

**HOPKINS CITY COUNCIL**  
**AGENDA**  
**Tuesday, December 16, 2025**  
**6:30 pm**

**THIS AGENDA IS SUBJECT TO CHANGE**  
**UNTIL THE START OF THE CITY COUNCIL MEETING**

**I. CALL TO ORDER**

**II. ADOPT AGENDA**

**III. PRESENTATIONS**

**IV. CONSENT AGENDA**

1. Approval of Minutes of December 1, 2025, Regular Meeting Proceedings; Domeier
2. Resolution Accepting Grant Navigator Funding; Kivett
3. Resolution Amending Fees in Appendix A of the Hopkins City Code Effective January 1, 2026; Bishop
4. Second Reading: Ordinance 2025-1230 An Ordinance Amending the Hopkins City Code Modifying Certain Regulations Related to Registration Requirements, Procedures and Separation Requirements of Cannabis Businesses; Krzos
5. Second Reading: Ordinance 2025-1231 A Transitory Ordinance Providing for the Orderly Transition of Elections After 2025 Election Results Amending City Charter Regarding Election Year and Mayoral Term; Domeier
6. Second Reading: Ordinance 2025-1232 An Ordinance Amending Chapter 2, Article II, Section 2-19 of the Hopkins City Code Moving the Review of Council Salaries to Even-Years to Align with Regular City Election; Domeier
7. Approval of Joint Powers Agreement between the City of Hopkins and City of Golden Valley for Inspections and Plan Review of Minnesota State Licensed Facilities; Kearney
8. Approval of Minnesota Housing Finance Agency Grant Contract Agreement for Local Housing Trust Fund Grants Program; Needham
9. Renewal of General Liability and Property Insurance and Authorize Not Waiving of the Statutory Tort Liability on the League of Minnesota Insurance Trust Policy; Bishop

**V. PUBLIC HEARINGS**

**VI. OLD BUSINESS**

1. Resolution Approving the 2026 Tax Levy and 2026 General and Special Revenue Fund Budgets; Bishop
2. Resolution Approving the 2026 HRA Levy and Adopting the 2026 Economic Development Fund Budget; Bishop

**VII. NEW BUSINESS**

1. Adoption of the 2026 – 2030 Capital Improvement and Equipment Replacement Plans; Bishop

**VIII. PUBLIC COMMENT**

**IX. ANNOUNCEMENTS**

- Next City Council Regular Meeting: Tuesday, January 6, 2026 at 6:30 p.m.

**X. ADJOURN**

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
DECEMBER 1, 2025**

**CALL TO ORDER**

Pursuant to due call and notice thereof a regular meeting of the Hopkins City Council was held on Tuesday, December 1, 2025, at 6:31 p.m. in the Council Chambers at City Hall, 1010 1<sup>st</sup> Street South.

Mayor Hanlon called the meeting to order with Council Members Garrido, Goodlund, Hunke and Kuznia attending. Others attending included City Manager Mornson, Assistant City Manager Casella, City Clerk Domeier, Finance Director Bishop, Fire Chief Specken, Fire Chief Wenshau, Deputy Fire Chief Odden, Community Development Manager Needham, Director of Planning and Development Elverum, City Planner Krzos, Planner Gallagher, Police Chief Johnson, Director of Public Works Pavek, Human Resource Manager Wolfson, Chief Building Official Kearney, Recreation Director O'Dea, several members of the Fire Department and Police Department, and City Attorney Riggs.

**ADOPT AGENDA**

**Motion** by Hunke. **Second** by Garrido.

**Motion** to Adopt the Agenda.

**Ayes:** Garrido, Goodlund, Hanlon, Hunke, Kuznia

**Nays:** None. **Motion carried.**

**PRESENTATIONS**

**III.1. Recognition of Fire Chief Specken; Mornson**

City Manager Mornson and the City Council recognized Fire Chief Specken for over 40 years of service.

**III.2. Introduction and Oath of Office for Fire Chief Wenshau; Mornson**

City Manager Mornson presented the promotion of Deputy Fire Chief Wenshau to the City Council and City Clerk Domeier issued the oath.

**III.3. Introduction and Oath of Office for Deputy Fire Chief Odden; Wenshau**

Fire Chief Wenshau presented the promotion of Deputy Fire Chief Odden to the City Council and City Clerk Domeier issued the oath.

**CONSENT AGENDA**

**Motion** by Garrido. **Second** by Kuznia.

**Motion** to Approve the Consent Agenda.

1. Approval of Minutes of October 21, 2025, Regular Meeting Proceedings; Domeier
2. Approval of Minutes of November 18, 2025, Regular Meeting Proceedings; Domeier
3. Ratify Checks Issued in November, 2025; Bishop

**Ayes:** Garrido, Goodlund, Hanlon, Hunke, Kuznia

**Nays:** None. **Motion carried.**

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
DECEMBER 1, 2025**

**PUBLIC HEARING**

**V.1. Resolution Approving the 2026 Tax Levy, 2026 HRA Levy and Adopting the 2026 General and Special Revenue Fund Budgets; Bishop**

Finance Director Bishop summarized City Council Report 2025-171. The tax levy recommended was \$22,147,904, a \$1,499,799 or 7.26% increase from 2025. City taxes on a median value home (\$376,200) will be \$2,452, a \$192 or 8.50% increase from 2025.

Mayor Hanlon thanked staff for their work on reducing the budget and shared all the challenges the City faces in considering the tax levy. He requested that staff look to reduce the budget to 6.5%.

Mayor Hanlon opened the Public Hearing at 7:31 p.m.

Dianna Glasgow, 426 Hiwatha Avenue, Hopkins, provided comment about the public safety wage increases.

Tim Sander, 148 8<sup>th</sup> Avenue North, Hopkins, provided comment about taxes related to density focusing on the Shady Oak station area.

Billie Kraut, 140 11<sup>th</sup> Avenue North, Hopkins, questioned how the property values are determined.

**Motion** by Hunke. **Second** by Garrido.

**Motion** to Close the Public Hearing.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.** The public hearing closed at 7:36 p.m.

Mr. Bishop explained how Hennepin County sets property valuations. Mayor Hanlon provided plans for development around the Shady Oak station area.

All Council Members shared their reasons for voting yes on the final levy as proposed except for Council Member Goodlund who stated he would not support the proposed levy increase. After debate, a majority of the City Council directed Mr. Bishop to bring back a budget with a 6.5% levy increase, if possible, on December 16.

**OLD BUSINESS**

**VI.1. Second Reading: Planned Unit Development (PUD) Rezoning Ordinance for 501 Mainstreet and 15 6th Avenue North; Krzos**

City Planner Krzos summarized City Council Report 2025-172. The City Council approved the first reading of the PUD rezoning ordinance, and the PUD Site Plan at the November 18, 2025, meeting. During discussion of the request, the Council directed staff and the applicant to explore additional offsets for the requested deviations from zoning standards. Staff and the applicant discussed a commitment of \$5,000 as credit for residents for rideshare to offset the reduction to off-street parking in line with Council's direction.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
DECEMBER 1, 2025**

Mayor Hanlon requested a commitment of \$10,000 as credit for residents for rideshare to offset the reduction to off-street parking. The developer agreed to the proposed commitment.

**Motion** by Garrido. **Second** by Kuznia.

**Motion** to Adopt for a second reading of a Planned Unit Development Rezoning Ordinance for 501 Mainstreet and 15 6th Avenue North and authorization for the Mayor and City Manager to Enter into a Planned Unit Development Agreement

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**NEW BUSINESS**

**VII.1. First Reading: Ordinance Amending the Hopkins City Code Modifying Certain Regulations Related to Registration Requirements, Procedures and Separation Requirements of Cannabis Businesses; Krzos**

City Planner Krzos summarized City Council Report 2025-173. The amendment would make the following changes: increase allowed retail registrations; permit amendments to applications; clarify buffer rules; set a deadline to complete registration steps; and miscellaneous clarifications.

Discussion was held about the proposed amendments. Mayor Hanlon requested that Police Chief Johnson provided comment from the public safety perspective. Chief Johnson shared the types of calls for service and time implications. Debate ensued regarding the number of registrations and other proposed zoning regulations. The consensus of the City Council was to keep the registration limit at three. Any changes related to zoning changes would require Planning Commission review and would be anticipated for the City Council to review in 2026.

**Motion** by Hunke. **Second** by Goodlund.

**Motion** to adopt Resolution 2025-075 approving a first reading of the City Code Amendment for cannabis business registration and separation requirements but striking the number of registrations at five and keeping it at three.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**VII.2. Resolution Approving the Variance Request for the Property Located at 37 19th Avenue North; Gallagher**

Planner Gallagher summarized City Council Report 2025-170. Jonathan Homes of MN, LLC requested a variance to the maximum primary entrance on a front façade to provide two primary entrances on the front façade at 37 19th Avenue North.

Nathan Flair of Jonathan Homes of MN, LLC provided more information for the proposed project. Discussion ensued regarding the variance request.

**Motion** by Kuznia. **Second** by Hunke.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
DECEMBER 1, 2025**

**Motion** to adopt Resolution 2025-068 Approving the Variance Request for the Property Located at 37 19th Avenue North.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**  
**Nays: None. Motion carried.**

**VII.3. Resolution Providing for the Issuance and Sale of General Obligation Refunding Bonds, Series 2026A, in the Maximum Aggregate Principal Amount of Approximately \$6,250,000 and Taking Other Actions with Respect Thereto; Bishop** Finance Director Bishop summarized City Council Report 2025-174. The Series 2026A bonds will be general obligations of the city for which its full faith, credit and taxing powers are pledged. The preliminary authorization is for \$6.25 million. The bonds are being issued to refinance \$7,335,000 General Obligation Temporary Bonds, Series 2023A. The city will write down a portion of the bonds with \$700,000 from the Storm Sewer Fund and \$120,000 in prepaid assessments.

**Motion** by Goodlund. **Second** by Kuznia.

**Motion** to adopt Resolution 2025-076: Providing for the Issuance and Sale of General Obligation Refunding Bonds, Series 2026A, in the Maximum Aggregate Principal Amount of Approximately \$6,250,000; and Taking Other Actions with Respect Thereto.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**  
**Nays: None. Motion carried.**

**VII.4. First Reading: Ordinances Implementing Charter Amendments Regarding Elections; Domeier**

City Clerk Domeier summarized City Council Report 2025-174. The City Council considered two proposed ordinances. The first ordinance is a transitory uncodified (meaning that it will not be made part of the code but has the full force of law) ordinance providing for an orderly transition of elections based on the charter amendments. The second ordinance amends the city code to align the year in which council salaries are reviewed to the new even-year election year.

**Motion** by Kuznia. **Second** by Hunke.

**Motion** to Adopt for First Reading Ordinance 2025-1231 A Transitory Ordinance Providing for the Orderly Transition of Elections After 2025 Election Results Amending City Charter Regarding Election Year and Mayoral Term.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**  
**Nays: None. Motion carried.**

**Motion** by Hunke. **Second** by Garrido.

**HOPKINS CITY COUNCIL  
REGULAR MEETING PROCEEDINGS  
DECEMBER 1, 2025**

**Motion** to Adopt for First Reading Ordinance 2025-1232 An Ordinance Amending Chapter 2, Article II, Section 2-19 of the Hopkins City Code Moving the Review of Council Salaries to Even-Years to Align with Regular City Elections.

**Ayes: Garrido, Goodlund, Hanlon, Hunke, Kuznia**

**Nays: None. Motion carried.**

**ANNOUNCEMENTS**

Mayor Hanlon shared the City Council meeting schedule.

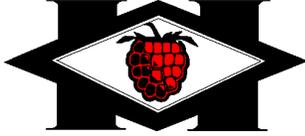
**ADJOURNMENT**

There being no further business to come before the City Council, and upon motion by Hunke, second by Goodlund, the meeting was unanimously adjourned at 9:07 p.m.

Respectfully Submitted,



Amy Domeier, City Clerk



CITY OF HOPKINS

## City Council Report 2025-077

To: Honorable Chair and Council Members  
Mike Mornson, City Manager

From: Beth Kivett, Activity Center Program Coordinator

Date: December 16, 2025

Subject: Resolution Accepting Grant Navigator Funding

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### RECOMMENDED ACTION

**MOTION TO APPROVE RESOLUTION 2025-077 ACCEPTING LEAGUE OF MINNESOTA CITIES GRANT NAVIGATOR FUNDING.**

### OVERVIEW

On July 15, 2025, City Council heard a presentation update from the Hopkins Digital Access Initiative (HDAI). [HDAI](#) is a collaborative and community-driven effort to develop the Hopkins Digital Access Plan with targeted, actionable and sustainable strategies that strengthen digital access for all community members in Hopkins. The goal of this initiative is to ensure Hopkins community members have the digital tools, skills and support needed to thrive in today's connected world. This initiative is guided by a steering committee comprised of representatives from the City of Hopkins, Hopkins Community Education, ICA and the Hopkins Public Library.

The City of Hopkins has been awarded \$5,000.00 in Grant Navigator funding. This money will be used to contract with ICA's grant writing team, [AmplifyDMC](#), to support grant writing services for the Hopkins Digital Access Initiative access plan. Future grants received will support plan development, outcome initiatives and actionable steps for the future.

### RECOMMENDATION

Staff recommends that the council adopt Resolution 2025-077 accepting funds from the League of Minnesota Cities Grant Navigator Program.

### SUPPORTING INFORMATION

- Resolution 2025-077
- League of Minnesota Cities Grant Application
- League of Minnesota Cities Letter of Congratulations

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-077**

**A RESOLUTION ACCEPTING GRANT NAVIGATOR FUNDING**

**WHEREAS**, the League of Minnesota Cities (“LMC”) has created a pilot Grants Navigation Program (“Grant”) in which LMC provides grants up to \$5,000 per city to use with industry partners to ease the process of identifying matching funds to city projects and aid in the grant application projects.

**WHEREAS**, the City of Hopkins (“City”) submitted an application for the Grant, a copy of which is attached hereto as Exhibit A (“Application”) for support in finding grant funding for the Hopkins Digital Access Initiative (“Project”).

**WHEREAS**, the City has been notified that it has been awarded \$5,000.00 from the Grant (“Funding”) to find additional grant funding for the Project.

**WHEREAS**, the city council has determined that it is in the best interests of the City to accept the Funding and proceed with hiring a contractor to assist in finding additional grant opportunities for the Project as noted in the Application, subject to the terms and conditions of the Grant.

**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby

1. The City accepts the Funding in order to seek additional grant opportunities to complete the Project consistent with the findings in the Application.
2. The City shall use the Funding to enter into an agreement with Amplify DMC (“Contractor”) to find additional grant funding for the Project in a manner consistent with the terms and conditions of the Grant and the Application.
3. Beth Kivett is hereby appointed as the City’s Authorizing Agent related to the Grant and the Project.
4. The Authorizing Agent is granted the authority to commit the City to any terms and conditions required to accept the Grant.
5. The Authorizing Agent is granted authority and directed to execute any documents necessary to accept the Funding.
6. The Authorizing Agent shall serve as the City’s official liaison with the entity issuing the Grant.
7. The Authorizing Agent is granted the authority to direct City staff and the Contractor in matters related to accepting the Grant and finding funding for the Project.
8. If a state, federal, foundation, or nonprofit grant match is not found, or is applied to but not awarded, the City will seek feedback on why the project was not eligible and report back to the LMC with these findings consistent with the terms and conditions of the Grant.

9. If a state, federal, foundation, or nonprofit grant is awarded, a project assessment will be submitted to LMC within six months of the application's approval and then periodically until after project completion consistent with the terms and conditions of the Grant.

Adopted by the City Council of the City of Hopkins this 16 day of December, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk

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**LEAGUE OF MINNESOTA CITIES GRANT NAVIGATOR APPLICATION**

SUBMITTED: November 12, 2025

**Applicant Information**

**Name\***

Beth Kivett

**Title\***

Hopkins Activity Center Coordinator

**Email Address\***

**Phone\***

**Office Address\***

**Chief Administrative Officer\***

**Project Information**

**Briefly describe the project**

The Hopkins Digital Access Initiative (HDAI) is a collaborative, community-based effort to ensure all Hopkins residents have access to the affordable internet, devices, digital skills, and ongoing support needed to thrive in today's digital world.

The project is to create a community-wide digital access plan with the understanding that digital access is foundational for individual, community, and economic vitality. The result will be expanded digital learning opportunities, technology help, improved access to affordable devices and internet connectivity, and stronger partnerships that make a thriving digital ecosystem. This collaborative plan will strengthen Hopkins' digital access ecosystem by ensuring community members can fully participate in economic, educational, social, and civic life, while simultaneously building community capacity, strengthening economic development, and enhancing the interconnected assets that makes Hopkins thrive.

The project involves community and stakeholder engagement; qualitative and quantitative assessment; collaborative planning for actionable and sustainable

strategies, implementation; and ongoing evaluation to measure effectiveness and impact.

HDAI is a collaborative community-based effort supported by the City of Hopkins and guided by a steering committee of representatives from the Hopkins Activity Center, Hopkins Public Library, and Hopkins Community Education. Backbone operational support is provided by the mission driven organization, Connecting to Thrive.

### **What is the project's estimated cost?\***

The project's total estimated cost is \$30,000 - \$50,000. Key cost categories include:

Backbone organization and consultants: \$ 35,000

- Connecting to Thrive, LLC
- Hannah Buckland, Digital Equity Consultant
- Media and Communications Consultant

Technology and Tools (CRM and Mapping tools): \$3,500

Communications/Printing/Production: \$1,500

Grant Writing/Grant Mapping (AmplifyDMC): \$5,000 - \$10,000

### **When do you expect to start and complete the project?\***

The project is currently underway. The planned completion date is June 1, 2026.

### **At what point in development is the project currently? This includes phases such as concept, feasibility study, preliminary engineering, committed project, etc.\***

We are currently in the assessment phase, with ongoing stakeholder and community engagement. The project has five overlapping phases: (1) community and stakeholder engagement, which includes community member input, city-wide communications and participation in local events; (2) qualitative and quantitative assessment, which includes focus groups, input sessions, pop-ups and a community-wide survey; (3) collaborative planning and development of the plan, which will include community meetings with involvement from cross-sector stakeholders and community members to design actionable strategies; (4) implementation of the plan, which will be determined based on the strategies designed by the community; and (5) evaluation, which will use a measurement tools and data identified at the beginning of the planning phase to measure effectiveness and impact.

Community and stakeholder engagement began in March 2024 and is ongoing throughout the entire project. Qualitative research also began in March 2024 and continues through the assessment phase. The core of the quantitative assessment is a community technology survey, deployed on October 10, 2025 and concluding December 1, 2025.

**Are there any grants you are currently pursuing or are there grants for which you believe your project may be eligible? If so, what is the anticipated request?\***

We are not currently pursuing any grants. Given the initiative's broad reach across community and economic development, education, health, workforce development, civic engagement, social connectedness, and the fact that it centers equity and inclusion by ensuring all community members have access to the digital skills and tools needed to navigate the digital landscape regardless of age, income, language, ability, or technical experience, we believe there are numerous potential grant opportunities aligned with HDAL's goals. We anticipate using a diversified funding approach to support different aspects of the initiative.

**Does the City Council support the project?**

A city's council must pass a resolution of support for the project to be eligible for a League grant. This ensures the city is ready to move forward with the project if they are awarded a grant. Applications will not be considered until a copy of that resolution has been submitted to the League. You can find a [sample copy of a resolution](#) here.

- Has the city council approved a resolution of support for the project?\*

**Who is working on this project?**

**Who are the primary city staff involved with the project? Please include names and job titles.\***

Beth Kivett, Hopkins Activity Center Program Coordinator

**Is the city working with consultants on this project? If so, who?\***

The mission driven organization Connecting to Thrive is working on this project. Connecting to Thrive provides backbone support, which includes organizational support, subject matter expertise, and project facilitation. Hannah Buckland, former Digital Equity Program Lead with the Minnesota Office of Broadband Development, will provide consulting services.

**Have you engaged with an engineer, planning agency, architect, or financial advisor to assess the overall cost of the project, funding options, and the financial impact to the city? If so, who? What stage is the financial planning in?\***

We have not engaged with a financial advisor. This project has no financial impact to the city, as all project costs will be covered through grants and philanthropic support.

We are partnering with ICA, Food, Jobs, Housing, a local nonprofit that provides essential social services to the Hopkins community. Our partnership with ICA allows us to leverage the strengths and expand on the success of an existing community pillar.

Cost estimation and funding strategy are part of our planning process and will be refined as we move through the community assessment and collaborative planning phases. This refinement will be research-based and involve input from relevant experts. For this application, we are developing the project budget in consultation with our planning partner ICA: Food, Jobs, Housing and potential consultants.

**Who are the consultants you expect to pay using the League grant? Only the primary grant consultants are required. This may be the same consultant as listed above. Cities should have a cost estimate from a consultant for the work to be completed to apply for Grant Navigator funding.\***

We expect to pay AmplifyDMC to provide grant writing and research services.

**If using a consultant, have you received a quote or cost estimate for these grant services, and how much are these services expected to cost? (This information is needed for the Review Committee to assess the total Grant Navigator award.)\***

AmplifyDMC has quoted us \$5,000-10,000 for their services of grant writing to support our project through to completion of the planning phase and into portions of the implementation.

### **Project Readiness**

Not all sections need to be marked "Yes" for your project to be eligible for a League grant

**Feasibility studies are a formal assessment of the practicality of a proposed plan and are recommended to be conducted prior to committing resources and time. Has a feasibility study been conducted for the project?\***

No, we do not plan to conduct a feasibility study. Our iterative multi-phase planning process incorporates feasibility assessment throughout. As part of community research,

stakeholder engagement, and collaborative planning we have been systematically evaluating what is feasible and sustainable for Hopkins while building the stakeholder engagement that is essential for successful plan implementation.

**Is there a Capital Investment Plan (CIP) for the project?\***

No

**Has a local funding source been identified for the project (e.g., savings, bonds)?  
If so, please briefly list the source.\***

No

**Are there any other regulatory approvals needed (e.g., county, state agency)?\***

No



City of Hopkins  
Beth Kivett  
1010 First St S  
Hopkins, MN 55343

12/4/2025

Dear Beth,

Congratulations! I am pleased to inform you that the League of Minnesota Cities has approved the City of Hopkins' application for Grant Navigator funding in the amount of \$5,000. This grant is to be used to support grant writing and application services regarding the city's digital access plan and to offset consulting costs with AmplifyDMC

You are responsible for paying the vendor(s), tracking how the money was spent, and submitting a final certification of payment to the League. You will also be asked to report back to the League with the results of your grant search and the ongoing status of your project. League staff will be in touch with you for feedback along the way.

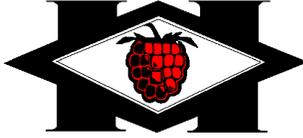
The city council must accept grants by resolution. A sample resolution was provided to you via email. Please feel free to reach out with any questions or concerns to [grants@lmc.org](mailto:grants@lmc.org).

We wish you the best in your grant search efforts and look forward to continuing to partner with your city.

