criminal offenses. This project funds the continued deployment of 15 ALPRs.

**Justification**

Minnetonka PD currently has 15 Automated License Plate Readers (ALPRs) funded through a MN Department of Commerce Grant. Due to legislative uncertainty about the future of grant funding and future awards to the City of Minnetonka, alternate funding plans are necessary to avoid termination of the ALPR program if the State is no longer able/willing to fund. The ALPR program has been overwhelming successful in accomplishing the Public Safety goals of the City. The ALPR program has been used to recover 36 stolen vehicles and assisted in dozens of criminal investigations.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	46,000	46,000	46,000	46,000	46,000	<b>230,000</b>
<b>Total</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>230,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	46,000	46,000	46,000	46,000	46,000	<b>230,000</b>
<b>Total</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>46,000</b>	<b>230,000</b>

**Budget Impact**

This requested amount is an annual fee for maintenance and leasing of equipment in addition to software licensing fees.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26427  
**Project Name** Ballistic Rifle Plates

<b>Total Project Cost</b>	\$48,500	<b>Contact</b>	Police Chief
<b>Department</b>	Police	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	5 years

### Description

This item provides for rifle rated ballistic plates for each police officer.

### Justification

These ballistic plates provide rifle-rated protection for police officers and are worn as part of their regular uniform, supplementing standard ballistic vests. In 2020, officers were equipped with ballistic helmets, and this request further enhances their protective equipment. In addition to rifle plates, this budget item includes a rifle-rated ballistic shield, providing additional coverage and safety for officers in high-risk situations.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	48,500	0	0	0	0	48,500
<b>Total</b>	<b>48,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48,500</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	48,500	0	0	0	0	48,500
<b>Total</b>	<b>48,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>48,500</b>

### Budget Impact

There is no annual costs associated with this item

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26426  
**Project Name** Police Patrol Vehicle Radars

<b>Total Project Cost</b>	\$80,000	<b>Contact</b>	Police Chief
<b>Department</b>	Police	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	7 years

**Supplemental Attachments**

[0\\_89071\\_76853\\_48225\\_15146.jpg](#)

**Description**

This item provides for the replacement of police radar units as scheduled as 24 of the units reach their lifespan.

**Justification**

All police patrol vehicles are equipped with radar units for daily use. Currently, there are 24 radar units in use. Radar units are replaced approximately every seven years according to the manufacturer's recommendations. Replacing radar units on time avoids costly repairs and extended downtime of the patrol vehicle. This estimate includes the purchase of the unit itself, yearly certification, maintenance, and installation. Speed is historically the department's number one complaint.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	0	40,000	40,000	80,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	<b>80,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	0	0	40,000	40,000	80,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	<b>80,000</b>

**Budget Impact**

The quoted expense includes hardware installation and removal. What is not included in this cost is the annual certification costs for each radar unit.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-26428  
**Project Name** SWAT Team Protective Gear

<b>Total Project Cost</b>	\$97,000	<b>Contact</b>	Police Chief
<b>Department</b>	Police	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	5 years

**Description**

This item provides for the replacement of the police departments 17 Special Weapons and Tactics (SWAT) team tactical ballistic helmets and vests. This project is consistent with the policy of maintaining current equipment to ensure the safety of officers.

**Justification**

Members of the police department's Special Weapons and Tactics (SWAT) team require a higher "threat" level of ballistic vest than patrol officers, due to the nature of their assignment. The manufacturer warranties the performance specifications of the product for 5 years from the date of purchase. All SWAT personnel received a new ballistic tactical vest in 2023. This project is consistent with the policy of maintaining current equipment to ensure the safety of officers.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	97,000	0	0	<b>97,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>97,000</b>	<b>0</b>	<b>0</b>	<b>97,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	0	97,000	0	0	<b>97,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>97,000</b>	<b>0</b>	<b>0</b>	<b>97,000</b>

**Budget Impact**

No annual costs associated with this item

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



Project # ME-26404  
 Project Name Cold Planer

Total Project Cost \$896,100      Contact Public Works Operations Manager  
 Department Public Works      Type Equipment  
 Category Major Equipment      Priority 2 Important-Provide Efficiency  
 Status Active

**Description**

This item anticipates the replacement of the existing Cold Planer.

This equipment will be replaced during the funding year.

**Justification**

The current cold planer was purchased in 2011 and will be in need of replacement in 2026.

This is consistent with the city's policy of replacing its fleet vehicles.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	896,100	0	0	0	0	896,100
<b>Total</b>	<b>896,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>896,100</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	896,100	0	0	0	0	896,100
<b>Total</b>	<b>896,100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>896,100</b>

**Budget Impact**

This project will not affect operating costs.

Following purchase in 2011, use of this equipment annually reduces the expense of contracted work for the city's street rehabilitation program.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-28407  
**Project Name** Dozer

<b>Total Project Cost</b>	\$330,400	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

### Description

This item provides for the scheduled replacement of a dozer in the city's inventory.

Purchase will utilize State's Cooperative Purchasing program and will be purchased the year the machine is funded.

### Justification

The current Dozer is used to move rubble, soil and sand. The items are included in the CIP due to their individual and aggregate costs which are depreciable.

The current dozer was purchased in 2007 and will be in need of replacement in 2028 after purchase was delayed one year due to the pandemic.

The purchase is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	330,400	0	0	<b>330,400</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>330,400</b>	<b>0</b>	<b>0</b>	<b>330,400</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	0	0	330,400	0	0	<b>330,400</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>330,400</b>	<b>0</b>	<b>0</b>	<b>330,400</b>

### Budget Impact

Replacement of machines will reduce repair costs.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-26401  
**Project Name** Dump/Plow Truck Replacements

<b>Total Project Cost</b>	\$1,639,300	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

**Description**

These purchases anticipate the scheduled 15-year replacement of 21 dump trucks in the city's fleet; approximately 1 truck is purchased per year. Replacement costs include the chassis, dump body, hydraulics and snow equipment (plow, wing and sander). Dump boxes are refurbished after eight years at a cost of \$5,000.

The vehicles are purchased through the State Cooperative Purchasing Venture. Trucks are ordered the previous year for delivery in the funding year. Pricing has continued to rise due to the cost of EPA compliant engines and increased cost of components.

The scheduled truck replacements for 2026 thru 2029 have all been delayed to 2027 thru 2030 due to financial considerations.

**Justification**

These vehicles are used primarily for hauling and snow plowing and are included in the CIP due to their high individual and aggregate costs which are depreciable. These replacements are consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	391,800	403,600	415,700	428,200	<b>1,639,300</b>
<b>Total</b>	<b>0</b>	<b>391,800</b>	<b>403,600</b>	<b>415,700</b>	<b>428,200</b>	<b>1,639,300</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	391,800	403,600	415,700	428,200	<b>1,639,300</b>
<b>Total</b>	<b>0</b>	<b>391,800</b>	<b>403,600</b>	<b>415,700</b>	<b>428,200</b>	<b>1,639,300</b>

**Budget Impact**

Replacements can reduce repair costs by up to \$6,350 for the five years following purchase.

In 2021, dump/plow truck replacements were delayed one year due to the pandemic.

## Capital Improvement Plan - Major Equipment Minnetonka, MN - CIP

**Project #** ME-26402  
**Project Name** Fleet Vehicles

<b>Total Project Cost</b>	\$4,469,100	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item provides for the scheduled replacement of departmental cars, pickups, light trucks and equipment, mowers and support equipment such as trailers, generators, rollers and turf care equipment.

The vehicles are purchased early in the year utilizing the State and County Cooperative Purchasing contracts when available. Marked squads were delayed in 2025 due to financial considerations.

The city's fleet currently has 5 electric vehicles (EV) and 14 hybrid vehicles. Vehicle purchases are reviewed annually for EV or hybrid options.

### Justification

These vehicles are used by staff for the delivery of city services and are included in the CIP due to their individual and aggregate costs which are depreciable.

These purchases are consistent with the city's Vehicle Replacement Guide. All replacements are evaluated for eligibility for replacement with energy efficient vehicles. City staff conducts ongoing analysis of vehicle use in order to eliminate underutilized equipment and provide appropriate vehicle numbers for the intended use.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	757,800	1,037,900	1,039,800	961,900	671,700	<b>4,469,100</b>
<b>Total</b>	<b>757,800</b>	<b>1,037,900</b>	<b>1,039,800</b>	<b>961,900</b>	<b>671,700</b>	<b>4,469,100</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	554,500	897,800	808,700	872,300	671,700	<b>3,805,000</b>
Utility Fund	203,300	140,100	231,100	89,600	0	<b>664,100</b>
<b>Total</b>	<b>757,800</b>	<b>1,037,900</b>	<b>1,039,800</b>	<b>961,900</b>	<b>671,700</b>	<b>4,469,100</b>

### Budget Impact

Scheduled replacements can reduce repair costs by up to \$400 per year for the first three years following purchase.

In 2021, fleet vehicles were delayed one year with the exception of police vehicles.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-28413  
**Project Name** Public Works Technology

<b>Total Project Cost</b>	\$450,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	10 years

**Description**

This item provides for the replacement of public works 800 MHz ARMER radios.

**Justification**

The current radios were purchased in 2018 and will be reaching the end of their service life and no longer supported by the manufacturer. A total of 62 radios will be purchased to replace existing radios that are assigned to each employee that is in the field for snow plowing operations and other potential emergencies.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	450,000	0	0	<b>450,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>450,000</b>	<b>0</b>	<b>0</b>	<b>450,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	0	0	450,000	0	0	<b>450,000</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>450,000</b>	<b>0</b>	<b>0</b>	<b>450,000</b>

**Budget Impact**

The annual fee of \$19,000 paid to Hennepin County for technological support for the radios on the ARMER network will continue.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-29408  
**Project Name** Rubber-Tire Loader

<b>Total Project Cost</b>	\$309,600	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	15 years

### Description

This item provides for the replacement of the three front-end loaders in the city's inventory. Cost includes the replacement of the machine and the attached snow equipment (plow and wing).

Purchase will utilize the State's Cooperative Purchasing program and will be purchased the year the machine is funded.

### Justification

These pieces are used for a variety of maintenance activities but primarily truck loading and snow plowing. These items are included in the CIP due to their individual and aggregate costs which are depreciable.

The first rubber-tire loader was purchased in 2011 and was scheduled for replacement in 2027 after purchase was delayed one year due to the pandemic. This purchase has been further delayed to 2029.

The second rubber-tired loader was purchased in 2013 and will be in need of replacement in 2029. However, due to financial considerations, this loader's replacement is being delayed to 2031.

The replacement is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	0	309,600	0	<b>309,600</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>309,600</b>	<b>0</b>	<b>309,600</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	309,600	0	<b>309,600</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>309,600</b>	<b>0</b>	<b>309,600</b>

### Budget Impact

Replacement of machines will reduce repair costs.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-27410  
**Project Name** Sidewalk and Trail Maintenance

<b>Total Project Cost</b>	\$186,300	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	15 years

**Description**

This item provides for the replacement of a sidewalk/trail maintenance tractor.  
 This machine would be ordered in the summer of the funding year.

**Justification**

This equipment is used for mowing and snow removal on sidewalks and trails.  
 This equipment was purchased in 2011 and will be in need of replacement in 2027 after purchase was delayed one year due to the pandemic.  
 The replacement is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	186,300	0	0	0	186,300
<b>Total</b>	<b>0</b>	<b>186,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186,300</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	186,300	0	0	0	186,300
<b>Total</b>	<b>0</b>	<b>186,300</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>186,300</b>

**Budget Impact**

Replacement of machines will reduce repair costs.

## Capital Improvement Plan - Major Equipment Minnetonka, MN - CIP



**Project #** ME-26403  
**Project Name** Sidewalk and Trail Maintenance Vehicle

<b>Total Project Cost</b>	\$52,000	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item provides for the replacement of a 1997 machine that is primarily used for snow removal on ice rinks.

### Justification

These units are primarily snow removal machines used on sidewalks and trails.

Replacement is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	52,000	0	0	0	0	52,000
<b>Total</b>	<b>52,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	52,000	0	0	0	0	52,000
<b>Total</b>	<b>52,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>52,000</b>

### Budget Impact

Replacement of machines will reduce repair costs.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-29414  
**Project Name** Sidewalk and Trail Maintenance Vehicle

<b>Total Project Cost</b>	\$331,600	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	10 years

### Description

This item provides for the scheduled replacement of a sidewalk/trail maintenance vehicle. These vehicles were originally purchased in 2019 and 2020.

2029: Replacement of 1 machine.

2030: Replacement of 2 machines.

Machines would be ordered in the summer of the funding year.

### Justification

These units are primarily snow removal machines used on sidewalks and trails.

Replacement is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	0	108,400	223,200	<b>331,600</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108,400</b>	<b>223,200</b>	<b>331,600</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	108,400	223,200	<b>331,600</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>108,400</b>	<b>223,200</b>	<b>331,600</b>

### Budget Impact

Replacement can reduce repair costs by up to \$3,800 each year for the first three years.

2026 thru 2030

## Capital Improvement Plan - Major Equipment Minnetonka, MN - CIP



Project # ME-29415  
Project Name Sign Truck

Total Project Cost	\$189,300	Contact	Public Works Operations Manager
Department	Public Works	Type	Equipment
Category	Major Equipment	Priority	2 Important-Provide Efficiency
Status	Active	Useful Life	15 years

### Description

This item provides for the scheduled replacement of the city's street sign truck. This vehicle was originally purchased in 2013

### Justification

This truck is used to replace and maintain the city's street signs.

Replacement is consistent with the city's Vehicle Replacement Guide.

Expenditures	2026	2027	2028	2029	2030	Total
Equip/Vehicles/Furnishings	0	0	0	189,300	0	189,300
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>189,300</b>	<b>0</b>	<b>189,300</b>

Funding Sources	2026	2027	2028	2029	2030	Total
Capital Replacement Fund	0	0	0	189,300	0	189,300
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>189,300</b>	<b>0</b>	<b>189,300</b>

### Budget Impact

Replacement of machines will reduce repair costs.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-30411  
**Project Name** Skidsteer Loader

<b>Total Project Cost</b>	\$150,100	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	15 years

### Description

This item provides for the scheduled replacement of a skid loader in 2030.

### Justification

These machines are replaced on a 15-year basis and are used for snow removal, landscaping and small loading projects in the city.

The current skidsteer loader was purchased in 2015 and will be in need of replacement in 2030.

This addition will be added to the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	0	0	150,100	<b>150,100</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150,100</b>	<b>150,100</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	0	0	150,100	<b>150,100</b>
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>150,100</b>	<b>150,100</b>

### Budget Impact

The addition of the machine will increase fuel and maintenance expense on an ongoing basis.

**Capital Improvement Plan - Major Equipment**  
 Minnetonka, MN - CIP



**Project #** ME-28409  
**Project Name** Snow Blower

<b>Total Project Cost</b>	\$229,600	<b>Contact</b>	Public Works Operations Manager
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

**Description**

This item provides for the scheduled replacement of one of the city's two loader-carried snow blowers.

**Justification**

These machines are used to clear streets, sidewalks and intersections after snowfalls.

This snow blower was purchased in 2003 and was originally scheduled to be replaced in 2024, however, was not due to market conditions and inflation. This purchase was rescheduled for 2028.

These replacements are consistent with the Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	0	229,600	0	0	229,600
<b>Total</b>	<b>0</b>	<b>0</b>	<b>229,600</b>	<b>0</b>	<b>0</b>	<b>229,600</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Capital Replacement Fund	0	0	229,600	0	0	229,600
<b>Total</b>	<b>0</b>	<b>0</b>	<b>229,600</b>	<b>0</b>	<b>0</b>	<b>229,600</b>

**Budget Impact**

Replacement of machines will reduce repair costs.

# Capital Improvement Plan - Major Equipment

## Minnetonka, MN - CIP



**Project #** ME-26405  
**Project Name** Street Sweeper

<b>Total Project Cost</b>	\$675,700	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item provides for the scheduled replacement of the city's three street sweepers.

Sweepers would be purchased in January of the funding year for delivery prior to the spring cleanup. These machines are purchased utilizing the State Cooperative Purchasing contract.

### Justification

These machines are used to clean city streets during the period of March through October.

The purchase is consistent with the city's Vehicle Replacement Guide.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	327,900	0	347,800	0	0	675,700
<b>Total</b>	<b>327,900</b>	<b>0</b>	<b>347,800</b>	<b>0</b>	<b>0</b>	<b>675,700</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	327,900	0	347,800	0	0	675,700
<b>Total</b>	<b>327,900</b>	<b>0</b>	<b>347,800</b>	<b>0</b>	<b>0</b>	<b>675,700</b>

### Budget Impact

Replacement of machines will reduce repair costs.

## Capital Improvement Plan - Major Equipment Minnetonka, MN - CIP

**Project #** ME-28412  
**Project Name** Sustainable Initiatives

<b>Total Project Cost</b>	\$500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item is for the development and implementation of green and sustainable initiatives related to major equipment.

These initiatives are currently being considered to determine a general plan and best practices for the city to implement further these practices. Considerations include carbon footprint reduction, service life, impacts to operations, cost/benefits and will be in partnership with grant opportunities.

The city has previously constructed general public charging stations in 3 locations. Each location consists of 2 charging stations with 2 individual chargers for an overall total of 12 public chargers. The city added two fully electric vans in 2024 and one fully electric police vehicle in 2025.

Items currently in consideration include hybrid light use vehicles and electric light use vehicles primarily related to inspection services based on current technology. Staff is further evaluating options for consideration of fleet vehicles prior to purchase.

### Justification

Through implementation of these initiatives, the city will reduce its carbon footprint.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Equip/Vehicles/Furnishings	0	0	100,000	0	0	100,000	400,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Capital Replacement Fund	0	0	100,000	0	0	100,000	400,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>0</b>	<b>100,000</b>	

### Budget Impact

Implementation would result in the need to purchase hybrid, or electric vehicles, or both. Charging stations would increase electric expenses. This project however may be offset by public fees, would reduce fuel costs and carbon footprint.

# Capital Improvement Plan

## Minnetonka, MN - CIP

### Pending Projects

(Includes projects with a 'Status' set to 'Pending')

Project Name	Department	Project #	Priority	Project Cost
<b>Pending</b>				
Support & Command Vehicle	<i>Fire</i>	ME-TBD26422	2	0
Training Props	<i>Fire</i>	ME-25416DEF	2	25,000
		<b>Total</b>		<b>25,000</b>

<b>Pending</b>				
Sustainable Initiatives	<i>Public Works</i>	ME-26412DEF	2	400,000
		<b>Total</b>		<b>400,000</b>

2026 thru 2030

## Capital Improvement Plan - Major Equipment (Pending)

Minnetonka, MN - CIP



**Project #** ME-TBD26422  
**Project Name** Support & Command Vehicle

<b>Total Project Cost</b>	\$300,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

### Description

This vehicle will serve several purposes on emergency scenes as well as assisting with normal operation of the fire department. This vehicle will help provide a mobile command post, communication support, customer support and aid in fire investigations. This vehicle will take approximately twelve months from the time the order is placed until it may be placed in service. Several pieces of communication equipment that would be used in this vehicle already exists within the cache. The cost reflects customization of the interior to accommodate its multiple purposes.

### Justification

This vehicle will serve multiple purposes for the city. Command support, mobile communications and response to mental health calls. While this vehicle is smaller and less expensive than most command vehicles, it will provide the city with an area for incident command during emergencies, delivering field communications support and responding to non-emergent mental health crises calls. In 2014 the fire department completed a comprehensive review of its fleet and determined that the department requires fewer pumpers and ladders trucks and identified the need for a few additional support vehicles. This shift in allocation provides the department with the type of support necessary for emergency scenes while also lowering the cost liability of the entire fleet.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Equip/Vehicles/Furnishings	0	0	0	0	0	0	300,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Public Safety Fund	0	0	0	0	0	0	300,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

### Budget Impact

This vehicle will need routine maintenance and upkeep consistent with most utility vehicles.

## Capital Improvement Plan - Major Equipment (Pending)

Minnetonka, MN - CIP

**Project #** ME-25416DEF  
**Project Name** Training Props

<b>Total Project Cost</b>	\$25,000	<b>Contact</b>	Fire Chief
<b>Department</b>	Fire	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

### Description

This will fund the continuation of building training capabilities “in house”. These items would be ordered upon commencement of the 2025 budget year. Due to budget constraints in 2025, this purchase is being deferred.

### Justification

Fire department personnel spend in excess of 13,000 hours annually training for fire, rescue and emergency medical scenarios in order to be prepared for emergencies the fire department will be expected to mitigate. These props will allow department staff to train within the city and remain available for emergency calls while training. This program is consistent with the city’s dedication to having a well-trained and prepared staff.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	0	25,000	0	0	0	<b>25,000</b>
<b>Total</b>	<b>0</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	0	25,000	0	0	0	<b>25,000</b>
<b>Total</b>	<b>0</b>	<b>25,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25,000</b>

### Budget Impact

None.

