DEEPHAVEN CITY COUNCIL WORKSHOP
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
6:00 P.M. Monday, March 2nd, 2026

AGENDA

6:00 P.M. WORKSHOP

1. Warming House Design
2. 4th of July Semiquincentennial Fireworks Contract
3. 2026 Street Project Bids and Alternates

7:00 P.M. Council Meeting
Agenda Presented Below

8:30 P.M. COUNCIL RETREAT
20505 Lakeview Avenue
Deephaven, MN 55331

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
6:00 p.m. Workshop
7:00 p.m. Consent Agenda (Behr Design Proposal only)
Monday, March 2, 2026
Warming House / Pavilion Discussion

The Council has been engaged in the planning process to construct a warming house / pavilion in Village Hall Park for the past several years, a project that was reflected in the 2023 Draft Village Hall Park Master Plan. In preparation for this project, the Council built into the 2026 Capital Improvement Fund Budget funding in the amount up to $500,000 to support construction of this project in the spring / summer of this year. To date, both the Council and Park Board have held preliminary discussions regarding the project with the thoughts and considerations expressed at those meetings incorporated into this memorandum for consideration and review.

As a part of this planning and preparatory process, Engineer Steve Hegland has provided four draft layouts of potential warming house / pavilion designs that generally depict two separate locations with two different building orientations at each location. These drawings assume a footprint of approximately 3,100 square feet; a size that can be accommodated by our existing stormwater mitigation components at the park.

Councilman John Studer has been working with Park Board Chair Cory Lepper on a path to develop potential building designs and has secured a quote from Behr Drafting and Design to pull together architectural plans that can be used as the basis for construction documents and subsequent quotes for completion of the project. This proposal has been requested to be set on the Consent Agenda for approval with the ask that the Council award the project with an expense not to exceed $12,000. Ultimately, for our records, we will need more detail to support the quote, including a more defined scope of work and anticipated deliverables to be provided to the Council. Engaging Behr for architectural design will help define and expedite the drafting and completion of bidding documents and assist in our visualization of the anticipated final project.

As we begin to focus on specific elements of our Pavilion (or other name yet to be determined), I would ask the Council to entertain a discussion that would start to provide some structure to what we hope to see as an end project. Presented below are a

series of questions that will help to frame the project and help us stay on track and avoid circular discussions as we move through the planning process.

1) The maximum building footprint we can have with existing stormwater components is approximately 3,100. Do we agree that this footprint will be sufficient for construction of the building? Or, in the alternative, do we need to engage Engineer Hegland to design an expanded stormwater system to support a larger footprint?

2) The project as discussed by the Council and Park Board contemplates inclusion of public restrooms and a space conducive to year-round use. On that basis, there would be no permanent installations in the center of the public space to allow for multiple seating arrangements and to support different uses. The restrooms would be a multi-stall or multi-fixture design to deter vandalism and other bad acts.

3) The project would incorporate a sheltered outdoor area, or outdoor areas, to support recreation or leisure outside under a covered area.

4) The project should incorporate or include storage sufficient to house hockey nets, tables and / or chairs used in the structure and should have on-demand hot water that would be accessible for flooding the hockey rink areas.

5) The project should be located as depicted in the figures provided by Engineer Hegland with the location being closest to the existing hockey rink / or in the alternative located closest to the T-ball field.

6) The utilities (well and sewer connection) will need to be accounted for, with the sewer connection being in the middle of Cottagewood Road.

7) The project should include additional storage space to house the Toolcat, snowblower and power broom to support easier maintenance of the hockey rinks in the winter, which could double as storage space for lawnmowers or other equipment to be utilized in the summer months.

8) Windows installed for this project should be plexiglass, tempered glass or should incorporate some type of protective covering to project from breakage. Flooring should be rubberized to support the use of hockey skates. Cubbies and coat hooks should be installed as storage for all season usage.

9) A gas fireplace has been discussed that would operate outside on the sheltered patio. Is this something agreeable to the Council?

10) The name “warming house” is disfavored by the Park Board as unnecessarily limiting and not properly reflecting the year-round usage for this building. Can we agree to call this a “Pavilion” as suggested by the Park Board? Or, in the alternative, are there other names we should consider?

We can review this matter in more detail on Monday evening, direction provided by the Council will be shared with the Park Board on Tuesday evening during that meeting as well.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Stantec

Memo

To:	Honorable Mayor and Council	From:	Steven Hegland, City Engineer
Project:	Village Park Warming House Design Components	Date:	February 26, 2026

Purpose

This memo is provided for the City Council's consideration to outline some of the design considerations for the proposed Warming House at Village Park. This memo provides a brief outline on some of the design considerations that may go into the final Warming House plans.

Warming House Placement

For the City Council's consideration, four options have been developed for the placement of the warming house within the existing Village Hall Park. The proposed options generally show the building placement in two locations: one near the current warming house and one near the hockey rink, just off the existing trail. Within each of these two locations, the building is shown in two different orientations for the Council's review.

The Council is asked to provide direction on the preferred location and orientation, or to indicate whether additional locations should be considered. Attached to this memo are exhibits illustrating four proposed options for building placement and orientation.

Grading and Stormwater

Depending on the location selected for the warming house, a project grading plan will be required to ensure that existing site drainage is accommodated into the design. As part of the hockey rink project, the City constructed a stormwater filtration basin along the southern side of the rink. This basin was sized to accommodate runoff from the warming house and associated sidewalks for up to 3,100 square feet of impervious surface.

The current warming house layout, including surrounding sidewalks, accounts for approximately 2,600 square feet of impervious surface. It is recommended that the total impervious surface associated with the final warming house layout not exceed 3,100 square feet so that additional stormwater treatment is not required.

If the location adjacent to the hockey rink is selected, modifications to the runoff from the existing Public Works parking lot will be necessary. Currently, runoff from the parking lot is conveyed through a culvert that outlets to a swale in this area and drains to the west.

Water and Sewer

To support the proposed restroom facilities, water and sanitary sewer service would need to be extended to the warming house. The water service would be connected to the adjacent wellhouse, which currently provides water to City Hall and the Fire Department. Public Works staff have indicated that the existing sanitary sewer service for City Hall is routed through the parking lot. It is anticipated that this sewer service would also be utilized to serve the warming house.

Reference: Warming House

The exact location and depth of the existing sewer service are currently unknown and would need to be verified during the design phase. Depending on the depth of the sewer connection, installation of a small grinder pump may be required to serve the warming house.

Small utilities

Electric, cable, and natural gas services are currently available to City Hall, and the utilities necessary to support the warming house are anticipated to be readily accessible. During final design, coordination with the applicable utility providers will be required to determine which services can be extended from existing infrastructure and which utilities, if any, will require new service connections to the building.

Council Request

This memo is prepared to provide considerations for the City Council as they discuss the various design and use elements of the warming house and where it best fits within the existing park.

Thank you,



Steven Hegland
City Engineer
Phone: (763) 479-4237
steven.hegland@stantec.com

Attachments: Warming House Placement Options

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Option 1

LEGEND

- EXISTING STORM SEWER
- EXISTING COMMUNICATIONS LINE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED 8' BITUMINOUS TRAIL
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DRINKING FOUNTAIN
- EXISTING TREES
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING AUTO SPRINKLER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING AC
- EXISTING GAS METER
- EXISTING ROCK

PROPOSED WARMING HOUSE AND TRAILS
~2,600 SF IMPERVIOUS SURFACE

EXISTING CURB

EXISTING WELLHOUSE

EXISTING WELL

CURB EDGE

BUILDING EDGE

HOCKEY RINK

TREE LANDSCAPING BORDER

STORM WATER BMP

LAKE MINNETONKA LRT

N

0 20' 40'

Stantec
One Carlson Parkway, Suite 1000
Plymouth, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
PRINT NAME: Steven Heglund
SIGNATURE:
DATE:
LIC. NO.

CITY OF DEEPHAVEN, MINNESOTA
VILLAGE PARK WARMING HOUSE
PROPOSED SITE PLAN

NO	REVISION	DATE

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193807469

SHEET NUMBER
C-101

Plot Date: 02/25/2026 - 8:06am
User Name: Steven.Heglund@stantec.com
Dwg: \\cd1220-f01\shared_projects\193807469\Task 700 Parks\2026 Warming House\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807469-C101.dwg
Xrefs: 193807469 XSXT, 193807469-BORDER, 193807469 XSNO, Aerial Shifted

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Option 2

LEGEND

- EXISTING STORM SEWER
- EXISTING COMMUNICATIONS LINE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED 8' BITUMINOUS TRAIL
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DRINKING FOUNTAIN
- EXISTING TREES
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING AUTO SPRINKLER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING AC
- EXISTING GAS METER
- EXISTING ROCK

EXISTING CURB
EXISTING WELLHOUSE
EXISTING WELL
CURB EDGE
PROPOSED WARMING HOUSE AND TRAILS
~2,700 SF IMPERVIOUS SURFACE
HOCKEY RINK
BUILDING EDGE
TREE LANDSCAPING BORDER
STORM WATER BMP
LAKE MINNETONKA LRT
N
0 20' 40'

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Plymouth, MN 55447
www.stantec.com

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PRINT NAME: Steven Heglund
SIGNATURE:
DATE:
LIC. NO.

CITY OF DEEPHAVEN, MINNESOTA
VILLAGE PARK WARMING HOUSE
PROPOSED SITE PLAN

NO	REVISION	DATE

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193807469

SHEET NUMBER
C-103

Plot Date: 02/25/2026 - 9:04am
Plot By: Steven Heglund (Steven.Heglund@stantec.com)
Xrefs: 193807469-XSXT, 193807469-BORDER, Aerial Shifted, 193807469-XSNO-Rotated 90 degrees
Drawing: n:\mn\plymouth\projects\193807469\Task 700 Parks\200s Warming House\drafting\03 - DESIGN\1_CAD\3 PLANSHEETS\193807469-C103-Rotated 90.dwg

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Option 3

LEGEND

- EXISTING STORM SEWER
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- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED 8' BITUMINOUS TRAIL
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING DRINKING FOUNTAIN
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- EXISTING LIGHT POLE
- EXISTING AUTO SPRINKLER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING AC
- EXISTING GAS METER
- EXISTING ROCK

EXISTING CURB

EXISTING WELLHOUSE

EXISTING WELL

PROPOSED WARMING HOUSE AND TRAILS
~3,500 SF IMPERVIOUS SURFACE

CURB EDGE

HOCKEY RINK

BUILDING EDGE

TREE LANDSCAPING BORDER

STORM WATER BMP

LAKE MINNETONKA LRT

N

0 20' 40'

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PRINT NAME: Steven Heglund

SIGNATURE: _____ LIC. NO. _____

DATE: _____

CITY OF DEEPHAVEN, MINNESOTA
VILLAGE PARK WARMING HOUSE
PROPOSED SITE PLAN

NO	REVISION	DATE

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193807469

SHEET NUMBER
C-102

Plot Date: 02/25/2026 - 8:52am
User Name: steven.heglund@stantec.com
Xrefs: 193807469 XSXT, 193807469-BORDER_Aerial Shifted, 193807469 XSNO-2nd Location

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Option 4

LEGEND

- EXISTING STORM SEWER
- EXISTING COMMUNICATIONS LINE
- EXISTING FENCE
- EXISTING RETAINING WALL
- PROPOSED 8' BITUMINOUS TRAIL
- PROPOSED CONCRETE
- EXISTING BITUMINOUS PAVEMENT
- EXISTING TELEPHONE MANHOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING SANITARY MANHOLE
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- EXISTING TREES
- EXISTING SHRUB
- EXISTING SIGN
- EXISTING LIGHT POLE
- EXISTING AUTO SPRINKLER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING UTILITY POLE
- EXISTING AC
- G-METER — EXISTING GAS METER
- ROCK — EXISTING ROCK

EXISTING CURB

EXISTING WELLHOUSE

EXISTING WELL

PROPOSED WARMING HOUSE AND TRAILS
~4,100 SF IMPERVIOUS SURFACE

CURB EDGE

BUILDING EDGE

HOCKEY RINK

TREE LANDSCAPING BORDER

STORM WATER BMP

LAKE MINNETONKA LRT

N

0 20' 40'

Stantec
One Carlson Parkway, Suite 1000
Plymouth, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: Steven Heglund

SIGNATURE: _____ LIC. NO. _____

DATE: _____

CITY OF DEEPHAVEN, MINNESOTA
VILLAGE PARK WARMING HOUSE
PROPOSED SITE PLAN

NO	REVISION	DATE

SURVEY	
DRAWN	
DESIGNED	
CHECKED	
APPROVED	
PROJ. NO.	193807469

SHEET NUMBER
C-102

Plot Date: 02/25/2026 - 11:16am
User Name: steven.heglund@stantec.com
Xrefs: 193807469 XSXT, 193807469-BORDER, Aerial Shifted, 193807469 XSNO-2nd location 90 degree

BEHR DESIGN INC
Creating Timeless Designs

3496 West 220th Street
Jordan, MN 55352

Phon: 952-746-7702
Fax: 952-746-7703
Cell: 952-994-6682
e-mail: mikeb@behr-design.com

February 4, 2026

		Contact:	
Builder Name:	**Vine Hill Partners**		
Job Name:	**Deephaven Warming House**	e-mail:	clepper@vinehillpartners.com
Project Address:	TBD	e-mail 2:	
City. State	Deephaven, MN	Phone:	612-801-9055
		Phone:	

Current Address: _____

_____

_____

Scope of Work for Estimate Includes:

Draft construction drawings for new Deephaven Warming House. Design to be provided by Vine Hill Partners

Required Drawings for Construction & Permit	**Estimated Hours**
Measure/site (0 person for 0hrs)	0 hrs
As-Built Floor Plans	0 hrs
As-Built Exterior Elev	0 hrs
Proposed Floor Plans	40 hrs
Proposed Exterior Elevations	30 hrs
Electrical/Lighting Plan (Not Included see options below)	0 hrs
Interior Elevations	12 hrs
Details & Sections	24 hrs
Structure (Not Structural Engineering)	16 hrs
3d exterior color rendering (Not Included)	8 hrs
Site Plan (Not a Survey) (Not Included)	0 hrs
Client Meeting	8 hrs

Estimated Total Hours for Const & Permit Drawings	138 hrs
Rate per hour	$65
Total Cost for Const & Permit Drawings	**$8,970**

Recommended Optional Drawings	**Estimated Hours**
Interior/Cabinet Elevations Drawings	6 hrs
Electrical/Lighting Plan	4 hrs
3d Exterior Black & White Rendering Drawings	Included in Price
3d Interior Rendering Drawings	$520
3d Exterior Color Rendering	$650

(Floor plans, Exterior Elevations, Structural Info for bidding, and basic sections and details required for construction & permit are included in estimate. All other drawings are optional)
Structural Engineering for new design is not included
This is only an estimate of hours and costs, actual hours and costs may vary from that shown (+) or (-)

Terms on Payment

50% of estimate is due at contract signing	**$4,485.00**
25% of estimate is due when const drawings are started	**$2,242.50**

Remaining amount of calculated total due at delivery of final construction drawings

I, the undersigned client and Behr Design, Inc. agree to the terms of payment stated above. I also understand that there will be an interest charge of 1.5% per month on any past due account over thirty days. I also understand and agree that if I am in default of this agreement I will pay all reasonalble legal fees, court costs, and other costs necessary to collect the debt, including fees charged by a collection agency.

Client Signature: _____ Date: _____

Pre-Lien Notice to Client

THIS NOTICE IS TO ADVISE YOU OF YOUR RIGHTS UNDER MINNESOTA LAW IN CONNECTION WITH THE IMPROVEMENT TO YOUR PROPERTY. ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THE IMPROVEMENT MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR CONTRIBUTIONS. WE BEHR DESIGN, INC. HAVE BEEN HIRED BY THE CLIENT FOR WHICH THIS DOCUMENT HAS BEEN PREPARED FOR TO PROVIDE DESIGN AND DRAFTING SERVICES FOR THIS IMPROVEMENT. TO THE BEST OF OUR KNOWLEDGE THE ABOVE ESTIMATE WILL BE OUR CHARGES.

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
6:00 p.m. Workshop
7:00 p.m. Consent Agenda
Monday, March 2, 2026
Termination of 4th of July Semiquincentennial Fireworks Contract

The Council approved contracting with Cory Stenar at RES Pyro for a 25 to 30 minute fireworks show to be held on July 4th Semiquincentennial Anniversary of America at the September 15th, 2025, City Council Meeting. The fireworks show was quoted in the amount of $50,000, with the City of Deephaven poised to contribute $10,000 to the event. The City's plan was to partner with other local nonprofits for fundraising purposes to secure the remainder of the contractual expense. The Fireworks Contract was signed by the City and Res Pyro on October 1, 2025, and is attached for your review.

The planning process and fundraising for the fireworks program proved challenging, with local nonprofits being mired down by other projects and unrelated capital campaigns. Members of the Staff and Council began discussing other avenues to retain the fireworks program but also alleviate the potential burden on the City if it were required to plan and fully fund the event on its own. Discussions were held with individual residents in the community with the potential of turning the program over to a group of property owners for private planning and funding. During this process, members of the Minnetonka Yacht Club expressed an interest in taking over the planning and fundraising for the event to help promote the Yacht Club and retain this great event for our community. Criag Laing, Skip Dickel, Pat Hughes and other members of the Yacht Club began working with Councilmember Jewett, Mayor Carlson and Staff in an effort to transition the fireworks program and contract over to the Yacht Club.

On Tuesday, February 10th, Craig Laing of the Yacht Club sent an email confirming that the Minnetonka Yacht Club Board had unanimously and enthusiastically approved transitioning the Res Pyro contract to the Yacht Club. The terms of this transfer included the City of Deephaven continuing the $10,000 contribution initially discussed by the Council, along with the understanding that the City would have some input and control over the final location of the fireworks barge during the event. Stated differently, based upon the financial contribution of the City, the Council would be involved in establishing the final location for the fireworks that will be of the best benefit to the Yacht Club, as well as our residents.

On Thursday, February 26th, Cory Stinar of Res Pyro sent an email confirming that their company would support the contract transfer from the City to the Yacht Club. Staff provided Mr. Stinar contact information for the Yacht Club and asked that a new contract be sent to the Yacht Club that excluded the City as a party. Based upon the above, Staff recommend the Council formally cancel the contract with Res Pyro for the 4th of July Fireworks program. Staff will continue to work with Res Pyro and the Yacht Club to facilitate that transition and will send the Yacht Club the City's contribution of $10,000 upon invoice and signing of the contract between Res Pyro and the Yacht Club.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

RES PYRO

DISPLAY CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into on this 1st day of October, 2025 between **RES Pyro** hereafter referred to as the SELLER and **City of Deephaven**, hereafter referred to as the BUYER.

IT IS MUTUALLY AGREED BETWEEN THE SELLER AND THE BUYER AS FOLLOWS:

Service Provided	Outdoor Fireworks Display
Date(s)	Saturday, July 4th, 2026
Rain Date	N/A
Time	10:00pm (approximately)
Duration	25-30 Minutes (depending on intensity)
Location	Barge show on Lake Minnetonka, MN
Event Sponsor	City of Deephaven

OBLIGATIONS OF SELLER:

SELLER shall provide all materials, equipment, and personnel necessary to perform the above-mentioned display.

SELLER is required and will comply with NFPA 1123, Code for Outdoor Display of Fireworks, and NFPA 1126, Pyrotechnics before a Proximate Audience.

SELLER shall provide a Certificate of Liability Insurance in the amount of $5,000,000.00 to cover the fireworks display and cleanup. BUYER shall be listed as Certificate Holder on the Certificate of Liability Insurance. All individuals/entities listed on the certificate of liability insurance will be deemed an additional insured per this contract.

OBLIGATIONS OF BUYER:

BUYER shall provide a suitable location for firing of the fireworks display.

BUYER shall provide and cover all costs for security of the display site and cleanup beyond the launch area of the display site.

TERMS AND CONDITIONS:

The terms of this agreement shall begin on the day of the signing of this agreement and shall conclude upon the completion of the display. However, if before the date of the scheduled performance, the BUYER has not performed fully its obligations under the terms of this agreement or that the financial credit of the BUYER has been impaired, the SELLER may cancel this agreement at any time.

In the event the BUYER does not perform fully all of its obligations herein, the SELLER shall have the option to perform or refuse to perform hereunder, and in either event the BUYER shall be liable to the SELLER for any damages, compensation or costs incurred including but not limited to attorney and court fees in addition to the compensation herein.

The SELLER shall retain the right to stop or interrupt the display at any time if, in the opinion of the SELLER, conditions have become unsafe. In event of rain, fireworks may be rescheduled at a mutually agreeable date within the same calendar year.

PAYMENT:

Contracted amount: **$50,000.00** inclusive of sales tax, if applicable.

Contracted amount includes fire watch and permit fee.

All payments shall be paid by BUYER to and in the name of RES Pyro in the form of a company check, certified bank check, money order, or cash.

CANCELLATION:

In the event the BUYER cancels this agreement any time during the contract period, the SELLER shall be entitled to and receive 20% of the contracted fee for the remainder of the contract period plus compensation for any pre- and post-production costs incurred.

THIS AGREEMENT is the whole agreement of the parties above named. No representation inducement or agreement has been given by one to the other to enter into this agreement other than expressly set forth herein. This agreement shall not be altered, modified, or amended except in writing by a duly authorized officer of each party.

IN WITNESS WHEREOF, the parties hereunto set their names on the day and year listed below.

CONTRACT VALID WHEN SIGNED BY AUTHORIZED PERSONS.

BUYER: City of Deephaven	SELLER: Cory Stinar - RES Pyro
Title: City Administrator	Title: Director of Services
Signature:	Signature:
Date: 10/1/2025	Date: 10/1/2025

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
6:00 p.m. Workshop
Monday, March 2, 2026
2026 Street Project Bid Award

Recommended Motion:
Approve the Base Bid and Bid Alternates 2 and 3 to Astech at the total project cost of $3,237,030.68.

Note: The Calvary Church / Montgomerie Stormwater Project is Alternate 3. We can discuss that project separately from the technical aspects of the Street Project as we review this matter at the meeting.

The 2026 Street Project is set on as New Business for discussion and the potential award of the project. The project, as bid, included a base street project in the Thorpe Park / Heathcode area, Alternate Project Area 2 to the west of Thorpe Park, and Alternate Project Area 3, Minnetonka Boulevard. The bid package also included the Stormwater BMP Project at Calvary Church on Montgomerie Avenue.

There is a lot of information to review, and the Council may have questions regarding any of the various aspects of this project. As such, Staff have this set on for Workshop to allow the opportunity to review specific areas of question or concern that will help streamline the discussion at the Council Meeting. Also included as attached is a copy of the 2024 Street Ratings to help aid or guide or discussion.

City Engineer, Steve Hegland, will walk the Council through the aspects of the project, the bids received and present the recommendation that the Council consider approving the Base Bid, and Bid Alternates 2 and 3 as presented to the lowest responsible bidder, Astech. This would repair the roads around Thorpe Park and Heathcote, would also repair Minnetonka Boulevard, and would approve construction of the Stormwater BMP at Calvary Church on Montgomerie Avenue.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Stantec

Memo

To:	Honorable Mayor and Council	From:	Steven Hegland, City Engineer
Project:	2026 Street Improvement Project – Approve Bid Award	Date:	February 24, 2026

Purpose

On February 10th, the City Opened Bids for the 2026 Street Improvement Project. Stantec has provided a summary below of the bids received as well as the Bid Tabulations. Stantec is asking the City Council to review the bids received, determine the Alternate Project Areas to be included with the project and award the 2026 Street Improvement Project to the lowest contractor depending on the Alternates selected.

Project Background

The project is comprised of a base bid street improvement project of approximately three miles and two additional alternate street improvement projects of approximately one mile each. The Montgomerie Ave Stormwater Improvements were also bid as an alternate for the project.

The project will primarily consist of a full-depth reclamation improvement to the roadways within the project areas. This pavement improvement technique concentrates on restoring and reinforcing the existing pavement instead of tearing out and rebuilding the roads. During this process, the current roadway surface and aggregate base will be ground in place to create a stronger subgrade, which will then be covered with a new surface layer. Select areas of the project will include a mill and overlay, which is where the top layer of asphalt is groundoff with a new surface layer of asphalt being placed.

The project also incorporates drainage improvements including the replacement of curb and gutter in select areas to maintain drainage and the replacement of deteriorated storm sewer and culverts. The sanitary sewer laterals throughout the project area were televised and services with structural deficiencies within the ROW will be improved to the ROW limits to help protect the integrity of the new roadway.

Project Bidding

Bids were received and opened electronically on Thursday February 10th, 2026. A total of seven bids were submitted and ranged from a base bid cost of $2,402,567.09 to $3,094,016.95 and a total project cost if all alternates were awarded from $4,022,349.87 to $5,174,849.70. The engineers estimate for the base project was $2,950,000 and $ $4,977,000 if all alternates were awarded.

The low bid on the project is dependent on the alternates awarded. If the Bid Alternate 3, the Montgomerie Ave Stormwater Improvements, is awarded Asphalt Surface Technologies Corp. (Astech) would be the lowest bidder under all other scenarios of the project award. If Bid Alternate 3 is not awarded, Northwest would be the lowest bidder under all other scenarios of the project award.

Reference: 2026 Street Improvement Project

Attached to this memo is a full tabulation of the bids received. Below is a summary of the project bidding results. The project area figure is also included below to clarify the project areas which were bid.