Sincerely,

A handwritten signature in black ink, appearing to read 'L. Fischer', is written over a light gray horizontal line.

Luke Fischer, Executive Director



Finance Department

CITY OF HOPKINS

## City Council Report 2025-186

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: December 16, 2025

Subject: Resolution Amending Fees in Appendix A of the Hopkins City Code

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### RECOMMENDED ACTION

**MOTION TO** approve Resolution 2025-081 Amending Fees in Appendix A of the Hopkins City Code Effective January 1, 2026.

### OVERVIEW

The common fees for all City departments are adopted by resolution and included in the City Code. Fees are intended to reflect staff time, equipment, technology costs, supplies and space allocation. Fees categories recommended for approval include Animals, Engineering, Fences, Fire Inspection, Public Works, Rental Inspection and Signage,

2026 rate increases for water, sewer, refuse, recycling, organic recycling and parking permits were approved on November 18<sup>th</sup>.

### SUPPORTING INFORMATION

- Exhibit A (Recommended Fees)
- Resolution 2025-081

**EXHIBIT A**

<b>Recommended Fees (Existing)</b>	<b>Current</b>	<b>Proposed</b>
<b>Animals</b>		
Dogs, spayed or neutered	\$25.00	\$26.00
Dogs, not spayed or neutered	\$30.00	\$32.00
Impound Fee (1st offense)	\$70.00	\$74.00
Impound Fee (2nd offense)	\$100.00	\$105.00
Impound Fee (Additional Offenses)	\$100.00	\$105.00
<b>Engineering</b>		
Driveway permit (construction, re-construction, or repair of driveway, driveway apron, sidewalk or curb)	\$75.00 - one address	\$80.00 - one address
Parking lot construction or re-construction		
Small lot - under 20 stalls	\$125.00	\$130.00
Medium lot - 20 to 50 stalls	\$215.00	\$225.00
Large lot - over 50 stalls	\$315.00	\$330.00
<b>Fences</b>		
Residential Fences	\$65.00	\$70.00
<b>Fire Inspection</b>		
First and Second Fire Inspection (per hour)	\$115 for first hour + 60/additional	\$120 for first hour + 60/additional
Third Inspection (per hour)	\$120/ hour	\$120/ hour
Fourth and additional inspections (per hour)	\$180/hour	\$180/hour
<b>Police</b>		
Alarm Registration	\$35.00	\$35.00
<b>Public Works</b>		
Snow Removal - Residential	\$100.00	\$105.00
Snow Removal - Commercial	\$250 or actual costs	\$250 or actual costs
<b>Rental</b>		
Initial Inspection	\$100 + \$100 Per Dwelling Unit	\$100 + \$100 Per Dwelling Unit
First Re-Inspection	\$150.00	\$160.00
Second Re-Inspection	\$225.00	\$235.00
Each Additional Re-Inspection	Double Previous Amount	Double Previous Amount
License - Single Family Units	\$100.00	\$105.00
License - Buildings with 3 or More Units	\$200 per building + \$10 per unit	\$200 per building + \$10 per unit
<b>Signage</b>		
Temporary Signs	\$75.00	\$80.00
Permanent Signs	\$100.00	\$100.00
<b>Miscellaneous</b>		
Special Event Permit	\$300.00	\$315.00

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-081**

**AMENDING FEES IN APPENDIX A OF THE HOPKINS  
CITY CODE EFFECTIVE JANUARY 1, 2026**

**WHEREAS**, the City of Hopkins has reviewed Appendix A of the Hopkins City Code in order to establish logical and defensible fees; and

**WHEREAS**, the City of Hopkins has found certain fees and rates in need of adjustments and is hereby amended as set forth in Exhibit A; and

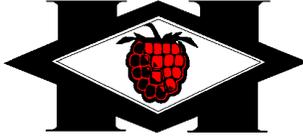
**NOW THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby

Adopted by the City Council of the City of Hopkins this 16<sup>th</sup> day of December, 2024.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



CITY OF HOPKINS

## City Council Report 2025-182

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Ryan Krzos, City Planner

Date: December 16, 2025

Subject: Second Reading of a City Code Amendment for Cannabis Business  
Registration Requirements, Procedures and Separation Requirements.

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### **RECOMMENDATION**

The City Council is asked to, by motion adopt for second reading, Ordinance 2025-1230 amending the Hopkins City Code regarding registration procedures and requirements for cannabis businesses.

### **REQUEST**

The Ordinance will allow amendments to registration applications, clarify buffer rules, set a deadline to complete registration steps, and miscellaneous modifications for readability and clarity. The Ordinance is modified from the first reading conducted at the December 1, 2025 City Council meeting to strike the increase in number of registrations to remain at a maximum of three. Approval of a second reading of the proposed Ordinance is the next step in the process to officially adopt the regulations.

### **NEXT STEPS**

If approved for a second reading, the Ordinance will be published in the City's official paper, as is required to make it effective. The Council was generally favorable regarding the Planning and Zoning Commission's recommendation to study uses in the downtown for potential changes. Staff intends to commence this work in early 2026. Formal review of a resulting ordinance amendment would need to occur per the requirements of State Statute and the City's Development Code.

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2025-1230**

**AN ORDINANCE AMENDING THE HOPKINS CITY CODE MODIFYING CERTAIN REGULATIONS RELATED TO REGISTRATION REQUIREMENTS, PROCEDURES AND SEPARATION REQUIREMENTS OF CANNABIS BUSINESSES**

**SECTION 1.** Amending Chapter 10, Article XVIII, Section 10-652 of the Hopkins City Code by adding the following underlined text and deleting ~~stricken~~ material, as follows:

**Sec. 10-652. - Pre-License Zoning Certification of Cannabis Businesses**

- (a) The City Manager, or designee, is authorized to certify whether a proposed cannabis business complies with the city's zoning ordinances, this article, and if applicable, with state fire code and building code pursuant to Minnesota Statutes, section 342.13.
- (b) Potential licensees are responsible for obtaining all necessary zoning, building and fire code approvals prior to the city receiving the request for certification from the OCM. If a potential licensee fails to obtain ~~necessary zoning~~ approvals prior to the city receiving a request for certification, the city will inform the OCM that the potential licensee does not meet zoning and land use laws, or does not meet building and fire code requirements. ~~If, at the time the city receives a request for zoning certification, there are no further intended alterations to the building where the business is to be conducted, the city will also certify compliance with building and fire code regulations, provided that the potential licensee has obtained inspections prior the city's receipt of a request for certification from the OCM.~~ Building and fire code inspections will be valid for 1 year from completion.

**SECTION 2.** Amending Chapter 10, Article XVIII, Section 10-653 of the Hopkins City Code by adding the following underlined text and deleting ~~stricken~~ material, as follows:

**Sec. 10-653 Distance Requirements**

- (a) The city prohibits the establishment and operation of a cannabis retailer within the following buffer zones:
- 350 from a school
  - 350 feet from an attraction with a park feature
  - 500 feet from another cannabis retailer
- (b) The buffers in this section will be measured from the potential licensee's applicant's proposed business location based on the location of schools, park features, and cannabis retailers on the earlier of the date the city receives the request from the OCM for certification pursuant to section 10-652 that is ultimately successful or the date the city receives a complete application for a

retail registration pursuant to section 10-654. Buffer distances will be measured from the property line of the proposed cannabis retailer to the property line of a school or cannabis retailer, and the border line of a park feature. **A buffer from a cannabis retailer will be established from other cannabis retailers with City-issued registrations and from other applicants that have submitted complete applications but have not received a registration from the City as of the date the applicant's buffer is established. If an applicant amends the proposed business location after submitting a complete application, buffers will be reestablished on the date the application is amended.**

- (c) Nothing in this section shall prohibit a cannabis retailer from continuing to operate at the same location if a school or park feature establishes within the buffer zone.

**SECTION 3.** Amending Chapter 10, Article XVIII, Section 10-654 of the Hopkins City Code by adding the following underlined text and deleting ~~stricken~~ material, as follows:

**Sec. 10-654. - Retailer Registration**

- (a) *Retail Registration Required.* Before making retail sales to customers or patients, a retailer must register with the city. Making retail sales to customers or patients without an active registration is prohibited. Subject to Minn. Stat. 342.22, subd. 5(e) the city may impose a civil penalty, as specified in the city's fee schedule, for making a sale to a customer or patient without a valid registration from the city and a valid license from the OCM.

(b) *Cannabis Retail Registration Limits.*

- (1) The city will issue three (3) registrations to cannabis retailers.
- (2) Registrations issued to businesses with a cannabis retailer license, preliminary license approval, or other applicable written approval from the OCM will count toward the city's registration limit.

(c) *Processing Registrations.*

- (1) Applications will be processed on a first-come, first-served basis based on the city receiving a complete application. Applications will be considered complete when all materials in Section 10-654 (d) are received by the city and include all required information ~~and the required registration or renewal fee is received.~~

- (2) The date a certification under Section 10-652 is issued will have no impact on the applicant's registration processing.

- (d) *Application.* The applicant must submit a registration application or renewal form provided by the city. The form may be amended from time to time by the City Clerk, but must include or be accompanied by:

(1) Name of the property owner.

(2) Name of the applicant.

(3) Address and parcel ID for the property for which the registration is sought.

(4) Certification that the applicant complies with the requirements of this article.

~~(5) ***Fee Required.*** At the time of initial application, and prior to the city's consideration of any renewal application, each Retailer must pay fees or initial registration and renewal as established in the city's fee schedule. Initial registration fees and renewal registration fees are nonrefundable.~~

~~(6)~~(5) Proof of taxes, assessments, utility charges or other financial claims of the city or the state are current for both the applicant and the proposed location.

~~(7)~~(6) A copy of a valid state license, preliminary license approval, or other applicable written approval from the OCM.

**(e) Amending an Application.** An applicant may amend information on the application once it has been submitted.

**(f) Immediate Denial.** An applicant that does not comply with the distance requirements of Section 10-653 will be immediately denied.

**(g) Processing Application.** Once the City receives a complete application, and the maximum number of registrations defined in Section 10-654(b)(1) have not been issued, the applicant will receive written confirmation confirming that the applicant has submitted a complete application and informing the applicant of the steps that must be completed before the City will issue the registration:

**a. Fee Required.** At the time of initial application, and prior to the city's consideration of any renewal application, each Retailer must pay fees or initial registration and renewal as established in the city's fee schedule. Initial registration fees and renewal registration fees are nonrefundable.

**b. Preliminary Compliance Check.** Prior to issuing any retail registration, the city shall conduct a preliminary compliance check to ensure compliance with this article and any other regulations established pursuant to Minnesota Statutes, section 342.13.

**c.** At the time of the preliminary compliance check, the applicant must also submit a form recertifying that the applicant complies with the requirements of this article and proof of taxes, assessments, utility charges or other financial claims of the city or the state are current for both the applicant and the proposed location.

**d. Applicants will have twelve (12) months between date the initial complete application is submitted to complete the required steps to receive the registration. Once the twelve (12) month period has passed, the application shall be denied. Applicants that have submitted applications prior to the effective date of this ordinance shall have twelve (12) months from the effective date of this ordinance to complete the required steps to receive the registration.**

**e. During the time when applications for open registration slots are being processed, applicants that submitted complete applications will be placed on a waitlist based on the order in which they were received and processed should applicants ahead of them be denied.**

~~***(e) Preliminary Compliance Check. Prior to issuing any retail registration, the city shall conduct a preliminary compliance check to ensure compliance with this article and any other regulations established pursuant to Minnesota Statutes, section 342.13.***~~

~~***(h)(f) Reasons for Denial.***~~ The city shall not issue a registration or renewal if any of the following conditions are true:

- (1) The applicant has not submitted a complete application.
- (2) The applicant does not comply with the requirements of this article.
- (3) The applicant does not comply with applicable zoning and land use regulations.
- (4) The applicant is found to not comply with the requirements of the Act or this article at the preliminary compliance check.
- (5) The applicant is not current on all property taxes and assessments at the location where the retailer is located **at any time this information must be submitted.**
- (6) The maximum number of registrations, pursuant to Section 10-654 (b), have been issued by the city.
- (7) The applicant does not have a valid license, preliminary license approval, or other applicable written approval from the OCM.

**(8) An applicant obtains a registration, or the maximum number of registrations, making them ineligible under state law to obtain an additional cannabis retail registration.**

~~***(i)(g) Issuing the Registration or Renewal.***~~ The city shall issue the registration or renewal if the Retailer meets the requirements of this article, including that none of the reasons for denial in Section 10-654 (f) are true.

~~(j)(h)~~ ***Nontransferable.*** A registration is not transferable to another person, entity, or location. **This prohibition does not apply to a transfer of property ownership at the location where a retailer is located.**

(f) *Registration Enforcement.*

- (1) *Generally.* The city council may impose a fine or suspend a registration under this article on a finding that the registered business has failed to comply with the requirements of this article or any applicable statute or regulation.
- (2) *Notice and Right to Hearing.* Prior to imposing a fine or suspending any registration under this article, the city shall provide the registered business with written notice of the alleged violations and inform the registered business of his or her right to a hearing on the alleged violation.
  - a. Notice shall be delivered in person or by regular mail to the address of the registered business and shall inform the registered business of its right to a hearing. The notice will indicate that a response must be submitted within ten (10) business days of receipt of the notice, or the right to a hearing will be waived.
  - b. The registered business will be given an opportunity for a hearing before the city's hearing officer before final action to fine or suspend a registration. Provided, the registered business has submitted a written application for appeal within **ten (10)** business days after the notice was served. The hearing officer shall give due regard to the frequency and seriousness of the violations, the ease with which such violations could have been cured or avoided and good faith efforts to comply and shall issue a decision to fine or suspend the registration only upon written findings. Within ten (10) business days of the hearing officer's order, the decision may be appealed to the city council.
  - c. If no request for a hearing is received within ten (10) business days following the service of the notice, the matter shall be submitted to the city council for imposition of the fine or suspension of the registration.
- (3) *Emergency.* If, in the discretion of the City Manager, a registered business poses an imminent threat to the health or safety of the public, the City Manager may immediately suspend the registration and provide notice of the right to hold a subsequent hearing as prescribed in part (2) of this section.
- (4) *Reinstatement.* The city may reinstate a registration if it determines that the violations have been resolved. The city shall reinstate a registration

if the OCM determines the violations have been resolved.

**SECTION 4.** In accordance with Section 3.03 of the City Charter and Minn. Stat. § 412.191, subd. 4, due to the significant length of this Ordinance, City staff shall have the following summary printed in the official City newspaper in lieu of the complete ordinance:

On December 16, 2025, the Hopkins City Council adopted Ordinance 2025-1230 that amends Chapter 10, Article XVIII of the Hopkins City Code. The purpose of amending the City Code is to modify Cannabis Business Registration Requirements, Procedures and Separation Requirements. The Ordinance permits amendments to applications, clarifies buffer rules, sets a deadline to complete registration steps, and makes miscellaneous modifications for readability and clarity.

A printed copy of the ordinance is available for inspection during regular business hours at Hopkins City Hall and is available online at the City's web site located at [www.hopkinsmn.com](http://www.hopkinsmn.com).

**SECTION 5. EFFECTIVE DATE.** The effective date of this ordinance shall be the date of publication.

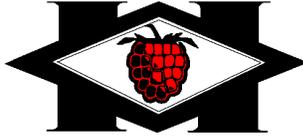
First Reading:	December 1, 2025
Second Reading:	December 16, 2025
Date of Publication:	December 25, 2025
Date Ordinance Takes Effect:	December 25, 2025

By:

\_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



Administration

CITY OF HOPKINS

## City Council Report 2025-179

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: December 16, 2025

Subject: Ordinance No. 2025-1231 A Transitory Ordinance Providing for the Orderly Transition of Elections After 2025 Election Results Amending City Charter Regarding Election Year and Mayoral Term

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### RECOMMENDED ACTION

**MOTION TO** Approve Second Reading of Ordinance No. 2025-1231 A Transitory Ordinance Providing for the Orderly Transition of Elections After 2025 Election Results Amending City Charter Regarding Election Year and Mayoral Term

### OVERVIEW

No changes have been made to the Ordinance since the first reading.

### SUPPORTING INFORMATION

- Ordinance 2025-1231

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2025-1231**

**A TRANSITORY ORDINANCE PROVIDING FOR THE ORDERLY TRANSITION OF  
ELECTIONS AFTER 2025 ELECTION RESULTS AMENDING CITY CHARTER  
REGARDING ELECTION YEAR AND MAYORAL TERM**

**THE CITY COUNCIL OF THE CITY OF HOPKINS HEREBY ORDAINS:**

Section 1. Purpose. On November 4, 2025, Hopkins voters approved two charter amendments: 1) transitioning the city from odd-year elections to even-year elections; and 2) transitioning the term of the mayor from a two-year term to a four-year term.

Section 2. Mayoral Term. The voter-approved charter amendments are effective December 4, 2025, and therefore the term of the mayor beginning in January 2026 is for four years, but, as established in Section 3, will begin in January 2026 and conclude in January 2031 after the November 2030 election.

Section 3. Terms Extended. Minnesota Statutes, section 205.07, subdivision 1 provides that when the election year is changed, and a city does not adopt an ordinance providing for the transition of terms the term of a council member or mayor is extended by one year. This ordinance is intended to reflect that default option. The terms of mayor and council members whose terms would otherwise expire on the first Monday in January 2028 are thereby extended until the first Monday in January 2029. The terms of the council members whose terms would otherwise expire on the first Monday in January 2030 are thereby extended until the first Monday in January 2031.

Council 1	Election in November 2028 – Term ends January 2029
Council 2	Election in November 2028 – Term ends January 2029
Council 3	Election in November 2030 – Term ends January 2031
Council 4	Election in November 2030 – Term ends January 2031
Mayor	Election in November 2030 – Term ends January 2031

Section 5. Election in Even-Numbered Years. Pursuant to the City Charter, the City municipal general election shall be held on the first Tuesday after the first Monday in November of each even-numbered year beginning in 2026. No member of the council or mayor regular term will be on the ballot in 2026.

Section 6. The city clerk is authorized to take all actions necessary to provide for an orderly transition from the existing election schedule to the schedule set forth in this section.

Section 7. All previous actions of the City Council establishing the City municipal general election for odd-numbered years are repealed.

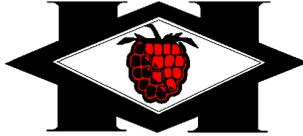
Section 8. The effective date of this ordinance shall be the date of publication.

First Reading:	December 1, 2025
Second Reading:	December 16, 2025
Date of Publication:	December 25, 2025
Date Ordinance Takes Effect:	December 25, 2025

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



Administration

CITY OF HOPKINS

## City Council Report 2025-180

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Amy Domeier, City Clerk

Date: December 16, 2025

Subject: Ordinance No. 2025-1232 An Ordinance Amending Chapter 2, Article II, Section 2-19 of the Hopkins City Code Moving the Review of Council Salaries to Even-Years to Align with Regular City Election

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### RECOMMENDED ACTION

**MOTION TO** Approve Second Reading of Ordinance 2025-1232 An Ordinance Amending Chapter 2, Article II, Section 2-19 of the Hopkins City Code Moving the Review of Council Salaries to Even-Years to Align with Regular City Election.

### OVERVIEW

No changes have been made to the Ordinance since the first reading.

### SUPPORTING INFORMATION

- Ordinance 2025-1232

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**ORDINANCE NO. 2025-1232**

**AN ORDINANCE AMENDING CHAPTER 2, ARTICLE II, SECTION 2-19 OF THE  
HOPKINS CITY CODE MOVING THE REVIEW OF COUNCIL SALARIES TO EVEN-  
YEARS TO ALIGN WITH REGULAR CITY ELECTIONS**

**THE CITY COUNCIL OF THE CITY OF HOPKINS HEREBY ORDAINS:**

**SECTION 1.** Amending Chapter 2, Article II, SECTION 2-19 (d) of the Hopkins City Code by adding the following underlined text and deleting ~~struck~~ material, as follows:

- (d) *Salary review.* On September 1 of ~~odd~~even-numbered years ~~beginning in 2024~~, the salaries in subsections (a) and (b) of this section shall be reviewed for possible adjustment with an effective date of the following January 1. The proposed salaries must be the cumulative adjustment of non-union employees for the prior two years in increase percentage. Any such proposed salary adjustment for the mayor and council members must be approved by ordinance of the city council.

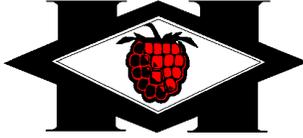
**SECTION 2. EFFECTIVE DATE.** The effective date of this ordinance shall be the date of publication.

First Reading:	December 1, 2025
Second Reading:	December 16, 2025
Date of Publication:	December 25, 2025
Date Ordinance Takes Effect:	December 25, 2025

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



Inspections Division

CITY OF HOPKINS

## City Council Report 2025-178

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Christopher Kearney, Chief Building Official

Date: December 16, 2025

Subject: Approve Joint Powers Agreement between City of Golden Valley and City of Hopkins for State Licensed Facilities

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### RECOMMENDED ACTION

**MOTION TO** Approve Joint Powers Agreement (JPA) between the City of Hopkins and the City of Golden Valley for inspections of State Licensed Facilities.

### OVERVIEW

Approval of the JPA between the City of Hopkins and the City of Golden Valley allows both cities to meet the new requirement by the MN Department of Labor and Industry for cities to have backup inspection and plan review service on state licensed facilities such as, hospitals, skilled nursing businesses, senior living, schools and so on.

- Both cities' attorneys have reviewed the JPA.
- The JPA is prepared for a 5-year term.

### SUPPORTING INFORMATION

- Joint Powers Agreement

## **JOINT POWERS AGREEMENT**

Between **City of Hopkins, Minnesota** and **City of Golden Valley, Minnesota**

for Inspections & Plan Reviews of Minnesota State Licensed Facilities

This Agreement (“Agreement”) is entered into this \_\_\_ day of \_\_\_\_\_, **2025** by and between the City of Hopkins, Minnesota (hereinafter “Hopkins”) and the City of Golden Valley, Minnesota (hereinafter “Golden Valley”), each a municipal corporation organized under the laws of the State of Minnesota.

### **RECITALS**

WHEREAS, Hopkins and Golden Valley are each municipal entities in the State of Minnesota, and are governmental units under Minnesota Statutes, section 471.59 (“Joint Powers Act”), and have each entered into a delegation agreement with the Minnesota Department of Labor & Industry (“DLI”) for the performance of inspections and plan reviews of certain Minnesota State Licensed Facilities under Minnesota law;

WHEREAS, pursuant to the Joint Powers Act, two or more governmental units may enter into an agreement to cooperatively exercise any power common to the contracting parties, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units;

WHEREAS, Hopkins and Golden Valley recognize that due to staffing, scheduling, workload fluctuations, or other circumstances, it may be beneficial for the cities to assist one another in performing inspections and plan reviews for state-licensed facilities (e.g., schools, assisted living facilities, etc.) to ensure continuity of public safety oversight;

WHEREAS, the parties desire to establish a standing mutual aid arrangement to facilitate such cooperation, provide clarity on roles, responsibilities, cost and liability, and to ensure efficient and effective service to the public;

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, Hopkins and Golden Valley agree as follows:

### **ARTICLE I – DEFINITIONS**

1.1 “Providing City” means the city (Hopkins or Golden Valley) that supplies inspection or plan-review services under this Agreement.

