

# Woodland News

Winter Issue, 2024



## The New Year Brings New Beginnings



After six years of dedicated service to our community, Sara Skalle retired from the position of Woodland City Clerk in early November of this year. Ms. Skalle has been a neighbor, friend and steward of Woodland for many years and has certainly earned some downtime and relaxation. Thank you, Sara, for all of your hard work and dedication. In her absence, the City Staff working for the City of Deephaven have been tapped to step in and serve as the City Staff for Woodland.

We bring our many years of experience and high level of commitment to Woodland and are here to help with any questions you may have. **New Woodland Staff Introduction Continued on Page 2.**

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City of Woodland, Minnesota  
[www.woodlandmn.org](http://www.woodlandmn.org) | (952) 474-4755

## Woodland Truth In Taxation, Property Tax Information



The City of Woodland established a 2024 General Fund Budget last December with expenses totaling \$616,455. The City levied \$533,407 for operating expenses to provide city services; this levy included \$49,308 (inclusive of administrative and reporting costs) as payment of the City's Capital Improvement Bond debt from the 2021 street construction project. The 2025 Proposed General Fund Budget is currently set with expenses totaling \$677,523. The proposed levy for operating expenses is \$563,557, with a Debt Service Levy of \$49,861, totaling \$613,418.

This represents a levy increase in the amount of \$80,011; or roughly 15% from what was levied for 2024. The increase in operating expenses proposed for next year is primarily due to an increase in funding for future road maintenance and repair projects, the Administrative Services Agreement with the City of Deephaven, and general inflationary factors impacting municipal operations. **Woodland Budget Information Continued on Page 3.**

## Woodland Winter Council Meetings and Potential Time Change

Below is a calendar of the City of Woodland Council Meetings and other events in January, February and March of 2025. Additionally, please note that the City of Woodland is considering changing the meeting times of City Council Meetings and would like your input in the process. City Staff have created a survey to help identify what meeting times would work best for members of our community. Please visit the following link to share what would work best with your schedule if you wanted to attend a meeting: <https://www.surveymonkey.com/r/QT7PCJM>. You can also find this survey on the City's website, along with additional information regarding the Woodland City Council meeting materials and meeting schedule.

### January 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			Happy New Year 2025	2	3	4
5	6	7	8	9	10	11
12	Council Meeting 13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

### February 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	Council Meeting 10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	

### March 2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4	5	6	7	8
9	Council Meeting 10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

## Stay Safe on the Lakes this Winter

Every year the evening news reports “Vehicle breaks through ice on Lake Minnetonka.” Or “Snowmobile falls through the ice on Lake Minnetonka.” Or “Hennepin County Sheriff warns of thin ice on Lake Minnetonka.” Ice conditions can vary from one day to the next, and even within the same lake. The DNR recommends that ice should be at least four inches thick before walking on it. ATVs require 5 to 7 inches, and other vehicles require 8 to 15 inches, depending on their size. Although the temperatures are low enough to freeze our lakes, the safety risk on the ice still remains very high.

- \* Patches of thin ice can be covered by snow  
Carry ice picks for self-recovery
- \* Carry a small throw bag so that you can help others if they fall through the ice
- \* Don't panic if you start to fall through the ice - return back in the direction you walked on
- \* Check ice thickness repeatedly as you move out  
Areas of animal activity, like muskrats, can greatly weaken the ice

**Recommended Minimum Ice Thickness**  
*Rough guidelines for new, clear ice only*

Ice Thickness	Vehicle/Activity
LESS THAN 4 INCHES	STAY OFF!
4 INCHES	On Foot
5-7 INCHES	Snowmobile
7-8 INCHES	Side-by-side ATV
9-12 INCHES	Car
13-17 INCHES	Truck
20+ INCHES	Heavy duty truck with wheeled fish house

**Ice Safety Tips**

- Avoid alcoholic beverages.
- Don't drive on the ice at night.
- Check the thickness of the ice every 150 feet.
- Carry two large nails to use as ice picks if you fall through.
- Double the thickness guidelines for white or snow-covered ice.
- Avoid pressure ridges, areas with current, and areas around aerators.

**REMEMBER: ICE IS NEVER 100% SAFE!**

If you do fall through the ice, experts recommend taking a minute to catch your breath and locate ice in the direction you came from. Then extend your arms to reach the ice and kick in the water so that you can horizontally propel yourself back on to the ice. As you approach the ice, stay horizontal so that your body is evenly distributing weight across the ice.