Contractor	Base Bid (Green)	Bid Alt 1 (Blue)	Bid Alt 2 (Red)	Bid Alt 3 (Orange)
Northwest	$2,402,567.09	$773,762.55	$521,438.71	$383,485.03
Astech	$2,422,513.11	$785,319.19	$510,643.81	$303,873.76
Valley Paving, Inc.	$2,488,365.77	$879,350.20	$520,302.66	$410,206.44
GMH Asphalt Corp.	$2,559,375.57	$834,885.03	$527,932.91	$346,765.92
Wm. Mueller & Sons	$2,745,131.26	$840,002.79	$512,712.36	$360,511.80
Bituminous Roadways, Inc.	$2,901,103.80	$1,042,516.65	$668,221.60	$525,748.50
New Look Contracting, Inc.	$3,094,016.95	$978,554.10	$685,896.85	$416,381.80

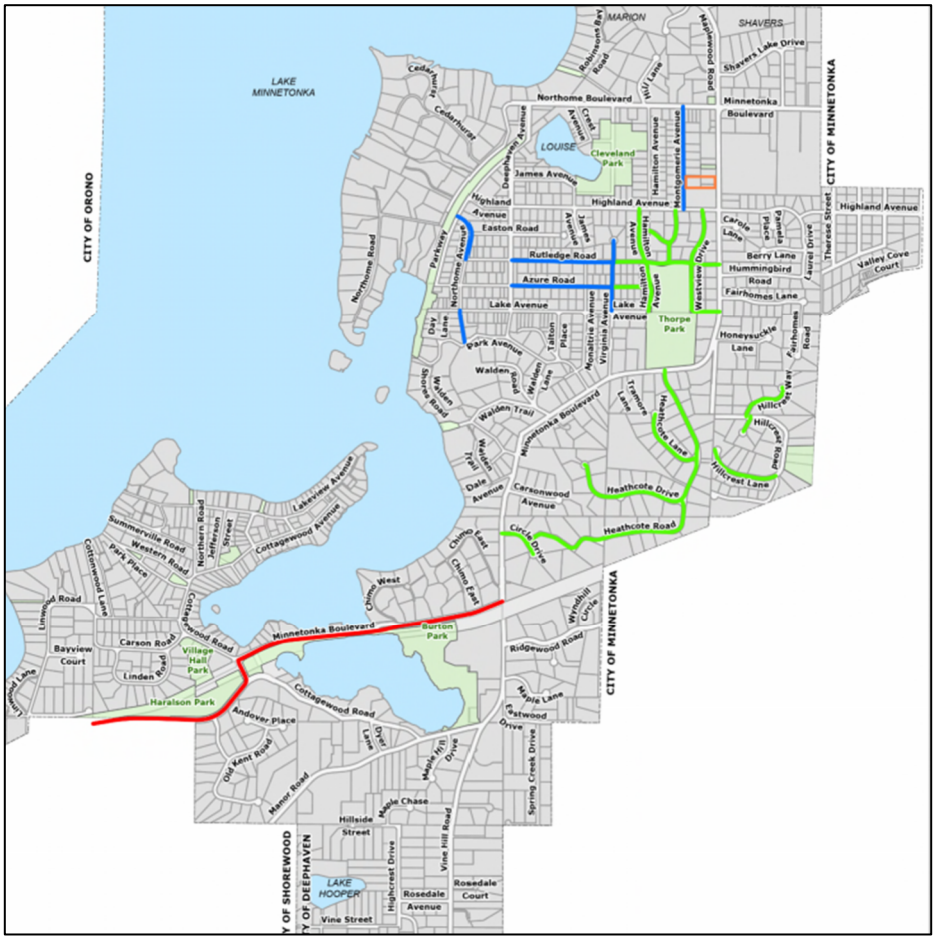


Figure: Project Areas

Reference: 2026 Street Improvement Project

Stantec would recommend that the project be awarded with the Base Bid Plus Bid Alternates 2 and 3 which would make Astech the lowest bidder on the project at a cost of $3,237,030.68.

This would result in an estimated total project cost of $3,779,729 when including the project design, geotechnical testing and sewer televising costs.

The cost for the Montgomerie Ave Stormwater Improvements (Bid Alt 3) of $303,873.76 is less than the $370,000 of grant funds which were committed to the project. Because of this, we would recommend proceeding with this portion of the project as it would allow the City to help alleviate a regional stormwater concern, primarily though the secured grant programs.

Stantec would recommend incorporating Bid Alt 2 into the project scope as well as it allows for a portion of Minnetonka Boulevard to be improved with the project.

We would recommend not awarding Bid Alt 1 due to the other project priorities and costs received. This project area could be included with the next roadway project as part of the Cities larger Capital Improvement Plan.

Council Request

We ask that the City Council review the bids received, select which alternates to move forward with and award the bids for the 2026 Street Improvement Project. Stantec's recommendation would be to award the Base Bid and Bid Alternates 2 &3 to Astech at a total project cost of $3,237,030.68.

Thank you,



Steven Hegland
City Engineer
Phone: (763) 479-4237
steven.hegland@stantec.com

Attachments: Bid Tabulation

Stantec

Project Name: **DEEPHAVEN 2026 STREET IMPROVEMENTS PROJECT**

City Project No.:

Stantec Project No.: 193807541

Bid Opening: Tuesday, February 10, 2026 at 10:00 AM CST

Owner: **City of Deephaven**

I hereby certify that this is an exact reproduction of bids received.

Steve Hegland, PE

License No. 52243

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID: 2026 PROJECT AREA 1										
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$118,260.00	$118,260.00	$140,000.00	$140,000.00	$161,094.00	$161,094.00	$61,800.00	$61,800.00
2	TRAFFIC CONTROL	LS	1	$10,850.00	$10,850.00	$4,400.00	$4,400.00	$3,360.00	$3,360.00	$3,376.00	$3,376.00
3	REMOVE BITUMINOUS CURB	LF	3979	$1.00	$3,979.00	$4.84	$19,258.36	$1.16	$4,615.64	$0.01	$39.79
4	REMOVE CONCRETE DRIVEWAY	SY	275	$8.60	$2,365.00	$17.82	$4,900.50	$28.40	$7,810.00	$13.50	$3,712.50
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	1054	$3.15	$3,320.10	$11.22	$11,825.88	$13.00	$13,702.00	$6.00	$6,324.00
6	REMOVE BITUMINOUS TRAIL PAVEMENT	SY	24	$10.00	$240.00	$11.22	$269.28	$28.50	$684.00	$21.25	$510.00
7	REMOVE CASTING (SANITARY)	EA	38	$255.00	$9,690.00	$286.00	$10,868.00	$217.50	$8,265.00	$481.00	$18,278.00
8	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	138	$261.30	$36,059.40	$79.20	$10,929.60	$168.00	$23,184.00	$45.00	$6,210.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3442	$2.00	$6,884.00	$3.50	$12,047.00	$1.95	$6,711.90	$2.11	$7,262.62
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	398	$5.00	$1,990.00	$4.00	$1,592.00	$5.50	$2,189.00	$6.00	$2,388.00
11	REMOVE SEWER PIPE (STORM)	LF	784	$14.15	$11,093.60	$10.45	$8,192.80	$24.00	$18,816.00	$8.75	$6,860.00
12	REMOVE FLARED-END SECTION	EA	20	$250.00	$5,000.00	$125.40	$2,508.00	$165.50	$3,310.00	$87.55	$1,751.00
13	REMOVE STORM SEWER STRUCTURE	EA	14	$550.00	$7,700.00	$752.40	$10,533.60	$649.00	$9,086.00	$328.00	$4,592.00
14	ABANDON STORM SEWER PIPE	LF	428	$14.23	$6,090.44	$29.70	$12,711.60	$12.00	$5,136.00	$15.05	$6,441.40
15	CLEAR AND GRUB TREE	EA	39	$1,500.00	$58,500.00	$832.70	$32,475.30	$901.00	$35,139.00	$937.00	$36,543.00
16	CLEARING AND GRUBBING	SY	517	$22.00	$11,374.00	$11.55	$5,971.35	$15.23	$7,873.91	$15.85	$8,194.45
17	SALVAGE AND REINSTALL MAILBOX	EA	30	$210.00	$6,300.00	$220.00	$6,600.00	$210.00	$6,300.00	$485.00	$14,550.00
18	FULL DEPTH RECLAMATION (P)	SY	40202	$2.00	$80,404.00	$2.18	$87,640.36	$2.45	$98,494.90	$7.05	$283,424.10
19	MILL BITUMINOUS SURFACE (1.5") (P)	SY	1209	$5.72	$6,915.48	$3.85	$4,654.65	$6.45	$7,798.05	$10.00	$12,090.00
20	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2143	$4.10	$8,786.30	$3.15	$6,750.45	$1.75	$3,750.25	$3.50	$7,500.50
21	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	1054	$39.61	$41,748.94	$35.97	$37,912.38	$48.75	$51,382.50	$41.50	$43,741.00
22	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	4855	$94.41	$458,360.55	$86.68	$420,831.40	$85.45	$414,859.75	$89.45	$434,279.75
23	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	5138	$85.56	$439,607.28	$95.04	$488,315.52	$91.00	$467,558.00	$101.20	$519,965.60
24	BITUMINOUS CURB	LF	750	$9.21	$6,907.50	$9.57	$7,177.50	$2.50	$1,875.00	$10.00	$7,500.00
25	BITUMINOUS DRAINAGE FLUME	SY	110	$45.20	$4,972.00	$39.60	$4,356.00	$44.20	$4,862.00	$35.00	$3,850.00
26	6" CONCRETE DRIVEWAY	SY	347	$87.52	$30,369.44	$110.33	$38,284.51	$126.50	$43,895.50	$106.00	$36,782.00
27	CONCRETE CURB & GUTTER DESIGN B412	LF	6884	$20.64	$142,085.76	$16.50	$113,586.00	$17.50	$120,470.00	$16.05	$110,488.20
28	CONCRETE CURB & GUTTER DESIGN B618	LF	241	$29.20	$7,037.20	$33.00	$7,953.00	$31.00	$7,471.00	$31.20	$7,519.20
29	7" CONCRETE VALLEY GUTTER	SY	103	$108.55	$11,180.65	$143.00	$14,729.00	$136.50	$14,059.50	$137.00	$14,111.00
30	CONCRETE DRAINAGE FLUME	EA	8	$985.00	$7,880.00	$533.50	$4,268.00	$509.25	$4,074.00	$512.00	$4,096.00
31	CONSTRUCT CONCRETE PEDESTRIAN CURB RAMP	EA	2	$785.00	$1,570.00	$1,870.00	$3,740.00	$1,785.00	$3,570.00	$1,794.00	$3,588.00
32	TRUNCATED DOMES	SF	40	$68.00	$2,720.00	$55.00	$2,200.00	$52.50	$2,100.00	$52.75	$2,110.00
33	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	140	$36.85	$5,159.00	$68.20	$9,548.00	$116.55	$16,317.00	$0.01	$1.40
34	DRIVEWAY AGGREGATE SPECIAL	CY	11	$65.20	$717.20	$77.00	$847.00	$187.50	$2,062.50	$43.70	$480.70
35	SANITARY SERVICE REPAIR SETUP	EA	6	$3,767.55	$22,605.30	$5,016.00	$30,096.00	$4,297.00	$25,782.00	$5,945.00	$35,670.00

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
36	SANITARY SEWER 6" PVC REPLACEMENT	LF	149	$45.88	$6,836.12	$50.16	$7,473.84	$77.85	$11,599.65	$76.35	$11,376.15
37	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	38	$1,295.00	$49,210.00	$1,375.00	$52,250.00	$1,626.25	$61,797.50	$1,545.00	$58,710.00
38	27" CATCH BASIN	EA	2	$2,546.83	$5,093.66	$1,502.60	$3,005.20	$3,213.00	$6,426.00	$3,531.00	$7,062.00
39	2'X3' CATCH BASIN	EA	6	$2,376.98	$14,261.88	$1,808.40	$10,850.40	$3,686.00	$22,116.00	$3,460.00	$20,760.00
40	4' DIA. PRECAST STORM STRUCTURE	EA	6	$2,835.79	$17,014.74	$2,934.80	$17,608.80	$5,466.50	$32,799.00	$4,702.00	$28,212.00
41	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$4,377.00	$4,377.00
42	12" RC PIPE STORM SEWER CLASS V	LF	640	$50.65	$32,416.00	$47.30	$30,272.00	$72.85	$46,624.00	$77.60	$49,664.00
43	12" RC FLARED END SECTION W/ TRASH GUARD	EA	10	$1,909.86	$19,098.60	$1,536.70	$15,367.00	$1,475.75	$14,757.50	$2,650.00	$26,500.00
44	18" RC PIPE STORM SEWER CLASS V	LF	103	$57.95	$5,968.85	$56.10	$5,778.30	$105.25	$10,840.75	$88.10	$9,074.30
45	18" RC FLARED END SECTION W/ TRASH GUARD	EA	5	$2,031.90	$10,159.50	$1,733.60	$8,668.00	$1,845.25	$9,226.25	$2,331.00	$11,655.00
46	30" RC PIPE STORM SEWER CLASS V	LF	77	$146.31	$11,265.87	$151.80	$11,688.60	$166.00	$12,782.00	$209.00	$16,093.00
47	30" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,121.72	$6,243.44	$2,646.60	$5,293.20	$3,577.00	$7,154.00	$3,371.00	$6,742.00
48	36" RC PIPE STORM SEWER CLASS V	LF	83	$183.19	$15,204.77	$188.43	$15,639.69	$288.00	$23,904.00	$230.00	$19,090.00
49	36" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,999.33	$7,998.66	$3,410.00	$6,820.00	$4,625.50	$9,251.00	$4,114.00	$8,228.00
50	6" PERFORATED PVC SCH 40 DRAIN TILE PIPE	LF	583	$24.36	$14,201.88	$42.35	$24,690.05	$26.00	$15,158.00	$22.45	$13,088.35
51	6" PVC CLEANOUT W/THREADED CAP	EA	4	$885.00	$3,540.00	$495.00	$1,980.00	$1,469.20	$5,876.80	$1,056.00	$4,224.00
52	12" DIRECTIONALLY DRILLED HDPE PIPE	LF	491	$187.45	$92,037.95	$216.26	$106,183.66	$144.65	$71,023.15	$214.00	$105,074.00
53	12" METAL FLARE END SECTION	EA	3	$356.88	$1,070.64	$300.30	$900.90	$630.33	$1,890.99	$1,271.00	$3,813.00
54	CLASS 3 RIPRAP	TON	221	$59.37	$13,120.77	$138.05	$30,509.05	$153.00	$33,813.00	$137.00	$30,277.00
55	STABILIZED CONSTRUCTION EXIT	EA	11	$1,450.00	$15,950.00	$700.00	$7,700.00	$0.01	$0.11	$750.00	$8,250.00
56	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	14	$175.00	$2,450.00	$220.00	$3,080.00	$134.40	$1,881.60	$150.00	$2,100.00
57	CULVERT END CONTROLS - MAINTAINED	EA	14	$250.00	$3,500.00	$275.00	$3,850.00	$236.25	$3,307.50	$50.00	$700.00
58	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - I	LF	3960	$4.40	$17,424.00	$4.51	$17,859.60	$4.39	$17,384.40	$4.50	$17,820.00
59	EROSION CONTROL BLANKET CATEGORY 25	SY	500	$5.90	$2,950.00	$5.83	$2,915.00	$5.68	$2,840.00	$5.85	$2,925.00
60	COMMON TOPSOIL BORROW (LV)	CY	1166	$52.12	$60,771.92	$23.21	$27,062.86	$0.01	$11.66	$0.01	$11.66
61	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	1757	$43.25	$75,990.25	$30.47	$53,535.79	$70.15	$123,253.55	$73.25	$128,700.25
62	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	1071	$12.66	$13,558.86	$23.32	$24,975.72	$14.35	$15,368.85	$0.01	$10.71
63	SUBGRADE EXCAVATION	CY	824	$49.00	$40,376.00	$37.29	$30,726.96	$49.00	$40,376.00	$59.75	$49,234.00
64	HAUL AND DISPOSE FULL DEPTH RECLAIMATION (EV)	CY	4060	$14.00	$56,840.00	$25.96	$105,397.60	$22.00	$89,320.00	$0.01	$40.60
65	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	667	$3.82	$2,547.94	$2.20	$1,467.40	$2.65	$1,767.55	$1.50	$1,000.50
66	STREET SWEEPING W/ PICKUP BROOM	HR	30	$190.00	$5,700.00	$220.00	$6,600.00	$185.00	$5,550.00	$195.00	$5,850.00
67	WATER FOR DUST CONTROL AND ROAD CONSTRUCTIO	MGAL	100	$48.00	$4,800.00	$49.50	$4,950.00	$47.25	$4,725.00	$75.00	$7,500.00
68	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	2609	$1.82	$4,748.38	$1.76	$4,591.84	$1.75	$4,565.75	$1.76	$4,591.84
69	MNDOT SEED MIX WET DITCH	SY	175	$4.55	$796.25	$4.51	$789.25	$4.34	$759.50	$4.45	$778.75
70	SODDING TYPE LAWN	SY	7825	$11.30	$88,422.50	$12.10	$94,682.50	$11.14	$87,170.50	$11.45	$89,596.25
71	FERTILIZER TYPE 3	LB	768	$0.99	$760.32	$1.00	$768.00	$0.98	$752.64	$1.00	$768.00
72	HYDROMULCHING (SFM)	SY	2784	$4.05	$11,275.20	$4.29	$11,943.36	$4.13	$11,497.92	$4.25	$11,832.00
73	PRUNE TREES	HR	100	$420.00	$42,000.00	$440.00	$44,000.00	$134.40	$13,440.00	$240.00	$24,000.00
74	IRRIGATION SYSTEM REPAIR	LOT	49	$300.00	$14,700.00	$275.00	$13,475.00	$558.00	$27,342.00	$500.00	$24,500.00
75	PET CONTAINMENT SYSTEM REPAIR	LOT	24	$350.00	$8,400.00	$165.00	$3,960.00	$279.00	$6,696.00	$200.00	$4,800.00
76	SALVAGE AND REINSTALL SIGN	EA	13	$330.00	$4,290.00	$330.00	$4,290.00	$330.75	$4,299.75	$332.00	$4,316.00
77	LANDSCAPING RESTORATION ($20,000 ALLOWANCE)	LS	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
	TOTAL BASE BID: 2026 PROJECT AREA 1				**$2,402,567.09**		**$2,422,513.11**		**$2,488,365.77**		**$2,559,375.57**

Item Num	Item	Units	Qty	Bidder No. 1 Northwest Unit Price	Bidder No. 1 Northwest Total	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Unit Price	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Total	Bidder No. 3 Valley Paving, Inc. Unit Price	Bidder No. 3 Valley Paving, Inc. Total	Bidder No. 4 GMH Asphalt Corp. Unit Price	Bidder No. 4 GMH Asphalt Corp. Total
	BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2										
78	MOBILIZATION AND DEMOBILIZATION	LS	1	$26,600.00	$26,600.00	$47,000.00	$47,000.00	$38,388.00	$38,388.00	$26,500.00	$26,500.00
79	TRAFFIC CONTROL	LS	1	$4,650.00	$4,650.00	$4,400.00	$4,400.00	$3,150.00	$3,150.00	$3,165.00	$3,165.00
80	REMOVE BITUMINOUS CURB	LF	838	$2.00	$1,676.00	$4.84	$4,055.92	$4.15	$3,477.70	$0.01	$8.38
81	REMOVE CONCRETE DRIVEWAY	SY	250	$8.75	$2,187.50	$17.82	$4,455.00	$27.75	$6,937.50	$15.50	$3,875.00
82	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	2121	$4.22	$8,950.62	$11.22	$23,797.62	$14.65	$31,072.65	$6.00	$12,726.00
83	REMOVE CASTING (SANITARY)	EA	17	$255.00	$4,335.00	$286.00	$4,862.00	$217.50	$3,697.50	$481.00	$8,177.00
84	REMOVE STORM SEWER STRUCTURE	EA	2	$850.00	$1,700.00	$752.40	$1,504.80	$751.00	$1,502.00	$810.00	$1,620.00
85	REMOVE SEWER PIPE (STORM)	LF	27	$30.00	$810.00	$10.45	$282.15	$37.50	$1,012.50	$8.75	$236.25
86	CLEAR AND GRUB TREE	EA	1	$3,200.00	$3,200.00	$3,135.00	$3,135.00	$901.00	$901.00	$937.00	$937.00
87	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	7	$292.50	$2,047.50	$72.00	$504.00	$168.00	$1,176.00	$45.00	$315.00
88	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1869	$2.60	$4,859.40	$3.50	$6,541.50	$1.95	$3,644.55	$2.11	$3,943.59
89	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	441	$5.00	$2,205.00	$4.00	$1,764.00	$5.50	$2,425.50	$6.00	$2,646.00
90	SALVAGE AND REINSTALL MAILBOX	EA	16	$250.00	$4,000.00	$220.00	$3,520.00	$210.00	$3,360.00	$508.00	$8,128.00
91	ADJUST FRAME AND RINGS AND CASTING STORM	EA	4	$735.20	$2,940.80	$825.00	$3,300.00	$818.25	$3,273.00	$1,473.00	$5,892.00
92	FULL DEPTH RECLAMATION (P)	SY	13501	$2.20	$29,702.20	$2.42	$32,672.42	$2.85	$38,477.85	$6.70	$90,456.70
93	DRIVEWAY AGGREGATE SPECIAL	CY	12	$65.20	$782.40	$77.00	$924.00	$145.50	$1,746.00	$43.70	$524.40
94	BITUMINOUS MATERIAL FOR TACK COAT	GAL	709	$4.20	$2,977.80	$3.15	$2,233.35	$1.76	$1,247.84	$3.50	$2,481.50
95	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	2121	$38.65	$81,976.65	$35.97	$76,292.37	$59.65	$126,517.65	$41.50	$88,021.50
96	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$87.78	$143,169.18	$86.68	$141,375.08	$87.45	$142,630.95	$87.25	$142,304.75
97	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$97.89	$159,658.59	$95.04	$155,010.24	$92.35	$150,622.85	$98.75	$161,061.25
98	BITUMINOUS CURB	LF	250	$12.95	$3,237.50	$9.57	$2,392.50	$3.00	$750.00	$10.00	$2,500.00
99	6" CONCRETE DRIVEWAY	SY	250	$87.52	$21,880.00	$110.33	$27,582.50	$126.50	$31,625.00	$111.00	$27,750.00
100	CONCRETE CURB & GUTTER DESIGN B612	LF	403	$27.85	$11,223.55	$31.57	$12,722.71	$32.31	$13,020.93	$30.25	$12,190.75
101	CONCRETE CURB & GUTTER DESIGN B412	LF	332	$27.85	$9,246.20	$30.14	$10,006.48	$31.00	$10,292.00	$28.90	$9,594.80
102	7" CONCRETE VALLEY GUTTER	SY	23	$108.55	$2,496.65	$143.00	$3,289.00	$136.50	$3,139.50	$137.00	$3,151.00
103	CONCRETE DRAINAGE FLUME	EA	1	$1,100.00	$1,100.00	$533.50	$533.50	$509.25	$509.25	$512.00	$512.00
104	27" CATCH BASIN	EA	1	$2,246.38	$2,246.38	$1,325.50	$1,325.50	$3,832.00	$3,832.00	$3,983.00	$3,983.00
105	4' DIA. PRECAST STORM STRUCTURE	EA	1	$3,005.84	$3,005.84	$2,751.10	$2,751.10	$4,915.00	$4,915.00	$7,116.00	$7,116.00
106	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$2,188.00	$2,188.00
107	12" RC PIPE STORM SEWER CLASS V	LF	29	$58.62	$1,699.98	$47.30	$1,371.70	$102.25	$2,965.25	$112.00	$3,248.00
108	SANITARY SERVICE REPAIR SETUP	EA	7	$3,767.55	$26,372.85	$5,016.00	$35,112.00	$5,429.00	$38,003.00	$5,945.00	$41,615.00
109	SANITARY SEWER 6" PVC REPLACEMENT	LF	160	$45.18	$7,228.80	$50.16	$8,025.60	$78.15	$12,504.00	$76.35	$12,216.00
110	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	17	$1,295.00	$22,015.00	$1,375.00	$23,375.00	$1,503.50	$25,559.50	$1,545.00	$26,265.00
111	STABILIZED CONSTRUCTION EXIT	LS	7	$1,625.00	$11,375.00	$700.00	$4,900.00	$0.01	$0.07	$750.00	$5,250.00
112	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$175.00	$1,225.00	$220.00	$1,540.00	$134.40	$940.80	$150.00	$1,050.00
113	CULVERT END CONTROLS - MAINTAINED	EA	3	$250.00	$750.00	$275.00	$825.00	$236.25	$708.75	$50.00	$150.00
114	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	1400	$4.40	$6,160.00	$4.51	$6,314.00	$4.39	$6,146.00	$4.50	$6,300.00
115	COMMON TOPSOIL BORROW (LV)	CY	410	$56.30	$23,083.00	$23.21	$9,516.10	$0.01	$4.10	$0.01	$4.10
116	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	491	$46.82	$22,988.62	$30.47	$14,960.77	$95.65	$46,964.15	$63.05	$30,957.55
117	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	255	$24.20	$6,171.00	$23.32	$5,946.60	$13.25	$3,378.75	$0.01	$2.55
118	SUBGRADE EXCAVATION	CY	225	$52.50	$11,812.50	$37.29	$8,390.25	$46.89	$10,550.25	$62.75	$14,118.75
119	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	1111	$26.33	$29,252.63	$25.96	$28,841.56	$23.85	$26,497.35	$0.01	$11.11
120	STREET SWEEPING W/ PICKUP BROOM	HR	10	$190.00	$1,900.00	$220.00	$2,200.00	$185.00	$1,850.00	$195.00	$1,950.00

