



**Wayzata City Council Workshop Meeting Agenda  
Wayzata City Hall Community Room, 600 Rice Street  
TUESDAY, JUNE 2, 2026**

**WORKSHOP TOPICS FOR DISCUSSION:**

1. 2050 Comprehensive Plan RFP Review (5:10-5:30 p.m.)
2. Discussion of CIP and Unallocated Fund Balance (5:30-6:10 p.m.)
3. Consideration of the Sale of Public Property (6:10-6:30 p.m.)
4. Discussion of Future Agenda Topics (6:30-6:40 p.m.)



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> June 2, 2026	<b>WORKSHOP AGENDA ITEM:</b> 1
<b>TITLE:</b> 2050 Comprehensive Plan RFP Review (5:10-5:30 p.m.)	
<b>PREPARED BY:</b> Alex Sharpe, Community Development Director, Nick Kieser, Parks and Environment Planner	
<b>REVIEWED BY:</b> Aurora Yager, City Manager	

### **DISCUSSION OBJECTIVE:**

To discuss and review the draft Request for Proposal to complete the Imagine 2050 Comprehensive Plan.

### **2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:**

#### *Sustain Community Character & Safety*

The City strives to manage thoughtful development that balances property rights with the existing character of Wayzata.

### **BACKGROUND:**

Every 10 years, cities in the seven-county metro area must update their Comprehensive Plans. The Plan establishes Wayzata's vision for future development and guides growth, redevelopment, and improvements through goals, policies, and maps.

State Statute requires the Metropolitan Council to review all Comprehensive Plans for conformance with metropolitan system plans and compatibility with adjacent and affected jurisdictions. Plans must be submitted to the Metropolitan Council by December 31, 2028, and to adjacent jurisdictions six months prior. To meet these deadlines, the City Council must adopt the final plan by June 1, 2028. Failure to submit an adopted plan may result in the Metropolitan Council withholding sewer permits and connections.

At the October 2025 workshop, the City Council expressed concerns regarding the cost of preparing the 2050 Comprehensive Plan. In response, staff met with Metropolitan Council representatives to clarify requirements and identify work that could be completed internally. A draft Request for Proposals (RFP) is attached, outlining required chapters and identifying whether each would be led by staff or consultants.

Staff anticipates leading the Parks and Trails, Climate, and Natural Systems chapters, with varying levels of collaboration on other sections. Completing work internally will require a significant commitment of staff time and resources.

The purpose of this workshop is to obtain Council feedback on the draft RFP and proposed approach. Based on that feedback, staff proposes the following schedule:

- Council authorization to release RFP: June 16, 2026
- RFP release: June 22, 2026
- Proposal deadline: July 13, 2026 (8:00 a.m.)
- Consultant interviews (if needed): July 20–24, 2026
- Contract approval: August 18, 2026

### **Advisory Committee**

Staff also intends to establish an advisory committee, including representatives from the Planning Commission, Parks and Trails Board, Energy and Environment Committee, the business community, and other stakeholders, to assist throughout the process.

### **Estimated Costs**

Preliminary estimates from three consultants indicate total costs of approximately \$275,000 to \$325,000, as previously shared with Council. In response to Council feedback, the draft RFP reflects a reduced scope, limited public engagement, and a focus on required elements, with staff leading much of the work. Consultant services would primarily support technical tasks that are beyond staff expertise, including modeling, mapping, and data analysis.

Recent contracts from peer cities range from approximately \$100,000 to \$450,000. Cities on the lower cost typically do not include items such as water, sewer and transportation modeling, which is a significant portion of larger budgets. These cities still complete these sections, but have traditionally budgeted for them out of water/sewer and transportation budgets. The modeling required for these systems is often significantly more expensive than the remainder of the plans combined. Additionally, cities with higher costs are typically associated with additional studies beyond Metropolitan Council requirements.

To manage costs, staff proposes completing several chapters internally and requiring consultants to provide cost estimates both by chapter and for the entire plan to determine if full consultant support could provide a substantive discount. This will allow the City to evaluate cost-saving opportunities or consider using multiple consultants based on subject matter expertise.

The City has been saving for this Comprehensive Plan update in its own separate fund since the last one was completed by transferring an annual allocation of 5% of permit revenue (averaging \$16,400 a year for the last five years). The fund balance in the Comprehensive Plan Fund is currently \$173,501. Some modeling costs may also be allocated to sewer and water funds, as these efforts support system operations.

A final budget for the 2050 Comprehensive Plan is not proposed at this time. Issuing the RFP will allow staff to develop a more conclusive final budget.

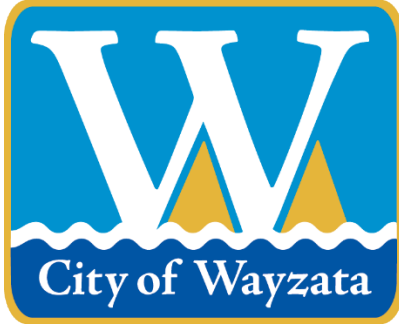
For comparison, the City spent approximately \$273,000 on the 2040 Comprehensive Plan, including \$53,000 for the Parks Master Plan. This total partially includes the cost of modeling for sewer/water and transportation but not the full amount due to some additional modeling being sought outside the original scope.

### **Discussion Questions**

1. Does the City Council have any questions or feedback regarding the draft RFP or proposed consultant selection timeline?
2. Are there additional stakeholders or community representatives that should be included on the advisory committee?

### **ATTACHMENTS:**

1. Comp Plan RFP - Council Final Draft



# Request for Proposals for Professional Services

## 2050 Wayzata Comprehensive Plan

*City of Wayzata*

\_\_\_\_\_, 2026

# Section 1: General Information

## 1.1 Objective

The City of Wayzata, Minnesota, is soliciting proposals for consulting services for development and adoption of a new city-wide Comprehensive Plan in compliance with the requirements of Minnesota Statute 473.858 and the Metropolitan Council issued City of Wayzata System Statement. The City is seeking qualified firms with considerable experience in community design, land use and transportation planning, community facilities, economic analysis and community engagement to update the city's Comprehensive Plan with the objective of providing the city with a clear vision for its future, the strategies and tactics needed to achieve that vision in an easy-to-read and legally defensible document.

## 1.2 Community Background

The City of Wayzata, Minnesota is located in western Hennepin County, and is part of the Minneapolis-St. Paul Metropolitan Statistical Area. The Twin Cities region is home to more than 3.8 million residents and is the 14<sup>th</sup> largest metropolitan area in the United States. According to the 2020 census, Wayzata's population is 4,434 which represents a small community in a growing metropolitan region. The City's population increased by 20 percent from 2010 to 2020.

The City of Wayzata has grown from a resort town in the nineteenth century to a vibrant suburban community, benefitting from being a premier gateway to Lake Minnetonka, as well as its proximity to the Minneapolis-St. Paul metropolitan area. The high standard of living and quality of life enjoyed by many of the community's residents is both a source of pride as well as an asset that attracts many new residents to the community.

## 1.3 Past Planning Initiatives

The City of Wayzata is required by the Metropolitan Council to adopt an updated Comprehensive Plan every ten years. The current 2040 Comprehensive Plan was adopted in May 2020 and updated in August 2023. As part of the adoption of the 2040 Comprehensive Plan and subsequent initiatives, the city has developed additional planning documents. The desired outcome of the 2050 Comprehensive Plan is a unified plan that replaces, references, aggregates, and/or incorporates all the planning documents as applicable. A list of these documents and links are provided below:

- 2040 Comprehensive Plan
- Wayzata Boulevard Corridor Study
- Wayzata City Operations Resilience Plan
- Design Standards
- Design Standards Handbook
- Strategic Plan
- Parks and Trails Master Plan
- 2019 Local Water Supply Plan (available upon request)
- 2019 Comprehensive Sewer Plan (available upon request)
- 2019 Surface Water Management Plan (on website)

## Section 2: Scope of Work

### 2.1 Plan Objectives

The results of this plan will help city staff, elected officials, stakeholders, and community members guide decision-making. The city is seeking consultants with extensive experience developing innovative Comprehensive Plans for cities similar to Wayzata's characteristics. The selected consultant will be responsible for the development of a plan consistent with Minnesota Statute 473.858 and the Metropolitan Council issued City of Wayzata System Statement in coordination with city staff, City Council, Advisory Committee, and the community.

This project will take a fresh look at previous studies and plans, existing conditions, market and economic realities, and resident stakeholder input to develop a strategically prepared plan. The plan should provide a measured assessment of present conditions and future opportunities using a solid, data-driven basis to evaluate city needs to formulate goals and implementation strategies.

Preferred consultants will have proven success designing municipal planning processes that set a city's long-term vision, values, goals, and deliverable to synergize local planning, policy, land use, zoning, capital improvement, and investment decisions. The preferred consultant should also have proven success in community engagement strategies.

### 2.2 Scope of Services

In the fall of 2025, the City Council reviewed the 2040 Comprehensive Plan and found that it provided a solid baseline for future plans. The 2050 Comprehensive Plan is intended to build upon past work, highlight successful themes, and incorporate new requirements.

Firms are expected to be familiar with the plan elements and processes required by the Metropolitan Council and address all applicable requirements for the City of Wayzata. Detailed information on minimum requirements and checklists can be found in the Local Planning Handbook available on the Metropolitan Council's website at Community Pages - Local Planning Handbook.

The City is seeking proposals for Chapters as required by the Metropolitan Council and itemized proposals for updates to existing chapters in the 2040 Plan. Firms are required to provide proposals for each Chapter individually, and as a single firm for the entirety of the 2050 Comprehensive Plan. The City may select a single firm to complete the Plan in its entirety or may select multiple firms to prepare individual chapters. If multiple firms are selected, the City will designate one firm to coordinate and compile the final document. Interested firms shall provide a separate cost proposal for final document compilation. The plan shall include an executive summary highlighting the major changes, goals, objectives, and action items using maps, charts, photos, tables, images, and graphics.

The following tables provide context on the estimated workload to update each Chapter. Each Sub-Chapter notes the author to show if City staff or the consultant will act as the lead to complete that specific section.

At a minimum, the following plan sections are required by the Metropolitan Council:

Chapter	Sub-Chapter Requirement	Extent of Update	Author
<b>Document Compilation</b>		New Requirements	Consultant - Staff Review
<b>Map Creation</b>		New Requirements	Consultant - Staff Review
<b>Land Use</b>	Forecasts and Community Designations	Update Existing	Staff - Community Development
	Existing Land Use	Update Existing Inventory	Staff - Community Development, New Mapping to be completed by consultant
	Future Land Use Plan	New Requirements/Analysis	Consultant - Staff Review
	Density Expectations	New Requirements/Analysis	Consultant - Staff Review
	Staged Development	Update Existing	Staff - Community Development
	Redevelopment and Infill	New Requirements/Analysis	Consultant - Staff Review
	Adjacent to Unincorporated Areas or with Orderly Annexation Agreements	Update Existing	Staff - Community Development
	Community Composition	New Requirements/Analysis	Consultant - Staff Review
	Historic and Cultural Assets	Update Existing	Staff - Community Development
	Aggregate Resources	Update Existing	Staff - Community Development
	Solar Resource Protection & Development	New Requirements/Analysis	Consultant - Staff Review
	Drinking Water Supply Management Areas (DWSMA)	New Requirements/Analysis	Consultant - Staff Review
<b>Housing</b>	Existing Housing Needs	Update New Inventory	Staff - Community Development
	Projected Housing Needs	New Assessment/Analysis	Consultant
	Housing Implementation Plan	New Requirements/Analysis	City Staff Lead, Consultant Compiled
<b>Transportation</b>	Roadways	Update Existing Models	Consultant To Prepare Models/Mapping
	Transit	Update Existing	Staff - Public Works, Consultant to Update Mapping
	Biking	Update Existing	Staff - Public Works, Consultant to Update Mapping
	Pedestrian	Update Existing	Staff - Public Works, Consultant to Update Mapping

	Freight	Update Existing	Staff - Public Works, Consultant to Update Mapping
	Travel Demand Management	New Requirements/Analysis	Consultant To Prepare Models/Mapping
	Equity and Inclusion	New Requirements/Analysis	Staff- Community Development to Lead, Consultant to provide support
	Climate and Natural Systems	New Requirements/Analysis	Staff- Community Development to Lead, Consultant to provide support
	Transportation Analysis Zone (TAZ)	New Requirements/Analysis	Staff- Community Development to Lead, Consultant to provide support
<b>Wastewater</b>	GIS Requirements	New Chapter - Previously Included in Chapter 8 - Community Facilities and Appendix E	Consultant, Public Works
	Areas Served by the Regional System (Urban Area)		Consultant, Public Works
	Areas Served by the Local Wastewater Treatment Systems (Rural Centralized Systems)		Consultant, Public Works
	Requirements for Areas Served by Private Communal Treatment Systems		Consultant, Public Works
	Requirements for Areas Served by Subsurface Sewage Treatment Systems (SSTS)		Consultant, Public Works
<b>Water Supply</b>	Source Water Protection	New Chapter - Previously Included in Chapter 8 - Community Facilities and Appendix C	Consultant, Public Works
	Privately-owned Wells and Non-municipal Water Supply Systems		Consultant, Public Works
	Municipal Community Public Water Supply Systems		Consultant, Public Works
<b>Surface Water</b>		New Chapter - Previously Included in Chapter 8 - Community Facilities and Appendix F	Consultant, Public Works
<b>Parks and Trails</b>	Regional Parks and Trails	Update Existing. Potential to reference P&T Master Plan.	Staff - Community Development
	Local Parks and Trails	Update Existing. Potential to reference P&T Master Plan.	Staff - Community Development

<b>Climate</b>	Climate Mitigation	New Chapter - Potential to reference Resilience Plan.	Staff - Community Development
	Climate Adaptation	New Chapter - Potential to reference Resilience Plan.	Staff - Community Development
<b>Natural Systems</b>		Update Existing	Staff - Community Development
<b>Implementation</b>	Implementation Actions	New Chapter	Consultant, Community Development, Public Works
	Capital Improvement Plan	New Chapter	Consultant, Community Development, Public Works
	Update Local Controls	New Chapter	Consultant, Community Development, Public Works

The following Chapters were included in the Wayzata 2040 Comprehensive Plan and provide the baseline for the 2050 plan but are not required plan elements. The City is seeking to streamline the 2050 Comprehensive Plan by updating these Chapters, so these additional Chapters will be optional based on City needs.

<b>Additional/Optional Chapters</b>		
<b>Chapter</b>	<b>Extent of Update</b>	<b>Author</b>
<b>Executive Summary</b>	Update Existing Chapter	Staff - Community Development
<b>Introduction</b>	Update Existing Chapter	Staff - Community Development
<b>Community Background</b>	Update Existing Chapter	Staff- Community Development to Lead, Consultant to provide support
<b>Historic Preservation</b>	Update Existing Chapter and Evaluate Incorporation into Existing Chapter	Consultant, Community Development
<b>Community Facilities</b>	Resource for Required Chapters - wastewater, water supply, and parks information in this section	Consultant, Public Works

### **2.3 Consultant Responsibilities and Public Participation Activities**

The consultant will coordinate work with city staff, City Council, and the Advisory Committee. The Community Development Director and Public Works Director will oversee the direction and quality of work of this consultant. At minimum, the consultant is responsible for undertaking the following public participation activities:

- Provide content for the project website and social media.
- Kickoff meeting with city staff.
- Draft Plan review meeting with city staff.
- A minimum of six meetings with the Advisory Committee.
- A minimum of five Council check-ins.

In addition, a separate bid should be included for these community engagement activities:

- Three community engagement events.
  - An emphasis on community engagement events for Wayzata's underrepresented groups.
- Potential for an online planning map tool to gather community input.

All of these items listed above shall include preparation time and materials. Initially, bi-weekly 30-minute check-in meetings are anticipated. As the project nears completion, weekly 1-hour meetings are expected.

### **2.4 Project Deliverables**

A draft plan submittal will be required for review and comment by city staff prior to completing the final report and plan. The consultant will be responsible for maintaining a website devoted to the project for the duration of the process. The website will be integrated into the city's website.

The city shall receive all original documents electronically in Microsoft Word, Excel, and PDF formats, including a PDF version of the entire plan for city use. Maps and plans shall be delivered electronically with the ability for the city to modify independently, if necessary, and be compatible with city GIS software. Any public facing documents including PDFs, websites, and mobile applications created for the City of Wayzata must conform to Web Content Accessibility Guidelines (WCAG) 2.1 Level AA guidelines.

### **2.5 Timeline**

A full Comprehensive Plan must be completed and submitted to adjacent municipalities and agencies for the mandated six-month review period by June 1, 2028. This will allow time to respond to comments before approval by the Planning Commission and City Council and submittal to the Metropolitan Council before December 31, 2028. Following submittal and review by the Metropolitan Council, additional updates may be needed prior to final adoption.

## **2.6 Budget**

The city will enter into a contract for professional consulting services based on a fixed price to the consultant for the specified scope of services. Incremental payments to the consultant will be made at the completion of major tasks with a “not to exceed” contract amount. Ten (10) percent of the contract price will be held as final payment upon delivery of the final products.

City staff is available to assist in completing various plan sections, provide greater detail, context, and history, gather and analyze data, assist in meeting facilitations, and offer technical support. Additionally, city hall is equipped with media projection, production equipment, an online survey tool, large format plotting and reproduction equipment, and meeting space. There is also meeting space available throughout the community at free or low cost.

The proposed budget total should include all expenses and materials to deliver the work product. The city requests a proposed line-item budget as part of the submittal package including a breakdown of the proposed costs for each chapter noted in the Scope of Services Section. The city will not be liable for any costs incurred by the consultant in the preparation of a proposal submitted in response to this RFP, in conduct of a presentation, or other activities related to responding to this RFP. No costs chargeable for work under this proposed contract may be incurred before receipt of either a fully executed contract with the city or specific written authorization from the City of Wayzata.

The final contract amount will be negotiated with the selected consultant/team. If the city is unable to negotiate a satisfactory contract with the selected firm, negotiations with that firm will terminate and the city may select another firm.

## **Section 3: Request for Proposal Requirements and Evaluation Criteria**

### **3.1 Proposal Time Schedule**

The anticipated project duration is approximately 12-18 months after the city directs the consultant to begin the project. Listed below are estimated dates and times of actions related to this RFP:

- RFP Release Date: June 22, 2026
- Deadline to Submit Proposals: 8:00 a.m. July 13, 2026
- Selection Interviews (if needed): July 20 - 24, 2026
- Contract Approval Date: August 18, 2026

### **3.2 Proposal General Expectations**

Consultants shall submit a concise proposal describing their capacity to manage the project and their experience with similar projects. The proposals should include a clear, dated outline of how the consultant will complete all tasks involved with this project. The City of Wayzata reserves the right to request additional information or seek clarification from a consultant or to allow for corrections of errors and/or omissions.

### 3.3 Proposal Elements

Although no specific proposal format is required, the following guidelines highlight features that are expected to be included within the proposal:

1. Cover Page
2. Cover Letter
  - a. No more than 2 pages
  - b. Identify the primary point of contact
3. Firm Description: Include a brief history and other pertinent information in relation to each firm on your proposed team.
4. Identify Qualifications of Assigned Personnel: The name(s) of the principal-in-charge and key technical/professional personnel to be assigned to the city together with a resume describing the experience and qualifications of each. An organization chart is also requested.
5. References: Provide names, phone numbers and email addresses for three (3) public client references who will attest to your firm's ability to undertake similar projects.
6. Recent Project Examples: A clear and concise statement, with examples, indicating the consultant's past performance and familiarity with the type of work sought under this RFP.
7. Project Understanding and Approach: Provide a statement describing how your project team understands our project. The consultant shall describe in detail its proposed approach to the project.
8. Schedule: Provide a timeline for the project. Provide key milestones.
9. Fee Proposal: Specific fees should be included for each chapter/section if they were completed individually. In addition, a fee should be included if the consultant was to complete the entire scope. This fee breakdown will be used determine if multiple consultants will be selected or one consultant to complete the entire scope.
10. Service Agreement/Contract: provide one copy of your firm's typical service agreement or contract.
11. Statement that the proposal is valid for 120 days after the proposal deadline.

### 3.4 Criteria

The following City staff will be involved in reviewing the proposals:

- City Manager
- Community Development Director
- Parks and Environment Planner
- Public Works Director/ City Engineer
- Additional staff may be included in the review as needed

City staff will review the proposals and provide the Council with a recommendation utilizing the following evaluation criteria:

- Qualifications of Consultant
  - Experience completing this type of Comprehensive Planning
  - Experience working in similar communities

- Experience developing consensus including discussing redevelopment options, housing, and having difficult community conversations
- Proposed Methodology
  - Project approach and creativity
  - Sources and uses of data
  - Community engagement techniques
- Understanding of RFP
  - Community context
  - Goals and purpose of plan
- Adherence to a Timeline
- Cost of services
  - Project cost estimate and the ability to stay within budget

### **3.5 Submittal Review Process**

The process of selecting a consultant requires the accumulation of comprehensive and accurate information to ensure that a knowledgeable, objective decision can be made. The City of Wayzata reserves the right to accept or reject any or all proposals of portions thereof without stated cause. The City of Wayzata reserves the right to re-issue any Request for Proposals. Upon selection of a finalist, the city by its proper officials shall attempt to negotiate and reach a final agreement with the finalist. If the city, for any reason, is unable to reach a final agreement with this finalist, the city then reserves the right to attempt to reject such finalist and negotiate a final agreement with another finalist who has the next most viable proposal or bid. The city may also elect to reject all proposals and re-issue a new RFP.

Clarification of proposals: The city reserves the right to obtain clarification of any point in a Proposer’s proposal or obtain additional information.

The City of Wayzata is not bound to accept the proposal with the lowest cost but may accept the proposal that demonstrates the best ability to meet the needs of the city.

The City reserves the right to waive any formalities, defects, or irregularities, in any proposal, response, and/or submittal where the acceptance, rejection, or waiving of such is in the best interests of the city.

The city reserves the right to disqualify any proposal, before or after opening, upon evidence of collusion, intent to defraud, or any other illegal practice on the part of the Proposer.

### **3.5 Cost Proposal and Approach to Budget**

- A total not-to-exceed cost for all services.

- Hourly rates and anticipated hours used for key project personnel.
- Costs for each individual project component outlined in the scope of services along with a fee for completing the entire scope of services if combined. This breakdown should also correspond to the firm's proposed project schedule.
- Anticipated reimbursable expenses, such as additional meetings, document printing, materials, etc.
- A statement describing the firm's approach to budgeting to avoid cost overruns and how scope of budget changes will be addressed.
- A statement describing the firm's previous budget performance and experience in meeting budgets.

### **3.6 Selection Interview**

The proposal review team may select a short list of proposers to make an oral presentation, if needed. The presentation, limited to 30 minutes, shall serve to confirm proposal representations, answer city questions, provide supplemental information, and allow the city the opportunity to meet and assess the project team.

### **3.7 Public Information**

Information supplied by the proposer and chosen consultant to the City of Wayzata is subject to the Minnesota Public Records Law. Such information shall become public unless it falls within one of the exceptions in the statute, such as security information, trade secret information, or labor relations information. If the Proposer believes any information which is not public will be supplied in response to this RFP, the vendor shall take reasonable steps to identify the city with data, if any, it believes falls within the exceptions. If the proposal data is not marked in such a way as to identify non-public data, the city will treat the information as public and release it upon request. In addition, the city reserves the right to make the final determination of whether data identified by the proposer as not public falls within the exceptions within the statute. The same laws apply to the final plan documents and all information obtained to complete the final plan and the city retains ownership of all documents.

### **3.8 Contact Information**

Any questions regarding the RFP should be directed to Alex Sharpe, Community Development Director, City of Wayzata, at 952-404-5312 or [asharpe@wayzata.org](mailto:asharpe@wayzata.org) and Nick Kieser, Parks and Environment Planner, 952-404-5313 or [nkieser@wayzata.org](mailto:nkieser@wayzata.org).

### **3.9 Attachments**

The following document is attached for review:

- City of Wayzata System Statement



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> June 2, 2026	<b>WORKSHOP AGENDA ITEM:</b> 2
<b>TITLE:</b> Discussion of CIP and Unallocated Fund Balance (5:30-6:10 p.m.)	
<b>PREPARED BY:</b> Peter Zimmerman, Finance Manager	
<b>REVIEWED BY:</b> Aurora Yager, City Manager, Jared Voto, Deputy City Manager	

### **DISCUSSION OBJECTIVE:**

To review the first draft of the 2027-2036 Capital Improvement Plan (CIP), provide feedback on projects and discuss priorities of the 2025 unassigned fund balance.

### **2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:**

#### *Achieve & Sustain Operational Excellence*

The City's commitment to planning for projects up to ten years in advance ensures that we have a well-maintained city with seamlessly implemented services, minimizes the reliance on debt, and is an important factor in maintaining the City's top AAA bond rating.

### **BACKGROUND:**

The City reviews the CIP twice per year - once in the Fall as part of the budget process and then again in the Spring. The Spring review is timed to allow the Council the opportunity to prioritize any unallocated fund balance transfers and gather insight on needs/priorities before starting the following year's budget process. While the City plans for projects sometimes 10+ years in advance, projects and funding projections in the next five years are more certain and scrutinized than projects and funding projections 5-10 years into the future.

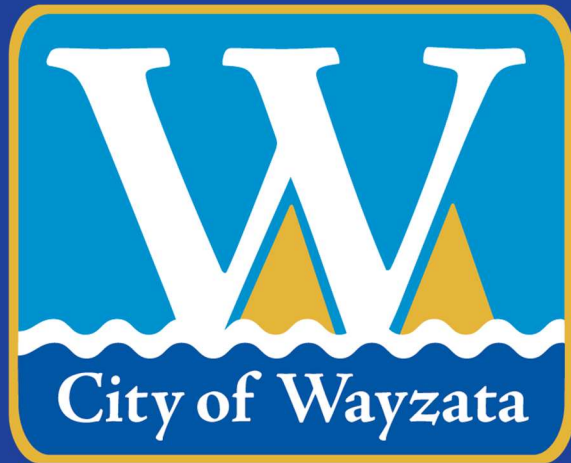
Given the timeliness of other items of the workshop agenda, staff will present a more brief overview of the CIP with the idea that additional CIP review will occur later in the budget process in November.