Practice these safety tips for a safe and enjoyable winter season. For more information on frozen lake safety, visit the Minnesota Department of Natural Resources Website: <https://www.dnr.state.mn.us/safety/ice/travel.html>.

## Meet Your New Woodland City Hall Staff



**Dan Madsen**  
City Administrator / Special Counsel  
**Hometown:** Chaska, MN  
**Hobbies:**  
Hockey, Cooking / Eating  
**Last Netflix Series:**  
Lincoln Lawyer

[danm@cityofdeephaven.org](mailto:danm@cityofdeephaven.org)



**Diane Schwalbe**  
Building Permits / Public Works  
**Hometown:** Bloomington, MN  
**Favorite Food:**  
Italian  
**Favorite Winter Activity:**  
Beach vacations

[dianes@cityofdeephaven.org](mailto:dianes@cityofdeephaven.org)



**Madison Fiecke**  
Utility Billing / Marina Clerk  
**Hometown:** Winsted, MN  
**Favorite Holiday:**  
Halloween  
**Last Book I read:**  
Funny Story

[madisonf@cityofdeephaven.org](mailto:madisonf@cityofdeephaven.org)



**Kimberly Lenarz-Greenwaldt**  
City Clerk  
**Hometown:** Royalton, MN  
**Favorite Food:**  
Cheesecake  
**Favorite Winter Activity:**  
Ice Fishing

[kimberlyl@cityofdeephaven.org](mailto:kimberlyl@cityofdeephaven.org)



**Pat Smith**  
Planning Director  
**Hometown:** Minneapolis, MN  
**Hobbies:**  
Coaching and Golf  
**Favorite Holiday:**  
Halloween - fun with neighbors

[pats@cityofdeephaven.org](mailto:pats@cityofdeephaven.org)



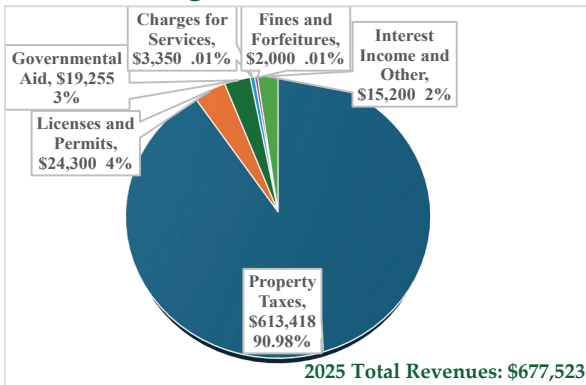
**Andrew Keller**  
Finance Clerk  
**Hometown:** Rolfe, IA  
**Favorite Food:**  
Chicken Parmesan  
**Last Netflix Series:**  
Ted Lasso

[andrewk@cityofdeephaven.org](mailto:andrewk@cityofdeephaven.org)

# 2025 Budget and Property Tax Levy

The City of Woodland established a 2024 General Fund Budget last December with expenses totaling \$616,455. The City levied \$533,407 for operating expenses to provide city services, which included \$46,960 to pay the City’s long-term debt, and \$60,314 to contribute to future road improvement projects. The 2025 Proposed General Fund Budget is currently set with expenses totaling \$677,523. The proposed levy for operating expenses is \$613,418, which represents an increase in operating expenses of \$80,011; or roughly 15% from the 2024 levy in the amount of \$533,407. This increase in operating expenses is primarily due to an increase in funding the Capital Improvement Fund for future road improvement projects, expenses related to the newly executed Administrative Services Agreement with the City of Deephaven, and other general inflationary factors impacting municipal operations. The City’s long term debt levy will be set at \$49,861.35 based upon the principal and interest payments due and payable in 2025 for the 2021A Series street improvement bond. This debt service payment represents an increase of \$553.35 from the 2024 amount of \$49,308; or, roughly 1.12%. The City’s Capital Improvement Fund proposed contribution for next year is \$101,104.65, which represents an increase in capital funding in the amount of \$43,135.65 from the amount contributed in 2024 of \$57,966; representing an increase of roughly 74.42%. The increase in capital funding proposed for next year will support future street maintenance and improvement projects.