1.2 “Requesting City” means the city (Hopkins or Golden Valley) that requests assistance from

the other under this Agreement.

1.3 “State Licensed Facility” means any facility that is required by Minnesota statute or rule to be licensed by DLI, and whose inspection or plan review responsibility has been delegated to the respective city.

1.4 “Inspection Services” means the on-site inspection, examination, investigation of the facility, including but not limited to code compliance, safety, health, accessibility, or other matters as required under the city’s delegation from DLI.

1.5 “Plan Review Services” means the examination of submitted architectural, structural, mechanical, electrical, plumbing, fire-protection, or other building or safety systems plans for the licensed facility consistent with the city’s delegated authority by DLI.

## **ARTICLE II – PURPOSE AND SCOPE**

2.1 Purpose. The purpose of this Agreement is to enable Hopkins and Golden Valley to provide reciprocal assistance to one another in the performance of Inspection Services and Plan Review Services for State Licensed Facilities, thereby enhancing mutual capacity, reducing delays, improving public safety oversight, and optimizing resources.

2.2 Scope. This Agreement applies only to inspection and plan review services for State Licensed Facilities under the delegation agreements with DLI. It does not apply to other municipal services, emergency response, police, fire, or other regulatory functions unless explicitly amended.

2.3 Requesting Process. When the Requesting City determines that it is unable to perform or timely complete an inspection or plan review, due to any reason, it may request assistance from the Providing City. The request shall be made in writing, including via email to the individual/address identified in Section 8.4 and shall identify:

- a) the facility and location;
- b) type of service requested (inspection or plan review);
- c) the timeframe for completion;
- d) any special requirements or documentation needed;
- e) Requesting City’s contact person and lead inspector or reviewer.

2.4 Acceptance. The Providing City may accept or decline the request based on any reason. If accepted, the Providing City shall proceed to perform the service consistent with this Agreement.

### **ARTICLE III – ROLES AND RESPONSIBILITIES**

3.1 Responsibilities of Requesting City. The Requesting City shall:

- a) Provide the Providing City with all necessary information, plans, records, inspection history, code references, fees paid, and other documentation relevant to the facility.
- b) Notify the facility of the involvement of the Providing City as the inspection/plan-review authority for the particular service under this Agreement.
- c) Remain the primary point of contact for the facility and retain the final permit/approval authority, unless otherwise agreed in writing.
- d) Ensure that the Providing City's staff are authorized under the delegation agreement with DLI (or otherwise permitted) to perform the required service.
- e) Pay any agreed fee or compensation in accordance with Article V.

3.2 Responsibilities of Providing City. The Providing City shall:

- a) Assign qualified inspectors or plan review specialists who meet the standards and qualifications required by DLI and the city's own building code-enforcement program.
- b) Perform the inspection or plan review in a timely manner, consistent with the Requesting City's timeframe, and in accordance with applicable Minnesota statutes, rules, the DLI delegation agreement, and the Requesting City's code and policy, as provided by the Requesting City.
- c) Coordinate with the Requesting City's designated lead person, provide written reports, recommendations, permits or approvals as required by the Requesting City's process.
- d) Ensure that documentation of the Providing City's work is forwarded to the Requesting City.
- e) Maintain all records of inspections/plan reviews and provide copies to the Requesting City upon request.

3.3 Delegation Compliance. Both cities acknowledge that the inspection and plan review work remains subject to the terms of the delegation agreement between each city and DLI. The parties agree that the Requesting City (and, where applicable, the Providing City) will ensure

compliance with the delegation agreement requirements, including but not limited to qualifications of personnel, record-keeping, reporting to DLI, and oversight.

#### **ARTICLE IV – LIABILITY, INSURANCE & INDEMNIFICATION**

4.1 Liability. Each party shall remain responsible for its own acts or omissions under this Agreement. The Providing City agrees to perform services diligently and competently, but the Requesting City retains final administrative authority and permit approval for the licensed facility.

4.2 Insurance. Each party represents that it maintains appropriate liability insurance (or is self-insured) covering its employees and operations in connection with inspection and plan review services.

4.3 Indemnification. To the extent permitted by Minnesota law, each party agrees to indemnify, defend and hold harmless the other party, its officers, employees and agents from and against any and all claims, liabilities, damages, losses or expenses (including reasonable attorneys' fees) arising out of or in connection with the negligence or willful misconduct of the indemnifying party in the performance of services under this Agreement.

4.4 Worker's Compensation. Each party shall remain responsible for worker's compensation and benefits for its own employees. Nothing in this Agreement shall create an employment relationship between the employees of one city and the other city.

4.5 Liability Limitations. The provisions of Minn. Stat. § 471.59, the Municipal Tort Claims Act, Minn. Stat. Ch. 466 and other applicable laws govern liability of the cities. In the event of any claims or actions are filed against either city, nothing in this Agreement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual cities.

#### **ARTICLE V – FEES AND COSTS**

5.1 Fees. The Requesting City and Providing City shall negotiate and agree in writing, with agreement acknowledged via email or signed form, the rate, if any, that will apply for services rendered by the Providing City. Such fee may reflect actual costs of each building inspector and building official standard hourly charges or may be waived by agreement.

5.2 Billing and Payment. The Providing City shall issue an invoice to the Requesting City within thirty (30) days after completion of the service. The Requesting City shall remit payment within thirty (30) days of receipt of invoice, unless otherwise agreed.

5.3 Facility Fees. Unless otherwise provided, the Requesting City remains responsible for collecting any facility fees (permit, inspection, plan review) under its own fee schedule. The Providing City's involvement does not alter the fee structure applicable to the facility under the Requesting City (unless agreed otherwise).

5.4 Cost Reimbursement. The parties may agree to cost-reimbursement terms (e.g., overtime, travel, special equipment) prior to service provision when applicable.

## **ARTICLE VI – RECORDS, REPORTING & CONFIDENTIALITY**

6.1 Records. The Providing City shall maintain records of inspections, plan reviews, communications, and reports, and shall forward a copy of the final report to the Requesting City. The Requesting City shall maintain such records in its system in accordance with Minnesota statutory and rule requirements and the DLI delegation agreement.

6.2 Reporting to DLI. If required by the delegation agreement or statutory rule, the Requesting City shall ensure that any required reports or notifications to DLI are made, even if the work was performed by the Providing City. The Providing City shall cooperate in such reporting as needed.

6.3 Confidentiality. Both parties agree to maintain confidentiality of any proprietary or sensitive information received in the course of inspections/plan reviews as required by Minnesota law, DLI rules, and the parties' code of conduct.

## **ARTICLE VII – TERM, TERMINATION & AMENDMENT**

7.1 Term. This Agreement shall commence on the date of the last signature below and continue for a term ending on December 31, 2030, unless earlier terminated as provided herein.

7.2 Termination. Either party may terminate this Agreement with or without cause upon thirty (30) days' written notice to the other party. In the event of termination, both parties shall complete any outstanding inspections or reviews already accepted under this Agreement and settle any unpaid invoices.

7.3 Amendment. This Agreement may be amended by mutual written agreement of the parties. Any amendment must be approved by the governing bodies of both cities if required by local policy.

## **ARTICLE VIII – MISCELLANEOUS PROVISIONS**

8.1 Entire Agreement. This Agreement constitutes the entire understanding of the parties with

respect to mutual aid services for inspections and plan reviews of State Licensed Facilities and supersedes all prior agreements, whether oral or written, between the parties on the subject.

8.2 Severability. If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall continue in full force and effect.

8.3 Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

8.4 Notices. All notices, requests, demands and other communications required or permitted under this Agreement shall be in writing and shall be deemed duly given when delivered personally, by email with confirmation, or by certified mail (return receipt requested) to the following addresses (or such other address as each party may designate):

- City of Hopkins: [1010 First Street South Hopkins, MN 55343 Amy Domeier City Clerk adomeier@hopkinsmn.com ]
- City of Golden Valley: [7800 Golden Valley Road Golden Valley, MN 55427 Theresa Schyma cityclerk@goldenvalleymn.gov ]

8.5 Relationship of Parties. The parties are independent municipal entities and nothing in this Agreement shall be construed to create a joint venture, partnership, agency, or employment relationship between them.

8.6 Force Majeure. Neither party shall be liable for any delay or failure in performance under this Agreement due to fires, floods, storms, acts of God, strikes, governmental action, or other circumstances beyond the party's reasonable control.

8.7 Waiver. No waiver by either party of any breach or default under this Agreement shall be deemed a waiver of any subsequent breach or default.

8.8 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one and the same instrument.

**IN WITNESS WHEREOF**, the parties hereto have executed this Agreement as of the day and year first above written.

**CITY OF HOPKINS, MINNESOTA**

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

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

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

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

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

**CITY OF GOLDEN VALLEY, MINNESOTA**

By: \_\_\_\_\_

By: \_\_\_\_\_

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

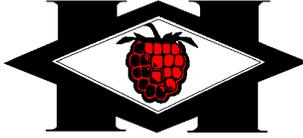
Name: \_\_\_\_\_

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

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

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

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



CITY OF HOPKINS

## City Council Report 2025-181

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Revée Needham, Community Development Manager

Date: December 16, 2025

Subject: Approve Grant Agreement with Minnesota Housing for Local Housing  
Trust Fund Grant

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### RECOMMENDED ACTION

**MOTION TO** Approve Grant Agreement with Minnesota Housing for Local Housing Trust Fund Grant.

### OVERVIEW

#### Local Housing Trust Fund Grant Program

The [Local Housing Trust Funds Grant Program](#) was established to encourage local governments to create or fund Local Housing Trust Funds. The program uses state funding to match a portion of new housing trust fund dollars to encourage local investment in affordable housing across Minnesota. These funds may come from any source other than the state or federal government. The grant funds must be used for households at or below 115% of state median income and can be used for:

- Development, rehabilitation or financing of housing
- Downpayment assistance
- Rental assistance
- Homebuyer counseling services
- Administrative expenses, up to 10% of grant

#### City of Hopkins Application

The City of Hopkins established an affordable housing trust fund on February 4, 2025 and transferred \$150,000 to establish the housing trust fund in advance of the grant application. The City applied for a \$150,000 local housing trust fund grant. The City of Hopkins was one of 36 selected for approval from a competitive review process of 54 applications requesting a total of over \$9.6 million. The funds will be used for the new construction of affordable housing, as informed by an upcoming housing needs assessment and spending priorities plan to be completed in 2026. The grant agreement is attached and will be signed electronically.

### SUPPORTING INFORMATION

- Grant Agreement Draft

**MINNESOTA HOUSING FINANCE AGENCY  
GRANT CONTRACT AGREEMENT  
LOCAL HOUSING TRUST FUND GRANTS PROGRAM**

This Grant Contract Agreement is between the Minnesota Housing Finance Agency ("MHFA") and **[FULL NAME OF THE GRANTEE INCLUDING ITS ADDRESS]** ("GRANTEE").

**Recitals**

1. Under [Minnesota 2023 Session Law, Chapter 37, Article 1, Section 2, Subd. 21](#), MHFA is empowered to enter into this Grant Contract Agreement.
2. MHFA is in need of local governments to create or fund local housing trust funds as defined under [Minnesota Statute 462C.16](#) for the purposes of:
  - Making grants, loans, and loan guarantees for the development, rehabilitation, or financing of housing;
  - Matching other funds from federal, state, or private resources for housing projects;
  - Providing down payment assistance, rental assistance, and homebuyer counseling services; and
  - Administrative expenses, up to 10% of the Local Housing Trust Fund grant amount.
3. The Grantee represents that it is duly qualified and agrees to perform all services described in this Grant Contract Agreement to the satisfaction of MHFA. Pursuant to [Minn. Stat. 16B.98, Subd.1](#), the Grantee agrees to minimize administrative costs as a condition of this Grant Contract Agreement.

**Grant Contract Agreement**

**1. Term of Grant Contract Agreement**

1.1 **Effective date:**

**September XX, 2025**, or the date all required signatures are obtained, whichever is later. Per [Minn. Stat. 16B.98, Subd. 5](#), the Grantee must not begin work until this Grant Contract Agreement is fully executed and MHFA's Authorized Representative has notified the Grantee that work may commence. Per [Minn. Stat. 16B.98 Subd. 7](#), no payments will be made to the Grantee until this Grant Contract Agreement is fully executed.

1.2 **Grant period:**

The Grant Contract Agreement period for the Program begins with the Effective Date of this Grant Contract Agreement and continues through **September XX, 2028**, (the "Grant Period"). All funds provided through this Grant Contract Agreement must be fully expended in compliance with this Grant Contract Agreement by the end of the Grant Period.

1.3 **Expiration date:**

**December XX, 2028**, or until all obligations have been satisfactorily fulfilled, whichever occurs first.

1.4 **Survival of Terms.**

The following clauses survive the expiration or cancellation of this Grant Contract Agreement: 8. Liability; 9. State Audits; 10. Government Data Practices and Intellectual Property; 12. Publicity and Endorsement; 13. Governing Law, Jurisdiction, and Venue; and 15 Data Disclosure.

**2. Grantee's Duties**

The Grantee, who is not a state employee, will:

Comply with required grants management policies and procedures set forth through [Minn. Stat. 16B.97, Subd. 4 \(a\) \(1\)](#), and review the State of Minnesota Office of Grants Management policy [08-01](#) (Conflict of Interest for State Grant-Making). The Grantee is required to have a documented Conflict of Interest policy and must utilize this policy when performing the Grantee duties under the Grant Contract Agreement. If the Grantee has knowledge or becomes aware of any actual, potential, perceived, or organizational conflicts of interest with respect to the Grant Contract Agreement, the Grantee shall immediately disclose the conflict of interest directly to MHFA.

2.1 ***Work Plan***

The Grantee shall perform the duties specified in **Exhibit A** (the “Work Plan”), which is attached and incorporated into this Grant Contract Agreement.

2.2 ***Program Guide***

The Grantee will comply with the Local Housing Trust Fund Grants [Program Guide](#) (the “Program Guide”), located on MHFA’s [website](#), which is incorporated into this Grant Contract Agreement, and may be amended as needed. MHFA will provide notice of any such amendments to the Grantee’s Authorized Representative (defined herein) by email. Unless otherwise indicated in the Program Guide, any such amendments are binding to the Grantee as of the date indicated in the notice, which shall not be earlier than the date that MHFA sends the notice.

2.3 ***Authorized Expenditures***

The Grantee acknowledges that grant funds disbursed by MHFA are provided for the purposes of incentivizing local funding for affordable housing for the authorized expenditures listed in [Minn. Stat. 462C.16, Subd. 3](#). All grant funds must be used by the Grantee to fund the activities described in the Work Plan in accordance with the terms of this Grant Contract Agreement.

2.4 ***Matching New Public Revenue***

Before the execution of this Grant Contract Agreement, the Grantee must provide to MHFA, documentation of their matching New Public Revenue in the amount of **\$XXX,XXX.00**, including the source of revenue.

2.5 ***Reporting***

The Grantee must submit annual reports to MHFA beginning no later than one calendar year after the effective date of this Grant Contract Agreement and continuing until all grant funds have been expended or the expiration date of the Grant Contract Agreement, whichever occurs first. Required annual report information may include: program or project progress reporting, grant and matching New Public Revenue expenditures, communities benefitting from grant funds, and any other information MHFA requests regarding the use of grant funds.

Reporting forms, instructions, and submission dates will be available on the Local Government Housing Programs [webpage](#).

**3. Time**

The Grantee must comply with all the time requirements described in this Grant Contract Agreement. In the performance of this Grant Contract Agreement, time is of the essence.

**4. Consideration and Payment**

4.1 ***Consideration.***

MHFA will pay for all services performed by the Grantee under this Grant Contract Agreement as follows:

- (a) **Compensation**  
The Grantee will be paid up to a maximum of **\$XXX,XXX.00**, according to the breakdown of program or project activities for “Grant Funds Budgeted” in **Exhibit B** (the “Budget”), which is attached and incorporated into this Grant Contract Agreement.
- (b) **Matching Funds**  
The total grant amount is based on the amount of secured matching New Public Revenue funds committed to the Grantee’s Local Housing Trust Fund, as detailed in the breakdown of costs contained in **Exhibit B**. For the purposes of the Local Housing Trust Fund Grants Program, “New Public Revenue” is defined as local income that is committed to the Local Housing Trust Fund on or after June 29, 2021, from any source other than the state or federal government.
- (c) **Travel Expenses**  
Reimbursement for travel and subsistence expenses actually and necessarily incurred by the Grantee as a result of this Grant Contract Agreement will not exceed \$0.00; provided that the Grantee will be reimbursed for travel and subsistence expenses in the same manner and in no greater amount than provided in the current "Commissioner’s Plan” promulgated by the Commissioner of Minnesota Management and Budget (MMB). The Grantee will not be reimbursed for travel and subsistence expenses incurred outside Minnesota unless it has received MHFA’s prior written approval for out of state travel. Minnesota will be considered the home state for determining whether travel is out of state.
- (d) **Total Obligation.**  
The total obligation of MHFA for all compensation and reimbursements to the Grantee under this Grant Contract Agreement will not exceed **\$XXX,XXX.00** (the “Grant Proceeds”).

#### 4.2 **Payment**

- (a) **Invoices**  
MHFA will promptly pay the Grantee after the Grantee presents an itemized invoice for the services actually performed and MHFA’s Authorized Representative accepts the invoiced services. Invoices must be submitted timely and according to the following schedule:

Grant funds will be disbursed in a total of up to two payments.

The first disbursement of at least 50% of the total grant award, will be disbursed to the Grantee after submitting documentation to MHFA demonstrating that the Grantee has expended at least 50% of the total matching New Public Revenue funds on authorized expenditures.

A second disbursement of the remaining grant amount will be disbursed to the Grantee after documentation is submitted to MHFA demonstrating that the Grantee has expended the matching New Public Revenue funds on authorized expenditures in the amount of the remaining balance of grant.

- (b) **Unexpended Funds**  
The Grantee must promptly return to MHFA any unexpended funds that have not been accounted for annually in a financial report to MHFA due at grant closeout.

#### 4.3 **Contracting and Bidding Requirements**

- (a) Any services and/or materials that are expected to cost \$100,000 or more must undergo a formal notice and bidding process.

- (b) Services and/or materials that are expected to cost between \$25,000 and \$99,999 must be competitively awarded based on a minimum of three (3) verbal quotes or bids.
- (c) Services and/or materials that are expected to cost between \$10,000 and \$24,999 must be competitively awarded based on a minimum of two (2) verbal quotes or bids or awarded to a targeted vendor.
- (d) The Grantee must take all necessary affirmative steps to assure that targeted vendors from businesses with active certifications through these entities are used when possible:
  - [State Department of Administration's Certified Targeted Group, Economically Disadvantaged and Veteran-Owned Vendor List](#)
  - Metropolitan Council Underutilized Business Program: MCUB: [Metropolitan Council Underutilized Business Program](#)
  - Small Business Certification Program through Hennepin County, Ramsey County, and City of St. Paul: [Central Certification Directory](#)
- (e) The Grantee must maintain written standards of conduct covering conflicts of interest and governing the actions of its employees engaged in the selection, award, and administration of contracts.
- (f) The Grantee must maintain support documentation of the purchasing or bidding process used to contract services in their financial records, including support documentation justifying a single/sole source bid, if applicable.
- (g) Notwithstanding (a) - (d) above, MHFA may waive bidding process requirements when:
  - Vendors included in response to competitive grant request for proposal process were approved and incorporated as an approved work plan for the grant.
  - It is determined there is only one legitimate or practical source for such materials or services and that the Grantee has established a fair and reasonable price.
- (h) For projects that include construction work of \$25,000 or more, prevailing wage rules apply per [Minn. Stat. 177.41](#) through [177.44](#). These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole.
- (i) The Grantee must not contract with vendors who are suspended or debarred in MN: <https://mn.gov/admin/osp/government/suspended-debarred>.

## 5. Conditions of Payment

All services provided by the Grantee under this Grant Contract Agreement must be performed to MHFA's satisfaction, as determined at the sole discretion of the MHFA's Authorized Representative and in accordance with all applicable federal, state, and local laws, ordinances, rules, and regulations. The Grantee will not receive payment for work found by MHFA to be unsatisfactory or performed in violation of federal, state, or local law.

## 6. Authorized Representative

MHFA's Authorized Representative is Jennifer Bergman, Director of Local Government Housing Programs, 400 Wabasha Street N. Suite 400, St. Paul, MN 55102, 651-297-5232, [jennifer.bergman@state.mn.us](mailto:jennifer.bergman@state.mn.us), or her successor, and has the responsibility to monitor the Grantee's performance and the authority to accept the services provided under this Grant Contract Agreement. If the services are satisfactory, the MHFA's Authorized Representative will certify acceptance on each invoice submitted for payment. The Authorized

Representative may delegate certain responsibilities to the Program Manager, Colleen Meier, 651-296-9811, [colleen.meier@state.mn.us](mailto:colleen.meier@state.mn.us), or her successor.

All Local Government Housing Programs staff may be reached by email at [localhousingtrustfund.mhfa@state.mn.us](mailto:localhousingtrustfund.mhfa@state.mn.us).

The Grantee's Authorized Representative is [NAME, TITLE, ADDRESS, TELEPHONE NUMBER, EMAIL]. If the Grantee's Authorized Representative changes at any time during this Grant Contract Agreement, the Grantee must immediately notify MHFA.

## 7. Assignment Amendments, Waiver, and Grant Contract Agreement Complete

### 7.1 *Assignment*

The Grantee shall neither assign nor transfer any rights or obligations under this Grant Contract Agreement without the prior written consent of MHFA, approved by the same parties who executed and approved this Grant Contract Agreement, or their successors in office.

### 7.2 *Amendments*

Any amendments to this Grant Contract Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Grant Contract Agreement, or their successors in office.

### 7.3 *Waiver*

If MHFA fails to enforce any provision of this Grant Contract Agreement, that failure does not waive the provision or MHFA's right to enforce it.

### 7.4 *Grant Contract Agreement Complete*

This Grant Contract Agreement contains all negotiations and agreements between MHFA and the Grantee. No other understanding regarding this Grant Contract Agreement, whether written or oral, may be used to bind either party.

## 8. Liability

The Grantee must indemnify, save, and hold MHFA, its agents, and employees harmless from any claims or causes of action, including attorney's fees incurred by MHFA, arising from the performance of this Grant Contract Agreement by the Grantee or the Grantee's agents or employees. This clause will not be construed to bar any legal remedies the Grantee may have for the MHFA's failure to fulfill its obligations under this Grant Contract Agreement.