Item Num	Item	Units	Qty	Bidder No. 1 Northwest Unit Price	Bidder No. 1 Northwest Total	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Unit Price	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Total	Bidder No. 3 Valley Paving, Inc. Unit Price	Bidder No. 3 Valley Paving, Inc. Total	Bidder No. 4 GMH Asphalt Corp. Unit Price	Bidder No. 4 GMH Asphalt Corp. Total
	BID TABULATION										
121	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	8	$85.00	$680.00	$49.50	$396.00	$47.25	$378.00	$75.00	$600.00
122	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	917	$4.05	$3,713.85	$4.29	$3,933.93	$4.13	$3,787.21	$4.25	$3,897.25
123	MNDOT SEED MIX WET DITCH	SY	62	$8.60	$533.20	$8.91	$552.42	$8.68	$538.16	$8.90	$551.80
124	SODDING TYPE LAWN	SY	917	$18.00	$16,506.00	$18.70	$17,147.90	$18.05	$16,551.85	$18.55	$17,010.35
125	FERTILIZER TYPE 3	LB	138	$0.99	$136.62	$1.00	$138.00	$0.98	$135.24	$1.00	$138.00
126	HYDROMULCHING (SFM)	SY	979	$5.06	$4,953.74	$5.28	$5,169.12	$5.14	$5,032.06	$5.30	$5,188.70
127	PRUNE TREES	HR	10	$525.00	$5,250.00	$456.50	$4,565.00	$134.40	$1,344.00	$240.00	$2,400.00
128	IRRIGATION SYSTEM REPAIR	LOT	29	$300.00	$8,700.00	$275.00	$7,975.00	$836.61	$24,261.69	$500.00	$14,500.00
129	PET CONTAINMENT SYSTEM REPAIR	LOT	14	$350.00	$4,900.00	$165.00	$2,310.00	$278.70	$3,901.80	$200.00	$2,800.00
130	SALVAGE AND REINSTALL SIGN	EA	8	$330.00	$2,640.00	$330.00	$2,640.00	$330.75	$2,646.00	$332.00	$2,656.00
131	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				**$773,762.55**		**$785,319.19**		**$879,350.20**		**$834,885.03**
	BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3										
132	MOBILIZATION AND DEMOBILIZATION	LS	1	$24,450.00	$24,450.00	$31,600.00	$31,600.00	$31,241.00	$31,241.00	$26,300.00	$26,300.00
133	TRAFFIC CONTROL	LS	1	$3,000.00	$3,000.00	$2,200.00	$2,200.00	$2,625.00	$2,625.00	$2,638.00	$2,638.00
134	REMOVE CONCRETE CURB & GUTTER	LF	400	$8.90	$3,560.00	$8.00	$3,200.00	$9.60	$3,840.00	$7.50	$3,000.00
135	REMOVE CASTING (SANITARY)	EA	3	$255.00	$765.00	$286.00	$858.00	$217.50	$652.50	$481.00	$1,443.00
136	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	195	$3.00	$585.00	$3.50	$682.50	$1.94	$378.30	$2.11	$411.45
137	REMOVE SEWER PIPE (STORM)	LF	135	$6.00	$810.00	$11.00	$1,485.00	$37.50	$5,062.50	$8.80	$1,188.00
138	REMOVE FLARED-END SECTION	EA	2	$850.00	$1,700.00	$125.40	$250.80	$226.35	$452.70	$219.00	$438.00
139	REMOVE STORM SEWER STRUCTURE	EA	2	$1,000.00	$2,000.00	$752.40	$1,504.80	$452.50	$905.00	$865.00	$1,730.00
140	SALVAGE AND REINSTALL MAILBOX	EA	8	$250.00	$2,000.00	$220.00	$1,760.00	$210.00	$1,680.00	$280.00	$2,240.00
141	FULL DEPTH RECLAMATION (P)	SY	7082	$2.85	$20,183.70	$2.42	$17,138.44	$3.50	$24,787.00	$7.90	$55,947.80
142	MILL BITUMINOUS SURFACE (2.0") (P)	SY	13771	$1.26	$17,351.46	$1.30	$17,902.30	$2.50	$34,427.50	$1.60	$22,033.60
143	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1869	$4.10	$7,662.90	$3.30	$6,167.70	$1.75	$3,270.75	$3.50	$6,541.50
144	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	815	$85.99	$70,081.85	$95.48	$77,816.20	$87.65	$71,434.75	$85.75	$69,886.25
145	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	2398	$95.94	$230,064.12	$93.39	$223,949.22	$90.75	$217,618.50	$94.90	$227,570.20
146	CONCRETE CURB & GUTTER DESIGN B618	LF	400	$29.30	$11,720.00	$36.30	$14,520.00	$34.65	$13,860.00	$36.95	$14,780.00
147	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	3	$1,295.00	$3,885.00	$1,375.00	$4,125.00	$1,503.50	$4,510.50	$1,545.00	$4,635.00
148	4' DIA. PRECAST STORM STRUCTURE	EA	2	$3,171.99	$6,343.98	$2,981.00	$5,962.00	$5,787.00	$11,574.00	$4,815.00	$9,630.00
149	CONNECT TO EXISTING STORM SEWER PIPE	EA	2	$850.00	$1,700.00	$940.50	$1,881.00	$1,357.00	$2,714.00	$1,291.00	$2,582.00
150	12" RC PIPE STORM SEWER CLASS V	LF	160	$47.16	$7,545.60	$47.30	$7,568.00	$80.85	$12,936.00	$62.60	$10,016.00
151	STABILIZED CONSTRUCTION EXIT	EA	2	$2,000.00	$4,000.00	$700.00	$1,400.00	$2,021.50	$4,043.00	$750.00	$1,500.00
152	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	16	$175.00	$2,800.00	$220.00	$3,520.00	$134.50	$2,152.00	$150.00	$2,400.00
153	CULVERT END CONTROLS	EA	2	$250.00	$500.00	$275.00	$550.00	$125.00	$250.00	$50.00	$100.00
154	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	730	$4.40	$3,212.00	$4.51	$3,292.30	$4.39	$3,204.70	$4.50	$3,285.00
155	COMMON TOPSOIL BORROW (LV)	CY	287	$62.30	$17,880.10	$27.50	$7,892.50	$0.01	$2.87	$0.01	$2.87
156	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	16	$68.00	$1,088.00	$33.00	$528.00	$34.00	$544.00	$100.00	$1,600.00
157	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	163	$32.20	$5,248.60	$23.32	$3,801.16	$18.75	$3,056.25	$0.01	$1.63
158	SUBGRADE EXCAVATION	CY	119	$38.36	$4,564.84	$38.50	$4,581.50	$57.85	$6,884.15	$62.75	$7,467.25
159	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	560	$30.30	$16,968.00	$26.40	$14,784.00	$18.85	$10,556.00	$0.01	$5.60
160	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	237	$4.20	$995.40	$2.20	$521.40	$2.65	$628.05	$1.50	$355.50

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
161	STREET SWEEPING W/ PICKUP BROOM	HR	10	$190.00	$1,900.00	$220.00	$2,200.00	$185.00	$1,850.00	$195.00	$1,950.00
162	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$65.00	$130.00	$49.50	$99.00	$47.25	$94.50	$75.00	$150.00
163	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	216	$5.09	$1,099.44	$5.39	$1,164.24	$5.20	$1,123.20	$5.35	$1,155.60
164	MNDOT SEED MIX WET DITCH	SY	44	$7.50	$330.00	$7.70	$338.80	$7.45	$327.80	$7.65	$336.60
165	SODDING TYPE LAWN	SY	646	$22.50	$14,535.00	$21.56	$13,927.76	$20.95	$13,533.70	$21.55	$13,921.30
166	FERTILIZER TYPE 3	LB	66	$0.99	$65.34	$1.00	$66.00	$0.98	$64.68	$1.00	$66.00
167	HYDROMULCHING (SFM)	SY	259	$7.40	$1,916.60	$7.70	$1,994.30	$7.45	$1,929.55	$7.65	$1,981.35
168	SALVAGE AND REINSTALL SIGN	EA	2	$330.00	$660.00	$330.00	$660.00	$330.75	$661.50	$332.00	$664.00
169	INTERIM PAVEMENT MARKING	LS	1	$2,100.00	$2,100.00	$2,200.00	$2,200.00	$3,675.00	$3,675.00	$2,110.00	$2,110.00
170	4" DOUBLE SOLID LINE YELLOW MULTI-COMPONENT	LF	6684	$0.94	$6,282.96	$0.97	$6,483.48	$0.95	$6,349.80	$0.93	$6,216.12
171	4" SOLID LINE WHITE MULTI-COMPONENT	LF	10153	$0.94	$9,543.82	$0.97	$9,848.41	$0.47	$4,771.91	$0.93	$9,442.29
172	24" WHITE STOP BAR - MULTI-COMPONENT	EA	1	$210.00	$210.00	$220.00	$220.00	$630.00	$630.00	$211.00	$211.00
173	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				**$521,438.71**		**$510,643.81**		**$520,302.66**		**$527,932.91**
	BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4										
174	MOBILIZATION AND DEMOBILIZATION	LS	1	$21,150.00	$21,150.00	$17,000.00	$17,000.00	$27,709.00	$27,709.00	$5,700.00	$5,700.00
175	TRAFFIC CONTROL	LS	1	$2,650.00	$2,650.00	$1,650.00	$1,650.00	$1,260.00	$1,260.00	$1,266.00	$1,266.00
176	REMOVE BITUMINOUS PAVEMENT	SY	1338	$2.00	$2,676.00	$10.56	$14,129.28	$5.50	$7,359.00	$10.00	$13,380.00
177	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	111	$3.00	$333.00	$3.50	$388.50	$1.95	$216.45	$2.11	$234.21
178	REMOVE SEWER PIPE (STORM)	LF	57	$26.20	$1,493.40	$10.45	$595.65	$37.50	$2,137.50	$8.75	$498.75
179	REMOVE FLARED-END SECTION	EA	2	$450.00	$900.00	$125.40	$250.80	$226.35	$452.70	$164.00	$328.00
180	REMOVE STORM SEWER STRUCTURE	EA	1	$850.00	$850.00	$752.40	$752.40	$661.75	$661.75	$865.00	$865.00
181	REMOVE STAIRS	LS	1	$2,100.00	$2,100.00	$2,750.00	$2,750.00	$3,040.50	$3,040.50	$0.01	$0.01
182	CLEAR AND GRUB TREE	LS	1	$6,000.00	$6,000.00	$4,950.00	$4,950.00	$900.90	$900.90	$937.00	$937.00
183	SALVAGE AND RESPREAD RIPRAP	SY	269	$63.35	$17,041.15	$29.48	$7,930.12	$33.75	$9,078.75	$18.00	$4,842.00
184	BITUMINOUS MATERIAL FOR TACK COAT	GAL	7	$5.00	$35.00	$3.30	$23.10	$1.76	$12.32	$60.00	$420.00
185	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	TN	131	$112.62	$14,753.22	$113.14	$14,821.34	$86.50	$11,331.50	$160.25	$20,992.75
186	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TN	100	$106.16	$10,616.00	$122.85	$12,285.00	$97.65	$9,765.00	$192.30	$19,230.00
187	CONCRETE CURB & GUTTER DESIGN B612	LF	81	$37.00	$2,997.00	$34.10	$2,762.10	$32.55	$2,636.55	$43.10	$3,491.10
188	6" CONCRETE SIDEWALK	SY	16	$105.00	$1,680.00	$162.80	$2,604.80	$155.40	$2,486.40	$156.00	$2,496.00
189	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	169	$40.10	$6,776.90	$68.20	$11,525.80	$99.00	$16,731.00	$0.01	$1.69
190	COARSE FILTER AGGREGATE	CY	315	$76.66	$24,147.90	$69.08	$21,760.20	$91.25	$28,743.75	$110.00	$34,650.00
191	ENGINEERED TOPSOIL (85% SAND, 15% COMPOST) (CV)	CY	315	$52.80	$16,632.00	$79.20	$24,948.00	$76.00	$23,940.00	$54.20	$17,073.00
192	4' DIA. PRECAST STORM STRUCTURE	EA	6	$3,351.92	$20,111.52	$3,047.00	$18,282.00	$8,026.00	$48,156.00	$4,840.00	$29,040.00
193	4' DIA. STORM SEWER OUTLET CONTROL STRUCTURE W/	EA	1	$8,022.88	$8,022.88	$7,810.00	$7,810.00	$5,675.00	$5,675.00	$12,521.00	$12,521.00
194	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$2,188.00	$2,188.00
195	12" RC PIPE STORM SEWER CLASS V	LF	360	$43.45	$15,642.00	$47.30	$17,028.00	$73.25	$26,370.00	$77.35	$27,846.00
196	12" RC FLARED END SECTION W/ TRASH GUARD	EA	3	$2,370.40	$7,111.20	$376.20	$1,128.60	$1,476.00	$4,428.00	$2,340.00	$7,020.00
197	15" RC PIPE STORM SEWER CLASS V	LF	28	$60.86	$1,704.08	$52.80	$1,478.40	$75.65	$2,118.20	$82.30	$2,304.40
198	15" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$2,537.16	$5,074.32	$1,067.00	$2,134.00	$1,722.00	$3,444.00	$2,265.00	$4,530.00
199	RANDOM RIPRAP CLASS III	CY	10	$250.00	$2,500.00	$137.94	$1,379.40	$103.50	$1,035.00	$164.00	$1,640.00
200	STABILIZED CONSTRUCTION EXIT	LS	1	$2,650.00	$2,650.00	$700.00	$700.00	$2,660.00	$2,660.00	$750.00	$750.00
201	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$175.00	$1,225.00	$220.00	$1,540.00	$134.50	$941.50	$150.00	$1,050.00

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
202	CULVERT END CONTROLS - MAINTAINED	EA	3	$500.00	$1,500.00	$275.00	$825.00	$236.25	$708.75	$50.00	$150.00
203	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	200	$4.50	$900.00	$2.97	$594.00	$2.84	$568.00	$2.92	$584.00
204	EROSION CONTROL BLANKET CATEGORY 25	SY	1223	$2.05	$2,507.15	$1.76	$2,152.48	$1.66	$2,030.18	$1.71	$2,091.33
205	COMMON TOPSOIL BORROW (LV)	CY	177	$64.50	$11,416.50	$51.48	$9,111.96	$81.35	$14,398.95	$33.00	$5,841.00
206	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	2675	$46.20	$123,585.00	$25.52	$68,266.00	$40.25	$107,668.75	$18.45	$49,353.75
207	SUBGRADE EXCAVATION	CY	15	$50.00	$750.00	$38.50	$577.50	$79.00	$1,185.00	$28.45	$426.75
208	INSTALL STAIRS	LS	1	$26,250.00	$26,250.00	$10,835.00	$10,835.00	$22,222.00	$22,222.00	$55,256.00	$55,256.00
209	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$65.00	$130.00	$49.50	$99.00	$47.25	$94.50	$75.00	$150.00
210	MACHINE SLICED SILT FENCE	LF	297	$2.60	$772.20	$2.53	$751.41	$2.46	$730.62	$2.53	$751.41
211	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	1223	$1.55	$1,895.65	$1.54	$1,883.42	$1.50	$1,834.50	$1.54	$1,883.42
212	MNDOT SEED MIX WET DITCH	SY	500	$3.60	$1,800.00	$3.85	$1,925.00	$3.70	$1,850.00	$3.80	$1,900.00
213	SODDING TYPE LAWN	SY	332	$11.90	$3,950.80	$12.10	$4,017.20	$11.14	$3,698.48	$11.45	$3,801.40
214	FERTILIZER TYPE 3	LB	149	$0.99	$147.51	$1.00	$149.00	$3.40	$506.60	$1.00	$149.00
215	HYDROMULCHING	SY	1723	$1.05	$1,809.15	$1.10	$1,895.30	$1.02	$1,757.46	$1.05	$1,809.15
216	PRUNE TREES	HR	10	$525.00	$5,250.00	$456.50	$4,565.00	$134.40	$1,344.00	$240.00	$2,400.00
217	IRRIGATION SYSTEM REPAIR	LOT	2	$300.00	$600.00	$275.00	$550.00	$836.79	$1,673.58	$750.00	$1,500.00
218	PET CONTAINMENT SYSTEM REPAIR	LOT	2	$350.00	$700.00	$165.00	$330.00	$279.72	$559.44	$200.00	$400.00
219	SALVAGE AND REINSTALL SIGN	EA	2	$330.00	$660.00	$330.00	$660.00	$330.75	$661.50	$332.00	$664.00
220	4" SOLID LINE WHITE - MULTI-COMPONENT	LF	207	$5.50	$1,138.50	$5.50	$1,138.50	$9.98	$2,065.86	$11.40	$2,359.80
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				**$383,485.03**		**$303,873.76**		**$410,206.44**		**$346,765.92**
	BASE BID SUMMARY:										
	TOTAL BASE BID: 2026 PROJECT AREA 1				$2,402,567.09		$2,422,513.11		$2,488,365.77		$2,559,375.57
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				$773,762.55		$785,319.19		$879,350.20		$834,885.03
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				$521,438.71		$510,643.81		$520,302.66		$527,932.91
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				$383,485.03		$303,873.76		$410,206.44		$346,765.92

Contractor Name and Address:	Northwest	Asphalt Surface Technologies Corp. a/k/a ASTECH Corp	Valley Paving, Inc.	GMH Asphalt Corp.
	1451 stagecoach Rd.	P. O. Box 1025	8800 13th Ave. E.	9180 Laketown Road
	Shakopee, MN 55379	St. Cloud, MN 56302	Shakopee, MN 55379	Chaska, MN 55318
Phone:	(952) 445-1003	(320) 363-8500	(952) 445-8615	(952) 442-5288
Email:	nhendrikson@nwasphalt.net	lanceastech@yahoo.com	brent@valleypaving.com	estimating@gmhasphalt.com
Signed By:	Noah Hendrickson	Dale R. Strandberg	Brent Carron	Brandon Butorac
Title:	Estimator/PM	Vice President	President	Vice President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Responsible Contractor Certification:	Yes	Yes	Yes	Yes
Addenda Acknowledged:	1, 2	1, 2	1, 2	1, 2

Stantec

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons Unit Price	Bidder No. 5 Wm. Mueller & Sons Total	Bidder No. 6 Bituminous Roadways, Inc. Unit Price	Bidder No. 6 Bituminous Roadways, Inc. Total	Bidder No. 7 New Look Contracting, Inc. Unit Price	Bidder No. 7 New Look Contracting, Inc. Total
	BID TABULATION								
	BASE BID: 2026 PROJECT AREA 1								
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$187,000.00	$187,000.00	$150,000.00	$150,000.00	$302,750.00	$302,750.00
2	TRAFFIC CONTROL	LS	1	$3,975.00	$3,975.00	$95,000.00	$95,000.00	$5,000.00	$5,000.00
3	REMOVE BITUMINOUS CURB	LF	3979	$2.00	$7,958.00	$9.00	$35,811.00	$2.00	$7,958.00
4	REMOVE CONCRETE DRIVEWAY	SY	275	$8.25	$2,268.75	$37.00	$10,175.00	$28.00	$7,700.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	1054	$6.50	$6,851.00	$8.00	$8,432.00	$15.00	$15,810.00
6	REMOVE BITUMINOUS TRAIL PAVEMENT	SY	24	$22.00	$528.00	$40.00	$960.00	$15.00	$360.00
7	REMOVE CASTING (SANITARY)	EA	38	$150.00	$5,700.00	$450.00	$17,100.00	$275.00	$10,450.00
8	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	138	$130.00	$17,940.00	$35.00	$4,830.00	$65.00	$8,970.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3442	$3.15	$10,842.30	$2.50	$8,605.00	$3.50	$12,047.00
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	398	$5.70	$2,268.60	$3.50	$1,393.00	$7.00	$2,786.00
11	REMOVE SEWER PIPE (STORM)	LF	784	$15.90	$12,465.60	$18.00	$14,112.00	$30.00	$23,520.00
12	REMOVE FLARED-END SECTION	EA	20	$397.00	$7,940.00	$400.00	$8,000.00	$500.00	$10,000.00
13	REMOVE STORM SEWER STRUCTURE	EA	14	$595.50	$8,337.00	$555.00	$7,770.00	$1,000.00	$14,000.00
14	ABANDON STORM SEWER PIPE	LF	428	$11.50	$4,922.00	$10.00	$4,280.00	$19.00	$8,132.00
15	CLEAR AND GRUB TREE	EA	39	$757.00	$29,523.00	$795.00	$31,005.00	$1,050.00	$40,950.00
16	CLEARING AND GRUBBING	SY	517	$10.50	$5,428.50	$11.00	$5,687.00	$19.75	$10,210.75
17	SALVAGE AND REINSTALL MAILBOX	EA	30	$200.00	$6,000.00	$210.00	$6,300.00	$495.00	$14,850.00
18	FULL DEPTH RECLAMATION (P)	SY	40202	$3.61	$145,129.22	$2.65	$106,535.30	$3.00	$120,606.00
19	MILL BITUMINOUS SURFACE (1.5") (P)	SY	1209	$14.20	$17,167.80	$3.50	$4,231.50	$7.50	$9,067.50
20	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2143	$4.75	$10,179.25	$1.00	$2,143.00	$1.15	$2,464.45
21	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	1054	$64.40	$67,877.60	$37.00	$38,998.00	$45.00	$47,430.00
22	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	4855	$85.90	$417,044.50	$89.00	$432,095.00	$104.00	$504,920.00
23	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	5138	$86.40	$443,923.20	$97.00	$498,386.00	$113.50	$583,163.00
24	BITUMINOUS CURB	LF	750	$16.00	$12,000.00	$8.00	$6,000.00	$9.25	$6,937.50
25	BITUMINOUS DRAINAGE FLUME	SY	110	$67.50	$7,425.00	$57.00	$6,270.00	$66.50	$7,315.00
26	6" CONCRETE DRIVEWAY	SY	347	$107.00	$37,129.00	$109.00	$37,823.00	$120.00	$41,640.00
27	CONCRETE CURB & GUTTER DESIGN B412	LF	6884	$16.80	$115,651.20	$16.00	$110,144.00	$16.75	$115,307.00
28	CONCRETE CURB & GUTTER DESIGN B618	LF	241	$31.85	$7,675.85	$32.00	$7,712.00	$34.50	$8,314.50
29	7" CONCRETE VALLEY GUTTER	SY	103	$130.00	$13,390.00	$142.00	$14,626.00	$151.50	$15,604.50
30	CONCRETE DRAINAGE FLUME	EA	8	$485.00	$3,880.00	$566.00	$4,528.00	$565.00	$4,520.00
31	CONSTRUCT CONCRETE PEDESTRIAN CURB RAMP	EA	2	$2,450.00	$4,900.00	$2,010.00	$4,020.00	$1,982.00	$3,964.00
32	TRUNCATED DOMES	SF	40	$50.00	$2,000.00	$53.00	$2,120.00	$58.50	$2,340.00
33	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	140	$61.00	$8,540.00	$96.00	$13,440.00	$65.00	$9,100.00
34	DRIVEWAY AGGREGATE SPECIAL	CY	11	$110.00	$1,210.00	$131.00	$1,441.00	$250.00	$2,750.00
35	SANITARY SERVICE REPAIR SETUP	EA	6	$3,982.20	$23,893.20	$2,990.00	$17,940.00	$4,000.00	$24,000.00

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
36	SANITARY SEWER 6" PVC REPLACEMENT	LF	149	$71.00	$10,579.00	$134.00	$19,966.00	$45.00	$6,705.00
37	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	38	$1,810.00	$68,780.00	$1,710.00	$64,980.00	$2,375.00	$90,250.00
38	27" CATCH BASIN	EA	2	$3,125.60	$6,251.20	$3,740.00	$7,480.00	$2,975.00	$5,950.00
39	2'X3' CATCH BASIN	EA	6	$3,366.20	$20,197.20	$3,880.00	$23,280.00	$3,200.00	$19,200.00
40	4' DIA. PRECAST STORM STRUCTURE	EA	6	$4,186.00	$25,116.00	$4,660.00	$27,960.00	$4,175.00	$25,050.00
41	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$794.10	$794.10	$1,410.00	$1,410.00	$1,150.00	$1,150.00
42	12" RC PIPE STORM SEWER CLASS V	LF	640	$43.50	$27,840.00	$87.00	$55,680.00	$86.00	$55,040.00
43	12" RC FLARED END SECTION W/ TRASH GUARD	EA	10	$2,489.10	$24,891.00	$1,400.00	$14,000.00	$1,895.00	$18,950.00
44	18" RC PIPE STORM SEWER CLASS V	LF	103	$53.30	$5,489.90	$115.00	$11,845.00	$105.00	$10,815.00
45	18" RC FLARED END SECTION W/ TRASH GUARD	EA	5	$2,716.80	$13,584.00	$2,490.00	$12,450.00	$2,125.00	$10,625.00
46	30" RC PIPE STORM SEWER CLASS V	LF	77	$152.60	$11,750.20	$169.00	$13,013.00	$225.00	$17,325.00
47	30" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$2,954.00	$5,908.00	$4,210.00	$8,420.00	$2,895.00	$5,790.00
48	36" RC PIPE STORM SEWER CLASS V	LF	83	$198.40	$16,467.20	$249.00	$20,667.00	$260.00	$21,580.00
49	36" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,637.00	$7,274.00	$4,930.00	$9,860.00	$3,700.00	$7,400.00
50	6" PERFORATED PVC SCH 40 DRAIN TILE PIPE	LF	583	$21.75	$12,680.25	$33.00	$19,239.00	$24.00	$13,992.00
51	6" PVC CLEANOUT W/THREADED CAP	EA	4	$1,005.00	$4,020.00	$1,110.00	$4,440.00	$700.00	$2,800.00
52	12" DIRECTIONALLY DRILLED HDPE PIPE	LF	491	$372.07	$182,686.37	$145.00	$71,195.00	$185.00	$90,835.00
53	12" METAL FLARE END SECTION	EA	3	$580.60	$1,741.80	$430.00	$1,290.00	$750.00	$2,250.00
54	CLASS 3 RIPRAP	TON	221	$97.40	$21,525.40	$140.00	$30,940.00	$160.00	$35,360.00
55	STABILIZED CONSTRUCTION EXIT	EA	11	$925.00	$10,175.00	$3,500.00	$38,500.00	$1.00	$11.00
56	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	14	$235.00	$3,290.00	$180.00	$2,520.00	$150.00	$2,100.00
57	CULVERT END CONTROLS - MAINTAINED	EA	14	$410.00	$5,740.00	$526.00	$7,364.00	$130.00	$1,820.00
58	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - I	LF	3960	$2.35	$9,306.00	$4.00	$15,840.00	$6.00	$23,760.00
59	EROSION CONTROL BLANKET CATEGORY 25	SY	500	$2.75	$1,375.00	$6.00	$3,000.00	$7.00	$3,500.00
60	COMMON TOPSOIL BORROW (LV)	CY	1166	$46.85	$54,627.10	$100.00	$116,600.00	$53.00	$61,798.00
61	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	1757	$34.55	$60,704.35	$58.00	$101,906.00	$35.75	$62,812.75
62	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	1071	$17.65	$18,903.15	$60.00	$64,260.00	$70.00	$74,970.00
63	SUBGRADE EXCAVATION	CY	824	$29.00	$23,896.00	$59.00	$48,616.00	$36.00	$29,664.00
64	HAUL AND DISPOSE FULL DEPTH RECLAIMATION (EV)	CY	4060	$31.10	$126,266.00	$35.00	$142,100.00	$24.00	$97,440.00
65	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	667	$2.75	$1,834.25	$4.00	$2,668.00	$4.00	$2,668.00
66	STREET SWEEPING W/ PICKUP BROOM	HR	30	$245.00	$7,350.00	$225.00	$6,750.00	$1.00	$30.00
67	WATER FOR DUST CONTROL AND ROAD CONSTRUCTIO	MGAL	100	$90.00	$9,000.00	$80.00	$8,000.00	$1.00	$100.00
68	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	2609	$3.08	$8,035.72	$2.00	$5,218.00	$2.25	$5,870.25
69	MNDOT SEED MIX WET DITCH	SY	175	$78.80	$13,790.00	$4.00	$700.00	$2.25	$393.75
70	SODDING TYPE LAWN	SY	7825	$19.50	$152,587.50	$11.00	$86,075.00	$25.00	$195,625.00
71	FERTILIZER TYPE 3	LB	768	$1.50	$1,152.00	$1.00	$768.00	$2.25	$1,728.00
72	HYDROMULCHING (SFM)	SY	2784	$2.50	$6,960.00	$4.00	$11,136.00	$4.75	$13,224.00
73	PRUNE TREES	HR	100	$400.00	$40,000.00	$420.00	$42,000.00	$475.00	$47,500.00
74	IRRIGATION SYSTEM REPAIR	LOT	49	$700.00	$34,300.00	$525.00	$25,725.00	$1.00	$49.00
75	PET CONTAINMENT SYSTEM REPAIR	LOT	24	$225.00	$5,400.00	$525.00	$12,600.00	$1.00	$24.00
76	SALVAGE AND REINSTALL SIGN	EA	13	$300.00	$3,900.00	$210.00	$2,730.00	$225.00	$2,925.00
77	LANDSCAPING RESTORATION ($20,000 ALLOWANCE)	LS	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
	TOTAL BASE BID: 2026 PROJECT AREA 1				**$2,745,131.26**		**$2,901,103.80**		**$3,094,016.95**