## 2025 Budget, Woodland Revenues



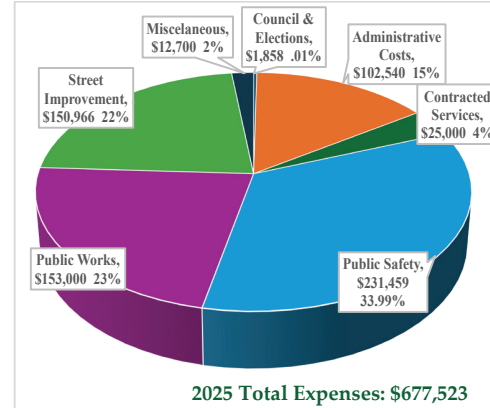
## 2025 Projected Revenues

The pie chart featured to the left highlights the general categories of revenues received by the city that support city services and operations. Property taxes provide the majority of city revenues (91%). Other sources of revenue that support city operations include Licenses and Permits (4%), Governmental Aid (3%) and a variety of smaller miscellaneous sources of revenue including Charges for Services, Fines and Investment Interest Income (2%).

## 2025 Projected Expenses

The pie chart featured to the right highlights the general categories of expenses involved in city operations and through the provision of city services. Public Safety (Police and Fire Services) comprises the largest portion of the City’s annual budget (33.99%). Public Works (23%), Administrative Expense (15%) and Street Improvement funding (22%) round out the other major categories of annual expenditures.

## 2025 Budget, Woodland Expenses



## Where does your property tax dollar go?\*

Hennepin County 39¢

Minnetonka Schools 44¢

7¢ Other

Woodland 10¢



This graphic depicts what is funded by every tax dollar collected.

- 3.5¢ Public Safety
- 2¢ Public Works
- 2¢ Street Funding
- 1.5¢ Administrative Expenses
- .5¢ Contracted Services
- .5¢ Miscellaneous

\*“Other” includes the Met Council, any Fiscal Disparity Tax, TIF Districts or other Special Taxing Districts

\* Based upon a 2024 home valuation of approximately \$1,800,000 located in the City of Woodland, Minnesota.



## 2025 Woodland Budget and Property Tax Levy Report

### How are my property taxes calculated?

The State of Minnesota has a complex system for calculating property taxes. The decisions made by the County Board, School Board and City Council regarding the amount of tax dollars needed for operations and the provision of services may be the most obvious factors affecting property tax bills. Other factors that impact property taxes include the property classification, value of the individual property, total value of all properties in our community, changes in state programs and changes in state laws that impact the property tax system.

### Property Valuations



The property classification, valuation and tax assessment process begins each year with local assessors who estimate the market values of all of the properties in the city. The goal of the assessor is to determine the approximate sale value of each parcel of property based upon current market conditions and recent comparable property sales. That value is then established as your property's estimated market value for property taxation purposes. Some properties, based upon their age, value or other factors, have deductions made to their estimated market value. After review and calculation of any applicable deductions, the final taxable market value is established for each property in the city.

### Property Classification

In addition to property market valuations, each parcel of property is assigned a property class. This classification is important because the State of Minnesota assigns a weight to each class of property that impacts the amount of property taxes that property will contribute. As an example, income generating properties like those with commercial or industrial uses have a higher classification weight than other properties. Additionally, residential properties with a higher value carry a higher classification weight than lower valued properties. For more detailed information on property classifications and weights, visit the Minnesota House Research Department's website: <https://www.house.mn.gov/hrd/issinfo/cl-srates.aspx>.

### Taxable Tax Capacity

The Property Valuation and Property Classification systems are then applied to each parcel of property; the taxable market value is multiplied by the relevant class rate to arrive at the net taxable tax capacity for that parcel. This net taxable tax capacity for each property is added together to determine the city's total taxable net tax capacity. Stated differently, the city's taxable net tax capacity is generally comprised of the net tax capacities of all individual properties within the jurisdiction

### Local Tax Rate

A local tax rate is determined based upon the city's taxable net tax capacity and the amount of that city's property tax levy. Specifically, the County Assessor divides the city's property tax levy by the city's taxable net tax capacity. This formula provides the city's local tax rate, expressed as a percentage based upon the calculation above.

### Final Parcel Property Tax

The property taxes to be paid by each parcel of property in the city are calculated by multiplying the net tax capacity of that property by the tax rate established for the city. This figure represents the amount to be received in taxes as levied by the city to support municipal operations and the provision of city services. This process is repeated for the County property tax levy and School District property tax levy. Any other applicable property taxes are then included in the final figure and calculations that are sent to you as your property tax statement.