## 9. State Audits

Under Minn. Stat. § 16B.98, Subd.8, the Grantee's books, records, documents, and accounting procedures and practices of the Grantee or other party relevant to this Grant Contract Agreement or transaction are subject to examination by the Commissioner of Administration, MHFA and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Grant Contract Agreement, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

## 10. Government Data Practices and Intellectual Property Rights

### 10.1 *Government Data Practices*

The Grantee and MHFA must comply with the Minnesota Government Data Practices Act, [Minn. Stat. Ch. 13](#), as it applies to all data provided by MHFA under this Grant Contract Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Grantee under this Grant Contract Agreement. The civil remedies of [Minn. Stat. 13.08](#) apply to the

release of the data referred to in this clause by either the Grantee or MHFA. If the Grantee receives a request to release the data referred to in this Clause, the Grantee must immediately notify MHFA. MHFA will give the Grantee instructions concerning the release of the data to the requesting party before the data is released. The Grantee's response to the request shall comply with applicable law.

## 10.2 *Intellectual Property Rights*

- (a) MHFA owns all rights, title, and interest in all of the intellectual property rights, including copyrights, patents, trade secrets, trademarks, and service marks in the works and documents created and paid for under this Grant Contract Agreement. The "works" means all inventions, improvements, discoveries (whether or not patentable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by the Grantee, its employees, agents, and subcontractors, either individually or jointly with others in the performance of this Grant Contract Agreement. "Works" includes documents. The "documents" are the originals of any databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by the Grantee, its employees, agents, or subcontractors, in the performance of this Grant Contract Agreement. The documents will be the exclusive property of MHFA and all such documents must be immediately returned to MHFA by the Grantee upon completion or cancellation of this Grant Contract Agreement. To the extent possible, those works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." The Grantee assigns all right, title, and interest it may have in the works and the documents to MHFA. The Grantee must, at the request of MHFA, execute all papers and perform all other acts necessary to transfer or record MHFA's ownership interest in the works and documents.
- (b) *Obligations*
- (1) Notification. Whenever any invention, improvement, or discovery (whether or not patentable) is made or conceived for the first time or actually or constructively reduced to practice by the Grantee, including its employees and subcontractors, in the performance of this Grant Contract Agreement, the Grantee will immediately give MHFA's Authorized Representative written notice thereof, and must promptly furnish MHFA's Authorized Representative with complete information and/or disclosure thereon.
- (2) Representation. The Grantee must perform all acts and take all steps necessary to ensure that all intellectual property rights in the works and documents are the sole property of MHFA, and that neither the Grantee nor its employees, agents, or subcontractors retain any interest in and to the works and documents. The Grantee represents and warrants that the works and documents do not and will not infringe upon any intellectual property rights of other persons or entities. The Grantee will indemnify; defend, to the extent permitted by the Attorney General; and hold harmless MHFA, at Grantee's expense, from any action or claim brought against MHFA to the extent that it is based on a claim that all or part of the works or documents infringe upon the intellectual property rights of others. The Grantee will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including but not limited to, attorney fees. If such a claim or action arises, or in the Grantee's or MHFA's opinion is likely to arise, the Grantee must, at the MHFA's discretion, either procure for MHFA the right or license to use the intellectual property rights at issue or replace or modify the allegedly infringing works or documents as necessary and appropriate to obviate the infringement claim. This remedy of MHFA will be in addition to and not exclusive of other remedies provided by law.

## 11. Workers Compensation

The Grantee certifies that it is in compliance with [Minn. Stat. 176.181, Subd. 2](#), pertaining to workers' compensation insurance coverage. The Grantee's employees and agents will not be considered MHFA employees. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees and any claims made by any third party as a consequence of any act or omission on the part of these employees are in no way MHFA's obligation or responsibility.

## 12. Publicity and Endorsement

### 12.1 *Publicity*

Any publicity regarding the subject matter of this Grant Contract Agreement must identify MHFA as the sponsoring agency and must not be released without prior written approval from MHFA's Authorized Representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Grantee individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this Grant Contract Agreement. All projects primarily funded by state grant appropriations must publicly credit MHFA, including on the Grantee's website when practicable.

### 12.2 *Endorsement*

The Grantee must not claim that MHFA endorses its products or services.

## 13. Governing Law, Jurisdiction, and Venue

Minnesota law, without regard to its choice-of-law provisions, governs this Grant Contract Agreement. Venue for all legal proceedings out of this Grant Contract Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

## 14. Termination

### 14.1 *Termination by MHFA*

#### (a) *Without Cause*

MHFA may terminate this Grant Contract Agreement without cause, upon 30 days' written notice to the Grantee. Upon termination, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.

#### (b) *With Cause*

MHFA may immediately terminate this Grant Contract Agreement if MHFA finds that there has been a failure to comply with the provisions of this Grant Contract Agreement, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. MHFA may take action to protect the interests of MHFA, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

### 14.2 *Termination by The Commissioner of Administration*

The Commissioner of Administration may immediately and unilaterally cancel this Grant Contract Agreement if further performance under the Agreement would not serve agency purposes or is not in the best interest of State.

### 14.3 *Termination for Insufficient Funding*

MHFA may immediately terminate this Grant Contract Agreement if:

- (a) It does not obtain funding from the Minnesota Legislature;

- (b) Or, if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the Grantee. MHFA is not obligated to pay for any services that are provided after notice and effective date of termination. However, the Grantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. MHFA will not be assessed any penalty if this Grant Contract Agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. MHFA must provide the Grantee notice of the lack of funding within a reasonable time of MHFA's receiving that notice.

## 15. Data Disclosure

Under [Minn. Stat. 270C.65, Subd. 3](#), and other applicable law, the Grantee consents to disclosure of its social security number, federal employer tax identification number, and/or Minnesota tax identification number, already provided to MHFA, to federal and state tax agencies and state personnel involved in the payment of state obligations. These identification numbers may be used in the enforcement of federal and state tax laws which could result in action requiring the Grantee to file state tax returns and pay delinquent state tax liabilities, if any.

## 16. Fraud Disclosure

Fraud is any intentionally deceptive action made for personal gain or to damage another. Any person or entity (including its employees and affiliates) that enters into an agreement with MHFA and witnesses, discovers evidence of, receives a report from another source, or has other reasonable basis to suspect that fraud or embezzlement has occurred must immediately make a report to:

- MHFA's Chief Risk Officer at 651.296.7608 or 800.657.3769 or by email at [MHFA.ReportWrongdoing@state.mn.us](mailto:MHFA.ReportWrongdoing@state.mn.us);
- Any member of MHFA's [Servant Leadership Team](#) as denoted on MHFA's current organizational chart (Go to [mnhousing.gov](http://mnhousing.gov), scroll to the bottom of the screen and select About Us, select Servant Leadership Team); or
- [Report Wrongdoing or Concerns \(mnhousing.gov\)](#) (Go to [mnhousing.gov](http://mnhousing.gov), scroll to the bottom of the screen and select Report Wrongdoing).

## 17. Suspension

By entering into any agreement with MHFA, a contracting party represents that the contracting party (including its employees or affiliates that will have direct control over the subject of the agreement) has not been suspended from doing business with MHFA. Please refer to MHFA's website for a list of [suspended individuals and organizations](#).

## 18. Conflicts

In the event of a conflict between the terms of this Grant Contract Agreement, its exhibits, and the Program Guide, or between exhibits, the order of precedence is first the Grant Contract Agreement, and then in the following order:

- Program Guide
- Exhibit A – Work Plan
- Exhibit B – Budget

**1. GRANTEE**

The Grantee certifies that the appropriate person(s) have executed the Grant Contract Agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

By: \_\_\_\_\_

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

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

By: \_\_\_\_\_

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

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

**2. MINNESOTA HOUSING FINANCE AGENCY**

By: \_\_\_\_\_  
(with delegated authority)

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

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

Distribution:  
Agency  
Grantee  
MHFA's Authorized Representative

## 2025 Local Housing Trust Fund Grants Program Work Plan

Please use this Work Plan to describe your organization’s primary program outcomes, the assigned staff, how outcomes will be monitored and assessed, and the proposed timeline for each activity. Be as specific as possible and add additional outcomes as needed to reflect your entity’s goals. The Local Housing Trust Fund Grants Program Work Plan must be submitted and approved by Minnesota Housing prior to the execution of the Grant Contract Agreement.

Grantees must follow the statutory requirements as outlined in [Minn. Stat. 462C.16](#) and [Minnesota 2023 Session Law, Chapter 37, Article 1, Section 2, Subd. 21.](#)

**Per [statute](#), authorized expenditures include:**

- Making grants, loans, and loan guarantees for the development, rehabilitation, or financing of housing;
- Matching other funds from federal, state, or private resources for housing projects;
- Providing downpayment assistance, rental assistance, and homebuyer counseling services; and
- Administrative expenses, up to 10% of the Local Housing Trust Fund program grant.

Program or Project Outcome #1: Grant Funds	
Program Requirement	Grantee Response
<p><b>Activity:</b></p> <p>Describe the primary program or project activity for which grant funds will be utilized.</p> <p>This Activity is for (check one):</p> <p><input checked="" type="checkbox"/> Grants, loans, or loan guarantees</p> <p><input type="checkbox"/> Matching other funds</p> <p><input type="checkbox"/> Down payment assistance, rental assistance, or homebuyer counseling services</p>	<p>The grant will be used to make a forgivable loan(s) to developers to fund the development of 1-2 projects of the new construction of affordable rental housing.</p>

<p><b>Households Served:</b></p> <p>How will you demonstrate that this program or project is serving households at or below 115% State Median Income?</p> <p><i>Please note the governing statute refers to State Median Income, not Area Median Income.</i></p>	<p>New construction projects in the City that are greater than 20 units and receive either financial assistance or discretionary land use approval trigger the City’s new Inclusionary Housing Policy (IHP). The City’s IHP requires projects to build 10% of units affordable at 60% of AMI or 5% of units affordable at 50% AMI. While these requirements are not the same as the grant threshold of 115% of SMI, the IHP targets lower-income rental households. The City requires new developments under the IHP to sign a development agreement and other documents, such as restrictive covenants, to ensure the affordability requirements of the IHP are met and would also ensure the grant requirement of 115% of SMI is met. The agreement would include: the location, number, type, and size of affordable housing units to be constructed; sales and/or rental terms of the units; occupancy requirements of the units; a timetable for completion of the units; any restrictions to be placed on the units to ensure their affordability; and any additional terms the City may require, including any third party monitoring and reporting requirements. This grant would benefit households below 115% SMI by funding the construction of new rental units within market rate buildings. Per the IHP, the exterior and interior materials and design of affordable dwelling units must be the same in style and quality as comparable market-rate units in the same development. Many of these new developments have amenities that other affordable developments in Hopkins do not have, expanding choice and opportunity for low-income renters. The grant would fund restricted affordable rental units for a period of at least 25 years, per the IHP.</p>
<p><b>Responsible Personnel:</b></p> <p>Who are the primary staff responsible for completing this activity and working on this project? Please describe their role(s) and responsibilities.</p>	<p>Reeve Needham is the Community Development Manager for the City of Hopkins. She will be the main point of contact and program administrator.</p> <p>Additional support will be provided from the Finance Department and the Planning and Economic Development Director, as well as the City Attorney and City financial consultant through Ehlers.</p>

<p><b>Program Deliverables:</b></p> <p>How will the program or project activities be measured to determine if program outcomes are being met?</p> <p><i>Required annual reporting information may include program or project progress reporting, grant and matching New Public Revenue expenditures, and communities benefitting from grant funds, and any other information Minnesota Housing requests regarding use of grant funds.</i></p> <p><i>Reporting documents and submittal instructions will be available on Minnesota Housing’s <a href="#">website</a>.</i></p>	<p>City staff will submit the required annual reporting information to Minnesota Housing.</p> <p>Each project that receives funding will be required to enter into a development agreement or similar agreement outlining the affordability requirements and responsibilities, including monitoring for the 25 year term of affordability. Once Minnesota Housing releases the annual reporting information, this will also be incorporated into the agreement with the developer. The recorded development agreement will be submitted as a deliverable to Minnesota Housing.</p> <p>Project success will be measured by the number of affordable units created and the income levels served (targeting households at or below 115% of SMI). The City also tracks this information annually for the Metropolitan Council’s Housing Policy and Production Survey, as a larger measure of the City’s progress on affordable housing goals.</p>
<p><b>Timeline:</b></p> <p>What is the timeline for completing the activity/activities outlined above?</p> <p><i>Project activities must be completed within the 3-year grant contract period.</i></p>	<p>In 2026, the City of Hopkins is conducting a housing assessment and spending priorities plan to identify affordable housing needs in the community. This work is being funded with a Policy and Program Development grant from the Metropolitan Council. This work will inform the use of the LHTF matching grant funds and if this should be targeted towards a specific type of housing need and project.</p> <p>Later in 2026, the results would be used to create an application for the funds, and promotional and communication materials. In meeting with interested developers and housing projects, the grant funds would be promoted. Applications would be accepted or solicited on a rolling basis until expended prior to the end of the grant term.</p> <p>Currently, there are a few potential housing developments and sites identified by staff, that may be eligible to utilize the grant funds.</p> <p>We expect to use the grant funds by the end of 2028 or by the end of the 3-year grant term.</p>

Program or Project Outcome #2: Grant Funds (Additional program or projects)	
Program Requirement	Grantee Response
<p><b>Activity:</b></p> <p>Describe the primary program or project activity for which grant funds will be utilized.</p> <p>This Activity is for (check one):</p> <p><input type="checkbox"/> Grants, loans, or loan guarantees</p> <p><input type="checkbox"/> Matching other funds</p> <p><input type="checkbox"/> Down payment assistance, rental assistance, or homebuyer counseling services</p>	<p>Second Program or Project Activity for Grant Funds</p>
<p><b>Households Served:</b></p> <p>How will you demonstrate that this program or project is serving households at or below 115% State Median Income?</p> <p><i>Please note the governing statute refers to State Median Income, not Area Median Income.</i></p>	<p>Households Served</p>
<p><b>Responsible Personnel:</b></p> <p>Who are the primary staff responsible for completing this activity and working on this project? Please describe their role(s) and responsibilities.</p>	<p>Responsible Personnel</p>

<p><b>Program Deliverables:</b></p> <p>How will the program or project activities be measured to determine if program outcomes are being met?</p> <p><i>Required annual reporting information may include program or project progress reporting, grant and matching New Public Revenue expenditures, and communities benefitting from grant funds, and any other information Minnesota Housing requests regarding use of grant funds.</i></p> <p><i>Reporting documents and submittal instructions will be available on Minnesota Housing’s <a href="#">website</a>.</i></p>	<p>Program Deliverables</p>
<p><b>Timeline:</b></p> <p>What is the timeline for completing the activity/activities outlined above?</p> <p><i>Project activities must be completed within the 3-year grant contract period.</i></p>	<p>Timeline</p>

**Program or Project Outcome #3: Matching New Public Revenue Funds:**

Program Requirement	Grantee Response
<p><b>Activity:</b></p> <p>Describe the primary activity for which matching New Public Revenue funds will be utilized or have been utilized.</p> <p><i>For the purposes of this program, New Public Revenue is defined as local income that is committed to the Local Housing Trust Fund on or after June 29, 2021, from any source other than the state or federal government.</i></p> <p>This Activity is for (check one):</p> <p><input checked="" type="checkbox"/> Grants, loans, or loan guarantees</p> <p><input type="checkbox"/> Matching other funds</p> <p><input type="checkbox"/> Down payment assistance, rental assistance, or homebuyer counseling services</p>	<p>The matching new public revenue funds will be used to make a forgivable loan(s) to developers to fund the development of 1-2 projects of the new construction of affordable rental housing.</p>
<p><b>Responsible Staff:</b></p> <p>Who are the primary staff responsible for completing this activity and working on this project? Please describe their role(s) and responsibilities.</p>	<p>Reeve Needham is the Community Development Manager for the City of Hopkins. She will be the main point of contact and program administrator.</p> <p>Additional support will be provided from the Finance Department and the Planning and Economic Development Director, as well as the City Attorney and City financial consultant through Ehlers.</p>

<p><b>Deliverables:</b></p> <p>How will the program or project activities be measured to determine if program outcomes are being met?</p> <p><i>Required annual reporting information may include program or project progress reporting, grant and matching New Public Revenue expenditures, and communities benefitting from grant funds, and any other information Minnesota Housing requests regarding use of grant funds.</i></p> <p><i>Reporting documents and submittal instructions will be available on Minnesota Housing's <a href="#">website</a>.</i></p>	<p>City staff will submit the required annual reporting information to Minnesota Housing.</p> <p>Each project that receives funding will be required to enter into a development agreement or similar agreement outlining the affordability requirements and responsibilities, including monitoring for the 25 year term of affordability. Once Minnesota Housing releases the annual reporting information, this will also be incorporated into the agreement with the developer. The recorded development agreement will be submitted as a deliverable to Minnesota Housing.</p> <p>Project success will be measured by the number of affordable units created and the income levels served (targeting households at or below 115% of SMI). The City also tracks this information annually for the Metropolitan Council's Housing Policy and Production Survey, as a larger measure of the City's progress on affordable housing goals.</p>

<p><b>Timeline:</b></p> <p>What is the timeline for completing the activity/activities outlined above?</p> <p><i>Project activities must be completed within the 3-year grant contract period.</i></p>	<p>In 2026, the City of Hopkins is conducting a housing assessment and spending priorities plan to identify affordable housing needs in the community. This work is being funded with a Policy and Program Development grant from the Metropolitan Council. This work will inform the use of the LHTF matching grant funds and if this should be targeted towards a specific type of housing need and project.</p> <p>Later in 2026, the results would be used to create an application for the funds, and promotional and communication materials. In meeting with interested developers and housing projects, the grant funds would be promoted. Applications would be accepted or solicited on a rolling basis until expended prior to the end of the grant term.</p> <p>Currently, there are a few potential housing developments and sites identified by staff, that may be eligible to utilize the grant funds.</p> <p>We expect to utilize the matching public revenue funds by the end of 2028 or by the end of the 3-year grant term.</p>
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**EXHIBIT B: 2025 Local Housing Trust Fund Grants Program Budget**

Instructions: Please provide Program or Project Activity information for which grant funds and matching New Public Revenue funds will be used and on which line items grant funds are being spent. New Public Revenue is defined as local income that is committed to the Local Housing Trust Fund on or after June 29, 2021, from any source other than the state or federal government. Per Minn.Stat. §462C.16, Subd. 3, authorized expenditures for this grant program include:

- Making grants, loans and loan guarantees for the development, rehabilitation or financing of housing;
- Matching other funds from federal, state or private resources for housing projects;
- Providing downpayment assistance, rental assistance and homebuyer counseling services; and
- Allowing administrative expenses, up to 10% of the Local Housing Trust Fund Program grant.

If part of a larger project, such as a housing development, you do not need to include the entire project budget. Provide one funding source per line item. You may have a Program or Project Activity listed more than once. If matching funds have already been expended, please provide that information in Column E.

Grantee: City of Hopkins      Administrating Entity: Hopkins Housing and Redevelopment Authority

**Budget**

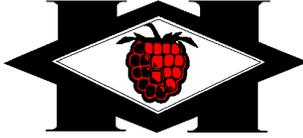
Program or Project Activity	Grant Funds Budgeted	Notes	Matching New Public Revenue Funds Budgeted	Funding Source and Notes
Making loans for the development of new housing	\$ 137,500.00	forgivable loan(s) to developers to fund the development of 1-2 projects of the new construction of affordable rental housing	\$ 150,000.00	forgivable loan(s) to developers to fund the development of 1-2 projects of the new construction of affordable rental housing
<b>Subtotal Program or Project Activities</b>	<b>\$ 137,500.00</b>		<b>\$ 150,000.00</b>	

Administrative Expenses*	Grant Funds Budgeted	Notes	Matching New Public Revenue Funds Budgeted	Funding Source and Notes
Legal fees, administrative expenses	\$ 12,500.00	To cover costs associated with administering grants/loans for the development of new housing	\$ -	
<b>Subtotal Administrative Expenses</b>	<b>\$ 12,500.00</b>		<b>\$ -</b>	

\*Cannot exceed 10% of the total budget. Administrative Expenses include, but are not limited to, staffing expenses, office expenses, travel expenses, insurance and legal fees.

**Budget Summary**

	Grant Funds Total	Percent of Total Grant Funds	Matching New Public Revenue Funds Total	Percent of Total Matching Funds
Program or Project Activities	\$ 137,500.00	92%	\$ 150,000.00	100%
Administrative Expenses	\$ 12,500.00	8%	\$ -	0%
<b>TOTAL</b>	<b>\$ 150,000.00</b>		<b>\$ 150,000.00</b>	



Finance Department

CITY OF HOPKINS

## City Council Report 2025-187

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: December 16, 2025

Subject: Renewal of General Liability and Property Insurance and Authorize Not Waiving of the Statutory Tort Liability on the League of Minnesota Insurance Trust Policy

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### RECOMMENDED ACTION

**MOTION TO** approve renewal of the LMCIT Insurance Policy and to Not Waive the Statutory Tort Liability Limits to the Extent of Coverage Purchased.

### OVERVIEW

The LMCIT notified its members that insurance rates will decrease by an average of 2%. Property rates will decrease by 5%, auto physical damage will increase by 10% and liability coverage will remain stable. The overall rate changes may not necessarily correspond with a specific City's insurance premiums. Actual premiums are affected by changes in city expenditures, property values, payroll, experience rating and other exposure measures. Premiums were \$288,292 in 2025 compared to a 2025 budget of \$225,675, across all funds. We anticipate that insurance premiums overall for Hopkins will be within the budgeted amounts for 2026.

Finance recommends a deductible amount to \$50,000/\$100,000 with \$1,000 per occurrence after reaching the maximum \$100,000. The current amount available in the Insurance Risk Fund to cover deductible costs is \$267,949.

The LMCIT Trustees have decided to wait until June 2026 to make decisions on programs dividends related to 2025. The additional time will allow for a more accurate assessment of the LMCIT's financial performance and help better serve member's long-term interests and financial stability.

The staff recommendation to not waive statutory tort liability limits is based on liability exposure to the City in the form of higher premiums.

### SUPPORTING INFORMATION

- Election of Waiver of Tort Limits for Liability



## LIABILITY COVERAGE WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before their effective date of coverage. [Email completed form to your city's underwriter, to pstech@lmc.org](mailto:pstech@lmc.org), or fax to 651.281.1298.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. *The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.* The decision has the following effects:

- *If the member does not waive the statutory tort limits*, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.
- *If the member waives the statutory tort limits and purchases excess liability coverage*, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

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LMCIT Member Name: \_\_\_\_\_

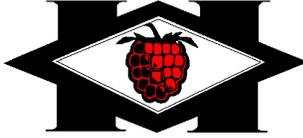
*Check one:*

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).
- The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: \_\_\_\_\_

Signature: \_\_\_\_\_

Position: \_\_\_\_\_



CITY OF HOPKINS

## City Council Report 2025-171

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: December 16, 2025

Subject: Approve 2026 Tax Levies and Budgets

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### RECOMMENDED ACTION

**MOTION TO** Adopt Resolution 2025-079 Approving the 2026 Tax Levy and Adopting the 2026 General and Special Revenue Fund Budgets.