## Capital Improvement Plan - Major Equipment (Pending)

### Minnetonka, MN - CIP

**Project #** ME-26412DEF  
**Project Name** Sustainable Initiatives

<b>Total Project Cost</b>	\$500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Equipment
<b>Category</b>	Major Equipment	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Pending		

#### Description

This item is for the development and implementation of green and sustainable initiatives related to major equipment.

These initiatives are currently being considered to determine a general plan and best practices for the city to implement further these practices. Considerations include carbon footprint reduction, service life, impacts to operations, cost/benefits and will be in partnership with grant opportunities.

The city has previously constructed general public charging stations in 3 locations. Each location consists of 2 charging stations with 2 individual chargers for an overall total of 12 public chargers. The city added two fully electric vans in 2024 and one fully electric police vehicle in 2025.

Items currently in consideration include hybrid light use vehicles and electric light use vehicles primarily related to inspection services based on current technology. Staff is further evaluating options for consideration of fleet vehicles prior to purchase.

#### Justification

Through implementation of these initiatives, the city will reduce its carbon footprint.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
100,000	Equip/Vehicles/Furnishings	100,000	100,000	0	100,000	100,000	400,000
	<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>100,000</b>	<b>400,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
100,000	Capital Replacement Fund	100,000	100,000	0	100,000	100,000	400,000
	<b>Total</b>	<b>100,000</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>100,000</b>	<b>400,000</b>

#### Budget Impact

Implementation would result in the need to purchase hybrid, or electric vehicles, or both. Charging stations would increase electric expenses. This project however may be offset by public fees, would reduce fuel costs and carbon footprint.

2026 through 2030  
**Capital Improvement Plan - Technology**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Administration</b>								
Audio/Visual Equipment & Broadcast Programming	TECH-26504	2	161,500	324,500	331,500	407,500	297,500	1,522,500
Cybersecurity	TECH-26502	3	65,000	60,000				125,000
Office Equipment	TECH-26507	2	92,100	252,000	93,100	43,600	112,600	593,400
Security Equipment	TECH-26503	2	168,700	170,500	153,200	229,500	137,500	859,400
Technology Infrastructure	TECH-26505	3	100,000		100,000		100,000	300,000
Technology Purchases/Upgrades	TECH-26508	1	1,095,400	745,950	754,800	1,296,900	931,000	4,824,050
<b>Administration Total</b>			<b>1,682,700</b>	<b>1,552,950</b>	<b>1,432,600</b>	<b>1,977,500</b>	<b>1,578,600</b>	<b>8,224,350</b>
<b>Finance</b>								
Finance/HRIS/Utility Billing Software	TECH-26501	2	1,000,000					1,000,000
<b>Finance Total</b>			<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>
<b>Fire</b>								
Fire Technology Update	TECH-26510	2			50,000			50,000
<b>Fire Total</b>			<b>0</b>	<b>0</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>50,000</b>
<b>Police</b>								
Drones as First Responders	TECH-26515	2	299,800					299,800
<b>Police Total</b>			<b>299,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>299,800</b>
<b>GRAND TOTAL</b>			<b>2,982,500</b>	<b>1,552,950</b>	<b>1,482,600</b>	<b>1,977,500</b>	<b>1,578,600</b>	<b>9,574,150</b>

# Capital Improvement Plan - Technology

## Minnetonka, MN - CIP



**Project #** TECH-26504  
**Project Name** Audio/Visual Equipment & Broadcast Programming

<b>Total Project Cost</b>	\$1,522,500	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	5 years

### Description

This project consists of the upgrade and maintenance of audiovisual systems and devices to enhance the communications and conferencing capabilities, both internally and externally.

Examples of projects within the schedule:

- 2026: Digital Storage Systems, Conference Rooms (Community Center), Televisions
- 2027: Council Chambers Presentation Equipment, Staff Monitors, Conference Rooms (Community Center), Public Safety Video Conferencing, City Hall Digital Signage
- 2028: Projector and television replacements, first half of Public Safety conference rooms
- 2029: Second half of Public Safety conference rooms
- 2030: Live sound equipment, Purgatory Creek audio improvements, television replacements

Included in these projects is the replacement of capital equipment and expenses related to the production and playback of Public, Education, Government (PEG) programming and facilities.

2026 - 2030:

Council Chambers lighting control and dimming system, electronic nameplate technology, control system replacement. Replace Council Chambers sound reinforcement panels to align with new branding standards. Replace countertops in the dais area. Systematic replacement of equipment in control room and dais/staff areas of the council chambers

### Justification

Public, Education and Government (PEG) fee's are collected through a franchise agreement with Comcast for the Southwest Suburban Cable Commission (SWSCC). This source of revenue, 1.5% per TV subscriber, was renegotiated in 2024 at a term of 10 years. The fees will be used to provide needed capital replacement and technology enhancements for the benefit of broadcast production in city facilities, primarily the City Council Chambers and Minnehaha Room. The remaining project items are consistent with the city's policy of establishing schedules for equipment replacement.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	161,500	324,500	331,500	407,500	297,500	1,522,500
<b>Total</b>	<b>161,500</b>	<b>324,500</b>	<b>331,500</b>	<b>407,500</b>	<b>297,500</b>	<b>1,522,500</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Cable Television Fund	161,500	324,500	331,500	407,500	297,500	1,522,500
<b>Total</b>	<b>161,500</b>	<b>324,500</b>	<b>331,500</b>	<b>407,500</b>	<b>297,500</b>	<b>1,522,500</b>

### Budget Impact

The PEG expenses will not affect operating costs and the associated revenues will help replace equipment for the benefit of broadcast production. The audio/visual replacement purchases will not affect operating costs, and will reduce maintenance costs on equipment that is experiencing mechanical failure due to the replacement schedule.

# Capital Improvement Plan - Technology

## Minnetonka, MN - CIP



**Project #** TECH-26502  
**Project Name** Cybersecurity

<b>Total Project Cost</b>	\$125,000	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Improvement
<b>Category</b>	Technology	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active	<b>Useful Life</b>	5 years

### Description

This project is to allocate financial resources towards investments that enhance our organization's ability to protect its digital infrastructure, sensitive data, and assets. The goal is to ensure that sufficient funds are available to support cybersecurity initiatives that address current and future threats, reduce risk, and comply with regulatory requirements.

Here's a breakdown of key objectives:

- Funding the purchase and deployment of necessary hardware, software, and tools that are critical to cybersecurity
- Allocating funds for initiatives that help reduce cybersecurity risks
- Setting aside funds for developing and maintaining an effective incident response plan, including resources, tools and training to manage security incidents, data breaches, or other cyberattacks efficiently
- Investing in programs that educate employees about cybersecurity best practices, phishing prevention, and general security awareness to reduce human error and insider threats

### Justification

To proactively secure the organization's digital environment, safeguard data, maintain business continuity, and support overall business resilience against cyber threats.

Staff will continue to review long-term security planning, ensuring that available funds are used for ongoing/future cybersecurity initiatives, including research, development, and the implementation of new security technologies as they emerge.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	65,000	60,000	0	0	0	125,000
<b>Total</b>	<b>65,000</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Technology Development Fund	65,000	60,000	0	0	0	125,000
<b>Total</b>	<b>65,000</b>	<b>60,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>125,000</b>

**Capital Improvement Plan - Technology**  
 Minnetonka, MN - CIP



**Project #** TECH-26507  
**Project Name** Office Equipment

<b>Total Project Cost</b>	\$593,400	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	5 years

**Description**

This project funds the purchase of replacement copiers and other office equipment for all city departments. A replacement schedule has been established and is reviewed on a regular basis by Information Technology staff.

**Justification**

This project provides for the systematic maintenance and upgrade of major office equipment, including: copiers, postage machine, desktop scanners, smart phone equipment, headsets, and other miscellaneous equipment. Copiers vary in size depending on location and usage. The city continues to maximize the use of work group copiers to save per count page costs over individual laser jet printers.

**Copier Replacement Schedule**

- 2026: Administration, Legal, Public Works Plotter, Community Center, Police Report Writing
- 2027: Fire Station 1, Public Works Mechanics
- 2028: Information Desk, Community Development, Engineering/Planning, Finance, Police Administration/Investigations
- 2029: Public Works Front Office
- 2030: Engineering plotter, Mezzanine, Recreation, Ice Arena and Ridgedale Substation

2026-2030: Ongoing smartphone replacements

2027: Phone system physical device replacement, including: desktop, conference room, desktop headsets and wireless phones

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	92,100	252,000	93,100	43,600	112,600	<b>593,400</b>
<b>Total</b>	<b>92,100</b>	<b>252,000</b>	<b>93,100</b>	<b>43,600</b>	<b>112,600</b>	<b>593,400</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Technology Development Fund	92,100	252,000	93,100	43,600	112,600	<b>593,400</b>
<b>Total</b>	<b>92,100</b>	<b>252,000</b>	<b>93,100</b>	<b>43,600</b>	<b>112,600</b>	<b>593,400</b>

**Budget Impact**

Budgeting and purchasing office equipment through this project allows the city greater flexibility to direct equipment to where it is most needed rather than using individual budgets. These purchases will decrease annual maintenance costs because new equipment is generally more reliable than earlier models.

# Capital Improvement Plan - Technology

## Minnetonka, MN - CIP



**Project #** TECH-26503  
**Project Name** Security Equipment

<b>Total Project Cost</b>	\$859,400	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	5 years

### Description

This project calls for the systematic maintenance and upgrade of the security equipment serving all city facilities, including: card access, video surveillance and alarm systems. Acquisitions will occur on a planned annual basis.

A list of major equipment to be replaced is as follows:

- 2026: Card access improvements, first round replacements of half of the surveillance cameras in the Public Safety facility, rekey of Burwell House and Fire Stations
- 2027: Card access maintenance, replacement of existing surveillance cameras in Community Center, Fire Station, Williston Water Tower and Police Department. Public Safety sound masking
- 2028: Replacement of existing surveillance cameras, including: City Hall perimeter doors, Community Center interior hallways, Ice Arena A compressor equipment, Williston Center lobby, Kids Corner, Tennis courts and Treehouse, Police Department cells and lobby, Public Works back yard, brine tank and garage entry. Card access improvements
- 2029: Card access improvements, Shady Oak Beach camera replacements, first round replacements of The Marsh cameras and Police auto theft initiatives
- 2030: Card access hardware maintenance, replacement of existing surveillance cameras in City Hall, Council Chambers, Glen Lake Activity Center, Gray's Bay, Public Works, Landing Shop, Police Covert Cameras. Addition of City Hall lot cameras

### Justification

As part of appropriate management, city staff evaluates and plans for the safety and security of our public facilities to protect our assets, citizens, employees and visitors. Continuing upgrades and replacement of security equipment is a key component of accomplishing that goal. The city currently has 234 security cameras located in and around various city facilities.

This project is consistent with the city's policy of establishing schedules for equipment replacement.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	168,700	170,500	153,200	229,500	137,500	<b>859,400</b>
<b>Total</b>	<b>168,700</b>	<b>170,500</b>	<b>153,200</b>	<b>229,500</b>	<b>137,500</b>	<b>859,400</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Technology Development Fund	168,700	170,500	153,200	229,500	137,500	<b>859,400</b>
<b>Total</b>	<b>168,700</b>	<b>170,500</b>	<b>153,200</b>	<b>229,500</b>	<b>137,500</b>	<b>859,400</b>

### Budget Impact

The replacement purchases will not affect operating costs and will reduce maintenance costs on equipment that is experiencing failure due to age.

# Capital Improvement Plan - Technology

Minnetonka, MN - CIP



**Project #** TECH-26505  
**Project Name** Technology Infrastructure

<b>Total Project Cost</b>	\$300,000	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active	<b>Useful Life</b>	5 years

## Description

These items provide for the acquisition of additional fiber optic cabling, wireless technology and distributed antenna systems to connect the City Hall campus with other remote sites. The goal is to continue connectivity to city facility locations via fiber optics or wireless technology to increase bandwidth and improve transmission speeds while eliminating operating costs.

### Projects:

- Work with the Engineering and Telecommunication companies to leverage lower construction costs for new fiber optic routes within the city as right of way permits are requested
- Establish distributed antenna systems for mobile phone and public safety coverage in Williston Center, The Marsh, Ice Arena A & B, Public Works, Fire Stations 2, 3, 4 and 5
- Replace fiber optic hand hole markers along priority routes due to age
- Complete fiber connectivity to Woodland Water Tower
- Establish redundant paths to certain city facilities for disaster recovery

## Justification

Technology is an integral component in the delivery of city services. To keep stride with technology that becomes increasingly more sophisticated, the city continues to upgrade its technology infrastructure. Fiber optic cabling has much greater bandwidth availability and continues to be the standard to interconnect city facilities. Wireless technologies have evolved and are an acceptable standard for services. They can be built at a fraction of the cost.

Staff will continue to look for opportunities to maximize our resources and to take advantage of lower labor costs related to road reconstruction projects. The goal is to continue connectivity to city facility locations via fiber or wireless technology to increase bandwidth while eliminating operating costs. Connectivity is an integral component in the delivery of city services. All city departments utilize the network and technology to conduct business.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	100,000	0	100,000	0	100,000	<b>300,000</b>
<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>300,000</b>

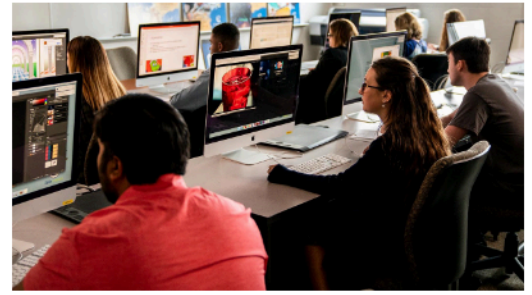
<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Cable Television Fund	100,000	0	100,000	0	100,000	<b>300,000</b>
<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>300,000</b>

## Budget Impact

This project decreases operational costs due to the discontinuation of monthly service fees paid to vendors.

# Capital Improvement Plan - Technology

## Minnetonka, MN - CIP



**Project #** TECH-26508  
**Project Name** Technology Purchases/Upgrades

<b>Total Project Cost</b>	\$4,824,050	<b>Contact</b>	IT Manager
<b>Department</b>	Administration	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active	<b>Useful Life</b>	5 years

### Description

This project funds the purchase of replacement computers, iPad's, servers, network infrastructure, printers, and software. It also provides for the purchase of new equipment and software that serves the city as a whole. A replacement schedule has been established and is reviewed on a regular basis by Information Technology staff.

Examples of projects within the schedule:

- 2026: Replacement of virtual surveillance servers, phone system infrastructure. First round replacements of Public Safety building (PD/FD) network equipment. Replacement structured cabling at Public Works
- 2027: Switch replacements in Community Center, Landing Shop, and Ridgedale Tower. Wireless access point replacements
- 2028: Computer and wireless access point replacements, first round replacement of Ridgedale Commons switch equipment
- 2029: Critical network infrastructure replacement, including equipment that connects ancillary buildings and provides connectivity to LOGIS. Network infrastructure replacements: City Hall, Ridgedale Substation, Fire Stations 2 - 5, Community Center, Ice Arena, Park and Utility buildings, Williston Center. Wireless access point replacements
- 2030: Replacement of network infrastructure at Public Works, Main Equipment Room, Park and Utility Routers, Plymouth Tower,

### Justification

This project provides for the systematic maintenance and upgrade of the following equipment: desktop and laptop computers, iPad's, servers, network infrastructure, uninterruptable power systems, and software. Desktop computers, laptops, iPad's, and servers are generally replaced on a four year replacement cycle while network infrastructure and uninterruptable power systems are replaced every five years. Printers will be replaced on an as needed basis or eliminated and replaced with multi-function copier devices.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	1,095,400	745,950	754,800	1,296,900	931,000	<b>4,824,050</b>
<b>Total</b>	<b>1,095,400</b>	<b>745,950</b>	<b>754,800</b>	<b>1,296,900</b>	<b>931,000</b>	<b>4,824,050</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Technology Development Fund	1,095,400	745,950	754,800	1,296,900	931,000	<b>4,824,050</b>
<b>Total</b>	<b>1,095,400</b>	<b>745,950</b>	<b>754,800</b>	<b>1,296,900</b>	<b>931,000</b>	<b>4,824,050</b>

### Budget Impact

Budgeting and purchasing technology equipment through this project allows the city greater flexibility to direct equipment to where it is most needed rather than using individual department budgets. Annual maintenance costs may increase due to the added equipment such as additional servers and networking equipment. Increases in consulting, maintenance agreements and equipment repair are in the Information Technology general fund operating budget.

## Capital Improvement Plan - Technology

### Minnetonka, MN - CIP

**Project #** TECH-26501  
**Project Name** Finance/HRIS/Utility Billing Software

<b>Total Project Cost</b>	\$1,000,000	<b>Contact</b>	Finance Director
<b>Department</b>	Finance	<b>Type</b>	Equipment
<b>Category</b>	Technology	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	20 years

#### Description

Replacement of the city's current financial and human capital management applications.

#### Justification

The city's current financial system, commonly referred to as an ERP application, along with the human capital management (HCM) application are both 25 years old and have reached the end of their useful lives. These applications are hosted by the LOGIS consortium, which the city also utilizes for various other city-wide applications. Back in 2021, members of the LOGIS consortium began planning for the replacement of these two applications along with the utility billing application. A system was selected in 2022 and Minnetonka volunteered to become the pilot city for implementing the new ERP & HCM applications. That implementation began in early 2023 and was anticipated to be complete by August of that year. After months of delay and poor design and development by both LOGIS and the system implementer, it was clear this project was not going to be successful nor meet the needs of the city for the next decade or two. The city halted implementation in March 2024 and is no longer interested in pursuing an ERP and HCM system through the consortium model.

Current ERP & HCM applications are primarily subscription based, which means the city does not need in-house servers or personnel to program and install software upgrades. Thus the need for continuing with the LOGIS consortium model is less needed and desired.

The 2023-2027 CIP included an amendment on Feb. 27, 2023 to dedicate \$850,000 of funding from the Technology Development Fund for the implementation of this former project. As of Dec. 31, 2024, the incurred approximately \$222,000 in costs related to the ERP and HCM applications. The utility billing application, which is being implemented by a different company, is still moving forward through the LOGIS consortium. The pilot cities are reporting positive experiences with high expectations of a successful transition. Minnetonka will likely go-live with the new utility billing application in 2026. The implementation estimate for the utility billing application is about \$150,000, leaving \$478,000 available for an ERP and HCM implementation. Cost estimates are unknown at this time, but the assumption is the software purchase, implementation and project management will be upwards of \$1 million. This project would roll the remaining \$478,000 into this new project and request additional funding of \$522,000 to equal the \$1 million estimated cost.

Staff is anticipating sending requests for proposals in 2026, with implementation and go-live planned for 2027.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Other	1,000,000	0	0	0	0	1,000,000
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Technology Development Fund	1,000,000	0	0	0	0	1,000,000
<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>

#### Budget Impact

New ERP and HCM applications will have an impact on annual operating budgets. Since these applications will likely be subscription based, there is a likelihood that the annual maintenance fees will be higher than our traditional license fees under the current LOGIS model. These annual subscription fees will be a part of the finance and human resources operating budgets.

## Capital Improvement Plan - Technology

### Minnetonka, MN - CIP

Project #           TECH-26510  
 Project Name       Fire Technology Update

Total Project Cost	\$50,000	Department	Fire
Type	Equipment	Category	Technology
Priority	2 Important-Provide Efficiency	Status	Active

#### Description

This project updates the computers and other electronic tools used for computer aided dispatching computers in front line vehicles and apparatus. Technology improvements and changes necessitate these two projects as soon as feasible.

#### Justification

The mobile computers will be similar to unit's already in place on several fire vehicles and will allow for the same capabilities of receiving dispatch information, routing, fire hydrant location and other essential information while responding. Information such as building pre-plans and dispatch information is sent to responding apparatus via mobile data terminals. This project is consistent with the policy of maintaining current technology. This item funds additional 5 MDC's for apparatus currently without them. This page also covers any other needed technical upgrades at the stations or in the trucks including monitors, video conferencing and other technology.

Expenditures	2026	2027	2028	2029	2030	Total
Equip/Vehicles/Furnishings	0	0	50,000	0	0	50,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>50,000</b>

Funding Sources	2026	2027	2028	2029	2030	Total
Public Safety Fund	0	0	50,000	0	0	50,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>50,000</b>

#### Budget Impact

Annual maintenance of these terminals will be less after initial purchase and then will require upkeep due to normal usage.

# Capital Improvement Plan - Technology

## Minnetonka, MN - CIP



**Project #** TECH-26515  
**Project Name** Drones as First Responders

<b>Total Project Cost</b>	\$299,800	<b>Contact</b>	Police Chief
<b>Department</b>	Police	<b>Type</b>	Public Safety
<b>Category</b>	Technology	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active	<b>Useful Life</b>	9 years

### Description

The Drones as First Responders (DFR) program enables unmanned aerial systems (UAS) to be rapidly deployed to emergency calls for service, often arriving before ground units. These drones provide real-time video to the real-time information center operators and responding officers, improving situational awareness, decision-making, and safety for the public and personnel. The program operates under FAA waivers and is managed by trained UAS pilots within the police department.