### **Next Steps in the 2027 Budget Process**

- **July 7, 2026**—Long-Term Financial Plan and General Fund Budget Workshop
- **July 21, 2026**—Enterprise Fund Budget Workshop and General Fund Budget Update (if needed)
- **August 18, 2026**—2027 Budget Status Update Workshop
- **September 1, 2026**—Council adopts 2027 Preliminary Budgets, Tax Levy, and Fee Schedule
- **November 10, 2026**—2027-2036 Capital Improvement Plan (CIP) Workshop
- **November 24, 2026**—Final Budget Status Update Workshop
- **October-November**—Staff refines General Fund budget, Enterprise Fund Budgets and CIP as needed
- **December 1, 2026**—Council adopts Final 2027 Budgets
- **December 17, 2026**—Council adopts 2027-2036 CIP

### **ATTACHMENTS:**

1. CIP Memo 06.02.26



# CAPITAL IMPROVEMENT PLAN

# 2027-2036

*June 2026 Report*

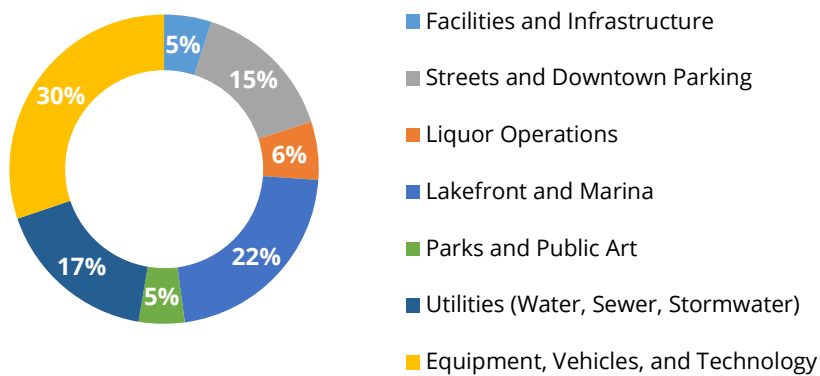


## Introduction

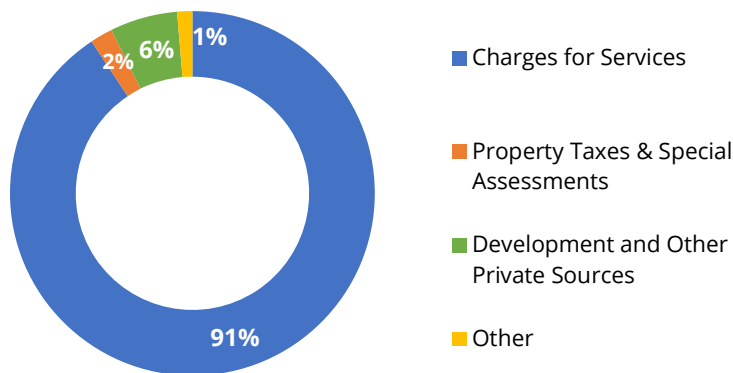
The City of Wayzata has invested in capital assets that either need to be maintained or replaced. These assets include land, facilities, streets and sidewalks, water and sewer lines, lakefront and park improvements, parking lots, vehicles, and equipment. To be included in the Capital Improvement Plan (CIP), a project must cost more than \$5,000 and have a useful life of at least three years. Any projects or equipment expected to be under the threshold are incorporated into annual operating budgets.

The 2027-2036 CIP is a 10-year, \$35.6 million plan. Approximately \$1.7 million is planned for facilities and infrastructure projects, \$5.4 million for streets and downtown parking, \$2.2 million for liquor operations, \$7.8 million for lakefront and marina improvements, \$1.7 million for parks and public art, \$6.1 million for utilities, and \$10.7 million for equipment, vehicles, and technology.

### 2027-2036 Capital Project Spending by Use



### 2027-2036 Capital Project Funding by Source



By adopting the 2027-2036 CIP in December, the Council is providing guidance on overall priorities for long-term community investments. Each of these projects will be reviewed at least annually to determine if the timelines assigned are appropriate or if any additions, deletions, or alterations are necessary. All projects designated in the CIP are contingent upon annual City Council approval and availability of resources during the planned year.

**The CIP includes the following assumptions:**

- Inflationary costs increase 3% each year
- Revenues generally increase by 1% each year
  - Utility Funds increases vary based on the recommended rate study increases
  - Cemetery Fund increases 5% each year
- The infrastructure property tax levy increases between 3% and 5% per year after 2028
- The capital contribution from the General Fund remains flat after 2026 through 2036

In addition to considering long-term community investments, the CIP may highlight policy issues, specifically as it relates to funding mechanisms, that could significantly impact future capital project funding. These issues are presented as an opportunity for the City Council to provide additional guidance to staff when needed.

***Notes:***

- The City's definition of capital assets for the CIP may differ from the GAAP definition because they do not consider maintenance expenditures capital assets.
- The creation of a long-term plan requires staff to estimate project scope, costs of labor and materials, future interest rates, and other items. These estimates come from a combination of staff experience and vendor estimates. Generally, the estimates for earlier years are more precise than later years. Actual results can differ significantly from such estimates.

A summary of the year-end cash balances for all funds through 2036 is highlighted in the graph and chart below. As you can see from the chart below, the City is projecting deficits in the following capital funds:

- Streets Fund in 2029-2030 and 2032-2033
- Parks and Trails Fund in 2028-2032
- Lakefront (Panoway) starting in 2033
- Liquor Fund starting in 2027
- Library Fund in 2027
- Cemetery Fund in starting in 2028
- Equipment Fund starting in 2029

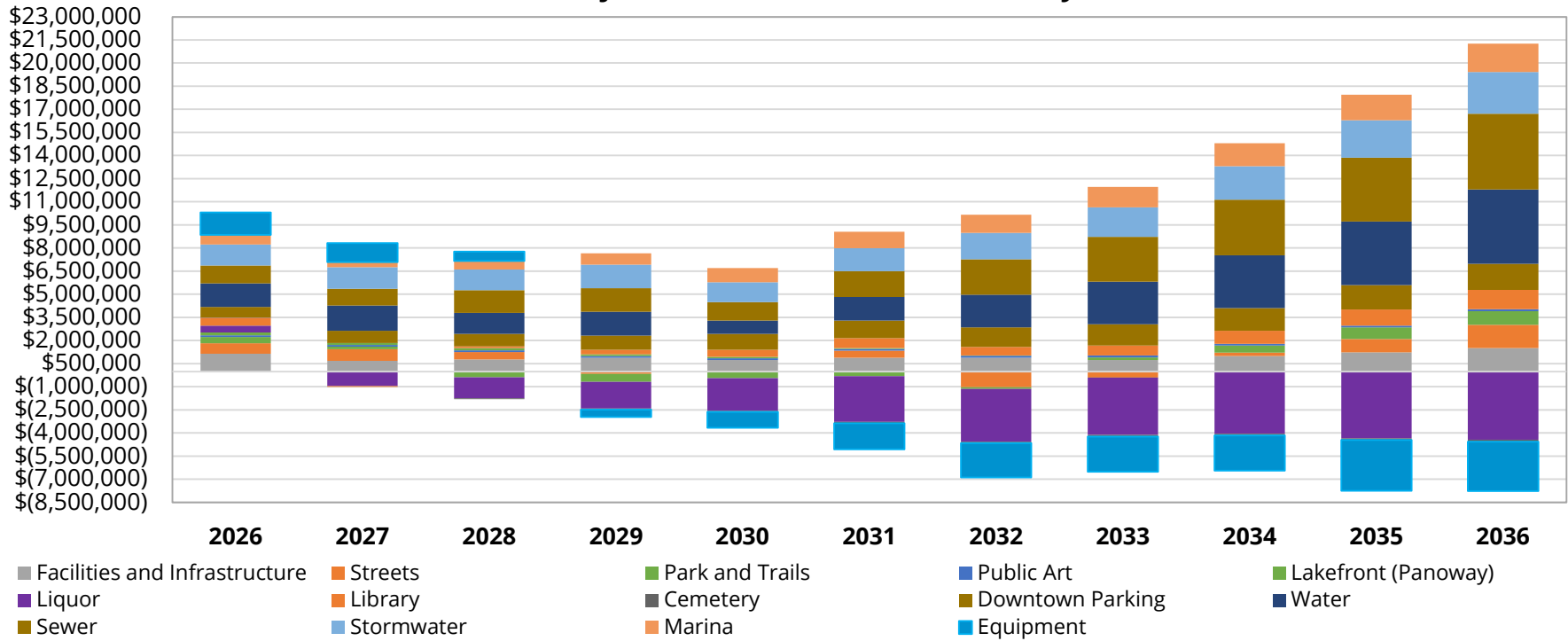
The City could pursue new or alternative funding sources for the projects in these funds as many cities typically do. A common funding source utilized by the City on an annual basis is the transfer of unassigned fund balance which is not budgeted. Taking 2025 audit figures into account, the unassigned fund balance available for transfer in 2026 is \$916,925. These funds can be allocated at the Council's discretion in accordance with the Fund Balance Policy.

Included in this packet is a list of all planned capital projects for 2027-2036. Given the long timeframe associated with this planning document, it is important to note that projects planned in the next five years are included with more certainty in terms of both their timeline and cost while projects planned more than five years out are less certain. To reflect this, on the next page the charts are slightly washed out when they are more than five years out.

A summary of each CIP fund along with their more financially significant projects (above \$150,000) are listed in more detail below. A complete listing of all capital projects in each fund is included at the very end. While Council input is important for all projects, particular items that staff want Council feedback on are marked with the following icon:



### Projected Cash Balance - All Funds by Year



← **More Certain**      **Less Certain** →

Fund	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Facilities and Infrastructure	\$1,136,456	\$682,409	\$775,564	\$883,417	\$739,936	\$889,133	\$888,158	\$736,135	\$991,179	\$1,235,688	\$1,507,584
Streets	\$695,191	\$750,920	\$473,849	<b>-\$166,985</b>	<b>-\$12,275</b>	\$455,798	<b>-\$1,022,519</b>	<b>-\$407,542</b>	\$217,994	\$856,586	\$1,512,766
Park and Trails	\$393,259	\$165,323	<b>-\$376,999</b>	<b>-\$518,296</b>	<b>-\$435,029</b>	<b>-\$311,009</b>	<b>-\$116,145</b>	\$170,058	\$461,299	\$758,887	\$887,991
Public Art	\$110,063	\$111,164	\$112,276	\$113,398	\$114,532	\$115,678	\$116,834	\$118,003	\$119,183	\$120,375	\$121,578
Lakefront (Panoway)	\$180,168	\$127,256	\$146,216	\$117,365	\$88,226	\$58,795	\$29,070	<b>-\$953</b>	<b>-\$953</b>	<b>-\$953</b>	<b>-\$953</b>
Liquor	\$445,448	<b>-\$963,757</b>	<b>-\$1,374,766</b>	<b>-\$1,722,915</b>	<b>-\$2,112,993</b>	<b>-\$2,967,189</b>	<b>-\$3,424,792</b>	<b>-\$3,720,191</b>	<b>-\$4,043,075</b>	<b>-\$4,336,234</b>	<b>-\$4,441,401</b>
Library	\$526,551	<b>-\$53,313</b>	\$110,495	\$279,053	\$453,050	\$632,654	\$557,037	\$654,865	\$848,796	\$1,049,018	\$1,255,725
Cemetery	\$10,037	\$2,318	<b>-\$58,648</b>	<b>-\$66,808</b>	<b>-\$75,141</b>	<b>-\$83,648</b>	<b>-\$92,331</b>	<b>-\$101,192</b>	<b>-\$110,231</b>	<b>-\$119,449</b>	<b>-\$128,847</b>
Downtown Parking	\$681,752	\$790,224	\$809,681	\$919,433	\$1,030,281	\$1,142,239	\$1,255,316	\$1,369,524	\$1,474,873	\$1,581,277	\$1,688,744
Water	\$1,525,142	\$1,633,021	\$1,357,917	\$1,558,426	\$862,790	\$1,529,785	\$2,130,687	\$2,765,863	\$3,422,447	\$4,109,172	\$4,827,871
Sewer	\$1,163,119	\$1,087,652	\$1,470,473	\$1,515,503	\$1,206,776	\$1,680,429	\$2,299,310	\$2,903,336	\$3,606,586	\$4,149,408	\$4,913,774
Stormwater	\$1,359,373	\$1,397,522	\$1,344,183	\$1,534,144	\$1,284,801	\$1,488,877	\$1,702,681	\$1,926,541	\$2,168,794	\$2,430,109	\$2,711,177
Marina	\$633,647	\$339,497	\$560,294	\$741,322	\$915,922	\$1,067,279	\$1,177,915	\$1,324,687	\$1,482,226	\$1,650,920	\$1,831,166
Equipment	\$1,450,274	\$1,227,753	\$599,646	<b>-\$493,174</b>	<b>-\$1,027,584</b>	<b>-\$1,692,401</b>	<b>-\$2,234,742</b>	<b>-\$2,282,042</b>	<b>-\$2,285,217</b>	<b>-\$3,288,592</b>	<b>-\$3,192,565</b>
<b>Total</b>	<b>\$10,310,480</b>	<b>\$7,297,988</b>	<b>\$5,950,180</b>	<b>\$4,693,883</b>	<b>\$3,033,294</b>	<b>\$4,006,420</b>	<b>\$3,266,479</b>	<b>\$5,457,093</b>	<b>\$8,353,902</b>	<b>\$10,196,214</b>	<b>\$13,494,610</b>



## 2025 Unassigned Fund Balance Available to Allocate

Starting in 2014, the Council approved the policy of transferring out amounts deemed excess unassigned fund balance in the General, Licensing, and Liquor Funds to certain capital funds based on planned capital expenditures. After the 2025 audit was completed, staff prepared the calculations below to determine the unassigned fund balance available for transfer.

	2023 Transfer <i>Done in 2024</i>	2024 Transfer <i>Done in 2025</i>	2025 Transfer Done <i>in</i> 2026
<b>General Fund</b>			
Subsequent Year General fund budget	\$8,566,275	\$9,178,881	\$9,835,590
Fund Balance Target	40%	40%	40%
	3,426,510	3,671,552	3,934,236
Determine fund balance net of fund 238 and non-spendable	4,152,256	4,644,881	4,895,608
<b>Transfer available</b>	<b>\$725,746</b>	<b>\$973,329</b>	<b>\$961,372</b>
<b>Motor Vehicle Licensing Fund</b>			
Operating expense	\$565,175	\$603,661	\$597,064
Transfers out	81,000	154,798	128,958
	646,175	758,459	726,022
1 month operations in reserve	8%	8%	8%
working capital needed	51,694	60,677	58,082
Current working capital	125,492	108,635	108,635
<b>Transfer available (None if deficit)</b>	<b>\$73,798</b>	<b>\$47,958</b>	<b>\$50,553</b>
<b>Liquor Enterprise Fund</b>			
Operating disbursements (suppliers & employees)	\$6,311,903	\$6,729,681	\$6,806,890
1 month operations in reserve	8%	8%	8%
	504,952	538,374	544,551
Transfers out to general fund	195,000	545,608	220,000
Current debt (including interfund loan)			
Next year's bonds (p&i)	184,355	186,345	188,255
Next year's interfund (p&i)	-	-	-
Average annual capital	190,330	214,180	270,144
Cash needed	1,074,637	1,484,507	1,222,950
Cash available in Liquor	1,415,245	1,149,042	1,149,042
<b>Transfer available (None if deficit)</b>	<b>\$340,608</b>	<b>(\$335,465)</b>	<b>(\$73,908)</b>

### Marina Enterprise Fund

Operating disbursements (suppliers & employees)	\$61,727	\$237,372	\$64,959
1 month operations in reserve	8%	8%	8%
	4,938	18,990	5,197
Transfers out (exclude py excess)	-	-	-
Average annual capital or next year actual capital (whichever is greater)	165,500	319,100	248,200
Cash needed	170,438	338,090	253,397
Cash available in Marina	165,265	169,263	169,263
<b>Transfer available (None if deficit)</b>	<b>(\$5,173)</b>	<b>(\$168,827)</b>	<b>(\$84,134)</b>
<b>TOTAL PRELIMINARY TRANSFER AVAILABLE</b>	<b>\$1,140,152</b>	<b>\$1,021,287</b>	<b>\$916,925</b>

### History of Previous Transfers

- In 2023 after the interfund loan was restructured, the Council directed \$500,000 of unassigned fund balance to be transferred to:
  - \$50,000 to establish a new Public Art Fund.
  - \$300,000 to the Facilities Fund of which \$50,000 was for the Cannabis Feasibility Study and \$250,000 was for the window replacement project
  - \$150,000 was for the Equipment Fund to pay for future equipment needs.
- In 2024, the Council directed \$876,099 of unassigned fund balance to be transferred to:
  - \$50,000 to a new Public Art Fund.
  - \$826,099 to Parks and Trails fund for Klapprich Park
  - *Note: \$264,053 of available excess was not transferred in case the Council decided to pursue municipal cannabis. In January 2025, the Council decided not to pursue it.*
- In 2025, the Council directed \$820,000 of unassigned fund balance to be transferred to:
  - \$25,000 to Comprehensive Plan
  - \$100,000 to Parks and Trails
  - \$250,000 to Facilities
  - \$350,000 to Equipment
  - \$95,000 to General Fund Stabilization

**Recommended Transfer Option**

The Council currently has \$916,925 in excess that can be allocated for future capital projects. Based on the projected cash flows and projects identified in the Strategic Plan, staff recommends allocating the transfer go toward the following Funds/Projects:

<b>Fund</b>	<b>Project/Use</b>	<b>Amount</b>	<b>Reason</b>
408 – Facilities and Infrastructure	Public Safety Facility (new or renovated)	\$316,925	As the City works through next steps with Public Safety facility needs, funding will be an important component to continue that work in any capacity (design, construction documents, and construction/renovation)
409 – Equipment	Any	\$600,000	Reduces future projected deficits which are otherwise funded primarily through property taxes.
<b>Total</b>		<b>\$916,925</b>	

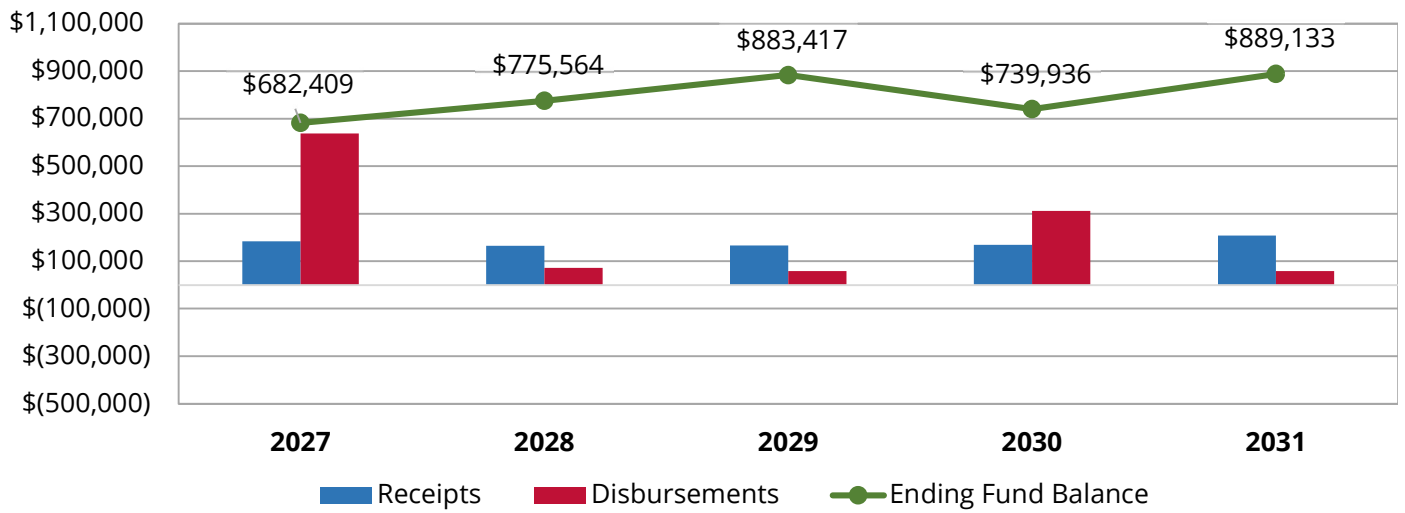
## TIF Funded Projects Summary

The projects listed below have TIF identified as a partial or full funding source from either TIF 5 or TIF 6.

Fund	Project Year	Project	Total Cost	TIF Funding	% funded from TIF
Facilities and Infrastructure Fund	2026	Street Light Replacement-Miscellaneous on Lake Street	\$98,600	\$98,600	100%
Facilities and Infrastructure Fund	2026	Street Light Replacement-CH, PD & Muni Parking Lots	\$202,700	\$202,700	100%
<b>Total</b>			<b>\$301,300</b>	<b>\$301,300</b>	

As part of the City’s legislative priorities, additional flexibility in TIF eligible expenditures has been granted by the Legislature to apply to Panoway Phase 3 from TIF District #6. Utilization of this as a funding source is subject to Council and HRA direction, but will be incorporated into future TIF Cash Flow projections for consideration.

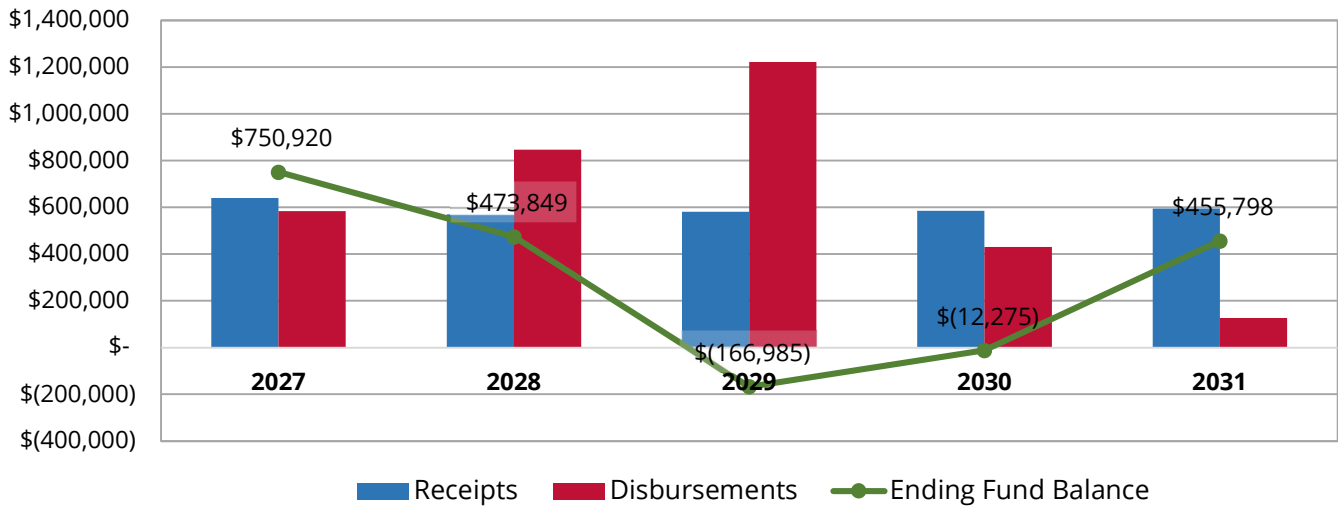
## Facilities and Infrastructure Fund (Fund #408)



**Significant Projects:**

- 2027 – Public Works Storage Shed - \$172,100
- 2027 – Parking Lot Paver Repair/Replacement in Front of FD - \$212,200
- 2033 – Office Furniture – City Hall - \$186,700

## Streets Fund (Fund #430)



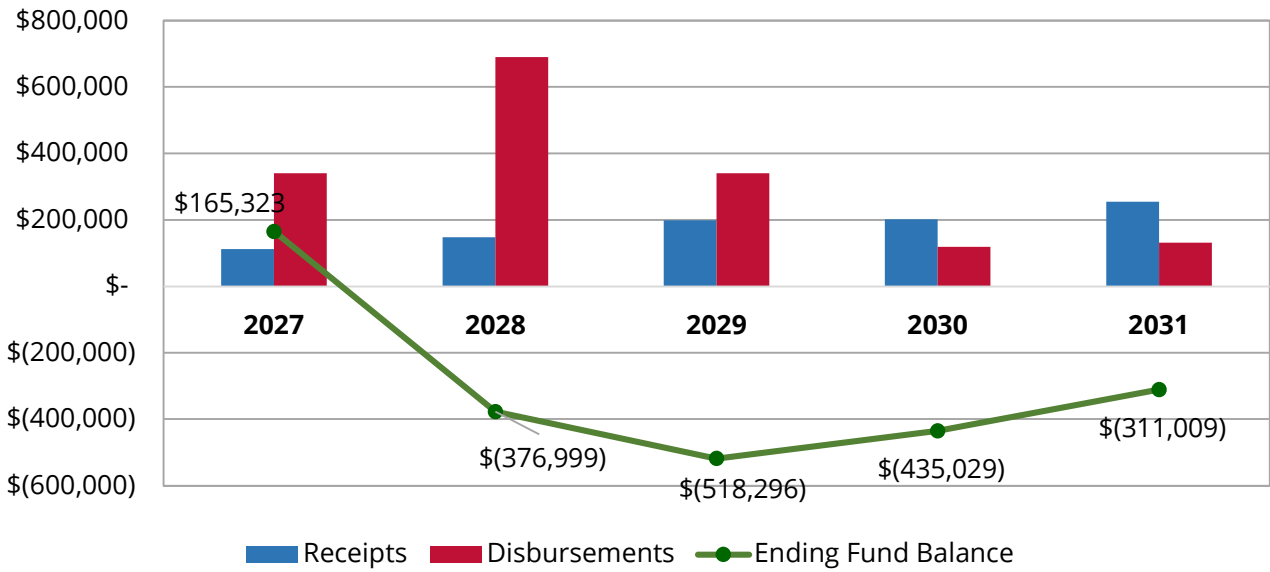
### Significant Projects:

- 2027 – Miscellaneous Streets & Sealcoats - \$562,800
- 2028 – Gleason Lake Road – City Contribution - \$382,500
- 2028 – Miscellaneous Streets & Sealcoats - \$463,700
- 2029 – Miscellaneous Streets & Sealcoats - \$865,800
- 2029 – Wayzata Blvd Corridor Implementation - \$355,500
- 2030 – Miscellaneous Streets & Sealcoats - \$430,400
- 2032 – Miscellaneous Streets & Sealcoats- \$2,087,600

### External Funding Sources:

Year	Source	Amount	Project
2027+	State Small City Assistance Program	\$63,009	Any street project

## Parks and Trails Improvement Fund (Fund #404)



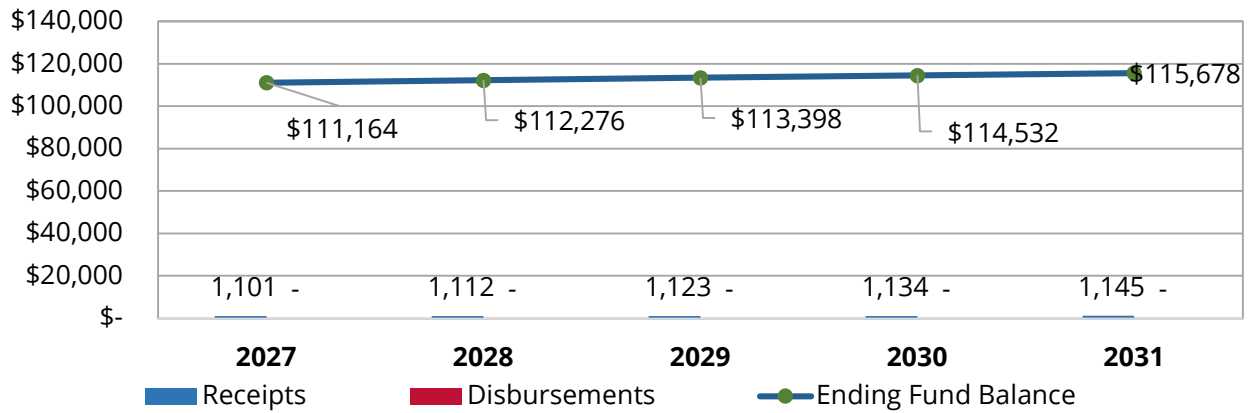
**Significant Projects:**

- 2028 – Beach+Shaver Park Improvements - \$559,200
- 2029 – Eastman Ln. Addition of Trail and Boardwalk - \$201,500

**Other Potential Funding Sources:**

Year	Source	Amount	Project
2027+	State Grants	Varies	Planting, Removal, & Management of City Trees (EAB Management)
2027+	Fee-in-lieu-of Planting	Varies	Planting, Removal, & Management of City Trees (EAB Management)
2028+	Food & Beverage Sales Tax	Est. \$270,000 per year	Misc. Park Projects

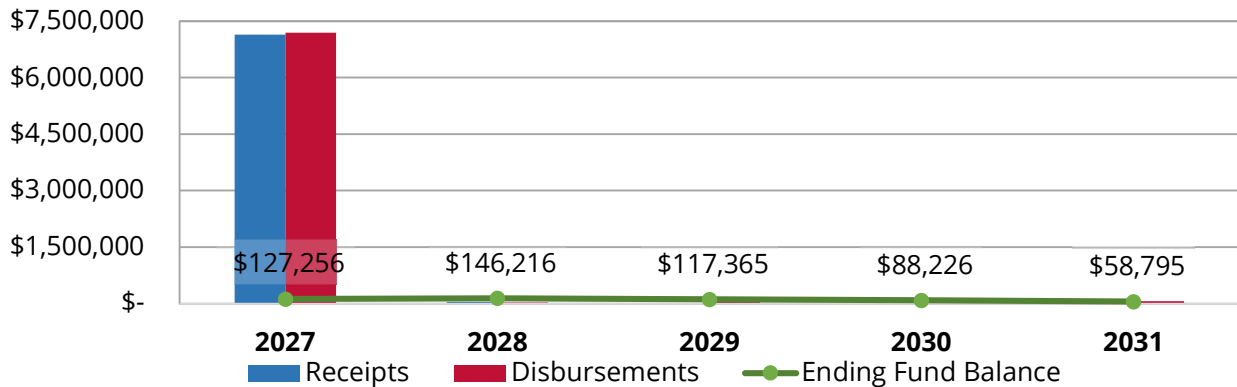
## Public Art Fund (Fund #230)



### Significant Projects:

There are no significant projects currently planned, however there are two tentative projects planned for 2026: Rotating Sculpture Garden and Utility Box Wrapping; and a Klapprich Park Warming House Mural. These two projects have an estimated cost of \$40,000 which is not reflected in the graph above.

## Lakefront Improvement Fund (Fund #233)



### Significant Projects\*:

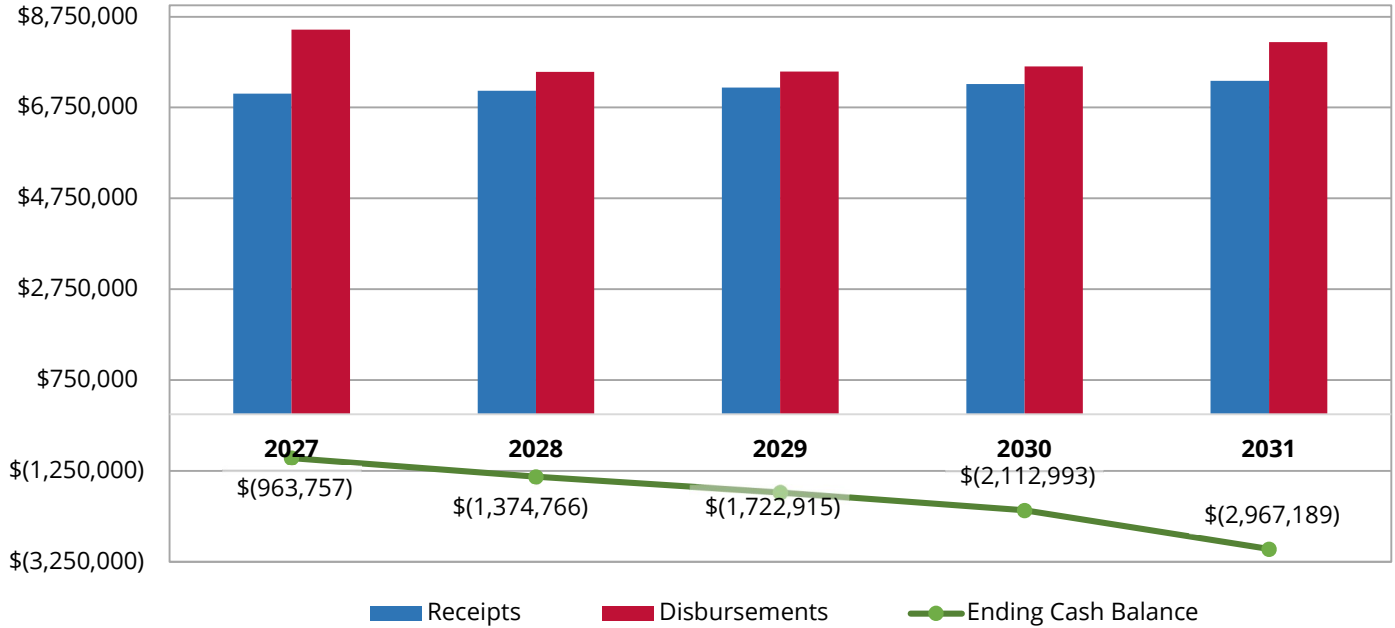
- 2027 – Section Foreman House - \$1,158,900
- 2027 – Eco Park and Boardwalk Loop - \$2,757,500
- 2027 – Depot Park - \$3,173,900

*\*Note: All the projects listed above are dependent upon securing external funding. In the event the funding is not secured, the project will be delayed to a future year.*

### External Funding Sources:

Year	Source	Amount	Project
2026	Wayzata Conservancy/State Bond/Grants/TIF 6	\$1,158,900	Section Foreman House
2026	Wayzata Conservancy/State Bond/TIF 6	\$2,757,500	Depot Park
2026	Wayzata Conservancy/State Bond/TIF 6	\$3,173,900	Eco Park and Boardwalk Loop
TBD	LCCMR Grant	\$200,000	Eco Park and Boardwalk Loop
TBD	MNHS Grant	\$308,829	Section Foreman House
<b>Total</b>		<b>\$7,599,129</b>	

## Liquor Operations Enterprise Fund (Fund #640)

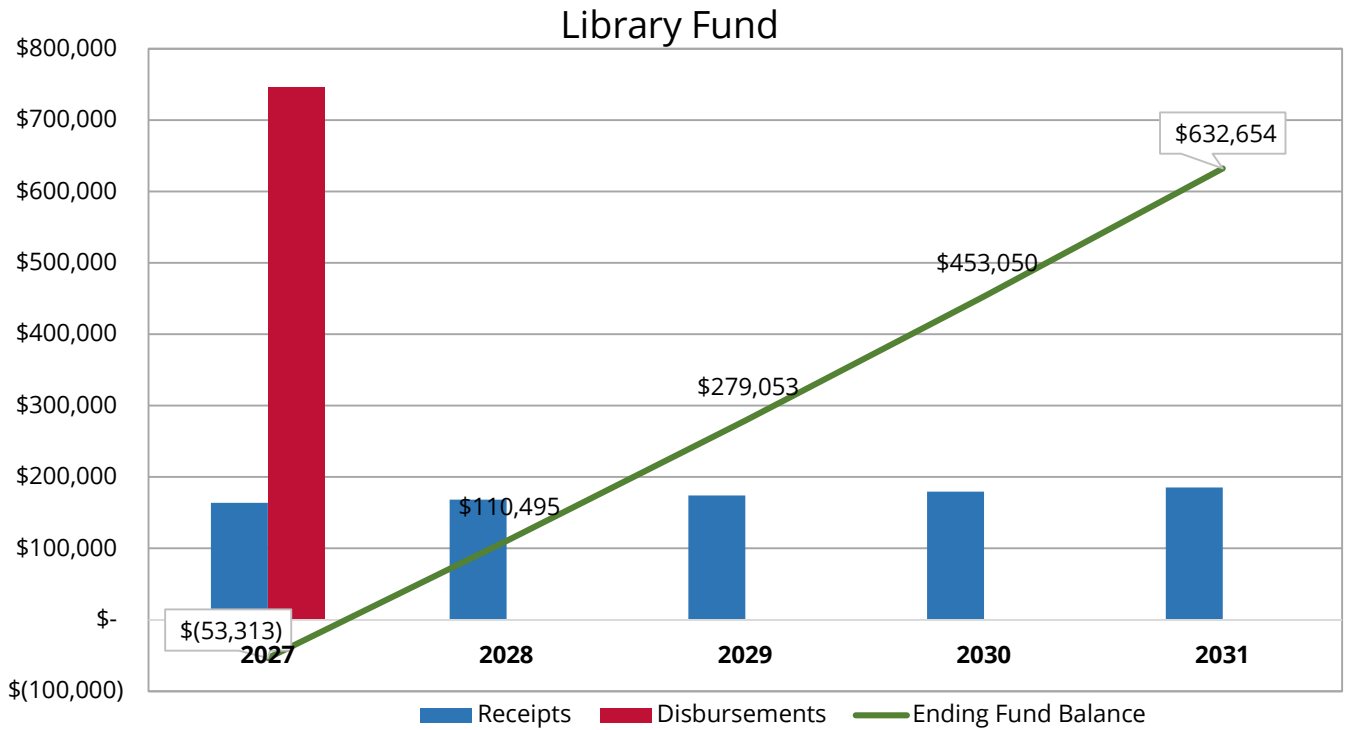


**Note on fund balance:** The cash flow currently reflects projected receipts and disbursements based on 2025 audited financials. Staff are in the process of projecting a more accurate picture for 2026 and future years as part of the 2027 budget process. An update on projected cash flow will be brought forward with the Enterprise Fund Budget Workshop planned for July 21, 2026.

### Significant Projects:

- 2027 – Complete HVAC Replacement - \$376,800
- 2027 – Interior Refresh - \$657,800

## Library Fund (Fund #437)



**Note on fund balance:** 2027 shows a negative fund balance but due to the renegotiated contract with Hennepin County and the inclusion of a capital contribution component to the lease agreement, the fund balance shows steady growth beginning in 2028.

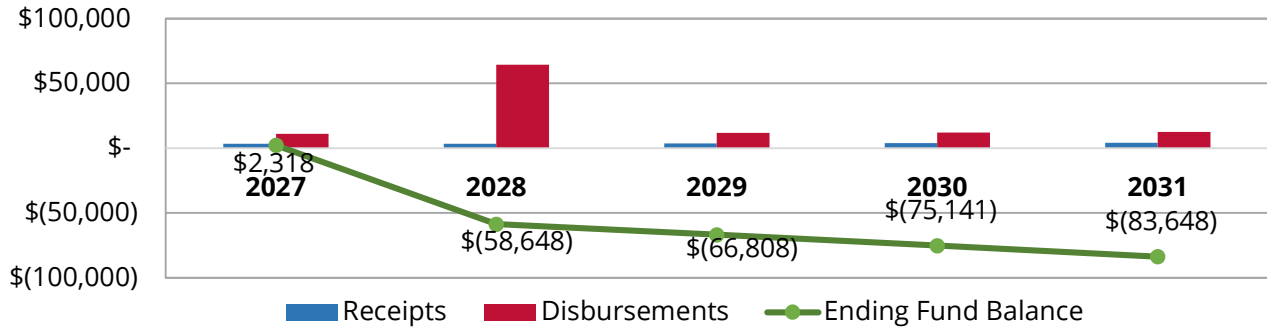
### Significant Projects:

- 2027 – Condensing Units (Main & Basement) - \$275,400
- 2027 – Window Replacement - \$386,700
- 2032 – Window Replacement - \$261,000

### External Funding Sources:

Year	Source	Amount	Project
2027-2034	Hennepin County	\$423,250	Various

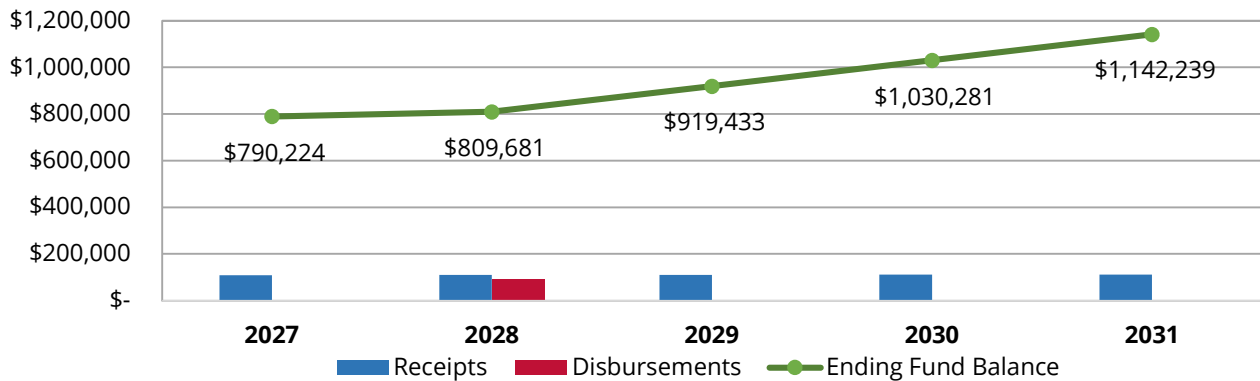
### Cemetery Fund (Fund #232)



**Significant Projects:**

- There are no projects above \$150,000 planned for this period.

### Downtown Parking District Fund (Fund #401)



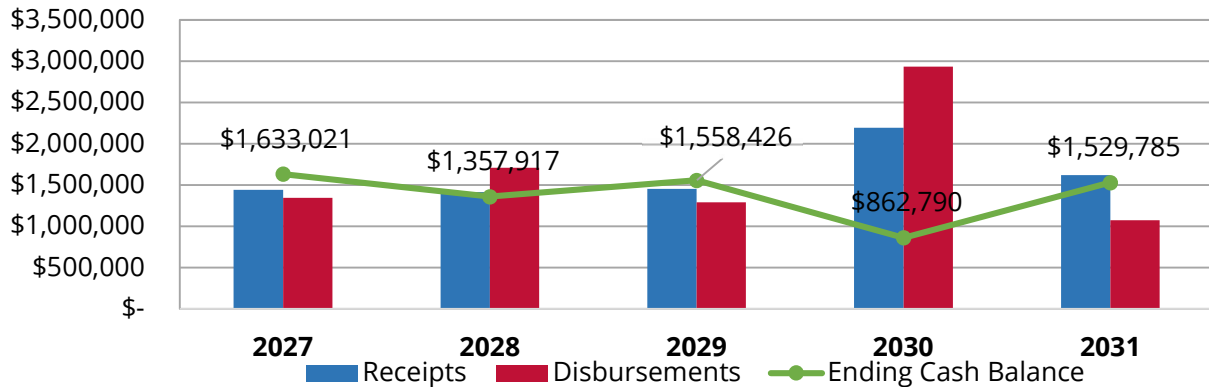
**Significant Projects:**

- There are no projects above \$150,000 planned for this period.

**External Funding Sources:**

Year	Source	Amount	Project
2026-2049	Annual Fee-In Lieu of Parking Payment for Broadway Place	\$59,556	Any
2026-2033	Annual Fee-In Lieu of Parking Revenue Eloise	\$10,000	Any
2026+	EV Charger User Fees - Annually	\$7,099	Any
2026+	Boat Parking User Fees - Annually	\$25,000	Any

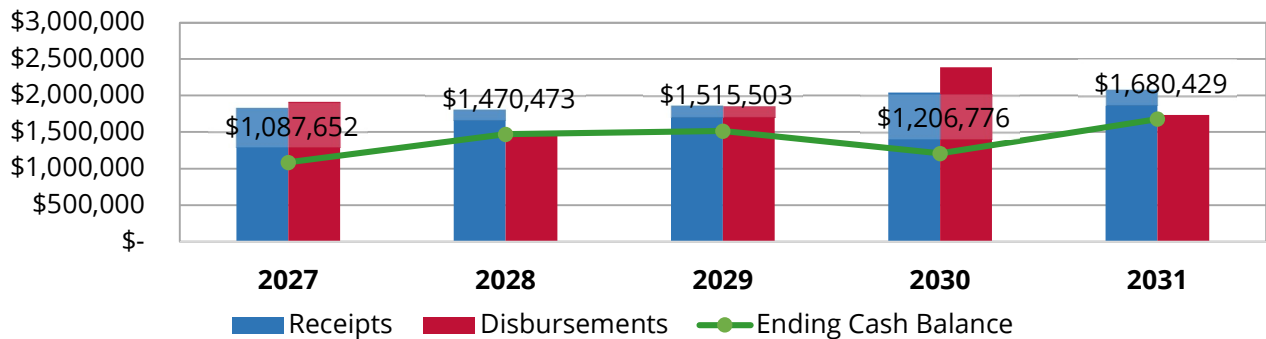
## Water Improvement Fund (Fund #610)



### Significant Projects:

- 2028 – Repaint Water Tower - \$716,400
- 2029 – Replace Sand in Iron Removal Tanks – WTPS 3 - \$212,900
- 2030 – New Well #6 - \$734,400
- 2030 – Hillside Dr WM and Ferndale W Connection - \$1,161,500

## Sewer Improvement Fund (Fund #620)



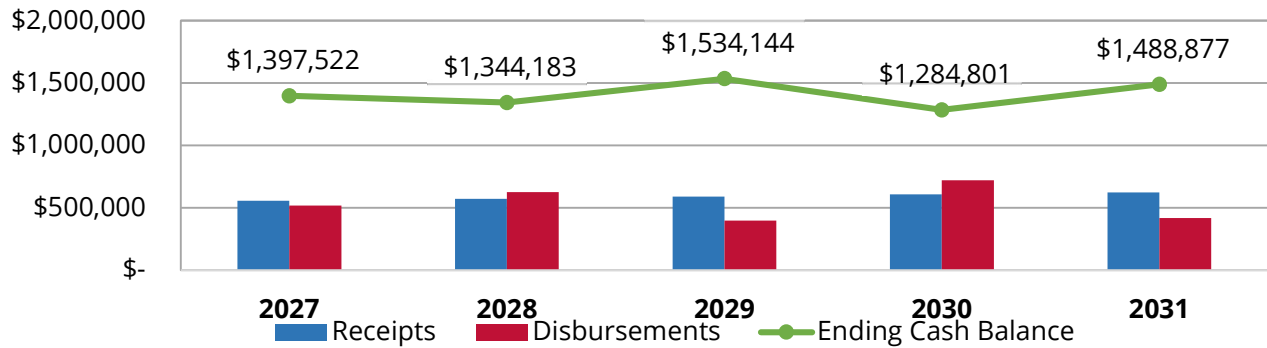
### Significant Projects:

- 2027 – Upgrade #24 Lift Station - \$159,100
- 2027 – Sewer Lining - \$336,000
- 2029 – Sewer Lining - \$356,400
- 2030 – Install Sanitary Sewer Hillside Drive - \$929,600

### External Funding Sources:

Year	Source	Amount	Project
2030+	Special Assessments – annually	~\$100,000	Install Sanitary Sewer Hillside Drive

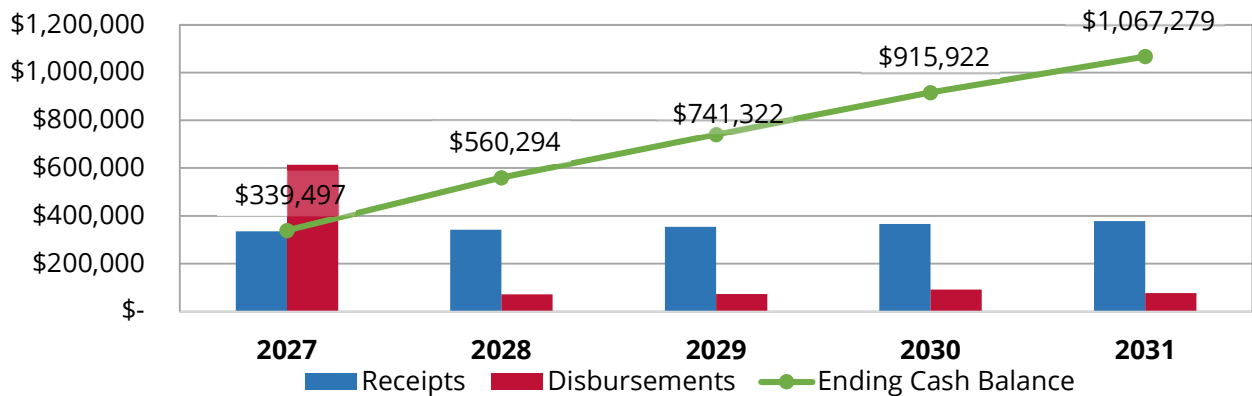
## Stormwater Improvement Fund (Fund #670)



### Significant Projects:

- 2028 – Central Ave South Drainage Project - \$174,600
- 2030 – Wet Land Enhancement Project (N. Broadway) - Pond Site (West Side of Broad.) - \$311,700

## Marina Enterprise Fund (Fund #660)



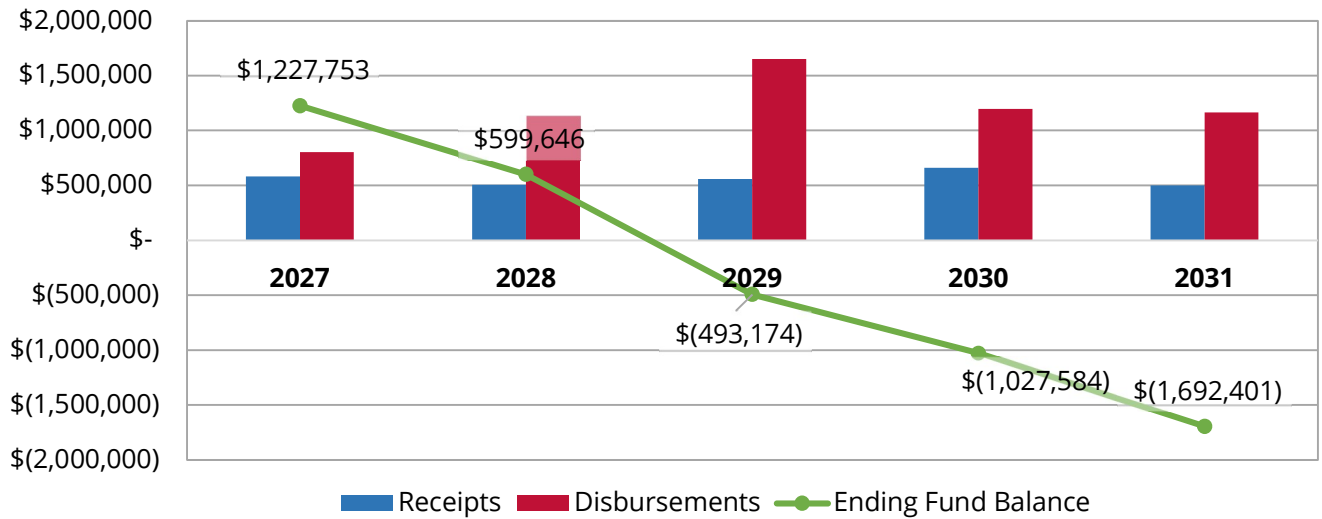
### Significant Projects:

- 2027 – Complete Replacement of Marina Docks and Decking - \$304,000
- 2027 – Electrical Upgrades and Outlets by Slips - \$216,800

### Other Notes:

- A significant annual transfer to the Parks and Trails Fund has been incorporated into the cash flow starting in 2028.
- On top of budgeted transfers, each year after the audit, a calculation will be done to determine any unassigned fund balance available to be transferred to other funds.