### OVERVIEW

On December 1<sup>st</sup>, City Council held the Truth in Taxation Hearing and discussed the staff recommended levy of \$22,147,904, a \$1,499,799 or 7.26% increase. City Council directed staff to review options to lower the levy by \$158,000 which would result in a 6.5% increase compared to 2025. This additional decrease would save the median value home \$20 in property taxes. The levy could be reduced by either option below or a combination of both options:

#### *Increase the EDA Fund's support of the Arts Center*

The 2026 EDA Fund budget is projected to decrease its fund balance by \$35,000. The 2026 Budget already includes support for the Arts Center (\$55,000) and the ACE Program (\$61,800). Additional support for the Arts Center would create an even bigger fund balance decrease in 2026 and would not be sustainable long term.

#### *Reduce Equipment Charges and Rely on Selling Fire Equipment*

The Fire Department has already committed to selling a ladder truck to help offset the City's share of SAFER Grant costs. The City could use this to lower the levy in 2026. We have previously said that the proceeds could be used to help offset tax levy impacts in 2027, 2028 or 2029. This use would have a negative impact on the levy in a future year.

The Tax Levy and Budget in Resolution 2025-079 are unchanged from December 1<sup>st</sup>. Staff continues to recommend a levy of \$22,147,904, a \$1,499,799 or 7.26% increase. Taxes on a median value home (\$376,200) would be \$2,452, a \$192 or 8.50% increase from 2025.

The final levy must be adopted and submitted to Hennepin County by December 28<sup>th</sup>.

### SUPPORTING INFORMATION

- Tax Levy Summary
- Truth in Taxation Statements Summary
- 2026 General Fund Budget
- Truth in Taxation FAQ's – Hennepin County Assessor Office
- General Fund Budget Overview
- 2026 Tax Levy
- 2026 Special Revenue Fund Budgets
- Resolution 2025-079

## Tax Levy Summary

The Final 2026 levy would be set at \$22,147,904, a \$1,499,799 or 7.26% increase from 2025. City taxes on a median value home (\$376,200) will be \$2,452, a \$192 or 8.50% increase from 2025.

The two largest areas supported by the levy are public safety and capital projects & debt. This is a breakdown of City property taxes:

<b>Median Value Home - \$376,200</b>		
	<b>\$ Cost</b>	<b>Percent</b>
Public Safety	\$ 1,044	42.7%
General Government	367	15.0%
Public Works	275	11.2%
Parks and Recreation	184	7.5%
Activity Center	48	1.9%
Pavilion	48	1.9%
Arts Center	42	1.7%
Capital projects & debt	444	18.1%
Total	\$ 2,452	100.00%

Public Safety is comprised of police, fire and inspection departments. In total they make up 42.7% of the levy.

The Police Department's Mission is to serve the community with Honesty, Integrity and Respect. They accomplish this through community engagement, relationship building and providing education and youth initiatives. They also responded to 24,755 calls for service in 2024. They work diligently to prevent and deter crime.

The Fire Department makes a positive difference every day by providing quality fire response, prevention services, emergency medical, hazardous materials handling and emergency preparedness. In 2024, they responded to 2,720 calls, with an average response time of 5.0 minutes and a turn out time of 1 minute and 51 seconds.

Inspections – this is the smallest department within public safety and accounts for 1.23% of the tax levy. The Inspections Department budget is primarily funded through charges for service. The 2025 budget includes revenues of \$844,500 and expenditures of \$1,250,349.

Capital projects and debt is the next largest portion of the levy making up 18.1%. It supports street reconstruction, capital projects at municipal buildings and equipment purchases.

The City is completing a street reconstruction plan paid for through bond issuance, special assessments and user charges for water, sewer and storm-sewer. All streets in Hopkins are planned to be reconstructed by 2030. Continuing this program ensures the future preservation of our streets and helps maintain the quality-of-life Hopkins residents have come to expect.

In order to fully realize the benefits of Southwest Light Rail the city invested in 8th Avenue and created the Artery. The Artery is a bike, pedestrian and vehicle connection and community space between a future light rail transit station and the City's historic downtown. The \$5.7 million project leveraged \$2.6 million of grants from Metropolitan Council, Hennepin County and Three Rivers Park District.

The City has also invested in the Blake Road Corridor. The City is adding several pedestrian friendly amenities including: multi-use trails, landscaped boulevards and upgraded street lighting. The Road will also be upgraded to handle future traffic and development demands. The \$16 million project will receive reimbursements from Hennepin County (\$8 Million) and utilize Municipal State Aid of (\$3 million).

The City's share of the Artery project and Blake Road reconstruction were funded with debt. They also took advantage of limited outside funding sources in order to make needed improvements. Delaying the projects would likely result in higher costs and a larger City-share of the overall cost.

The Pavilion levy being proposed is \$431,000 or 1.9% of the levy. In 2018, the Pavilion was upgraded and expanded. The City needed to complete a project to replace a 27-year-old refrigeration system that was unreliable, developing leaks and being phased out by the EPA. The City was able to increase the scope of the project to include remodeled locker rooms, shower rooms, expanded lobby, remodeled offices, remodeled concession stand and expanded restroom facilities after receiving contributions from Hopkins School District (\$1.0 Million) and Hopkins Youth Hockey Association (\$1.0 Million). The project still required bond proceeds of \$3.1 million to complete. The debt service for the bonds will be paid with a Pavilion levy through 2033.

The Activity Center is a separate facility that is included in the general fund budget. The general fund levy amount being used for the Activity Center is \$431,565 or 1.9% of the levy. The Activity Center's mission is to provide pathways to "Experience the Upside of Aging". It is a gathering place for mature adults. It is also used as a rental facility and community space.

The Arts Center levy being proposed is \$380,000 or 1.7% of the total levy. The Arts Center is a premiere cultural and artistic destination drawing over 250,000 visitors annually. The City believes that it is an excellent economic development tool that helped make Mainstreet vibrant and authentic. With this levy, the Arts Center will continue to be an asset to the Community.

## **General Fund Budget Overview**

The City Council reviewed a draft version of the General Fund Budget on August 4<sup>th</sup> and approved the Preliminary Budget on September 16<sup>th</sup>. The preliminary revenue budget adopted was \$21,660,376 an increase of \$2,139,886 or 13.5%. The preliminary expenditure budget adopted was 21,660,376 or an increase of \$2,139,886 or 11.1%.

The revenue budget being proposed for adoption is \$22,152,609 an increase of \$2,632,119 or 13.48%. The proposed revenue budget is \$492,233 higher than preliminary. The revenue budget has been increased for the Fire Department's SAFER Grant, which was approved on October 21<sup>st</sup>, equipment sales and credit card fee revenue. The revenue budget increases are also offset by a decrease in tax revenue from staffing reductions and efficiencies.

The expenditure budget being proposed for adoption is \$22,152,609 an increase of \$2,132,119 or 10.65%. The proposed expenditure budget is \$492,233 higher than preliminary. The increase is because of the addition of six new employees in the fire department who will be hired through the SAFER grant. The Fire Department expenditure increases are offset by reduced paid-on-call staffing costs and salary savings related to new personnel.

Additional costs savings come from staffing reductions and efficiencies. The Special Projects and Initiatives Manager position has been replaced with an HR Technician, resulting in costs savings and providing needed support for the City's HR Division. The Youth Program Specialists position and Deputy City Clerk positions will be combined as a temporary assignment in 2026. The combination results in cost savings in both the General and Depot Funds.

## Truth in Taxation Summary

Based on preliminary levies, the total taxes on a median value home in Hopkins will increase by \$269 or 4.93%. Hennepin County adopted a preliminary levy increase of 7.4% and Hopkins Public Schools adopted a preliminary levy increase of 0.2%. The Truth in Taxation statements do not include taxes related to the Hopkins Public Schools bond referendum, which was passed on November 4<sup>th</sup>.

<b>TOTAL TAX COMPARISON</b>			
	Actual 2025	Preliminary 2026	% Increase
Median Value Home	378,800	376,200	-0.69%
Hennepin County	1,402.41	1,467.70	4.66%
City of Hopkins	2,259.54	2,470.44	9.33%
School District 270*	1,466.87	1,451.73	-1.03%
Metropolitan Council	74.32	73.41	-1.22%
Other Special Taxing Districts	245.66	254.25	3.50%
	5,448.80	5,717.53	4.93%

Hennepin County provides Cities with summarized data from Truth in Taxation statements. The following chart shows the percentage of each property type that will see a decrease or increase in total taxes based on preliminary levies. The changes are caused by preliminary tax levies, changes to estimated market value and changes to the homestead market value exclusion program. Residential properties include single family houses, condominiums, townhomes and duplexes. Apartments will see the largest decreases.

<b>CITY OF HOPKINS</b>			
	Residential	Apartment	Commercial/ Industrial
Decrease/No Change	19.46%	47.30%	5.59%
Increase .1% - 4.9%	17.61%	24.33%	36.57%
Increase 5.0% - 9.9%	34.84%	24.32%	54.48%
Increase 10.0% - 14.9%	12.18%	2.70%	1.49%
Increase 15.0% and Over	15.91%	1.35%	1.87%
*based on total taxes			

Most Cities in Hennepin County are experiencing similar trends. This chart shows the changes in total taxes for residential properties in Hopkins and Hennepin County.

<b>RESIDENTIAL SINGLE FAMILY PROPERTIES</b>			
	City of Hopkins	Suburban Hennepin County	Hennepin County
Decrease/No Change	19.46%	9.14%	10.73%
Increase .1% - 4.9%	17.61%	28.93%	29.61%
Increase 5.0% - 9.9%	34.84%	42.60%	37.26%
Increase 10.0% - 14.9%	12.18%	14.67%	15.50%
Increase 15.0% and Over	15.91%	4.66%	6.90%
*based on total taxes			

**City of Hopkins  
Tax Levy  
For the Year Ending December 31, 2026**

Proposed  
December 16, 2025

Purpose	Actual FY2025	Proposed FY 2026	% Increase (Decrease)
General Operations			
General Fund	15,321,075	17,224,277	12.42%
Capital Levy	445,000	262,500	-41.01%
Arts Center	380,000	380,000	0.00%
Pavilion Fund	448,500	431,000	-3.90%
Equipment Replacement	180,000	-	-100.00%
Permanent Improvement	50,000	-	-100.00%
Parking	75,000	100,000	33.33%
Total General Operations	16,899,575	18,397,777	8.87%
Debt Levy	3,748,530	3,750,127	0.04%
Total Levy	20,648,105	22,147,904	7.26%

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**Proposed Tax Calculation for a Median Value Home**

	Actual FY2025	Proposed 7.26% Increase
City Taxes	\$ 2,260	\$ 2,452
Dollar Increase	\$ 69	\$ 192
Percentage Increase	3.15%	8.50%

**City of Hopkins  
General Fund Revenue Budget  
For the Year Ending December 31, 2026**

Proposed  
December 16, 2025

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 budget</b>	<b>Proposed 2026 budget</b>	<b>% Increase (Decrease)</b>
<b>Property Taxes</b>	<b>15,406,075</b>	<b>15,406,075</b>	<b>17,309,277</b>	<b>12.35%</b>
<b>Intergovernmental Revenue</b>				
Local Government Aid	1,084,775	1,084,775	1,091,250	
Intergovernmental Revenue - State	810,000	810,000	890,000	
Intergovernmental Revenue - Federal	-	-	591,642	
<b>Total Intergovernmental Revenue</b>	<b>1,894,775</b>	<b>1,894,775</b>	<b>2,572,892</b>	<b>35.79%</b>
<b>Licenses, Permits &amp; Fines</b>				
Court Fines & Penalties	176,000	176,000	176,000	
Building Permits & Inspections	693,500	693,500	647,000	
Inspection Fines & Citations	3,000	3,000	3,000	
City Clerk - Business Licenses	12,400	12,400	11,000	
PD - Liquor, Animal Licenses & Penalties	110,150	110,150	121,225	
Fire - Licenses & Permits	4,000	4,000	4,500	
Public Works - Licenses & Permits	19,615	19,615	1,215	
Planning & Zoning - Licenses & Permits	4,000	4,000	4,000	
<b>Total Licenses, Permits &amp; Fines</b>	<b>1,022,665</b>	<b>1,022,665</b>	<b>967,940</b>	<b>-5.35%</b>
<b>Charges for Service</b>				
Finance Department	8,600	8,600	8,500	
Inspections	274,775	274,775	234,500	
Police	35,000	35,000	35,000	
Fire	10,500	10,500	10,500	
Public Works	3,000	3,000	45,000	
Activity Center	154,500	154,500	180,000	
Planning & Zoning	16,000	16,000	11,000	
<b>Total Charges for Service</b>	<b>502,375</b>	<b>502,375</b>	<b>524,500</b>	<b>4.40%</b>
<b>Miscellaneous Revenue</b>				
Franchise Fees	620,600	620,600	621,500	
Miscellaneous	45,000	45,000	100,000	
Finance Department	3,000	3,000	3,000	
Police	500	500	500	
Fire	3,500	3,500	28,500	
Public Works	8,000	8,000	8,000	
Activity Center	14,000	14,000	16,500	
<b>Total Miscellaneous</b>	<b>694,600</b>	<b>694,600</b>	<b>778,000</b>	<b>12.01%</b>
<b>Total Revenues</b>	<b>19,520,490</b>	<b>19,520,490</b>	<b>22,152,609</b>	<b>13.48%</b>

**City of Hopkins  
General Fund Expenditure Budget  
For the Year Ending December 31, 2026**

Proposed  
December 16, 2025

<b>Department</b>	<b>Adopted 2025 Budget</b>	<b>Revised 2025 Budget</b>	<b>Proposed 2026 budget</b>	<b>% Increase (Decrease)</b>
City Council	156,598	156,598	141,198	-9.83%
Administrative Services	661,290	661,290	708,661	7.16%
Communications	240,000	240,000	230,894	-3.79%
Information Technology	718,226	718,226	766,859	6.77%
Diversity, Equity & Inclusion	107,000	107,000	58,000	-45.79%
Finance	616,129	616,129	654,335	6.20%
Legal	265,000	265,000	270,000	1.89%
Municipal Building	407,462	407,462	390,991	-4.04%
City Clerk	327,542	327,542	326,262	-0.39%
Inspections	1,265,343	1,265,343	1,250,349	-1.18%
Police	7,519,164	7,519,164	8,356,223	11.13%
Fire	1,982,178	2,082,178	3,193,241	53.36%
Public Works	4,289,317	4,289,317	4,467,380	4.15%
Recreation	276,735	276,735	287,077	3.74%
Activity Center	609,694	609,694	678,867	11.35%
Planning & Zoning	247,455	247,455	221,732	-10.40%
Community Development	125,357	125,357	115,540	-7.83%
Tuition Reimbursement	19,200	19,200	10,000	-47.92%
Contingency	25,000	25,000	25,000	0.00%
Transfer to Depot/ACE Program	61,800	61,800	-	-100.00%
<b>Total Expenditures</b>	<b>19,920,490</b>	<b>20,020,490</b>	<b>22,152,609</b>	<b>10.65%</b>

**City of Hopkins  
Special Revenue Funds Budget  
For the Year Ending December 31, 2026**

**Proposed  
December 16, 2025**

**Revenues**

<b>Fund No.</b>	<b>Fund</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>% Increase (Decrease)</b>
203	State Chemical Assessment	65,000	65,000	0.00%
204	Economic Development	591,646	656,750	11.00%
212	MN Public Safety	453,901	-	(100.00%)
214	Parking	164,000	173,000	5.49%
216	Hopkins Race & Equity Initiative	6,000	-	(100.00%)
217	Communications (Cable TV)	30,961	40,000	29.19%
219	Depot Coffee House	285,611	322,700	12.99%
231	TIF 2.11 Super Valu	2,820,000	2,600,000	(7.80%)
233	TIF 1.4 - Marketplace & Main	245,000	245,000	0.00%
234	TIF 1.5 - The Moline	1,770,000	1,825,000	3.11%
235	TIF 1.6 - Blake	-	50,000	100.00%
250	Arts Center	1,232,470	1,290,784	4.73%
260	Sustainability	345,000	366,000	6.09%

**Expenditures**

<b>Fund No.</b>	<b>Fund</b>	<b>2025 Budget</b>	<b>2026 Budget</b>	<b>% Increase (Decrease)</b>
203	State Chemical Assessment	65,000	65,000	0.00%
204	Economic Development	555,646	692,520	24.63%
212	MN Public Safety	453,901	-	(100.00%)
214	Parking	161,185	171,932	6.67%
216	Hopkins Race & Equity Initiative	6,000	6,000	0.00%
217	Communications (Cable TV)	30,961	40,000	29.19%
219	Depot Coffee House	270,611	274,051	1.27%
231	TIF 2.11 Super Valu	2,900,000	2,600,000	(10.34%)
233	TIF 1.4 - Marketplace & Main	44,768	50,000	11.69%
234	TIF 1.5 - The Moline	1,729,914	1,800,000	4.05%
235	TIF 1.6 - Blake	-	47,500	100.00%
250	Arts Center	1,219,259	1,240,434	1.74%
260	Sustainability	345,000	363,745	5.43%

# Truth in Taxation FAQ's

## **Tax Questions**

### ***Why did my taxes go up?***

There are several items that affect your property taxes. Items that typically have a large impact include:

- Changes to the tax levy (amount of money a government wants to collect from property taxes) made by the city, county, school district or special taxing districts.
- Changes to the market value of your property.
- Changes in the market values for the area or a shift in values for a certain type of property.
- Legislative changes to the property classification rates, state aid formulas and other tax laws.
- Legislative unfunded mandates (usually seen as an increase in local government tax levy).
- New taxes approved by referendum.

### ***Why did my taxes go up more than my neighbors?***

Properties within the same neighborhood may show different value changes based on physical characteristics. There are numerous factors to be considered in each property, which will cause value to change differently. Some of the factors that can affect value are location, condition, size, updates or remodeling, quality of construction, number and type of amenities such as baths and fireplaces, basement finish, garages, decks, porches, and many others. Property information may have been corrected, resulting in an increase or decrease in value different from your neighbor.

### ***My neighbor doesn't keep his house up and I do—And I get penalized for it in the form of higher taxes. Why? It's not fair!***

Property taxes are calculated using the market value. Market values are based on what your home could sell for on the open market. A home that is well maintained should sell for more than a home that is not.

## ***Who do I talk to about why my taxes increased or how to lower my taxes?***

There are three entities that have a role in determining your property tax.

- The State Legislature establishes property classes and class rates, determines levels of state aid to local units of government, sets the state general tax rate, and mandates unfunded programs to local government.
- Local units of government determine their tax levy amount.
- The county assessor assigns each property a market value and property classification as provided by state statute.

The property tax is the result of actions taken by all three entities. The times and dates for the appropriate budget meetings impacting your property are on the TNT notice. The purpose of these meetings is for the taxing authorities to gain feedback and guidance to help finalize their budgets.

## ***Are there any programs out there, where can I get some property tax relief?***

<https://www.revenue.state.mn.us/property-tax-refund>

Minnesota has two types of property tax refunds for homeowners: the regular property tax refund and the special property tax refund.

You may be eligible for one or both, depending on your income and the size of your property tax bill.

- The [regular property tax refund](#) is based on your household income and the amount of property tax you pay on your principal residence.
- The [special property tax refund](#) requires your net property tax to have increased by more than 12% and at least \$100. The special property tax refund is not based on income.
- [Senior Citizens Property Tax Deferral Program](#): This program allows people 65 or older to defer a portion of their homestead property taxes and is also administered by the State of Minnesota.

## ***Is it likely that the amount on my proposed property tax notice will be different than the amount on my tax statement?***

The amount on the proposed tax notice is an estimate. The actual amount will likely differ due to:

- New school referendums could cause the estimate to be higher or lower than the estimated tax amount depending on if the referendum passes or not.
- Change in homestead classifications.
- Jurisdictions lowering their levy. The statement currently contains the maximum levy the taxing authorities can pass, this is usually very close to the actual tax amount, but it could change based on input received at the meeting.
- Special assessments and other non-tax charges that may be billed on the tax statement.

## **Value Questions**

### ***How can you raise my value this much?***

There is no limit on the amount your property value can increase in any given year. Values are based on the market and what the property would sell for as of January 2<sup>nd</sup> of each year.

### ***I haven't done anything to my house in 10 years, but my value and taxes keep going up. Why?***

The estimated market value is what the assessor estimates your property would likely sell for on the open market. The estimated market value on your property indicates the value as of January 2, 2024, for taxes payable in 2025. Property values can increase or decrease depending on the market even if no improvements have been made to the property.

### ***I just bought my property and want to know why you have my value more than my purchased price. I want to appeal the value, what is my option? Is it too late to appeal my value?***

The sale itself may not be a good, arm's length transaction. The sale could have been a purchase of a foreclosure or a transaction between related parties. Refer to the sales verification document to guide you in more specific questions about the sale.

Every spring, value notices are mailed out to property owners. Some cities have local board meetings and others have open book meetings. If your city has a local board meeting, you have from the time you receive your notice to the date of the meeting to appeal your value. If your city has an open book meeting, you have from the time you receive your notice until mid-May to appeal your value.

Once this window has passed the only option is to appeal to tax court.

- Depending on the type of appeal, you may take your case to either the Small Claims Division or the Regular Division of Tax Court. You have until April 30 of the year in which the taxes are payable to file an appeal with the Small Claims Division or the Regular Division of Tax Court for your valuation and classification.
- For more information, contact the Minnesota Tax Court:
- Phone: 651-539-3260 or for MN Relay call 1-800-627-3529
- On the web: <https://mn.gov/tax-court/forms/>

### ***Why do I have an improvement on my property when I didn't do anything?***

This is the assessor's estimate of the value of new or previously unassessed improvements made to your property. This amount is included in the estimated market value of your property.

## ***How do you assess my property and what is it based on? How do I know it's fair?***

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period. This "estimated market value" represents what your property would sell for in an "arms-length" sale on the open market.

To estimate a property's 2024 market value, the assessor reviews property sales from October 1, 2022, to September 30, 2023. They adjust the prices for market trends to estimate the market value of your property on the next assessment date, January 2, 2024.

Property owners can also look at the Hennepin County website and see what neighboring properties are valued at and what nearby properties have sold for.

## ***The building right next door to mine is valued lower but it is the same, why?***

There are multiple reasons why two similar buildings may be valued differently. First, the building may be the same, but the use is different which could constitute a different value. Or the outside of the structures are similar, but the inside of one of them may have gone through a major remodel and the interior quality of construction may be superior. Also, the site the structures sit on could be different in size or even location such as on a lake versus the non-lakeshore one across the street.

## ***Why is my value increasing when the market is declining?***

To estimate a property's 2024 market value, the assessor reviews property sales from October 1, 2022, to September 30, 2023. They adjust the prices for market trends to estimate the market value of your property on the next assessment date, January 2, 2024.

Sales that have occurred between October 1, 2023, and September 30, 2024, will be analyzed and reviewed for the 2025 assessment for taxes payable in 2026. The Notice of Valuation and Classification will be sent out in the spring of 2025 and any changes to the market will be reflected on that notice.