### Justification

The DFR program represents a transformative shift in emergency response by increasing efficiency, enhancing officer safety, and reducing response times. In many cases, drones arrive on-scene within 90 seconds, providing critical intelligence before officers engage. This not only leads to better-informed responses but can also de-escalate potentially volatile situations. The program serves as a force multiplier, reducing the demand for additional staffing and allowing units to be more strategically deployed. Beyond law enforcement, the drone infrastructure can support fire response, search and rescue, traffic monitoring, and disaster assessment, creating a citywide asset that improves operational readiness across departments.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Equip/Vehicles/Furnishings	299,800	0	0	0	0	<b>299,800</b>
<b>Total</b>	<b>299,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>299,800</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Public Safety Fund	299,800	0	0	0	0	<b>299,800</b>
<b>Total</b>	<b>299,800</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>299,800</b>

### Budget Impact

The Drones as First Responders (DFR) program is included as a one-time capital expenditure in the 2026 budget as part of a comprehensive 107-month (approximately 9-year) contract. The total cost of the program in 2026 is \$299,752.24, which covers full implementation including hardware, software, maintenance, and support services. This investment also includes a scheduled replacement cycle for drone hardware throughout the duration of the contract, ensuring continued reliability and technological relevance without the need for future large-scale capital outlays.

2026 through 2030  
**Capital Improvement Plan - Street Improvements**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Bridge Improvements - Libb's Bridge	LSI-29608	2	500,000			2,000,000		2,500,000
Bridge Inspections and Improvements	LSI-26608	2	40,000	10,000	40,000	10,000	50,000	150,000
Electrical System Enhancements - CSAH 5/CSAH 101	LSI-28604	3		200,000	400,000			600,000
Electrical System Enhancements - Marion Lane	LSI-26604	3	200,000					200,000
Electrical System Enhancements - Opus Area	LSI-24604	3	1,000,000					1,000,000
Gleason Lake Road (County Road 15)	LSI-28602	2			1,500,000			1,500,000
Local Street Preservation	LSI-26603	2	2,320,000	2,420,000	2,530,000	2,630,000	2,550,000	12,450,000
Local Street Preservation - 2026 Mill and Overlay	LSI-26609	2	6,135,000					6,135,000
Local Street Preservation - Lake St. and Williston	MSA-30701	2			1,100,000		3,300,000	4,400,000
Local Street Preservation - Vinehill Road	LSI-29609	2	700,000			2,185,000		2,885,000
Local Street Preservation - Wayzata Boulevard	LSI-28609	2		1,375,000	4,210,000			5,585,000
Local Street Rehabilitation - Clear Springs	LSI-30602	2			3,900,000		11,700,000	15,600,000
Local Street Rehabilitation - Kinsel	LSI-27602	2		12,377,500				12,377,500
Noise Barrier	LSI-27605	2		500,000				500,000
Opus TIF District Improvements	LSI-26607	2	6,675,000					6,675,000
Pavement Management Study	LSI-26601	2	75,000	85,000	85,000	95,000	95,000	435,000
Signal Improvements	LSI-25606	3	1,450,000					1,450,000
	<b>Public Works Total</b>		<b>19,095,000</b>	<b>16,967,500</b>	<b>13,765,000</b>	<b>6,920,000</b>	<b>17,695,000</b>	<b>74,442,500</b>
	<b>GRAND TOTAL</b>		<b>19,095,000</b>	<b>16,967,500</b>	<b>13,765,000</b>	<b>6,920,000</b>	<b>17,695,000</b>	<b>74,442,500</b>

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-29608  
**Project Name** Bridge Improvements - Libb's Bridge

<b>Total Project Cost</b>	\$2,500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This project provides for the scheduled replacement of the Libb's Bridge. [Preliminary Design is budgeted in 2026]

#### Justification

Bridge inspections are required for public safety. Depending on the condition of the bridge, inspections are required on a one or two-year interval and results are reported to MnDOT.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	500,000	0	0	2,000,000	0	<b>2,500,000</b>
<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>2,500,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	500,000	0	0	2,000,000	0	<b>2,500,000</b>
<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>2,000,000</b>	<b>0</b>	<b>2,500,000</b>

#### Budget Impact

Bridge replacements will reduce annual maintenance costs,

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-26608  
**Project Name** Bridge Inspections and Improvements

<b>Total Project Cost</b>	\$150,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This project provides for the required inspections of all 32 city owned bridges.

#### Justification

Bridge inspections are required for public safety. Depending on the condition of the bridge, inspections are required on a one or two-year interval and results are reported to MnDOT.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	40,000	10,000	40,000	10,000	50,000	<b>150,000</b>
<b>Total</b>	<b>40,000</b>	<b>10,000</b>	<b>40,000</b>	<b>10,000</b>	<b>50,000</b>	<b>150,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	40,000	10,000	40,000	10,000	50,000	<b>150,000</b>
<b>Total</b>	<b>40,000</b>	<b>10,000</b>	<b>40,000</b>	<b>10,000</b>	<b>50,000</b>	<b>150,000</b>

#### Budget Impact

While bridge inspections may lead to additional maintenance activities, those activities will in turn prolong the useful lifespan of the bridge. Bridge maintenance activities have been budgeted on sheet LSI-26603.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-28604  
**Project Name** Electrical System Enhancements - CSAH 5/CSAH 101

<b>Total Project Cost</b>	\$600,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

This project involves electrical system enhancements related to the burial of overhead utility lines in conjunction with street reconstruction projects, addition of decorative lighting and energy saving (LED) retrofits.

When possible, the burial improvements would be completed in conjunction with street reconstruction projects scheduled within the CIP. Redevelopment projects may prompt the need to expedite LED retrofit projects if the redevelopment creates a need to relocate existing streetlights. Current city trail planning may further expedite the need to move electrical poles and bury lines in conflict with future trail segments as noted on the Park Trail Improvement Plan page.

#### Justification

The burial of overhead utility lines and upgrades to energy efficient lighting is consistent with Minnetonka's community vision and strategic priorities for reducing the community's use of energy as well as maintaining and improving its visual image, particularly along major road corridors where street lighting is most necessary. The installation of decorative lighting is also consistent with these goals and will likely be completed in high traffic areas.

Burial and lighting projects are selected relative to two criteria: (1) aesthetic benefit or visual clutter that would be improved and (2) traffic count, as a representative of the number of citizens who would benefit from the project and greater energy savings would likely be achieved. Projects will be prioritized using the "aesthetic benefit" and "traffic/pedestrian count" criteria as follows:

**High Priority:** County and state roads, Municipal State Aid (MSA) high volume streets and high volume trails and public transportation related locations with high aesthetic benefit.

**Medium Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with high aesthetic benefit.

**Low Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with low aesthetic benefit.

High priority projects will typically be funded. Medium priority projects will be funded on a case-by-case basis. Low priority projects will likely not be funded unless there is an unusual circumstance.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	200,000	400,000	0	0	<b>600,000</b>
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>600,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Electric Franchise Fees Fund	0	200,000	400,000	0	0	<b>600,000</b>
<b>Total</b>	<b>0</b>	<b>200,000</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>600,000</b>

#### Budget Impact

2028 - Minnetonka Blvd. / CSAH 101 [Preliminary Design is budgeted in 2027.]

The energy saving retrofit improvements will generate significant savings in power costs and help lower environmental impacts, ensure long term sustainability of the city's electrical system and provide savings with annual maintenance costs.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-26604  
**Project Name** Electrical System Enhancements - Marion Lane

<b>Total Project Cost</b>	\$400,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

This project involves electrical system enhancements related to the burial of overhead utility lines in conjunction with street reconstruction projects, addition of decorative lighting and energy saving (LED) retrofits.

When possible, the burial improvements would be completed in conjunction with street reconstruction projects scheduled within the CIP. Redevelopment projects may prompt the need to expedite LED retrofit projects if the redevelopment creates a need to relocate existing streetlights. Current city trail planning may further expedite the need to move electrical poles and bury lines in conflict with future trail segments as noted on the Park Trail Improvement Plan page.

#### Justification

The burial of overhead utility lines and upgrades to energy efficient lighting is consistent with Minnetonka's community vision and strategic priorities for reducing the community's use of energy as well as maintaining and improving its visual image, particularly along major road corridors where street lighting is most necessary. The installation of decorative lighting is also consistent with these goals and will likely be completed in high traffic areas.

Burial and lighting projects are selected relative to two criteria: (1) aesthetic benefit or visual clutter that would be improved and (2) traffic count, as a representative of the number of citizens who would benefit from the project and greater energy savings would likely be achieved. Projects will be prioritized using the "aesthetic benefit" and "traffic/pedestrian count" criteria as follows:

**High Priority:** County and state roads, Municipal State Aid (MSA) high volume streets and high volume trails and public transportation related locations with high aesthetic benefit.

**Medium Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with high aesthetic benefit.

**Low Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with low aesthetic benefit.

High priority projects will typically be funded. Medium priority projects will be funded on a case-by-case basis. Low priority projects will likely not be funded unless there is an unusual circumstance.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
200,000	Construction/Maintenance	200,000	0	0	0	0	200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
200,000	Electric Franchise Fees Fund	200,000	0	0	0	0	200,000
	<b>Total</b>	<b>200,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>200,000</b>

#### Budget Impact

2026 - Marion Ln. Lighting [Preliminary Design was budgeted in 2025]

The energy saving retrofit improvements will generate significant savings in power costs and help lower environmental impacts, ensure long term sustainability of the city's electrical system and provide savings with annual maintenance costs.

# Capital Improvement Plan - Street Improvements

## Minnetonka, MN - CIP

**Project #** LSI-24604  
**Project Name** Electrical System Enhancements - Opus Area

<b>Total Project Cost</b>	\$4,000,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

### Description

This project involves electrical system enhancements related to the burial of overhead utility lines in conjunction with street reconstruction projects, addition of decorative lighting and energy saving LED retrofits.

When possible, the burial improvements would be completed in conjunction with street reconstruction projects scheduled within the CIP. Redevelopment projects may prompt the need to expedite LED retrofit projects if the redevelopment creates a need to relocate existing streetlights. Current city trail planning may further expedite the need to move electrical poles and bury lines in conflict with future trail segments as noted on the Park Trail Improvement Plan page.

### Justification

The burial of overhead utility lines and upgrades to energy efficient lighting is consistent with Minnetonka's community vision and strategic goals for reducing the community's use of energy as well as maintaining and improving its visual image, particularly along major road corridors where street lighting is most necessary. The installation of decorative lighting is also consistent with these goals and will likely be done in high traffic areas.

Burial and lighting projects are selected relative to two criteria: (1) aesthetic benefit or visual clutter that would be improved and (2) traffic count as a representative of the number of citizens who would benefit from the project and greater energy savings would likely be achieved. Projects will be prioritized using the "aesthetic benefit" and "traffic/ped count" criteria as follows:

**High Priority:** County and state roads, MSA high volume streets and high volume trails and public transportation related locations with high aesthetic benefit.

**Medium Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with high aesthetic benefit.

**Low Priority:** MSA high and low volume streets and low volume trails and public transportation related locations with low aesthetic benefit.

High priority projects will typically be funded. Medium priority projects will be funded on a case-by-case basis. Low priority projects will likely not be funded unless there is an unusual circumstance.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
3,000,000	Construction/Maintenance	1,000,000	0	0	0	0	1,000,000
	<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
3,000,000	Electric Franchise Fees Fund	1,000,000	0	0	0	0	1,000,000
	<b>Total</b>	<b>1,000,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,000,000</b>

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## Budget Impact

### 2026 - Opus Area Trail Lighting

Lighting improvements are being proposed in accordance with the Opus Area Placemaking and Urban Design Implementation Guide. \$3M was allocated in previous years for this project.

The energy saving retrofit improvements will generate significant savings in power costs and help lower environmental impacts, ensure long term sustainability of the city's electrical system and provide savings with annual maintenance costs.

## Capital Improvement Plan - Street Improvements Minnetonka, MN - CIP

**Project #** LSI-28602  
**Project Name** Gleason Lake Road (County Road 15)

<b>Total Project Cost</b>	\$1,500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

In 2024, Hennepin County notified the city of plans to reconstruct Gleason Lake Road (County Road 15) including the addition of a trail.

This project will be led by Hennepin County and will provide for the reconstruction and rehabilitation of Gleason Lake Road and connecting to local side streets. Included in these projects are improvements to the storm sewer system, necessary I & I remediation, significant utility system upgrades, street improvements and review of available trail connections.

Storm water and utility upgrades will be combined and coordinated with the street reconstruction projects.

### Justification

The most recent community surveys indicate that citizens still rank street maintenance a high priority amongst competing city service needs.

The project will be led by Hennepin County and coordinated with the city.

These projects are consistent with the city's Strategic Priorities, the Pavement Management Study, the Water Resources Plan, the Infiltration and Inflow Reduction Program and the NPDES Phase II Storm Water Program. The latter is state and federally mandated and requires cities to address illicit discharge into the storm sewer systems as well as improve the quality of storm water runoff.

In addition to these rehabilitation projects, separate pages are provided for preservation projects and enhancements for local street rehabilitation projects related to the burial of overhead utility lines, addition of decorative lighting and energy saving (LED) retrofits.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	1,500,000	0	0	1,500,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	0	0	700,000	0	0	700,000
Storm Water Fund	0	0	500,000	0	0	500,000
Utility Fund	0	0	300,000	0	0	300,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>	<b>0</b>	<b>0</b>	<b>1,500,000</b>

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## Budget Impact

\$9,850,000 - Total Project Cost

\$1,500,000 - Total City Cost

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\$ 700,000 - Street Improvement Fund

\$ 500,000 - Storm Water Fund

\$ 300,000 - Utility Fund

\$ 364,000 - City of Wayzata

\$7,986,000 - Hennepin County

These projects will reduce annual road and utility maintenance needs, but add to sidewalk/trail maintenance. Pavement millings are recycled and reused in new pavement mixes.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-26603  
**Project Name** Local Street Preservation

<b>Total Project Cost</b>	\$12,450,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city. The scheduling is based on 2026 through 2030 maintenance activities.

#### Justification

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving city street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost effective strategy to extend the life of aging pavements and aids in maintaining the city's pavement management index rating goal of 80.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

\*See 2026-2030 Proposed Local Street Construction map for the Minor Preservation Areas (Overlays) that are performed by Public Works. Funding for the Minor Preservations Areas are identified in the below funding table.

This project is consistent with the city's Strategic Priorities and its Pavement Management Study.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	2,320,000	2,420,000	2,530,000	2,630,000	2,550,000	<b>12,450,000</b>
<b>Total</b>	<b>2,320,000</b>	<b>2,420,000</b>	<b>2,530,000</b>	<b>2,630,000</b>	<b>2,550,000</b>	<b>12,450,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	2,150,000	2,250,000	2,360,000	2,460,000	2,370,000	<b>11,590,000</b>
Utility Fund	120,000	120,000	120,000	120,000	130,000	<b>610,000</b>
Storm Water Fund	50,000	50,000	50,000	50,000	50,000	<b>250,000</b>
<b>Total</b>	<b>2,320,000</b>	<b>2,420,000</b>	<b>2,530,000</b>	<b>2,630,000</b>	<b>2,550,000</b>	<b>12,450,000</b>

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## Budget Impact

Street Improvement Fund Overlays - \$1.55M ('26), \$1.65M ('27), \$1.75M ('28), \$1.75M ('29), \$1.75M ('30)

Wall Maintenance - \$100k ('26), \$100k ('27), \$100k ('28), \$200k ('29), \$100k ('30),

Bridge Maintenance - \$100k ('26), \$100k ('27), \$100k ('28), \$100k ('29), \$100k ('30)

Other Maintenance - \$400k ('26), \$400k ('27), \$410k ('28), \$410k ('29), \$420k ('30)

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice. The majority of funding for this program is for supplies only and will be staffed with current employees.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-26609  
**Project Name** Local Street Preservation - 2026 Mill and Overlay

<b>Total Project Cost</b>	\$7,045,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city. The scheduling is based on 2026 through 2030 maintenance activities.

#### Justification

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving our street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost effective strategy to extend the life of aging pavements and aids in maintaining the city's pavement management index rating goal of 80.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

#### Major Preservation Areas (Mill and Overlay)

2026 - Minnetonka Dr., Oakland Rd. (west of 494), Cedar Lake Rd., Ridgedale Dr. (Cartway Rd. to Plymouth Rd.) [Preliminary Design is budgeted in 2025]

\*See 2026-2030 Proposed Local Street Construction map for Major Preservation Areas in addition to the Minor Preservation Areas (Overlays) that are performed by Public Works.

This project is consistent with the city's Strategic Priorities and its Pavement Management Study

Prior	Expenditures	2026	2027	2028	2029	2030	Total
910,000	Construction/Maintenance	6,135,000	0	0	0	0	6,135,000
	<b>Total</b>	<b>6,135,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,135,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
910,000	Street Improvement Fund	3,625,000	0	0	0	0	3,625,000
	Municipal State Aid Fund	2,325,000	0	0	0	0	2,325,000
	Storm Water Fund	125,000	0	0	0	0	125,000
	Utility Fund	60,000	0	0	0	0	60,000
	<b>Total</b>	<b>6,135,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,135,000</b>

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## Budget Impact

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** MSA-30701  
**Project Name** Local Street Preservation - Lake St. and Williston

<b>Total Project Cost</b>	\$4,400,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city. The scheduling is based on 2026 through 2030 maintenance activities.

#### Justification

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving our street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost effective strategy to extend the life of aging pavements and aids in maintaining the city's pavement management index rating goal of 80.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

#### Major Preservation Areas (Mill and Overlay)

2030 - Lake Street Extension (CSAH 101 to Williston Road) and Williston Road (CSAH 3 to TH 7)

\*See 2026-2030 Proposed Local Street Construction map for Major Preservation Areas in addition to the Minor Preservation Areas (Overlays) that are performed by Public Works.

This project is consistent with the city's Strategic Priorities and its Pavement Management Study

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	1,100,000	0	3,300,000	4,400,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,100,000</b>	<b>0</b>	<b>3,300,000</b>	<b>4,400,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Municipal State Aid Fund	0	0	1,100,000	0	3,300,000	4,400,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>1,100,000</b>	<b>0</b>	<b>3,300,000</b>	<b>4,400,000</b>

#### Budget Impact

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-29609  
**Project Name** Local Street Preservation - Vinehill Road

<b>Total Project Cost</b>	\$2,885,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city. The scheduling is based on 2026 through 2030 maintenance activities.

#### Justification

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving our street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost effective strategy to extend the life of aging pavements and aids in maintaining the city's pavement management index rating goal of 80.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

#### Major Preservation Areas (Mill and Overlay)

2029 - Vinehill Rd. (TH101 to Kingswood Ter.) [Preliminary Design is budgeted in 2026 in coordination with the city of Shorewood]

\*See 2026-2030 Proposed Local Street Construction map for Major Preservation Areas in addition to the Minor Preservation Areas (Overlays) that are performed by Public Works.

This project is consistent with the city's Strategic Priorities and its Pavement Management Study

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	700,000	0	0	2,185,000	0	<b>2,885,000</b>
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>0</b>	<b>2,185,000</b>	<b>0</b>	<b>2,885,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	700,000	0	0	2,100,000	0	<b>2,800,000</b>
Utility Fund	0	0	0	60,000	0	<b>60,000</b>
Storm Water Fund	0	0	0	25,000	0	<b>25,000</b>
<b>Total</b>	<b>700,000</b>	<b>0</b>	<b>0</b>	<b>2,185,000</b>	<b>0</b>	<b>2,885,000</b>

#### Budget Impact

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-28609  
**Project Name** Local Street Preservation - Wayzata Boulevard

<b>Total Project Cost</b>	\$5,585,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for crack sealing, thin bituminous overlays, pavement marking and other maintenance and preservation items necessary to maintain the local streets in the city. The scheduling is based on 2026 through 2030 maintenance activities.

#### Justification

Preserving existing streets with regular maintenance can significantly extend the life of a street. Keeping existing pavements in good condition requires varying levels of maintenance, which can be thought of as preserving our street assets.

Rehabilitation projects are major maintenance activities, such as thick overlays and reconstructions. These projects are completed when a pavement has significantly deteriorated, and routine maintenance is no longer effective to extend the life of the street. Overlays have been shown to be a cost effective strategy to extend the life of aging pavements and aids in maintaining the city's pavement management index rating goal of 80.

Preservation-type projects are minor in comparison and less costly. They include crack filling, patching and thin overlays. These projects are typically completed on streets that have already received major rehabilitation work, but are in need of minor repairs. These projects are aimed at solidifying the pavement and keeping moisture from penetrating below the pavement, which is a key factor in the deterioration of roads.

Utility improvements are completed as needed during preservation projects. Completing minor repairs and upgrades in conjunction with the road work extends the life of the utility infrastructure and creates a better, more reliable street. Typical preservation work includes sewer casting replacement and adjustment, water main valve repairs and installation of chimney seals on sanitary sewer manholes.

#### Major Preservation Areas (Mill and Overlay)

2028 - Wayzata Blvd. (Fairfield Rd. to eastern city limits), Frontage Rd. (Ridgedale Drive to Hopkins Crossroad on the south side of 394) [ Preliminary Design is budgeted in 2027.]