## Equipment Replacement Fund (Fund #405)



### Significant Projects:

#### Fire Department

- 2029 – 19 2004 Rescue Truck - \$592,100
- 2035 – 24 2015 Ford 550 Mini-Pumper - \$517,000

#### Parks Department

- 2028 – Replacement Vehicle and Accessories for M-B MSV3 (sidewalk snow removal) - \$265,700

#### Police Department

- 2027 – Squads 2701, 2702, 2703 and setup - \$241,200
- 2028 – Squads 2801, 2802, 2803 and setup - \$248,600
- 2029 – Squads 2501, 2502, 2503 and setup - \$256,200
- 2031 – Squads 2701, 2702, 2703 and setup - \$272,200

#### Street Department

- 2027 – Dump Truck & Attachments (single axel) - \$207,300
- 2030 – Front End Loader - \$159,100
- 2030 – Street Sweeper - \$273,500 (cost share with Stormwater Fund)

#### Utility Department

- 2035 – Vactor Truck - \$640,000

#### Cable Department

- 2031 – Council Chambers AV Replacements - \$260,000

### External Funding Sources:

Year	Source	Amount	Project
2027-2036	Pull Tab Donations	\$635,400	For Fire Department equipment

## **Capital Improvement Fund Detail and Cash Flows**

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**Facilities and Infrastructure Fund #408**

Facilities and Infrastructure Fund  
Fund #408

**CAPITAL PROJECT SUMMARY**

Estimated Cost (with Inflation)

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Community Survey	29,500	29,500	-	-	-	-	-	-	-	-	-	-
2026	Fire Department Furniture Replacement	5,000	5,000	-	-	-	-	-	-	-	-	-	-
2026	Paint Interior (walls, trim) 12,000 sq. ft - FD	17,400	17,400	-	-	-	-	-	-	-	-	-	-
2026	Replace VCT Floor Tile-City Hall	13,100	13,100	-	-	-	-	-	-	-	-	-	-
2026	Replace Carpeting on all floors - PW	24,900	24,900	-	-	-	-	-	-	-	-	-	-
2026	Trappers Cabin Regrouting	26,600	26,600	-	-	-	-	-	-	-	-	-	-
2026	Replace Boiler Fire Station	35,000	35,000	-	-	-	-	-	-	-	-	-	-
2026	PW Facility; Replace Boilers (2)	35,000	35,000	-	-	-	-	-	-	-	-	-	-
2026	Upgrade Fueling System at PW	35,500	35,500	-	-	-	-	-	-	-	-	-	-
2026	Depot-Interior Bathroom Restoration	51,700	51,700	-	-	-	-	-	-	-	-	-	-
2026	Sidewalk Repairs/Replacement	58,200	58,200	-	-	-	-	-	-	-	-	-	-
2026	Street Light Replacement- Miscellaneous on Lake Street	98,600	98,600	-	-	-	-	-	-	-	-	-	-
2026	Condensing & Air Handling Units (1)-City Hall	163,900	163,900	-	-	-	-	-	-	-	-	-	-
2026	Street Light Replacement-CH,PD & Muni Parking Lots	202,700	202,700	-	-	-	-	-	-	-	-	-	-
2026	Council Chamber Improvements - Podium, Desks, Carpet, Chair Replacement	54,205	54,200	-	-	-	-	-	-	-	-	-	-
2027	Council Strategic Planning Facilitation	17,000	-	17,500	-	-	-	-	-	-	-	-	-
2027	Paint Fire Department Apparatus Rooms	9,200	-	9,500	-	-	-	-	-	-	-	-	-
2027	Replace Carpet 6,000 sq. ft - FD	30,600	-	31,500	-	-	-	-	-	-	-	-	-
2027	Parking Lot Paver Repair/Replacement in front of FD	206,000	-	212,200	-	-	-	-	-	-	-	-	-
2027	Garage doors/openers - PD	30,000	-	30,900	-	-	-	-	-	-	-	-	-
2027	Sidewalk Repairs/Replacement	56,500	-	58,200	-	-	-	-	-	-	-	-	-
2027	Wrought Iron Fence Maintenance - West Lake Street and Depot	62,400	-	64,300	-	-	-	-	-	-	-	-	-
2027	Public Works Storage Shed	167,100	-	172,100	-	-	-	-	-	-	-	-	-
2027	PW Accessible Entrance and Cameras	20,000	-	20,600	-	-	-	-	-	-	-	-	-
2027	Breakroom furniture - PD	20,000	-	20,600	-	-	-	-	-	-	-	-	-
2028	Replace Entry Heaters (2) - FD	5,800	-	-	6,200	-	-	-	-	-	-	-	-
2028	Replace Ceiling Tile in Fire Department (3,000 sq. ft)	6,500	-	-	6,900	-	-	-	-	-	-	-	-
2028	Sidewalk Repairs/Replacement	55,000	-	-	58,300	-	-	-	-	-	-	-	-
2028	Electric Vehicle Chargers at Public Works	-	-	-	-	-	-	-	-	-	-	-	-
2029	Sidewalk Repairs/Replacement	53,400	-	-	-	58,400	-	-	-	-	-	-	-
2030	Community Survey	29,500	-	-	-	-	33,200	-	-	-	-	-	-
2030	Replace Condensing and Air Handling Unit - Depot	17,100	-	-	-	-	19,200	-	-	-	-	-	-
2030	PD Dept-Carpet Replacement	19,000	-	-	-	-	21,400	-	-	-	-	-	-
2030	Repair Polymer Floor Covering PD Garage-City Hall	20,900	-	-	-	-	23,500	-	-	-	-	-	-
2030	Replace Garage Doors (6)	49,600	-	-	-	-	55,800	-	-	-	-	-	-
2030	Sidewalk Repairs/Replacement	51,800	-	-	-	-	58,300	-	-	-	-	-	-
2030	Repair Polymer Floor Covering in Garage (5,168 sq. ft)	59,000	-	-	-	-	66,400	-	-	-	-	-	-
2030	City Hall Security - Vehicle Barriers	30,000	-	-	-	-	33,800	-	-	-	-	-	-
2031	Sidewalk Repairs/Replacement	50,300	-	-	-	-	-	58,300	-	-	-	-	-
2032	Salt Shed; Replace Cover	27,900	-	-	-	-	-	-	33,300	-	-	-	-
2032	Sidewalk Repairs/Replacement	48,800	-	-	-	-	-	-	58,300	-	-	-	-
2032	Reroof of Building; (6,700 Sq. Ft.)	99,800	-	-	-	-	-	-	119,200	-	-	-	-
2033	Sidewalk Repairs/Replacement	48,800	-	-	-	-	-	-	-	60,000	-	-	-
2033	VAB Boxes (13)-City Hall	60,800	-	-	-	-	-	-	-	74,800	-	-	-
2033	Boiler (1 and 2) Replacement-City Hall	70,100	-	-	-	-	-	-	-	86,200	-	-	-
2033	Office Furniture-City Hall	151,800	-	-	-	-	-	-	-	186,700	-	-	-
2035	Paint Interior Office Area - City Hall	10,700	-	-	-	-	-	-	-	-	-	14,000	-
2038	Reroof of Fire Station	144,400	-	-	-	-	-	-	-	-	-	-	-
2038	Reroof City Hall	159,000	-	-	-	-	-	-	-	-	-	-	-
2040	Replace Public Works Garage Doors	35,000	-	-	-	-	-	-	-	-	-	-	-
2043	Reroof (Copper Roof) City Hall	76,200	-	-	-	-	-	-	-	-	-	-	-
Operating	Zoning Study - PUDs and Subdivision Updates - Part 1	8,000	-	-	-	-	-	-	-	-	-	-	-
Operating	Zoning Study - Corridor Study Implementation	31,800	-	-	-	-	-	-	-	-	-	-	-
Operating	Zoning Study - Sign Ordinance	36,100	-	-	-	-	-	-	-	-	-	-	-
Operating	Zoning Study - Retail Study of Lake Street/Pres Homes	15,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Landscaping and Trash Enclosures Behind City Hall	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Fire Department Apparatus Room Floor Replacement/Repairs	-	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 2,942,205</b>	<b>\$ 851,300</b>	<b>\$ 637,400</b>	<b>\$ 71,400</b>	<b>\$ 58,400</b>	<b>\$ 311,600</b>	<b>\$ 58,300</b>	<b>\$ 210,800</b>	<b>\$ 407,700</b>	<b>\$ -</b>	<b>\$ 14,000</b>	<b>\$ -</b>

**Facilities and Infrastructure Fund #408**

	PROJECTED CASH FLOWS										
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>											
Investment earnings	14,655	11,365	6,824	7,756	8,834	7,399	8,891	8,882	7,361	9,912	12,357
Charges for services - Tower Rental	107,214	107,214	107,214	107,214	107,214	107,214	107,214	107,214	107,214	107,214	107,214
Parking Lot Maintenance	24,053	24,774	25,517	26,283	27,071	27,884	28,720	29,582	30,469	31,383	32,325
Infrastructure Levy - Additional for Facilities	50,000	15,000	-	-	-	40,000	40,000	85,000	85,000	85,000	95,000
Miscellaneous Revenues											
<b>TOTAL REVENUES</b>	<b>195,922</b>	<b>158,353</b>	<b>139,555</b>	<b>141,252</b>	<b>143,119</b>	<b>182,497</b>	<b>184,825</b>	<b>230,677</b>	<b>230,044</b>	<b>233,509</b>	<b>246,895</b>
<b>EXPENDITURES</b>											
Capital Outlay	851,300	637,400	71,400	58,400	311,600	58,300	210,800	407,700	-	14,000	-
<b>TOTAL EXPENDITURES</b>	<b>851,300</b>	<b>637,400</b>	<b>71,400</b>	<b>58,400</b>	<b>311,600</b>	<b>58,300</b>	<b>210,800</b>	<b>407,700</b>	<b>-</b>	<b>14,000</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(655,378)	(479,047)	68,155	82,852	(168,481)	124,197	(25,975)	(177,023)	230,044	219,509	246,895
<b>OTHER FINANCING (USES) AND SOURCES</b>											
Proceeds from TIF	301,300	-	-	-	-	-	-	-	-	-	-
Other project funding revenue											
Transfer - Excess Reserves											
Transfer - MV License	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>326,300</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>	<b>25,000</b>
NET CHANGE IN FUND BALANCES	(329,078)	(454,047)	93,155	107,852	(143,481)	149,197	(975)	(152,023)	255,044	244,509	271,895
FUND BALANCES, JANUARY 1	\$ 1,465,534	\$ 1,136,456	\$ 682,409	\$ 775,564	\$ 883,417	\$ 739,936	\$ 889,133	\$ 888,158	\$ 736,135	\$ 991,179	\$ 1,235,688
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 1,136,456</b>	<b>\$ 682,409</b>	<b>\$ 775,564</b>	<b>\$ 883,417</b>	<b>\$ 739,936</b>	<b>\$ 889,133</b>	<b>\$ 888,158</b>	<b>\$ 736,135</b>	<b>\$ 991,179</b>	<b>\$ 1,235,688</b>	<b>\$ 1,507,584</b>

**Streets Fund # 430**  
**CAPITAL PROJECT SUMMARY**

		Estimated Cost (with Inflation)												
Project Year	Project	Current Cost	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Pedestrian Crossing Signage	20,600	-	20,600	-	-	-	-	-	-	-	-	-	-
2026	MnDot Project	36,000	-	36,000	-	-	-	-	-	-	-	-	-	-
2026	Speed limit implementation	60,000	-	60,000	-	-	-	-	-	-	-	-	-	-
2026	Miscellaneous Streets & Sealcoats	309,200	-	309,200	-	-	-	-	-	-	-	-	-	-
2027	Pedestrian Crossing Signage	20,600	-	-	21,200	-	-	-	-	-	-	-	-	-
2027	Miscellaneous Streets & Sealcoats	546,400	-	-	562,800	-	-	-	-	-	-	-	-	-
2028	Gleason Lake Road - City Contribution	360,500	-	-	-	382,500	-	-	-	-	-	-	-	-
2028	Miscellaneous Streets & Sealcoats	437,100	-	-	-	463,700	-	-	-	-	-	-	-	-
2029	Miscellaneous Streets & Sealcoats	792,300	-	-	-	-	865,800	-	-	-	-	-	-	-
2029	Wayzata Boulevard Corridor Implementation	325,300	-	-	-	-	355,500	-	-	-	-	-	-	-
2030	Miscellaneous Streets & Sealcoats	382,400	-	-	-	-	-	430,400	-	-	-	-	-	-
2031	Miscellaneous Streets & Sealcoats	109,300	-	-	-	-	-	-	126,700	-	-	-	-	-
2032	Miscellaneous Streets & Sealcoats	1,748,300	-	-	-	-	-	-	-	2,087,600	-	-	-	-
<b>TOTAL</b>		<b>\$ 5,148,000</b>	<b>\$ -</b>	<b>\$ 425,800</b>	<b>\$ 584,000</b>	<b>\$ 846,200</b>	<b>\$ 1,221,300</b>	<b>\$ 430,400</b>	<b>\$ 126,700</b>	<b>\$ 2,087,600</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**PROJECTED CASH FLOWS**

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>												
Investment earnings	33,331	4,919	6,952	7,509	4,738	-	-	4,558	-	-	2,180	8,566
Charges for services - Tower Rental	277,847	286,182	294,768	303,611	312,719	322,101	331,764	341,717	351,968	362,527	373,403	384,605
Other - Tax Levy	252,986	220,000	220,000	140,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000	145,000
Intergovernmental - State Small City Assistance Program	37,937	63,009	63,009	63,009	63,009	63,009	63,009	63,009	63,009	63,009	63,009	63,009
Miscellaneous Revenues	392	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUES</b>	<b>602,493</b>	<b>574,110</b>	<b>584,729</b>	<b>514,129</b>	<b>525,467</b>	<b>530,110</b>	<b>539,773</b>	<b>554,284</b>	<b>559,977</b>	<b>570,536</b>	<b>583,592</b>	<b>601,180</b>
<b>EXPENDITURES</b>												
Capital Outlay	860,881	425,800	584,000	846,200	1,221,300	430,400	126,700	2,087,600	-	-	-	-
Debt service (Ferndale Rd)	-	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>860,881</b>	<b>425,800</b>	<b>584,000</b>	<b>846,200</b>	<b>1,221,300</b>	<b>430,400</b>	<b>126,700</b>	<b>2,087,600</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(258,388)	148,310	729	(332,071)	(695,833)	99,710	413,073	(1,533,316)	559,977	570,536	583,592	601,180
<b>OTHER FINANCING (USES) AND SOURCES</b>												
Proceeds from TIF	-	-	-	-	-	-	-	-	-	-	-	-
Developer funding revenue	-	-	-	-	-	-	-	-	-	-	-	-
Other project funding revenue (State and County Grants)	-	-	-	-	-	-	-	-	-	-	-	-
Transfer - General Fund	-	-	-	-	-	-	-	-	-	-	-	-
Transfer - Stormwater (curb & gutter)	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000	55,000
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>	<b>55,000</b>
NET CHANGE IN FUND BALANCES	(203,388)	203,310	55,729	(277,071)	(640,833)	154,710	468,073	(1,478,316)	614,977	625,536	638,592	656,180
FUND BALANCES, JANUARY 1	695,269	491,881	695,191	750,920	473,849	(166,985)	(12,275)	455,798	#####	(407,542)	217,994	856,586
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 491,881</b>	<b>\$ 695,191</b>	<b>\$ 750,920</b>	<b>\$ 473,849</b>	<b>\$ (166,985)</b>	<b>\$ (12,275)</b>	<b>\$ 455,798</b>	<b>\$ (1,022,519)</b>	<b>\$ (407,542)</b>	<b>\$ 217,994</b>	<b>\$ 856,586</b>	<b>\$ 1,512,766</b>

**Parks and Trails Improvement Fund #404**

Fund #404

**CAPITAL PROJECT SUMMARY**

Estimated Cost (with Inflation)

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Panoway Landscaping Project	100,000	100,000	-	-	-	-	-	-	-	-	-	-
2026	Irrigation Audit	15,000	15,000	-	-	-	-	-	-	-	-	-	-
2026	Planting, Removal, & Maintenance of City Trees (EAB Management)	77,700	77,700	-	-	-	-	-	-	-	-	-	-
2026	Lake Street Landscaping Replacement	200,000	200,000	-	-	-	-	-	-	-	-	-	-
2026	City Hall Addition of gate and path/garden update	52,000	52,000	-	-	-	-	-	-	-	-	-	-
2027	Wrought iron fence maintenance - Children's Garden	16,300	-	16,800	-	-	-	-	-	-	-	-	-
2027	Wrought iron fence maintenance - Heritage Park	25,800	-	26,600	-	-	-	-	-	-	-	-	-
2027	Wrought iron fence maintenance - Post Office Park	25,800	-	26,600	-	-	-	-	-	-	-	-	-
2027	Heritage Addition of lounge seating, tables and chairs (4), picnic game area	27,400	-	28,200	-	-	-	-	-	-	-	-	-
2027	Park Signage/Park Name Signs	50,000	-	51,500	-	-	-	-	-	-	-	-	-
2027	Planting, Removal, & Maintenance of City Trees (EAB Management)	75,400	-	77,700	-	-	-	-	-	-	-	-	-
2027	Shaver Park Design Development and Construction Documents	109,300	-	112,600	-	-	-	-	-	-	-	-	-
2028	Broadway Stairway Renovation of lighting	50,000	-	-	53,000	-	-	-	-	-	-	-	-
2028	Planting, Removal, & Maintenance of City Trees (EAB Management)	73,200	-	-	77,700	-	-	-	-	-	-	-	-
2028	Beach+Shaver Park Improvements: Shade structure, hammock/art poles, picnic plaza, parking lot, volleyball courts, park building renovation, fire place	527,100	-	-	559,200	-	-	-	-	-	-	-	-
2029	Eastman Ln Addition of interpretive signage	9,300	-	-	-	10,200	-	-	-	-	-	-	-
2029	Klapp+Bell Restriping and resurfacing of (4) pickleball (includes expansion of courts)	46,400	-	-	-	50,700	-	-	-	-	-	-	-
2029	Planting, Removal, & Maintenance of City Trees (EAB Management)	71,100	-	-	-	77,700	-	-	-	-	-	-	-
2029	Eastman Ln Addition of trail and boardwalk	184,400	-	-	-	201,500	-	-	-	-	-	-	-
2030	Community Gardens Initial Install and Fencing	36,200	-	-	-	-	40,700	-	-	-	-	-	-
2030	Planting, Removal, & Maintenance of City Trees (EAB Management)	69,100	-	-	-	-	77,800	-	-	-	-	-	-
2030	Resurface Wayzata Middle School Tennis Courts (includes replacement of net posts)	45,700	-	-	-	-	-	53,000	-	-	-	-	-
2031	Planting, Removal, & Maintenance of City Trees (EAB Management)	67,100	-	-	-	-	-	77,800	-	-	-	-	-
2032	Locust Hills Park-Identify Future Needs	8,800	-	-	-	-	-	-	10,500	-	-	-	-
2032	Planting, Removal, & Maintenance of City Trees (EAB Management)	65,000	-	-	-	-	-	-	77,600	-	-	-	-
		<b>\$ 2,028,100</b>	<b>\$ 444,700</b>	<b>\$ 340,000</b>	<b>\$ 689,900</b>	<b>\$ 340,100</b>	<b>\$ 118,500</b>	<b>\$ 130,800</b>	<b>\$ 88,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**Parks and Trails Improvement Fund #404**

**PROJECTED CASH FLOWS**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>											
Investment earnings	4,089	3,933	1,653	-	-	-	-	-	1,701	4,613	7,589
Charges for services	90,419	93,131	95,925	98,803	101,767	104,820	107,964	111,203	114,540	117,976	121,515
Park Dedication	25,000										
Rental Earnings	-	-	-	-	-	-	-	-	-	-	-
Lake Street Landscaping Resident Group donation	100,000										
Donations	10,000										
Misc. Revenues											
<b>TOTAL REVENUES</b>	<b>229,508</b>	<b>97,064</b>	<b>97,578</b>	<b>98,803</b>	<b>101,767</b>	<b>104,820</b>	<b>107,964</b>	<b>111,203</b>	<b>116,240</b>	<b>122,589</b>	<b>129,104</b>
<b>EXPENDITURES</b>											
Capital Outlay	444,700	340,000	689,900	340,100	118,500	130,800	88,100	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>444,700</b>	<b>340,000</b>	<b>689,900</b>	<b>340,100</b>	<b>118,500</b>	<b>130,800</b>	<b>88,100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(215,192)	(242,936)	(592,322)	(241,297)	(16,733)	(25,980)	19,864	111,203	116,240	122,589	129,104
<b>OTHER FINANCING (USES) AND SOURCES</b>											
Prepaid Costs from Prior Year											
Proceeds from TIF	184,510	-	-	-	-	-	-	-	-	-	-
Other project funding revenue	-	-	-	-	-	-	-	-	-	-	-
Transfer - 2009 Street and Big Woods Bond Issuance excess											
Transfer In - Excess Reserves											
Transfer In - Marina Fund	15,000	15,000	50,000	100,000	100,000	150,000	175,000	175,000	175,000	175,000	-
Transfer In - Tree and Planting Fund											
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>199,510</b>	<b>15,000</b>	<b>50,000</b>	<b>100,000</b>	<b>100,000</b>	<b>150,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>175,000</b>	<b>-</b>
NET CHANGE IN FUND BALANCES	(15,682)	(227,936)	(542,322)	(141,297)	83,267	124,020	194,864	286,203	291,240	297,589	129,104
FUND BALANCES, JANUARY 1	\$ 408,941	\$ 393,259	\$ 165,323	\$ (376,999)	\$ (518,296)	\$ (435,029)	\$ (311,009)	\$ (116,145)	\$ 170,058	\$ 461,299	\$ 758,887
FUND BALANCES, DECEMBER 31	\$ 393,259	\$ 165,323	\$ (376,999)	\$ (518,296)	\$ (435,029)	\$ (311,009)	\$ (116,145)	\$ 170,058	\$ 461,299	\$ 758,887	\$ 887,991

**Public Art Fund #230**

**CAPITAL PROJECT SUMMARY**

<b>Project</b>	<b>Current Cost</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
Klapprich Park Warming House Mural	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rotating Sculpture Garden in Panoway and Utility Box Wrapping	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**PROJECTED CASH FLOWS**

	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>2032</b>	<b>2033</b>	<b>2034</b>	<b>2035</b>	<b>2036</b>
<b>REVENUES</b>											
Investment earnings	1,090	1,101	1,112	1,123	1,134	1,145	1,157	1,168	1,180	1,192	1,204
Charges for services											
<b>TOTAL REVENUES</b>	<b>1,090</b>	<b>1,101</b>	<b>1,112</b>	<b>1,123</b>	<b>1,134</b>	<b>1,145</b>	<b>1,157</b>	<b>1,168</b>	<b>1,180</b>	<b>1,192</b>	<b>1,204</b>
<b>EXPENDITURES</b>											
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,090	1,101	1,112	1,123	1,134	1,145	1,157	1,168	1,180	1,192	1,204
<b>OTHER FINANCING (USES) AND SOURCES</b>											
Other project funding revenue											
Transfer - Excess Reserves											
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCES	1,090	1,101	1,112	1,123	1,134	1,145	1,157	1,168	1,180	1,192	1,204
FUND BALANCES, JANUARY 1	108,974	110,063	111,164	112,276	113,398	114,532	115,678	116,834	118,003	119,183	120,375
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 110,063</b>	<b>\$ 111,164</b>	<b>\$ 112,276</b>	<b>\$ 113,398</b>	<b>\$ 114,532</b>	<b>\$ 115,678</b>	<b>\$ 116,834</b>	<b>\$ 118,003</b>	<b>\$ 119,183</b>	<b>\$ 120,375</b>	<b>\$ 121,578</b>

**Lakefront Improvement Fund #233**

**CAPITAL PROJECT SUMMARY**

Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Year												
2027	Wrought iron fence maintenance - Panoway	70,300	-	72,400	-	-	-	-	-	-	-	-
2027	Section Foreman House	1,125,100	-	1,158,900	-	-	-	-	-	-	-	-
2027	Eco Park and Boardwalk Loop	2,677,200	-	2,757,500	-	-	-	-	-	-	-	-
2027	Depot Park	3,081,500	-	3,173,900	-	-	-	-	-	-	-	-
TBD	Charter Boat Dock?	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 6,954,100</b>	<b>\$ -</b>	<b>\$ 7,162,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

**PROJECTED CASH FLOWS**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>											
Intergovernmental											
State Aid - RR Crossing	-	-	-	-	-	-	-	-	-	-	-
Investment earnings	1,609	1,802	1,273	1,462	1,174	882	588	291	-	-	-
<b>TOTAL REVENUES</b>	<b>1,609</b>	<b>1,802</b>	<b>1,273</b>	<b>1,462</b>	<b>1,174</b>	<b>882</b>	<b>588</b>	<b>291</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXPENDITURES</b>											
Capital Outlay	-	7,162,700	-	-	-	-	-	-	-	-	-
Debt Issuance costs	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>7,162,700</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	1,609	(7,160,898)	1,273	1,462	1,174	882	588	291	-	-	-
<b>OTHER FINANCING (USES) AND SOURCES</b>											
Proceeds from bonds issued	-	-	-	-	-	-	-	-	-	-	-
Developer funding revenue	-	-	-	-	-	-	-	-	-	-	-
Other project funding revenue	-	7,090,300	-	-	-	-	-	-	-	-	-
Excess funds transfer	-	-	-	-	-	-	-	-	-	-	-
Sales Tax Exemption - Boardwalk and Docks											
Conservancy Contributions	48,000	48,000	48,000	-	-	-	-	-	-	-	-
Conservancy Contributions - M&O MOU	-	-	-	-	-	-	-	-	-	-	-
TIF #2, #5, #6 (Cash - Pooling)	-	-	-	-	-	-	-	-	-	-	-
Transfer to General Operating	(30,313)	(30,313)	(30,313)	(30,313)	(30,313)	(30,313)	(30,313)	(30,313)	-	-	-
<b>TOTAL OTHER FINANCING SOURCES (USES)</b>	<b>17,687</b>	<b>7,107,987</b>	<b>17,687</b>	<b>(30,313)</b>	<b>(30,313)</b>	<b>(30,313)</b>	<b>(30,313)</b>	<b>(30,313)</b>	<b>(30,313)</b>	<b>-</b>	<b>-</b>
NET CHANGE IN FUND BALANCES	19,296	(52,911)	18,960	(28,851)	(29,139)	(29,431)	(29,725)	(30,022)	-	-	-
FUND BALANCES, JANUARY 1	160,872	180,168	127,256	146,216	117,365	88,226	58,795	29,070	(953)	(953)	(953)
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 180,168</b>	<b>\$ 127,256</b>	<b>\$ 146,216</b>	<b>\$ 117,365</b>	<b>\$ 88,226</b>	<b>\$ 58,795</b>	<b>\$ 29,070</b>	<b>\$ (953)</b>	<b>\$ (953)</b>	<b>\$ (953)</b>	<b>\$ (953)</b>