## **Homestead Questions**

### ***Why is my property non-homestead / Why is my property changing from homestead to non-homestead?***

If there has been a change in the ownership or occupancy of your property, this could be why the status changed. Even something as simple as a name change can affect your homestead status. Please note, anytime there is a change in ownership and occupancy, a new application is required. You can apply for homestead at: [www.hennepin.us/homestead](http://www.hennepin.us/homestead)

### ***I just purchased my home, and it isn't showing homestead on my notice or the public website? why?***

Our systems can take up a couple of weeks to update, but just to confirm, have you reapplied for homestead at this new web address? Anytime there is a change in ownership and occupancy, a new application is required. If needed, you can apply for homestead at: [www.hennepin.us/homestead](http://www.hennepin.us/homestead)

***Why is my Homestead exclusion going down? Why do I no longer have a homestead credit on my taxes?***

For a homestead residence valued at \$95,000 or less, the exclusion is 40 percent of market value, yielding a maximum exclusion of \$38,000, at \$95,000 of market value. For a homestead valued between \$95,000 and \$517,200, the exclusion is \$38,000 minus 9 percent of the value over \$95,000. The exclusion is therefore phased out for properties valued at \$517,200 or more. Typically, the homestead exclusion will save you no more than a few hundred dollars on your annual property taxes.

The homestead credit that was applied to your taxes was replaced by this homestead market value exclusion and is now applied prior to taxes being calculated.

## **Classification Questions**

***Why is my classification Residential Lakeshore when I don't live on a lake?***

The classification of a property is based on the use of the property. It is possible for a property that has deeded access to a lake to be classified as residential lakeshore because the property has the ability to use the lake/dock. The tax rate for a residential classification and a residential lakeshore classification is the same at 1% up to \$500,000 and 1.25% over any value over \$500,000.

***My neighbors have an AG property classification, why don't I when I have 2 acres of field? What can I do to get AG class? If I can get AG class how much will my taxes go down?***

Per MN Statute 273.13 subd. 23, In order for a property with a house on it to get the agricultural classification, the property must have at least 10 acres in production on the property. The statute also defines what qualifies as ag production. <https://www.revisor.mn.gov/statutes/cite/273.13> The tax rate for agricultural classification will be determined by if it is homestead or not. If it is homestead, the rate is 0.5% and non-homestead is 1%.

***Why is my property classified as seasonal? What does that mean?***

The seasonal class is for properties that are not the primary residence of the owner and is not rented to anyone else. This property is typically a 'cabin'. This class cannot change back to residential unless the original owner files for homestead or it sells. This cannot be homesteaded by a relative of the original owner.

## **Miscellaneous Questions**

### ***Why did my mortgage payment go up?***

It would be our recommendation that the property owner call their mortgage company to find out the specifics, but it could be that their escrow amount has changed. This change could be because of the taxes or their insurance.

### ***No specific questions, homeowner just wants to vent about taxes and value.***

Be polite and let them talk. Answer questions as needed and do your best to address their concerns.

### ***The value of my property increased 10% even though interest rates are higher than they have been in years. Inflation is high, prices are high – when is this going to stop and start to go down again?***

Assessors value properties using a mass appraisal process to review sales of similar properties in the area over a set time period. This “estimated market value” represents what your property would sell for in an “arms-length” sale on the open market.

To estimate a property’s 2024 market value, the assessor reviews property sales from October 1, 2022, to September 30, 2023. They adjust the prices for market trends to estimate the market value of your property on the next assessment date, January 2, 2024.

If outside factors such as interest rates start to affect the sale prices, we will follow those sales once we see the market show the affect.

### ***My business is terrible this year, why is my value so high?***

Any current adverse impacts to business operations are not directly relevant to the valuation of the real property in the same year. Market sales and data from the previous period are considered when setting the current value.

## Contact

Assessor’s Office  
Office: 612-348-3046  
Assessor.AO@hennepin.us

## Website

<https://www.hennepin.us/residents/property/property-taxes>

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-079**

**RESOLUTION APPROVING THE 2026 TAX LEVY 2026  
GENERAL AND SPECIAL REVENUE FUND BUDGETS**

**THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby approves the following sums be levied for 2026 upon the taxable property in the City of Hopkins, for the following purposes:

**General Levy**

General	\$18,397,777
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**Special Levies**

Debt Levies

2014A GO Street Reconstruction Bonds (3011A)	68,000
2014A GO Improvement Bonds (3011B)	50,000
2015B GO Tax Abatement (3013)	125,000
2015A GO Street Reconstruction Bonds (3014)	260,000
2016A GO Improvement Bonds (3017)	120,000
2016B GO Tax Abatement Bonds (3018)	22,000
2017A GO Street Reconstruction Bonds (3021)	960,000
2017B GO Tax Abatement Bonds (3022A)	9,700
2018A GO Street Reconstruction Bonds (3024A)	100,000
2018A GO Improvement Bonds (3024B)	300,000
2018A GO Equipment Certificates (3024C)	50,998
2019A GO Street Reconstruction Bonds (3025A)	92,000
2019A GO Improvement Bonds (3025B)	228,892
2019A GO Capital Improvement Bonds (3025D)	40,000
2020A GO Improvement Bonds (3027A)	35,288
2020A GO Improvement Bonds (3027B)	112,505
2020A GO Street Reconstruction Bonds (3027D)	11,332
2020B GO Refunding Bonds (3029)	268,167
2021A GO Improvement Bonds (3030A)	199,620
2021A GO Street Reconstruction Bonds (3030C)	16,925
2022A GO Equipment Certificates (3031A)	125,213
2022A GO Improvement Bonds (3031B)	202,462
2023A GO Temporary Improvement Bonds (3032)	261,832
2024A GO Bonds	90,193

Subtotal Special Levies	<u>\$3,750,127</u>
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<b>TOTAL LEVY</b>	<b><u>\$22,147,904</u></b>
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This levy is made based on current law and the 2026 General Fund Budget of **\$22,152,609**

That based upon staff analysis of special assessments currently levied for Permanent Improvement Bonds, alternative revenue sources for the Capital Improvement Bonds and Equipment Certificates, and available reserves within all debt service funds listed below, that the debt service levies for 2026 for the following issues be levied at amounts less than provided by the bond covenants.

**Bond Issue**

2014A GO Street Reconstruction Bonds (3011A)	68,000
2015A GO Street Reconstruction Bonds (3014)	260,000
2016A GO Improvement Bonds (3017)	120,000
2017A GO Street Reconstruction Bonds (3021)	960,000
2017B GO Tax Abatement Bonds (3022A)	9,700
2018B GO Tax Abatement (3023)	-
2018A GO Street Reconstruction Bonds (3024A)	100,000
2018A GO Equipment Certificates (3024C)	50,998
2019A GO Street Reconstruction Bonds (3025A)	92,000
2019A GO Improvement Bonds (3025B)	228,892
2019A GO Capital Improvement Bonds (3025D)	40,000
2020A GO Improvement Bonds (3027A)	35,288
2020A GO Improvement Bonds (3027B)	112,505
2020A GO Street Reconstruction Bonds (3027D)	11,332

**BE IT FURTHER RESOLVED**, that the following amounts are budgeted for the Special Revenue Funds:

Chemical Assessment	\$65,000	Race & Equity Initiative	\$6,000
Parking	\$171,932	Depot	\$274,051
Communications	\$40,000	TIF 1.4 Marketplace & Main	\$50,000
TIF 2.11 Super Valu	\$2,600,000	TIF 1.6 Blake	\$47,500
TIF 1.5 The Moline	\$1,800,000	Sustainability	\$363,745
Arts Center	\$1,240,434		

Adopted by the City Council of the City of Hopkins this 16<sup>th</sup> day of December, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



**CITY OF HOPKINS**

# City Council Report 2025-183

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: December 16, 2025

Subject: Approve 2026 HRA Levy and Adopt 2026 Economic Development Fund Budget

### RECOMMENDED ACTION

**MOTION TO** Adopt Resolution 2025-080 Approving the 2026 HRA Levy and Adopting the 2026 Economic Development Fund Budget

### OVERVIEW

Staff recommend that City Council approve a final levy of \$551,750, which is an increase of \$40,104 or 7.84% from 2025. The recommended levy is the maximum based on levy limits of 0.01850% of the City’s estimated market value. The HRA/EDA levy is a separate levy and appears on tax statements under Other Taxing Districts

Tax Year	Maximum Allowable Levy	HRA/EDA Levy	\$ Increase	% Increase
2021	407,727	378,070	10,119	2.75%
2022	434,750	391,302	13,232	3.50%
2023	451,531	451,531	60,229	15.39%
2024	497,414	487,653	36,122	8.00%
2025	526,794	511,646	23,993	4.92%
2026-Proposed	551,750	551,750	40,104	7.84%

The Economic Development Fund budget being recommended decreases fund balance by \$35,770, with revenue of \$656,750 and expenditures of \$692,520. The fund plays an important role in the City’s continued efforts for redevelopment, in 2026 it will support:

- Arts Center
- Public Art at Shady Oak & Downtown LRT Stations
- Art Street
- ACE Program
- Elevate Hennepin
- Think Hopkins
- Façade Improvement Program
- Marketing

### SUPPORTING INFORMATION

- Resolution 2025-080

**CITY OF HOPKINS  
HENNEPIN COUNTY, MINNESOTA**

**RESOLUTION 2025-080**

**RESOLUTION APPROVING THE 2026 HRA LEVY AND ADOPTING THE 2026  
ECONOMIC DEVELOPMENT FUND BUDGET**

**THEREFORE BE IT RESOLVED**, that the City Council of the City of Hopkins hereby approves the following sums be levied for 2026 upon the taxable property in the City of Hopkins, for the following purposes:

**HRA LEVY**

Housing & Redevelopment Authority Levy

**\$551,750**

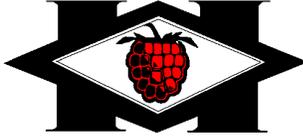
This levy is made based on current law and the 2026 Economic Development Fund Budget of **\$692,520**

Adopted by the City Council of the City of Hopkins this 16<sup>th</sup> day of December, 2025.

By: \_\_\_\_\_  
Patrick Hanlon, Mayor

ATTEST:

\_\_\_\_\_  
Amy Domeier, City Clerk



Finance Department

CITY OF HOPKINS

## City Council Report 2025-185

To: Honorable Mayor and Council Members  
Mike Mornson, City Manager

From: Nick Bishop, Finance Director

Date: December 16, 2025

Subject: Review 2026 – 2030 Capital Improvement & Equipment Replacement Plans

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### RECOMMENDED ACTION

**MOTION TO** adopt the 2026-2030 Capital Improvement & Equipment Replacement Plans

### INFORMATION

The Capital Improvement Plan (CIP) is a planning document intended to help the City anticipate major capital items and to consider the financial impact of proceeding with those planned improvements.

The equipment replacement plan (ERP) is a detailed summary of the next five years projected equipment purchases. General and Special Revenue fund equipment items are placed in the Equipment Replacement Fund Budget which derives its revenue from services charges to benefitting funds, tax levy, equipment sales and interest earnings.

Adoption of the motion will authorize staff to prepare for purchases scheduled in 2026. Additional approvals will be necessary for some projects to proceed. Years 2027-2030 serve as a long-range plan and projects are not authorized by approving the plan.

There are no changes to the CIP or ERP since they were reviewed by City Council on October 7<sup>th</sup>.

### SUPPORTING INFORMATION

- 2026-2027 Projected Cash Flows
- 2026-2030 Capital Improvement Plan Summary
- 2026-2030 Equipment Replacement Plan Summary

## Capital Improvement Fund

This fund accounts for capital improvements at the Activity Center, City Hall/Police Station, Depot, Fire Station, Public Works Building, Parking Ramp and portions of the Arts Center. Its two funding sources are franchise fees from gas and electric utilities and a property tax levy.

In 2026, the Capital Improvement Fund has projected revenues of \$624,669 and projected expenditures of \$622,500. The fund is projected to increase its fund balance by \$2,169 and end 2026 with a fund balance of \$69,064.

The City has a number of roof replacements scheduled in the CIP, which are monitored to see when a replacement is necessary. A potential funding source is bond proceeds in 2027.

<b>Capital Improvement Fund - Projected Cash Flows</b>		
	2026	2027
Beginning Fund Balance	66,895	69,064
Revenues & Other Financing Sources		
Tax Levy	262,500	172,500
Franchise Fees	361,500	361,500
Interest Earnings	669	691
Bond Proceeds (Roofing Projects)	-	1,440,000
Total Revenue & Other Financing Sources	624,669	1,974,691
Expenditures & Other Financing Uses		
Capital Projects		
City Hall/Police - Replace Boilers	90,000	-
Police - Replace 40 Ton Rooftop HVAC	140,000	-
Depot - Exterior Door Replacement	32,500	32,500
City Hall - HVAC Units	-	82,000
City Hall/Police - Roof Replacement	-	140,000
Activity Center - Gender Neutral Bathroom	-	40,000
Arts Center - Roof Replacement		750,000
Fire Station - Roof Replacement		550,000
Public Works - Replace Overhead Doors		18,000
Debt Service Transfers - City Hall	360,000	360,000
Total Expenditures and Other Financing Sources	622,500	1,972,500
Increase (Decrease) in Fund Balance	2,169	2,191
Projected Ending Fund Balance	69,064	71,255

## Permanent Improvement Revolving Fund

The Permanent Improvement Revolving Fund is used to account for street improvements, which can include streets, walkways, trails, traffic signs, traffic signals, vehicular parking and street lighting. The primary funding sources are debt and special assessments. Previous projects have received grants or funding from other governmental entities.

On April 15, 2025, City Council approved a two-year contract for the Central Avenues Street Project. The contract will continue through 2026.

Projects related to street lighting upgrades, Excelsior fencing and Mainstreet banner pole installation have all been delayed to 2027 or later.

The fund is projected to decrease its fund balance by \$12,107 and end 2026 with a fund balance of \$1,627,182.

<b>Permanent Improvement Revolving - Projected Cash Flows</b>		
	2026	2027
Beginning Fund Balance	1,639,289	1,627,182
Revenues & Other Financing Sources		
Tax Levy	-	290,000
Special Assessments (Prepaid)	-	156,000
Interest Earnings	16,393	16,272
Bond Proceeds	5,550,000	3,050,000
Total Revenue & Other Financing Sources	5,566,393	3,512,272
Expenditures & Other Financing Uses		
Capital Projects		
Central Avenues	4,437,000	-
Minnetonka Mills/5th St N Intersection	590,000	-
17th Avenue	-	2,610,000
Pedestrian & Bicycle Access Improvements	27,500	30,000
Street Rehabilitation (Mill & Overlay)	500,000	550,000
Street Sign Management	24,000	26,000
Street Lighting Upgrades	-	200,000
Central Business District Lighting Upgrades	-	40,000
Excelsior Fencing	-	50,000
Total Expenditures and Other Financing Source:	5,578,500	3,506,000
Increase (Decrease) in Fund Balance	(12,107)	6,272
Projected Ending Fund Balance	1,627,182	1,633,454

## Equipment Replacement Fund

This fund accounts for the purchase of machinery and equipment. The two sources of revenue are a tax levy and equipment charges. Equipment charges are billed to various City departments and are over 99% in the General Fund. Equipment replacement has also been accomplished through the issuance of equipment certificates (debt).

In 2026, the Equipment Replacement Fund has projected revenues of \$625,935, with no tax levy. \$860,000 of requests were delayed until 2027.

The fund is projected to increase its net position by \$15,176 and end 2026 with a net position of \$553,821.

<b>Equipment Replacement Fund - Projected Cash Flows</b>		
	2026	2027
Beginning Fund Balance	538,645	553,821
Revenues & Other Financing Sources		
Tax Levy	-	700,000
Equipment Charges	585,549	896,282
Sale of Equipment	35,000	35,000
Interest Earnings	5,386	5,538
Equipment Certificates	-	623,400
Total Revenue & Other Financing Sources	625,935	2,260,220
Expenditures & Other Financing Uses		
Current Expenditures	35,000	35,000
Capital Projects		
Community Services - Activity Center	6,700	-
Community Services - Information Technology	328,125	526,766
Community Services - Inspections	-	-
Fire Vehicles & Equipment	-	53,300
Police Vehicles & Equipment	195,934	788,750
Public Works: Parks/Forestry	45,000	469,609
Public Works: Streets/Traffic	-	339,700
Public Works: Building/Equipment Services		54,143
Total Expenditures and Other Financing Sources	610,759	2,267,268
Increase (Decrease) in Fund Balance	15,176	(7,048)
Projected Ending Fund Balance	553,821	546,773

## Park Improvement Fund

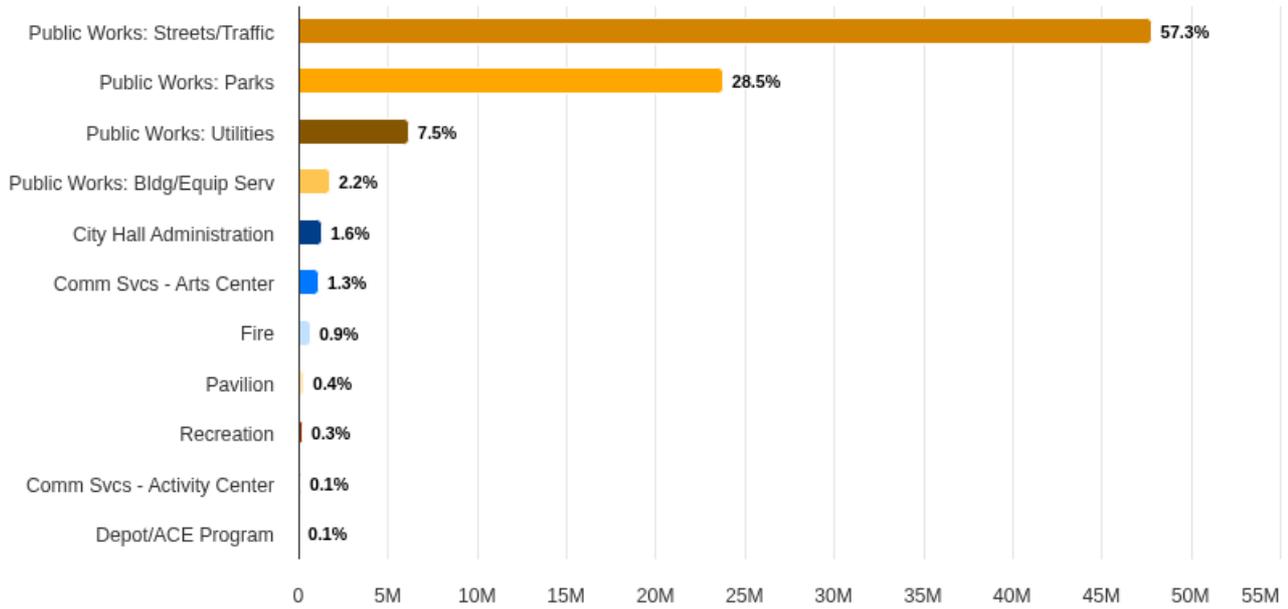
The main sources of revenue for park improvements are franchise fees and park dedication fees. The City will receive approximately \$355,000 in gas and electric franchise fees annually. The fee can be used for any purpose. Park dedication fees are received from developers as land is platted for development. They can provide a significant source of revenue for the fund but are also uncertain and outside the direct control of the City. Their use is limited to acquisition, development or improvement activities.

The Central Park Renovation is included for \$14,000,000 over two years. Funding sources for the project include grants, park dedication fees, storm sewer fund contributions and bond proceeds. The City has secured grant funding of \$6.5 million from the Minnesota Pollution Control Agency (\$5M) and Nine Mile Creek Watershed (\$1.5M). The City has identified approximately \$2.4 million in additional grants to pursue. The cash flow projections is based on receiving \$1M out of the possible \$2.4M.

In 2025, the Park Improvement Fund has projected revenues of \$5,865,805 and projected expenditures of \$6,139,400. The fund is projected to decrease its fund balance by \$273,595 and end 2026 with a fund balance of \$806,887.