\*See 2026-2030 Proposed Local Street Construction map for Major Preservation Areas in addition to the Minor Preservation Areas (Overlays) that are performed by Public Works.

This project is consistent with the city's Strategic Priorities and its Pavement Management Study

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	1,375,000	4,210,000	0	0	5,585,000
<b>Total</b>	<b>0</b>	<b>1,375,000</b>	<b>4,210,000</b>	<b>0</b>	<b>0</b>	<b>5,585,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	0	1,375,000	4,125,000	0	0	5,500,000
Utility Fund	0	0	60,000	0	0	60,000
Storm Water Fund	0	0	25,000	0	0	25,000
<b>Total</b>	<b>0</b>	<b>1,375,000</b>	<b>4,210,000</b>	<b>0</b>	<b>0</b>	<b>5,585,000</b>

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## Budget Impact

These projects will not affect annual maintenance costs. However, regular maintenance extends the life of a street and is a financially and environmentally stable practice.

# Capital Improvement Plan - Street Improvements

## Minnetonka, MN - CIP

**Project #** LSI-30602  
**Project Name** Local Street Rehabilitation - Clear Springs

<b>Total Project Cost</b>	\$15,600,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project will provide for the reconstruction and rehabilitation of various local streets throughout the city. Included in these projects are improvements to the storm sewer system, necessary I & I remediation, significant utility system upgrades, street improvements and review of available trail connections.

Roads that are scheduled for reconstruction and rehabilitation include the Clear Springs Neighborhood [Preliminary Design is budgeted in 2028].

### Justification

The most recent community surveys indicate that citizens still rank street maintenance a high priority amongst competing city service needs.

A thin overlay pavement program, which is a cost-effective method for extending the life of aging local streets for as much as six to ten years, was used extensively until 2014. The goal during that time period was to reconstruct or overlay all streets that had not received major maintenance in the prior 20 years, by 2014.

In 2011, staff began to transition from the thin overlay program to one that also includes preservation and maintenance programs for the streets that have been previously reconstructed. No additional funding was necessary since the thin overlay budget was spread out to also include the new preservation programs, which were performed by public works crews.

These projects are consistent with the city's Strategic Priorities, the Pavement Management Study, the Water Resources Plan, the Infiltration and Inflow Reduction Program and the NPDES Phase II Storm Water Program. The latter is state and federally mandated and requires cities to address illicit discharge into the storm sewer systems as well as improve the quality of storm water runoff.

In addition to these rehabilitation projects, separate pages are provided for preservation projects and enhancements for local street rehabilitation projects related to the burial of overhead utility lines, addition of decorative lighting and energy saving (LED) retrofits.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	0	3,900,000	0	11,700,000	15,600,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,900,000</b>	<b>0</b>	<b>11,700,000</b>	<b>15,600,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	0	0	1,825,000	0	5,475,000	7,300,000
Utility Fund	0	0	1,175,000	0	3,525,000	4,700,000
Storm Water Fund	0	0	900,000	0	2,700,000	3,600,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>3,900,000</b>	<b>0</b>	<b>11,700,000</b>	<b>15,600,000</b>

### Budget Impact

These projects will reduce annual road and utility maintenance needs, but add to sidewalk/trail maintenance. Pavement millings are recycled and reused in new pavement mixes.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-27602  
**Project Name** Local Street Rehabilitation - Kinsel

<b>Total Project Cost</b>	\$15,300,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This project will provide for the reconstruction and rehabilitation of various local streets throughout the city. Included in these projects are improvements to the storm sewer system, necessary I & I remediation, significant utility system upgrades, street improvements and review of available trail connections.

Roads that are scheduled for reconstruction and rehabilitation include the Kinsel Neighborhood [Preliminary Design was budgeted in 2025].

#### Justification

The most recent community surveys indicate that citizens still rank street maintenance a high priority amongst competing city service needs.

A thin overlay pavement program, which is a cost-effective method for extending the life of aging local streets for as much as six to ten years, was used extensively until 2014. The goal during that time period was to reconstruct or overlay all streets that had not received major maintenance in the prior 20 years, by 2014.

In 2011, staff began to transition from the thin overlay program to one that also includes preservation and maintenance programs for the streets that have been previously reconstructed. No additional funding was necessary since the thin overlay budget was spread out to also include the new preservation programs, which were performed by public works crews.

These projects are consistent with the city's Strategic Priorities, the Pavement Management Study, the Water Resources Plan, the Infiltration and Inflow Reduction Program and the NPDES Phase II Storm Water Program. The latter is state and federally mandated and requires cities to address illicit discharge into the storm sewer systems as well as improve the quality of storm water runoff.

In addition to these rehabilitation projects, separate pages are provided for preservation projects and enhancements for local street rehabilitation projects related to the burial of overhead utility lines, addition of decorative lighting and energy saving (LED) retrofits.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
2,922,500	Construction/Maintenance	0	12,377,500	0	0	0	12,377,500
	<b>Total</b>	<b>0</b>	<b>12,377,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,377,500</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
2,922,500	Street Improvement Fund	0	5,665,000	0	0	0	5,665,000
	Utility Fund	0	3,812,500	0	0	0	3,812,500
	Storm Water Fund	0	2,800,000	0	0	0	2,800,000
	Electric Franchise Fees Fund	0	100,000	0	0	0	100,000
	<b>Total</b>	<b>0</b>	<b>12,377,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12,377,500</b>

#### Budget Impact

These projects will reduce annual road and utility maintenance needs, but add to sidewalk/trail maintenance. Pavement millings are recycled and reused in new pavement mixes.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-27605  
**Project Name** Noise Barrier

<b>Total Project Cost</b>	\$500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

MnDOT has been constructing noise walls and barriers during roadway construction projects since the mid-1970s.

In 2018, MnDOT started a Standalone Noise Barrier Program which allows for construction of noise barriers along state highways where no noise abatement measures exist and no major construction projects are programmed. This program requires a 10% cost share by the city.

#### Justification

Noise barriers provide infrastructure to mitigate highway noise.

Noise barriers are ranked by MnDOT based on existing noise levels, number of homes adjacent to the highway and cost effectiveness of a noise barrier. The city has applied to MnDOT for funding of barrier walls at the following locations and received funding for one:

Trunk Highway 169 between Cedar Lake Road and Ford Park (2027)

\*Trunk Highway 7 between West of Carlisle Place and East of Carlisle Place (not currently funded by MnDOT)

\*Trunk Highway 7 between East of Carlisle Place and East of Clear Springs Road (not currently funded by MnDOT)

\*The city applied for MnDOT funding for both segments on Highway 7. Projects for 2030 funding will be selected by MnDOT in 2025.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	500,000	0	0	0	<b>500,000</b>
<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	0	500,000	0	0	0	<b>500,000</b>
<b>Total</b>	<b>0</b>	<b>500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>500,000</b>

#### Budget Impact

MnDOT has selected Minnetonka as its recipient for funding and construction of the approximately 3,000 foot long TH 169 noise barrier in 2027.

The MnDOT Standalone Noise Barrier Program requires a 10% cost share. \$500,000 has been allocated for the city commitment from the street fund. This amount will be refined as MnDOT further studies and develops the design of this wall segment.

MnDOT conducts an annual solicitation for its noise barrier program. The city will continue to apply for the remaining wall segments in upcoming solicitation periods.

These projects will not affect annual maintenance costs.

# Capital Improvement Plan - Street Improvements

## Minnetonka, MN - CIP

**Project #** LSI-26607  
**Project Name** Opus TIF District Improvements

<b>Total Project Cost</b>	\$23,000,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project is to provide traffic mitigation measures for projected increased density related to the commercial and residential development of the Opus area and addition of the Green Line LRT.

A sidewalk on Red Circle Drive adjacent to the 10900 Red Circle Dr. property was funded in 2024 and will be constructed in coordination with the property owner.

Scheduled Improvements:

- Shady Oak Road modifications between TH62 and Red Circle Drive south [Preliminary Design was budgeted in 2025]

Project timing for the remaining improvements will be established as development proposals are approved. The costs are estimated based on concept drawings developed from the AUAR study and Opus Area planning documents. A design and detailed cost estimates will be needed prior to funding these projects in the CIP. City is requesting state legislation in 2025 to extend timeline of TIF funding. If successful, budgeted projects may be delayed to allow for more development prior to construction of improvements.

### Justification

Opus area studies and planning documents have identified potential transportation infrastructure improvements.

These projects are consistent with the AUAR, the Transportation Element of the Comprehensive Plan and the Opus area infrastructure and traffic analysis.

Prior	Expenditures	2026	2027	2028	2029	2030	Total	Future
13,225,000	Construction/Maintenance	6,675,000	0	0	0	0	6,675,000	3,100,000
	<b>Total</b>	<b>6,675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,675,000</b>	

Prior	Funding Sources	2026	2027	2028	2029	2030	Total	Future
13,225,000	Cost Sharing	6,675,000	0	0	0	0	6,675,000	3,100,000
	<b>Total</b>	<b>6,675,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,675,000</b>	

### Budget Impact

Prior funding is associated with the Red Circle Drive North at Shady Oak Road turn lane, geometric modifications to Red Circle Drive South at Shady Oak Road and a sidewalk adjacent to 10900 Red Circle Drive.

Future Transportation Improvements identified in the AUAR:

- 1) TH 169 exit ramp to Bren Road turn lane (\$1.5M).
- 2) Smetana Drive at Bren Road turn lane (\$1.6M).

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials.

Development within the Opus TIF district will be responsible for the "Cost Sharing" funding source, reimbursed via TIF.

# Capital Improvement Plan - Street Improvements

## Minnetonka, MN - CIP



**Project #** LSI-26601  
**Project Name** Pavement Management Study

<b>Total Project Cost</b>	\$435,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Street Improvement	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project provides for the annual testing of 25% of the city streets and for the updating of the pavement evaluation software. The street condition database is used to analyze and program street improvements in a cost-effective manner. Staff are reviewing new industry standards to identify an equivalent pavement rating that is consistent with the city's strategic profile goals.

This project provides for the annual update of the Pavement Management System.

### Justification

This system allows for the analysis of various repair/reconstruction options with respect to geographic areas, pavement conditions and budget constraints to make the most efficient and effective use of available funds.

This is necessary to fully understand the interaction of street conditions throughout the local network and to program repairs and replacements in the most cost-effective manner.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	75,000	85,000	85,000	95,000	95,000	<b>435,000</b>
<b>Total</b>	<b>75,000</b>	<b>85,000</b>	<b>85,000</b>	<b>95,000</b>	<b>95,000</b>	<b>435,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Street Improvement Fund	75,000	85,000	85,000	95,000	95,000	<b>435,000</b>
<b>Total</b>	<b>75,000</b>	<b>85,000</b>	<b>85,000</b>	<b>95,000</b>	<b>95,000</b>	<b>435,000</b>

### Budget Impact

This study will have no impact on annual maintenance costs and ensures the condition of the city's pavements are evaluated and data is available to manage the city's roadway network in a sustainable and cost effective way.

## Capital Improvement Plan - Street Improvements

### Minnetonka, MN - CIP

**Project #** LSI-25606  
**Project Name** Signal Improvements

<b>Total Project Cost</b>	\$2,550,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Street Improvement	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

This project involves the replacement of the following existing traffic signals in 2026:

- TH394 at Ridgedale Dr north and south
- Plymouth Rd. north ramp
- TH394 at Hopkins Crossroad
- Cedar Lake Rd at TH169

#### Justification

These signals have been identified for replacement as they are reaching the end of their lifespans. The city is partnering with Hennepin County and MnDOT to replace the aging traffic signals, as part of the city's cooperative agreements with these agencies. The allocated portion would cover the city's share of this replacement, with Hennepin County and MnDOT contributing their own shares to be determined at the time of the project.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
1,100,000	Construction/Maintenance	1,450,000	0	0	0	0	1,450,000
	<b>Total</b>	<b>1,450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,450,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
1,100,000	Municipal State Aid Fund	1,300,000	0	0	0	0	1,300,000
	Street Improvement Fund	150,000	0	0	0	0	150,000
	<b>Total</b>	<b>1,450,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1,450,000</b>

#### Budget Impact

This project should not affect annual maintenance costs but will help continue to manage the city's roadway network system.



CITY OF  
**MINNETONKA**

2026 through 2030  
**Capital Improvement Plan - Municipal State Aid**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)	MSA-27701	2		15,075,000				15,075,000
	<b>Public Works Total</b>		0	15,075,000	0	0	0	15,075,000
	<b>GRAND TOTAL</b>		0	15,075,000	0	0	0	15,075,000

# Capital Improvement Plan - Municipal State Aid

## Minnetonka, MN - CIP

**Project #** MSA-27701  
**Project Name** Excelsior Boulevard/CR 3 (CR 101 to Williston Rd)

<b>Total Project Cost</b>	\$22,500,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Municipal State Aid Street Improvements	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This project involves the reconstruction and reconfiguration of Excelsior Boulevard from County Road 101 to Williston Road including construction of a new trail segment.

### Justification

The city is currently scheduled to construct a high priority trail segment adjacent to Excelsior Boulevard in 2027 and 2028. The city and county engineers have discussed this segment of roadway and have identified pavement and drainage deficiencies that positively benefit from a larger pavement reconstruction project. This project also provides opportunity for the rehabilitation of the trunk water main line as noted on sheet WSS-25905.

City staff are discussing with Hennepin County to construct in 2027 and 2028 as a partnership project to address the pavement deficiencies concurrent with trail improvements.

Construction of the trail in conjunction with roadway improvements can result in many benefits and efficiencies including cost savings and a cohesive design. Preliminary Design for the project was budgeted in 2025.

This project is consistent with the Transportation Element of the Comprehensive Plan.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
7,425,000	Construction/Maintenance	0	15,075,000	0	0	0	15,075,000
	<b>Total</b>	<b>0</b>	<b>15,075,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,075,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
7,425,000	Utility Fund	0	6,750,000	0	0	0	6,750,000
	Trail System Expansion Fund	0	5,700,000	0	0	0	5,700,000
	Street Improvement Fund	0	1,500,000	0	0	0	1,500,000
	Storm Water Fund	0	750,000	0	0	0	750,000
	Municipal State Aid Fund	0	375,000	0	0	0	375,000
	<b>Total</b>	<b>0</b>	<b>15,075,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15,075,000</b>

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## Budget Impact

\$47,000,000 - Total Project Cost

\$22,500,000 - City Cost

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\$ 500,000 - Municipal State Aid

\$ 2,000,000 - Street Improvement Fund

\$ 1,000,000 - Storm Water Fund

\$ 2,400,000 - Electric Franchise Fund

\$ 7,600,000 - Trail Expansion Fund

\$ 9,000,000 - Utility Fund

\$24,500,000 - Hennepin County - The county has committed \$20.1M toward the project. City and County staff will continue to discuss funding needs as the project scope is further defined.

This project would impact operating costs as they relate to trail maintenance.

Reconstruction projects provide an opportunity to upgrade infrastructure by using sustainable materials such as recycled aggregates and pavements with recycled materials. Additionally, stormwater infrastructure will be improved with considerations for water quality improvements and flood mitigation.



CITY OF  
**MINNETONKA**

2026 through 2030  
**Capital Improvement Plan - Storm Water**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Major Pond Rehabilitation	SDI-26804	2	250,000	300,000	350,000	400,000	400,000	<b>1,700,000</b>
Storm Sewer Lift Station Improvements	SDI-26805	3	1,650,000	400,000				<b>2,050,000</b>
Storm Sewer Risk Assessment and Projects	SDI-26801	1	300,000	300,000	350,000	350,000	400,000	<b>1,700,000</b>
Water Quality Projects	SDI-26802	1	100,000		100,000		100,000	<b>300,000</b>
Watershed Modeling	SDI-26803	1	25,000	25,000	25,000	25,000	25,000	<b>125,000</b>
	<b>Public Works Total</b>		<b>2,325,000</b>	<b>1,025,000</b>	<b>825,000</b>	<b>775,000</b>	<b>925,000</b>	<b>5,875,000</b>
	<b>GRAND TOTAL</b>		<b>2,325,000</b>	<b>1,025,000</b>	<b>825,000</b>	<b>775,000</b>	<b>925,000</b>	<b>5,875,000</b>

## Capital Improvement Plan - Storm Water Minnetonka, MN - CIP

**Project #** SDI-26804  
**Project Name** Major Pond Rehabilitation

<b>Total Project Cost</b>	\$1,700,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Maintenance
<b>Category</b>	Storm Water	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

The city has approximately 200 constructed storm water ponds. This project provides for sediment testing and dredging of one to two municipal storm water ponds each year. Improvements will be grouped into collective contracts whenever possible.

### Justification

Storm water ponds have been installed over the years to capture sediments and nutrients and prevent pollutants from reaching our lakes and creeks. Many of these ponds are reaching the end of their anticipated useful life and require rehabilitation. The state and federal mandated NPDES Phase II Storm Water Program also requires this work to be done as per regulations.

Sediment testing and dredging of municipal storm water ponds will comply with all applicable state and federal standards to remove and dispose of potential contaminants accordingly.

This project is consistent with the Water Resources Management Plan and the NPDES Phase II Storm Water Program.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	250,000	300,000	350,000	400,000	400,000	1,700,000
<b>Total</b>	<b>250,000</b>	<b>300,000</b>	<b>350,000</b>	<b>400,000</b>	<b>400,000</b>	<b>1,700,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	250,000	300,000	350,000	400,000	400,000	1,700,000
<b>Total</b>	<b>250,000</b>	<b>300,000</b>	<b>350,000</b>	<b>400,000</b>	<b>400,000</b>	<b>1,700,000</b>

### Budget Impact

These improvements will tend to reduce annual maintenance costs and ensures the city's storm water ponds are maintained to reduce the risk of flooding.

# Capital Improvement Plan - Storm Water

## Minnetonka, MN - CIP

**Project #** SDI-26805  
**Project Name** Storm Sewer Lift Station Improvements

<b>Total Project Cost</b>	\$3,200,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Storm Water	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

### Description

This project provides for rehabilitation of the city's storm sewer lift stations.

2026: Holiday Lift Station / Woodgate Lift Station / Lake Rose Outlet [Preliminary Design was budgeted in 2023 and 2025]

2027: Kraemer Lift Station

### Justification

A study was conducted in 2017 in an effort to evaluate the city's storm sewer lift stations. The study evaluated the physical condition of the storm sewer lift station components as well as the operational performance of each station and identified improvements. The evaluation included the Woodgate, Holiday, Kraemer Pond, and Sherwood storm sewer lift stations.

Storm sewer lift station improvements in this category will consist of replacement of pumps, sluice gates, hatches, piping and valves. These improvements will likely be constructed without the need for improvement hearings and extensive feasibility studies. Additional improvement projects will be scheduled in future years.

In 2023, \$600k was budgeted toward the rehabilitation of the Lake Holiday lift station. During design, it was determined that the project should be expanded to assist with permitting and public engagement. The project was expanded to include Woodgate and Lake Rose. Additional funding was programmed in 2025 and 2026 to complete projects in all these areas. This project is consistent with the Water Resources Management Plan to reduce flooding throughout the city.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
1,150,000	Construction/Maintenance	1,650,000	400,000	0	0	0	2,050,000
	<b>Total</b>	<b>1,650,000</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,050,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
1,150,000	Storm Water Fund	1,650,000	400,000	0	0	0	2,050,000
	<b>Total</b>	<b>1,650,000</b>	<b>400,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2,050,000</b>

### Budget Impact

This project will tend to reduce annual maintenance costs and ensures the city's storm water infrastructure is maintained to reduce the risk of flooding.

# Capital Improvement Plan - Storm Water

## Minnetonka, MN - CIP

**Project #** SDI-26801  
**Project Name** Storm Sewer Risk Assessment and Projects

<b>Total Project Cost</b>	\$1,700,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Storm Water	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

### Description

This project provides for annual improvements to repair and replace high-risk segments of storm sewer to prevent system failures and possible flooding. Whenever possible, projects will be coordinated with the street reconstruction and rehabilitation programs.

### Justification

A storm sewer system risk assessment was conducted in early 2015 as a proactive effort to evaluate the risks of infrastructure failure throughout the city. The assessment included weighing the age and type of pipe along with the proximity of the pipe against the consequences of a failure. These identified high-risk portions of the city's storm sewer system will be further reviewed and possibly targeted for replacement.

Drainage improvements in this category will likely consist of pipe lining and smaller system replacement projects. These improvements will likely be constructed without the need for improvement hearings and extensive feasibility studies.

This project is consistent with the Water Resources Management Plan and the NPDES Phase II Storm Water Program.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	300,000	300,000	350,000	350,000	400,000	<b>1,700,000</b>
<b>Total</b>	<b>300,000</b>	<b>300,000</b>	<b>350,000</b>	<b>350,000</b>	<b>400,000</b>	<b>1,700,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	300,000	300,000	350,000	350,000	400,000	<b>1,700,000</b>
<b>Total</b>	<b>300,000</b>	<b>300,000</b>	<b>350,000</b>	<b>350,000</b>	<b>400,000</b>	<b>1,700,000</b>

### Budget Impact

These improvements will tend to reduce annual maintenance costs and ensure the long term sustainability of the city's storm sewer system.