Liquor Operations Enterprise Fund # 640

CAPITAL PROJECT SUMMARY

Estimated Cost (with Inflation)

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	36" Vulcan Broiler	\$ 4,900	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	48" Randell Dessert Coolers (2)	\$ 6,600	\$ 6,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	30" Traulsen Upright Freezer	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Water Softener Replacement	\$ 9,100	\$ 9,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Water Heater Replacement	\$ 14,600	\$ 14,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Overhead Garage Door Opener	\$ 5,900	\$ 5,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Exterior Signage for Wine and Spirits and Bar and Grill	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	Exterior of Building Paint & Repair	\$ 30,000	\$ 30,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2026	HVAC Replacement (in Mezzanine)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	48" Superior Sandwich Table	\$ 5,800	\$ -	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	2 Compartment Alto Shaam-1	\$ 6,100	\$ -	\$ 6,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	2 Compartment Alto Shaam-2	\$ 6,100	\$ -	\$ 6,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Exhaust Fans Replacement (2)	\$ 19,900	\$ -	\$ 20,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Interior Refresh: Replace booths, tables, repaint interior, replace carpets	\$ 638,600	\$ -	\$ 657,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Outdoor Awnings	\$ 5,000	\$ -	\$ 5,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Skyjack Lift	\$ 20,600	\$ -	\$ 21,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Heat Pump Replacement	\$ 54,100	\$ -	\$ 55,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Complete HVAC Replacement	\$ 365,796	\$ -	\$ 376,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2027	Wine & Spirits Exterior Window Box Signage	\$ 7,600	\$ -	\$ 7,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	Ice Machine-(Every 6 Years)	\$ 7,500	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	36" Vulcan 4 burner w/griddle and oven	\$ 7,800	\$ -	\$ -	\$ 8,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	Security System - replace/add cameras to higher definition	\$ 37,200	\$ -	\$ -	\$ 39,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	POS Cabinet	\$ 18,500	\$ -	\$ -	\$ 19,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2028	VCT Floor Tile Replacement (3,400 sq. ft. @ \$6.00 sq. ft.) in Store	\$ 32,800	\$ -	\$ -	\$ 34,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	Patio Furniture Replacement	\$ 15,500	\$ -	\$ -	\$ -	\$ 16,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	Domain Controller	\$ 10,000	\$ -	\$ -	\$ -	\$ 10,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	HVAC - Mitsubishi Split System Cassette (5 of 20)	\$ 14,300	\$ -	\$ -	\$ -	\$ 15,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2029	Wine & Spirits Exterior Window Box Signage	\$ 7,600	\$ -	\$ -	\$ -	\$ 8,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	Unit Heaters (2) - Muni	\$ 7,100	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	Ceiling Tile Replacement (10,000 sq. ft @ \$1.50 sq. ft) - Muni	\$ 21,400	\$ -	\$ -	\$ -	\$ -	\$ 24,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2030	Heat Pump	\$ 54,100	\$ -	\$ -	\$ -	\$ -	\$ 60,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Beer Cooler Evaporator	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Food Cooler Evaporator	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Freezer Evaporator	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,900	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Tubular Centrifugal Inline Fan	\$ 4,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,000	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Beverage Counter with Sink and Drip Tray	\$ 4,600	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,300	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Back bar Storage Cabinet; Two-Section	\$ 4,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,400	\$ -	\$ -	\$ -	\$ -	\$ -
2031	PCU-CORE Pollution Control Core Package	\$ 4,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Banquette Table	\$ 6,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Glass washer; Under Bar Type	\$ 7,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,900	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Halo Heat Slow Cook & Hold Oven; Electric, Low Temp, Two Compar	\$ 8,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,400	\$ -	\$ -	\$ -	\$ -	\$ -

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2031	Hood Fire Suppression	\$ 8,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	16 Foot Lon.c; Exhaust only Wall Canopy Hood	\$ 10,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Bohn Hermetic Outdoor Condensing Unit-1, 2 & 3	\$ 13,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 15,100	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Indirect Bent Tube Gas Fired Heater with 15" Blower	\$ 16,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,800	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Nordic Beer System and Tee Towers (2)	\$ 22,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,500	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Fence	\$ 30,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Pollution Control Unit - Ventilation System	\$ 57,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 66,200	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Chain Link Fence	\$ 6,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,300	\$ -	\$ -	\$ -	\$ -	\$ -
2031	HVAC - Mitsubishi Split System Cassette (5 of 20)	\$ 14,300	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Bohn Scroll Outdoor Condensing Unit	\$ 15,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,600	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Walk-In Freezer/Cooler Combination	\$ 26,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,100	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Wine & Spirits In Store Shelving	\$ 54,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 63,200	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Liquor Walk-In Cooler	\$ 75,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,200	\$ -	\$ -	\$ -	\$ -	\$ -
2031	Wine and Spirits Back Room Shelving	\$ 75,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,900	\$ -	\$ -	\$ -	\$ -	\$ -
2032	Exhaust Recovery Ventilator (3)	\$ 21,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,600	\$ -	\$ -	\$ -	\$ -
2032	Electrical Entry Heater	\$ 14,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 16,800	\$ -	\$ -	\$ -	\$ -
2032	Re-Roof Building (3,000 sq. ft of Asphalt Roof @ \$3.50 sq. ft)	\$ 14,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,800	\$ -	\$ -	\$ -	\$ -
2032	Re-Roof Building (7,400 sq. ft of Flat Roof @ \$8.00 sq. ft)	\$ 84,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 100,900	\$ -	\$ -	\$ -	\$ -
2034	Ice Machine-(Every 6 Years)	\$ 7,100	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,000	\$ -	\$ -
2034	Patio Furniture Replacement	\$ 15,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,600	\$ -	\$ -
2037	Dish Washer Hood Replacement	\$ 4,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2037	Kitchen Hood Replacement	\$ 49,900	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2039	Lossnay Cores for HVAC	\$ 16,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2039	Re-Roof (4,500 sq. ft of Cedar @ \$8.00 sq. ft)	\$ 51,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
		<b>\$ 2,160,696</b>	<b>\$ 89,100</b>	<b>\$ 1,163,600</b>	<b>\$ 110,200</b>	<b>\$ 51,700</b>	<b>\$ 93,000</b>	<b>\$ 556,600</b>	<b>\$ 161,100</b>	<b>\$ -</b>	<b>\$ 28,600</b>	<b>\$ -</b>	<b>\$ -</b>

**Liquor Operations Enterprise Fund  
Fund #640**

**PROJECTED CASH FLOWS**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>											
Receipts from customers and users	\$ 6,941,434	\$ 7,010,848	\$ 7,080,957	\$ 7,151,766	\$ 7,223,284	\$ 7,295,517	\$ 7,368,472	\$ 7,442,157	\$ 7,516,578	\$ 7,591,744	\$ 7,667,662
Other operating receipts	\$ 34,085	\$ 34,426	\$ 34,771	\$ 35,118	\$ 35,469	\$ 35,824	\$ 36,182	\$ 36,544	\$ 36,910	\$ 37,279	\$ 37,652
Receipts from customer deposits	\$ 3,396	\$ 3,430	\$ 3,464	\$ 3,499	\$ 3,533	\$ 3,569	\$ 3,605	\$ 3,641	\$ 3,677	\$ 3,714	\$ 3,751
Payments to suppliers	(4,240,994)	(4,283,404)	(4,326,238)	(4,369,500)	(4,413,195)	(4,457,327)	(4,501,901)	(4,546,920)	(4,592,389)	(4,638,313)	(4,684,696)
Payments to employees	(2,633,965)	(2,660,305)	(2,686,908)	(2,713,777)	(2,740,914)	(2,768,324)	(2,796,007)	(2,823,967)	(2,852,207)	(2,880,729)	(2,909,536)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>103,956</b>	<b>104,996</b>	<b>106,046</b>	<b>107,106</b>	<b>108,177</b>	<b>109,259</b>	<b>110,352</b>	<b>111,455</b>	<b>112,570</b>	<b>113,695</b>	<b>114,832</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>											
Transfers from Wine & Spirits	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)	(85,000)
Transfers from Bar and Grill	(135,000)	(85,000)	(135,000)	(135,000)	(135,000)	(135,000)	(135,000)	(135,000)	(135,000)	(135,000)	(135,000)
Excess Revenue Transfers to other funds											
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>(220,000)</b>	<b>(170,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>	<b>(220,000)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>											
Capital Outlay	(89,100)	(1,163,600)	(110,200)	(51,700)	(93,000)	(556,600)	(161,100)	-	(28,600)	-	-
Debt service (2035 end date)	(188,255)	(185,055)	(186,855)	(183,555)	(185,255)	(186,855)	(186,855)	(186,854)	(186,854)	(186,854)	-
<b>NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<b>(277,355)</b>	<b>(1,348,655)</b>	<b>(297,055)</b>	<b>(235,255)</b>	<b>(278,255)</b>	<b>(743,455)</b>	<b>(347,955)</b>	<b>(186,854)</b>	<b>(215,454)</b>	<b>(186,854)</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>											
Investment earnings	8,305	4,454	-	-	-	-	-	-	-	-	-
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(385,093)</b>	<b>(1,409,205)</b>	<b>(411,009)</b>	<b>(348,149)</b>	<b>(390,078)</b>	<b>(854,196)</b>	<b>(457,603)</b>	<b>(295,399)</b>	<b>(322,884)</b>	<b>(293,159)</b>	<b>(105,168)</b>
CASH AND CASH EQUIVALENTS, JANUARY 1	830,541	445,448	(963,757)	(1,374,766)	(1,722,915)	(2,112,993)	(2,967,189)	(3,424,792)	(3,720,191)	(4,043,075)	(4,336,234)
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31</b>	<b>\$ 445,448</b>	<b>\$ (963,757)</b>	<b>\$ (1,374,766)</b>	<b>\$ (1,722,915)</b>	<b>\$ (2,112,993)</b>	<b>\$ (2,967,189)</b>	<b>\$ (3,424,792)</b>	<b>\$ (3,720,191)</b>	<b>\$ (4,043,075)</b>	<b>\$ (4,336,234)</b>	<b>\$ (4,441,401)</b>

## Library Fund #437

### CAPITAL PROJECT SUMMARY

Estimated Cost (with Inflation)

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Window Replacement - Design	61,800	61,800	-	-	-	-	-	-	-	-	-	-
2026	VAV Boxes-Library (21)	98,200	98,200	-	-	-	-	-	-	-	-	-	-
2027	Replace Cork Floor Tile-Library	15,100	-	15,600	-	-	-	-	-	-	-	-	-
2027	Ceiling Tile-Library	18,500	-	19,100	-	-	-	-	-	-	-	-	-
2027	Carpet-Library	47,200	-	48,600	-	-	-	-	-	-	-	-	-
2027	Condensing Unit/AHU - Main	131,100	-	135,000	-	-	-	-	-	-	-	-	-
2027	Condensing Unit/AHU - Basement	136,300	-	140,400	-	-	-	-	-	-	-	-	-
2027	Window Replacement	156,800	-	161,500	-	-	-	-	-	-	-	-	-
2027	Window Replacement	218,600	-	225,200	-	-	-	-	-	-	-	-	-
2032	Window Replacement	218,600	-	-	-	-	-	-	261,000	-	-	-	-
2033	Boiler (1 and 2)-Replace	73,900	-	-	-	-	-	-	-	90,900	-	-	-
2042	Reroof-Library	136,700	-	-	-	-	-	-	-	-	-	-	-
2069	Reroof (Copper Roof)-Library	105,500	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 1,418,300</b>	<b>\$ 160,000</b>	<b>\$ 745,400</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 261,000</b>	<b>\$ 90,900</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

### PROJECTED CASH FLOWS

#### REVENUES

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Investment earnings	5,245	5,266	-	1,105	2,791	4,531	6,327	5,570	6,549	8,488	10,490
Charges for services (Rent)	114,510	117,945	121,483	125,128	128,882	132,748	136,731	140,833	145,058	149,409	153,892
Charges for services (Rent) - Additional for capital	42,325	42,325	42,325	42,325	42,325	42,325	42,325	42,325	42,325	42,325	42,325
<b>TOTAL REVENUES</b>	<b>162,080</b>	<b>165,536</b>	<b>163,808</b>	<b>168,558</b>	<b>173,997</b>	<b>179,604</b>	<b>185,382</b>	<b>188,728</b>	<b>193,931</b>	<b>200,222</b>	<b>206,707</b>

#### EXPENDITURES

Capital Outlay	160,000	745,400	-	-	-	-	261,000	90,900	-	-	-
Operating Expenditures											
<b>TOTAL EXPENDITURES</b>	<b>160,000</b>	<b>745,400</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>261,000</b>	<b>90,900</b>	<b>-</b>	<b>-</b>	<b>-</b>

EXCESS (DEFICIENCY) OF REVENUES  
OVER (UNDER) EXPENDITURES

	2,080	(579,864)	163,808	168,558	173,997	179,604	(75,618)	97,828	193,931	200,222	206,707
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NET CHANGE IN FUND BALANCES

	2,080	(579,864)	163,808	168,558	173,997	179,604	(75,618)	97,828	193,931	200,222	206,707
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FUND BALANCES, JANUARY 1

	524,472	526,551	(53,313)	110,495	279,053	453,050	632,654	557,037	654,865	848,796	1,049,018
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**FUND BALANCES, DECEMBER 31**

	<b>\$ 526,551</b>	<b>\$ (53,313)</b>	<b>\$ 110,495</b>	<b>\$ 279,053</b>	<b>\$ 453,050</b>	<b>\$ 632,654</b>	<b>\$ 557,037</b>	<b>\$ 654,865</b>	<b>\$ 848,796</b>	<b>\$ 1,049,018</b>	<b>\$ 1,255,725</b>
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**Cemetery Fund #232**

**CAPITAL PROJECT SUMMARY**

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2028	Irrigation Installation	\$ 50,000	\$ -	\$ -	\$ 53,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ 53,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**PROJECTED CASH FLOWS**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>											
Investment earnings	175	100	23	-	-	-	-	-	-	-	-
Charges for services	3,108	3,263	3,427	3,598	3,778	3,967	4,165	4,373	4,592	4,822	5,063
<b>TOTAL REVENUES</b>	<b>3,283</b>	<b>3,364</b>	<b>3,450</b>	<b>3,598</b>	<b>3,778</b>	<b>3,967</b>	<b>4,165</b>	<b>4,373</b>	<b>4,592</b>	<b>4,822</b>	<b>5,063</b>
<b>EXPENDITURES</b>											
Capital Outlay	-	-	53,000	-	-	-	-	-	-	-	-
Personnel expense	10,760	11,083	11,416	11,758	12,111	12,474	12,848	13,234	13,631	14,040	14,461
<b>TOTAL EXPENDITURES</b>	<b>10,760</b>	<b>11,083</b>	<b>64,416</b>	<b>11,758</b>	<b>12,111</b>	<b>12,474</b>	<b>12,848</b>	<b>13,234</b>	<b>13,631</b>	<b>14,040</b>	<b>14,461</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(7,477)	(7,719)	(60,966)	(8,160)	(8,333)	(8,507)	(8,683)	(8,860)	(9,039)	(9,218)	(9,398)
NET CHANGE IN FUND BALANCES	(7,477)	(7,719)	(60,966)	(8,160)	(8,333)	(8,507)	(8,683)	(8,860)	(9,039)	(9,218)	(9,398)
FUND BALANCES, JANUARY 1	17,514	10,037	2,318	(58,648)	(66,808)	(75,141)	(83,648)	(92,331)	(101,192)	(110,231)	(119,449)
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 10,037</b>	<b>\$ 2,318</b>	<b>\$ (58,648)</b>	<b>\$ (66,808)</b>	<b>\$ (75,141)</b>	<b>\$ (83,648)</b>	<b>\$ (92,331)</b>	<b>\$ (101,192)</b>	<b>\$ (110,231)</b>	<b>\$ (119,449)</b>	<b>\$ (128,847)</b>

## Downtown Parking District Fund #401

### CAPITAL PROJECT SUMMARY

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Structural Maintenance	17,000	17,000	-	-	-	-	-	-	-	-	-	-
2026	Parking Ramp Gate Installation	50,000	50,000	-	-	-	-	-	-	-	-	-	-
2026	Maintenance	54,900	54,900	-	-	-	-	-	-	-	-	-	-
2026	Downtown Parking Study	24,600	24,600	-	-	-	-	-	-	-	-	-	-
2028	EV Charging Stations - Lake and Barry Parking Lot	84,900	-	-	90,100	-	-	-	-	-	-	-	-
TBD	Structural Maintenance	17,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Structural Maintenance	17,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Structural Maintenance	17,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Structural Maintenance	17,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Maintenance	54,900	-	-	-	-	-	-	-	-	-	-	-
TBD	Maintenance	54,900	-	-	-	-	-	-	-	-	-	-	-
TBD	Maintenance	54,900	-	-	-	-	-	-	-	-	-	-	-
TBD	Maintenance	54,900	-	-	-	-	-	-	-	-	-	-	-
TBD	Muni Parking Lot Reconfiguration	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown Parking Study	24,600	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown Parking Study	28,800	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown Parking Study	28,800	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown Parking Study	28,800	-	-	-	-	-	-	-	-	-	-	-
TBD	Downtown Parking Study	28,800	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 658,800</b>	<b>\$ 146,500</b>	<b>\$ -</b>	<b>\$ 90,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
		-	-	-	-	-	-	-	-	-	-	-	-

### PROJECTED CASH FLOWS

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>REVENUES</b>											
Special assessments	-	-	-	-	-	-	-	-	-	-	-
Investment earnings	7,194	6,818	7,902	8,097	9,194	10,303	11,422	12,553	13,695	14,749	15,813
Fee-in-lieu of Parking Policy	69,556	69,556	69,556	69,556	69,556	69,556	69,556	69,556	59,556	59,556	59,556
EV Charging Fees	7,099	7,099	7,099	7,099	7,099	7,099	7,099	7,099	7,099	7,099	7,099
Paid Boat Parking Fees	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000
<b>TOTAL REVENUES</b>	<b>108,849</b>	<b>108,472</b>	<b>109,557</b>	<b>109,751</b>	<b>110,849</b>	<b>111,957</b>	<b>113,077</b>	<b>114,208</b>	<b>105,350</b>	<b>106,403</b>	<b>107,467</b>
<b>EXPENDITURES</b>											
Capital Outlay	146,500	-	90,100	-	-	-	-	-	-	-	-
EV Charging	-	-	-	-	-	-	-	-	-	-	-
Personnel expense	-	-	-	-	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<b>146,500</b>	<b>-</b>	<b>90,100</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
EXCESS (DEFICIENCY) OF REVENUES OVER (UNDER) EXPENDITURES	(37,651)	108,472	19,457	109,751	110,849	111,957	113,077	114,208	105,350	106,403	107,467
NET CHANGE IN FUND BALANCES	(37,651)	108,472	19,457	109,751	110,849	111,957	113,077	114,208	105,350	106,403	107,467
FUND BALANCES, JANUARY 1	719,404	681,752	790,224	809,681	919,433	1,030,281	1,142,239	1,255,316	1,369,524	1,474,873	1,581,277
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 681,752</b>	<b>\$ 790,224</b>	<b>\$ 809,681</b>	<b>\$ 919,433</b>	<b>\$ 1,030,281</b>	<b>\$ 1,142,239</b>	<b>\$ 1,255,316</b>	<b>\$ 1,369,524</b>	<b>\$ 1,474,873</b>	<b>\$ 1,581,277</b>	<b>\$ 1,688,744</b>

**Water Improvement Fund #610**

CAPITAL PROJECT SUMMARY															
Project Year	Project	Current Cost	Estimated Cost (with Inflation)												
			2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
2026	Renovate (WP#3) High Service Pump #2	12,700	12,700	-	-	-	-	-	-	-	-	-	-	-	-
2026	Well #5 Pump and Booster Replacement	50,700	50,700	-	-	-	-	-	-	-	-	-	-	-	-
2026	Yr. 3- Water Meters Replacement-50% Water	114,100	114,100	-	-	-	-	-	-	-	-	-	-	-	-
2027	Water Leak Study (Every 3 Years)	7,100	-	7,300	-	-	-	-	-	-	-	-	-	-	-
2027	Renovate (WP#3) High Service Pump #3	12,700	-	13,100	-	-	-	-	-	-	-	-	-	-	-
2028	Repair/Repaint Water Tower	675,300	-	-	716,400	-	-	-	-	-	-	-	-	-	-
2029	Reroof Filter Plant #3	52,500	-	-	-	57,400	-	-	-	-	-	-	-	-	-
2029	Replace Sand in Iron Removal Tanks-WTP-3	194,800	-	-	-	212,900	-	-	-	-	-	-	-	-	-
2030	New Well #6 (Page 3; paragraph 1.5)	652,500	-	-	-	-	734,400	-	-	-	-	-	-	-	-
2030	Hillside Dr WM and Ferndale W Connection	1,032,000	-	-	-	-	1,161,500	-	-	-	-	-	-	-	-
2031	Water Leak Study (Every 3 Years)	7,100	-	-	-	-	-	8,200	-	-	-	-	-	-	-
2032	Re-Roof of Filter Plant #2	13,300	-	-	-	-	-	-	15,900	-	-	-	-	-	-
2034	Water Leak Study (Every 3 Years)	7,100	-	-	-	-	-	-	-	-	9,000	-	-	-	-
		<b>\$ 2,831,900</b>	<b>\$ 177,500</b>	<b>\$ 20,400</b>	<b>\$ 716,400</b>	<b>\$ 270,300</b>	<b>\$ 1,895,900</b>	<b>\$ 8,200</b>	<b>\$ 15,900</b>	<b>\$ -</b>	<b>\$ 9,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

PROJECTED CASH FLOWS											
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>											
Receipts from customers and users	\$1,308,872	\$1,356,265	\$1,396,953	\$1,438,862	\$1,482,027	\$1,526,488	\$1,572,283	\$1,619,451	\$1,668,035	\$1,718,076	\$1,769,618
Other operating receipts	-	-	-	-	-	-	-	-	-	-	-
Payments to suppliers	(441,241)	(454,478)	(468,112)	(482,156)	(496,620)	(511,519)	(526,864)	(542,670)	(558,950)	(575,719)	(592,991)
Payments to employees	(406,758)	(418,961)	(431,530)	(444,476)	(457,810)	(471,544)	(485,691)	(500,261)	(515,269)	(530,727)	(546,649)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>460,873</b>	<b>482,826</b>	<b>497,311</b>	<b>512,230</b>	<b>527,597</b>	<b>543,425</b>	<b>559,728</b>	<b>576,520</b>	<b>593,815</b>	<b>611,630</b>	<b>629,978</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>											
Transfers to other funds	(91,000)	(91,000)	(91,000)	(91,000)	(81,000)	(81,000)	(81,000)	(81,000)	(71,000)	(71,000)	(61,000)
Interfund Loan for Lake & Barry Parking Lot	-	-	-	18,068	24,221	105,502	28,518	28,471	28,472	28,473	28,473
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>(91,000)</b>	<b>(91,000)</b>	<b>(91,000)</b>	<b>(72,932)</b>	<b>(56,779)</b>	<b>24,502</b>	<b>(52,482)</b>	<b>(52,529)</b>	<b>(42,528)</b>	<b>(42,527)</b>	<b>(32,527)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>											
Capital Outlay	(177,500)	(20,400)	(716,400)	(270,300)	(1,895,900)	(8,200)	(15,900)	-	(9,000)	-	-
Proceeds from bonds issued	-	-	-	-	607,760	-	-	-	-	-	-
Special assessments	-	-	-	-	89,138	85,896	82,655	79,414	76,172	72,931	69,689
Special assessments	40,824	39,254	-	-	-	-	-	-	-	-	-
Connection fees	29,180	30,060	-	-	-	-	-	-	-	-	-
Interest paid on long-term debt	(51,838)	(42,750)	-	-	-	-	-	-	-	-	-
Principal paid on long-term debt	(310,000)	(315,000)	-	-	-	-	-	-	-	-	-
<b>NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<b>(469,334)</b>	<b>(308,836)</b>	<b>(716,400)</b>	<b>(270,300)</b>	<b>(1,199,002)</b>	<b>77,696</b>	<b>66,755</b>	<b>79,414</b>	<b>67,172</b>	<b>72,931</b>	<b>69,689</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>											
Investment earnings	15,985	15,251	16,330	13,579	15,584	8,628	15,298	21,307	27,659	34,224	41,092
Interest on Interfund Loan	10,144	9,637	18,655	17,932	16,964	12,744	11,603	10,464	10,465	10,466	10,466
	<b>26,129</b>	<b>24,888</b>	<b>34,985</b>	<b>31,512</b>	<b>32,548</b>	<b>21,371</b>	<b>26,901</b>	<b>31,771</b>	<b>38,124</b>	<b>44,690</b>	<b>51,558</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENT:</b>	<b>(73,331)</b>	<b>107,878</b>	<b>(275,104)</b>	<b>200,510</b>	<b>(695,636)</b>	<b>666,995</b>	<b>600,902</b>	<b>635,176</b>	<b>656,584</b>	<b>686,725</b>	<b>718,699</b>
CASH AND CASH EQUIVALENTS, JANUARY 1	1,598,474	1,525,142	1,633,021	1,357,917	1,558,426	862,790	1,529,785	2,130,687	2,765,863	3,422,447	4,109,172
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31</b>	<b>\$1,525,142</b>	<b>\$1,633,021</b>	<b>\$1,357,917</b>	<b>\$1,558,426</b>	<b>\$862,790</b>	<b>\$1,529,785</b>	<b>\$2,130,687</b>	<b>\$2,765,863</b>	<b>\$3,422,447</b>	<b>\$4,109,172</b>	<b>\$4,827,871</b>