<b>Park Improvement Fund - Projected Cash Flows</b>		
	2026	2027
Projected Beginning Fund Balance		
Restricted for Park Dedication Costs	396,807	396,807
Committed for Park Improvements & Maintenance	683,675	410,080
Total Projected Beginning Fund Balance	1,080,482	806,887
Revenues & Other Financing Sources		
Franchise Fees	355,000	355,000
Grants	3,500,000	2,500,000
Grants - Pending	-	1,000,000
Park Dedication Fees	-	1,700,000
Interest Earnings	10,805	8,069
Bond Proceeds	-	3,200,000
Transfers In - Storm Sewer Fund	2,000,000	-
Total Revenue & Other Financing Sources	5,865,805	8,763,069
Expenditures & Other Financing Uses		
Current Expenditures	15,000	15,000
Capital Projects		
Shady Oak Beach Improvements	59,400	3,300
Central Park Renovation	5,500,000	8,500,000
Repair Valley Park Volleyball Court	80,000	-
Repair Burnes Park Tennis Court	130,000	-
Downtown Park Stage - Electric	25,000	-
Valley Park Basketball Court	60,000	-
Repair Elmo and Raspberry Park Play Courts	-	90,000
Maetzold Field Lighting	-	150,000
Debt Service Transfers		
Cottageville Park Bonds	120,000	120,000
Burnes Park Bonds	150,000	-
Total Expenditures and Other Financing Sources	6,139,400	8,878,300
Increase (Decrease) in Fund Balance	(273,595)	(115,231)
Projected Ending Fund Balance		
Restricted for Park Dedication Costs	396,807	296,807
Committed for Park Improvements & Maintenance	410,080	394,849
Total Projected Ending Fund Balance	806,887	691,656

2026 through 2030  
**CAPITAL IMPROVEMENT PLAN - FIRST DRAFT**  
Hopkins, MN CIP  
**Department Summary**



Department	2026	2027	2028	2029	2030	Total
City Hall Administration	230,000	222,000	850,000			1,302,000
Comm Svcs - Activity Center	15,000	40,000	25,000		19,000	99,000
Comm Svcs - Arts Center	42,000	938,000	105,000			1,085,000
Depot/ACE Program	32,500	32,500				65,000
Fire		550,000		159,000		709,000
Pavilion	75,000	206,500		18,000		299,500
Public Works: Bldg/Equip Serv		90,000	1,705,000			1,795,000
Public Works: Parks	5,795,000	13,240,000	4,500,000		250,000	23,785,000
Public Works: Streets/Traffic	10,028,500	9,496,000	8,071,500	11,092,900	9,122,900	47,811,800
Public Works: Utilities	874,000	5,105,000	132,500	120,000		6,231,500
Recreation	180,000	10,000	10,000	10,000		210,000
<b>GRAND TOTAL</b>	<b>17,272,000</b>	<b>29,930,000</b>	<b>15,399,000</b>	<b>11,399,900</b>	<b>9,391,900</b>	<b>83,392,800</b>

2026 through 2030  
**CAPITAL IMPROVEMENT PLAN - FIRST DRAFT**  
Hopkins, MN CIP  
**Projects By Department**

Department	Project #	2026	2027	2028	2029	2030	Total
<b>City Hall Administration</b>							
Council Chambers HVAC Unit	09-CIP-CH032		22,000				22,000
City Hall AC Rooftop Units	09-CIP-CH035		60,000				60,000
City Hall/Police Station - Roof Replacement	23-CIP-CH038		140,000	850,000			990,000
City Hall/PD Boilers		90,000					90,000
Replace PD 40ton Rooftop HVAC		140,000					140,000
<b>City Hall Administration Total</b>		<b>230,000</b>	<b>222,000</b>	<b>850,000</b>	<b>0</b>	<b>0</b>	<b>1,302,000</b>

**Comm Svcs - Activity Center**

Activity Center Tables	14-CIP-AR033					19,000	19,000
Activity Center - Gender Neutral Bathroom	24-CIP-AC057		40,000				40,000
Activity Center - Gymnasium Floor	24-CIP-AC058			25,000			25,000
Activity Center - Camera/Surveillance System		15,000					15,000
<b>Comm Svcs - Activity Center Total</b>		<b>15,000</b>	<b>40,000</b>	<b>25,000</b>	<b>0</b>	<b>19,000</b>	<b>99,000</b>

**Comm Svcs - Arts Center**

Arts Center - Paint Theatre	14-CIP-AR003		28,000				28,000
Arts Center - Theater Curtains	17-CIP-AR004			80,000			80,000
Arts Center - Outdoor Signage/lighting	19-CIP-AR002		25,000	25,000			50,000
Arts Center - Access/Lockdown System	19-CIP-AR005	30,000	30,000				60,000
Arts Center - Roof Replacement	19-CIP-AR007		750,000				750,000
Arts Center - Restroom Remodel	24-CIP-AR009		105,000				105,000
Arts Center - Theater Microphones		12,000					12,000
<b>Comm Svcs - Arts Center Total</b>		<b>42,000</b>	<b>938,000</b>	<b>105,000</b>	<b>0</b>	<b>0</b>	<b>1,085,000</b>

**Depot/ACE Program**

Depot - Exterior Door Replacement		32,500	32,500				65,000
<b>Depot/ACE Program Total</b>		<b>32,500</b>	<b>32,500</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>65,000</b>

**Fire**

Fire Station - Replace Make-up Air Units	08-CIP-B122				14,000		14,000
Fire Station - Replace overhead doors	08-CIP-B124				145,000		145,000
Fire - Replace Roof	08-CIP-B125		550,000				550,000
<b>Fire Total</b>		<b>0</b>	<b>550,000</b>	<b>0</b>	<b>159,000</b>	<b>0</b>	<b>709,000</b>

Department	Project #	2026	2027	2028	2029	2030	Total
<b>Pavilion</b>							
Pavilion Team Room HVAC Unit	16-CIP-PV329				18,000		18,000
Pavilion - Arena Exit Door Replacement	20-CIP-PV334	75,000	17,500				92,500
Pavilion - Roof Replacement	23-CIP-PV336		100,000				100,000
Pavilion - Bleacher Heating Replacement	23-CIP-PV337		75,000				75,000
Pavilion - Warming House Window Blinds	23-CIP-PV339		14,000				14,000
<b>Pavilion Total</b>		<b>75,000</b>	<b>206,500</b>	<b>0</b>	<b>18,000</b>	<b>0</b>	<b>299,500</b>

**Public Works: Bldg/Equip Serv**

Public Works - Replace Roofing	08-CIP-B022			1,600,000			1,600,000
Public Works - Replace Overhead Doors	08-CIP-B023		90,000				90,000
907 Mainstreet (HHS) Windows & Front/Back Door	21-CIP-B101			105,000			105,000
<b>Public Works: Bldg/Equip Serv Total</b>		<b>0</b>	<b>90,000</b>	<b>1,705,000</b>	<b>0</b>	<b>0</b>	<b>1,795,000</b>

**Public Works: Parks**

Shady Oak Beach - Play Equipment	13-CIP-P067					250,000	250,000
Repair Valley Park Volleyball Court	21-CIP-P073	80,000					80,000
Repair Burnes Park Tennis Courts	21-CIP-P074	130,000					130,000
Repair Play Courts- Elmo & Park Valley	21-CIP-P075		90,000				90,000
Central Park Renovation	23-CIP-P076	5,500,000	8,500,000				14,000,000
Downtown Park Stage - Electric	24-CIP-P078	25,000					25,000
Valley Park Basketball Court	24-CIP-P079	60,000					60,000
Maetzold Field Lighting	24-CIP-P080		150,000				150,000
Oakes & Valley Parks Recreation & Resilience Hubs	24-CIP-P081		4,500,000	4,500,000			9,000,000
<b>Public Works: Parks Total</b>		<b>5,795,000</b>	<b>13,240,000</b>	<b>4,500,000</b>	<b>0</b>	<b>250,000</b>	<b>23,785,000</b>

**Public Works: Streets/Traffic**

Residential Street Improvements and Utilities	01-CIP-S101	8,877,000		7,298,000	7,662,900	7,662,900	31,500,800
County Road 3	01-CIP-S104				2,300,000		2,300,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	27,500	30,000	32,500	35,000	120,000	245,000
Street Rehabilitation Improvements	16-CIP-S041	500,000	550,000	575,000	600,000	625,000	2,850,000
Street Sign Management	16-CIP-S042	24,000	26,000	26,000			76,000
Central Business District Lighting Upgrades	20-CIP-S001		40,000				40,000
City Street Lighting Upgrades	20-CIP-S002		200,000	90,000	225,000	535,000	1,050,000
Minnetonka Mills/5th St N Intersection Improvement	20-CIP-S005	600,000					600,000
Trail Segment - Bellgrove	20-CIP-S006				100,000		100,000
Mainstreet Banner Pole Installation	23-CIP-S007				120,000	130,000	250,000
Excelsior Blvd. Fencing	23-CIP-S008		50,000	50,000	50,000	50,000	200,000
17th Ave Reconstruction	24-CIP-S010		8,600,000				8,600,000
<b>Public Works: Streets/Traffic Total</b>		<b>10,028,500</b>	<b>9,496,000</b>	<b>8,071,500</b>	<b>11,092,900</b>	<b>9,122,900</b>	<b>47,811,800</b>

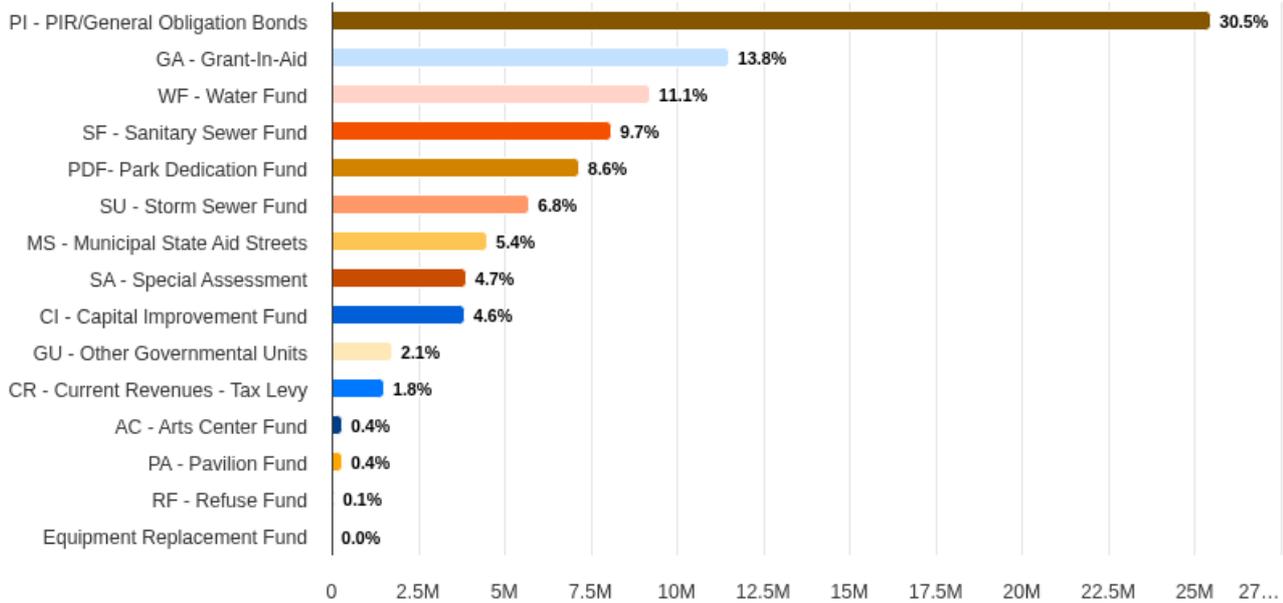
<b>Department</b>	<b>Project #</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>Total</b>
<b>Public Works: Utilities</b>							
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	29,000	30,000	32,500	35,000		<b>126,500</b>
Sewer Lining	18-CIP-U016	75,000	75,000	80,000	85,000		<b>315,000</b>
Trunk Utility Rehabilitation	19-CIP-U017		5,000,000				<b>5,000,000</b>
Water Treatment Plant - Roof Replacement	23-CIP-U018	270,000		20,000			<b>290,000</b>
Phase 3 SCADA Fiber		500,000					<b>500,000</b>
<b>Public Works: Utilities Total</b>		<b>874,000</b>	<b>5,105,000</b>	<b>132,500</b>	<b>120,000</b>	<b>0</b>	<b>6,231,500</b>

**Recreation**

Shady Oak Beach Improvements	16-CIP-R003	180,000	10,000	10,000	10,000		<b>210,000</b>
<b>Recreation Total</b>		<b>180,000</b>	<b>10,000</b>	<b>10,000</b>	<b>10,000</b>	<b>0</b>	<b>210,000</b>

<b>GRAND TOTAL</b>		<b>17,272,000</b>	<b>29,930,000</b>	<b>15,399,000</b>	<b>11,399,900</b>	<b>9,391,900</b>	<b>83,392,800</b>
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2026 through 2030  
**CAPITAL IMPROVEMENT PLAN - FIRST DRAFT**  
 Hopkins, MN CIP  
**Funding Source Summary**



Source	2026	2027	2028	2029	2030	Total
AC - Arts Center Fund	30,000	188,000	105,000			323,000
CI - Capital Improvement Fund	262,500	1,612,500	1,780,000	159,000	19,000	3,833,000
CR - Current Revenues - Tax Levy		290,000	140,000	395,000	715,000	1,540,000
Equipment Replacement Fund	27,000					27,000
GA - Grant-In-Aid	3,500,000	5,750,000	2,250,000			11,500,000
GU - Other Governmental Units	120,600	6,700	6,700	1,606,700		1,740,700
MS - Municipal State Aid Streets		3,790,000		700,000		4,490,000
PA - Pavilion Fund	75,000	206,500		18,000		299,500
PDF- Park Dedication Fund	354,400	4,293,300	2,253,300	3,300	250,000	7,154,300
PI - PIR/General Obligation Bonds	4,454,500	5,636,000	4,913,500	5,229,000	5,239,000	25,472,000
RF - Refuse Fund		18,000	50,000			68,000
SA - Special Assessment	1,124,000	780,000	650,000	682,500	682,500	3,919,000
SF - Sanitary Sewer Fund	1,877,000	693,000	1,980,000	1,817,500	1,732,500	8,100,000
SU - Storm Sewer Fund	3,171,000	548,000	822,500	602,000	567,000	5,710,500
WF - Water Fund	2,276,000	6,118,000	448,000	186,900	186,900	9,215,800
<b>GRAND TOTAL</b>	<b>17,272,000</b>	<b>29,930,000</b>	<b>15,399,000</b>	<b>11,399,900</b>	<b>9,391,900</b>	<b>83,392,800</b>

2026 through 2030  
**CAPITAL IMPROVEMENT PLAN - FIRST DRAFT**  
Hopkins, MN CIP  
**Projects By Funding Source**

Source	Project #	2026	2027	2028	2029	2030	Total
<b>AC - Arts Center Fund</b>							
Arts Center - Paint Theatre	14-CIP-AR003		28,000				28,000
Arts Center - Theater Curtains	17-CIP-AR004			80,000			80,000
Arts Center - Outdoor Signage/lighting	19-CIP-AR002		25,000	25,000			50,000
Arts Center - Access/Lockdown System	19-CIP-AR005	30,000	30,000				60,000
Arts Center - Restroom Remodel	24-CIP-AR009		105,000				105,000
<b>AC - Arts Center Fund Total</b>		<b>30,000</b>	<b>188,000</b>	<b>105,000</b>	<b>0</b>	<b>0</b>	<b>323,000</b>

**CI - Capital Improvement Fund**

Public Works - Replace Roofing	08-CIP-B022			800,000			800,000
Public Works - Replace Overhead Doors	08-CIP-B023		18,000				18,000
Fire Station - Replace Make-up Air Units	08-CIP-B122				14,000		14,000
Fire Station - Replace overhead doors	08-CIP-B124				145,000		145,000
Fire - Replace Roof	08-CIP-B125		550,000				550,000
Council Chambers HVAC Unit	09-CIP-CH032		22,000				22,000
City Hall AC Rooftop Units	09-CIP-CH035		60,000				60,000
Activity Center Tables	14-CIP-AR033					19,000	19,000
Arts Center - Roof Replacement	19-CIP-AR007		750,000				750,000
907 Mainstreet (HHS) Windows & Front/Back Door	21-CIP-B101			105,000			105,000
City Hall/Police Station - Roof Replacement	23-CIP-CH038		140,000	850,000			990,000
Activity Center - Gender Neutral Bathroom	24-CIP-AC057		40,000				40,000
Activity Center - Gymnasium Floor	24-CIP-AC058			25,000			25,000
Depot - Exterior Door Replacement		32,500	32,500				65,000
Replace PD 40ton Rooftop HVAC		140,000					140,000
City Hall/PD Boilers		90,000					90,000
<b>CI - Capital Improvement Fund Total</b>		<b>262,500</b>	<b>1,612,500</b>	<b>1,780,000</b>	<b>159,000</b>	<b>19,000</b>	<b>3,833,000</b>

**CR - Current Revenues - Tax Levy**

Central Business District Lighting Upgrades	20-CIP-S001		40,000				40,000
City Street Lighting Upgrades	20-CIP-S002		200,000	90,000	225,000	535,000	1,050,000
Mainstreet Banner Pole Installation	23-CIP-S007				120,000	130,000	250,000
Excelsior Blvd. Fencing	23-CIP-S008		50,000	50,000	50,000	50,000	200,000
<b>CR - Current Revenues - Tax Levy Total</b>		<b>0</b>	<b>290,000</b>	<b>140,000</b>	<b>395,000</b>	<b>715,000</b>	<b>1,540,000</b>

Source	Project #	2026	2027	2028	2029	2030	Total
<b>Equipment Replacement Fund</b>							
Activity Center - Camera/Surveillance System		15,000					15,000
Arts Center - Theater Microphones		12,000					12,000
<b>Equipment Replacement Fund Total</b>		<b>27,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>27,000</b>

#### GA - Grant-In-Aid

Central Park Renovation	23-CIP-P076	3,500,000	3,500,000				7,000,000
Oakes & Valley Parks Recreation & Resilience Hubs	24-CIP-P081		2,250,000	2,250,000			4,500,000
<b>GA - Grant-In-Aid Total</b>		<b>3,500,000</b>	<b>5,750,000</b>	<b>2,250,000</b>	<b>0</b>	<b>0</b>	<b>11,500,000</b>

#### GU - Other Governmental Units

County Road 3	01-CIP-S104				1,600,000		1,600,000
Shady Oak Beach Improvements	16-CIP-R003	120,600	6,700	6,700	6,700		140,700
<b>GU - Other Governmental Units Total</b>		<b>120,600</b>	<b>6,700</b>	<b>6,700</b>	<b>1,606,700</b>	<b>0</b>	<b>1,740,700</b>

#### MS - Municipal State Aid Streets

County Road 3	01-CIP-S104				700,000		700,000
17th Ave Reconstruction	24-CIP-S010		3,790,000				3,790,000
<b>MS - Municipal State Aid Streets Total</b>		<b>0</b>	<b>3,790,000</b>	<b>0</b>	<b>700,000</b>	<b>0</b>	<b>4,490,000</b>

#### PA - Pavilion Fund

Pavilion Team Room HVAC Unit	16-CIP-PV329				18,000		18,000
Pavilion - Arena Exit Door Replacement	20-CIP-PV334	75,000	17,500				92,500
Pavilion - Roof Replacement	23-CIP-PV336		100,000				100,000
Pavilion - Bleacher Heating Replacement	23-CIP-PV337		75,000				75,000
Pavilion - Warming House Window Blinds	23-CIP-PV339		14,000				14,000
<b>PA - Pavilion Fund Total</b>		<b>75,000</b>	<b>206,500</b>	<b>0</b>	<b>18,000</b>	<b>0</b>	<b>299,500</b>

#### PDF- Park Dedication Fund

Shady Oak Beach - Play Equipment	13-CIP-P067					250,000	250,000
Shady Oak Beach Improvements	16-CIP-R003	59,400	3,300	3,300	3,300		69,300
Repair Valley Park Volleyball Court	21-CIP-P073	80,000					80,000
Repair Burnes Park Tennis Courts	21-CIP-P074	130,000					130,000
Repair Play Courts- Elmo & Park Valley	21-CIP-P075		90,000				90,000
Central Park Renovation	23-CIP-P076		1,800,000				1,800,000
Downtown Park Stage - Electric	24-CIP-P078	25,000					25,000
Valley Park Basketball Court	24-CIP-P079	60,000					60,000
Maetzold Field Lighting	24-CIP-P080		150,000				150,000
Oakes & Valley Parks Recreation & Resilience Hubs	24-CIP-P081		2,250,000	2,250,000			4,500,000
<b>PDF- Park Dedication Fund Total</b>		<b>354,400</b>	<b>4,293,300</b>	<b>2,253,300</b>	<b>3,300</b>	<b>250,000</b>	<b>7,154,300</b>

Source	Project #	2026	2027	2028	2029	2030	Total
<b>PI - PIR/General Obligation Bonds</b>							
Residential Street Improvements and Utilities	01-CIP-S101	3,313,000		4,280,000	4,494,000	4,494,000	16,581,000
Pedestrian & Bicycle Access Improvements	13-CIP-S040	27,500	30,000	32,500	35,000	120,000	245,000
Street Rehabilitation Improvements	16-CIP-S041	500,000	550,000	575,000	600,000	625,000	2,850,000
Street Sign Management	16-CIP-S042	24,000	26,000	26,000			76,000
Minnetonka Mills/5th St N Intersection Improvement	20-CIP-S005	590,000					590,000
Trail Segment - Bellgrove	20-CIP-S006				100,000		100,000
Central Park Renovation	23-CIP-P076		3,200,000				3,200,000
17th Ave Reconstruction	24-CIP-S010		1,830,000				1,830,000
<b>PI - PIR/General Obligation Bonds Total</b>		<b>4,454,500</b>	<b>5,636,000</b>	<b>4,913,500</b>	<b>5,229,000</b>	<b>5,239,000</b>	<b>25,472,000</b>

#### RF - Refuse Fund

Public Works - Replace Roofing	08-CIP-B022			50,000			50,000
Public Works - Replace Overhead Doors	08-CIP-B023		18,000				18,000
<b>RF - Refuse Fund Total</b>		<b>0</b>	<b>18,000</b>	<b>50,000</b>	<b>0</b>	<b>0</b>	<b>68,000</b>

#### SA - Special Assessment

Residential Street Improvements and Utilities	01-CIP-S101	1,124,000		650,000	682,500	682,500	3,139,000
17th Ave Reconstruction	24-CIP-S010		780,000				780,000
<b>SA - Special Assessment Total</b>		<b>1,124,000</b>	<b>780,000</b>	<b>650,000</b>	<b>682,500</b>	<b>682,500</b>	<b>3,919,000</b>

#### SF - Sanitary Sewer Fund

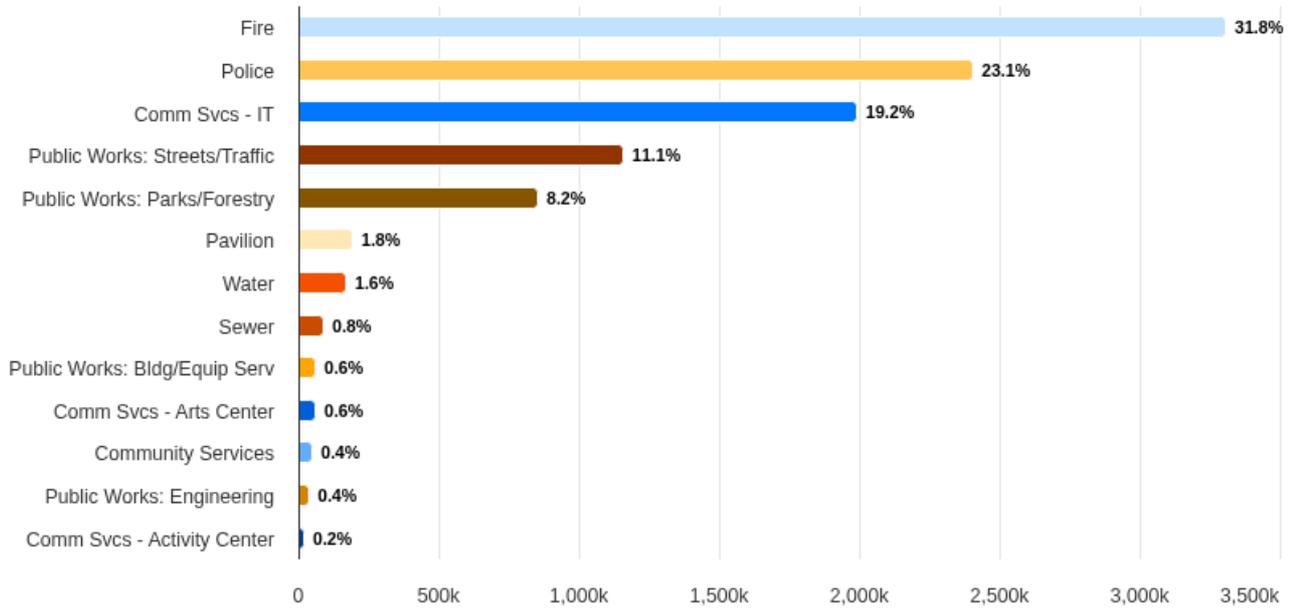
Residential Street Improvements and Utilities	01-CIP-S101	1,552,000		1,650,000	1,732,500	1,732,500	6,667,000
Public Works - Replace Roofing	08-CIP-B022			250,000			250,000
Public Works - Replace Overhead Doors	08-CIP-B023		18,000				18,000
Sewer Lining	18-CIP-U016	75,000	75,000	80,000	85,000		315,000
17th Ave Reconstruction	24-CIP-S010		600,000				600,000
Phase 3 SCADA Fiber		250,000					250,000
<b>SF - Sanitary Sewer Fund Total</b>		<b>1,877,000</b>	<b>693,000</b>	<b>1,980,000</b>	<b>1,817,500</b>	<b>1,732,500</b>	<b>8,100,000</b>