# Putting it into Practice

## Parcel Tax Capacity

Here is a current example of the property tax system put into practice with a property located in the City of Woodland. This property has an estimated market value of \$1,827,200, and with no exemptions or deductions applicable, a taxable market value also of \$1,827,200. This property is zoned residential with a residential use, and because it is valued greater than \$500,000 it is assigned a class rate of 1% for the first \$500,000 and a class rate of 1.25% for the remainder of the value. When the taxable market value is multiplied by the property's tax rate of 1% for the first \$500,000 in value, and 1.25% for the remaining estimated market value, the property is given a net tax capacity of \$21,590.

## Woodland Tax Rate

The City of Woodland approved the 2025 Preliminary Property Tax Levy at the September 9, 2024 Council Meeting by Resolution in the amount of \$613,418. The net taxable tax capacity for Woodland in 2025, as set by the County Assessor, is \$6,278,349. When the property tax levy is divided by the City's net taxable tax capacity, it provides us with the 2025 Woodland Tax Rate of 9.77%.

## Parcel Specific Tax Rate

The net tax capacity of this specific parcel, as provided above, is \$21,590. The City's 2025 Tax Rate is 9.77%. When the net tax capacity of the property is multiplied by the City's tax rate, it gives us the city property taxes to be paid in the amount of \$2,109. This amount is added to the taxes of the other jurisdictions to provide the total taxes due in 2025.

## Taxation Process in Review

Step 1: Local, County and School District officials review their budgets each year to determine how much money should be raised from property taxes to cover operational expenses and support the provision of services to the community.

Step 2: The levy is spread among all taxable properties according to their tax capacity:  $\text{Taxable Market Value} \times \text{Classification Rate} = \text{Tax Capacity}$ .

Addresses for correspondence	Actual 2024	Proposed 2025
Hennepin County, A2400 300 S Sixth St Minneapolis MN 55487 612-348-3011 hennepin.us	\$6,127.60	\$8,223.84
City of WOODLAND City of Woodland 20225 Cottagewood Rd Deephaven MN 55331 952-358-9936 woodlandmn.org	\$1,558.32	\$2,109.55
STATE GENERAL TAX		
School District 276 Voter Approved Levy: Other Local Levies: School District Total:	\$4,374.22 \$2,958.15 \$7,332.37	\$5,411.05 \$4,059.17 \$9,470.22
Minnetonka Schools 5621 Hwy 101 S Minnetonka MN 55345 952-401-5000 minnetonkaschools.org		
Metropolitan Council 390 Robert Street North St Paul MN 55101-1805 651-602-1738 metro council.org/budget	\$316.86	\$436.11
Other Special Taxing Dist: Fiscal Disparity Tax: Tax Increment Tax:	\$829.71	\$1,107.81
TAX EXCLUDING SPECIAL ASSESSMENTS	\$16,164.86	\$21,347.53

Step 3: The levy and total tax capacity for all properties are used to calculate the local tax rate:  $\text{Local Tax Levy} / \text{Total Tax Capacity} = \text{Local Tax Rate}$ .

Step 4: County Auditor determines if any tax credits or additional taxes apply. These may include property tax credits, referendum levies, State general taxes or taxes from special taxing jurisdictions.

Step 5: Property Tax Notices are compiled for each property that list the taxes assessed to the property by jurisdiction. Taxes are then assessed to each property and collected by the County annually.

To learn more about the 2025 Woodland Budget or Property Tax Levy, stop into City Hall during normal business hours or send an e-mail to City Administrator / Special Counsel Dan Madsen: [danm@cityofdeephaven.org](mailto:danm@cityofdeephaven.org).

Additional information and more detail regarding the Woodland 2024 Budget and Property Tax Levy can be found on the City's website: [www.woodlandmn.org](http://www.woodlandmn.org).