# Capital Improvement Plan - Storm Water

## Minnetonka, MN - CIP

**Project #** SDI-26802  
**Project Name** Water Quality Projects

<b>Total Project Cost</b>	\$300,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Storm Water	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

### Description

This project provides for improvements to improve water quality and lake funding assistance. Improvements will be grouped into collective contracts whenever possible and coordinated with the street reconstruction program when feasible.

### Justification

The City of Minnetonka has a strong history of protecting water quality. The city's first iteration of a Water Resources Management Plan was developed in 1959, 13 years prior to the inception of the Clean Water Act by the federal government in 1972. Since that time, the city's Water Resources Management Plan, which includes stormwater, wetland, floodplain and shoreland protections, has continued to evolve to make certain water quality in the city a primary focus for protection, while balancing the infrastructure and development goals of the city.

This work is consistent with the Water Resources Management Plan and council policy.

The city has historically defined water quality based on overall health, function and value (pollutant load, clarity, aquatic communities and wildlife benefit) and has identified improvements in water body areas within the city.

Also, the city does receive requests from residents for water quality improvements directly related to aesthetic appeal and recreational capability. These residents have requested the city increase its standards for protecting surface waters and provide a role in undertaking lake management strategies, which include vegetation removal. Being these types of improvements are primarily on water bodies with no public access, the city may consider funding assistance to these improvements through assessments to organized lake group.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design/Engineering	100,000	0	100,000	0	100,000	300,000
<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>300,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	100,000	0	100,000	0	100,000	300,000
<b>Total</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>100,000</b>	<b>300,000</b>

### Budget Impact

These improvements will tend to reduce annual maintenance costs and provide a better environment for the natural habitat and recreational activities.

## Capital Improvement Plan - Storm Water Minnetonka, MN - CIP

**Project #** SDI-26803  
**Project Name** Watershed Modeling

<b>Total Project Cost</b>	\$125,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Storm Water	<b>Priority</b>	1 Critical for Safety/Preserve
<b>Status</b>	Active		

### Description

This project provides the necessary water resources modeling framework needed to update the city's storm water quality and quantity issues.

The city's model was last updated in 2023. The four watershed districts within the city are currently updating their respective models. City updates should be completed to stay consistent with partner watersheds.

### Justification

A detailed storm water model was previously developed to provide the city with a tool to predict citywide site-specific impacts of past and future water quality features. Continued data collection, paired with updates and refinement of the city's model, will keep the model up to date to demonstrate that planned loading reductions and rate/volume control measures meet watershed district requirements.

This project is consistent with the Water Resources Management Plan and the city's NPDES Phase II Storm Water Program.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design/Engineering	25,000	25,000	25,000	25,000	25,000	125,000
<b>Total</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>125,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Storm Water Fund	25,000	25,000	25,000	25,000	25,000	125,000
<b>Total</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>125,000</b>

### Budget Impact

This project will tend to reduce annual maintenance costs and ensure the city maintains storm water models with the most updated precipitation and climate data.

**Capital Improvement Plan**  
Minnetonka, MN - CIP  
**Pending Projects**

(Includes projects with a 'Status' set to 'Pending')

<b>Project Name</b>	<b>Department</b>	<b>Project #</b>	<b>Priority</b>	<b>Project Cost</b>
<b>Pending</b>				
Huntingdon Pond	<i>Public Works</i>	SDI-TBD806	3	<b>0</b>
			<b>Total</b>	<b>0</b>

## Capital Improvement Plan - Storm Water (Pending)

### Minnetonka, MN - CIP

**Project #** SDI-TBD806  
**Project Name** Huntingdon Pond

<b>Total Project Cost</b>	\$1,200,000	<b>Contact</b>	Director of Public Works
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Storm Water	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Pending		

#### Description

This project provides for the installation of a permanent outlet for Huntingdon Pond.

This project is currently unfunded. The city will continue to monitor water levels until funding becomes available.

#### Justification

In 2019, resident concerns with flooding raised awareness of this landlocked pond and the pond was pumped in November 2019 to lower lake levels to lower the risk of flooding.

Following resident concerns, two options for permanent outlets were developed. The first option was a gravity storm sewer outlet to the south and ultimately to Nine Mile Creek, estimated at \$1,000,000. The second is a lift station outlet to the north and ultimately to Minnehaha Creek, estimated at \$1,200,000. Both options were presented to the neighborhood for feedback.

Historically, improvements such as this have been completed with road reconstruction projects.

This project is consistent with the goals of the Water Resources Management Plan.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Construction/Maintenance	0	0	0	0	0	0	1,200,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>	<b>Future</b>
Storm Water Fund	0	0	0	0	0	0	1,200,000
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

#### Budget Impact

This project will tend to reduce annual maintenance costs and reduce the flood risk for properties adjacent to Huntingdon pond.

2026 through 2030  
**Capital Improvement Plan - Water & Sewer Improvements**  
 Minnetonka, MN - CIP  
**Projects By Department**

Department	Project #	Priority	2026	2027	2028	2029	2030	Total
<b>Public Works</b>								
Opus Area Utility Infrastructure	WSS-26909	3	250,000	250,000	250,000	250,000	250,000	<b>1,250,000</b>
Sewer - Infiltration and Inflow Reduction Program	WSS-26908	3	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
Sewer - System Sustainability Improvements	WSS-26907	2	750,000	750,000	2,500,000	1,500,000	1,500,000	<b>7,000,000</b>
Water - Miscellaneous Piping & Improvements	WSS-26901	2	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
Water - Removal of Excavated Soil	WSS-26903	2		100,000		110,000		<b>210,000</b>
Water - System Sustainability Improvements	WSS-26904	2	350,000	900,000	400,000	1,050,000	1,100,000	<b>3,800,000</b>
Water - Tower Maintenance	WSS-26902	2	85,000	90,000	30,000	205,000	105,000	<b>515,000</b>
Water - Trunk Utility Line Replacement	WSS-26905	2						<b>0</b>
Water - Water Meter Replacement Program	WSS-26906	2	3,000,000	3,500,000				<b>6,500,000</b>
	<b>Public Works Total</b>		<b>4,835,000</b>	<b>6,010,000</b>	<b>3,620,000</b>	<b>3,575,000</b>	<b>3,435,000</b>	<b>21,475,000</b>
	<b>GRAND TOTAL</b>		<b>4,835,000</b>	<b>6,010,000</b>	<b>3,620,000</b>	<b>3,575,000</b>	<b>3,435,000</b>	<b>21,475,000</b>

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26909  
**Project Name** Opus Area Utility Infrastructure

<b>Total Project Cost</b>	\$1,250,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	3 Expansion of New/Existing
<b>Status</b>	Active		

#### Description

This item provides for evaluation of water and sanitary sewer system infrastructure needs and capacity upgrades to the Opus II Area. Existing system capacity evaluation and modeling efforts began in 2020 and continue as development occurs. These efforts will prioritize projects to create capacity in the systems and support additional growth in the area.

The recommended improvements are as follows:

- 2026: Watermain & Sewer Installation
- 2027: Watermain & Sewer Installation
- 2028: Watermain & Sewer Installation
- 2029: Watermain & Sewer Installation
- 2030: Watermain & Sewer Installation

This project is consistent with the policy of maintaining the city's infrastructure and will be implemented consistent with city infiltration and inflow (I&I) programs.

Televising can help identify issues with the sanitary sewer pipes. Televising data will also support ongoing evaluation of sewer infrastructure in advance of anticipated growth throughout the city projected by the 2040 comprehensive plan.

#### Justification

An influx of development and development proposals within the city's Opus II area has begun to be realized in recent years. and the 2040 comprehensive plan identifies this regional center continuing to see this level of growth into the future. The water and sanitary sewer infrastructure was generally installed in the late 1970's when the area was planned to be a commercial/industrial park. Changes to land use and intensification of properties will rely on the availability of capacity and reliability of this infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	250,000	250,000	250,000	250,000	250,000	1,250,000
<b>Total</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>1,250,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	250,000	250,000	250,000	250,000	250,000	1,250,000
<b>Total</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>250,000</b>	<b>1,250,000</b>

#### Budget Impact

This project will create operational efficiencies in ongoing maintenance of the sanitary sewer system as the city will use the data enhance the current system cleaning program. Timely and preventative maintenance also extends the useful life of the system.

**Capital Improvement Plan - Water & Sewer Improvements****Minnetonka, MN - CIP**

Project #	WSS-26908
Project Name	Sewer - Infiltration and Inflow Reduction Program

Total Project Cost	\$1,100,000	Contact	Utility Operations Engineer
Department	Public Works	Type	Improvement
Category	Water & Sanitary Sewer System	Priority	3 Expansion of New/Existing
Status	Active		

**Description**

The Metropolitan Council has implemented a policy that adds a surcharge for excess clear water from I/I that enters the sanitary collection system. This ongoing program is intended to reduce peak flows by correcting public sewer deficiencies.

Staff began studying excess clear water flow in 2005 for program development and implementation starting in 2007. The city recently completed its previous 10-year reduction plan, which included residential and commercial inflow inspections, the sealing of 180 manholes, and inflow reduction efforts to the system. A new 10-year reduction plan is being developed to continue reduction of I/I and keep the city from receiving a surcharge bill from the MCES.

The original MCES peak flow reduction program ended 2012, but projects are being planned in order to ensure continued compliance and address deficiencies that have been detected by ongoing investigations. The city has received multiple grants administered by the Met Council totalling approximately \$250,000 for reduction efforts.

Reduction efforts also help preserve capacity within the sanitary sewer system for continued growth predicted within the city.

**Justification**

MCES policy states that excess peak sewer flows can result in a surcharge billable to the City of Minnetonka. The city is currently compliant; however, the city needs to continually make improvements so that surcharges can be avoided in the future. Since the beginning of the program, it is estimated that 3.2 MGD of clear water has been removed from the city's sewer collection system.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
<b>Total</b>	<b>200,000</b>	<b>210,000</b>	<b>220,000</b>	<b>230,000</b>	<b>240,000</b>	<b>1,100,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
<b>Total</b>	<b>200,000</b>	<b>210,000</b>	<b>220,000</b>	<b>230,000</b>	<b>240,000</b>	<b>1,100,000</b>

**Budget Impact**

Reduction of clear water flow reduces the energy and treatments costs associated with the Metropolitan Council's wastewater treatment expenses that are billed back to the city. Currently, the city pays \$442,000 per month for sewage treatment.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26907  
**Project Name** Sewer - System Sustainability Improvements

<b>Total Project Cost</b>	\$7,000,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for ongoing sustainability and optimization improvements to the sanitary sewer infrastructure including: lift stations, emergency generators, forcemain piping, and sewer pipe inspections.

The recommended improvements are as follows:

2026: Rehabilitate Minnetonka Blvd. lift station, televise trunk sewer - Phase 5.

2027: Rehabilitate Acorn Ridge lift station and rehabilitate Fairchild Avenue lift station.

2028\*: Moorland Rd. lift station and Glen Lake lift station and forcemain.

2029\*: Rehabilitate Pine lift station and Sparrow Road lift station

2030\*: Rehabilitate Caribou Drive lift station and Gaywood Drive lift station

\*The city is currently completing an infrastructure asset management plan that includes infrastructure condition and criticality assessments. The results of the plan may reprioritize the projects identified in 2028, 2029 and 2030 in the 2027-2031 CIP.

#### Justification

A majority of the sanitary sewer system was constructed in the late 1970's and early 1980's. The system consists of nearly 500 miles of sanitary sewer gravity main, 36 lift stations and associated forcemains, emergency generators, electrical controls, and mechanical pumps. As lift stations age, the pumps, motors, controls and piping need scheduled replacement to assure operability of the collection system. Sewer televising identifies necessary maintenance and repairs to the system to prevent more costly emergency repairs.

This project is consistent with the city's policy of maintaining the city's infrastructure and will be implemented consistent with city infiltration and inflow (I&I) programs.

Televising data will also support ongoing evaluation of sewer infrastructure in advance of anticipated growth throughout the city projected by the 2040 comprehensive plan.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	750,000	750,000	2,500,000	1,500,000	1,500,000	<b>7,000,000</b>
<b>Total</b>	<b>750,000</b>	<b>750,000</b>	<b>2,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>7,000,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	750,000	750,000	2,500,000	1,500,000	1,500,000	<b>7,000,000</b>
<b>Total</b>	<b>750,000</b>	<b>750,000</b>	<b>2,500,000</b>	<b>1,500,000</b>	<b>1,500,000</b>	<b>7,000,000</b>

#### Budget Impact

This project will save operational costs that result from the installation of energy efficient pumps and controls. Timely and preventative maintenance also extends the useful life of the system.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26901  
**Project Name** Water - Miscellaneous Piping & Improvements

<b>Total Project Cost</b>	\$1,100,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the unanticipated repairs of water and sewer lines that are found to be broke or deficient during the year.

While specific projects are not identified, improvements need to be fixed as they are discovered. Planned replacements associated with road improvement projects are shown on the street project pages.

Replacements are usually not associated with other projects, however, some deficiencies are uncovered with planned street or utility work.

#### Justification

Fixing deficient utilities minimizes the potential for liability of roads, utilities or other infrastructure when problems or failures are discovered.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
<b>Total</b>	<b>200,000</b>	<b>210,000</b>	<b>220,000</b>	<b>230,000</b>	<b>240,000</b>	<b>1,100,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	200,000	210,000	220,000	230,000	240,000	<b>1,100,000</b>
<b>Total</b>	<b>200,000</b>	<b>210,000</b>	<b>220,000</b>	<b>230,000</b>	<b>240,000</b>	<b>1,100,000</b>

#### Budget Impact

These improvements do not increase operating costs and in instances of water pipe, repairs can decrease operating costs.

The city performs annual leak detection testing on the entire system every fall to proactively identify and repair leaks within the system. This program has reduced the amount of water loss from the system by more than 100 million gallons per year.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26903  
**Project Name** Water - Removal of Excavated Soil

<b>Total Project Cost</b>	\$210,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the removal of excavated soils that accumulate over time from excavation repairs including watermain breaks and are stored at public works.

The excavated materials are bid and hauled by a contractor in the early spring of the year after seasonal load limits are removed.

Where possible, this material is used for a variety of city projects and is offered to contractors and developers if they are in need of clean fill. If the material is not used, it must be removed in order to make room for dirt that is continually accumulating.

#### Justification

In a year, the city accumulates approximately 5,000 cubic yards of material as a result of watermain repairs and other miscellaneous excavations. Approximately 6,400 cubic yards of material was removed in 2021 and 5,500 cubic yards was removed in 2023. Scheduled removal will now continue into the future in order to keep the size of the pile manageable.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	0	100,000	0	110,000	0	<b>210,000</b>
<b>Total</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>110,000</b>	<b>0</b>	<b>210,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	0	100,000	0	110,000	0	<b>210,000</b>
<b>Total</b>	<b>0</b>	<b>100,000</b>	<b>0</b>	<b>110,000</b>	<b>0</b>	<b>210,000</b>

#### Budget Impact

This project will not have any effect on operational costs.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26904  
**Project Name** Water - System Sustainability Improvements

<b>Total Project Cost</b>	\$3,800,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the implementation of the findings of the Water Sustainability and Optimization study that was completed for the city's water and sewer utility in 2014.

The recommended improvements are as follows:

- 2026: Air Relief Valve, Well and Roof Replacements
- 2027: WTP#14 Media, Air Relief Valve, Well and Roof Replacements
- 2028\*: Air Relief Valve, Well and Roof Replacements
- 2029\*: WTP#12 Media, Air Relief Valve, Well and Roof Replacements
- 2030\*: WTP#11 Media, Air Relief Valve, Well and Roof Replacements

This project implements the recommendations of the sustainability and optimization study completed in 2014 and updated for costs in February of 2018 for the city's 8 water treatment plants, 18 wells and 2 booster stations.

\*The city is currently completing an infrastructure asset management plan that includes infrastructure condition and criticality assessments. The results of the plan may reprioritize the projects identified in 2028, 2029 and 2030 in the 2027-2031 CIP.

Definitions:

- WTP - water treatment plant
- VFD - variable frequency drive

#### Justification

A majority of the water system was constructed in the late 1970's and early 1980's. As a result, many of the components are approaching the end of their design life and need to be replaced. A sustainability plan was presented to the council in 2014 and this project schedule follows that plan.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	350,000	900,000	400,000	1,050,000	1,100,000	<b>3,800,000</b>
<b>Total</b>	<b>350,000</b>	<b>900,000</b>	<b>400,000</b>	<b>1,050,000</b>	<b>1,100,000</b>	<b>3,800,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	350,000	900,000	400,000	1,050,000	1,100,000	<b>3,800,000</b>
<b>Total</b>	<b>350,000</b>	<b>900,000</b>	<b>400,000</b>	<b>1,050,000</b>	<b>1,100,000</b>	<b>3,800,000</b>

#### Budget Impact

This project will save operational costs that result from the installation of energy efficient pumps, motors and VFD's.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26902  
**Project Name** Water - Tower Maintenance

<b>Total Project Cost</b>	\$515,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the scheduled painting, inspection and maintenance of the city's eight water storage structures consisting of seven towers and one underground reservoir.

Major repair projects are bid up to one-half year prior to the scheduled work. Washing will be scheduled in the year that the cleaning is needed.

The recommended improvements are as follows:

2026: Wash Ridgedale Tower, Plymouth Tower and Lake Street Tower.

2027: Wash Bren Tower, Hathaway Tower and Tanglen Tower.

2028\*: Wash Williston Tower.

2029\*: Water Storage Facilities Condition Assessment and Wash Ridgedale Tower, Lake Street Tower and Plymouth Tower.

2030\*: Wash Bren Tower, Hathaway Tower and Tanglen Tower.

This project is consistent with the city's practice of maintaining its infrastructure. Costs vary from year to year due to the size and condition of the tanks.

\*The city is currently completing an infrastructure asset management plan that includes infrastructure condition and criticality assessments. The results of the plan may reprioritize the projects identified in 2028, 2029 and 2030 in the 2027-2031 CIP.

#### Justification

Scheduled maintenance and repair of the city's water storage structures extends their useful life and is important for public perception regarding water quality. In 2017, tank conditions were re-evaluated and the maintenance schedule was updated in order to identify the order of tank improvements.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Construction/Maintenance	85,000	90,000	30,000	205,000	105,000	515,000
<b>Total</b>	<b>85,000</b>	<b>90,000</b>	<b>30,000</b>	<b>205,000</b>	<b>105,000</b>	<b>515,000</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	85,000	90,000	30,000	205,000	105,000	515,000
<b>Total</b>	<b>85,000</b>	<b>90,000</b>	<b>30,000</b>	<b>205,000</b>	<b>105,000</b>	<b>515,000</b>

#### Budget Impact

Timely inspection, touch-up and washing extends the useful life and appearance of the surface coating systems.

## Capital Improvement Plan - Water & Sewer Improvements

### Minnetonka, MN - CIP

**Project #** WSS-26905  
**Project Name** Water - Trunk Utility Line Replacement

<b>Total Project Cost</b>	\$0	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

#### Description

This item provides for the systematic replacement of trunk water main throughout the system. Trunk pipelines deliver bulk water to various parts of the system. Failure of trunk lines can potentially have widespread negative impacts across the system.

2027 - Excelsior Blvd Trunk Watermain Replacement (See sheet MSA-27701)

The Excelsior Blvd. Improvements project includes rehabilitation of 12,500 feet of 18-inch diameter trunk watermain from County Road 101 to Woodland Road. This segment of watermain was installed between 1957-1973 and serves as the primary trunk line between Water Treatment Plant #11, Water Treatment Plant #15 and Hathaway Tower.

Projects are generally coordinated with street reconstruction, overlay, and trail improvement programs.

\*The city is currently completing an infrastructure asset management plan that includes infrastructure condition and criticality assessments. The results of the plan may reprioritize the projects identified in 2028, 2029 and 2030 in the 2027-2031 CIP.

#### Justification

A significant portion of the Minnetonka water distribution system was originally constructed from 1955-1975. As these pipes continue to age, the natural deterioration of the pipe material cause leaks and breaks to occur within the system, leading to service outages, loss of treated water and costly emergency repairs. Systematic rehabilitation of the water distribution system will reduce the risks and costs associated with emergency repairs.

This project is consistent with the policy of maintaining the city's infrastructure.

<b>Expenditures</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Planning/Design/Engineering	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

<b>Funding Sources</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
Utility Fund	0	0	0	0	0	0
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Budget Impact

Projects do not increase operating expense, in most cases reduce maintenance, and repair costs.

# Capital Improvement Plan - Water & Sewer Improvements

## Minnetonka, MN - CIP

**Project #** WSS-26906  
**Project Name** Water - Water Meter Replacement Program

<b>Total Project Cost</b>	\$8,500,000	<b>Contact</b>	Utility Operations Engineer
<b>Department</b>	Public Works	<b>Type</b>	Improvement
<b>Category</b>	Water & Sanitary Sewer System	<b>Priority</b>	2 Important-Provide Efficiency
<b>Status</b>	Active		

### Description

This item provides for the replacement of the city's water meter stock.

