

Addenda
Minnetonka City Council Meeting
Meeting of September 18, 2023

ITEM 10C – Ordinance rezoning the properties at 5432 Rowland Road and 5501 Baker Road from R-1 to R-2

Public comment was received after the city council packet had been published. The email is attached.

ITEM 14A – Items concerning Walser Kia at 15700 and 15724 Wayzata Blvd

We received a letter from the applicant, Andrew Walser, to postpone the review of their item to a date to be determined. Attached is an updated agenda with the item removed.

ITEM 14C – Item relating to the 2023 preliminary tax levies and the 2024 preliminary budget

Several public comments were received via Minnetonka Matters and via email since the agenda was distributed last week. All comments and emails are attached.



14600 Minnetonka Blvd. | Minnetonka, MN 55345 | 952-939-8200 | minnetonkamn.gov

TO: City Council
FROM: Loren Gordon, AICP, City Planner
DATE: Sept. 18, 2023
SUBJECT: Change Memo for Sept. 18, 2023, City Council Meeting

Item 10C Ordinance rezoning the properties at 5432 Rowland Road and 5501 Baker Road from R-1 to R-2

- Public comment was received after the city council packet had been published. The email is attached.

Item 14A Items concerning Walser Kia at 15700 and 15724 Wayzata Blvd

- We received a letter from the applicant, Andrew Walser, to postpone the review of their item to a date to be determined.

From: [Fiona Golden](#)
To: [Fiona Golden](#)
Subject: Rowland Rd Project
Date: Monday, September 18, 2023 11:04:23 AM

From: Ben Jacobs
Sent: Monday, September 18, 2023 10:20 AM
To: Brian Kirk
Subject: Rowland Rd Project

Hi Brian

I live at 5424 Rowland Rd. I would like to say that I oppose rezoning the two lots and strongly oppose adding in any additional roads or driveways around and behind our property.

We have lived here 7 years and bought the home for the trees, numerous wildlife and natural beauty. It would be a grave disappointment if our backyard would drastically change and traffic would increase. Rowland Rd is very busy and our kids can not play out in the front yard. We do have a nice backyard and would like to continue to enjoy the privacy that we currently do. In addition any changes would also change the dynamic of the trail that we moved to live close by. We use it multiple times a day. That has changed drastically in the time we have lived here due to the light rail and is no longer functional at one place we used to use and connect to other trails with.

I can not make it tonight but I would caution the council as changing the zoning and landscape of the area as it borders all around our home.

Ben Jacobs.

WALSER

September 18, 2023

Andrew Walser
Phone: 952-945-7220
Email: awalser@walser.com

VIA E-MAIL TO:

City of Minnetonka
Attn: J. Wischnack and S. Thomas
14600 Minnetonka Blvd.
Minnetonka, MN 55345

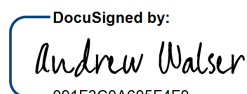
Re: Request to Postpone City Council Agenda Item Concerning Walser Kia

Dear Ms. Wischnack and Ms. Thomas:

Walser Real Estate LLC respectfully requests a postponement of the currently scheduled agenda item regarding Walser Kia at 15700 and 15724 Wayzata Blvd currently set to be heard at tonight's city council meeting.

We request that this item be heard at a future city council meeting. Thank you for your consideration.

Best regards,

DocuSigned by:

091F3C0A605F4F0...
Andrew Walser
Chief Executive Officer
Walser Real Estate LLC

Agenda
City of Minnetonka
City Council Regular Meeting
Monday, September 18, 2023
6:30 PM
Council Chambers