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2								
78	MOBILIZATION AND DEMOBILIZATION	LS	1	$22,000.00	$22,000.00	$92,000.00	$92,000.00	$100,000.00	$100,000.00
79	TRAFFIC CONTROL	LS	1	$3,975.00	$3,975.00	$85,000.00	$85,000.00	$5,000.00	$5,000.00
80	REMOVE BITUMINOUS CURB	LF	838	$2.00	$1,676.00	$9.00	$7,542.00	$2.00	$1,676.00
81	REMOVE CONCRETE DRIVEWAY	SY	250	$8.25	$2,062.50	$37.00	$9,250.00	$30.00	$7,500.00
82	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	2121	$6.50	$13,786.50	$8.00	$16,968.00	$7.00	$14,847.00
83	REMOVE CASTING (SANITARY)	EA	17	$150.00	$2,550.00	$450.00	$7,650.00	$275.00	$4,675.00
84	REMOVE STORM SEWER STRUCTURE	EA	2	$397.00	$794.00	$1,210.00	$2,420.00	$1,545.00	$3,090.00
85	REMOVE SEWER PIPE (STORM)	LF	27	$15.90	$429.30	$52.00	$1,404.00	$58.00	$1,566.00
86	CLEAR AND GRUB TREE	EA	1	$2,850.00	$2,850.00	$3,000.00	$3,000.00	$2,250.00	$2,250.00
87	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	7	$220.00	$1,540.00	$265.00	$1,855.00	$175.00	$1,225.00
88	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1869	$3.15	$5,887.35	$2.50	$4,672.50	$3.50	$6,541.50
89	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	441	$5.70	$2,513.70	$3.50	$1,543.50	$7.00	$3,087.00
90	SALVAGE AND REINSTALL MAILBOX	EA	16	$200.00	$3,200.00	$210.00	$3,360.00	$495.00	$7,920.00
91	ADJUST FRAME AND RINGS AND CASTING STORM	EA	4	$1,200.00	$4,800.00	$1,730.00	$6,920.00	$1,500.00	$6,000.00
92	FULL DEPTH RECLAMATION (P)	SY	13501	$3.61	$48,738.61	$2.65	$35,777.65	$4.75	$64,129.75
93	DRIVEWAY AGGREGATE SPECIAL	CY	12	$110.00	$1,320.00	$160.00	$1,920.00	$250.00	$3,000.00
94	BITUMINOUS MATERIAL FOR TACK COAT	GAL	709	$4.75	$3,367.75	$1.00	$709.00	$1.15	$815.35
95	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	2121	$64.40	$136,592.40	$37.00	$78,477.00	$45.00	$95,445.00
96	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$85.90	$140,102.90	$89.00	$145,159.00	$104.00	$169,624.00
97	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$86.40	$140,918.40	$97.00	$158,207.00	$113.50	$185,118.50
98	BITUMINOUS CURB	LF	250	$16.00	$4,000.00	$8.00	$2,000.00	$9.25	$2,312.50
99	6" CONCRETE DRIVEWAY	SY	250	$107.00	$26,750.00	$109.00	$27,250.00	$120.00	$30,000.00
100	CONCRETE CURB & GUTTER DESIGN B612	LF	403	$30.95	$12,472.85	$32.00	$12,896.00	$33.50	$13,500.50
101	CONCRETE CURB & GUTTER DESIGN B412	LF	332	$29.70	$9,860.40	$31.00	$10,292.00	$32.00	$10,624.00
102	7" CONCRETE VALLEY GUTTER	SY	23	$130.00	$2,990.00	$149.00	$3,427.00	$152.00	$3,496.00
103	CONCRETE DRAINAGE FLUME	EA	1	$1,235.00	$1,235.00	$750.00	$750.00	$575.00	$575.00
104	27" CATCH BASIN	EA	1	$3,125.60	$3,125.60	$3,040.00	$3,040.00	$3,425.00	$3,425.00
105	4' DIA. PRECAST STORM STRUCTURE	EA	1	$4,186.00	$4,186.00	$4,710.00	$4,710.00	$4,850.00	$4,850.00
106	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$794.10	$794.10	$2,830.00	$2,830.00	$1,150.00	$1,150.00
107	12" RC PIPE STORM SEWER CLASS V	LF	29	$53.50	$1,551.50	$174.00	$5,046.00	$109.00	$3,161.00
108	SANITARY SERVICE REPAIR SETUP	EA	7	$3,982.20	$27,875.40	$4,090.00	$28,630.00	$4,000.00	$28,000.00
109	SANITARY SEWER 6" PVC REPLACEMENT	LF	160	$71.40	$11,424.00	$71.00	$11,360.00	$45.00	$7,200.00
110	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	17	$1,810.00	$30,770.00	$1,720.00	$29,240.00	$2,175.00	$36,975.00
111	STABILIZED CONSTRUCTION EXIT	LS	7	$925.00	$6,475.00	$3,500.00	$24,500.00	$1.00	$7.00
112	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$235.00	$1,645.00	$180.00	$1,260.00	$150.00	$1,050.00
113	CULVERT END CONTROLS - MAINTAINED	EA	3	$410.00	$1,230.00	$526.00	$1,578.00	$130.00	$390.00
114	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	1400	$2.35	$3,290.00	$4.00	$5,600.00	$6.50	$9,100.00
115	COMMON TOPSOIL BORROW (LV)	CY	410	$46.85	$19,208.50	$100.00	$41,000.00	$53.00	$21,730.00
116	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	491	$34.55	$16,964.05	$58.00	$28,478.00	$40.00	$19,640.00
117	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	255	$17.65	$4,500.75	$60.00	$15,300.00	$65.00	$16,575.00
118	SUBGRADE EXCAVATION	CY	225	$29.00	$6,525.00	$60.00	$13,500.00	$38.00	$8,550.00
119	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	1111	$31.10	$34,552.10	$35.00	$38,885.00	$23.00	$25,553.00
120	STREET SWEEPING W/ PICKUP BROOM	HR	10	$245.00	$2,450.00	$225.00	$2,250.00	$1.00	$10.00

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons Unit Price	Bidder No. 5 Wm. Mueller & Sons Total	Bidder No. 6 Bituminous Roadways, Inc. Unit Price	Bidder No. 6 Bituminous Roadways, Inc. Total	Bidder No. 7 New Look Contracting, Inc. Unit Price	Bidder No. 7 New Look Contracting, Inc. Total
	BID TABULATION								
121	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	8	$90.00	$720.00	$80.00	$640.00	$1.00	$8.00
122	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	917	$3.01	$2,760.17	$4.00	$3,668.00	$2.25	$2,063.25
123	MNDOT SEED MIX WET DITCH	SY	62	$78.08	$4,840.96	$9.00	$558.00	$10.00	$620.00
124	SODDING TYPE LAWN	SY	917	$17.50	$16,047.50	$18.00	$16,506.00	$25.00	$22,925.00
125	FERTILIZER TYPE 3	LB	138	$1.50	$207.00	$1.00	$138.00	$2.25	$310.50
126	HYDROMULCHING (SFM)	SY	979	$2.50	$2,447.50	$5.00	$4,895.00	$4.75	$4,650.25
127	PRUNE TREES	HR	10	$415.00	$4,150.00	$420.00	$4,200.00	$475.00	$4,750.00
128	IRRIGATION SYSTEM REPAIR	LOT	29	$700.00	$20,300.00	$525.00	$15,225.00	$1.00	$29.00
129	PET CONTAINMENT SYSTEM REPAIR	LOT	14	$225.00	$3,150.00	$525.00	$7,350.00	$1.00	$14.00
130	SALVAGE AND REINSTALL SIGN	EA	8	$300.00	$2,400.00	$210.00	$1,680.00	$225.00	$1,800.00
131	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				**$840,002.79**		**$1,042,516.65**		**$978,554.10**
	BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3								
132	MOBILIZATION AND DEMOBILIZATION	LS	1	$16,000.00	$16,000.00	$52,000.00	$52,000.00	$95,000.00	$95,000.00
133	TRAFFIC CONTROL	LS	1	$2,000.00	$2,000.00	$55,000.00	$55,000.00	$5,000.00	$5,000.00
134	REMOVE CONCRETE CURB & GUTTER	LF	400	$14.50	$5,800.00	$14.00	$5,600.00	$16.00	$6,400.00
135	REMOVE CASTING (SANITARY)	EA	3	$150.00	$450.00	$450.00	$1,350.00	$275.00	$825.00
136	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	195	$3.15	$614.25	$2.50	$487.50	$5.00	$975.00
137	REMOVE SEWER PIPE (STORM)	LF	135	$15.90	$2,146.50	$27.00	$3,645.00	$28.00	$3,780.00
138	REMOVE FLARED-END SECTION	EA	2	$397.00	$794.00	$365.00	$730.00	$1,000.00	$2,000.00
139	REMOVE STORM SEWER STRUCTURE	EA	2	$397.00	$794.00	$1,130.00	$2,260.00	$1,050.00	$2,100.00
140	SALVAGE AND REINSTALL MAILBOX	EA	8	$200.00	$1,600.00	$210.00	$1,680.00	$495.00	$3,960.00
141	FULL DEPTH RECLAMATION (P)	SY	7082	$4.39	$31,089.98	$2.65	$18,767.30	$3.75	$26,557.50
142	MILL BITUMINOUS SURFACE (2.0") (P)	SY	13771	$2.44	$33,601.24	$3.50	$48,198.50	$2.00	$27,542.00
143	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1869	$4.75	$8,877.75	$1.00	$1,869.00	$1.15	$2,149.35
144	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	815	$88.00	$71,720.00	$89.00	$72,535.00	$104.00	$84,760.00
145	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	2398	$82.00	$196,636.00	$97.00	$232,606.00	$113.50	$272,173.00
146	CONCRETE CURB & GUTTER DESIGN B618	LF	400	$43.00	$17,200.00	$36.00	$14,400.00	$38.50	$15,400.00
147	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	3	$1,810.00	$5,430.00	$1,710.00	$5,130.00	$2,500.00	$7,500.00
148	4' DIA. PRECAST STORM STRUCTURE	EA	2	$4,173.60	$8,347.20	$4,330.00	$8,660.00	$4,950.00	$9,900.00
149	CONNECT TO EXISTING STORM SEWER PIPE	EA	2	$794.10	$1,588.20	$1,410.00	$2,820.00	$1,600.00	$3,200.00
150	12" RC PIPE STORM SEWER CLASS V	LF	160	$43.50	$6,960.00	$77.00	$12,320.00	$82.00	$13,120.00
151	STABILIZED CONSTRUCTION EXIT	EA	2	$925.00	$1,850.00	$3,500.00	$7,000.00	$1.00	$2.00
152	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	16	$235.00	$3,760.00	$180.00	$2,880.00	$150.00	$2,400.00
153	CULVERT END CONTROLS	EA	2	$235.00	$470.00	$526.00	$1,052.00	$130.00	$260.00
154	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	730	$2.35	$1,715.50	$4.00	$2,920.00	$6.50	$4,745.00
155	COMMON TOPSOIL BORROW (LV)	CY	287	$55.00	$15,785.00	$100.00	$28,700.00	$45.00	$12,915.00
156	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	16	$60.00	$960.00	$71.00	$1,136.00	$75.00	$1,200.00
157	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	163	$22.00	$3,586.00	$60.00	$9,780.00	$65.00	$10,595.00
158	SUBGRADE EXCAVATION	CY	119	$34.00	$4,046.00	$59.00	$7,021.00	$40.00	$4,760.00
159	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	560	$32.00	$17,920.00	$35.00	$19,600.00	$23.00	$12,880.00
160	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	237	$3.00	$711.00	$4.00	$948.00	$5.00	$1,185.00

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
	BID TABULATION			**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
161	STREET SWEEPING W/ PICKUP BROOM	HR	10	$245.00	$2,450.00	$225.00	$2,250.00	$1.00	$10.00
162	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$90.00	$180.00	$80.00	$160.00	$1.00	$2.00
163	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	216	$3.01	$650.16	$5.00	$1,080.00	$2.25	$486.00
164	MNDOT SEED MIX WET DITCH	SY	44	$78.08	$3,435.52	$7.00	$308.00	$10.00	$440.00
165	SODDING TYPE LAWN	SY	646	$23.50	$15,181.00	$21.00	$13,566.00	$25.00	$16,150.00
166	FERTILIZER TYPE 3	LB	66	$1.50	$99.00	$1.00	$66.00	$2.25	$148.50
167	HYDROMULCHING (SFM)	SY	259	$2.50	$647.50	$7.00	$1,813.00	$4.75	$1,230.25
168	SALVAGE AND REINSTALL SIGN	EA	2	$300.00	$600.00	$210.00	$420.00	$225.00	$450.00
169	INTERIM PAVEMENT MARKING	LS	1	$2,000.00	$2,000.00	$2,100.00	$2,100.00	$2,400.00	$2,400.00
170	4" DOUBLE SOLID LINE YELLOW MULTI-COMPONENT	LF	6684	$0.88	$5,881.92	$0.90	$6,015.60	$1.25	$8,355.00
171	4" SOLID LINE WHITE MULTI-COMPONENT	LF	10153	$0.88	$8,934.64	$0.90	$9,137.70	$1.25	$12,691.25
172	24" WHITE STOP BAR - MULTI-COMPONENT	EA	1	$200.00	$200.00	$210.00	$210.00	$250.00	$250.00
173	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				**$512,712.36**		**$668,221.60**		**$685,896.85**
	BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4								
174	MOBILIZATION AND DEMOBILIZATION	LS	1	$11,000.00	$11,000.00	$43,000.00	$43,000.00	$40,000.00	$40,000.00
175	TRAFFIC CONTROL	LS	1	$1,500.00	$1,500.00	$12,000.00	$12,000.00	$2,500.00	$2,500.00
176	REMOVE BITUMINOUS PAVEMENT	SY	1338	$6.45	$8,630.10	$8.00	$10,704.00	$5.00	$6,690.00
177	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	111	$5.00	$555.00	$2.50	$277.50	$5.00	$555.00
178	REMOVE SEWER PIPE (STORM)	LF	57	$15.90	$906.30	$47.00	$2,679.00	$23.00	$1,311.00
179	REMOVE FLARED-END SECTION	EA	2	$397.00	$794.00	$367.00	$734.00	$1,000.00	$2,000.00
180	REMOVE STORM SEWER STRUCTURE	EA	1	$397.00	$397.00	$1,130.00	$1,130.00	$1,050.00	$1,050.00
181	REMOVE STAIRS	LS	1	$1,500.00	$1,500.00	$8,500.00	$8,500.00	$2,250.00	$2,250.00
182	CLEAR AND GRUB TREE	LS	1	$4,500.00	$4,500.00	$4,740.00	$4,740.00	$6,575.00	$6,575.00
183	SALVAGE AND RESPREAD RIPRAP	SY	269	$25.10	$6,751.90	$35.00	$9,415.00	$29.00	$7,801.00
184	BITUMINOUS MATERIAL FOR TACK COAT	GAL	7	$24.00	$168.00	$1.00	$7.00	$1.15	$8.05
185	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	TN	131	$145.00	$18,995.00	$100.00	$13,100.00	$117.00	$15,327.00
186	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TN	100	$175.00	$17,500.00	$110.00	$11,000.00	$129.00	$12,900.00
187	CONCRETE CURB & GUTTER DESIGN B612	LF	81	$41.00	$3,321.00	$40.00	$3,240.00	$37.00	$2,997.00
188	6" CONCRETE SIDEWALK	SY	16	$160.00	$2,560.00	$173.00	$2,768.00	$450.00	$7,200.00
189	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	169	$72.00	$12,168.00	$100.00	$16,900.00	$65.00	$10,985.00
190	COARSE FILTER AGGREGATE	CY	315	$66.00	$20,790.00	$60.00	$18,900.00	$95.00	$29,925.00
191	ENGINEERED TOPSOIL (85% SAND, 15% COMPOST) (CV)	CY	315	$44.00	$13,860.00	$150.00	$47,250.00	$60.00	$18,900.00
192	4' DIA. PRECAST STORM STRUCTURE	EA	6	$4,186.00	$25,116.00	$5,700.00	$34,200.00	$4,725.00	$28,350.00
193	4' DIA. STORM SEWER OUTLET CONTROL STRUCTURE W/	EA	1	$12,110.40	$12,110.40	$9,680.00	$9,680.00	$9,150.00	$9,150.00
194	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$1,588.20	$1,588.20	$1,130.00	$1,130.00	$1,150.00	$1,150.00
195	12" RC PIPE STORM SEWER CLASS V	LF	360	$43.50	$15,660.00	$82.00	$29,520.00	$90.00	$32,400.00
196	12" RC FLARED END SECTION W/ TRASH GUARD	EA	3	$1,695.10	$5,085.30	$1,910.00	$5,730.00	$1,875.00	$5,625.00
197	15" RC PIPE STORM SEWER CLASS V	LF	28	$61.00	$1,708.00	$188.00	$5,264.00	$125.00	$3,500.00
198	15" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$1,961.80	$3,923.60	$2,340.00	$4,680.00	$1,985.00	$3,970.00
199	RANDOM RIPRAP CLASS III	CY	10	$136.40	$1,364.00	$255.00	$2,550.00	$200.00	$2,000.00
200	STABILIZED CONSTRUCTION EXIT	LS	1	$1,600.00	$1,600.00	$3,500.00	$3,500.00	$1.00	$1.00
201	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$235.00	$1,645.00	$180.00	$1,260.00	$150.00	$1,050.00

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
202	CULVERT END CONTROLS - MAINTAINED	EA	3	$410.00	$1,230.00	$526.00	$1,578.00	$130.00	$390.00
203	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	200	$2.35	$470.00	$3.00	$600.00	$6.50	$1,300.00
204	EROSION CONTROL BLANKET CATEGORY 25	SY	1223	$1.99	$2,433.77	$2.00	$2,446.00	$7.00	$8,561.00
205	COMMON TOPSOIL BORROW (LV)	CY	177	$42.00	$7,434.00	$115.00	$20,355.00	$45.00	$7,965.00
206	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	2675	$26.62	$71,208.50	$59.00	$157,825.00	$30.00	$80,250.00
207	SUBGRADE EXCAVATION	CY	15	$45.00	$675.00	$122.00	$1,830.00	$30.00	$450.00
208	INSTALL STAIRS	LS	1	$17,000.00	$17,000.00	$20,000.00	$20,000.00	$27,500.00	$27,500.00
209	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$90.00	$180.00	$80.00	$160.00	$1.00	$2.00
210	MACHINE SLICED SILT FENCE	LF	297	$4.50	$1,336.50	$2.00	$594.00	$9.00	$2,673.00
211	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	1223	$3.01	$3,681.23	$1.00	$1,223.00	$2.25	$2,751.75
212	MNDOT SEED MIX WET DITCH	SY	500	$78.08	$39,040.00	$4.00	$2,000.00	$10.00	$5,000.00
213	SODDING TYPE LAWN	SY	332	$17.50	$5,810.00	$11.00	$3,652.00	$25.00	$8,300.00
214	FERTILIZER TYPE 3	LB	149	$1.50	$223.50	$1.00	$149.00	$2.25	$335.25
215	HYDROMULCHING	SY	1723	$2.50	$4,307.50	$1.00	$1,723.00	$4.75	$8,184.25
216	PRUNE TREES	HR	10	$415.00	$4,150.00	$420.00	$4,200.00	$475.00	$4,750.00
217	IRRIGATION SYSTEM REPAIR	LOT	2	$1,500.00	$3,000.00	$525.00	$1,050.00	$1.00	$2.00
218	PET CONTAINMENT SYSTEM REPAIR	LOT	2	$500.00	$1,000.00	$525.00	$1,050.00	$1.00	$2.00
219	SALVAGE AND REINSTALL SIGN	EA	2	$300.00	$600.00	$210.00	$420.00	$225.00	$450.00
220	4" SOLID LINE WHITE - MULTI-COMPONENT	LF	207	$5.00	$1,035.00	$5.00	$1,035.00	$6.50	$1,345.50
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				**$360,511.80**		**$525,748.50**		**$416,381.80**
	BASE BID SUMMARY:								
	TOTAL BASE BID: 2026 PROJECT AREA 1				$2,745,131.26		$2,901,103.80		$3,094,016.95
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				$840,002.79		$1,042,516.65		$978,554.10
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				$512,712.36		$668,221.60		$685,896.85
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				$360,511.80		$525,748.50		$416,381.80
	Contractor Name and Address:			Wm. Mueller & Sons 831 Park Ave. Hamburg, MN 55339		Bituminous Roadways, Inc. 1520 Commerce Dr. Mendota Heights, MN 55120		New Look Contracting, Inc. 14045 Northdale Blvd. Rogers, MN 55374	
	Phone:			(952) 467-2720		(651) 686-7001		(763) 241-1596	
	Email:			coryh@wmmueller.com		info@bitroads.com		estimating@newlookcontracting.net	
	Signed By:			Timothy Mueller		Jack Peterson		Justin Hoellein	
	Title:			President		Vice President		PM/Estimator	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond	
	Responsible Contractor Certification:			Yes		Yes		Yes	
	Addenda Acknowledged:			1, 2		1, 2		1, 2	

DEEPHAVEN CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
7:00 p.m. Monday, March 2nd, 2026

AGENDA

1. **CALL MEETING TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **APPROVE CONSENT AGENDA**
   A. Approve February 2nd, 2026 Workshop and Council Meeting Minutes
   B. Approve Payment of Claims
   C. Approve 2026 Street Striping Project
   D. Approve 2026 Beach Yoga Special Event
   E. Approve Termination of 4th of July Res Pyro Fireworks Contract, Transfer to Minnetonka Yacht Club
   F. Approve Special Event Permit, Grad Party June 6, 2026
4. **MATTERS FROM THE FLOOR**
   Residents may address the Council on matters not on the agenda and are required to register with the City Administrator and/or the provided sign-up sheet prior to the start of the meeting. Those wishing to speak are limited to three (3) minutes and must state their name and address for the record.
5. **PLANNING & ZONING MATTERS**
   A. Public Hearing – Showcase Event Permit for 20465 Linwood Road
   B. Conditional Use Permit to Exceed Hardcover for an Addition at 19970 Cottagewood Avenue
   C. Maximum Building Footprint - second reading
   D. Grading Limits – first reading
   E. Maximum Height for Retaining Walls – first reading
6. **UNFINISHED BUSINESS**
   A. Update on Federal Grant Funding
7. **NEW BUSINESS**
   A. Approve 2026 Street Project DDA Bond Issuance, Resolution Calling for Public Hearing
   B. Montgomerie Ave. / Calvary Church Easement Agreement, Construction and Maintenance Contract
   C. 2026 Street Project Presentation of Bids and Project Award
8. **COUNCIL REPORTS:**
   A. Mayor Report: Public Safety / Public Works, Planning, Weeds, Personnel & Finance
   B. Scherschligt: Park, Personnel & Finance, Events
   C. Jewett: Fire Board
   D. Studer: Public Safety / Public Works
   E. Erdmann: Planning, LMCC Board
9. **DEPARTMENT REPORTS**
   A. Police Department:
   B. Excelsior Fire District
   C. Public Works
   D. Administration
   E. Engineering Update

10. ADJOURNMENT

DEEPHAVEN CITY COUNCIL WORKSHOP MINUTES
5:00 p.m., Monday, February 2nd, 2026

1. **CALL MEETING TO ORDER:** Mayor Kent Carlson, called the Workshop to order at approximately 5:00 p.m.

   PRESENT: Mayor Kent Carlson and Councilmembers Tom Erdmann, Tony Jewett and John Studer.
   ABSENT: Emily Scherschligt
   STAFF: City Administrator / Special Counsel, Dan Madsen; City Planner, Pat Smith
   RESIDENTS: Maggie Eaton and family

WORKSHOP:

A. Pickleball Sound Mitigation Discussion

Members of the Council and Staff met with Maggie Eaton to discuss pickleball noise and it's impacts on the neighborhood near Village Hall Park. Ms. Eaton stated that the planned expansion of the pickle ball courts would increase the disturbance that noise created on her family and several neighboring properties. Ms. Eaton shared that many neighbors were supportive of her effort to work with the City to find a way to mitigate noise or otherwise address the disturbance pickleball can create in the area.