Replacement meters may be an automated radio-read, fixed network or cellular read type.

The project originally proposed a 6 year replacement schedule, however, due to efficiency of replacement, it is proposed for acceleration to be completed over a 4 year period. The project is beginning with replacement of residential meter bodies followed by the replacement of commercial, industrial, and institutional meters. Infiltration and inflow (I&I) inspections are scheduled to be completed with meter replacement.

The replacement of meters will also support water conservation efforts by the city by increasing accuracy of water use readings and detection of leaks.

### Justification

The current commercial water meter stock is nearing the end of its useful life and warrants replacement to assure accurate readings and enhanced customer service.

Commercial, industrial, and institutional meter bodies were originally installed in 2001. Residential meters, registers, and readers were originally installed from 2007-2009. This equipment is expected to have a 20-year service life, so nearly all of the existing meters will be due for full replacement by 2029.

This project is consistent with the policy of maintaining the city's infrastructure.

Prior	Expenditures	2026	2027	2028	2029	2030	Total
2,000,000	Equip/Vehicles/Furnishings	3,000,000	3,500,000	0	0	0	6,500,000
	<b>Total</b>	<b>3,000,000</b>	<b>3,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,500,000</b>

Prior	Funding Sources	2026	2027	2028	2029	2030	Total
2,000,000	Utility Fund	3,000,000	3,500,000	0	0	0	6,500,000
	<b>Total</b>	<b>3,000,000</b>	<b>3,500,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6,500,000</b>

### Budget Impact

Replacement of the current radio-read technology with automated radio-read, fixed network or cellular technology will allow the city and users to detect leaks in real time, reducing the total amount of unintended water loss throughout the system.

This project will not affect operating costs.

# Minnetonka Trail Improvement Plan Unfunded Segments 2026-2030

## Unfunded Trails Segments

By Rank

1 - 20

21 - 40

41 - 60

Light Rail Station

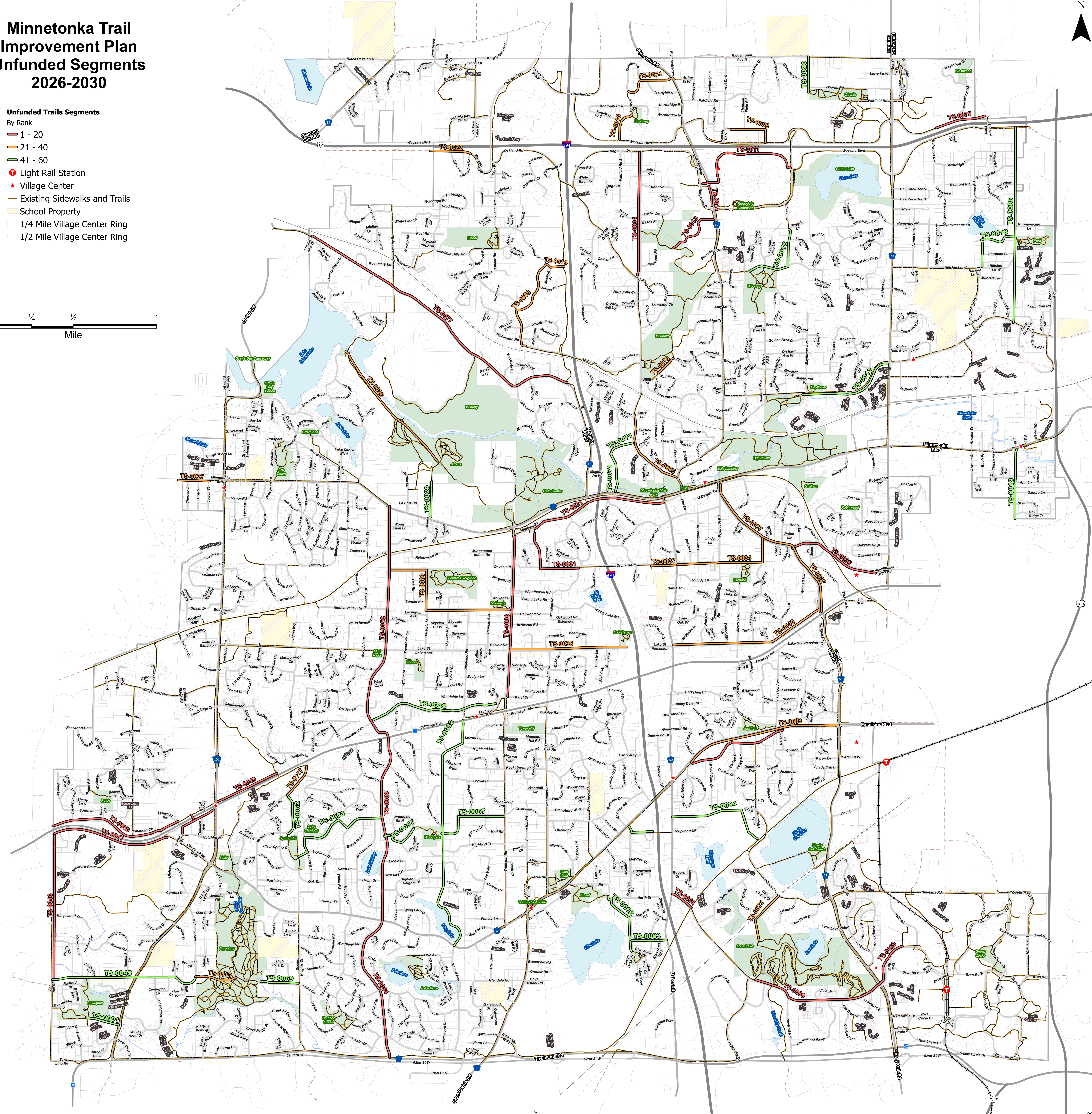
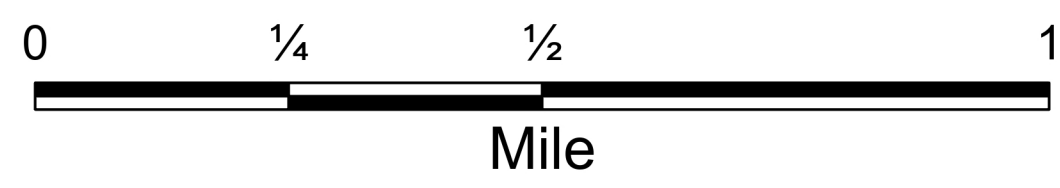
Village Center

Existing Sidewalks and Trails

School Property

1/4 Mile Village Center Ring

1/2 Mile Village Center Ring



# 2026 - 2030 PROPOSED LOCAL STREET CONSTRUCTION

**LEGEND**

**RECONSTRUCTION**

- 2026
- 2027
- 2027/2028
- 2030

**ENGINEERING MILL & OVERLAY**

- 2026
- 2028
- 2029
- 2030

**ENGINEERING RECLAIM**

- 2028

**PUBLIC WORKS OVERLAY**

- 2026
- 2027
- 2028
- 2029
- 2030

**PUBLIC WORKS MAINTENANCE OVERLAY**

- 2026
- 2027
- 2028
- 2029
- 2030

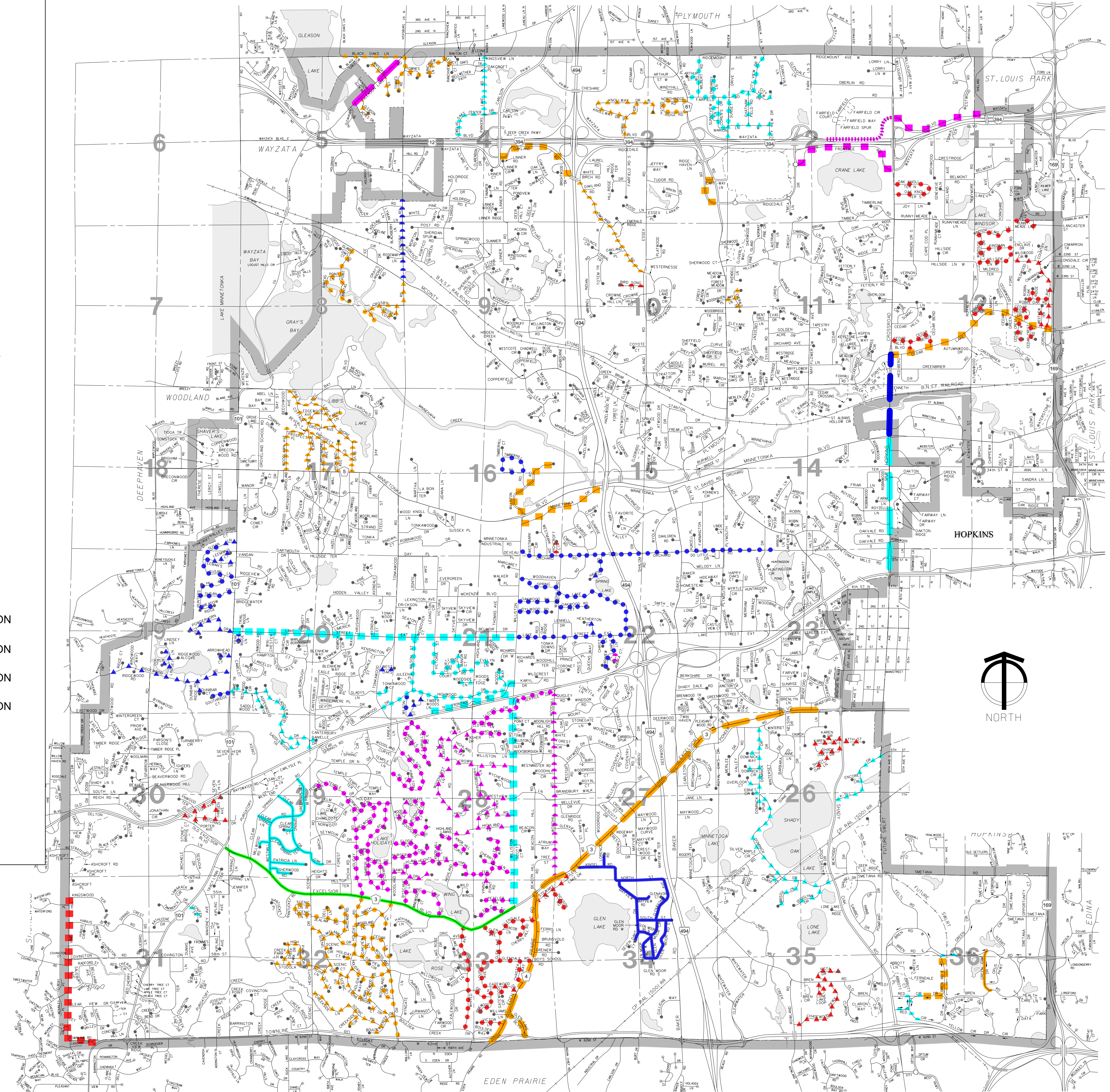
**NEIGHBORHOOD REFURBISHING**

- 2026
- 2027
- 2028
- 2029
- 2030

**COUNTY ROAD PROJECTS**

**PROJECTS BY OTHERS**

- 2026 COUNTY ROAD PAVEMENT REHABILITATION
- 2027 COUNTY ROAD PAVEMENT REHABILITATION
- 2028 COUNTY ROAD PAVEMENT REHABILITATION
- 2030 COUNTY ROAD PAVEMENT REHABILITATION



**Resolution No. 2025-**

**Resolution Adopting the 2026-2030 Capital Improvements Program**

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Be it resolved by the City Council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

1.01. The preliminary 2026-2030 Capital Improvements Program was presented for consideration to and discussed by the City Council on June 16, 2025.

1.02. As a result of those deliberations, it was concluded that the Capital Improvements Program attached to the agenda packet of the City Council meeting of Sept. 8, 2025 provides for an effective and orderly allocation of resources for the community's needs.

Section 2. Council Action.

2.01. The 2026-2030 Capital Improvements Program as discussed and attached to the agenda packet of the City Council meeting of Sept. 8, 2025 is hereby adopted.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 8, 2025.

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Brad Wiersum, Mayor

ATTEST:

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Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 8, 2025.

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Becky Koosman, City Clerk

**City Council  
Agenda Item 14.C  
Meeting of September 8, 2025**



**Title:** Items relating to the 2025 preliminary tax levies and the 2026 preliminary budget

**Report from:** Darin Nelson, Finance Director

**Submitted Through:** Erik Nilsson, City Attorney  
Moranda Dammann, Assistant City Manager  
Mike Funk, City Manager

**Presenter:** Mike Funk, City Manager & Darin Nelson, Finance Director

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**Action Requested:** Motion

**Form of Action:** Resolution

**Votes needed:** 4 votes

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**Summary Statement**

City staff is pleased to propose to the city council a 2025 property tax levy, collectible in 2026, and a 2026 budget consistent with our strategic goals and community values. Within that framework, the budget recommendations presented are both forward-looking and responsive to the community and the city council's concerns, specifically to ensure that city services are maintained. The proposal aligns with the reaffirmation by a considerable majority of Minnetonka community survey respondents that they would support an increase in taxes to maintain current city service levels. The recommendations are built using long-term forecasts, including a conservative eye on the national economy. Staff recommends increasing the 2025 preliminary base city levy by 4.6 percent with an additional 2.60 percent dedicated to continuing public safety master plan implementation, and an additional 0.735 percent dedicated to future debt service related to community facility and/or fire station #2 improvements, for a total city levy increase of 7.935 percent.

As always, the City of Minnetonka will continue to provide the excellent services that our residents and businesses have come to expect, and at a reasonable value, both in 2026 and well into the future.

**Recommended Action**

Motion to adopt the resolutions.

**Strategic Plan Relatability**

Financial Strength

The city's six strategic priorities drive the development and direction of the annual budget.

**Financial Consideration**

Yes

This action sets the 2025 preliminary tax levies collectible in 2026 and establishes a preliminary 2026 budget.

**Background**

See attached supplemental background report.

**ATTACHMENTS:**

Supplemental Background Report

2026 Preliminary General Fund Budget

Resolution- Preliminary 2025 tax levy, collectible in 2026, and a preliminary 2026 budget

Resolution- Preliminary 2025 tax levy, collectible for 2026, for the Bassett Creek Watershed  
Management Tax District

Resolution- Canceling a debt service levy for taxes payable in 2026

Addendum

## Supplemental Background Report

### **Background**

The [May 12, 2025](#), city council study session included a budget kickoff agenda item seeking council feedback on the 2025 budget priorities and direction on the property tax levy. The objective of the budget kickoff was to provide the city council with a high-level overview of the budget preparation process, factors affecting the budget, and the previously forecasted future levy estimates. The kickoff followed a series of department director reports from earlier in the spring that provided an overview of each department's operations, prior year highlights, upcoming goals and innovations, and finally, the department's challenges.

Since the May kickoff, department directors and city management have been working diligently to forecast revenues, expenditures and other factors influencing the budget and levy. Several dynamics are influencing this year's levy request, further outlined in this report.

City staff have a historical approach and budget philosophy to create a needs-based budget. The proposed 2026 budget is the same. As such, staff recommends increasing the 2026 preliminary city levy by 7.935 percent. A breakdown of the 7.935 percent includes: 4.6 percent for General and Special Revenue Funds operations, existing debt service, and Capital Improvement Program (CIP) funding (reviewed at the [Jun. 16, 2025](#), study session); 2.6 percent to continue implementation of the public safety master plan; and 0.735 percent dedicated to future debt service related to community facility and/or fire station #2 improvements.

The HRA (Housing and Redevelopment Authority) levy is programmed to remain flat for 2026 at \$300,000. This levy supports programs indicated in the preliminary Economic Improvement Program (EIP), which was also presented to the council at the [Jun. 16, 2025](#), study session.

Staff is always mindful of being responsible stewards of the public's tax dollars and continues to search for innovative ways to provide more cost-effective and efficient methods of service delivery.

### **Our Public Process**

State law requires cities, school districts and other government taxing jurisdictions to certify preliminary budgets and tax levies to the county by Sept. 30, 2025. This is the maximum amount the city can levy in 2025 for collection in 2026. Counties then report these preliminary levies and their potential property tax impacts via truth-in-taxation statements which are mailed to all property owners in early November.

Guided by the council's discussions in August and decisions at this meeting, staff will develop detailed budget requests for council's review in November and final adoption in December. At the upcoming Nov. 17 study session, staff will have a more complete picture of revenues and expenditures for the current year, along with any additional information available for forecasting 2026. The final 2025 levy, collectible in 2026, may be less than the preliminary levy approved by the council, but it cannot be greater.

Minnetonka always encourages input on its budget from the public. In addition to the information published on the proposed tax notices by Hennepin County and the public budget discussion scheduled for Dec. 8, 2025, residents and businesses will again have the opportunity to provide feedback via multiple avenues, all of which are publicized on the city's website and in the *Minnetonka Memo*. Staff will share comments with the council as budget options are considered, and updated information will consistently be posted in the *Memo* and on the city's website through [Minnetonka Matters](#).

## Long-Term Financial Planning and Sustainability

One of the city's six strategic priorities is financial strength, which focuses on being a financially responsible organization that delivers results. One of the desired outcomes of this priority is to improve alignment between service expenditures and identified priorities.

The budget, whether operational, capital, or a combination of both, always focuses on the strategic plan and ensures that budget initiatives without an outside mandate are in direct alignment with the strategic plan and its six priorities. The city is in the beginning stages of implementing a systematic and substantial change to its budgeting practices. Over the next year, staff will implement a priority-based budgeting practice to inventory city programs. This new practice will enable the city to reallocate resources to programs and areas that provide a more focused effort in achieving the council's desired outcomes.

The city's General Fund ended 2024 with a healthy unassigned fund balance of approximately 49 percent of the ensuing year's expenditure budget. This solid financial position was due partly to stronger-than-anticipated construction activity and departmental expenditures being less than the budget. Under the city's fund balance policy, the General Fund is required to have a year-end fund balance between 30 to 50 percent of the following year's operating budget. The city council may appropriate balances above 40 percent for one-time costs without ongoing financial commitments.

Excess fund balance within the General Fund is routinely programmed within the Capital Improvements Program (CIP) due to the one-time nature of the projects. The 2026 preliminary General Fund budget proposes transfers of \$2,550,000 to various CIP funds. These transfers will reduce the fund balance to an estimated 40 percent at the end of 2026. This time last year, staff were not anticipating having excess reserves within the General Fund for the 2026 and future years' budgets. This excess fund balance has allowed for a reduction in the CIP levy for 2026 by over \$500,000.

### 2026 Budget Initiatives and Influencing Factors

The preliminary 2026 General Fund budget is \$59.8 million, an increase of 7.8 percent or \$4.3 million. Similar to other service industries, personnel expenditures are the majority of the city's General Fund operating expenditures, accounting for nearly 80 percent of total expenditures. Due to the continued implementation of the public safety master plan, increases in healthcare insurance premiums, the implementation of the State of Minnesota's new Paid Family and Medical Leave program, and employee cost-of-living increases, personnel costs account for 90 percent of the entire increase in the General Fund operating budget.

#### *Public Safety Master Plan*

The 2026 budget is the third year of a five to six-year implementation plan to increase staffing across the police and fire departments. Discussions during the 2024 budget process concluded that implementing the public safety plan over five or six years would aid in minimizing the levy impact in any one year, but would still add levy increases of approximately 2.25 percent per year over this timeframe.

Over the last two years, the budget has included the hiring of five patrol officers, one sergeant, one detective and 12 firefighters. Nine of these firefighters were budgeted in 2025 as mid-year hires. Budgeting for mid-year hires can minimize the budget impact for the first year. Still, it has a direct effect on the second year's levy, as those positions need to be budgeted for the entire year, which for 2026 amounts to approximately \$630,000. The fire department is not requesting any new hires for 2026, as this will allow the department time to adjust to having a second

station staffed 24 hours a day and time to determine the next steps in renovating or rebuilding the satellite fire stations.

Additionally, a compensation review found that firefighters, lieutenants, and captains have fallen behind their market peers, due in part to recent changes in fire services, the professionalization of departments and increased recruitment efforts. To keep these positions within the city's compensation grid, staff recommends moving these groups to higher pay ranges, at an estimated cost of approximately \$370,000. While various implementation options were considered, anticipated higher revenue and cost savings in 2025 mean the increase will have minimal cost impact this year. In 2026, the percentage of increase is expected to decline as total wages grow, offsetting the adjustment and avoiding any unbudgeted costs. The public safety master plan calls for an additional 12 firefighters; these firefighters are tentatively scheduled to be included in the 2027 and 2028 budgets.

The Public Safety Master Plan identified community outreach as a vital component of modern policing and recommended an additional community engagement officer to further enhance the department's coordinated outreach and engagement activities. In 2021, the department participated in 113 events and is on track to participate in over 250 events in 2025. For this reason, the police department is requesting the hiring of an additional officer which will lead to the creation of a Community Engagement Unit. The cost of the additional officer is approximately \$140,000. This engagement officer would be the last licensed officer request for the police department related to the Public Safety Master Plan.