### Property taxes statement schedule

Step 1	Value & classification	2024		2025	
		TAX YEAR PAYABLE	RELATIVE HMSTD	TAX YEAR PAYABLE	RELATIVE HMSTD
	CLASS:				
	Estimate Market Value:	\$1,468,000.00		\$1,827,200.00	
	Homestead Exclusion:				
	Other Exclusion/Deferral:				
	Taxable Market Value:	\$1,468,000.00		\$1,827,200.00	

# City of Woodland, Minnesota

## 2025 Proposed Budget and Property Tax Levy



### Local Board of Equalization and Appeal

Hennepin County will be setting the date for the 2025 Local Board of Equalization and Appeal (LBAE) Public Hearing in the coming weeks.

We will post that information on the City's website and provide updates as soon as it becomes available.

[www.woodlandmn.org](http://www.woodlandmn.org)

### City Budgets, Levy and Property Taxes

The State of Minnesota has a complex system for calculating property tax. The amount of tax assessed to a property changes from year to year based upon a number of factors. The decisions made by a City Council, County Board and School Board about the amount of tax dollars needed to deliver services may be the most obvious factors affecting property tax bills. Other factors that impact property taxes include the value of the individual property, the total value of properties in our community, changes in state programs and changes in State Statutes and laws that affect the property tax system.

### Calculating the Budget and Levy

The City of Woodland's budget process is a year-round project that begins to take shape in the summer months of each year. The prior year's budget is compared to the revenues and expenses received to date, and projections are made and revised for the following year until the preliminary budget and preliminary property tax levies are established. To calculate the preliminary property tax levy, the city reviews available revenues and compares those with the projected expenses anticipated for the provision of municipal operations and services for the following year. Due to the limited sources of revenue for city governments, expenses exceed the projected revenues; so the difference between these numbers is the amount of revenue the city needs to raise through taxation to balance the city's budget. Cities are required by Minnesota Statute to certify a proposed levy amount to the County Auditor no later than September 30th of each year. The amount of the preliminary levy can be

decreased, but generally cannot increase after it is certified. The city then carefully compares the revenues and expenses from September through December to establish the final budget and property tax levy. This final levy is what is collected as property tax for the following year.

### Long Term Debt

The long-term debt a city has incurred is a factor impacting the city's property tax levy. The principal and interest of these bonds is paid annually, which is reflected as a separate line item in the city's Property Tax Levy Resolution. Woodland has one outstanding bond obligation, the 2021A Series Bond issued May 10, 2021, in the amount of \$445,000 for the Woodland 2021 street reconstruction project. The 2021A Series debt will be satisfied in 2032, but can be called and paid early on or after February 1st of any given year for the amount of the outstanding principal and interest accrued to the date of redemption. The 2025 payment on this bond is in the amount of \$49,861.35; with \$43,000 of that amount being principle, and the remaining \$6,861.35 being interest and administrative fees.

Bond / Loan	Annual Payment	Balance	Interest Rate	Maturity Year	Call Date
2021A Series	\$49,861.35	\$360,000	1.1%*	2032	Anytime

\* Interest rate on bond debt, excluding administrative and reporting expenses.

### Funding Future Projects

The City also has a fund into which incremental transfers are made to offset the expense of future large-scale infrastructure projects. By funding those incrementally now we decrease the burden or dependence of bonding for these projects in the future. For 2025, the City is proposing a transfer to the Street Improvement Fund in the amount of \$101,104.65 that will support future street maintenance and repair projects in the years to come.

## Don't Be Salty... Salt Smart!

Salt is an important means of preventing slips, falls and accidents on our walkways and roads each winter. Unfortunately, salt can have a detrimental impact on our habitat and environment if overused. According to environmental experts, it only takes 1 teaspoon of salt to pollute 5 gallons of water to a level that is toxic for freshwater eco-systems like Lake Minnetonka. To protect our lakes and community, please consider using salt cautiously and sparingly. Here are some suggestions to help maximize the benefits of minimal salt use this winter:



- \*Most salts stop working at temperatures around 15 degrees Fahrenheit, try to avoid using salt at temperatures around there and lower. While it won't melt the ice, using sand as a salt substitute when it is cold can help with traction and visibility of slippery areas.
- \*You can probably use less salt than you think. Salt will continue to melt ice even after it dilutes into the melted ice water. Spreading salt on ice is very effective if the salt grains are spread out to the point they resemble stars in the night sky.
- \*If you notice excess salt on a dry pavement, it can still be swept up and re-used at a later time. That will help conserve salt usage and help keep it from washing down into Lake Minnetonka.

Thank you for your smart usage of salt this winter. Additional information can be found on the University of Minnesota Sustainability Website:

<https://sustainable.umn.edu/sustainable-campus>.