Members of Staff and the Council discussed and considered numerous options or opportunities that could provide some benefit or noise reduction to the area. Some suggestions, such as the installation of natural fencing or noise mitigating walls or mesh fencing, drew concern from the Council. While it was acknowledged that the City wants to partner with our residents to mitigate noise and disruption, the cost of installing such measures appeared prohibitive, with such measures needing to be provided fairly across all parks and areas in the community. It was acknowledged that this would create a difficult process or pattern to govern equitably and would prove burdensome to enact and maintain.

As another component of the discussion, Ms. Eaton provided the City with resources in the form of grant opportunities that could be pursued to help offset the cost of noise mitigation if desired by the Council. The Council and Staff shared their appreciation for her research and asked that those grant programs be sent to Staff for exploration and application.

Members of the Staff and Council also discussed the option of installing signage that would either prohibit use of the courts during certain hours, or otherwise request that neighbors and the community be considerate and limit use of the courts a predetermined recommended hours of operation. The option of installing signage was generally supported, but the approach appeared to favor less mandatory regulation and more of a directed request that would be supported by the City. Members of the Council asked Staff to again present this matter to the Park Board for their consideration and review.

No formal action was taken as this matter was set on for discussion purposes only.

B. Retaining Wall Ordinance Discussion

Members of the City Council and Staff reviewed the regulations surrounding the approval process for retaining walls. The Council expressed concern that some retaining walls, possibly regardless of height or size, may be required to be approved under the current standard building permit process. City Planner, Pat Smith, provided a review of the current regulations pertaining to retaining walls and asked for direction from the Council on a path forward. Staff agreed that they would continue to discuss the potential for language that provided more controls over the regulation of retaining walls and would engage the Planning and Zoning Commission in those discussions.

Motion was then made by Studer, and seconded by Erdmann, to adjourn the meeting at approximately 6:57 p.m. Motion carried, voting in favor were Carlson, Jewett, Studer, and Erdmann, and the workshop was adjourned.

Typed and submitted Thursday, February 26th, 2026
Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL MEETING MINUTES
7:00 P.M. Monday February 2nd, 2026

1.**CALL THE MEETING TO ORDER:** Mayor Carlson called the meeting to order at approximately 7:00 p.m.

PRESENT: Mayor Kent Carlson, Councilmembers Tony Jewett, John Studer and Tom Erdmann

ABSENT: Emily Scherschligt

STAFF PRESENT: City Administrator Dan Madsen, Pat Smith City Planner, Kimberly Lenarz-Greenwaldt City Clerk and City Engineer Steve Hegland with Stantec,

GUEST: Heather Edelson, Jody Wentland, Randy & Charlotte Ward

2. PLEDGE OF ALLEGIANCE:

The Council recited the Pledge of Allegiance

3. APPROVE THE CONSENT AGENDA:

Motion was made by Jewett and seconded by Studer to approve the Consent Agenda and to approve the following items;

A. Approve January 5th, 2026 Workshop and Council Meeting Minutes
B. Approve Payment of Claims
C. Approve Resolution Local Board of Appeal and Equalization, April 20th, 2026
D. Approve Met Council I&I Grant Agreement
E. Approve Sale of 2006 Sterling PW Plow Truck
F. Approve Contracts for Pantheon IT Service and Campbell Knutson Prosecution Services
G. Approve Updated Council Appointments, LMCD Representative Matt Timmer and Alternate Jonathan Ortner
H. Approve purchase of Flock Camera System
I. Approve Tour De Tonka Special Event
J. Approve Tonka Trail Trot Special Event

Motion carried, Voting in favor was Mayor Carlson and Councilmembers Jewett, Studer and Erdmann. Scherschligt was absent. 4/0 Vote.

4. MATTER FROM THE FLOOR
None

5. COUNTY UPDATE: COMMISSIONER EDELSON AND MANAGER JODI WENTLAND:

Hennepin County Commissioner Edelson and County Manager Jody Wentland provided a presentation to the Council regarding county initiatives and budget matters. Discussion included the County levy and its impact on local property taxes. They responded to Council questions regarding how county decisions affect cities and residents. No action was taken.

6. PLANNING AND ZONING MATTERS:

A. Conditional Use Permit to Exceed the Hardcover Limit and a Grading Variance for a New House at 18800 Highland Avenue

Smith presented the staff report. Sam Steadman, Cardinal Custom Homes, is requesting a variance to exceed the grading limit and a Conditional Use Permit to exceed the hardcover limit by 12.3% in conjunction with constructing a new house.

According to Hennepin County Property Information, the existing house was constructed in 1940. The existing house is a legally non-conforming structure with non-conforming front yard and side yard setbacks. The existing hardcover is 23.87%. The applicant is proposing to raze the existing house and construct a new house that would increase the hardcover to 37.3%.

The proposed grading plan includes two four-foot retaining walls in the rear yard. Raising the grade eight feet exceeds the grading limit of three feet; thus, a grading variance of five feet is required.

Councilmember Studer asked about the location of the proposed retaining walls. City Engineer Hegland said the applicant would need to address the conveyance of the stormwater runoff prior to issuance of a building permit.

Councilmember Erdmann asked about the proposed building height as it exceeds the maximum building height limit. Smith stated that the applicant did not apply for a height variance and because of that any new building would have to meet the maximum building height limit.

Motion by Councilmember Erdmann, seconded by Councilmember Jewett, to accept the recommendation and findings of staff and the Planning Commission and deny a variance to exceed the grading limit by five feet and a Conditional Use Permit to exceed the hardcover limit by 12.3% in conjunction with building a new house at 18800 Highland Avenue. Motion carried 4/0.

B. Maximum Building Footprint

Councilmember Studer said having a sliding scale made sense, so the size of the house is compatible to the size of the lot. Councilmember Jewett asked about the exception for large lots. Smith stated that the Planning Commission discussed this question, and they thought any house that did not comply with the maximum footprint regardless of the size of the lot should go through the variance process.

Mayor Carlson said having a more realistic maximum building footprint limit will help reduce the number of larger hardcover requests.

Councilmember Erdmann stated that the proposed maximum building footprint limit is more conservative than Excelsior's.

Councilmember Erdmann understood the concept of allowing single-story homes with a larger footprint; however, he is concerned someone would use the ordinance to circumvent the intent of the ordinance of regulating massing by building a single-story house and then later ask for a variance for a second story. The Council waived the first reading of the ordinance and scheduled the second reading for March 2, 2026.

C. Comprehensive Plan Amendment – Trails and Sidewalks

Smith presented the staff report. The next Comprehensive Plan update is at the end of 2028. Instead of waiting until then, staff and the Planning Commission are recommending amending the existing Comprehensive Plan to include the pedestrian trail and sidewalk plan. This would enhance our chances of securing grants. Councilmember Studer asked if adding this section into the Comprehensive Plan mandates the City Council into implementing all the recommending trail improvements. Smith stated no. There is no obligation to implement any of the recommending trail improvements. It would always be up to the City Council on when and where trail improvements were to be made.

Motion by Councilmember Erdmann, seconded by Councilmember Jewett, to amend the Comprehensive Plan to include a section on pedestrian trails and sidewalks. Motion carried 4/0.

D. Signs

The City Council moved this item to the March 2 work session to have a more thorough discussion regarding the proposed changes.

E. Variance Review Process

John Studer asked about the use exception from a variance request. Smith stated that state law forbids communities to granting a variance for a use in a zoning district. If a property owner wanted to use the property for something that is not allowed by the zoning ordinance, the appropriate procedure would be to request a rezoning of the property not a variance to allow an illegal use.

Motion by Councilmember Jewett, seconded by Councilmember Studer, to waive the second reading of Ordinance amending the variance process without any changes. Motion carried 4/0.

7. UNFINISHED BUSINESS:

NONE

8. NEW BUSINESS:

The Council reviewed proposed 2026 parking sticker designs and discussed incorporating patriotic elements in recognition of the America 250 celebration. Councilmembers selected their preferred design concepts and provided feedback for final revisions.

9. COUNCIL REPORTS:

A. Mayor Carlson:

B. Scherschligt: Absent

C. Jewett: Fire Board meeting later this month will have an update for the March meeting.

D. Studer: Nothing to report

E. Erdmann: LMCC finalized the sale of the old building. Planning commission Pat covered.

10. DEPARTMENT REPORTS:

A. **Police Department:** Chief Johnson reported that it has been pretty quiet lately. Officers doing house checks for residents on vacation
B. **Excelsior Fire Department:** Meeting later in February, update in March
C. **Public Works:** PW has been busy plowing and maintaining the rinks and working on equipment on downtime.
D. **Administration:** New permit clerk Maria Borell started and things have been going well and Diane will be retiring this week.
E. **Engineer Updates:** Bids start February 10th, Hegland is thinking that there will be at least 6 bidders.

11. Adjournment:

Motion was made by Studer and seconder by Erdmann to adjourn the Deephaven Reglar City Council meeting at 9pm.
Motion carried, Voting in Favor was Mayor Carlson and Councilmembers Jewett, Studer and Erdmann. 4/0 Vote.

Typed Respectfully on February 23,2026
By: Kimberly Lenarz-Greenwaldt
Deephaven City Clerk

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 CASH					
42037	02/06/26	**CITY OF WOODLAND**			
R 101-32212		WDLD BUILDING PERMI	$20,877.45	24/25 Permit	Reimburse 2024 Woodland Building Permit Revenues
R 101-32211		ELECTRICAL PERMITS	$954.35	24/25 Permit	Reimburse 2024 Woodland Electrical Permit Revenues
R 101-32230		WOODLAND LOAD LIMIT	$2,319.95	24/25 Permit	Reimburse 2024 Woodland Load Limits
R 101-32212		WDLD BUILDING PERMI	$30,663.86	24/25 Permit	Reimburse 2025 Woodland Building Permit Revenues
R 101-32211		ELECTRICAL PERMITS	$201.11	24/25 Permit	Reimburse 2025 Woodland Electrical Permit Revenues
R 101-32230		WOODLAND LOAD LIMIT	$5,042.25	24/25 Permit	Reimburse 2025 Woodland Load Limits
		Total	$60,058.97		
42038	02/06/26	**USPS**			
E 101-41400-322		POSTAGE	$100.00	23300096	Postage Due Acct for Presorted Mail Funding
		Total	$100.00		
42039	02/19/26	**Abdo LLP**			
E 101-41100-301		AUDITING	$16,000.00	518941	Progress payment for audit services
		Total	$16,000.00		
42040	02/19/26	**BLUE CROSS BLUE SHIELD OF MINNESOTA**			
G 101-21718		BLUE CROSS BLUE SHI	$124.03	26013021380	1/2026 vision insurance
		Total	$124.03		
42041	02/19/26	**GREGERSON, ROSOW, JOHNSON & NILAN**			
E 101-42100-304		LEGAL EXPENSES	$4,709.14	54942	1/2026 Prosecution Services
		Total	$4,709.14		
42042	02/19/26	**JEFF KASK**			
E 101-41900-307		JANITORIAL SERVICES	$300.00	2/18/2026	Clean City Hall/Police Dept/Public Works Dept
E 101-41900-307		JANITORIAL SERVICES	$300.00	2/4/2026	Clean City Hall/Police Dept/Public Works Dept
		Total	$600.00		
42043	02/19/26	**L.E.L.S #45 POLICE UNION**			
G 101-21721		POLICE UNION DUES	$438.00	February 202	2/2026 PD union dues
		Total	$438.00		
42044	02/19/26	**MEDIACOM**			
E 101-41400-321		COMMUNICATIONS-TEL	$359.98	8384 97 500	2/2026 Internet - Admin
E 101-42100-321		COMMUNICATIONS-TEL	$359.97	8384 97 500	2/2026 Internet - PD
		Total	$719.95		
42045	02/19/26	**METRO WEST INSPECTION SERVICES**			
E 101-42400-309		PROFESSIONAL SERVIC	$21,161.58	4912	1/2026 Permit Finalizing
		Total	$21,161.58		
42046	02/19/26	**METROPOLITAN COUNCIL**			
E 602-43200-309		PROFESSIONAL SERVIC	$63,672.05	0001199737	3/2026 Wastewater Service
		Total	$63,672.05		
42047	02/19/26	**MN PEIP**			
G 101-21718		BLUE CROSS BLUE SHI	$31,682.52	1599528	3/2026 health insurance

CITY OF DEEPHAVEN

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Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			Total	$31,682.52		
42048	02/19/26	**POPP Communications**				
E 101-41400-321		COMMUNICATIONS-TEL		$218.18	992907973	2/2026 Phone Service - Admin
E 101-42100-321		COMMUNICATIONS-TEL		$218.19	992907973	2/2026 Phone service - PD
			Total	$436.37		
42049	02/19/26	**STREICHERS**				
E 101-42100-211		UNIFORMS		$99.99	11807564	PD Uniform pants
			Total	$99.99		
42050	02/19/26	**TOWN WEB DESIGN, LLC**				
E 101-41400-309		PROFESSIONAL SERVIC		$4,420.00	9750	2026 website hosting and maintenance fees
			Total	$4,420.00		
42051	02/24/26	**4Front Energy Solutions Inc**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25144E
			Total	$77.00		
42052	02/24/26	**Air Mechanical**				
E 101-41400-339		OTHER		$403.50	Refund	Refund Electrical Permit D-25011E
E 101-41400-339		OTHER		$414.73	Refund	Refund Electrical Permit D-25060E
			Total	$818.23		
42053	02/24/26	**All Energy Solar Inc**				
E 101-41400-339		OTHER		$166.37	Refund	Refund Electrical Permit D-25158E
			Total	$166.37		
42054	02/24/26	**Amek Electric**				
E 101-41400-339		OTHER		$211.47	Refund	Refund Electrical Permit D-25166E
			Total	$211.47		
42055	02/24/26	**American Electric Inc**				
E 101-41400-339		OTHER		$80.17	Refund	Refund Electrical Permit D-25148E
			Total	$80.17		
42056	02/24/26	**Bakken Electric**				
E 101-41400-339		OTHER		$106.77	Refund	Refund Electrical Permit D-25100E
			Total	$106.77		
42057	02/24/26	**Bloomington Heating & A/C**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25153E
			Total	$77.00		
42058	02/24/26	**Bob Killian Electric**				
E 101-41400-339		OTHER		$35.71	Refund	Refund Electrical Permit D-25173E
			Total	$35.71		
42059	02/24/26	**Day Light Electric LLC**				
E 101-41400-339		OTHER		$48.30	Refund	Refund Electrical Permit D-25029E
			Total	$48.30		
42060	02/24/26	**Dean's Home Service**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25076E

CITY OF DEEPHAVEN

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Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name		Amount	Invoice	Comment
E 101-41400-339		OTHER		$103.79	Refund	Refund Electrical Permit D-25106E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25111E
			Total	$257.79		
42061	02/24/26	**Driven Electric**				
E 101-41400-339		OTHER		$50.50	Refund	Refund Electrical Permit D-25003E
E 101-41400-339		OTHER		$150.28	Refund	Refund Electrical Permit D-25138E
			Total	$200.78		
42062	02/24/26	**Eel-lectric LLC**				
E 101-41400-339		OTHER		$21.27	Refund	Refund Electrical Permit D-25034E
			Total	$21.27		
42063	02/24/26	**Genz Ryan Plumbing Heating**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25005E
			Total	$77.00		
42064	02/24/26	**Hero Home Service**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25033E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25103E
			Total	$154.00		
42065	02/24/26	**Hill Brothers Electric LLC**				
E 101-41400-339		OTHER		$730.98	Refund	Refund Electrical Permit D-25168E
			Total	$730.98		
42066	02/24/26	**Horizon Electric Co**				
E 101-41400-339		OTHER		$186.48	Refund	Refund Electrical Permit D-25067E
			Total	$186.48		
42067	02/24/26	**Hunt Electric**				
E 101-41400-339		OTHER		$360.68	Refund	Refund Electrical Permit D-25126E
			Total	$360.68		
42068	02/24/26	**Hurlburt Heating**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25058E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25082E
			Total	$154.00		
42069	02/24/26	**Icon Electric**				
E 101-41400-339		OTHER		$173.08	Refund	Refund Electrical Permit D-25090E
			Total	$173.08		
42070	02/24/26	**Impact Electric**				
E 101-41400-339		OTHER		$303.98	Refund	Refund Electrical Permit D-25114E
			Total	$303.98		
42071	02/24/26	**J Becher & Associates**				
E 101-41400-339		OTHER		$639.80	Refund	Refund Electrical Permit D-25028E
			Total	$639.80		
42072	02/24/26	**Jarrett Reed & Sen Reed**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25113E

CITY OF DEEPHAVEN

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Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			Total	$77.00		
42073	02/24/26	**Kendrick Electric**				
E 101-41400-339		OTHER		$106.77	Refund	Refund Electrical Permit D-25170E
			Total	$106.77		
42074	02/24/26	**Kodiak Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25010E
			Total	$77.00		
42075	02/24/26	**Krause Electric**				
E 101-41400-339		OTHER		$1,443.98	Refund	Refund Electrical Permit D-25069E
E 101-41400-339		OTHER		$837.98	Refund	Refund Electrical Permit D-25070E
E 101-41400-339		OTHER		$170.97	Refund	Refund Electrical Permit D-25119E
E 101-41400-339		OTHER		$534.48	Refund	Refund Electrical Permit D-25147E
			Total	$2,987.41		
42076	02/24/26	**Lawinger Electric Contractor**				
E 101-41400-339		OTHER		$116.17	Refund	Refund Electrical Permit D-25172E
			Total	$116.17		
42077	02/24/26	**LP Electric**				
E 101-41400-339		OTHER		$480.78	Refund	Refund Electrical Permit D-25073E
			Total	$480.78		
42078	02/24/26	**Mechanical Energy Systems**				
E 101-41400-339		OTHER		$211.47	Refund	Refund Electrical Permit D-25108E
			Total	$211.47		
42079	02/24/26	**Midbrod Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25180E
			Total	$77.00		
42080	02/24/26	**Mike's Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25059E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25098E
			Total	$154.00		
42081	02/24/26	**Milow Electric Inc**				
E 101-41400-339		OTHER		$1,051.98	Refund	Refund Electrical Permit D-25075E
E 101-41400-339		OTHER		$224.97	Refund	Refund Electrical Permit D-25084E
			Total	$1,276.95		
42082	02/24/26	**Norske Electric Inc**				
E 101-41400-339		OTHER		$41.67	Refund	Refund Electrical Permit D-25189E
			Total	$41.67		
42083	02/24/26	**Pioneer Critical Power**				
E 101-41400-339		OTHER		$116.17	Refund	Refund Electrical Permit D-25054E
			Total	$116.17		
42084	02/24/26	**Powerhouse Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25016E

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name		Amount	Invoice	Comment
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25089E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25092E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25133E
			Total	$308.00		
42085	02/24/26	**Pride Electric**				
E 101-41400-339		OTHER		$6.37	Refund	Refund Electrical Permit D-25112E
E 101-41400-339		OTHER		$566.20	Refund	Refund Electrical Permit D-25159E
			Total	$572.57		
42086	02/24/26	**Randy's Electric**				
E 101-41400-339		OTHER		$84.06	Refund	Refund Electrical Permit D-25052E
			Total	$84.06		
42087	02/24/26	**River City Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25155E
			Total	$77.00		
42088	02/24/26	**Sheldon's Electric**				
E 101-41400-339		OTHER		$18.29	Refund	Refund Electrical Permit D-25048E
			Total	$18.29		
42089	02/24/26	**South Side Electric Inc**				
E 101-41400-339		OTHER		$85.91	Refund	Refund Electrical Permit D-25175E
			Total	$85.91		
42090	02/24/26	**Suburban Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25162E
			Total	$77.00		
42091	02/24/26	**T.W. Hipsage Electric Inc**				
E 101-41400-331		TRAINING EXPENSES		$477.98	Refund	Refund Electrical Permit D-25047E
E 101-41400-331		TRAINING EXPENSES		$661.48	Refund	Refund Electrical Permit D-25176E
			Total	$1,139.46		
42092	02/24/26	**Tommy's Electric**				
E 101-41400-339		OTHER		$106.77	Refund	Refund Electrical Permit D-25032E
			Total	$106.77		
42093	02/24/26	**Tonka Electric**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25041E
			Total	$77.00		
42094	02/24/26	**Walter Electrical Contractors**				
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25018E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25019E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25017E
E 101-41400-339		OTHER		$77.00	Refund	Refund Electrical Permit D-25117E
			Total	$308.00		
42095	02/24/26	**Waters Edge Electric LLC**				
E 101-41400-339		OTHER		$1,343.98	Refund	Refund Electrical Permit D-25050E
E 101-41400-339		OTHER		$196.97	Refund	Refund Electrical Permit D-25146E

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$1,540.95		
42096	02/24/26	**Well Grounded Electric**			
E 101-41400-339		OTHER	$95.37	Refund	Refund Electrical Permit D-25161E
		Total	$95.37		
42097	02/24/26	**WESTYS ELECTRIC INC**			
E 101-41400-339		OTHER	$77.00	Refund	Refund Electrical Permit D-25017E
E 101-41400-339		OTHER	$77.00	Refund	Refund Electrical Permit D-25061E
E 101-41400-339		OTHER	$53.59	Refund	Refund Electrical Permit D-25127E
		Total	$207.59		
42098	02/24/26	**Zero to One Electric**			
E 101-41400-339		OTHER	$116.97	Refund	Refund Electrical Permit D-25062E
		Total	$116.97		
42099	02/26/26	**ARCpoint Labs of Edina**			
E 101-43900-309		PROFESSIONAL SERVIC	$201.70	18306	dot consortium management / testing
		Total	$201.70		
42100	02/26/26	**Braun Intertec Corporation**			
E 402-45100-590		CAPITAL OUTLAY	$619.00	IN1006503	Village Park Hockey Rink Construction Materials Testing
		Total	$619.00		
42101	02/26/26	**CATALYST GRAPHICS INC**			
E 101-41400-201		OFFICE SUPPLIES	$320.00	48373	Window Mailing Envelopes
		Total	$320.00		
42102	02/26/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$105.00	1906139626	rubber gloves
E 101-43900-211		UNIFORMS	$19.00	4258218330	uniform service
E 101-43900-211		UNIFORMS	$154.00	4258972506	uniform service/ matts
E 101-43900-211		UNIFORMS	$19.00	4259747740	uniform service
		Total	$297.00		
42103	02/26/26	**CLS Operating**			
E 101-42100-333		VEHICLE MAINTENANCE	$106.82	16224 1/31/2	1/2026 PD Car Washes
		Total	$106.82		
42104	02/26/26	**COMPASS MINERALS AMERICA INC**			
E 101-43100-224		MAINTENANCE	$2,445.40	1623313	Road salt
		Total	$2,445.40		
42105	02/26/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$148.70	A474432	shop supplies
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$16.36	B445092	hardware
		Total	$165.06		
42106	02/26/26	**DORSEY & WHITNEY LLP**			
E 101-41100-304		LEGAL EXPENSES	$2,290.50	4154428	Legal council regarding Minnetonka electrical permits issue
		Total	$2,290.50		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42107	02/26/26	**ECM PUBLISHERS INC**			
E 101-41400-351		LEGAL NOTICES	$57.37	1085729	2/17/2026 PH 19450 Park Ave Variance
E 101-41400-351		LEGAL NOTICES	$57.37	1085730	2/17/2026 PH 19970 Cottagewood Ave CUP
		Total	$114.74		
42108	02/26/26	**Excelsior Paint and Design**			
E 101-45100-229		R&M SUPPLIES	$58.90	CITY4775	Paint
		Total	$58.90		
42109	02/26/26	**GOPHER STATE ONE CALL**			
E 602-43200-439		MISCELLANEOUS	$121.55	6010337	1/2026 utility locates
		Total	$121.55		
42110	02/26/26	**GRAINGER**			
E 605-45100-229		R&M SUPPLIES	$455.20	9796494343	rope floats
E 605-45100-229		R&M SUPPLIES	$316.14	9796593755	Swim area rope
E 101-43900-211		UNIFORMS	$359.87	9796593755	chainsaw safety gear
		Total	$1,131.21		
42111	02/26/26	**HENNEPIN COUNTY ACCOUNTS RECEIVABLE**			
E 101-43900-323		RADIO	$140.86	1000261081	1/2026 PW radio fees
		Total	$140.86		
42112	02/26/26	**I-STATE TRUCK CENTERS**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$38.72	C244022875	truck step bracket #7
		Total	$38.72		
42113	02/26/26	**Jsw Embroidery & Tackle Twill**			
E 101-43900-211		UNIFORMS	$1,465.19	28107	pw logo sweatshirts / shirts
		Total	$1,465.19		
42114	02/26/26	**Kustom Karriers**			
E 101-42100-333		VEHICLE MAINTENANCE	$139.00	0003816	PD squad car towing
		Total	$139.00		
42115	02/26/26	**METRO SALES INC**			
E 101-41400-319		EQUIP MAINTENANCE	$1,566.79	INV3010456	Admin copier contract and usage
		Total	$1,566.79		
42116	02/26/26	**MINNESOTA TEAMSTERS #320**			
G 101-21722		PUBLIC WORKS UNION	$314.00	Feb-26	2/2026 PW union dues
		Total	$314.00		
42117	02/26/26	**MORRIS ELECTRONICS INC**			
E 101-41400-309		PROFESSIONAL SERVIC	$225.00	18053	Admin IT support for Maria Printer Settings issue
E 101-42100-309		PROFESSIONAL SERVIC	$75.00	18489	Domain transfer to Pantheon
E 101-41400-309		PROFESSIONAL SERVIC	$1,599.40	18543	Adobe license renewals
		Total	$1,899.40		
42118	02/26/26	**MTI DISTRIBUTING INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$254.30	150225001	Toro tire
		Total	$254.30		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42119	02/26/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$443.70	3251-460091	fittings/ wiper blades/ def drum
		Total	$443.70		
42120	02/26/26	**ProTree**			
E 101-43100-309		PROFESSIONAL SERVIC	$4,400.00	1110007813	hazardous tree removal
E 101-43100-309		PROFESSIONAL SERVIC	$865.00	1110007844	ash tree removal
		Total	$5,265.00		
42121	02/26/26	**S LK MTKA POLICE DEPT**			
E 101-42100-309		PROFESSIONAL SERVIC	$6,053.57	18042	PD Records Management Legacy Costs
		Total	$6,053.57		
42122	02/26/26	**SHRED-N-GO INC**			
E 101-41400-201		OFFICE SUPPLIES	$35.00	194993	2/18/2026 document destruction - Admin
E 101-42100-201		OFFICE SUPPLIES	$35.00	194993	2/18/2026 document destruction - PD
		Total	$70.00		
42123	02/26/26	**Stantec Consulting Services Inc**			
E 402-43100-303		ENGINEERING FEES	$88,213.47	2517069	12/2025 2026 Street Improvement Project Engineering services
E 101-43100-303		ENGINEERING FEES	$144.00	2517071	12/2025 general engineering fees
E 602-43200-303		ENGINEERING FEES	$96.00	2517071	12/2025 sewer engineering fees
E 101-42400-303		ENGINEERING FEES	$336.00	2517073	12/2025 Building Permit Site Inspections
		Total	$88,789.47		
42124	02/26/26	**STREICHERS**			
E 101-42100-211		UNIFORMS	$48.00	S1648078	PD uniform patch sewing
		Total	$48.00		
42125	02/26/26	**Thompson Reuters - West**			
E 101-41400-433		DUES & SUBSCRIPTION	$416.00	853201777	1/2026 Westlaw Proflex Database access
		Total	$416.00		
42126	02/26/26	**Unique Paving Materials Corp**			
E 101-43100-224		MAINTENANCE	$1,318.20	92235	cold mix paving material
		Total	$1,318.20		
42127	02/26/26	**WEX BANK CIRCLE K**			
E 101-43900-212		FUEL	$1,990.77	110548612	pw fuel
E 602-43200-212		FUEL	$185.49	110548612	sewer fuel
		Total	$2,176.26		
		10100	$337,911.13		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: 020626PAY,MtkaElecPermitRefund,PAY260219,PAY260226

Check #	Check Date	Vendor Name	Amount	Invoice	Comment

Fund Summary

10100 CASH	
101 GENERAL FUND	$184,232.23
402 CAPITAL IMPROVEMENT FUND	$88,832.47
602 SEWER FUND	$64,075.09
605 MARINA FUND	$771.34
	$337,911.13

ITEM 3C

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

02/18/2026

Dear Honorable Mayor and Councilmembers

Staff have obtained street striping quotes for the 2026 summer season. Only one Contractor bid the project this year. Sir Lines A Lot has provided our street striping for many years and gave us the only bid. The other contractor solicited for bid was Warning Lites MN, they had scheduling conflicts that prohibited them from bidding for this job.