**Sewer Improvement Fund #620**

**CAPITAL PROJECT SUMMARY**

Estimated Cost (with Inflation)

Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Upgrade #2 Lift station-Gleason Lake Rd.	66,000	66,000	-	-	-	-	-	-	-	-	-	-
2026	Yr. 3- Water Meters Replacement-50% Sewer	114,100	114,100	-	-	-	-	-	-	-	-	-	-
2027	Upgrade #21 Lift station-South Frontage Rd East of Hold.	61,800	-	63,700	-	-	-	-	-	-	-	-	-
2027	Upgrade #24 Lift station-(was Mill St.)	154,500	-	159,100	-	-	-	-	-	-	-	-	-
2027	Sewer Lining	326,200	-	336,000	-	-	-	-	-	-	-	-	-
2028	Upgrade #22 Lift station-Locust Hills	56,700	-	-	60,200	-	-	-	-	-	-	-	-
2029	Upgrade #17 Lift station-West of Harrington Rd	20,600	-	-	-	22,500	-	-	-	-	-	-	-
2029	Upgrade #23 Lift station-Locust Hills @ South End	51,500	-	-	-	56,300	-	-	-	-	-	-	-
2029	Sewer Lining	326,200	-	-	-	356,400	-	-	-	-	-	-	-
2030	Install Sanitary Sewer-Hillside Drive	825,900	-	-	-	-	929,600	-	-	-	-	-	-
2031	Upgrade #14 Lift station-Birch Bend	67,000	-	-	-	-	-	77,700	-	-	-	-	-
2031	Upgrade #5 Lift station-Grove Lane (Beach)	67,000	-	-	-	-	-	77,700	-	-	-	-	-
2031	Upgrade #9 Lift station-Bushaway Rd	67,000	-	-	-	-	-	77,700	-	-	-	-	-
2032	Upgrade #1 Lift station-Shady Lane Area	30,900	-	-	-	-	-	-	36,900	-	-	-	-
2033	Upgrade #25 Lift station-Enchanted Woods	56,700	-	-	-	-	-	-	-	69,700	-	-	-
2035	Upgrade #12 Lift station-Harrington Rd	56,700	-	-	-	-	-	-	-	-	-	74,000	-
2035	Upgrade #11 Lift station-Ramsey Rd	82,400	-	-	-	-	-	-	-	-	-	107,500	-
2037	Upgrade #19 Lift station-Lake St. W	56,700	-	-	-	-	-	-	-	-	-	-	-
2037	Upgrade #7 Lift station-Wayzata Country Club Driveway	67,000	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #16 Lift station-Far Hill Rd	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #3 Lift station-Gleason Lake Rd	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #20 Lift station-PW Facility	-	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #15 Lift station-North of Bovey Rd on Fire Lane	56,700	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #18 Lift station-Redeemer Church	61,800	-	-	-	-	-	-	-	-	-	-	-
TBD	Upgrade #13 Lift station-Reno St.	82,400	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 2,755,800</b>	<b>\$ 180,100</b>	<b>\$ 558,800</b>	<b>\$ 60,200</b>	<b>\$ 435,200</b>	<b>\$ 929,600</b>	<b>\$ 233,100</b>	<b>\$ 36,900</b>	<b>\$ 69,700</b>	<b>\$ -</b>	<b>\$ 181,500</b>	<b>\$ -</b>

Sewer Improvement Fund #620

PROJECTED CASH FLOWS

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>											
Receipts from customers and users	\$ 1,687,576	\$ 1,746,783	\$ 1,799,186	\$ 1,853,162	\$ 1,908,757	\$ 1,966,020	\$ 2,025,000	\$ 2,085,750	\$ 2,148,323	\$ 2,212,772	\$ 2,279,156
Other operating receipts	6,428	6,620	6,819	7,024	7,234	7,451	7,675	7,905	8,142	8,387	8,638
Payments to suppliers	(793,172)	(816,967)	(841,476)	(866,721)	(892,722)	(919,504)	(947,089)	(975,502)	(1,004,767)	(1,034,910)	(1,065,957)
Payments to employees	(405,353)	(417,514)	(430,039)	(442,941)	(456,229)	(469,916)	(484,013)	(498,534)	(513,490)	(528,894)	(544,761)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>495,478</b>	<b>518,922</b>	<b>534,490</b>	<b>550,525</b>	<b>567,040</b>	<b>584,051</b>	<b>601,573</b>	<b>619,620</b>	<b>638,209</b>	<b>657,355</b>	<b>677,076</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>											
Transfers to other funds	(121,000)	(121,000)	(121,000)	(121,000)	(111,000)	(111,000)	(101,000)	(101,000)	(91,000)	(91,000)	(71,000)
Interfund Loan for Lake & Barry Parking Lot	-	-	-	18,068	24,221	105,502	28,518	28,471	28,471	28,471	28,471
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>(121,000)</b>	<b>(121,000)</b>	<b>(121,000)</b>	<b>(102,932)</b>	<b>(86,779)</b>	<b>(5,498)</b>	<b>(72,482)</b>	<b>(72,529)</b>	<b>(62,529)</b>	<b>(62,529)</b>	<b>(42,529)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>											
Capital Outlay	(180,100)	(558,800)	(60,200)	(435,200)	(929,600)	(233,100)	(36,900)	(69,700)	-	(181,500)	-
Principal paid on long-term debt	-	-	-	-	-	-	-	-	-	-	-
Interest paid on long-term debt	-	-	-	-	-	-	-	-	-	-	-
Proceeds from bonds issued	-	-	-	-	-	-	-	-	-	-	-
Special assessments	-	-	-	-	70,202	67,649	65,096	62,544	59,991	57,438	54,885
TIF	-	-	-	-	38,292	35,739	33,186	30,634	28,081	25,528	22,975
Developer funding revenue	-	-	-	-	-	-	-	-	-	-	-
Other project funding revenue	-	-	-	-	-	-	-	-	-	-	-
Special assessments	56,721	54,143	-	-	-	-	-	-	-	-	-
Connection fees	10,000	10,000	-	-	-	-	-	-	-	-	-
Interest paid on long-term debt	(1,350)	-	-	-	-	-	-	-	-	-	-
Principal paid on long-term debt	(45,000)	-	-	-	-	-	-	-	-	-	-
Grants	50,000	-	-	-	-	-	-	-	-	-	-
<b>ACTIVITIES</b>	<b>(109,729)</b>	<b>(494,657)</b>	<b>(60,200)</b>	<b>(435,200)</b>	<b>(821,106)</b>	<b>(129,712)</b>	<b>61,382</b>	<b>23,478</b>	<b>88,072</b>	<b>(98,534)</b>	<b>77,860</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>											
Investment earnings	8,794	11,631	10,877	14,705	15,155	12,068	16,804	22,993	29,033	36,066	41,494
Interest on Interfund Loan	10,144	9,637	18,655	17,932	16,964	12,744	11,603	10,464	10,464	10,464	10,464
	<b>18,939</b>	<b>21,268</b>	<b>29,532</b>	<b>32,637</b>	<b>32,119</b>	<b>24,811</b>	<b>28,407</b>	<b>33,457</b>	<b>39,497</b>	<b>46,530</b>	<b>51,958</b>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>283,688</b>	<b>(75,467)</b>	<b>382,822</b>	<b>45,030</b>	<b>(308,726)</b>	<b>473,653</b>	<b>618,880</b>	<b>604,027</b>	<b>703,250</b>	<b>542,822</b>	<b>764,365</b>
CASH AND CASH EQUIVALENTS, JANUARY 1	879,431	1,163,119	1,087,652	1,470,473	1,515,503	1,206,776	1,680,429	2,299,310	2,903,336	3,606,586	4,149,408
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31</b>	<b>\$ 1,163,119</b>	<b>\$ 1,087,652</b>	<b>\$ 1,470,473</b>	<b>\$ 1,515,503</b>	<b>\$ 1,206,776</b>	<b>\$ 1,680,429</b>	<b>\$ 2,299,310</b>	<b>\$ 2,903,336</b>	<b>\$ 3,606,586</b>	<b>\$ 4,149,408</b>	<b>\$ 4,913,774</b>

## Stormwater Improvement Fund #670

### CAPITAL PROJECT SUMMARY

Project Year	Project	Estimated Cost (with Inflation)										
		Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
2026	Survey of Ponds	9,400	9,400	-	-	-	-	-	-	-	-	-
2026	Methodist Center To T.H. 12	74,200	74,200	-	-	-	-	-	-	-	-	-
2027	Wetland Bank Site (N. Broadway Site) Phase 2	37,200	-	38,300	-	-	-	-	-	-	-	-
2027	Chicago Ave N Drainage	96,900	-	99,800	-	-	-	-	-	-	-	-
2028	Survey of Ponds	9,600	-	-	10,200	-	-	-	-	-	-	-
2028	Margaret Addition of rain garden	12,200	-	-	12,900	-	-	-	-	-	-	-
2028	Beach+Shaver Drainage improvements	36,900	-	-	39,100	-	-	-	-	-	-	-
2028	Central Ave South Drainage Project	164,600	-	-	174,600	-	-	-	-	-	-	-
2030	Wet Land Enhancement Project (N. Broadway) - Pond Site (West Side of Broad	276,900	-	-	-	-	311,700	-	-	-	-	-
		<b>\$ 717,900</b>	<b>\$ 83,600</b>	<b>\$ 138,100</b>	<b>\$ 236,800</b>	<b>\$ -</b>	<b>\$ 311,700</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

### PROJECTED CASH FLOWS

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>										
Receipts from customers and users	\$ 525,910	\$ 541,687	\$ 557,938	\$ 574,676	\$ 591,916	\$ 609,674	\$ 627,964	\$ 646,803	\$ 666,207	\$ 686,193
Other operating receipts	-	-	-	-	-	-	-	-	-	-
Payments to suppliers	(216,829)	(223,334)	(230,034)	(236,935)	(244,043)	(251,365)	(258,906)	(266,673)	(266,673)	(266,673)
Payments to employees	(88,056)	(90,697)	(93,418)	(96,221)	(99,107)	(102,081)	(105,143)	(108,297)	(111,546)	(114,893)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>221,025</b>	<b>227,656</b>	<b>234,485</b>	<b>241,520</b>	<b>248,765</b>	<b>256,228</b>	<b>263,915</b>	<b>271,833</b>	<b>287,988</b>	<b>304,628</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>										
Transfers out - General Fund	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)	(10,000)
Transfers out - Streets	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)	(55,000)
Transfers out - Equipment					(136,750)					
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(201,750)</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(65,000)</b>	<b>(65,000)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>										
Capital Outlay	(83,600)	(138,100)	(236,800)	-	(311,700)	-	-	-	-	-
<b>NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<b>(83,600)</b>	<b>(138,100)</b>	<b>(236,800)</b>	<b>-</b>	<b>(311,700)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>										
Investment earnings	12,742	13,594	13,975	13,442	15,341	12,848	14,889	17,027	19,265	21,688
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>85,167</b>	<b>38,149</b>	<b>(53,340)</b>	<b>189,962</b>	<b>(249,343)</b>	<b>204,076</b>	<b>213,804</b>	<b>223,859</b>	<b>242,253</b>	<b>261,316</b>
CASH AND CASH EQUIVALENTS, JANUARY 1	1,274,206	1,359,373	1,397,522	1,344,183	1,534,144	1,284,801	1,488,877	1,702,681	1,926,541	2,168,794
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31</b>	<b>\$ 1,359,373</b>	<b>\$ 1,397,522</b>	<b>\$ 1,344,183</b>	<b>\$ 1,534,144</b>	<b>\$ 1,284,801</b>	<b>\$ 1,488,877</b>	<b>\$ 1,702,681</b>	<b>\$ 1,926,541</b>	<b>\$ 2,168,794</b>	<b>\$ 2,430,109</b>

## Marina Improvement Fund #660

### CAPITAL PROJECT SUMMARY

		Estimated Cost (with Inflation)											
Project Year	Project	Current Cost	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
2026	Dredging Channel	14,700	14,700	-	-	-	-	-	-	-	-	-	-
2027	Security Cameras	21,800	-	22,500	-	-	-	-	-	-	-	-	-
2027	Electrical Upgrades and Outlets by Slips	212,200	-	218,600	-	-	-	-	-	-	-	-	-
2027	Complete Replacement of Marina Docks & Decking	295,100	-	304,000	-	-	-	-	-	-	-	-	-
2030	Dredging Channel	14,700	-	-	-	-	16,500	-	-	-	-	-	-
2032	Security Cameras	21,800	-	-	-	-	-	-	26,000	-	-	-	-
2039	Dredging Marina	175,100	-	-	-	-	-	-	-	-	-	-	-
		<b>\$ 755,400</b>	<b>\$ 14,700</b>	<b>\$ 545,100</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 16,500</b>	<b>\$ -</b>	<b>\$ 26,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

### Marina Improvement Fund Fund #660

PROJECTED CASH FLOWS											
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>											
Receipts from customers and users	\$ 318,960	\$ 328,529	\$ 338,385	\$ 348,536	\$ 358,992	\$ 369,762	\$ 380,855	\$ 392,281	\$ 404,049	\$ 416,171	\$ 428,656
Other operating receipts											
Payments to suppliers	(13,841)	(14,256)	(14,684)	(15,125)	(15,578)	(16,046)	(16,527)	(17,023)	(17,534)	(18,060)	(18,601)
Payments to employees	(53,067)	(54,659)	(56,298)	(57,987)	(59,727)	(61,519)	(63,364)	(65,265)	(67,223)	(69,240)	(71,317)
<b>NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES</b>	<b>252,052</b>	<b>259,614</b>	<b>267,402</b>	<b>275,424</b>	<b>283,687</b>	<b>292,198</b>	<b>300,964</b>	<b>309,993</b>	<b>319,292</b>	<b>328,871</b>	<b>338,737</b>
<b>CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES</b>											
Transfers from other funds	-	-	-	-	-	-	-	-	-	-	-
Transfers to other funds	(15,000)	(15,000)	(50,000)	(100,000)	(100,000)	(150,000)	(175,000)	(175,000)	(175,000)	(175,000)	(175,000)
Transfers to other funds - Excess Reserves											
<b>NET CASH PROVIDED (USED) BY NONCAPITAL FINANCING ACTIVITIES</b>	<b>(15,000)</b>	<b>(15,000)</b>	<b>(50,000)</b>	<b>(100,000)</b>	<b>(100,000)</b>	<b>(150,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>	<b>(175,000)</b>
<b>CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES</b>											
Capital Outlay	(14,700)	(545,100)	-	-	(16,500)	-	(26,000)	-	-	-	-
<b>NET CASH PROVIDED (USED) BY CAPITAL AND RELATED FINANCING ACTIVITIES</b>	<b>(14,700)</b>	<b>(545,100)</b>	<b>-</b>	<b>-</b>	<b>(16,500)</b>	<b>-</b>	<b>(26,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>											
Investment earnings	4,072	6,336	3,395	5,603	7,413	9,159	10,673	11,779	13,247	14,822	16,509
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>226,425</b>	<b>(294,150)</b>	<b>220,797</b>	<b>181,027</b>	<b>174,600</b>	<b>151,357</b>	<b>110,636</b>	<b>146,772</b>	<b>157,539</b>	<b>168,693</b>	<b>180,246</b>
CASH AND CASH EQUIVALENTS, JANUARY 1	407,222	633,647	339,497	560,294	741,322	915,922	1,067,279	1,177,915	1,324,687	1,482,226	1,650,920
<b>CASH AND CASH EQUIVALENTS, DECEMBER 31</b>	<b>\$ 633,647</b>	<b>\$ 339,497</b>	<b>\$ 560,294</b>	<b>\$ 741,322</b>	<b>\$ 915,922</b>	<b>\$ 1,067,279</b>	<b>\$ 1,177,915</b>	<b>\$ 1,324,687</b>	<b>\$ 1,482,226</b>	<b>\$ 1,650,920</b>	<b>\$ 1,831,166</b>

**Equipment Replacement Fund #409  
CAPITAL PURCHASE SUMMARY**

Dept.	Description	Project Year	ITEM BUDGET	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Admin	Computer Replacement - City Council	2026	2,300	11,700	-	-	-	-	-	-	-	-	-	-
Admin	Computer Replacement - Planning Commission	2026	2,800	13,900	-	-	-	-	-	-	-	-	-	-
Admin	City Hall Copier	2026	3,200	15,900	-	-	-	-	-	-	-	-	-	-
Admin	Computer Replacement	2026	4,500	22,300	-	-	-	-	-	-	-	-	-	-
Admin	Firewall Replacement	2026	4,200	21,200	-	-	-	-	-	-	-	-	-	-
Admin	Computer Replacement	2027	3,500	-	17,500	-	-	-	-	-	-	-	-	-
Admin	Switches @ 1-CH, 1-Liq., 1- FD, 1 PW	2027	5,400	-	32,500	-	-	-	-	-	-	-	-	-
Admin	Computer Replacement	2028	4,300	-	-	21,400	-	-	-	-	-	-	-	-
Admin	Switches @ CH, Liq.,PD, & PW	2028	5,600	-	-	33,500	-	-	-	-	-	-	-	-
Admin	Telephone System Replacement	2029	-	-	-	-	5,800	-	-	-	-	-	-	-
Admin	Postage Machine	2029	6,500	-	-	-	6,500	-	-	-	-	-	-	-
Admin	Building Inspector's Car	2029	5,400	-	-	-	38,000	-	-	-	-	-	-	-
Admin	Computer Replacement	2029	15,100	-	-	-	75,400	-	-	-	-	-	-	-
Admin	Computer Replacement - City Council	2030	3,200	-	-	-	-	16,100	-	-	-	-	-	-
Admin	Computer Replacement - Planning Commission	2030	4,500	-	-	-	-	22,600	-	-	-	-	-	-
Admin	Computer Replacement	2030	7,900	-	-	-	-	39,400	-	-	-	-	-	-
Admin	City Hall Copier	2031	4,000	-	-	-	-	-	20,200	-	-	-	-	-
Admin	Computer Replacement	2031	6,600	-	-	-	-	-	33,200	-	-	-	-	-
Admin	Copy Machine: Public Works	2031	2,200	-	-	-	-	-	10,900	-	-	-	-	-
Admin	Computer Replacement	2032	4,100	-	-	-	-	-	-	20,300	-	-	-	-
Admin	Computer Replacement	2033	5,000	-	-	-	-	-	-	-	24,800	-	-	-
Admin	Telephone System Replacement	2034	1,300	-	-	-	-	-	-	-	-	6,700	-	-
Admin	Computer Replacement	2034	17,500	-	-	-	-	-	-	-	-	87,400	-	-
Admin	Copy Machine: Public Works	2035	7,500	-	-	-	-	-	-	-	-	-	12,600	-
Admin	Computer Replacement - City Council	2035	3,700	-	-	-	-	-	-	-	-	-	18,700	-
Admin	Computer Replacement - Planning Commission	2035	5,200	-	-	-	-	-	-	-	-	-	26,200	-
Admin	Computer Replacement	2035	9,100	-	-	-	-	-	-	-	-	-	45,700	-
Cable	City AV Replacements - Tightrope Software	2031	8,300	-	-	-	-	-	57,800	-	-	-	-	-
Cable	Council Chambers AV Replacements	2031	37,100	-	-	-	-	-	260,000	-	-	-	-	-
Community Development	Building Permit Software	2026	8,700	43,500	-	-	-	-	-	-	-	-	-	-
Community Development	Building Inspector's Car	2036	6,700	-	-	-	-	-	-	-	-	-	-	46,800
Engineering	800MHz Radio Lease	2026	100	600	-	-	-	-	-	-	-	-	-	-
Engineering	800MHz Radio Lease	2027	100	-	700	-	-	-	-	-	-	-	-	-
Engineering	Troy's Vehicle	2030	6,900	-	-	-	-	48,000	-	-	-	-	-	-
Engineering	Survey Equipment	2032	400	-	-	-	-	-	-	3,500	-	-	-	-
Engineering	1/2 Ton Pickup Truck	2032	7,400	-	-	-	-	-	-	51,900	-	-	-	-
Fire	Turnout Gear (4)	2026	3,500	17,400	-	-	-	-	-	-	-	-	-	-
Fire	Vehicle Headsets	2026	#DIV/0!	21,200	-	-	-	-	-	-	-	-	-	-
Fire	Electronic Pagers	2026	4,000	19,900	-	-	-	-	-	-	-	-	-	-
Fire	#20 Pierce Impel 110' Ascendant Ladder Truck and Buildout	2026	71,500	1,430,625	-	-	-	-	-	-	-	-	-	-
Fire	Generator - Honda 2000 w/Light (5)	2027	2,000	-	12,000	-	-	-	-	-	-	-	-	-
Fire	400 GPM Portable Pumps (2)	2027	1,800	-	17,900	-	-	-	-	-	-	-	-	-
Fire	Floto Pumps (2)	2027	800	-	8,400	-	-	-	-	-	-	-	-	-
Fire	Ipads (6)	2027	1,900	-	9,600	-	-	-	-	-	-	-	-	-
Fire	#28 Replace Chevy Tahoe for Officers and Buildout	2027	6,000	-	59,900	-	-	-	-	-	-	-	-	-
Fire	Vent Saws (5)	2028	2,100	-	-	12,400	-	-	-	-	-	-	-	-
Fire	K- Saws (5)	2029	2,100	-	-	-	12,800	-	-	-	-	-	-	-
Fire	#19 2004 Rescue Truck	2029	29,600	-	-	-	592,100	-	-	-	-	-	-	-
Fire	#25 2015 Ford F-250 Crew Cab	2030	2,600	-	-	-	-	38,600	-	-	-	-	-	-
Fire	Electronic Pagers	2031	4,600	-	-	-	-	-	23,100	-	-	-	-	-

**Equipment Replacement Fund #409  
CAPITAL PURCHASE SUMMARY**

Dept.	Description	Project Year	ITEM BUDGET	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Fire	Generator - Honda 2000 w/Light (5)	2032	2,300	-	-	-	-	-	-	13,900	-	-	-	-
Fire	#29 2014 Explorer for Officers and Buildout	2032	6,800	-	-	-	-	-	-	67,700	-	-	-	-
Fire	400 GPM Portable Pumps (2)	2033	2,100	-	-	-	-	-	-	-	21,400	-	-	-
Fire	AED Heart Starts (5)	2034	1,500	-	-	-	-	-	-	-	-	14,800	-	-
Fire	#24 2015 Ford 550 Mini-Pumper	2035	25,900	-	-	-	-	-	-	-	-	-	517,000	-
Fire	Electronic Pagers	2036	5,400	-	-	-	-	-	-	-	-	-	-	26,800
Fire	#22 2012 Freightliner Pumper Cab & Chassis	2037	33,100	-	-	-	-	-	-	-	-	-	-	-
Park	800MHz Radio Lease	2026	300	2,900	-	-	-	-	-	-	-	-	-	-
Park	Ford F-550 4x2 Chassis w/ Aerial Bucket	2026	16,500	164,700	-	-	-	-	-	-	-	-	-	-
Park	Floor Scrubber for PW Garage	2028	1,700	-	-	17,200	-	-	-	-	-	-	-	-
Park	Wood Chipper (Brush Bandit 250xp)	2028	4,700	-	-	46,500	-	-	-	-	-	-	-	-
Park	Replacement Vehicle and Accessories for M-B MSV3	2028	22,100	-	-	265,700	-	-	-	-	-	-	-	-
Park	Exmark w/Bagger Riding Lawn Mower	2029	2,300	-	-	-	13,600	-	-	-	-	-	-	-
Park	435 Case Skid Steer (1/3)	2029	4,900	-	-	-	49,200	-	-	-	-	-	-	-
Park	1 Ton Pickup Truck (F-350) w/dump box & Plow	2029	17,200	-	-	-	120,600	-	-	-	-	-	-	-
Park	John Deere Z910A Ztrak w/48" Deck	2030	1,800	-	-	-	-	10,800	-	-	-	-	-	-
Park	Z930M 54"Commercial Ztrak Riding Lawn Mower	2030	5,900	-	-	-	-	35,500	-	-	-	-	-	-
Park	1/2 Ton Pickup Truck (Chev 1500)	2030	6,700	-	-	-	-	46,600	-	-	-	-	-	-
Park	Ford F-250 Pickup Truck	2031	8,500	-	-	-	-	-	59,600	-	-	-	-	-
Park	Ventrac 4x4 Articulated Tractor	2031	6,500	-	-	-	-	-	65,200	-	-	-	-	-
Park	UTV	2032	4,300	-	-	-	-	-	-	39,100	-	-	-	-
Park	5' x 10' Utility Trailer	2034	300	-	-	-	-	-	-	-	-	5,000	-	-
Police	Squad Cameras	2026	18,000	18,000	-	-	-	-	-	-	-	-	-	-
Police	Body Camera	2026	6,100	30,400	-	-	-	-	-	-	-	-	-	-
Police	Police Rifles	2026	700	7,300	-	-	-	-	-	-	-	-	-	-
Police	Laser & Radar Units	2026	2,700	8,000	-	-	-	-	-	-	-	-	-	-
Police	Taser Contract	2026	16,500	16,500	-	-	-	-	-	-	-	-	-	-
Police	800MHz Radio Replacement	2026	1,000	14,500	-	-	-	-	-	-	-	-	-	-
Police	Squad 2604 plus setup	2026	26,000	78,000	-	-	-	-	-	-	-	-	-	-
Police	Records Management System Replacement - Phase 2	2026	15,900	159,100	-	-	-	-	-	-	-	-	-	-
Police	Squads 2601, 2602, 2603 and setup	2026	80,000	240,000	-	-	-	-	-	-	-	-	-	-
Police	Stop Sticks/Piranha	2026	1,500	9,100	-	-	-	-	-	-	-	-	-	-
Police	RDS Handgun optics - PD	2027	1,500	-	7,600	-	-	-	-	-	-	-	-	-
Police	Handguns - PD	2027	900	-	9,400	-	-	-	-	-	-	-	-	-
Police	Holsters	2027	400	-	4,000	-	-	-	-	-	-	-	-	-
Police	Squad Cameras	2027	18,000	-	18,000	-	-	-	-	-	-	-	-	-
Police	Body Camera	2027	6,300	-	31,600	-	-	-	-	-	-	-	-	-
Police	Police Rifles	2027	900	-	8,500	-	-	-	-	-	-	-	-	-
Police	Taser Contract	2027	16,500	-	16,500	-	-	-	-	-	-	-	-	-
Police	800MHz Radio Replacement	2027	1,000	-	15,000	-	-	-	-	-	-	-	-	-
Police	Squads 2701, 2702, 2703 and setup	2027	80,400	-	241,200	-	-	-	-	-	-	-	-	-
Police	Squad Cameras	2028	18,000	-	-	18,000	-	-	-	-	-	-	-	-
Police	Body Camera	2028	6,600	-	-	32,900	-	-	-	-	-	-	-	-
Police	Police Rifles	2028	900	-	-	8,700	-	-	-	-	-	-	-	-
Police	Taser Contract	2028	16,500	-	-	16,500	-	-	-	-	-	-	-	-
Police	800MHz Radio Replacement	2028	1,000	-	-	15,400	-	-	-	-	-	-	-	-
Police	Floor Scrubber for PW Garage	2028	1,700	-	-	17,200	-	-	-	-	-	-	-	-
Police	Squads 2801, 2802, 2803 and setup	2028	82,900	-	-	248,600	-	-	-	-	-	-	-	-
Police	2402 Chief's Car	2028	11,200	-	-	78,400	-	-	-	-	-	-	-	-
Police	Future Investigator Vehicle	2028	8,100	-	-	56,700	-	-	-	-	-	-	-	-
Police	Squad Cameras	2029	18,000	-	-	-	18,000	-	-	-	-	-	-	-