#### SU - Storm Sewer Fund

Residential Street Improvements and Utilities	01-CIP-S101	1,132,000		540,000	567,000	567,000	2,806,000
Storm Drainage System Maintenance - Alley Repairs	01-CIP-U002	29,000	30,000	32,500	35,000		126,500
Public Works - Replace Roofing	08-CIP-B022			250,000			250,000
Public Works - Replace Overhead Doors	08-CIP-B023		18,000				18,000
Minnetonka Mills/5th St N Intersection Improvement	20-CIP-S005	10,000					10,000
Central Park Renovation	23-CIP-P076	2,000,000					2,000,000
17th Ave Reconstruction	24-CIP-S010		500,000				500,000
<b>SU - Storm Sewer Fund Total</b>		<b>3,171,000</b>	<b>548,000</b>	<b>822,500</b>	<b>602,000</b>	<b>567,000</b>	<b>5,710,500</b>

Source	Project #	2026	2027	2028	2029	2030	Total
<b>WF - Water Fund</b>							
Residential Street Improvements and Utilities	01-CIP-S101	1,756,000		178,000	186,900	186,900	2,307,800
Public Works - Replace Roofing	08-CIP-B022			250,000			250,000
Public Works - Replace Overhead Doors	08-CIP-B023		18,000				18,000
Trunk Utility Rehabilitation	19-CIP-U017		5,000,000				5,000,000
Water Treatment Plant - Roof Replacement	23-CIP-U018	270,000		20,000			290,000
17th Ave Reconstruction	24-CIP-S010		1,100,000				1,100,000
Phase 3 SCADA Fiber		250,000					250,000
<b>WF - Water Fund Total</b>		<b>2,276,000</b>	<b>6,118,000</b>	<b>448,000</b>	<b>186,900</b>	<b>186,900</b>	<b>9,215,800</b>
<b>GRAND TOTAL</b>		<b>17,272,000</b>	<b>29,930,000</b>	<b>15,399,000</b>	<b>11,399,900</b>	<b>9,391,900</b>	<b>83,392,800</b>

2026 through 2030  
**EQUIPMENT REPLACEMENT PLAN - FIRST DRAFT**  
 Hopkins, MN ERP  
**Department Summary**



Department	2026	2027	2028	2029	2030	Total
Comm Svcs - Activity Center	6,700				13,700	20,400
Comm Svcs - Arts Center	19,300	10,000	16,000		16,600	61,900
Comm Svcs - IT	328,125	526,766	294,168	403,909	437,843	1,990,811
Community Services			14,300		32,256	46,556
Fire		53,300	1,518,500	36,900	1,700,000	3,308,700
Pavilion	16,000	173,900				189,900
Police	195,934	788,750	360,232	387,625	671,664	2,404,205
Public Works: Bldg/Equip Serv		54,143		8,300		62,443
Public Works: Engineering					38,800	38,800
Public Works: Parks/Forestry	45,000		469,609	45,600	295,500	855,709
Public Works: Streets/Traffic		474,400	339,700	47,509	297,250	1,158,859
Sewer			87,000			87,000
Water	85,000	85,000				170,000
<b>GRAND TOTAL</b>	<b>696,059</b>	<b>2,166,259</b>	<b>3,099,509</b>	<b>929,843</b>	<b>3,503,613</b>	<b>10,395,283</b>

2026 through 2030  
**EQUIPMENT REPLACEMENT PLAN - FIRST DRAFT**  
Hopkins, MN ERP  
**Projects By Department**

Department	Project #	2026	2027	2028	2029	2030	Total
<b>Comm Svcs - Activity Center</b>							
Activity Center - Floor Scrubber	01-ERP-0035	6,700					6,700
Activity Center Sound System/Public Address System	01-ERP-0032					13,700	13,700
<b>Comm Svcs - Activity Center Total</b>		<b>6,700</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>13,700</b>	<b>20,400</b>

<b>Comm Svcs - Arts Center</b>							
Art Center Floor Scrubber	01-ERP-1109	10,800					10,800
Art Center Jaycee Studio Audio Visual	01-ERP-1105			16,000		16,600	32,600
Art Center Lobby Public Announcement Equipment	01-ERP-1114		10,000				10,000
Art Center Theater Presentation Microphones	01-ERP-1108	8,500					8,500
<b>Comm Svcs - Arts Center Total</b>		<b>19,300</b>	<b>10,000</b>	<b>16,000</b>	<b>0</b>	<b>16,600</b>	<b>61,900</b>

<b>Comm Svcs - IT</b>							
Backup Server	01-ERP-0015		78,808		86,115		164,923
CH - Network Server	01-ERP-0003	28,684	29,545	30,431	31,344	32,284	152,288
Computers	01-ERP-0006	40,620	41,838	43,094	44,386	45,718	215,656
Core Network Switch	01-ERP-0012	45,000				53,735	98,735
Distribution Network Switches	01-ERP-0014					66,079	66,079
IT - Laptops for Mobile Computer Lab	01-ERP-0021	10,927			11,941		22,868
IT - Office 365	01-ERP-0017	85,652	89,935	94,431	99,153	104,111	473,282
IT - Patching Automation Software	01-ERP-0020	44,000	46,200	48,510	50,936	53,482	243,128
IT - Sandbox Security Appliance	01-ERP-0024		45,000				45,000
IT - Windows 10 Enterprise Upgrade	01-ERP-0022	44,558	45,895	47,271	48,690	50,150	236,564
PD - Network Server	01-ERP-0211	28,684	29,545	30,431	31,344	32,284	152,288
Permitting and Licensing Software Upgrade	796DQPWR		120,000				120,000
<b>Comm Svcs - IT Total</b>		<b>328,125</b>	<b>526,766</b>	<b>294,168</b>	<b>403,909</b>	<b>437,843</b>	<b>1,990,811</b>

<b>Community Services</b>							
Document Management Scanner (2)	01-ERP-0008			14,300			14,300
Election Booths	01-ERP-0010					13,439	13,439
Electronic Inspections Processing	01-ERP-0052					18,817	18,817
<b>Community Services Total</b>		<b>0</b>	<b>0</b>	<b>14,300</b>	<b>0</b>	<b>32,256</b>	<b>46,556</b>

Department	Project #	2026	2027	2028	2029	2030	Total
<b>Fire</b>							
Extrication Tool (1)	01-ERP-0109				36,900		36,900
Fire - Lucus Device	01-ERP-0127			18,500			18,500
Fire Pumper (Engine 3)	01-ERP-0101			1,500,000			1,500,000
Floor Scrubber	01-ERP-0114		25,500				25,500
Ladder #7	01-ERP-0100					1,700,000	1,700,000
Thermal Imaging Camera (2)	01-ERP-0112		20,000				20,000
Workout Equipment - Treadmill	01-ERP-0116		7,800				7,800
	<b>Fire Total</b>	<b>0</b>	<b>53,300</b>	<b>1,518,500</b>	<b>36,900</b>	<b>1,700,000</b>	<b>3,308,700</b>

<b>Pavilion</b>							
Pavilion - Electric Ice Edger	01-ERP-1001		8,900				8,900
Pavilion - Floor Scrubber	01-ERP-1003	16,000					16,000
Pavilion Ice Resurfacer	01-ERP-1000		165,000				165,000
	<b>Pavilion Total</b>	<b>16,000</b>	<b>173,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>189,900</b>

<b>Police</b>							
Armored Pick up Truck	01-ERP-0231		219,000				219,000
Building Video Server	01-ERP-0218	45,000				55,000	100,000
Camera Trailers			80,000				80,000
Farady Cell Phone Box	01-ERP-0232	5,100					5,100
HPD Treadmill	01-ERP-0233		7,000				7,000
K9 Squad		115,000					115,000
Marked Patrol Vehicles (8)	01-ERP-0200		150,000	155,000	155,000	160,000	620,000
Police Equipment	01-ERP-0227		13,750		15,125		28,875
Police - Portable Radios	01-ERP-0215					356,664	356,664
Protestor Management - Equipment	01-ERP-0226	1,000		9,502			10,502
Protestor Management - Gas Masks	01-ERP-0225	13,034		12,033			25,067
PSO / Parking Enforcement Vehicle	01-ERP-0202		75,000				75,000
PSO - Utility 4x4	01-ERP-0203			95,000		100,000	195,000
Sergeant's Vehicle	01-ERP-0201				77,500		77,500
Squad Car Rifles			20,000				20,000
Squad Computers	01-ERP-0220				140,000		140,000
Tactical Ballistic Vests / Helmets - SWAT	01-ERP-0214	14,000		88,697			102,697
Taser Replacement	01-ERP-0217		224,000				224,000
WolffTracker	01-ERP-0230	2,800					2,800
	<b>Police Total</b>	<b>195,934</b>	<b>788,750</b>	<b>360,232</b>	<b>387,625</b>	<b>671,664</b>	<b>2,404,205</b>

<b>Public Works: Bldg/Equip Serv</b>							
Hot Water High Pressure Vehicle Washer	01-ERP-0711				8,300		8,300
PW - Truck Scan Kit	01-ERP-0714		14,143				14,143
Supervisor Vehicle	OH718456		40,000				40,000
	<b>Public Works: Bldg/Equip Serv Total</b>	<b>0</b>	<b>54,143</b>	<b>0</b>	<b>8,300</b>	<b>0</b>	<b>62,443</b>

<b>Public Works: Engineering</b>							
Engineering Van	01-ERP-0700					38,800	38,800
	<b>Public Works: Engineering Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>38,800</b>	<b>38,800</b>

Department	Project #	2026	2027	2028	2029	2030	Total
<b>Public Works: Parks/Forestry</b>							
3/4 Ton Utility Truck	01-ERP-0802					48,700	48,700
4x4 3/4Ton Trucks (2)	01-ERP-0801			108,000			108,000
Aerial Lift	01-ERP-0805					228,900	228,900
Bobcat S70 835	01-ERP-835	45,000					45,000
Forestry Boom/Chipper Box Truck	01-ERP-0818			240,000			240,000
Grass Seed Applicator (Overseeder)	01-ERP-0817					17,900	17,900
Large Turf Mower	01-ERP-0810			121,609			121,609
Skid Loader	01-ERP-0815				45,600		45,600
<b>Public Works: Parks/Forestry Total</b>		<b>45,000</b>	<b>0</b>	<b>469,609</b>	<b>45,600</b>	<b>295,500</b>	<b>855,709</b>

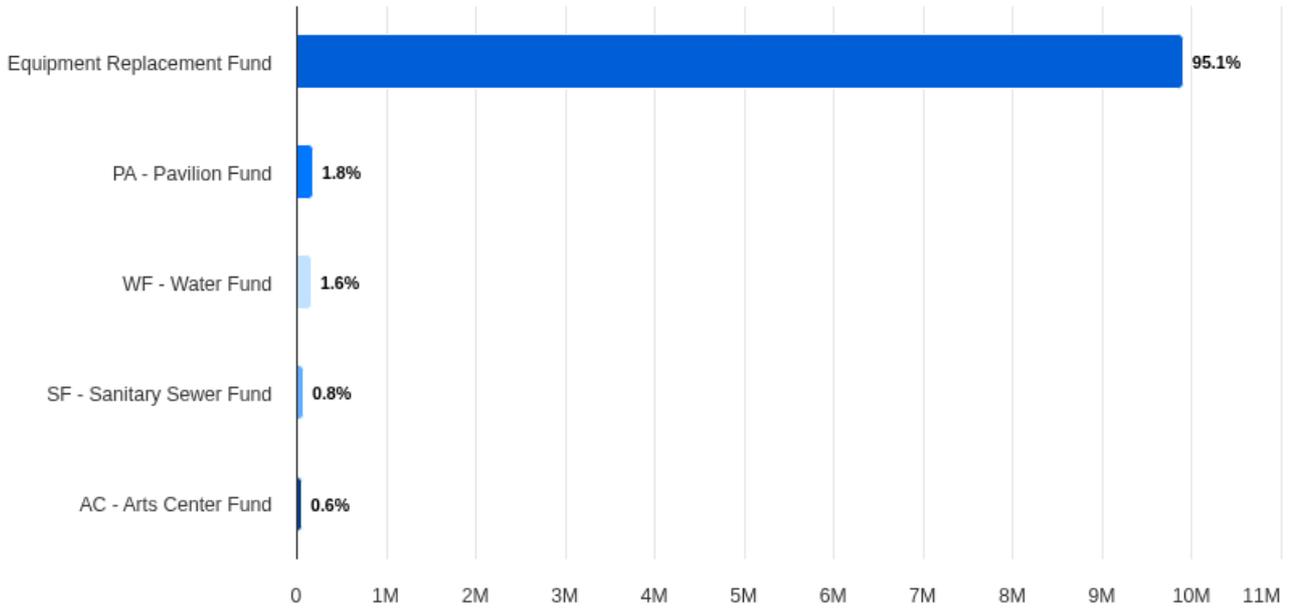
<b>Public Works: Streets/Traffic</b>							
1 Ton Traffic Boom Truck	01-ERP-0304		136,400				136,400
4x2 1 Ton Dump Truck	01-ERP-0302					77,800	77,800
4X4 3/4 Ton Truck with Plow	01-ERP-0301		70,000				70,000
Asphalt Hot Mix Heating Box - Trailer	01-ERP-0318				31,509		31,509
Front End Loaders (2)	01-ERP-0308		268,000				268,000
Regenerative Air Sweeper	01-ERP-0319			210,000			210,000
Riding Floor Sweeper	01-ERP-0324			40,000			40,000
Single Axle Dump Truck (2)	01-ERP-0305					210,600	210,600
Skid Loader (2)	01-ERP-0309			59,700			59,700
Striper	01-ERP-0313				16,000		16,000
Trailer	01-ERP-0316					8,850	8,850
Trailer	01-ERP-0323			30,000			30,000
<b>Public Works: Streets/Traffic Total</b>		<b>0</b>	<b>474,400</b>	<b>339,700</b>	<b>47,509</b>	<b>297,250</b>	<b>1,158,859</b>

<b>Sewer</b>							
3/4 Ton Utility Truck	01-ERP-0551			87,000			87,000
<b>Sewer Total</b>		<b>0</b>	<b>0</b>	<b>87,000</b>	<b>0</b>	<b>0</b>	<b>87,000</b>

<b>Water</b>							
3/4 Ton Truck	01-ERP-0500	85,000					85,000
3/4 Ton Utility Truck	01-ERP-0501		85,000				85,000
<b>Water Total</b>		<b>85,000</b>	<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>170,000</b>

<b>GRAND TOTAL</b>	<b>696,059</b>	<b>2,166,259</b>	<b>3,099,509</b>	<b>929,843</b>	<b>3,503,613</b>	<b>10,395,283</b>
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2026 through 2030  
**EQUIPMENT REPLACEMENT PLAN - FIRST DRAFT**  
 Hopkins, MN ERP  
**Funding Source Summary**



Source	2026	2027	2028	2029	2030	Total
AC - Arts Center Fund	19,300	10,000	16,000		16,600	61,900
Equipment Replacement Fund	575,759	1,909,359	2,996,509	929,843	3,494,614	9,906,084
PA - Pavilion Fund	16,000	173,900				189,900
SF - Sanitary Sewer Fund			87,000			87,000
WF - Water Fund	85,000	85,000				170,000
<b>GRAND TOTAL</b>	<b>696,059</b>	<b>2,178,259</b>	<b>3,099,509</b>	<b>929,843</b>	<b>3,511,214</b>	<b>10,414,884</b>

2026 through 2030  
**EQUIPMENT REPLACEMENT PLAN - FIRST DRAFT**  
Hopkins, MN ERP  
**Projects By Funding Source**

Source	Project #	2026	2027	2028	2029	2030	Total
<b>AC - Arts Center Fund</b>							
Art Center Floor Scrubber	01-ERP-1109	10,800					10,800
Art Center Jaycee Studio Audio Visual	01-ERP-1105			16,000		16,600	32,600
Art Center Lobby Public Announcement Equipment	01-ERP-1114		10,000				10,000
Art Center Theater Presentation Microphones	01-ERP-1108	8,500					8,500
<b>AC - Arts Center Fund Total</b>		<b>19,300</b>	<b>10,000</b>	<b>16,000</b>	<b>0</b>	<b>16,600</b>	<b>61,900</b>

**Equipment Replacement Fund**

1 Ton Traffic Boom Truck	01-ERP-0304		136,400				136,400
3/4 Ton Utility Truck	01-ERP-0802					48,700	48,700
4x2 1 Ton Dump Truck	01-ERP-0302					77,800	77,800
4x4 3/4Ton Trucks (2)	01-ERP-0801			108,000			108,000
4X4 3/4 Ton Truck with Plow	01-ERP-0301		70,000				70,000
Activity Center - Floor Scrubber	01-ERP-0035	6,700					6,700
Activity Center Sound System/Public Address System	01-ERP-0032					13,700	13,700
Aerial Lift	01-ERP-0805					228,900	228,900
Armored Pick up Truck	01-ERP-0231		219,000				219,000
Asphalt Hot Mix Heating Box - Trailer	01-ERP-0318				31,509		31,509
Backup Server	01-ERP-0015		78,808		86,115		164,923
Bobcat S70 835	01-ERP-835	45,000					45,000
Building Video Server	01-ERP-0218	45,000				55,000	100,000
Camera Trailers			80,000				80,000
CH - Network Server	01-ERP-0003	28,684	29,545	30,431	31,344	32,284	152,288
Computers	01-ERP-0006	40,620	41,838	43,094	44,386	45,718	215,656
Core Network Switch	01-ERP-0012	45,000				53,735	98,735
Distribution Network Switches	01-ERP-0014					66,079	66,079
Document Management Scanner (2)	01-ERP-0008			14,300			14,300
Election Booths	01-ERP-0010					13,439	13,439
Electronic Inspections Processing	01-ERP-0052					18,817	18,817
Engineering Van	01-ERP-0700					38,800	38,800
Extrication Tool (1)	01-ERP-0109				36,900		36,900
Farady Cell Phone Box	01-ERP-0232	5,100					5,100
Fire - Lucus Device	01-ERP-0127			18,500			18,500
Fire Pumper (Engine 3)	01-ERP-0101			1,500,000			1,500,000
Floor Scrubber	01-ERP-0114		25,500				25,500
Forestry Boom/Chipper Box Truck	01-ERP-0818			240,000			240,000
Front End Loaders (2)	01-ERP-0308		268,000				268,000
Grass Seed Applicator (Overseeder)	01-ERP-0817					17,900	17,900
Hot Water High Pressure Vehicle Washer	01-ERP-0711				8,300		8,300
HPD Treadmill	01-ERP-0233		7,000				7,000
IT - Laptops for Mobile Computer Lab	01-ERP-0021	10,927			11,941		22,868
IT - Office 365	01-ERP-0017	85,652	89,935	94,431	99,153	104,111	473,282
IT - Patching Automation Software	01-ERP-0020	44,000	46,200	48,510	50,936	53,482	243,128
IT - Sandbox Security Appliance	01-ERP-0024		45,000				45,000

Source	Project #	2026	2027	2028	2029	2030	Total
IT - Windows 10 Enterprise Upgrade	01-ERP-0022	44,558	45,895	47,271	48,690	50,150	236,564
K9 Squad		115,000					115,000
Ladder #7	01-ERP-0100					1,700,000	1,700,000
Large Turf Mower	01-ERP-0810			121,609			121,609
Marked Patrol Vehicles (8)	01-ERP-0200	0	150,000	155,000	155,000	160,000	620,000
PD - Network Server	01-ERP-0211	28,684	29,545	30,431	31,344	32,284	152,288
Permitting and Licensing Software Upgrade	796DQPWR		120,000				120,000
Police Equipment	01-ERP-0227		13,750		15,125		28,875
Police - Portable Radios	01-ERP-0215					356,664	356,664
Protestor Management - Equipment	01-ERP-0226	1,000		9,502			10,502
Protestor Management - Gas Masks	01-ERP-0225	13,034		12,033			25,067
PSO / Parking Enforcement Vehicle	01-ERP-0202		75,000				75,000
PSO - Utility 4x4	01-ERP-0203			95,000		100,000	195,000
PW - Truck Scan Kit	01-ERP-0714		14,143				14,143
Regenerative Air Sweeper	01-ERP-0319			210,000			210,000
Riding Floor Sweeper	01-ERP-0324			40,000			40,000
Sergeant's Vehicle	01-ERP-0201				77,500		77,500
Single Axle Dump Truck (2)	01-ERP-0305					210,600	210,600
Skid Loader	01-ERP-0815				45,600		45,600
Skid Loader (2)	01-ERP-0309			59,700			59,700
Squad Car Rifles			20,000				20,000
Squad Computers	01-ERP-0220				140,000		140,000
Striper	01-ERP-0313				16,000		16,000
Supervisor Vehicle	OH7184S6		40,000				40,000
Tactical Ballistic Vests / Helmets - SWAT	01-ERP-0214	14,000		88,697			102,697
Taser Replacement	01-ERP-0217		224,000				224,000
Thermal Imaging Camera (2)	01-ERP-0112		20,000				20,000
Tire Balancer	01-ERP-0713		12,000				12,000
Trailer	01-ERP-0316					8,850	8,850
Trailer	01-ERP-0323			30,000			30,000
Wi-Fi and Cellular	01-ERP-0013					7,601	7,601
WolffTracker	01-ERP-0230	2,800					2,800
Workout Equipment - Treadmill	01-ERP-0116		7,800				7,800
<b>Equipment Replacement Fund Total</b>		<b>575,759</b>	<b>1,909,359</b>	<b>2,996,509</b>	<b>929,843</b>	<b>3,494,614</b>	<b>9,906,084</b>

#### PA - Pavilion Fund

Pavilion - Electric Ice Edger	01-ERP-1001		8,900				8,900
Pavilion - Floor Scrubber	01-ERP-1003	16,000					16,000
Pavilion Ice Resurfacer	01-ERP-1000		165,000				165,000
<b>PA - Pavilion Fund Total</b>		<b>16,000</b>	<b>173,900</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>189,900</b>

#### SF - Sanitary Sewer Fund

3/4 Ton Utility Truck	01-ERP-0551			87,000			87,000
<b>SF - Sanitary Sewer Fund Total</b>		<b>0</b>	<b>0</b>	<b>87,000</b>	<b>0</b>	<b>0</b>	<b>87,000</b>

Source	Project #	2026	2027	2028	2029	2030	Total
<b>WF - Water Fund</b>							
3/4 Ton Truck	01-ERP-0500	85,000					85,000
3/4 Ton Utility Truck	01-ERP-0501		85,000				85,000
<b>WF - Water Fund Total</b>		<b>85,000</b>	<b>85,000</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>170,000</b>
<b>GRAND TOTAL</b>		<b>696,059</b>	<b>2,178,259</b>	<b>3,099,509</b>	<b>929,843</b>	<b>3,511,214</b>	<b>10,414,884</b>