1. Call to Order
2. Pledge of Allegiance
3. Roll Call: Coakley-Kirk-Schack-Wilburn-Calvert-Schaeppi-Wiersum
4. Approval of Agenda
5. Approval of Minutes:
 - A. [Aug. 28, 2023 regular meeting minutes](#)
6. Special Matters: None.
7. Reports from City Manager & Council Members
8. Citizens Wishing to Discuss Matters Not on the Agenda
9. Bids and Purchases: None.
10. Consent Agenda - Items Requiring a Majority Vote:
 - A. [Review the one-year probation period for a general manager of a liquor establishment](#)
 - B. [Resolution to adjust 2024 non-union employee benefits](#)
 - C. [Ordinance rezoning the properties at 5432 Rowland Road and 5501 Baker Road from R-1 to R-2](#)
 - D. [Resolution appointing election judges and absentee ballot board for the Nov. 7 General Municipal Election](#)
 - E. [2023 Community Survey and Organizational MERIT](#)
 - F. [Resolution approving the preliminary plat of RIDGEDALE 11TH ADDITION, at 12431 Wayzata Blvd.](#)
 - G. [Resolution and agreement related to water service, sewer service, connection fees and driveway improvements at 3027 Hazelwood Rd](#)
11. Consent Agenda - Items Requiring Five Votes: None.
12. Introduction of Ordinances:
 - A. [Ordinance and resolution relating to administrative citations and fines](#)

- B. [Ordinance repealing Minnetonka City Code section 1045.060, relating to catalytic converters](#)
13. Public Hearings:
- A. [Resolutions approving special assessment for 2022-2023 projects](#)
 - B. [Community Development Block Grant Program Consolidated Annual Performance and Evaluation Report for Program Year 2022](#)
14. Other Business:
- A. [Resolution regarding the 2024-2028 Capital Improvements Program \(CIP\)](#)
 - B. [Resolution regarding 2024-2028 Economic Improvement Program \(EIP\)](#)
 - C. [Items relating to the 2023 preliminary tax levies and the 2024 preliminary budget](#)
15. Appointments and Reappointments: None.
16. Adjournment

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



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TO: City Council
FROM: Darin Nelson, Finance Director
DATE: Sept. 18, 2023
SUBJECT: Change Memo for Sept. 18, 2023 Council Meeting

ITEM 14.C – Items relating to the 2023 preliminary tax levies and the 2024 preliminary budget

Several public comments were received via Minnetonka Matters since the agenda was distributed late last week. In addition, two emails were sent directly to council and/or staff. All comments and emails are attached.

9/15/2023 07:51 AM

I feel that Mtka city continues to add more staff for non-essential things like diversity/environmental that are not needed. Too ready to spend, spend, spend and residents suffer. If City is concerned about low-income housing, help residents

9/15/2023 07:52 AM

The Council needs to take a closer look at the incomes of the citizens , the inflationary pressures affecting all people this point in time it seems that a 7.5% % increase should be 2.5% . Revisit after the elections in 2024 or if the CPI gets back to pre

9/15/2023 08:02 AM

A 7+% levy is a HUGE increase.

9/15/2023 08:32 AM

7.75 is too much we are already burdoned with higher prices for most things. keep you increases to less than 3%.

9/15/2023 09:39 AM

Less taxes. Less climate BS / spending. Get back to the basics.

9/15/2023 01:25 PM

You're not spending enough on bicycle and pedestrian infrastructure, and too much on cars. No new amenities should be provided to dangerous, polluting m

9/15/2023 01:27 PM

b cMinnetonka is absolutely spending too much on cars, and too little on sidewalks and bike lanes. Dangerous, noisy, polluting and space-hogging cars should not be receiving any new infrastructure or support.

9/15/2023 02:08 PM

I think it's fine to spend \$ on public safety and capital improvements. But what is the other half of the 7.75% levy being used for? I sure hope it's not for more social causes.

9/16/2023 05:30 AM

feedback on spending

9/16/2023 07:46 AM

Don't spend too much.

9/16/2023 08:46 AM

Restricting increases is a priority given that we've already seen aggressive increases on property values far beyond what the market would bear now.