**Equipment Replacement Fund #409  
CAPITAL PURCHASE SUMMARY**

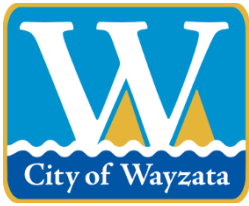
Dept.	Description	Project Year	ITEM BUDGET	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Police	Body Camera	2029	6,800	-	-	-	34,200	-	-	-	-	-	-	-
Police	Squads 2501, 2502, 2503 and setup	2029	85,400	-	-	-	256,200	-	-	-	-	-	-	-
Police	Police Rifles	2029	900	-	-	-	9,000	-	-	-	-	-	-	-
Police	Laser & Radar Units	2029	2,800	-	-	-	8,500	-	-	-	-	-	-	-
Police	40mm Launchers	2029	1,900	-	-	-	9,500	-	-	-	-	-	-	-
Police	Taser Contract	2029	16,500	-	-	-	16,500	-	-	-	-	-	-	-
Police	800MHz Radio Replacement	2029	1,100	-	-	-	15,900	-	-	-	-	-	-	-
Police	Squads 2601, 2602, 2603 and setup	2030	90,000	-	-	-	-	270,100	-	-	-	-	-	-
Police	Police Rifles	2030	900	-	-	-	-	9,300	-	-	-	-	-	-
Police	Taser Contract	2030	19,700	-	-	-	-	19,700	-	-	-	-	-	-
Police	800MHz Radio Replacement	2030	1,100	-	-	-	-	16,400	-	-	-	-	-	-
Police	Squads 2701, 2702, 2703 and setup	2031	90,700	-	-	-	-	-	272,200	-	-	-	-	-
Police	Police Rifles	2031	1,000	-	-	-	-	-	9,600	-	-	-	-	-
Police	Firearms	2031	1,300	-	-	-	-	-	12,700	-	-	-	-	-
Police	Taser Contract	2031	20,300	-	-	-	-	-	20,300	-	-	-	-	-
Police	800MHz Radio Replacement	2031	1,100	-	-	-	-	-	16,800	-	-	-	-	-
Police	RDS Handgun optics - PD	2032	1,800	-	-	-	-	-	-	8,800	-	-	-	-
Police	Squads 2801, 2802, 2803 and setup	2032	93,500	-	-	-	-	-	-	280,500	-	-	-	-
Police	Lockers	2032	500	-	-	-	-	-	-	4,800	-	-	-	-
Police	Police Rifles	2032	1,000	-	-	-	-	-	-	9,900	-	-	-	-
Police	Taser Contract	2032	20,900	-	-	-	-	-	-	20,900	-	-	-	-
Police	800MHz Radio Replacement	2032	1,200	-	-	-	-	-	-	17,400	-	-	-	-
Police	Unmarked Car - Deputy Chief	2032	9,400	-	-	-	-	-	-	66,000	-	-	-	-
Police	Squads 2501, 2502, 2503 and setup	2033	96,400	-	-	-	-	-	-	-	289,100	-	-	-
Police	Police Rifles	2033	900	-	-	-	-	-	-	-	9,100	-	-	-
Police	Taser Contract	2033	21,500	-	-	-	-	-	-	-	21,500	-	-	-
Police	800MHz Radio Replacement	2033	1,200	-	-	-	-	-	-	-	17,900	-	-	-
Police	Squads 2601, 2602, 2603 and setup	2034	101,300	-	-	-	-	-	-	-	-	304,000	-	-
Police	Squads 2701, 2702, 2703 and setup	2035	102,400	-	-	-	-	-	-	-	-	-	307,100	-
Police	Squads 2801, 2802, 2803 and setup	2036	105,500	-	-	-	-	-	-	-	-	-	-	316,500
Police	RDS Handgun optics - PD	2037	2,100	-	-	-	-	-	-	-	-	-	-	-
Police	Handguns - PD	2037	1,300	-	-	-	-	-	-	-	-	-	-	-
Street	800MHz Radio Lease	2026	400	4,200	-	-	-	-	-	-	-	-	-	-
Street	Skid Steer Pickup Broom	2026	400	4,200	-	-	-	-	-	-	-	-	-	-
Street	Black Top Roller Trailer	2026	300	5,700	-	-	-	-	-	-	-	-	-	-
Street	Paint Gun-Graco Line Lazer	2026	1,800	14,700	-	-	-	-	-	-	-	-	-	-
Street	800MHz Radio Lease	2027	400	-	4,400	-	-	-	-	-	-	-	-	-
Street	Dump Truck & Attachments; Single Axle	2027	13,800	-	207,300	-	-	-	-	-	-	-	-	-
Street	Floor Scrubber for PW Garage	2028	1,700	-	-	17,200	-	-	-	-	-	-	-	-
Street	Traffic Radar Signs - Solar/Battery	2028	3,600	-	-	25,100	-	-	-	-	-	-	-	-
Street	Virnig Heavy Duty Skeleton Rock Grapple	2029	400	-	-	-	5,800	-	-	-	-	-	-	-
Street	435 Case Skid Steer (1/3)	2029	4,900	-	-	-	49,200	-	-	-	-	-	-	-
Street	Paint Gun-Graco Line Lazer	2030	2,100	-	-	-	-	16,600	-	-	-	-	-	-
Street	Front End Loader (JD 624K)	2030	26,500	-	-	-	-	159,100	-	-	-	-	-	-
Street	Street Sweeper -Elgin Pelican NP	2030	27,400	-	-	-	-	273,500	-	-	-	-	-	-
Street	Plow/Loader	2031	1,500	-	-	-	-	-	14,900	-	-	-	-	-
Street	Black Top Roller (Ingersoll Rand DD-12)	2031	2,100	-	-	-	-	-	20,600	-	-	-	-	-
Street	Weight Scales (4) (Haenni Wheel Load Scales WL 101)	2032	1,500	-	-	-	-	-	-	30,400	-	-	-	-
Street	Tractor Backhoe (Cat 420E)	2032	2,900	-	-	-	-	-	-	58,400	-	-	-	-
Street	1 Ton Pickup Truck (Ford F-450):Plow-Sander	2032	15,600	-	-	-	-	-	-	124,700	-	-	-	-
Street	Asphalt Paver; Tow Type (Gilcrest Model 413)	2033	3,400	-	-	-	-	-	-	-	67,800	-	-	-

**Equipment Replacement Fund #409  
CAPITAL PURCHASE SUMMARY**

Dept.	Description	Project Year	ITEM BUDGET	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Street	Paint Gun-Graco Line Lazer	2034	2,300	-	-	-	-	-	-	-	-	18,700	-	-
Street	Curb Machine	2035	800	-	-	-	-	-	-	-	-	-	14,900	-
Street	Curb Conveyor	2035	900	-	-	-	-	-	-	-	-	-	18,000	-
Utility	Power Generator-Small (Yamaha)	2026	300	2,600	-	-	-	-	-	-	-	-	-	-
Utility	800MHz Radio Lease	2026	400	4,200	-	-	-	-	-	-	-	-	-	-
Utility	800MHz Radio Lease	2027	400	-	4,400	-	-	-	-	-	-	-	-	-
Utility	3/4 Ton Pickup Truck	2027	6,100	-	42,800	-	-	-	-	-	-	-	-	-
Utility	Compactor (Jumping Jack)	2028	500	-	-	5,000	-	-	-	-	-	-	-	-
Utility	Pipe Locator	2028	900	-	-	6,000	-	-	-	-	-	-	-	-
Utility	Floor Scrubber for PW Garage	2028	1,700	-	-	17,200	-	-	-	-	-	-	-	-
Utility	435 Case Skid Steer (1/3)	2029	4,900	-	-	-	49,200	-	-	-	-	-	-	-
Utility	1/2 Ton Pickup Truck (Chev 1500)	2029	6,500	-	-	-	45,500	-	-	-	-	-	-	-
Utility	1/2 Ton Pickup Truck (Chev 1500)	2029	6,500	-	-	-	45,500	-	-	-	-	-	-	-
Utility	1/2 Ton Pickup Truck (Chev 1500)	2031	6,900	-	-	-	-	-	48,400	-	-	-	-	-
Utility	1/2 Ton Pickup Truck (Chev 1500)	2031	6,900	-	-	-	-	-	48,400	-	-	-	-	-
Utility	Tractor Backhoe (Cat 420E)	2032	2,900	-	-	-	-	-	-	58,400	-	-	-	-
Utility	Compactor (Jumping Jack)	2033	600	-	-	-	-	-	-	-	5,700	-	-	-
Utility	Power Generator-WTP-2	2033	3,200	-	-	-	-	-	-	-	80,200	-	-	-
Utility	Air Compressor	2034	1,000	-	-	-	-	-	-	-	-	24,300	-	-
Utility	Vactor Truck (W/jetter/inductor)	2035	42,700	-	-	-	-	-	-	-	-	-	640,000	-
Utility	Lift Station 24 (Mill St.) Generator	2036	3,500	-	-	-	-	-	-	-	-	-	-	87,700
				\$2,402,325	\$769,200	\$959,600	\$1,477,000	\$1,022,300	\$993,900	\$876,600	\$537,500	\$460,900	\$1,600,200	\$477,800

**Equipment Replacement Fund #409**  
**Projected Cash Flows**

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
<b>RECEIPTS</b>											
<b>RECEIPTS</b>											
Investment Earnings	14,417	14,503	12,278	5,996	-	-	-	-	-	-	-
General Fund Transfer	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500	105,500
Cable Fund Transfer	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,001
Water Fund Transfer	60,000	60,000	60,000	60,000	50,000	50,000	50,000	50,000	40,000	40,000	30,000
Sewer Fund Transfer	90,000	90,000	90,000	90,000	80,000	80,000	70,000	70,000	60,000	60,000	40,000
Stormwater Fund Transfer					136,750						
Facilities and Infrastructure Transfer											
Fire Truck Bond Proceeds	1,555,995										
Fire Dept. Pull Tabs	<b>360,000</b>	<b>50,000</b>	<b>28,000</b>	<b>74,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>50,000</b>	<b>13,400</b>	<b>135,000</b>	<b>135,001</b>
Public Safety - State \$											
Infrastructure Levy - Equipment	220,000	220,000	22,000	35,000	52,000	30,000	45,000	383,000	405,000	425,000	432,000
Debt Levy for Equipment Certificate		35,201	183,015	182,359	181,440	180,259	183,934				
Transfer - Excess Reserves											
Sale of Capital Assets											
<b>TOTAL RECEIPTS</b>	<b>2,410,912</b>	<b>580,204</b>	<b>505,793</b>	<b>557,855</b>	<b>660,690</b>	<b>500,759</b>	<b>509,434</b>	<b>663,500</b>	<b>628,900</b>	<b>770,500</b>	<b>747,502</b>
<b>DISBURSEMENTS</b>											
<b>DISBURSEMENTS</b>											
Capital Outlay	\$2,402,325	\$769,200	\$959,600	\$1,477,000	\$1,022,300	\$993,900	\$876,600	\$537,500	\$460,900	\$1,600,200	\$477,800
Debt Service (For Ladder Truck)		\$33,525	\$174,300	\$173,675	\$172,800	\$171,675	\$175,175	\$173,300	\$171,175	\$173,675	\$173,675
Public Safety - State \$ transferred to GF											
<b>TOTAL DISBURSEMENTS</b>	<b>\$2,402,325</b>	<b>\$802,725</b>	<b>\$1,133,900</b>	<b>\$1,650,675</b>	<b>\$1,195,100</b>	<b>\$1,165,575</b>	<b>\$1,051,775</b>	<b>\$710,800</b>	<b>\$632,075</b>	<b>\$1,773,875</b>	<b>\$651,475</b>
#REF!											
NET CHANGE IN FUND BALANCE	\$8,587	(\$222,521)	(\$628,107)	(\$1,092,820)	(\$534,410)	(\$664,816)	(\$542,341)	(\$47,300)	(\$3,175)	(\$1,003,375)	\$96,027
FUND BALANCES, JANUARY 1	\$1,441,687	\$1,450,274	\$1,227,753	\$599,646	(\$493,174)	(\$1,027,584)	(\$1,692,401)	(\$2,234,742)	(\$2,282,042)	(\$2,285,217)	(\$3,288,592)
<b>FUND BALANCES, DECEMBER 31</b>	<b>\$ 1,450,274</b>	<b>\$ 1,227,753</b>	<b>\$ 599,646</b>	<b>\$ (493,174)</b>	<b>\$ (1,027,584)</b>	<b>\$ (1,692,401)</b>	<b>\$ (2,234,742)</b>	<b>\$ (2,282,042)</b>	<b>\$ (2,285,217)</b>	<b>\$ (3,288,592)</b>	<b>\$ (3,192,565)</b>



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> June 2, 2026	<b>WORKSHOP AGENDA ITEM:</b> 3
<b>TITLE:</b> Consideration of the Sale of Public Property (6:10-6:30 p.m.)	
<b>PREPARED BY:</b> Aurora Yager, City Manager, Alex Sharpe, Community Development Director	
<b>REVIEWED BY:</b> Aurora Yager, City Manager	

### **DISCUSSION OBJECTIVE:**

Provide feedback on the inquiry related to the sale of public property and determine if further exploration of the sale is warranted, or what, if any, changes the City should consider with the use of this property.

### **2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:**

#### *Diversify Revenue*

The sale of public land would bring in one-time revenues to the City. The current offer is for \$300,000.

### **BACKGROUND:**

In August 2025, staff received an inquiry about the City's interest in selling a parcel of property adjacent to Lake Street (PID: 0611722420039 shown below). At a September 23, 2025 workshop, the City Council expressed interest in exploring the inquiry further. The interested party submitted a formal proposal in October 2025.

The Housing and Redevelopment Authority (HRA) reviewed the potential sale process at its November 5, 2025 meeting and identified additional areas of research which were presented at their May 14, 2026 meeting. The four members of the HRA present for the meeting recommended that the property continue to be publicly held and not sold. Draft minutes from that meeting are attached.

### **ATTACHMENTS:**

1. Memo - Consideration of the Sale of Public Property
2. May 14, 2026 HRA Minutes (draft)

## Consideration of the Sale of Public Property

### 1. Ownership Rights - Title Search Results

A title search was completed by Best and Flanagan and found that the land is owned by the City of Wayzata, and not the HRA. Thus, the City Council will be the ultimate decision maker regarding the potential sale of the property. However, the HRA is requested to act as an advisory body to the Council on this issue.

The title search revealed that the property is subject to a covenant that describes a "reversionary interest." The reversionary interest, if still in effect, benefits the owner of the Cov property, which is Stielow LLC. The record shows that there was a 1988 development agreement/CUP between the predecessor in interest to Stielow (Gertrud Elisabeth Noelting) and the City of Wayzata that required Noelting (Stielow) to convey this land to the City of Wayzata, subject to the following:

"Subject to the restriction that the property conveyed to the City must be used as a public parking lot and driveway, and in the event the property and driveway are no longer used for public parking purposes, title to the parking lot and driveway shall revert to [Stielow]."

That CUP was dated March 1, 1988. The quitclaim deed conveying to the City of Wayzata was signed on December 8, 1988, and was filed on April 5, 1989. The deed failed to include the reverter language. On October 1, 2022, Stielow filed an Affidavit claiming rights under the covenant. That affidavit was incomplete in that it omitted the exhibits. A corrective document was filed on November 29, 2022.

It appears that this reverter covenant, if it was ever effective, is likely expired due to Minnesota's so-called "thirty year rule" codified in Minn. Stat. 500.20. Under that statute, the 30 years begins to run from "the date of the deed, or other instrument, ... , creating them."

### 2. Current Purpose and Use

The property being considered is PID 0611722420039 and sits south of Lake Street from Broadway to PURALIMA. It functions as a public parking lot with 29 parking stalls. It is also utilized by CoV for deliveries and solid waste pickup. The entrance and exit for the lot used to be both from PURALIMA and Broadway Ave S (through the Plaza). However, around 2023 the property owner of PURALIMA closed access through their private parking lot. Now the entrance and exit for the public parking lot is solely through Broadway Ave S (through the Plaza).



**a. Costs to Own/Maintain**

The City incurs ongoing cost to own and maintain this parking lot. Pavement maintenance includes reconstruction every 50 years (\$50,000), mill and overlay every 20 years (\$20,000) and seal coating every 6 years (\$7,500). Annualizing those costs is about \$3,250. In addition, City staff restripe the parking stalls, plow, and haul snow away after snow events, and sweep the lot several times a year. Staff estimate this routine maintenance costs approximately \$1,900 per year in labor.

Combined, the annual cost to own/maintain this lot is approximately \$5,150 per year.

**b. Income Produced**

The property is not leased and does not have any maintenance agreements with surrounding businesses and therefore does not produce any income for the City directly. It does have an indirect benefit to the City's ability to charge for Fee-In-Lieu of Parking (FILOP) spaces.

**c. FILOP and Parking Needs**

In 2016, in conjunction with the Mill Street Parking Ramp, the City adopted the Fee-in-lieu of Parking Policy (FILOP) and the "Downtown Mobility District", which covers downtown Wayzata. The policy was created to address downtown parking demand and provide flexibility for developments that cannot meet the City's minimum parking requirements. Under this policy, developers may pay \$10,000 per parking stall to utilize the available public parking capacity to satisfy their parking requirements.

This parcel is within the "Downtown Mobility District" and has 29 public parking stalls currently included in the City's FILOP inventory.

To ensure adequate parking capacity remains available, the City conducts regular parking studies. The most recent study, completed in October 2024, found overall parking demand and availability to be relatively stable. This property is located within Study Area 14, where utilization ranges from 50% - 75% on weekdays and 75% - 90% on weekends, with higher demand in the evenings.

Staff and the parking consultant noted that utilization on the subject property is significantly higher and fluctuates less than other surrounding parking areas. A focused 2022 analysis of this parcel found approximately 85% utilization on Fridays and Saturdays between 2 pm and 6 pm, with relatively low turnover. Supporting aerial exhibits for both studies are included below.

**d. Liability**

Due to the location of the entrance and exit, there is some liability for the City because cars, delivery vehicles, and solid waste vehicles have to drive through the Plaza, which can be busy with pedestrians, to get to this lot.

### 3. Alignment with Future Public Plans or Uses

#### a. Comprehensive Plan

The 2040 Comprehensive Plan emphasizes connected pedestrian friendly multi-modal transit within downtown. The Comprehensive Plan notes that this is achieved by pushing parking to the rear of buildings where it is not the focus adjacent to Lake Street. It also highlights the need for public parking facilities where users can park once to navigate downtown on foot, rather than traditional suburban development which emphasizes the use of a vehicle to navigate between local destinations.


#### b. Future Panoway Plans

Panoway plans surround this property but do not really include it, but it's worth considering how this lot accompanies and ties in with the overall Panoway project.

Some early concepts of the Plaza intended for it to be used primarily for parking but with the option for it to be blocked off for events (see excerpts from the 2014 Lake Effect Development Framework Report).

**PARK(ING) PLAZA**

The municipal parking lot next to Sunsets is redesigned as a multi-functional plaza. The plaza would be used for parking most of the time, but can be cordoned off for special events such as JJ Hill Days or a weekly farmer's market.



As the City looks to future phases of Panoway, specifically the Section Foreman House, consideration on how people will visit the site is important. As it is planned to be restored and repurposed into a lakefront learning center with indoor and outdoor classrooms and community space, if there is desire for nearby parking or bus or van drop off sites for kids or visitors, this subject property would be the closest location.



**c. Dakota Rail Regional Trail Extension Project**

Three Rivers is interested in extending the regional trail east to the Minnetonka City Hall complex. A few years ago, they completed an informal study of potential routes through Wayzata and a few routes were identified. Recently staff from Three Rivers indicated that any route through Wayzata would have its challenges with limited right-of-way, the railroad, and impacts to parking. Options they are in the early stages of thinking about include:

- i. A route completely along Lake Street to the east, south on Circle Dr., and then east on Eastman Lane
- ii. A route that goes through the parking lot on the subject property until PURALIMA, and then goes up to Lake Street to the east, south on Circle Dr., and then east on Eastman Lane

It's important to note that these plans are still very preliminary and conceptual. Evaluation of right-of-way needs, parking impacts, City preferences, etc. has yet to happen.

**4. Impact of Sale**

**a. Redevelopment Potential**

The site is zoned C-4B "Central Business District". The purpose of this district is:

*"..to provide a district for those retail sales, service, office and residential functions which are characteristic of a "downtown" area and to allow the present downtown area to expand, develop and redevelop, with emphasis on specialty shops and retail uses with continuous linear low level building designs, while maintaining this desired character. Such areas are to be characterized by individual storefronts with public sidewalk access, as contrasted to shopping mall type development. The district requires retail use at street grade."*

To facilitate a dense walkable downtown environment with a pedestrian focus, C-4B has zero setbacks, allowing developments to build up to the property line. Code also requires a floor area ratio (FAR) of 2.0, meaning an entire site could be covered in a two-story building. A FAR of 2.0 encourages/requires moderate to high density developments.

The District also allows varied uses, with an emphasis on ground floor retail. The district use table is below for reference.

<b>Commercial Districts Uses</b>	
	<b>C-4B</b>
Clubs or Lodges, Existing	C
Child Day Care Facility, General	C
Dry Cleaning or Laundry	P
Dwellings, Multiple Family	C
Dwellings, Multiple Family, Upper Stories	P
Educational Facilities Establishment	P
Food and Beverage	P
Health Clinics	P
Liquor Store	P
Micro-production facilities	C

Parking Garages/Lots	A/I
Parking and Loading Areas and Structures	A/P
Personal Services	P
Post offices	P
Professional Services (inc. Finance and Office Uses)	P
Public Services and Utilities	C
Recreation, Indoor	C
Recreation, Outdoor Public	P
Places of Assembly	C
Retail Sales, Limited	P
Retail Sales, General	P
Sales, Service, or Rental; Outdoors	A/C
Sales, Service, or Rental; Accessory	A/C
Sidewalk Café, Outdoors	A/P
Storage, Indoor	A/P
Storage, Outdoor	A/C
Theaters, excluding Drive-Ins	P

Multi-family uses are permitted on the upper stories with ground floor retail. However, a multi-family development without retail would only require a conditional use permit, which can only be denied if it fails to meet general performance standards. Downtown density requirements must have a minimum of 20 units per acre and can be as high as 30 units per acre. The Comprehensive Plan notes that densities up to 40 units per acre can be considered if affordability is offered.

The site is also within the Shoreland Overlay Zone. Any proposed developments would require a shoreland impact plan and would be subject to density restrictions based on distance from the lakeshore.

Any development in this area would be subject to the City's Design Standards for the Lake Street District, which influence both allowable density and site design. The standards require the inclusion of open space, which given the length of the site, would likely be integrated into required building massing breaks.

Additionally, there is an active Met Council forcemain that runs underneath this property. Any redevelopment would have to accommodate the existing forcemain or relocate it.

On its own, the size of this parcel is not conducive to redevelopment. However, combination with adjacent parcels is likely and would make redevelopment more feasible. Based on recent development patterns, staff would anticipate significant demand for multi-family development on this site, particularly with direct lake views.

**b. CoV Deliveries and Solid Waste**

If the parking lot were sold and no longer usable by CoV, operations like solid waste pickup and deliveries would need to be rerouted onto Lake Street. The City's Police, Fire, and Public Works Departments are concerned about this impact due to the existing traffic on Lake Street and potential for more accidents or negative traffic impacts. The 2040 Comprehensive Plan notes that this section of Lake Street is already over traffic capacity (Exhibit included below), so consideration of how traffic patterns could be impacted by a change in the function of this lot is important to consider.