Also included in the 2026 budget is \$615,000 for the second year of the 10-year agreement with Axon for a suite of products that provides for tasers, body cameras, squad cameras, training equipment and a police records system. The annual cost of this agreement will be less in future years as the records management system implementation is completed over the next year or two. This 10-year agreement eliminates a number of future CIP purchases over this time frame, consolidating several technology applications under one umbrella to increase efficiency and provide access to the latest technological tools.

Drones as First Responders (DFR) is the last item that will need to be included in the operating budget. That item is being budgeted within the CIP for 2026, but will likely transition to the operating budget for 2027. The initiative supplants the need for additional officers that the public safety master plan called for in future years. The annual cost of this agreement is about \$300,000.

### *Personnel*

The city hired a consultant in 2024 to conduct a class and compensation study for its non-union employees. Historically, the city had provided a cost-of-living adjustment (COLA) and potential market increases for all positions. For non-union employees, each position was compared with similar positions within our comparable cities. However, many of these positions vary significantly from city to city, with different job responsibilities, which meant the annual market analysis took a substantial amount of staff time to complete and was somewhat subjective.

Under the former compensation system, every non-union employee had a different pay rate, which also caused issues with the required pay equity reporting to the State of Minnesota. The class and compensation study analyzed each non-union position, placing each into a specific grade with other city positions with similar responsibilities, which will solidify future pay equity compliance.

The study also analyzed the outside market rates among our comparable cities to ensure the city remains competitive. Each year, the council determines final COLA adjustments for union

and non-union wages. Adjustments for union wages are either set by existing union contracts or will be bargained through upcoming union contract negotiations, which the city council must approve. The 2026 preliminary budget is built on three percent COLA adjustments and a market rate adjustment range of zero to two percent, depending upon the bargaining unit or non-union wage scale. Estimated COLA and market increases within the General Fund amount to approximately \$1.45 million. The council will be asked to approve non-union adjustments for 2026 in December.

The city did receive relatively good news on the health insurance front. Premiums have been set to increase 8.9 percent for 2026, which is a slightly higher rate increase than in 2025. Unfortunately, anytime health insurance rate increases are less than ten percent, it feels like a win. Historically, the city and the employees share in the cost, with the city picking up 50-60 percent of the increase. Based on this calculation, the city's health insurance contribution is increasing by about \$480,000 within the General Fund for 2026.

Lastly, the 2026 budget includes an additional staffing request for two full-time employees. As previously mentioned, one position request is for a community engagement officer, directly related to implementing the public safety master plan. The second request is for a paralegal or similar type position within the legal department. With the hiring of additional officers within the police department, the prosecution division of the legal department is in need of assistance to handle the increased caseload. The 2026 cost of the legal position is about \$115,000 with salary and benefits.

#### *Facility Improvements*

On [May 6, 2024](#), the city council approved the Community Facilities study. This report reviewed a wide variety of potential options for the Glen Lake Activity Center, Community Center, Williston Fitness Center and The Marsh. Council approved the report, but that approval did not commit the council to specific projects or expenditures.

As a reminder from this time last year, staff included in the preliminary levy an additional two percent that would have been dedicated to improving The Marsh at an estimated cost of \$37 million. Staff received feedback from the council that they support the purchase of The Marsh and the continued operations of the facility and the city's other community facilities. However, due to other budget priorities that are driving additional increases in the levy and the fact that other financing sources are limited at this time, it is prudent to hold off on the community facility improvements. The additional two percent levy increase was removed from the preliminary levy that was approved in September 2025.

On [May 12, 2025](#), the same night as the budget kickoff, staff also brought back a review of the community facilities study to receive additional feedback on potential improvements and to determine priorities moving forward. Council seemed willing to consider a first step or two in the plan, which revolved around the Glen Lake Activity Center and improvements to the community center.

Demolition of the Glen Lake Activity Center was estimated to be \$113,000 over a year ago, and the improvements to the community center were estimated to be \$2.74 million at that same time, which did not include design or engineering costs. The city received a bid for remodeling the community center right before purchasing The Marsh back in late 2021. That bid amount was approximately \$3.2 million. If the council approves moving forward with remodeling the community center, the earliest construction could start would be in late 2026 or early 2027, due to reservations that are currently on the books for 2026. It's safe to assume construction costs could be close to \$4 million by that time.

On [Apr. 28, 2025](#), the council reviewed the Minnetonka satellite fire stations' long-term needs assessment. The assessment provides several options for the four satellite fire stations, including identifying a range of costs and challenges.

Satellite station #2 is the most immediate need for the fire department. It can be done through either a remodel or a complete rebuild, with costs ranging from \$2.5 million for remodeling to \$9 million for a full rebuild.

Financing one or both of these projects is challenging. The Legislature did not approve the city's 2025 bonding request earlier this summer. Granted, that request was for The Marsh and the Opus Open Space area, but receiving that funding would have given the city some flexibility with other projects, such as the community center and the satellite fire stations. The city did submit another state bonding request for consideration in the 2026 legislative session. This upcoming year's request is for \$5.33 million to assist with reconstructing Fire Station #2. If the city were fortunate enough to receive the bonding request, the city would be responsible for matching the state contribution.

The two-year sales tax moratorium prohibiting cities from seeking legislative language during the 2024 and 2025 legislative sessions is over, but unfortunately, no new legislation was approved. This means cities will continue to first need legislative approval before going to the voters with a potential sales tax question. Sales tax remains a viable alternative for funding several projects within the city, but the timing of enacting a sales tax could still be a couple of years away.

Financing these improvements at this time needs to be done through the property tax levy, and at the budget kickoff meeting in May, the council seemed interested in taking a first step in advancing these projects. Staff is proposing an additional 0.735% increase in the levy, the first of a two-year increase, with the goal of issuing up to \$10 million in bonds for improvements to the community center and Fire Station #2. The annual debt service on \$10 million over 20 years is approximately \$810,000. The 2027 levy would also need to increase by \$405,000 to account for this bond issue.

If the council approves this additional levy for 2026, the \$405,000 would be placed in a capital project fund to be used specifically on this project for either future debt service or to reduce the bond issuance amount.

In addition, staff is planning to call the 2016B park bond at the Aug. 25 council meeting. The fund that accounts for the debt service related to this bond has sufficient fund balance to pay off the final two principal payments due in 2026 and 2027. The calling of this bond will provide about \$10,000 in interest savings. 2026 would have been the final levy year for this park bond. However, rather than reducing the levy by \$289,000, staff propose continuing the current levy for 2026 and transferring the \$289,000 to a fund designated for community center & fire station improvements. These dollars can then serve as a buy-down on the future bond issue.

The other reason for not reducing the debt service levy for the park bond is that the public safety bond issued in 2020 assumed the park bond levy would end in 2026, and subsequently increased with the debt service levy increasing starting in 2027. This increase in the principal repayment was done to maintain a constant levy over the term of the public safety bond. So if the levy is reduced by \$289,000 in 2026, it will need to be increased in 2027 by the same amount to account for the increased debt service payments on the public safety bond. Combining these two amounts would accumulate almost \$800,000 in fund balance to be used towards the project, which could reduce the potential bond issuance and resulting tax levy impact.

### *Other Budget Impacts*

Outside of implementing the public safety master plan and general cost increases associated with maintaining existing staffing levels, the 2026 General Fund budget does not add significant new costs to the budget other than the one new FTE request. Other budget impacts outside of personnel include:

- 2026 is a state general election year, which requires more election judges than odd-year elections. The 2026 budget accounts for an additional \$145,000 in election costs. A majority of these costs are built into the personnel budget.
- \$67,000 for implementing and an ongoing subscription for the Priority Based Budgeting software application.
- \$80,000 for a one-time cost to build out squad cars that have arrived after a backlog in production.
- \$16,000 for additional contracted legal services.
- \$75,400 for increases in software subscriptions, membership dues and training across all departments.

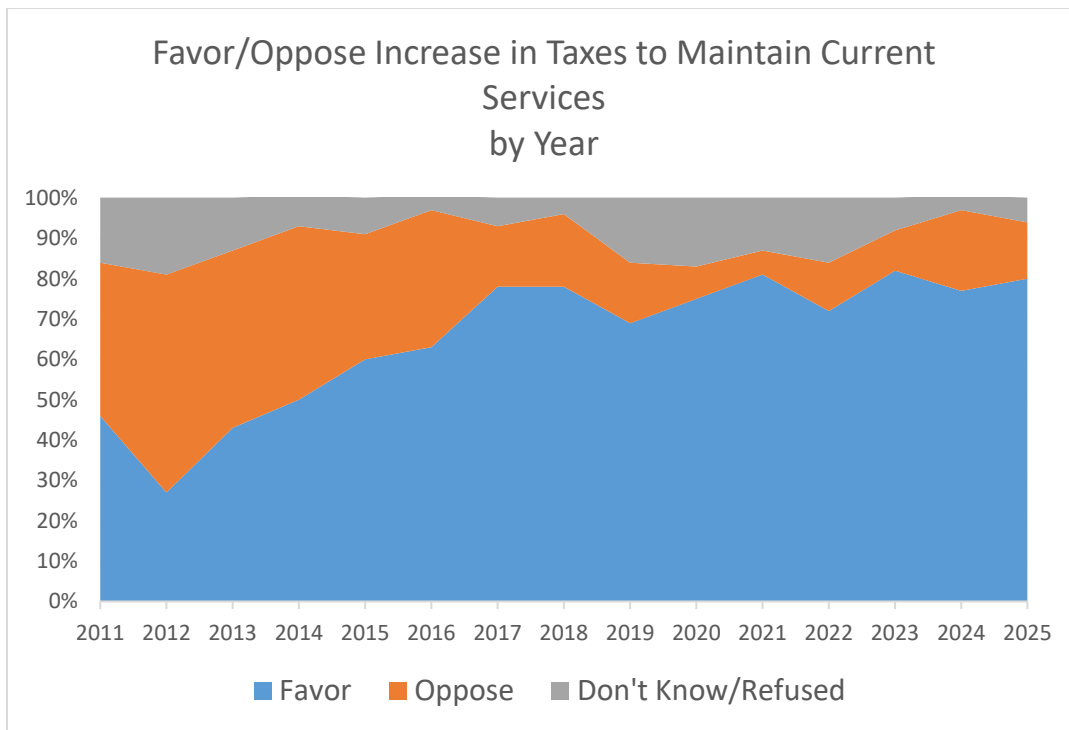
### *Inflationary Pressures*

Reports indicate that inflation in the metro area has stabilized over the past two years. The Minneapolis/St. Paul Consumer Price Index (CPI) through stood at 1.8 percent from July 2024 to July 2025, while the Municipal Cost Index (MCI) yearly change through June stood at 2.44 percent.

This inflation stabilization is good news; however, the inflationary numbers only measure the year-over-year price increases. The city is still experiencing high prices compared to a few years ago, and many of these cost pressures are not fully built into the budget. Staff is also starting to see price increases related to tariff surcharges. Similar to fuel surcharges added to invoices years ago, tariff surcharges are now beginning to appear. Nothing is built into the budget to account for any tariff-related surcharges. Staff will continue to monitor the situation and its impact.

### **2026 Preliminary Levy**

Since recovering from the recession beginning in 2014, the city's community survey has shown our taxpayers' consistent recognition of the value of city services and remarkable support for increasing taxes to maintain city services. In the 2025 survey, 80 percent of those who stated an opinion still favored such an increase. The following chart depicts the results from this same survey question dating back to 2011.



The 2026 proposed operating and capital budgets require an overall net increase in the city property tax levy of 4.6 percent to maintain city services.

This levy includes \$400,000 dedicated to the Ice Arena and The Marsh Special Revenue Funds for operating subsidies. Historically, the ice arena has had an annual transfer from the General Fund of \$100,000 to aid in covering operations. In 2026, Rink B's refrigeration system is scheduled to be replaced, which will reduce revenue during that downtime. Subsequently, an additional \$100,000 is being levied for the ice arena in 2026.

The Marsh has been self-sustaining through the original interfund loan approved by the council upon purchase. Initially, it was anticipated that the interfund loan would be fully expended within about two years of opening. However, memberships and subsequent revenues have been surpassing original expectations, which has allowed the loan proceeds to be stretched over a more extended period. As it stands today, the original interfund loan will provide backstop funding through the beginning of 2026. Thus, an additional \$200,000 has been added to the levy to continue supporting operations for the remainder of 2026. If by the end of the year it is determined that this entire amount will not be needed in 2026, the levy can be reduced before the final levy is set in December.

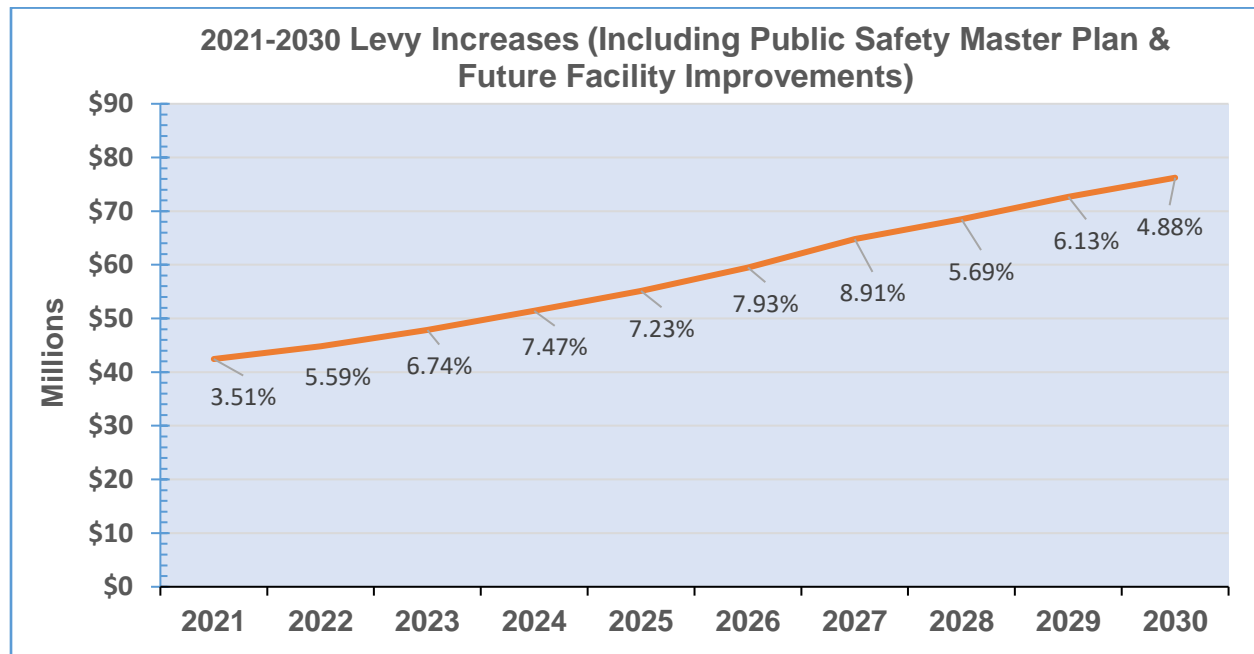
The remainder of the 2026 city levy includes a 2.6 percent increase related to continued implementation of the public safety master plan and an additional 0.735 percent levy increase dedicated to future improvements at the community center and/or satellite fire stations. Combining these levy-related items brings the total city levy increase to 7.935 percent. Although appearing separately on property tax statements, the HRA levy would remain unchanged from 2025, reducing the city's overall property tax increase from 7.935 percent to 7.892 percent.

### 2026 Levy Analysis

Operational Levy (thousands)	2025	2026	Change
City property taxes, current services	\$55,124	\$55,541	0.8%
Staffing COLA/Market		\$1,457	2.6%
Health Insurance		\$480	0.9%
MN Paid Family & Medical Leave		\$150	0.3%
New Paralegal Position		\$115	0.2%
<i>Subtotal</i>		<u>\$57,743</u>	<b>4.8%</b>
<b><i>Special Revenue Funds (Ice Arena &amp; Marsh)</i></b>		<b>\$400</b>	<b>0.7%</b>
<b><i>Capital Improvement Program</i></b>		<b>(\$513)</b>	<b>(0.9%)</b>
<b><i>Public Safety Investment</i></b>		<b>\$1,464</b>	<b>2.6%</b>
<b><i>Facility Improvements (Comm. Ctr./Fire St. 2)</i></b>		<u>\$405</u>	<b>0.735%</b>
<b>Total City Levy</b>	<b>\$55,124</b>	<b>\$59,499</b>	<b>7.935%</b>
<b>HRA Levy</b>	<b>\$300</b>	<b>\$300</b>	<b>0.00%</b>
<b>Total City Levies</b>	<b>\$55,424</b>	<b>\$59,799</b>	<b>7.892%</b>

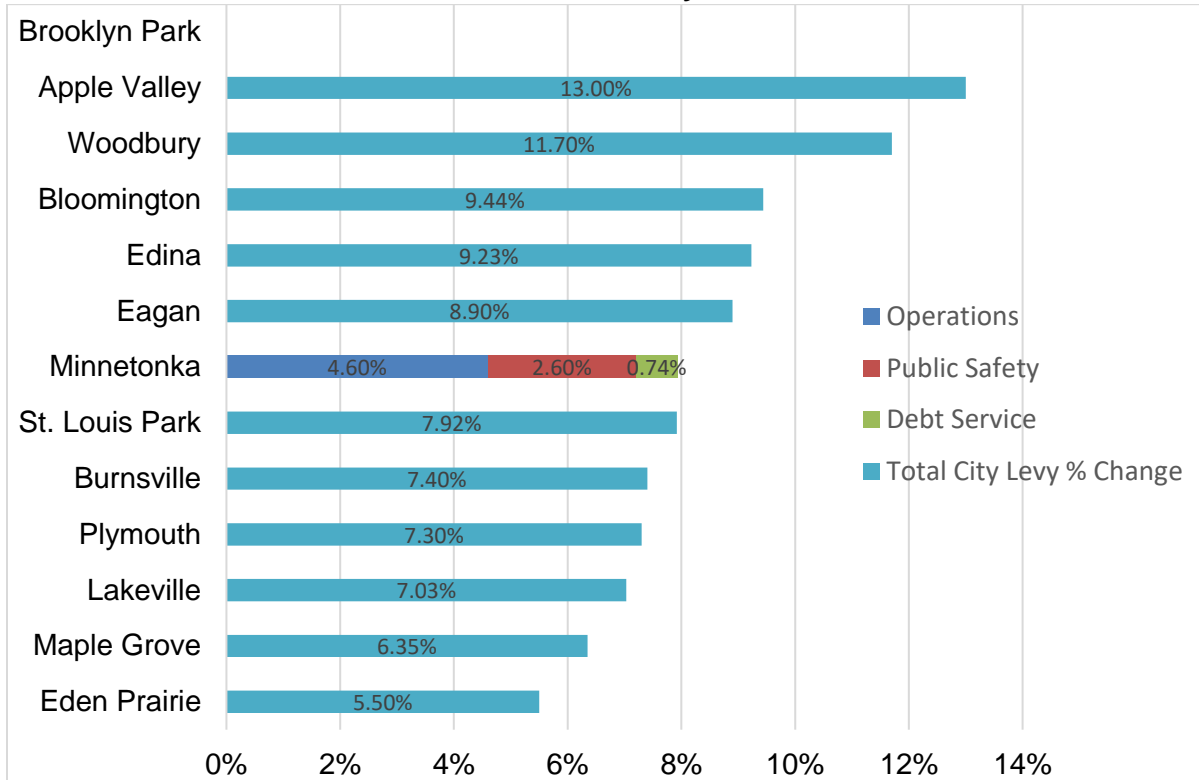
### Levy Forecast

The future years' levy forecasts (2027-2030) include both the continued implementation of the public safety master plan, along with funding for debt service related to possible community center and/or fire station improvements. The public safety master plan funding is scheduled to become fully funded in 2028, while the debt service community facility improvements bond is fully funded in 2027.



**Comparisons with Other Cities.** Below is a chart indicating the estimated preliminary 2026 levies for some of our comparable cities. These levy estimates may likely change before the cities adopt their official preliminary levies this month. As a reminder, each city is unique, and its tax levies can vary for many reasons. Similar to most of our comparable cities, Minnetonka does not and will not receive LGA in 2026. Equally important, unlike many other cities, Minnetonka does not rely upon special assessments to fund street reconstruction and maintenance.