Sir Lines A Lot quoted the unit price of $ 0.111 per linear foot for both white paint lines and yellow paint lines. Staff estimate there are approximately 132,450.00 linear feet of lines to be painted, which would result in a final City Cost of $14,701.95. This represents an increase of $.006 from 2025, which had a linear foot price of $.105, with a project cost of $13,907.25. Staff have budgeted $15,000 for this project in 2026, making this in line with budgeted costs.

Staff recommend approval for Sir Lines A Lot to stripe the city streets for a total of $14,701.95

Sincerely,

Jeff Kask
Public Works Supervisor
City of Deephaven

CITY OF DEEPHAVEN
20225 COTTAGEWOOD ROAD
DEEPHAVEN, MN 55331

Request for Quotations for 2026 Street Striping

Request

The City of Deephaven is requesting quotations for 2026 Street Striping Services for the City of Deephaven.

Contractor Provides:

1. All equipment and labor necessary for the efficient and effective striping of designated city streets.
2. Certificate of insurance upon award of bid.
3. Completion of all striping operations on or before May 25th, 2026.

City Provides:

1. Copies of City Street Striping map.
2. Daily supervision of areas to be striped and "No Parking" posting as necessary.
3. Contact number of City Supervisor.
4. Minnetonka Blvd, Deephaven Ave, and Park Ave, are set for sealcoating. Project anticipated for July. We would like the other streets striped prior to the chip seal project. Approx. 17,440 feet of double yellow and 21,000 of white lines will be delayed until chip seal application.

Quotation:

Please email your quotation to Jeff Kask at J.kask@cityofdeephaven.org no later than Feb, 2th 2026.

Items	Est. Quantity	Unit	Unit Price
Yellow Lines	90,000	L.F.	$ 0.111
White Lines	45,000	L.F.	$ 0.111

Company: Sir Lines-A-Lot, LLC	
Contract Person: T.J. Phillips	
Address: 7175 Cahill Road	
Email: sales@linesalot.com	
State: Edina, MN	Zip Code: 55439
Phone Number: 952-913-8382	Fax: 612-926-8201
Authorized Signature:	
Title: Director of Sales	

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, March 2nd, 2026
Consent Agenda:
Minnetonka Community Ed Summer Yoga Classes at Robinson's Bay Beach

Dear Mayor Carlson and Councilmembers,

Allyssa Peak, Adult Program Manager at Minnetonka Community Education, is requesting approval to hold summer yoga classes at Robinson's Bay Beach.

For 2026, the program will consist of six sessions offered at a cost of $75 per participant. Classes will be held on Monday evenings from 7:45 p.m. to 8:45 p.m. The session dates are June 15 through August 24, 2026.

Participants will be required to either purchase a parking permit or park along Northome Boulevard.

Minnetonka Community Education has successfully held yoga classes at Robinson's Bay Beach for approximately 19 years. Staff are not aware of any complaints or concerns from area residents or the greater Deephaven community regarding this program. The Park and Recreation Committee has reviewed the request and recommends approval to the City Council.

Attached for your review are the Special Event Permit Application, proof of insurance, and proof of payment of the $50 application fee.

Please let me know if you have any questions or would like any additional information.

Thank you,

Kimberly Lenarz-Greenwaldt
City Clerk
Deephaven, Mn

SPECIAL EVENT PERMIT APPLICATION

CITY OF DEEPHAVEN
20225 COTTAGEWOOD ROAD
DEEPHAVEN, MN 55331
952-474-4755

Filing Fee
$50.00

Name of Sponsoring Entity: Minnetonka Community Education

Contact Person: Allyssa Peak Phone Number: 952-401-5055

Address: 4584 Vine Hill Rd. Deephaven, MN 55331 Email: allyssa.peak@minnetonkaschools.org

Date and Time of the Special Event: Mondays, 6/15-7/13 and 7/27-8/24 7:45-8:45pm

Describe and List all Activities at the Special Event: Beach yoga classes - A group of 6-25 people will participate in a yoga class at Robbinson's Bay Beach.

Proposed Location of the Special Event, please attach a map of the proposed area to be used which shows any barricades, street route plans or perimeter/security fencing.

Estimated number of: Staff 1 Participants 6-25 Spectators _____

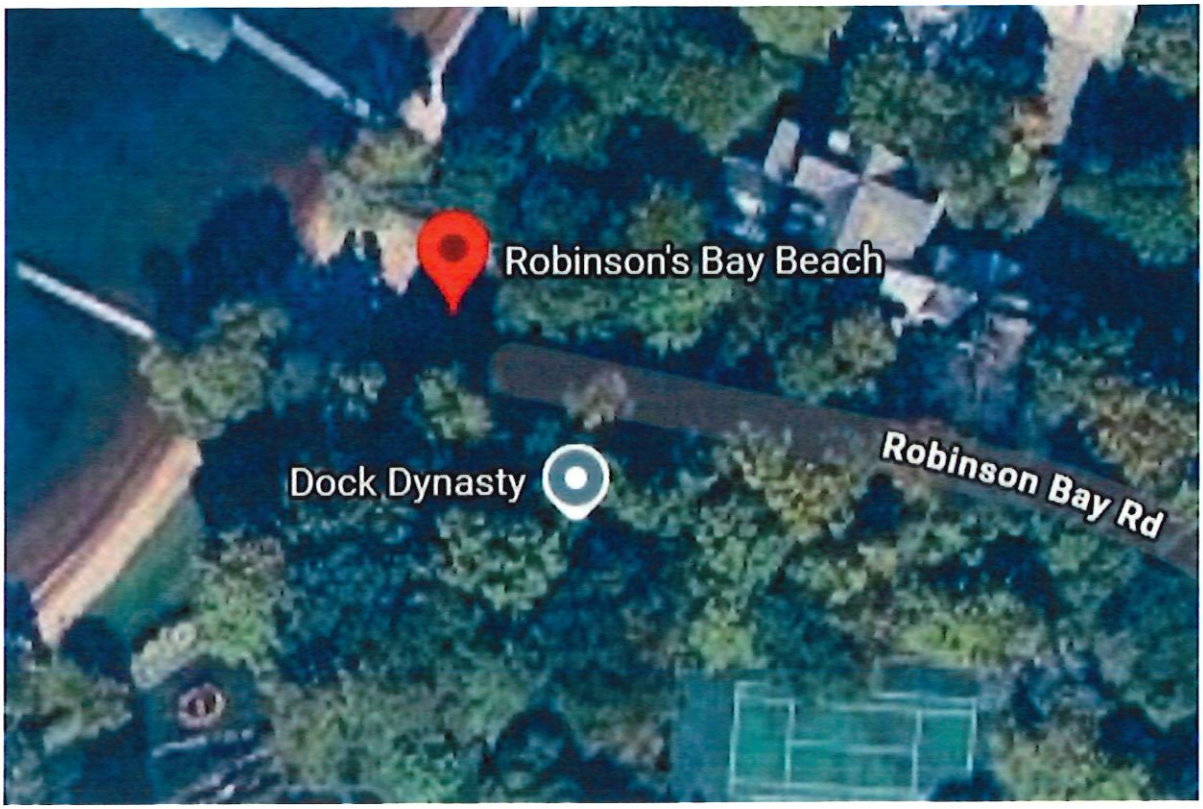
List All Special Considerations: Parking, Security Plans, Fire & Emergency Medical Services, Safety Provisions, Traffic Control, Pedestrian Access, Garbage Collection, Water Service, Electric Service, Public Restrooms: (Please list on separate sheet, if necessary)

Participants will park in the designated street parking or at the beach if they have the proper Deephaven beach permit. No other services are needed.

Please list the admission fee, donation or other consideration to be charged or requested for admission to the special event, if applicable: Students pay a one time fee of $75 for 6 session class.

Will food or alcohol be served or sold at the special event: No

Applicant's Signature: Allyssa Peak Date: 1/26/26


Robinson's Bay Beach
Dock Dynasty
Robinson Bay Rd

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 10/17/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Arthur J. Gallagher Risk Management Services, LLC
2850 Golf Road
Rolling Meadows IL 60008

CONTACT NAME: Katie Navin
PHONE (A/C, No, Ext): 630-228-6665 **FAX (A/C, No):** 630-285-4062
E-MAIL ADDRESS: Katie_Navin@ajg.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Underwriters at Lloyd's London	15792
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED ALLIFOR-13
Alliance for Liability and Property Services
c/o Minnetonka Public Schools ISD #276
5621 County Road 101
Minnetonka MN 55345

COVERAGES **CERTIFICATE NUMBER:** 831844795 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		PK1039325	7/1/2025	7/1/2026	EACH OCCURRENCE	$ 4,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X PoolSIR-$250,000						MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ Included
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 8,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ Included
	OTHER:							$
A	AUTOMOBILE LIABILITY			PK1039325	7/1/2025	7/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ $4,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
							Comp/Coll Ded	$ 1,000/$1,000
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) N/A						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
A	School Board Legal (Claims Made) Sexual Harassment/Abuse			PK1039325	7/1/2025	7/1/2026	Per Occ/Agg	$4M/$8M Included

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Non-Tort liability or Out-of-State Liability claims $4,000,000 Each Occurrence Limit; per Member District
Non-Tort liability or Out-of-State Liability Claims $8,000,000 Aggregate Limit; per Member District.
If holder is specifically listed as an additional insured refer to: Certificates of Insurance Endorsement #PENP5001042021 added 7-1-2025
RE: Facilities Use.
City of Deephaven is Additional Insured on General Liability policy, where required by written contract, pursuant to and subject to the policy's terms, definitions, conditions and exclusions.

CERTIFICATE HOLDER
City of Deephaven
20225 Cottagewood Rd
Excelsior MN 55331

CANCELLATION
SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
6:00 p.m. Workshop
7:00 p.m. Consent Agenda
Monday, March 2, 2026
Termination of 4th of July Semiquincentennial Fireworks Contract

The Council approved contracting with Cory Stenar at RES Pyro for a 25 to 30 minute fireworks show to be held on July 4th Semiquincentennial Anniversary of America at the September 15th, 2025, City Council Meeting. The fireworks show was quoted in the amount of $50,000, with the City of Deephaven poised to contribute $10,000 to the event. The City's plan was to partner with other local nonprofits for fundraising purposes to secure the remainder of the contractual expense. The Fireworks Contract was signed by the City and Res Pyro on October 1, 2025, and is attached for your review.

The planning process and fundraising for the fireworks program proved challenging, with local nonprofits being mired down by other projects and unrelated capital campaigns. Members of the Staff and Council began discussing other avenues to retain the fireworks program but also alleviate the potential burden on the City if it were required to plan and fully fund the event on its own. Discussions were held with individual residents in the community with the potential of turning the program over to a group of property owners for private planning and funding. During this process, members of the Minnetonka Yacht Club expressed an interest in taking over the planning and fundraising for the event to help promote the Yacht Club and retain this great event for our community. Criag Laing, Skip Dickel, Pat Hughes and other members of the Yacht Club began working with Councilmember Jewett, Mayor Carlson and Staff in an effort to transition the fireworks program and contract over to the Yacht Club.

On Tuesday, February 10th, Craig Laing of the Yacht Club sent an email confirming that the Minnetonka Yacht Club Board had unanimously and enthusiastically approved transitioning the Res Pyro contract to the Yacht Club. The terms of this transfer included the City of Deephaven continuing the $10,000 contribution initially discussed by the Council, along with the understanding that the City would have some input and control over the final location of the fireworks barge during the event. Stated differently, based upon the financial contribution of the City, the Council would be involved in establishing the final location for the fireworks that will be of the best benefit to the Yacht Club, as well as our residents.

On Thursday, February 26th, Cory Stinar of Res Pyro sent an email confirming that their company would support the contract transfer from the City to the Yacht Club. Staff provided Mr. Stinar contact information for the Yacht Club and asked that a new contract be sent to the Yacht Club that excluded the City as a party. Based upon the above, Staff recommend the Council formally cancel the contract with Res Pyro for the 4th of July Fireworks program. Staff will continue to work with Res Pyro and the Yacht Club to facilitate that transition and will send the Yacht Club the City's contribution of $10,000 upon invoice and signing of the contract between Res Pyro and the Yacht Club.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

RES PYRO

DISPLAY CONTRACT AGREEMENT

THIS AGREEMENT, made and entered into on this 1st day of October, 2025 between **RES Pyro** hereafter referred to as the SELLER and **City of Deephaven**, hereafter referred to as the BUYER.

IT IS MUTUALLY AGREED BETWEEN THE SELLER AND THE BUYER AS FOLLOWS:

Service Provided	Outdoor Fireworks Display
Date(s)	Saturday, July 4th, 2026
Rain Date	N/A
Time	10:00pm (approximately)
Duration	25-30 Minutes (depending on intensity)
Location	Barge show on Lake Minnetonka, MN
Event Sponsor	City of Deephaven

OBLIGATIONS OF SELLER:

SELLER shall provide all materials, equipment, and personnel necessary to perform the above-mentioned display.

SELLER is required and will comply with NFPA 1123, Code for Outdoor Display of Fireworks, and NFPA 1126, Pyrotechnics before a Proximate Audience.

SELLER shall provide a Certificate of Liability Insurance in the amount of $5,000,000.00 to cover the fireworks display and cleanup. BUYER shall be listed as Certificate Holder on the Certificate of Liability Insurance. All individuals/entities listed on the certificate of liability insurance will be deemed an additional insured per this contract.

OBLIGATIONS OF BUYER:

BUYER shall provide a suitable location for firing of the fireworks display.

BUYER shall provide and cover all costs for security of the display site and cleanup beyond the launch area of the display site.

TERMS AND CONDITIONS:

The terms of this agreement shall begin on the day of the signing of this agreement and shall conclude upon the completion of the display. However, if before the date of the scheduled performance, the BUYER has not performed fully its obligations under the terms of this agreement or that the financial credit of the BUYER has been impaired, the SELLER may cancel this agreement at any time.

In the event the BUYER does not perform fully all of its obligations herein, the SELLER shall have the option to perform or refuse to perform hereunder, and in either event the BUYER shall be liable to the SELLER for any damages, compensation or costs incurred including but not limited to attorney and court fees in addition to the compensation herein.

The SELLER shall retain the right to stop or interrupt the display at any time if, in the opinion of the SELLER, conditions have become unsafe. In event of rain, fireworks may be rescheduled at a mutually agreeable date within the same calendar year.

PAYMENT:

Contracted amount: **$50,000.00** inclusive of sales tax, if applicable.

Contracted amount includes fire watch and permit fee.

All payments shall be paid by BUYER to and in the name of RES Pyro in the form of a company check, certified bank check, money order, or cash.

CANCELLATION:

In the event the BUYER cancels this agreement any time during the contract period, the SELLER shall be entitled to and receive 20% of the contracted fee for the remainder of the contract period plus compensation for any pre- and post-production costs incurred.

THIS AGREEMENT is the whole agreement of the parties above named. No representation inducement or agreement has been given by one to the other to enter into this agreement other than expressly set forth herein. This agreement shall not be altered, modified, or amended except in writing by a duly authorized officer of each party.

IN WITNESS WHEREOF, the parties hereunto set their names on the day and year listed below.

CONTRACT VALID WHEN SIGNED BY AUTHORIZED PERSONS.

BUYER: City of Deephaven	SELLER: Cory Stinar - RES Pyro
Title: City Administrator	Title: Director of Services
Signature:	Signature:
Date: 10/1/2025	Date: 10/1/2025

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, March 2nd, 2026
Consent Agenda:
Special Event – Closing Cul-de-sac for Graduation party

Dear Mayor Carlson & Councilmembers,

The City has received a Special Event Permit Application from Heather LaRock for a graduation open house to be held on June 6, 2026 at approximately 12:30 p.m. at 4755 Maple Chase Dr.

The applicant is requesting permission to temporarily close the cul-de-sac on Maple Chase to accommodate the event. The event will include a private graduation celebration with a couple of food trucks on site. No alcohol will be served, and no admission fee will be charged.

The applicant has requested temporary "No Parking" signage within the cul-de-sac during the event to ensure adequate space and safety.

Chief Cory has reviewed the application and has indicated he is supportive of the request. Emergency access will be maintained at all times.

Staff is bringing this application forward for Council consideration and approval.

Please let me know if you would like any additional information.

Respectfully submitted,

Kimberly Lenarz-Greenwaldt
City Clerk
Deephaven, Mn

SPECIAL EVENT PERMIT APPLICATION

CITY OF DEEPHAVEN
20225 COTTAGEWOOD ROAD
DEEPHAVEN, MN 55331
952-474-4755

Filing Fee
$50.00

Name of Sponsoring Entity: N/A

Contact Person: Heather LaRock Phone Number: 612 281 7513

Address: 4755 Maple Chase Dr Email: larockheather@gmail.com

Date and Time of the Special Event: 6/6/26 12-3p

Describe and List all Activities at the Special Event: Graduation Open House. We'd like to close off our cul-de-sac and have a couple of food trucks for a graduation party

Proposed Location of the Special Event, please attach a map of the proposed area to be used which shows any barricades, street route plans or perimeter/security fencing.

Estimated number of: Staff _____ Participants _____ Spectators _____

List All Special Considerations: Parking, Security Plans, Fire & Emergency Medical Services, Safety Provisions, Traffic Control, Pedestrian Access, Garbage Collection, Water Service, Electric Service, Public Restrooms: (Please list on separate sheet, if necessary)

Would just need no parking signs in our cul-de-sac

Please list the admission fee, donation or other consideration to be charged or requested for admission to the special event, if applicable: N/A

Will food or alcohol be served or sold at the special event: Food. No alcohol

Applicant's Signature: Heather LaRock Date: 2/24/26

Item 5A

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
March 2, 2026

APPLICATION INFORMATION

APPLICANT: Angie Voelz, Mark D. Williams Custom Homes

PROPERTY OWNER(S): Mark D. Williams Custom Homes

LOCATION: 20465 Linwood Road (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicant is requesting a Showcase Event Permit to include the newly constructed residence at 20465 Linwood Road in the upcoming Artisan Home Tour (please see attached narrative)

STAFF RECOMMENDATION: Motion to Approve

REQUEST

The single-family home located at 20465 Linwood Road is still under construction. The builder (Mark D. Williams Custom Homes) would like to include it in the Artisan Home Tour, which is being held June 5-7, 12-14, and 19-21 from noon to 6:00 p.m. each day.

The zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit. City Code does not require Planning Commission action on Showcase Event requests.

Traffic
The applicant estimates there will be 300-400 visitors each day. The applicant is going to use the parking lots at city hall and Haralson Park for visitors. Representatives of Mark D. Williams Custom Homes have met with Police Chief Cory Johnson, who has approved the proposed traffic management plan (please see attached letter).

Facilities & Insurance
The Zoning Ordinance requires the applicant provide general liability insurance to cover injury and property damage. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

Public Hearing
A public hearing notice was mailed to all property owners within 350 feet of the subject property. As of this writing, the city has not received any written comments regarding the requested showcase event.

STAFF RECOMMENDATION

Staff recommends **approval** of the Showcase Event Permit for Mark D. Williams Custom Homes, for the property located at 20465 Linwood Road in the Artisan Home Tour, which is being held June 5-7, 12-14, 19-21, from noon to 6 pm each day.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The applicant has worked with city staff to create a safe environment for the showcase event.**

Section 1355.07(b) – the Showcase Event will not cause undue traffic hazards, congestion or parking shortages: **Visitors will be parking at City Hall or Haralson Park and will be using a shuttle to get to the open house. No Parking signs will be placed on Linwood Road.**

Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the applicant is responsible for the cost of any of the above-mentioned damage.**

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1. I move that the City Council accept the recommendation and findings of the staff to **approve** the Showcase Event Permit for Mark D. Williams Custom Homes, for the property located at 20465 Linwood Road to participate in the Artisan Home Tour, as proposed.

2. I move that the City Council **deny** the Showcase Event Permit for Mark D. Williams Custom Homes, for the property located at 20465 Linwood Road to participate in the Artisan Home Tour. The motion is based on the following findings: _____.

3. Other motion …

Attachments:

1) Location Map
2) Applicant's Narrative
3) Site Plan
4) Police Chief Letter
5) Insurance Form
6) Rendition of House
7) Resolution

Key Dates:

~~Application complete:~~	~~January 14, 2026~~
~~Notice of Public Hearing published:~~	~~February 26, 2026~~
City Council Public Hearing:	March 2, 2026
60 Day Deadline:	March 15, 2026
120 Day Deadline (if necessary):	May 14, 2026

Note: MN statue 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

LOCATION MAP
20465 Linwood Road



N

Pat Smith

From: Mark Williams <mark@mdwilliamshomes.com>
Sent: Tuesday, February 24, 2026 1:48 PM
To: Pat Smith
Cc: Angela Voelz
Subject: RE: 20465 Linwood - Showcase Event

Hi Pat,

- We're estimating around 300-400 visitors per day but it's hard to predict. We will have a little tent to welcome people in the parking lot and to organize people, hand out water. The hours are 12-6pm and only Fri/Sat/Sun for 3 weekends. We will have no parking signs on both sides of the street on Linwood to prevent anyone from parking.
- We'll be using **Reennes limo service. Either the Trolley or Executive shuttle.**







- The shuttle is a 22-30 passengers approx.

Let me know if you need anything else.

Thanks,

Mark

City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331
(952) 358-9938

Showcase Event Permit Application

APPLICANT INFORMATION		
Name: Angie Voelz	Business Name: MdwL D williams Custom Homes	
Address: 332 2nd Street		
City: Excelsior	State: MN	Zip Code: 55331
Telephone: (651)·253·4070	E-Mail: angie@mdwilliamshomes.com	
PROPERTY OWNER INFORMATION (if different)		
Name:		
Address: 20465 Linwood Road		
City: Deephaven	State: MN	Zip Code: 55331
Telephone:	E-Mail:	

TYPE OF EVENT		
☐ Parade of Homes	☐ Remodelor's Showcase	☒ Luxury Home Tour
☐ Other _____		

PROJECT INFORMATION	
Street Address: 20465 Linwood Road	
Date(s): June 5-21 2026 Friday-Sunday	Hours: 12-6
Description of Event: Artisan Home tour	

SUBMITTAL REQUIREMENTS

- ☒ A $450 non-refundable filing fee paid with application
- ☒ A site plan showing buildings, driveways, parking locations for employees and public, temporary restrooms, and the location of all proposed on-site and off-site signage.
- ☒ A city map showing the proposed shuttle route and pick up point.
- ☒ A letter or email from the Police Department that all of their conditions have been met.
- ☒ A Certificate of General Liability Insurance – the applicant shall provide public liability insurance in the amount of at least $300,000 for injury of one person, $500,000 for injury of two or more and $50,000 for property damage. The City, its agents and employees must be named as additional insured.

Showcase Events may only be held Thursdays through Sundays over a consecutive three-week period. Applicants are limited to obtaining one Showcase Event permit per calendar year at the same address.

APPLICANT'S STATEMENT

I am aware of the City Ordinances as they relate to Showcase Events and will abide by same. I also agree to hold the City of Deephaven harmless from all liabilities that may arise directly or indirectly from the Showcase Event approved by this permit.

I understand some events may require off-duty or reserve police officers and a fee may be required for these services. In addition, applicant agrees to pay actual costs up to $1,500 for processing of application.