**c. FILOP**

If these 29 parking stalls were removed or were no longer available to the public, parking demand would shift to other downtown parking areas. Currently, there is limited, if any, available parking within walking distance capable of accommodating the low turnover, high demand use currently served by this lot. The loss of these stalls could therefore impact the City's ability to offer FILOP in this area in the future. Any impacts would be evaluated in future parking studies following a change in use.

**d. Dakota Rail Regional Trail Extension Project**

If the property was sold, it may limit or remove the ability to route the trail through the parking lot.

**e. Pedestrian and Vehicle Interaction**

If the parking lot were sold and/or its use was changed, the vehicular traffic through the Plaza could largely be eliminated. This would decrease the liability of pedestrian and vehicular traffic occurring in the same place.

**Questions To Consider**

1. Does the property currently serve a public purpose or public benefit?
2. Would the City continuing to own the property remain important for any future public plans or uses?
3. What advantages could be found to the City through sale of the property?
4. What changes to the use of this site could or should the City consider through sale or continued ownership?

**Future Steps**

The HRA's recommendation will be considered by the City Council at a future workshop and then next steps would be one of two options.

1. If the Council decides to continue exploring the sale of the property, the City will need to take the following steps.
  - a. Secure an independent appraisal
  - b. Determine terms of the sale in a possible closed meeting
  - c. Planning Commission review
  - d. City Council approval
  - e. Complete the final sale/closing on the property
2. If the Council decides not to sell the property, the City could take no further action or could explore additional changes to the use and operation of the property while still maintaining its public ownership.

Exhibit – 2024 Parking Study Excerpt - Daytime

Appendix A

Appendix 3



02417863  
October 2024

**Parking Utilization - Tuesday 2:00 PM**  
Downtown Wayzata Parking Study  
City of Wayzata

Figure A1

Exhibit – 2024 Parking Study Excerpt - Weekends

Appendix A

Appendix 6



02417863  
October 2024

**Parking Utilization - Friday 12:00 PM**  
 Downtown Wayzata Parking Study  
 City of Wayzata

Figure A4

Exhibit – 2022 Parking Study Excerpt

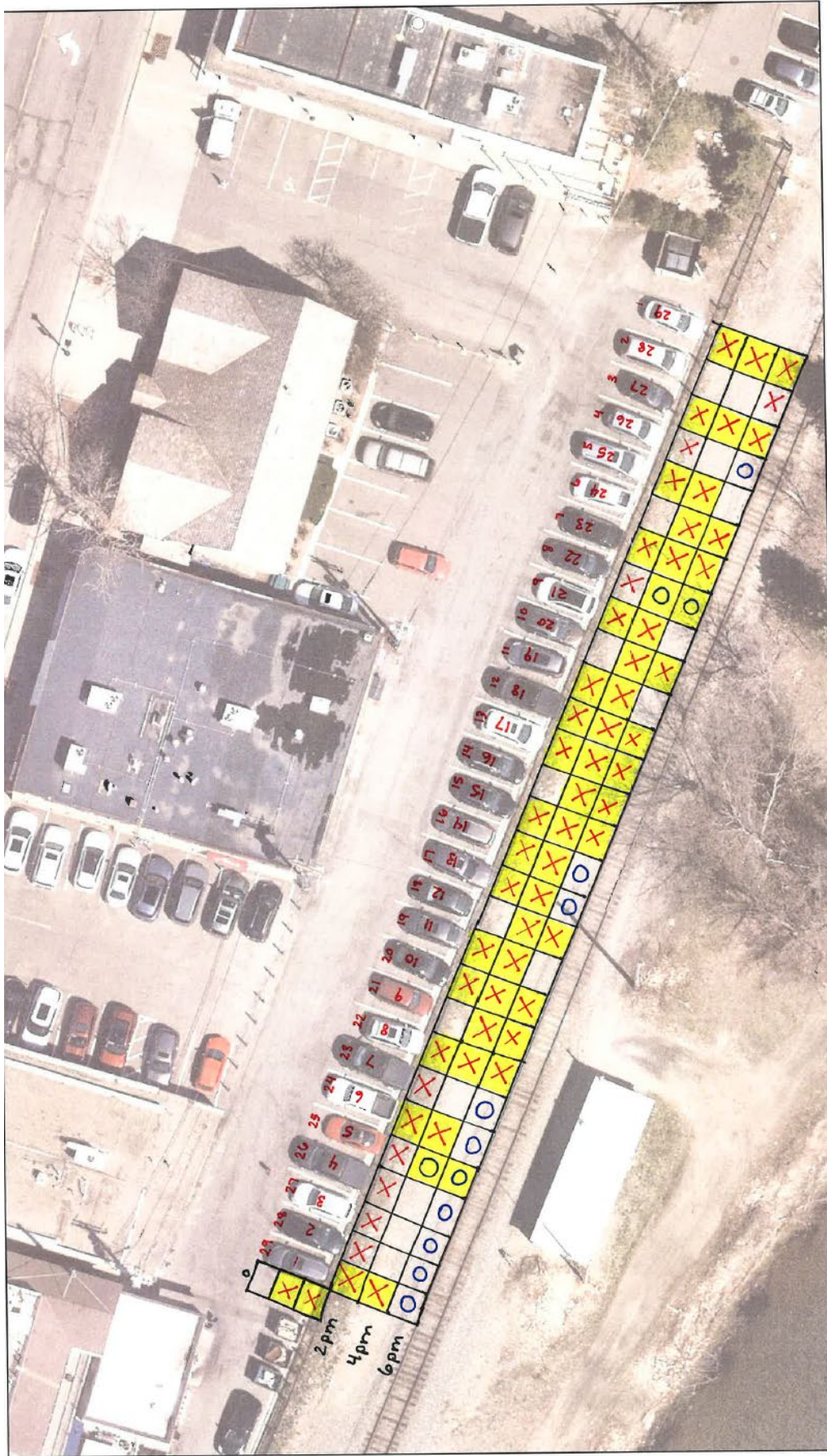


Figure X

SRF Saturday

**Key**

- Blank: Open Parking
- X: Utilized Parking
- O: Vehicle Change

Exhibit – 2022 Parking Study Excerpt

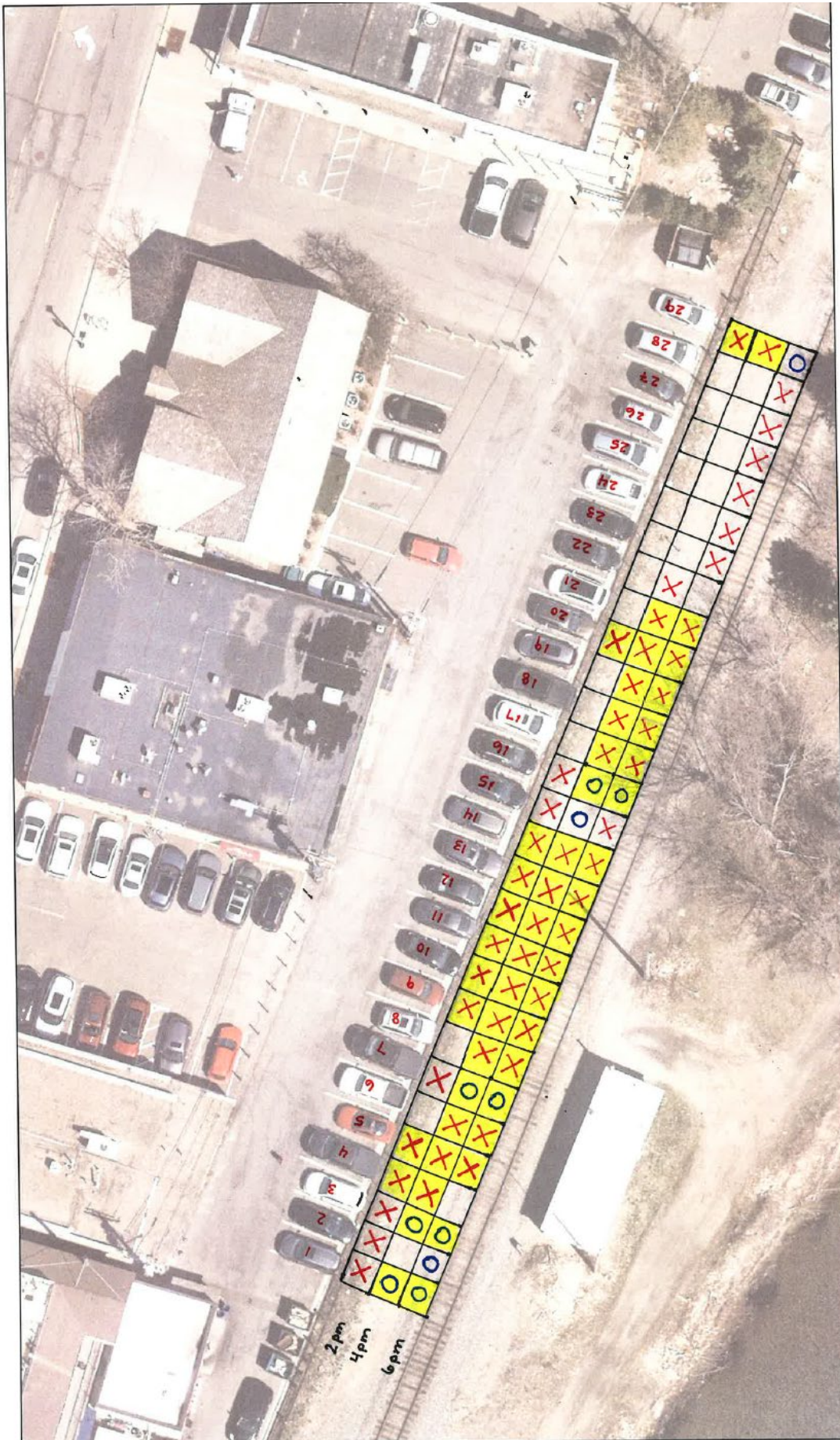


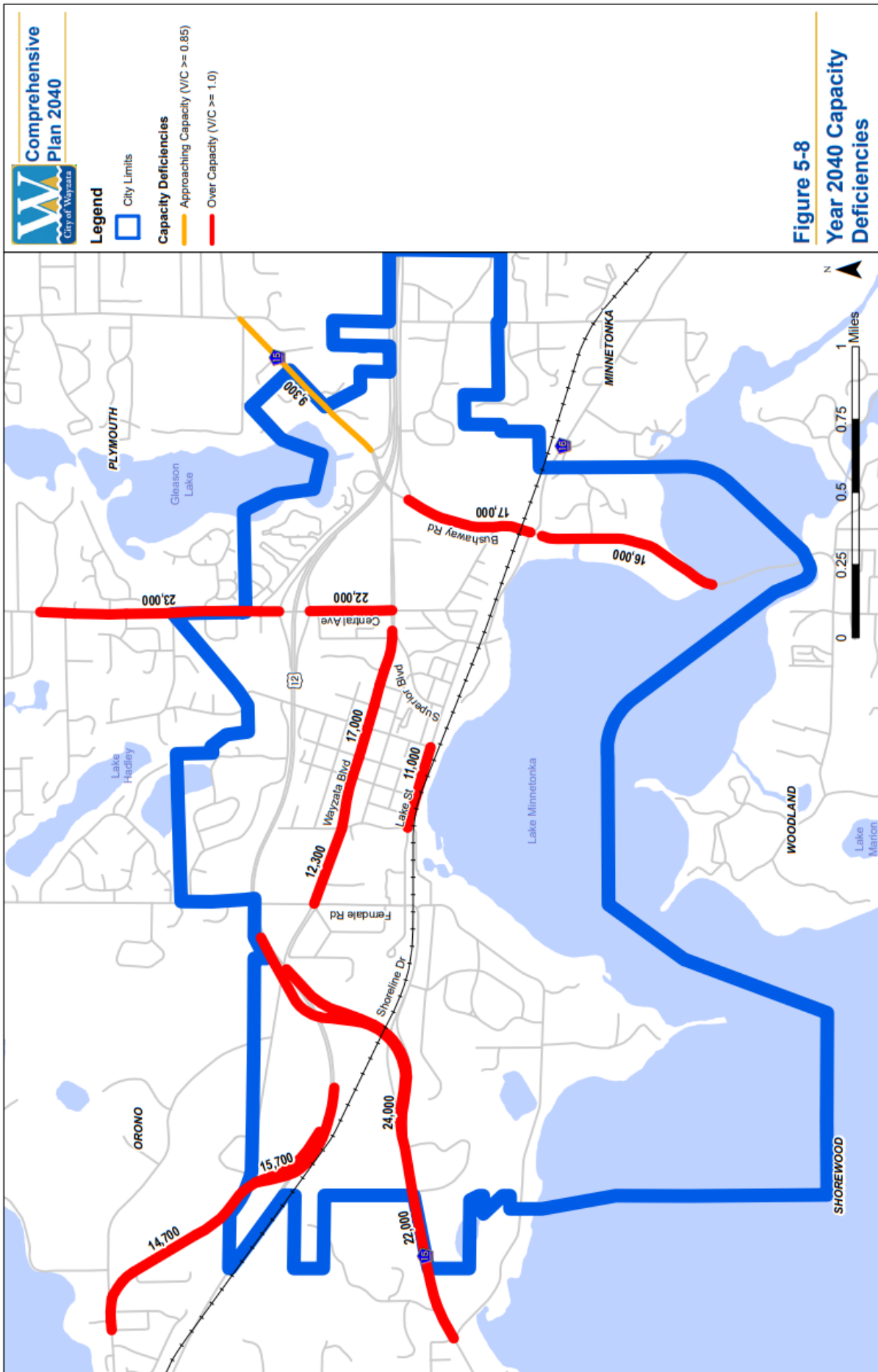
Figure X

SRF Friday

Key

- Blank: Open Parking
- X: Utilized Parking
- O: Vehicle Change

# Exhibit – 2040 Comprehensive Plan Traffic Deficiencies



**CALL TO ORDER**

Chair Shaver called the Housing and Redevelopment Authority meeting to order at 7:30 a.m.

**ROLL CALL**

Members Present: Commissioners Bob Ambrose, Terri Huml, Richard Dunn, and Thomas Shaver

Member Absent: Ken Dayton

City Staff present: City Manager/Executive Director Yager, Community Development Director Sharpe, City Clerk Leervig, and City Attorney Schelzel.

Chair Shaver welcomed new commissioner Richard Dunn to the meeting.

**APPROVAL OF AGENDA**

Commissioner Huml made a motion, seconded by Commissioner Ambrose, to approve the May 14, 2026, agenda, as presented. The motion carried 4/0.

**APPROVAL OF MINUTES**

Commissioner Huml made a motion, seconded by Commissioner Ambrose, to approve the February 23, 2026, minutes, as presented. The motion carried 4/0.

**NEW BUSINESS**

**A. Consideration of the Sale of Public Property**

Executive Director Yager explained that the primary focus of the meeting was to continue the discussion at the November meeting regarding the potential sale of the publicly owned parking lot located behind Cov and adjacent to Panoway Plaza. This item originated because a developer approached the City with an initial offer of \$300,000 for the property. As confirmed in the title work, the property is owned by the City, but the City Council is seeking a recommendation from the HRA on this item.

The parking lot has 29 stalls, and the entrance and exit are only through the Panoway Plaza after the eastern access off private property was closed in about 2023. In addition to serving as public parking, the lot is also used for Cov deliveries and waste collection access. The lot is heavily used and is typically 50–75% occupied on weekdays and 75–90% occupied during weekends and evenings. Access to the site is currently limited to entering and exiting through the Panoway Plaza after eastern access was previously closed in 2023.

Additionally, there are costs related to owning and maintaining the property. It also impacts the City's ability to offer Fee in Lieu of Parking at about \$10,000 per stall. There is also liability for having a parking lot that can increase the interaction between pedestrians and vehicles in the Plaza.

Future plans for the City also needed to be considered in relation to this offer. The Comprehensive Plan has goals related to being pedestrian friendly and multi-modal downtown and offering parking in the rear of buildings. Panoway plans both historically and in the future don't reference this lot specifically but given its relation to the Plaza and the future Section Foreman House, its use to serve those sites should be considered. This would be the closest parking lot to the Section Foreman House, and it may be utilized by that facility. Additionally, future very conceptual options to extend the Dakota Rail Regional Trail have noted that a potential route could utilize a portion of this lot and Lake Street.

In terms of potential redevelopment, the property is zoned C4B for the Central Business District which requires retail at the grade level and zero setbacks to encourage more density. Community Development Director Sharpe noted that this site could have zero setbacks and a two-story building. There would be other land use, design standards, and the Shoreland Overlay Zone which would also impact on potential redevelopment, but it could be a two-story development if they were able to work around the Met Council forcemain that is below the parking lot.

A significant portion of the discussion centered on parking demand and downtown parking availability. Chair Shaver inquired about distance to other public parking facilities. Director Sharpe noted that FILOP is calculated within ¼ mile from a redevelopment site, but this public parking lot is the only public lot within Block 14 in our parking study area. Therefore, the loss of the lot could reduce the City's flexibility in offering fee-in-lieu-of-parking options for future redevelopment projects.

Chair Shaver inquired about the property's long-term public purpose and potential future role in Section Foreman House access and student drop-off operations. Executive Director Yager noted that exact plans for how the building will be operated with parking for school groups or smaller events, but that this lot could be utilized or have designated stalls for the Section Foreman House, drop offs could occur in the Plaza itself. All those details were still to be worked out. Chair Shaver noted concerns with continued daily interactions between cars and pedestrians and that not aligning with the long-term plan for Panoway, the Section Foreman House exacerbating that further. Executive Director Yager added that when the additional entrance and egress was closed in 2023, that exacerbated the issue with pedestrians and cars in the Plaza. Executive Director Yager also noted that selling is one way the City could achieve a reduction in this interaction, but as the owner of the lot the City could also make changes in how the parking lot is utilized to reduce that interaction as well.

Chair Shaver inquired about if the property access issues were identified back when the City took ownership of the property back in the '80s and if there was ever an easement on the eastern side. City Attorney Schelzel advised that prior "reverter" language tied to

parking use likely no longer applies. He added that there wasn't evidence of an easement in the title search but that the City could investigate any legal rights it may have on that side of the property.

Chair Shaver inquired about the proposal the City has now and if it would be required to be competitively bid or if it could entertain a single offer. City Attorney Schelzel explained that the City has the responsibility to get the best price it can in the interest of the public and would need to go through a due diligence process but that wouldn't necessarily require a sort of public bidding process.

Chair Shaver inquired about access to the Section Foreman House. City Attorney Schelzel confirmed that the City has access to the Section Foreman House across the Railroad property.

Commissioner Huml noted that when the City removed the parking lot that is now Panoway and redeveloped Lake Street, that 6-8 parking spaces were lost in that process. She noted the demand for parking is there and would escalate if this parking lot were sold and that the public purpose or benefit of the lot is to not exacerbate the already tight nature of parking available downtown. The truck stops with waste and for deliveries for COV typically happens in the early morning before there is a lot of pedestrian traffic. The loss of dual ingress and egress really does hamper how the site can be used and diminish the amount of traffic that goes by there if you could come in and out east and west.

Chair Shaver inquired if many people knew that this lot was public parking since it is not labeled and asked if that was intentional and inquired if it was utilized for valet services to store vehicles. Executive Director Yager explained that valet services are required to put their vehicles in the Mill Street ramp and this parking lot was not utilized for valet. She was not sure why the parking lot wasn't signed for public parking now but could see pros and cons of doing that but noted that even without signage, it is highly utilized.

Chair Shaver commented that other communities have apps or maps that show public parking and wondered if Wayzata had something like that for transient traffic coming in on the weekends to find assets we have along Lake Street. Executive Director Yager noted that we have public parking identified in some official documents but not in an app. Community Development Director Sharpe noted that with the low turnover and high utilization of the parking there are experienced users using the lot which may be beneficial.

Chair Shaver noted that that type of parking is likely more private for employees in the area and serves a more private benefit than a public one. Executive Director Yager stated whether those nearby businesses provided employee parking or not, if this lot were no longer there, given its high utilization, those cars are going to have to park somewhere and would have to go to one of our other public lots because of the existing demand.

City Attorney Schelzel inquired about which properties in the area have taken advantage of FILOP in this block. Community Development Director Sharpe noted that he didn't know off the top of his head, but he could look into it.

Commissioner Ambrose noted that pedestrians wander through this area and likely aren't paying attention to cars, there are often police cars parked there, and he would suggest the City look at establishing some greater order in this area.

Chair Shaver added that he has larger concerns of public safety. He inquired if COV was no longer operating their valet out of the Plaza. Executive Director Yager confirmed that was correct. Chair Shaver said that would no longer promote some vehicle and pedestrian conflicts but that the City needed to continue to evaluate the public safety aspect of this area. As we think about future developments along this area with the Three Rivers trail system and the Section Foreman House, we need to make sure it is thought through and consideration should be given to obtain an easement to allow ingress and egress points at the east end since that is a complete public purpose. That would ensure this lot services in the way it was contemplated at the beginning and no longer does.

Chair Shaver stated that there is enough demonstration in the study to proclaim that this lot remains in public purpose for the foreseeable future until these other events have been dealt with a later date. The potential financial reward for this sale could help finish out Panoway Project with a funding source different from taxes or other sources. However, it's demonstrated that there is enough public purpose at this point in time to not entertain a sale.

Commissioner Ambrose, Huml, Dunn agreed with Chair Shaver's summary and recommendation to the Council.

Chair Shaver stated that he appreciated staff and the City Attorney's work on this and thinking about the remnant parcels the City and HRA owns and thinking about our ownership holistically and the downstream impacts of that.

Executive Director Yager thanked the HRA for their comments and explained that she would convey their recommendation to the City Council along with their comments about the general safety of the site, long-term use with the trail, and looking into an easement at the east end of the site.

Chair Shaver commented that the outcome of this discussion for him was to consider a permanent easement which should have been put in place in the beginning to finish the work and not just let this issue stand.

**B. Update of Development Projects and Other HRA-Related Initiatives**

Community Development Director Sharpe provided updates on the following development projects:

**Wells Fargo Redevelopment**

- Apartment occupancy could begin by summer 2026.
- Townhomes expected later likely spring 2027.
- Apartments reportedly already 60–70% leased.

**200 Lake Street (Former TCF Site)**

- Environmental cleanup costs are estimated at approximately \$2.1 million.
- City and developer applied for DEED cleanup grant funding (~\$1.3 million requested).
- Hennepin County awarded an additional \$200,000 grant.
- Demolition and redevelopment timing depends on funding decisions expected later this summer.
- City and the property owner are continuing efforts to secure property against break-ins.

**163 Wayzata Boulevard West (Moments of Wayzata)**

- Property entered foreclosure/receivership status.
- Site remains in holding pattern while ownership issues are resolved.

**201 Lake West East (Westway Condominiums)**

- Ownership group requested extension due to family health issues.
- Uncertainty remains regarding whether project will proceed under current ownership.

**Harbors of Wayzata (aka Cantissimo)**

- Extension granted through July 2026.
- Applicant considering modifications but has not yet provided required information.

**1022 Wayzata Boulevard East (Walser Lamborghini)**

- Project approvals complete.
- Construction anticipated summer 2026.
- Mulberry's expected to relocate within Wayzata before demolition.
- Developer will privately fund environmental cleanup from former dry-cleaning operations.

**190 Gleason Lake Road /121 Gleahaven**

- Proposed subdivision denied by Planning Commission and City Council.
- Future zoning and lot size standards may be reviewed during 2050 Comprehensive Plan work.

**Park and Ride Site**

- City and Met Council exploring potential future uses for the park and ride site. Concepts may include:
  - Housing
  - Police & Fire facility
  - Mixed-use public safety concepts
- No decisions have been made; it is still in early conceptual stages.

Executive Director Yager noted that the City has a bill in the Legislature related to Tax Increment Financing (TIF) for future phases of Panoway to allow those costs to be eligible uses and in-district. The City will know more at the end of the legislative session.

**OLD BUSINESS**

**NEXT MEETING DATE: July 29, 2026**

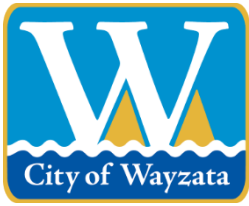
**ADJOURN**

There being no further business, Commissioner Ambrose made a motion, seconded by Commissioner Huml, to adjourn the meeting. The motion carried 4/0. The meeting adjourned at 8:38 am.

Respectfully submitted,

Kathy Leervig  
City Clerk  
City of Wayzata

DRAFT



## City Council Workshop City Council Agenda Report

<b>MEETING DATE:</b> June 2, 2026	<b>WORKSHOP AGENDA ITEM:</b> 4
<b>TITLE:</b> Discussion of Future Agenda Topics (6:30-6:40 p.m.)	
<b>PREPARED BY:</b> Aurora Yager, City Manager	
<b>REVIEWED BY:</b>	

### **DISCUSSION OBJECTIVE:**

To discuss and prioritize future workshop and general topics.

### **2024-2026 STRATEGIC PLAN PRIORITIES RELEVANCE:**

Not Applicable.

### **BACKGROUND:**

Below is a list of planned workshop topics. These are subject to change:

- **June 16**
  - Future of Retail in Wayzata
- **July 7**
  - Long Term Financial Plan Update
  - 2027 Preliminary General Fund Budget
- **July 21**
  - 2027 Preliminary Enterprise Fund Budgets
  - Update from Energy & Environment Committee
- **August 5**
  - Development Review Process
  - Planned Unit Development (PUD) Ordinance Revisions
  - Update on Shared Services Exploration
- **August 18**
  - 2027 Preliminary Budget Status Update
  - Franchise Fees
- **September 1**
  - Strategic Plan Update
  - Charter Commission Review Topics
- **September 15**
  - To Be Determined
- **October 6**
  - Public Safety Facility Needs and Tour
- **October 20**
  - To Be Determined
- **November 10**
  - Review Draft of 2027-2036 CIP
- **November 24**
  - 2027 Legislative Priorities
- **December 1**
  - Board and Commission Interviews
- **December 15**
  - Closed Session to Review Performance of City Manager

### **ATTACHMENTS:**

None