**Estimated 2026 Preliminary Tax Increases**

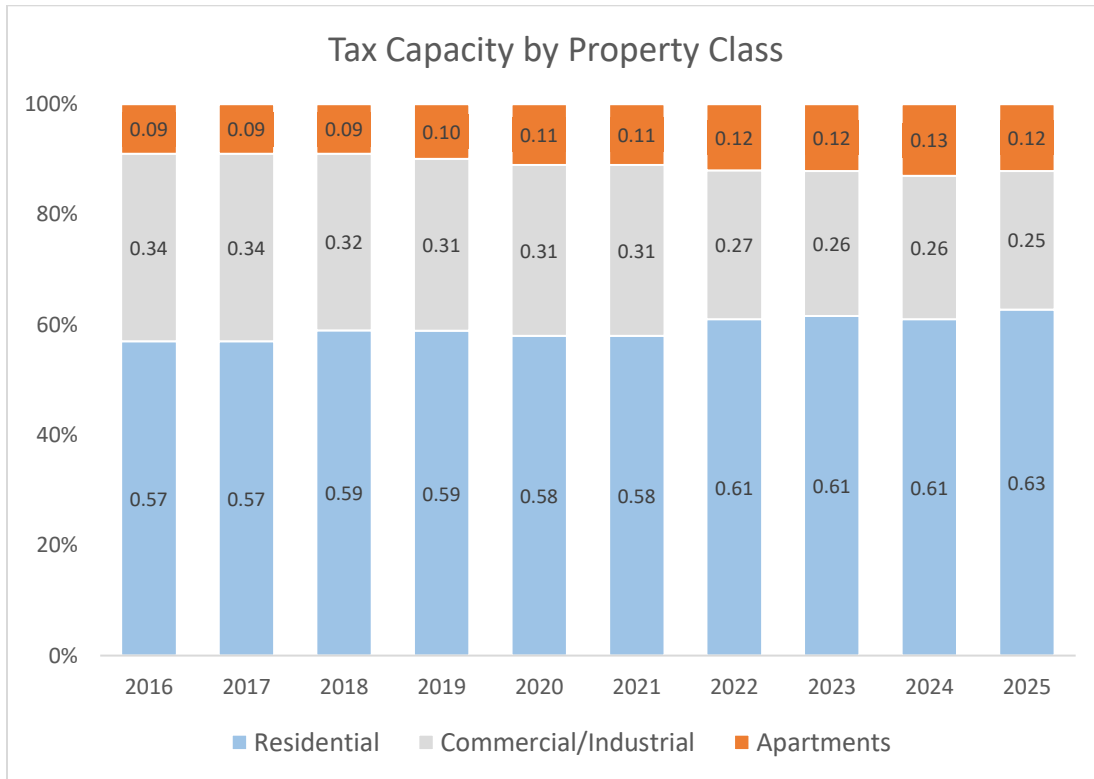


**Homeowner Impacts.** New development and redevelopment in the city again increased the city's property tax base last year, as reported in March by the city assessor. The city experienced approximately \$81.2 million in improved value in 2025. Over the previous ten years, the city's assessed market value has increased by 60 percent. A portion of that increase results from improved real estate as opposed to market forces alone.

The table below outlines this year's growth (including new improvements) by primary property type.

	Overall Growth	Total Change (millions)
Single-household Residential	4.1%	\$300.4
Lakeshore	8.9%	\$49.8
Townhouses	2.3%	\$18.3
Condominiums	-0.7%	\$-4.9
Commercial	-0.5%	\$-8.0
Industrial	1.1%	\$4.3
Apartments	-1.2%	\$-21.8
Other Property Types	4.6%	\$9.0
<b>Total Change</b>	<b>2.6%</b>	<b>\$347.2</b>

The varying growth rates of the different property classifications equate to a shift in the property tax burden. The tax burden between property types tends to ebb and flow over time as market conditions affect properties differently. Most notably for taxes payable in 2023 (2022 valuation) was the increase in all residential housing property types. This residential increase caused a shift in tax burden towards all these property classes while shifting the tax burden away from commercial properties. The apartment growth over the last several years, mainly due to new construction, adds to the tax base and helps alleviate some tax burden for all taxpayers. The current reduction in commercial value is indicative of the market conditions for commercial office space.



Calculating the impact of changes in property taxes on homeowners in Minnesota requires a complicated mix of data and information that changes each year, some of which depends upon legislatively defined formulas, such as the state fiscal disparities program. Estimates indicate that a median-valued home that increased 3.8 percent to \$521,300 will see an annual increase of \$169 or 9.02 percent. Again, these percentages estimates and final calculations will likely change in either direction.

Fiscal disparities are shifting positively in the city's direction due to the decrease in commercial property. The city is contributing less to the pool and receiving a larger share of the distribution. The impact is not substantial, but it does help reduce the property tax impact for the city's property taxpayers.

### HRA LEVY

The city's first levy for housing and redevelopment began in 2009. State law limits levies, and the maximum rate is 0.0185 percent of a city's taxable market value, which equates to approximately \$2.5 million. On Jun. 16, the city council reviewed in a study session the 2026–2030 Economic Improvement Program (EIP), which recommends the 2026 HRA levy remain steady at \$300,000.

**City of Minnetonka**  
**2026 Preliminary General Fund Budget**

Object Account	2023 Actual	2024 Actual	2025 Budget	2026 Requested	\$ Change from 2025 to 2026	% Change from 2025 to 2026
<b>Revenues</b>						
Property Taxes						
4010 - AD Valorem Tax Levy	\$ 36,801,591	\$ 39,456,008	\$ 43,757,600	\$ 47,834,200	\$ 4,076,600	9.3%
4020 - Uncollectible Taxes	(66,403)	(60,705)	(200,000)	(200,000)	-	0.0%
4030 - Tax Penalties and Interest	(60,389)	2,156	24,000	24,000	-	0.0%
4050 - Tax Forfeit Sale Revenue	-	-	-	-	-	
<b>Total Taxes</b>	<b>36,674,799</b>	<b>39,397,459</b>	<b>43,581,600</b>	<b>47,658,200</b>	<b>4,076,600</b>	<b>9.4%</b>
Licenses & Permits	3,900,828	5,818,604	3,652,000	4,052,000	400,000	11.0%
Intergovernmental	1,646,303	2,256,519	2,321,900	2,000,600	(321,300)	-13.8%
Charges for Services	567,973	773,085	533,400	597,600	64,200	12.0%
Fines & Forfeitures	145,851	184,853	150,900	166,000	15,100	10.0%
Investment Interest	1,361,364	1,131,585	1,136,000	1,063,000	(73,000)	-6.4%
Recreation Charges	1,506,845	1,781,093	1,614,600	1,700,600	86,000	5.3%
Miscellaneous	1,203,094	1,075,920	943,000	973,400	30,400	3.2%
Transfers In	1,494,800	1,499,000	1,542,000	1,586,000	44,000	2.9%
<b>Total Revenues</b>	<b>48,501,857</b>	<b>53,918,117</b>	<b>55,475,400</b>	<b>59,797,400</b>	<b>4,322,000</b>	<b>7.8%</b>
<b>Expenditures</b>						
Personnel Services	35,783,228	38,867,199	43,105,900	46,958,700	3,852,800	8.9%
Supplies	2,131,980	2,030,124	2,156,300	2,175,300	19,000	0.9%
Other Services & Charges	8,553,392	8,930,175	10,036,700	10,585,200	548,500	5.5%
Operating Transfers Out	126,501	128,209	176,500	78,200	(98,300)	-55.7%
<b>Total Expenditures</b>	<b>46,595,101</b>	<b>49,955,707</b>	<b>55,475,400</b>	<b>59,797,400</b>	<b>4,322,000</b>	<b>7.8%</b>
<b>Revenues Over/(Under) Expenditures</b>	1,906,756	3,962,410	-	-	-	2.9%
<b>Other Financing Uses</b>						
Capital Transfers Out	3,600,000	1,625,000	900,000	2,550,000	1,650,000	183.3%
<b>Total Revenues Over/(Under) Expenditures after Transfer Out</b>	<b>\$ (1,693,244)</b>	<b>\$ 2,337,410</b>	<b>\$ (900,000)</b>	<b>\$ (2,550,000)</b>	<b>\$ (1,650,000)</b>	
<b>Expenditures by Department</b>						
10 - Mayor & City Council	\$ 297,713	\$ 410,108	\$ 421,300	\$ 483,400	\$ 62,100	14.7%
11 - General Administration	657,508	1,071,763	969,100	1,057,800	88,700	9.2%
12 - Community Center	523,330	543,119	721,300	758,300	37,000	5.1%
13 - IT	1,461,151	1,737,854	1,915,700	2,057,400	141,700	7.4%
14 - Legal	1,027,640	1,095,363	1,255,900	1,496,600	240,700	19.2%
15 - Finance	1,074,830	1,162,726	1,194,800	1,278,100	83,300	7.0%
16 - Assessing	881,618	943,856	1,066,300	1,125,100	58,800	5.5%
17 - Building Maintenance	1,883,465	1,841,815	2,145,100	2,296,800	151,700	7.1%
18 - Joint Recreation	2,126,807	2,171,626	2,500,200	2,539,600	39,400	1.6%
19 - Planning	908,104	732,650	1,041,800	942,800	(99,000)	-9.5%
20 - Engineering	1,569,468	1,625,836	1,766,900	1,887,100	120,200	6.8%
21 - Community Development	2,639,084	2,678,142	3,039,600	3,236,000	196,400	6.5%
22 - Street Maintenance	4,046,732	3,996,745	4,637,000	4,570,400	(66,600)	-1.4%
24 - Parks & Trails	2,381,110	2,512,397	2,558,900	2,661,200	102,300	4.0%
25 - Police	13,359,852	14,608,548	15,449,600	17,466,800	2,017,200	13.1%
26 - Fire	6,014,541	6,215,980	7,222,000	8,056,100	834,100	11.5%
28 - Senior Citizens	432,711	560,129	594,900	622,400	27,500	4.6%
29 - Environmental Health	381,308	381,314	440,100	456,000	15,900	3.6%
30 - MTKA Recreation	642,326	679,609	758,200	692,200	(66,000)	-8.7%
31 - Natural Resources	1,940,704	2,127,164	2,478,200	2,414,600	(63,600)	-2.6%
33 - City Manager	818,409	979,832	1,178,700	1,307,100	128,400	10.9%
34 - Human Resources	1,164,678	1,372,370	1,476,500	1,577,700	101,200	6.9%
35 - Contingency & Transfers	-	-	100,000	100,000	-	0.0%
36 - Communications	362,013	506,764	543,300	713,900	170,600	31.4%
<b>Total Departmental Expenditures</b>	<b>\$ 46,595,101</b>	<b>\$ 49,955,708</b>	<b>\$ 55,475,400</b>	<b>\$ 59,797,400</b>	<b>\$ 4,322,000</b>	<b>7.8%</b>

## Resolution No. 2025-

### **Resolution setting a preliminary 2025 tax levy, collectible in 2026, and a preliminary 2026 budget, and consenting to a special benefit tax levy of the Minnetonka Economic Development Authority**

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Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

#### Section 1. Background.

- 1.01. As required by state legislation under M.S. 275.065, municipalities are required to adopt a preliminary budget and tax levy by Sept. 30, 2025.
- 1.02. The law also requires that the city council hold a meeting to discuss the budget and property tax levy and, before a final determination, allows public input to its final adoption in December.
- 1.03. The law further requires the final levy be adopted on or before Dec. 28, 2025, and the final tax levy may not exceed the preliminary tax levy.

#### Section 2. Findings.

- 2.01. The city manager's preliminary 2026 budget of \$102,537,418 (the preliminary budget) appears reasonable and sufficient to fund the desired general municipal services, debt service supported by property taxes, and capital improvement program needs in 2026.
- 2.02. Preliminary general, special revenue, capital projects and debt tax levies of \$59,364,714 for levy in 2025, collectible in 2026, will fund the preliminary budget.
- 2.03. A preliminary tax abatement levy of \$95,000 for levy in 2025, collectible in 2026, is estimated to equate to revenues associated with and will fund commitments under the Ridgedale Mall development agreement adopted by the city council on April 15, 2013.

#### Section 3. Authorization.

- 3.01. The preliminary budget and tax levy is hereby approved.
- 3.02. Pursuant to Minn. Stat. Section 469.033, subd. 6, the city council consents to the Economic Development Authority in and for the City of Minnetonka (the "EDA") levying a special benefit tax levy in the amount requested by the Board of Commissioners of the EDA by resolution adopted on the date hereof.
- 3.03. The city clerk is hereby directed and ordered to transmit a certified copy of this resolution to the Hennepin County director of property tax and public records.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 8, 2025.

\_\_\_\_\_  
Brad Wiersum, Mayor

ATTEST:

\_\_\_\_\_  
Becky Koosman, City Clerk

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 8, 2025.

\_\_\_\_\_  
Becky Koosman, City Clerk

**Resolution No. 2025-**

**Resolution setting a preliminary 2025 tax levy, collectible for 2026, for the Bassett Creek Watershed Management Tax District**

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Be it resolved by the City Council of the City of Minnetonka, Minnesota, as follows:

Section 1. Background.

- 1.01. Minnesota state law requires special taxing districts to adopt a preliminary budget and tax levy by September 30 of this year.
- 1.02. The law also requires that the city council hold a meeting to discuss the budget and property tax levy and, before a final determination, allows public input to its final adoption in December.
- 1.03. The law requires a final levy be adopted after that public input and the final tax levy may not exceed the preliminary tax levy.

Section 2. Findings.

- 2.01. A preliminary tax levy of \$39,104 for the Bassett Creek Watershed Management District for levy in 2025, collectible in 2026, will fund the city's expenses for that tax district.

Section 3. Authorization.

- 3.01. The preliminary tax levy of \$39,104 for the Bassett Creek Watershed Management District is hereby approved.
- 3.02. The city clerk is hereby directed and ordered to transmit a certified copy of this resolution to the Hennepin County Director of Property Tax and Public Records.

Adopted by the City Council of the City of Minnetonka, Minnesota, on Sept. 8, 2025.

---

Brad Wiersum, Mayor

ATTEST:

---

Becky Koosman, City Clerk

ACTION ON THIS RESOLUTION:

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on Sept. 8, 2025.

---

Becky Koosman, City Clerk

**Resolution No. 2025-**

**Resolution canceling a debt service levy for taxes payable in 2026**

---

Be it resolved by the City Council of the City of Minnetonka, Minnesota as follows:

Section 1. Background.

- 1.01. The City previously issued its General Obligation Bonds, Series 2016B (the "Bonds"), dated July 27, 2016, in the original aggregate principal amount of \$10,000,000. A portion of the proceeds of the Bonds in the principal amount of \$2,440,000 (the "Open Space Bonds") financed open space improvements in the City. The Open Space Bonds are currently outstanding in the principal amount of \$535,000.
- 1.02. Due to the debt service fund having a sufficient fund balance to repay the outstanding principal and accrued interest of the Open Space bonds portion, the City Council authorized a resolution calling the remaining balance as of October 1, 2025.
- 1.03. The statutorily required levy related to this bond issuance for taxes payable in 2026 is no longer needed and can be canceled.

Section 2. Council Action.

- 2.01. The City Council is hereby canceling the 2016B General Obligation bond required debt service levy for taxes payable 2026 in the amount of \$289,170.

Adopted by the City Council of the City of Minnetonka, Minnesota, on September 8, 2025.

---

Brad Wiersum, Mayor

Attest:

---

Becky Koosman, City Clerk

**Action on this resolution:**

Motion for adoption:

Seconded by:

Voted in favor of:

Voted against:

Abstained:

Absent:

Resolution adopted.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the City Council of the City of Minnetonka, Minnesota, at a meeting held on September 8, 2025.

---

Becky Koosman, City Clerk



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

**TO:** City Council  
**FROM:** Darin Nelson, Finance Director  
**DATE:** Sept. 8, 2025  
**SUBJECT:** Item 14.C

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**ITEM #14.C - Items relating to the 2025 preliminary tax levies and the 2026 preliminary budget**

Staff received additional public comments after the publication of the staff report. See attached documents.

# Project Report

01 May 2025 - 08 September 2025

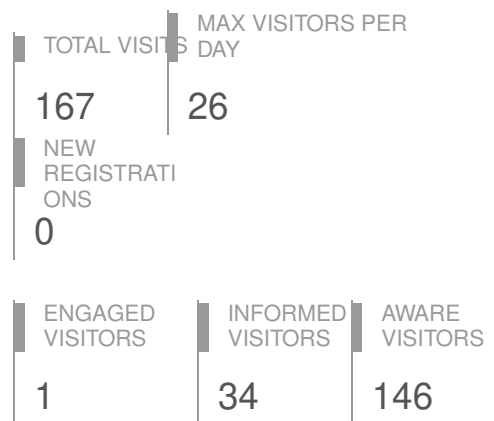
# Minnetonka Matters Minnetonka Budget



## Visitors Summary

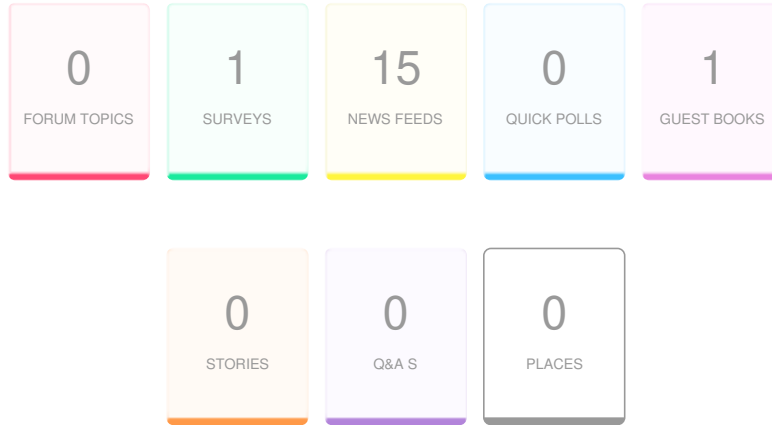


## Highlights



<b>Aware Participants</b>	<b>146</b>	<b>Engaged Participants</b>	<b>1</b>
<b>Aware Actions Performed</b>	<b>Participants</b>	<b>Engaged Actions Performed</b>	<b>Registered    Unverified    Anonymous</b>
Visited a Project or Tool Page	146		
<b>Informed Participants</b>	<b>34</b>	Contributed on Forums	0    0    0
<b>Informed Actions Performed</b>	<b>Participants</b>	Participated in Surveys	0    0    0
Viewed a video	0	Contributed to Newsfeeds	0    0    0
Viewed a photo	0	Participated in Quick Polls	0    0    0
Downloaded a document	0	Posted on Guestbooks	1    0    0
Visited the Key Dates page	0	Contributed to Stories	0    0    0
Visited an FAQ list Page	0	Asked Questions	0    0    0
Visited Instagram Page	0	Placed Pins on Places	0    0    0
Visited Multiple Project Pages	26	Contributed to Ideas	0    0    0
Contributed to a tool (engaged)	1		

## ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	2025-29 Capital Improvements Program	Published	10	0	0	0
Newsfeed	2025 Approved Budget	Published	10	0	0	0
Newsfeed	2024-28 Capital Improvements Program	Published	7	0	0	0
Newsfeed	Study Session 2026 Budget Presentation	Published	3	0	0	0
Newsfeed	2024 Approved Budget	Published	1	0	0	0
Newsfeed	2023 Budget	Published	0	0	0	0
Newsfeed	2022 Annual Comprehensive Financial Report	Published	0	0	0	0
Newsfeed	Study Session 2024 Budget Presentation	Published	0	0	0	0
Newsfeed	2024 Preliminary Budget & Levy presentation	Published	0	0	0	0
Newsfeed	Office of State Auditor Performance Measurement Report	Published	0	0	0	0
Newsfeed	2024 Tax Notice Insert	Published	0	0	0	0
Newsfeed	Study Session 2025 Budget Presentation	Published	0	0	0	0
Newsfeed	2025 Preliminary Budget & Levy presentation	Published	0	0	0	0
Newsfeed	2025 Tax Notice Insert	Published	0	0	0	0
Newsfeed	Study Session 2025 Budget Presentation	Published	0	0	0	0

## ENGAGEMENT TOOLS SUMMARY

Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Guest Book	Budget Feedback	Published	20	1	0	0
Survey Tool	Share your feedback	Draft	0	0	0	0

# GUEST BOOK

## Budget Feedback

Visitors <b>20</b>	Contributors <b>1</b>	CONTRIBUTIONS <b>1</b>
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08 September 25		
davidpaulson		
AGREES	DISAGREES	REPLIES
0	0	0

The presentation is clearly, clearly designed to justify this continued budget increase of three times inflation and 3 times the rate of income increases. Where are the more relevant data addressing these: 1. The historical rate of City budget increase compared to all of the CPI, the PPI he CCI and most importantly the MCI (Municipal Cost Index)? I cannot find them in the summary presentation, the Aug 18 packet or on Minnetonka Matters. Do they even show up in the main budget presentation? 2. Where is the discussion of the historical increase in City budget compared Hennepin County tax increases? Where is the discussion of what responsibilities of other government entities the City has taken over? 3. In the carefully worded polls the City sends out about tax increases, why are no hard numbers included, or even a simple limit to an acceptable increase included - to put a more relevant context to the questions? As presented in your online material, the wording appears as simple "push poll" manipulation to favor an outcome. 4. The City is proud of its communication on the budget, as stated it communicates via the Minnetonka Memo and hears citizens the September pre-approval and Dec final approval meetings. Please name the budget years in the last 20, or even 10, in which the City reduced the budget as a result of these listening sessions. 5. The City council frequently cites its "Values" as justification for increased spending above the rate of the cost of delivering current services. It created a Sustainability Commission just for that apparent purpose.. Where is the discussion of sustainability of the City taxes on the residential ability to pay for it? I cannot find that. Thank You for your fulsome answers. See you to night.