Signature: Angie Voelz

Date: 1-14-26

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 01/13/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Ashley Sutherland	
Insurance Brokers of MN, Inc. 3351 Round Lake Blvd Anoka MN 55303	PHONE (A/C, No, Ext): (763) 323-3000	FAX (A/C, No): (763) 323-8353
	E-MAIL ADDRESS: ashley.sorenson@insurancebrokersmn.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Acuity	14184
INSURED Mark D Williams Custom Homes Inc 332 2nd St Excelsior MN 55331	INSURER B : SFM Mutual Ins Co	11347
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** 2025-2027 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			ZY2311	01/01/2026	01/01/2027	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
							GENERAL AGGREGATE	$ 2,000,000
							PRODUCTS - COMP/OP AGG	$ 2,000,000
								$
A	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			ZY2311	01/01/2026	01/01/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
							BODILY INJURY (Per person)	$
							BODILY INJURY (Per accident)	$
							PROPERTY DAMAGE (Per accident)	$
							Uninsured motorist BI	$ 1,000,000
A	[ ] UMBRELLA LIAB [ ] OCCUR [X] EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			ZY2311	01/01/2026	01/01/2027	Split limit EACH OCCURRENCE	$ 3,000,000
							AGGREGATE	$ 3,000,000
								$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		80674.210	12/31/2025	12/31/2026	[X] PER STATUTE [ ] OTH-ER	
							E.L. EACH ACCIDENT	$ 100,000
							E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
A	Property in the Course of Construction (Builders Risk)			ZY2311	01/01/2026	01/01/2027	LIMIT	$9,000,000
							DEDUCTIBLE	$5,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

City of Deephaven, its agents and employees are named as additional insured under the general liability for ongoing operations.

CERTIFICATE HOLDER

City of Deephaven, its agents and employees
20225 Cottagewood Road
Deephave 55331

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Kristen Eco

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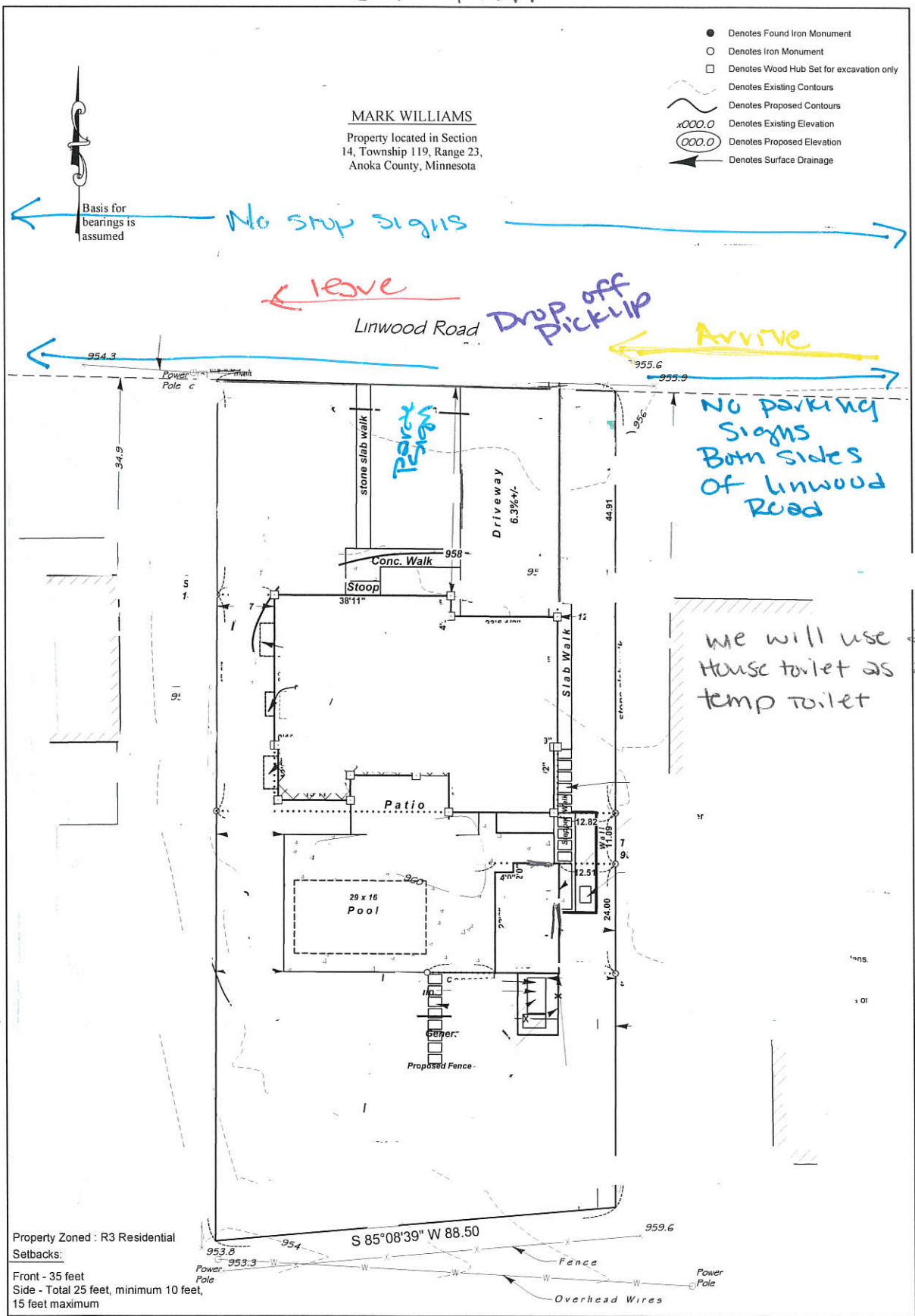
The ACORD name and logo are registered marks of ACORD

No Street Parking Signs
to be placed on
Lindwood Road

Yellow is Route to the house
Red is Route to return to parking
Parking at City lot



Artisan Tour Site Plan



Legal Description

Lot 11, Block 1, DEEPHAVEN HEIGHTS
Anoka County, Minnesota

Project No. 90501D | Scale: 1" = 20'

F.B.No. - | Drawn By AH

Address: 20465 Linwood Road
Cottagewood, MN

rev 5-15-25 prop grades
6-03-25 stake wellness building

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 12th day of May 2025.

Signed Gregory R. Prasch
Gregory R. Prasch, Minn. Reg. No. 24992

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North (763) 560-3093
Minneapolis, Minnesota 55428 Demarclnc.com

F:\survey\deephaven heights - hennepin\11-1 deephaven heights\01 Surveying - 90501\01 CAD\01 Source\01 Survey Base.dwg

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

01/12/26

To: Pat Smith, Deephaven Planning Director

Cc: Angie Voelz, Mark D. Williams Custom Homes

From: Cory Johnson, Chief of Police

Re: **Artisan Home Tour- 20465 Linwood Road**
June 5-7th, 12-14th and 19-21st 2026- Noon to 6:00pm

I have spoken with Angie Voelz from Mark D. Williams Custom Homes about a parking plan for the Artisan Home Tour scheduled for three weekends in June 2026. The home is located at 20465 Line wood Road in the City of Deephaven. The plan reviewed /discussed is to have a shuttle service bring all guests to and from the house. The shuttle will be operating from Haralson Park and Deephaven City Hall. I have advised Angie that no tour or staff parking will be allowed on City streets by the home. The police department feels this parking arrangement will work and will not impede the normal flow of neighborhood traffic.

The parking plan has been suggested/approved by the Police Department.

Sincerely,

Cory Johnson
Chief of Police
Deephaven Police Department

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

01/12/26

To: Pat Smith, Deephaven Planning Director

Cc: Angie Voelz, Mark D. Williams Custom Homes

From: Cory Johnson, Chief of Police

Re: **Artisan Home Tour- 20465 Linwood Road**
June 5-7th, 12-14th and 19-21st 2026- Noon to 6:00pm

I have spoken with Angie Voelz from Mark D. Williams Custom Homes about a parking plan for the Artisan Home Tour scheduled for three weekends in June 2026. The home is located at 20465 Line wood Road in the City of Deephaven. The plan reviewed /discussed is to have a shuttle service bring all guests to and from the house. The shuttle will be operating from Haralson Park and Deephaven City Hall. I have advised Angie that no tour or staff parking will be allowed on City streets by the home. The police department feels this parking arrangement will work and will not impede the normal flow of neighborhood traffic.

The parking plan has been suggested/approved by the Police Department.

Sincerely,

Cory Johnson
Chief of Police
Deephaven Police Department

Public Hearing Notice

City of Deephaven **20225 Cottagewood Rd** **Deephaven, MN 55331**

Hearing Information	The City of Deephaven City Council will hold a public hearing on **March 2, 2026** at **7:00 PM** at **Deephaven City Hall,** located at **20225 Cottagewood Road** to receive public comments on the following application:
Applicant	Angie Voelz, Mark D. Williams Custom Homes
Proposal	The applicant is requesting a Showcase Event Permit to participate in the Artisan Home Tour. The event would be held on June 5-7, 12-14 and 19-21 (Friday-Sunday). Hours would be from 12 pm – 6 pm all nine days. No parking will be allowed on local streets for participants. Participants will park at the City Hall parking lot and a shuttle will be used to bring visitors to the house and back. It is anticipated that 50-150 visitors will tour the home each day.
Location	20465 Linwood Road (please see location map)
What Happens at the Meeting	The City Council will hold a public hearing where anyone who wants to speak will be able to do so. While resident input is highly valued, the Council legally cannot rely solely on resident opinions in making its decision.
Who Receives Public Notice	Public notices are sent to all property owners within 350 feet of the applicant's property. Please share this information with your neighbors in the event any property owner has been missed.
How to Comment	Any person may submit written or oral comments or testimony at the public hearing, or may submit written comments prior to the hearing. All documents submitted or requested as part of this application, including the City staff report are available for review at City Hall during regular business hours.
Project Planner (for submittal of written comments or for more information)	Patrick Smith, Planning Director City of Deephaven 20225 Cottagewood Road Deephaven, MN 55331 Phone: (952) 358-9938 E-Mail: pat@cityofdeephaven.org Date of Notice: February 23, 2026

RESOLUTION NO. XX-24
Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Showcase Event Permit for property located at 20465 Linwood Road/Artisan Home Tour

WHEREAS, Mark D. Williams Custom Homes ("Applicant") has made application for a Showcase Event Permit to participate in the Artisan Home Tour for real property located at 20465 Linwood Road, Deephaven, Minnesota, PID 24-117-23-33-0011; and

WHEREAS, Section 1355.03 of the zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit; and

WHEREAS, City Code does not require Planning Commission action on Showcase Event requests; and

WHEREAS, notice given to neighboring property owners; and a public hearing held before the City Council on March 2, 2026 to consider the application; and

NOW, THEREFORE, the City Council of the City of Deephaven, Minnesota, does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 20465 Linwood Road, Deephaven, Minnesota is host to a single-family residence.

2. A single-family home has been constructed on the property and the builder would like to include it in the Artisan Home Tour. The applicant will be hosting the tour on June 5-7, 12-14, 19-21 from noon to 6:00 pm each day.

3. The applicant plans to have visitors park in the parking lots located at City Hall and Haralson Park and take a trolley to the site.

4. The applicant has spoken with the Deephaven Police Department regarding their parking plan. The Police Department has approved the proposal.

5. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota does hereby **approves** the request for a Showcase Event Permit for the property located at 20465 Linwood Road.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The Applicant has worked with city staff to create a safe environment for the showcase event.**

Section 1355.07(b) – the Showcase Event will not cause undue traffic hazards, congestion or parking shortages: **Visitors will be parking at City Hall or Haralson Park and will be using a shuttle to get to the open house. No Parking signs will be placed on Linwood Road.**

Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the Applicant is responsible for the cost of any of the above-mentioned damage.**

Councilmember	Aye	Nay	Abstain	Absent
Kent Carlson				
John Studer				
Tony Jewett				
Emily Scherschligt				
Tom Erdmann				

ADOPTED THIS 2nd DAY OF MARCH, 2026 BY THE CITY COUNCIL OF DEEPHAVEN, MINNESOTA.

CITY OF DEEPHAVEN

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

Item 5B

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
March 2, 2026

APPLICATION INFORMATION

APPLICANT: Troy Mason, Mason Construction Services

PROPERTY OWNER(S): John and Traci Smallwood

LOCATION: 19970 Cottagewood Ave (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: A rear addition is proposed that would decrease the hardcover from 33.1% to 30.9%, but exceed the 25% hardcover limit (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approve

60/120-DAY REVIEW DEADLINE: March 15, 2026/May 14, 2026

BACKGROUND/REQUEST

According to Hennepin County property information, the house was constructed in 2012. The existing hardcover is 33.1%. The applicant is proposing to remove the patio in the rear of the house and construct a three-season porch of 190 square feet. The resulting hardcover would decrease to 30.9%, but the addition would exceed the 25% hardcover limit by 5.9%. The property is 10,560 square feet in area, and the existing house and attached garage is 2,060 square feet in area. The house with proposed screen porch would have a building footprint of 2,250 SF, which is 334 SF under the maximum building footprint.

Section 1302.05(2) of the zoning ordinance limits the maximum allowable impervious surface area on the property to 25%, but allows properties to exceed the limit with a Conditional Use Permit if the following conditions are met:

(i) Stormwater runoff does not negatively impact adjacent properties; and
(ii) Effective hardcover is mitigated to below 25%; and
(iii) The proposed stormwater management facilities shall retain one inch of runoff of that portion of the hardcover that exceeds 25%. Performance credit given for stormwater mitigation practices shall be 75% of the calculated volume retained; and

(iv) The property owner enters into a maintenance agreement with inspections performed by the City at a minimum every five years. The property owner shall reimburse the City for stormwater facility inspections. The maintenance agreement shall be executed and recorded against the parcel.

The applicant is proposing a rain garden in the backyard to mitigate the hardcover over the 25% maximum hardcover limit. The City Engineer has reviewed the location and size of the proposed infiltration trench, and is recommending the rain garden move at least five feet from the rear property line.

Public Comment
Staff sent a public notice to all property owners within 350 feet of the subject site prior to the Planning Commission meeting of February 17, 2026. Public comments are attached.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use request to exceed the hardcover by 5.9% for an addition to the house located at 19970 Cottagewood Avenue, as it has been determined that the stormwater from the proposed addition will not negatively impact neighbors.

The recommendation is made with the conditions that the applicant shall comply with all requirements of the City Engineer letter dated February 12, 2026 (attached).

PLANNING COMMISSION ACTION TAKEN ON 2/17/26 (on a 5-0 vote)

Moved to accept the recommendation and findings of staff and recommend the City Council **approve** a conditional use permit to increase the hardcover to 30.9% for an addition to the house located at 19970 Cottagewood Avenue, as presented.

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1) I move the City Council accept the recommendation and findings of staff and the Planning Commission and **approve** a conditional use permit to increase the hardcover to 30.9% for an addition to the house located at 19970 Cottagewood Avenue, as presented.

OR

2) I move the City Council **deny** the conditional use permit to increase the hardcover to 30.9% for an addition to the house located at 19970 Cottagewood Avenue. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Photo of Existing House
3) Applicant’s Narrative
4) Proposed Survey
5) Proposed Elevations
6) Engineering Comments
7) Draft Resolution

LOCATION MAP

19970 Cottagewood Avenue



Mason Construction Services, LLC
1459 Park Road
Chanhassen MN 55317

www.masonconstructionservices.com

Phone: 612.280.4000
troy@masonconstructionservices.com
LIcensed & Insured
BC681230

RE: Traci and John Smallwood project – 19970 Cottagewood Ave

Description of Project:

This project will consist of demolition of the existing patio and an addition to the North end of the existing home. It will be adding a screen porch and a deck to the rear of the home. The existing elevated patio and landscape boulder wall will be removed to accommodate the new addition and deck. There will be 1 raingarden basin installed to account for the hardscape overage to bring it back in line to under 25%. Incorporating the rear raingarden basin will blend to the owners existing landscaping, nicely. See plans for these.

Reasons to Approve Project:

This project will enhance the project by making a functional screen porch and deck. The screen porch will provide a quiet, peaceful living area. Also, by creating the raingarden basin, will assist in controlling the runoff into the streets and resulting erosion that results accordingly.

Intended Use of the property:

The intended use of the property would simply be for residential betterment and enjoyment of the property. The screen porch will be a quiet space, allowing for recreation and enjoyment during the warmer months, allowing an incredible, insect-free environment in the lovely Cottagewood community. It will be compatible with current and future land use in the area, as many current homes have these included in their homes. This project will be compatible with existing character in the Cottagewood community and will not change the essential character of Cottagewood, nor will it have any adverse impact on the owners or neighborhood. There would be no additional traffic impact after the project is completed, thus within the capacity of the current streets surrounding the property.


19970

LEGEND

- FOUND IRON
- SET CAP #6508
- E ELECTRIC METER
- G GAS METER
- AC AIR CONDITIONER
- UT UTILITY PEDESTAL
- W WELL
- TREE
- —X—X—X—X— FENCE
- —▯—▯—▯—▯— WALL

DESCRIPTION:

That part of Lots 170 and 171, Revised Cottagewood lying Southwesterly of a straight line drawn from a point on Northerly line of said Lot 170, distant 40 feet Northwesterly from the Northeast corner of said lot, to a point on the Southeasterly line of said Lot 171 distant 65 feet Southwesterly from the most Easterly corner of said Lot 171, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

PID#24-117-23-31-0057

SURVEY IS SUBJECT TO CHANGE PER TITLE OR EASEMENT INFORMATION

LOT AREA:

10,560 SF (0.24 AC)

BENCHMARK:

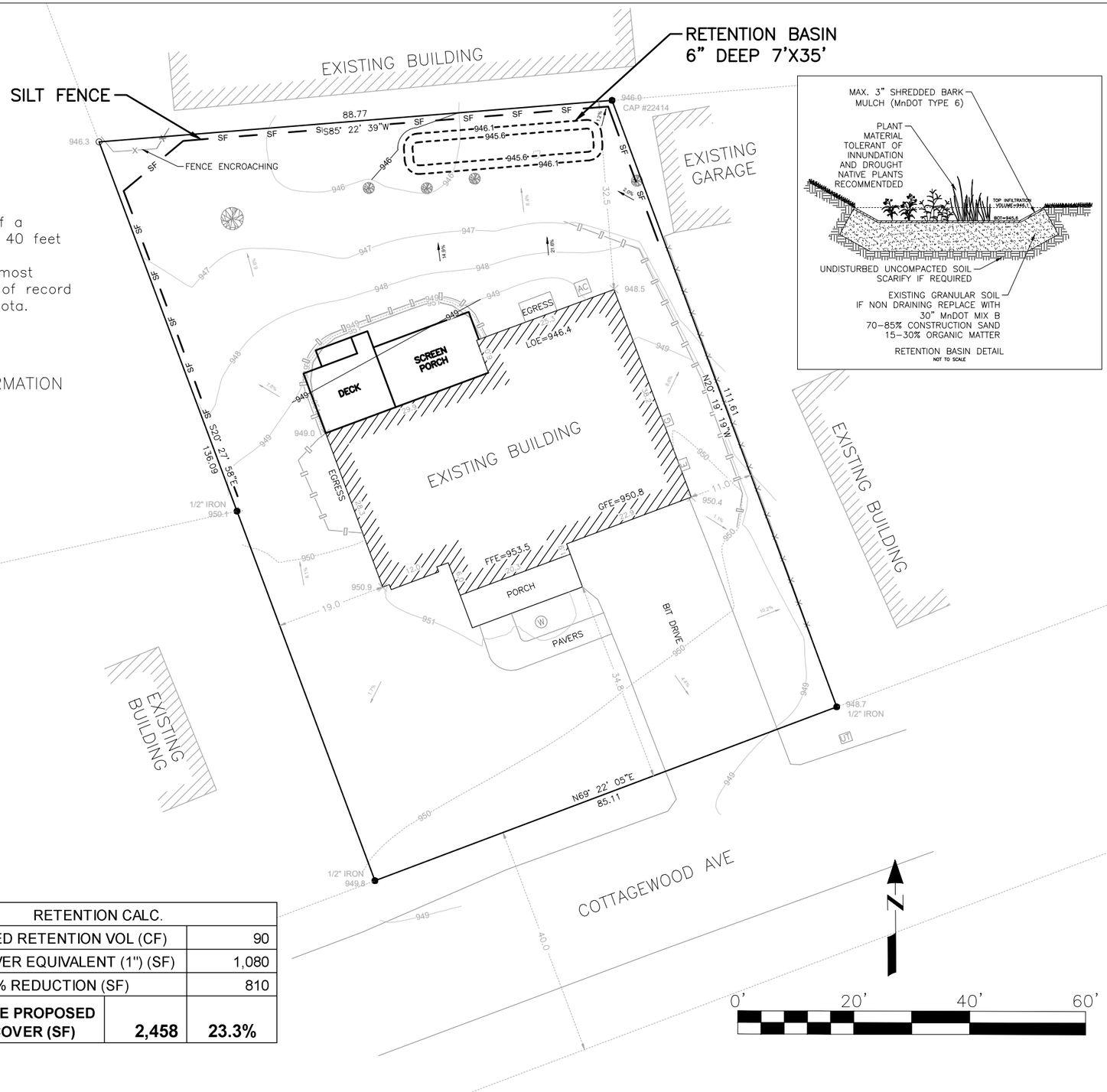
TOP OF WELL
ELEV=951.74

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.

BASIN NOTES:

1. TYPE B SOIL ASSUMED.
2. BASIN FOOTPRINT CAN BE ALTERED TO BEST FIT SITE. ENSURE EQUIVALENT VOLUME IS PROVIDED.
3. MAX 3:1 SLOPE IN AND AROUND BASIN.



EXISTING HARDCOVER (SF)			PROPOSED HARDCOVER (SF)			RETENTION CALC.		
HOUSE	2,060		HOUSE	2,060		PROVIDED RETENTION VOL (CF)		90
BIT DRIVE	905		BIT DRIVE	905		HARDCOVER EQUIVALENT (1") (SF)		1,080
PAVER	113		PAVER	113		75% REDUCTION (SF)		810
PATIO	421		**PORCH**	**190**		**EFFECTIVE PROPOSED HARDCOVER (SF)**	**2,458**	**23.3%**
TOTAL	3,499	33.1%	TOTAL	3,268	30.9%			

FRANK CARDARELLE
LAND SURVEYING
5305 WOODDALE AVE
EDINA, MN 55424
BUS: (952)941-3031
EMAIL:CARDARELLELS@AOL.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

FRANK R. CARDARELLE REG. NO. 6508
DATE: 08/05/25

PREPARED FOR

MASON CONSTRUCTION SERVICES

CERTIFICATE OF SURVEY

19970 COTTAGEWOOD AVE,
DEEPHAVEN, MN 55331

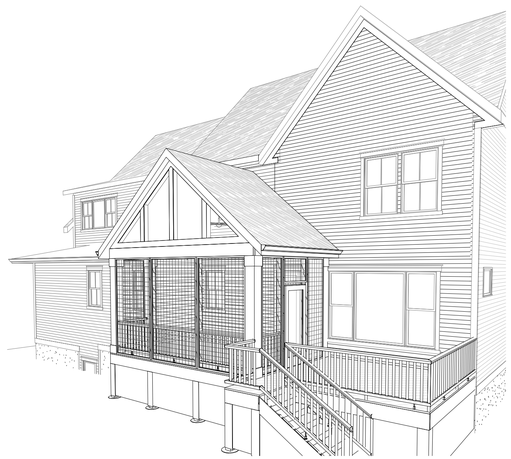
REVISION	N°	DATE
BLDG ADDITION	1	01/10/26
IMPERV. CALC.	2	02/05/26

DRAWN BY B. PASSOLT		
CHECKED BY F. CARDARELLE		
DATE 08/05/25	PAGE N° 1 OF 1	
PROJECT # C25095	REV 2	SIZE 11"X17"

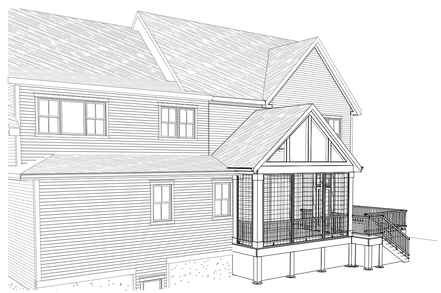
Smallwood Residence
Exterior Remodel Project

19970 Cottagewood Ave

Deephaven, MN 55331



1 3D View 1



2 3D View 2

PROJECT TEAM

CONTACT

ARCHITECT:

INSPIRE ARCHITECTS

Jeff Hafferman jeff@architectmn.com
Bridgett Freimuth bridgett@architectmn.com

620 Civics Heights Drive, #109 (763) 316-5342
Circle Pines, MN 55014

GENERAL CONTRACTOR:

Mason Construction Services

Troy Mason 612-280-4000
troy@masonconstructionservices.com

OWNER:

Traci and John Smallwood

Traci 952-250-6489
traciasmallwood@gmail.com

SITE LOCATION



PROJECT LOCATION

NOT TO SCALE

GENERAL NOTES

1. SCALED MEASUREMENTS OF DRAWINGS SHALL NOT BE ALLOWED.
2. DIMENSIONS ARE IN ORDER OF PRIORITY- TO GRID LINES, FACE OF EXTERIOR SHEATHING ON STUD WALLS, FACE OF CMU EXTERIOR FOUNDATION WALLS, CENTER OF STUD WALLS, AND INTERIOR FINISH FACES.
3. CONSTRUCTION SHALL MEET ALL APPLICABLE CODES AND MOST STRINGENT SHALL APPLY.
4. MATERIALS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS' RECOMMENDATIONS UNLESS OTHERWISE NOTED.
5. ELECTRICAL AND PLUMBING WORK SHALL BE INSTALLED BY LICENSED PROFESSIONALS AND CONFORM WITH CURRENT CODES.
6. CONFIRM AND COORDINATE LOCATIONS OF ALL UTILITIES WITH CONTRACTOR.
7. TRADES AND SUPPLIERS TO REVIEW AND VERIFY INFORMATION PERTINENT TO THEIR SCOPE OF WORK AND NOTIFY CONTRACTOR OF ANY DISCREPANCIES PRIOR TO WORK BEING INITIATED.
8. ALL EXTERIOR SHEATHING TO BE 1/2" NOMINAL CONTINUOUS STRUCTURAL RATED PANEL.
9. INTERIOR WALLS SHALL BE 2X4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
10. LUMBER SHALL BE NO. 2 GRADE OR BETTER.
11. LUMBER IN CONTACT WITH CONCRETE OR MASONRY OF WITHIN 6" OF GRADE SHALL BE PRESSURE TREATED.
12. FIREBLOCKING TO BE INSTALLED IN ALL WALL CAVITIES GREATER THAN 10 FEET TALL AND AS REQUIRED BY CODE.
13. ALL WALLS WITH CASEWORK SHALL BE PROPERLY BLOCKED TO RECEIVE CASEWORK
14. CASEWORK TO BE ADEQUATELY ANCHORED TO FLOOR AND WALL
15. NO PLUMBING SHALL BE RUN IN AN EXTERIOR WALL.
PLUMING SHALL BE RUN THROUGH THE FLOOR AND CASEWORK AT THE LOCATIONS ADJACENT TO AN EXTERIOR WALL
17. INTERIOR CEILING TO RECEIVE 5/8" TYPE "X" GYP UNLESS OTHERWISE NOTED OTHERWISE.