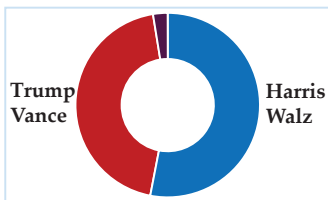
# 2024 General Election Results

The 2024 General Election is complete. Please join us in both thanking and congratulating Mayor Vince Suerth and Council Members Tom Newberry and Juan Vazquez in their election to the Woodland City Council! We sincerely appreciate your time and dedication in the advancement of our community!

Here is a little more detail and context on how Woodland voted on some of the contested major races in the 2024 General Election:

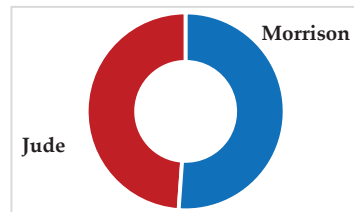
### Presidential Election

Trump & Vance	139
Harris & Walls	166
Other	8



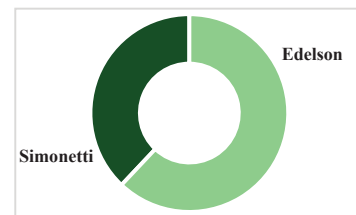
### US District 3 Representative

Kelly Morrison	158
Tad Jude	151



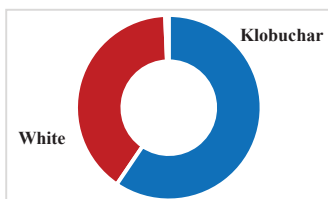
### County Commissioner District 6

Heather Edelson	134
Marisa Simonetti	82



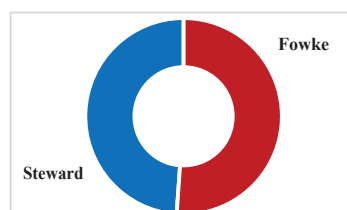
### U.S. Senate

Amy Klobuchar	185
Royce White	124
Other	2



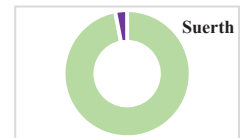
### State Senate District 45

Ann Johnson Steward	151
Kathleen Fowke	158



### Woodland Mayor

Vince Suerth	223
Other	7



### Woodland City Council (Elect Two)

Tom Newberry	203
Juan Vazquez	192
Other:	5





**City of Woodland**  
**20225 Cottagewood Road**  
**Deephaven, MN 55331**  
**(952) 474-4755**

### **Woodland City Council**

**Mayor Vince Suerth**  
vsuerth.woodland@gmail.com

**Tom Newberry**  
tnewberry@hbi.com

**Dave Daniels**  
davedaniels2800@gmail.com

**Juan Vazquez**  
juan\_vazquez@q.com

**Hank Zucker**  
m\_z5@yahoo.com



**Woodland City Hall**  
20225 Cottagewood Road  
Deephaven, MN 55331

**City Hall Hours:**  
Monday – Friday  
8:00 a.m. to 4:30 p.m.  
www.woodlandmn.org  
(952) 474-4755

**City Council Meetings**  
2nd Mondays, 7 p.m.  
Residents always welcome!  
Agendas & minutes on website

**Mayor**  
Vince Suerth (2028)

**Council Members**  
Dave Daniels (2026)  
Tom Newberry (2028)  
Juan Vazquez (2028)  
Hank Zucker (2026)

**Staff Contacts:**  
**City Administrator**  
Dan Madsen  
Danm@cityofdeephaven.org

**Finance Clerk**  
Andrew Keller  
Andrewk@cityofdeephaven.org

**Planning & Zoning Director**  
Pat Smith  
Pats@cityofdeephaven.org

**City Clerk**  
Kimberly Lenarz-Greenwaldt  
Kimberlyl@cityofdeephaven.org

**Building Permit Clerk**  
Diane Schwalbe  
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**Utility Billing & Marina Clerk**  
Madison Fiecke  
Madisonf@cityofdeephaven.org

**Deephaven Police Department**  
911 All Emergencies  
952-258-5321 Non-Emergency  
763-525-6210 After Hours  
952-474-7555 Office

**Republic Recycling Services**  
Email for local Customer Service  
woodlandCS@republicservices.com