Darin Nelson

From: Mike Funk
Sent: Sunday, September 17, 2023 9:45 AM
To: Darin Nelson; Public Comment
Subject: Fwd: Minnetonka Proposed Tax Levy

Sent from my iPhone

Begin forwarded message:

From: Chris Hawver [REDACTED]
Date: September 17, 2023 at 8:14:09 AM CDT
To: Brad Wiersum <bwiersum@minnetonkamn.gov>, Deborah Calvert <dcalvert@minnetonkamn.gov>, Kimberly Wilburn <kwilburn@minnetonkamn.gov>, Kissy Coakley <kcoakley@minnetonkamn.gov>, Brian Kirk <bkirk@minnetonkamn.gov>, Bradley Schaeppi <bschaeppi@minnetonkamn.gov>, Rebecca Schack <rschack@minnetonkamn.gov>, Mike Funk <mfunk@minnetonkamn.gov>
Subject: Minnetonka Proposed Tax Levy

You have asked for resident input on the 2024 proposed tax levy, and I am recovering from shoulder surgery, I am sending my response via email.

I have reviewed your budget and all the line items, including money for funding people and resources for a city owned athletic club, The Marsh. This is in addition to the city owned Williston facility.

The Marsh was purchased by the city earlier this year for over \$4.3 million dollars.

When you google Fitness clubs/venues in Minnetonka, you see there are one hundred fourteen (114) locations. Many of these locations are owned and operated by publicly funded companies. I know my 401k investments have these publicly companies as part of my portfolio. I'm certain I am not unusual with investments in these companies.

If the City sold the Marsh for what we paid with taxpayer dollars, coupled with eliminating the additional request for people to work at the Marsh, etc., why would the city need a levy increase?

The city of Minnetonka is a direct competitor to private enterprise. Why?

Time for accountability and responsibility for all citizens by our representatives. The charts and graphs comparing our city to others, clearly shows there is lots of room for improvement.

Chris

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Chris Hawver

Mobile [REDACTED] Email: [REDACTED]

Darin Nelson

From: Darin Nelson
Sent: Friday, September 15, 2023 4:20 PM
To: 'Joe Sebesta'
Cc: Mike Funk
Subject: RE: Levy Question

Good afternoon Mr. Sebesta,

I historically have not gathered the tax dollar information from our comparable cities. However, yesterday afternoon I was on a call with a few other cities and that topic came up so we did share with each other our information. However, I have not had a chance to review the results yet. I will talk with the city manager and I will try and compile that information for Monday night's meeting.

The couple concerns with comparing tax dollar impacts from one city to the next is that median value homes vary substantially from community to community, also every city has different funding sources and programs. For instance, a number of our comparable cities charge special assessments for street reconstruction projects, Minnetonka does not. Our street reconstruction projects are 100% funded by property taxes, whereas other cities partially fund this program through special assessments to tax payers in the impacted area. Another example would be revenue generation. A few of comparable cities have municipal liquor stores which generate substantial revenue that replaces property taxes, some other cities have local sales tax that pay for capital bonds and also replace property taxes.

These factors and others impact the property tax levy needed to fund city operations. I always make a disclaimer when comparing levy percentages amongst our comparable cities is that every city is unique and may or may not have different drivers impacting their property tax levy.

Thank you for your feedback.

Best Regards,
Darin



Darin Nelson | Finance Director
City of Minnetonka | minnetonkamn.gov

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8253 | Cell: 612-616-1024

From: Joe Sebesta [REDACTED]
Sent: Friday, September 15, 2023 10:41 AM
To: Darin Nelson <dnelson@minnetonkamn.gov>
Subject: Levy Question

Hello, Darin. I have a question on the proposed Levy.

I see a few charts that outline how this proposed increase compares to increases in other cities, what I don't see is how our current taxes compare to taxes in other cities.

Can you share? I need to understand the context before I can digest this proposal.

Thanks

Joe Sebesta
2349 Cedarwood Ridge, Minnetonka, MN 55305