PROJECT DESCRIPTION

EXISTING 2 STORY RESIDENTIAL -3 SEASON SCREENED PORCH WITH DECK

PROJECT INFO.

PROPERTY INFORMATION

19970 Cottagwood Ave
Deephaven MN 55331

PID: 24-117-23-31-0057

LEGAL DESCRIPTION:
REVISED COTTAGEWOOD

LOT-009
BLOCK- 003

AREA: .24 Acres
10,586 sq ft

DRAWING INDEX

Drawing Index		
Sheet Number	Sheet Name	Current Revision
A000	INFORMATION	
A001	SITE PLAN	
A100	FLOOR PLANS	
A101	FLOOR PLANS	
A300	ELEVATIONS	

ABBREVIATIONS

ABV	-ABOVE
ACC	-ACCESSIBLE
AFF	-ABOVE FINISHED FLOOR
ARCH	-ARCHITECT
ALUM	-ALUMINUM
APPROX	-APPROXIMATE
BPL	-BEARING PLATE
BM	-BENCH MARK
BLKG	-BLOCKING
BOT	-BOTTOM
BOW	-BOTTOM OF WALL
CIP	-CAST-IN-PLACE
CB	-CATCH BASIN
CLG	-CEILING
CT	-CERAMIC TILE
CLR	-CLEAR (ANCE)
CONC	-CONCRETE
CMU	-CONCRETE MASONRY UNIT
CONST	-CONSTRUCTION
CONT	-CONTINUE (OUS)
CRS	-COURSE
CJ	-CONTROL JOINT
DTL	-DETAIL
DIA	-DIAMETER
DIM	-DIMENSION
DR	-DOOR
DS	-DOWNSPOUT
DWG	-DRAWING
DF	-DRINKING FOUNTAIN
ELECT	-ELECTRIC (AL)
EL	-ELEVATION
EQ	-EQUAL
EXH	-EXHAUST
EXIST	-EXISTING
EJ	-EXPANSION JOINT
EXP	-EXPANSION
EF	-EXHAUST FAN
ELEC PNL	-ELECTRICAL PANEL
EWC	-ELECTRIC WATER COOLER
EXT	-EXTERIOR
FFE	-FINISHED FLOOR ELEVATION
FPL	-FIREPLACE
FD	-FLOOR DRAIN
FTG	-FOOTING
FND	-FOUNDATION
FH	-FIRE HYDRANT
GA	-GAGE, GAUGE
GALV	-GALVANIZED
GC	-GENERAL CONTRACTOR
GB	-GRAB BAR
GWB	GYPSUM WALL BOARD
HDW	-HARDWARE
HVAC	-HEATING / VENTILATION / AIR CONDITIONING
HT	-HEIGHT
HC	-HANDICAP
HM	-HOLLOW METAL
HOR	-HORIZONTAL
HB	-HOSE BIBB
INCL	-INCLUDE
ID	-INSIDE DIAMETER
INSUL	-INSULATION
INT	-INTERIOR
INV	-INVERT
JST	-JOIST
LAM	-LAMINATE
LAV	-LAVATORY
LH	-LEFT HAND
LT	-LIGHT
MAT	-MATERIAL
MH	-MANHOLE
MFR	-MANUFACTURE
MAS	-MASONRY
MO	-MASONRY OPENING
MTL	-METAL
MISC	-MISCELLANEOUS
NIC	-NOT IN CONTRACT
NTS	-NOT TO SCALE
NO	-NUMBER
OC	-ON CENTER
OPNG	-OPENING
OPP	-OPPOSITE
OPH	-OPPOSITE HAND
OD	-OUTSIDE DIAMETER
OH	-OVERHEAD
OHD	-OVERHEAD DOOR
PAR	-PARALLEL
PART	-PARTITION
PVMT	-PAVEMENT
P LAM	-PLASTIC LAMINATE
PL	-PLATE
PT	-PRESSURE TREATED
PVC	-POLYVINYL CHLORIDE
PSF	-POUNDS PER SQUARE FOOT
PSI	-POUNDS PER SQUARE INCH
PC	-PRECAST
PL	-PROPERTY LINE
PP	-POWER POLE
QT	-QUARRY TILE
R	-RADIUS
RA	-RETURN AIR
RD	-ROOF DRAIN
REF	-REFERENCE
RF	-ROCK FACE
RH	-RIGHT HAND
ROW	-RIGHT OF WAY
RM	-ROOM
RO	-ROUGH OPENING
R&S	-ROD AND SHELF
SHTG	-SHEATHING
SHR	-SHOWER
SIM	-SIMILAR
SC	-SOLID CORE
SPEC	-SPECIFICATIONS
SQ	-SQUARE
S STL	-STAINLESS STEEL
SD	-STORM DRAIN
STRUCT	-STRUCTURAL
SYM	-SYMMETRY (ICAL)
THK	-THICKNESS
TOC	-TOP OF CONCRETE
TOS	-TOP OF SLAB
TOW	-TOP OF WALL
T	-TREAD
TYP	-TYPICAL
TOF	-TOP OF FOOTING
UNF	-UNFINISHED
UR	-URINAL
UNO	-UNLESS NOTED OTHERWISE
VERT	-VERTICAL
VB	VAPOR BARRIER
VTR	-VENT THRU ROOF
WD	-WOOD
WC	-WATER CLOSET
WH	-WATER HEATER
WP	-WATERPROOFING
WR	-WATER RESISTANT
WWF	-WELDED WIRE FABRIC
W	-WIDTH, WIDE
YH	-YARD HYDRANT
YD	-YARD DRAIN
YI	-YARD INLET

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REVISIONS	date

InSpire Architects
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Suite 109
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763-316-5342
www.ArchitectMN.com

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I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name:

Jeffrey Hafferman AIA NCARB

Signature: Jeffrey Hafferman

License #: 41502

12/1/2025 10:41:52 AM

NOT FOR CONSTRUCTION

Sheet Title: INFORMATION

Project Name: Smallwood Residence Remodel Project

19970 Cottagewood Ave
Deephave MN 55331

Project number	2025-423
Drawn by	baf
Checked by	jrh

Construction Documents

A000

LEGEND

- FOUND IRON
- SET CAP #43014
- ELECTRIC METER
- GAS METER
- AIR CONDITIONER
- UTILITY PEDESTAL
- WELL
- TREE
- FENCE
- WALL

DESCRIPTION:

That part of Lots 170 and 171, Revised Cottagewood lying Southwesterly of a straight line drawn from a point on Northerly line of said Lot 170, distant 40 feet Northwesterly from the Northeast corner of said lot, to a point on the Southeasterly line of said Lot 171 distant 85 feet Southwesterly from the most Easterly corner of said Lot 171, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

PID#24-117-23-31-0057

SURVEY IS SUBJECT TO CHANGE PER TITLE OR EASEMENT INFORMATION

LOT AREA:

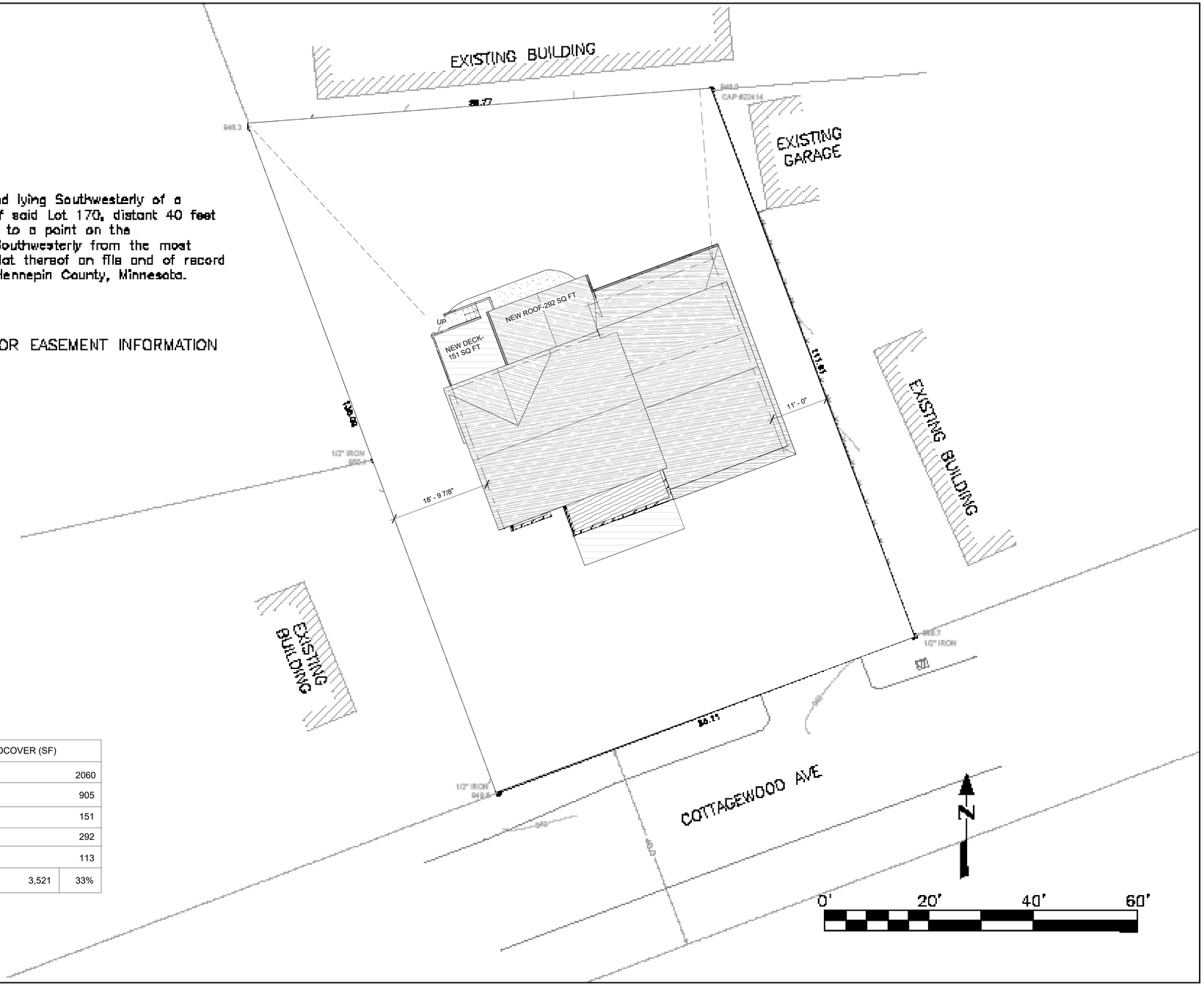
10,560 SF (0.24 AC)

BENCHMARK:

TOP OF WELL
ELEV=951.74

SURVEY NOTES:

1. BEARINGS ARE ASSUMED.



EXISTING HARDCOVER (SF)		
HOUSE	2,060	
BITDRIVE	905	
PATIO	421	
PAVER	113	
TOTAL	3,499	33%

NEW HARDCOVER (SF)		
HOUSE	2060	
BITDRIVE	905	
NEW DECK	151	
NEW PORCH	292	
PAVER	113	
TOTAL	3,521	33%

FRANK CARDARELLE
LAND SURVEYING
5305 WOODDALE AVE
EDINA, MN 55424
BUS: (952)941-3031
EMAIL:CARDARELLELS@AOL.COM

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA

FRANK R. CARDARELLE REG. NO. 6508
DATE: 08/05/25

PREPARED FOR

MASON CONSTRUCTION SERVICES

CERTIFICATE OF SURVEY
19970 COTTAGEWOOD AVE,
DEEPHAVEN, MN 55331

REVISION	N°	DATE

DRAWN BY: B. PASSOLT
CHECKED BY: F. CARDARELLE
DATE: 08/05/25
PAGE N°: 1 OF 1
PROJECT #: C25096
REV: -
SIZE: 11"X17"

1 Site Plan
1" = 10'-0"

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REVISIONS	date

InSpire Architects
620 Civics Heights Drive
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www.ArchitectMN.com

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I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name:

Jeffrey Hafferman AIA NC

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NOT FOR CONSTRUCTION

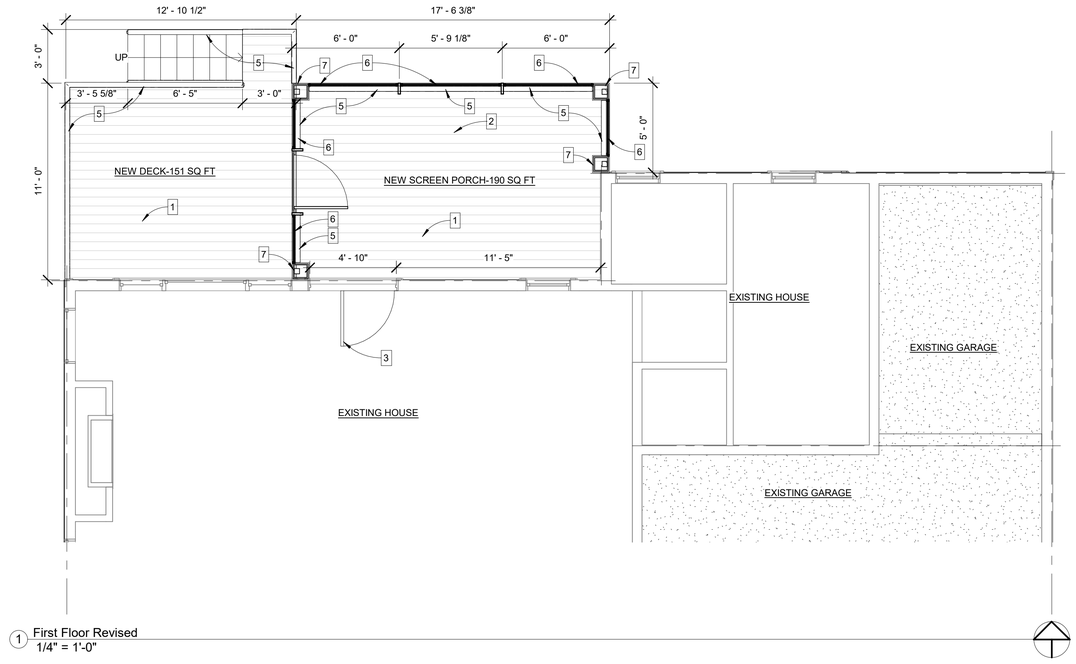
Sheet Title: SITE PLAN

Project Name: Smallwood Residence Remodel Project

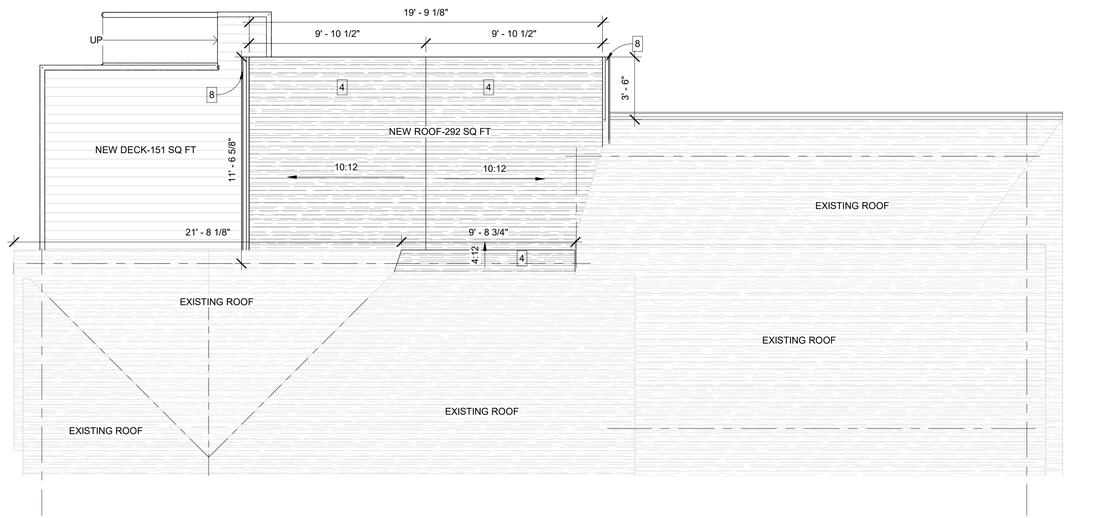
19970 Cottagewood Ave
Deephave MN 55331

Project number	2025-423
Drawn by	Author
Checked by	Checker
Construction Documents	

A001



1 First Floor Revised
1/4" = 1'-0"



2 Roof Plan
1/4" = 1'-0"

GENERAL NOTES

A. PRIOR TO STARTING WORK-
-FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
-FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS PRIOR TO STARTING WORK.
- FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS REQUIRED

B. THE GENERAL CONTRACTOR shall Pull Separate Permits for Electrical, Mechanical, and Plumbing Work and Meet the Current Code Requirements. Contractor shall be responsible for managing and coordinating work.

C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL.

D. WHEN EXISTING WALLS ARE REMOVED-INCLUDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL, PROVIDE TEMPORARY SHORING & SUPPORT, DRAWINGS BY OTHER.

GENREAL NOTES:
A. RAILINGS SHALL BE 3'-0" HEIGHT-MINIMUM, PREVENT A 4" SPHERE FROM PASSING AT ANY POINT, AND RESIST 250 LBS. AT TOP OF RAIL- FULL LENGTH.
B. 1 1/2" DIAMETER CIRCULAR HANDRAIL WITH 1 1/2" OPEN SPACE BETWEEN RAIL AND WALL- CONTINUOUS FROM EACH FLOOR TO FLOOR OR FLOOR TO LANDING. 2'-10" TO 3'-0" TO TOP OF HANDRAIL.

KEY NOTES

1. NEW DECKING-TimberTech Advanced PVC, COLOR TBD
2. ADD SCREEN UNDER DECK IN PORCH AREA
3. REPAIR EXISTING DOOR
4. NEW ROOF-MATCH EXISTING ROOF-EXISTING ROOF GAF TIMBERLINE 30 YEAR, WEATHERED WOOD-FIELD VERIFY
5. RAILING-Westbury C10- White Rail and Posts with Black Spindles
6. USE PET SCREEN FOR SCREENS IN PORCH AREA
7. 10"x10" BOXED COLUMN WITH TRIM AT TOP AND BOTTOM
8. NEW GUTTERS TO MATCH EXISTING

REVISIONS	date

InSpire Architects
620 Civics Heights Drive
Suite 109
Circle Pines, MN 55014
763-316-5342
www.ArchitectMN.com

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I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name:

Jeffrey Hafferman AIA NC
Signatu
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12/4/2025 10:41:53 AM

NOT FOR CONSTRUCTION

Sheet Title: FLOOR PLANS

Project Name: Smallwood Residence Remodel Project

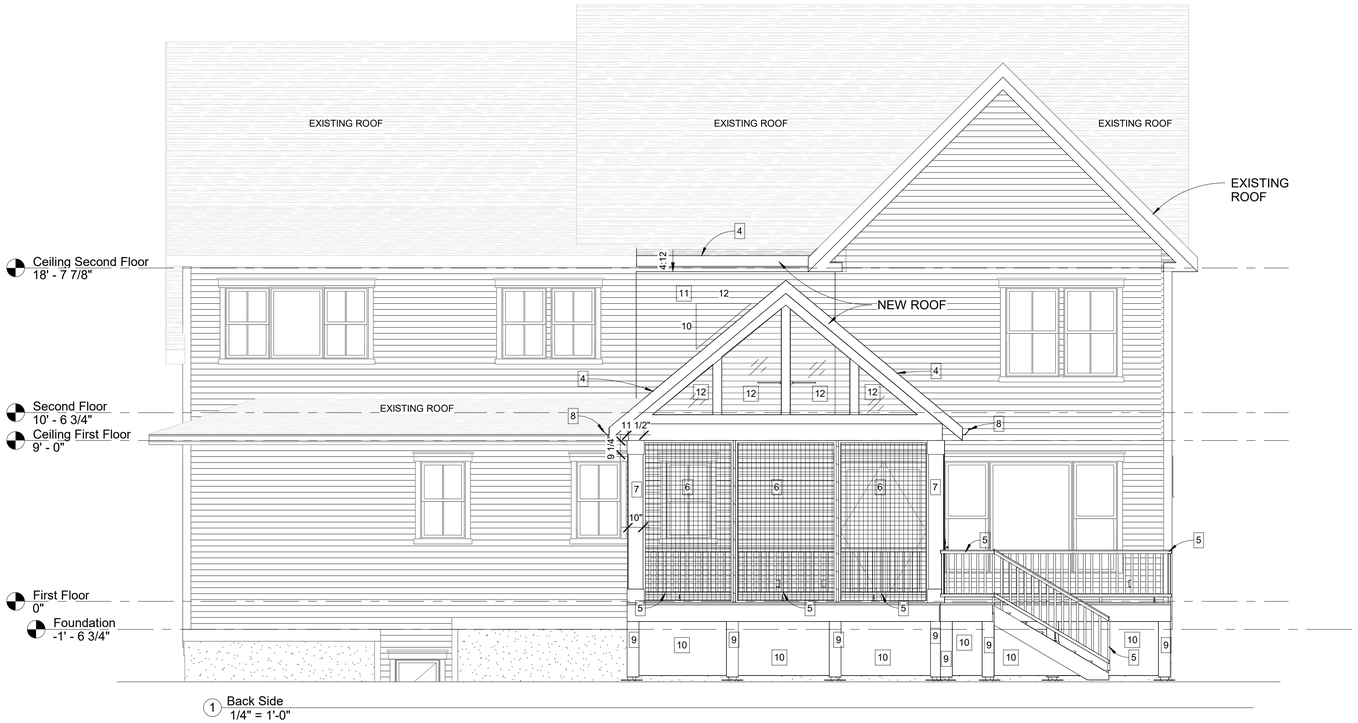
19970 Cottagewood Ave
Deephave MN 55331

Project number	2025-423
Drawn by	JRH
Checked by	JRH

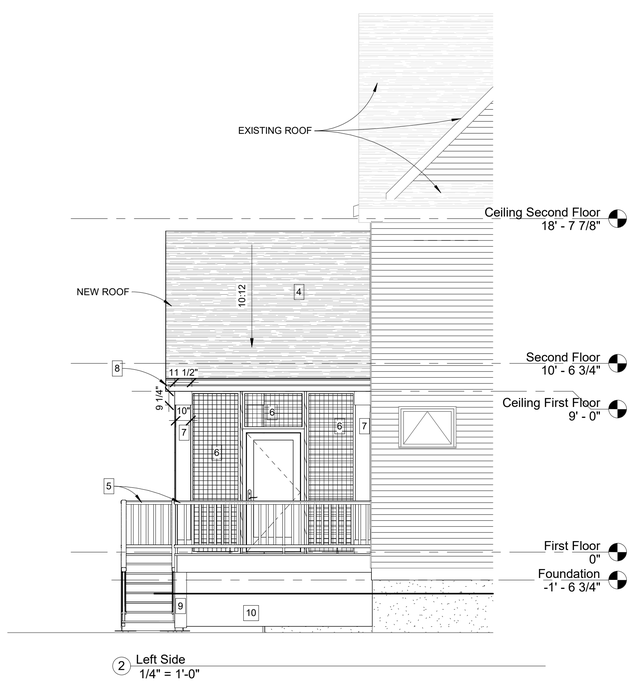
Construction Documents

A101

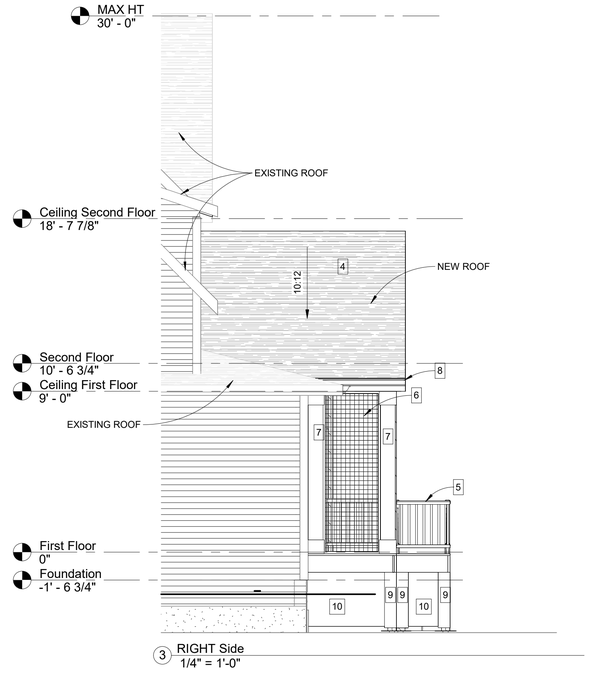
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1 Back Side
1/4" = 1'-0"



2 Left Side
1/4" = 1'-0"



3 RIGHT Side
1/4" = 1'-0"

GENERAL NOTES

A. PRIOR TO STARTING WORK-
- -FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS.
- -FIELD VERIFY GRADE, FLOOR, CEILING AND ROOF HEIGHTS PRIOR TO STARTING WORK.
- - FIELD VERIFY ALL EXISTING PLUMBING, ELECTRICAL AND MECHANICAL LOCATIONS PRIOR TO WORK, ADJUST AS REQUIRED

B. THE GENERAL CONTRACTOR shall Pull Separate Permits for Electrical, Mechanical, and Plumbing Work and Meet the Current Code Requirements. Contractor shall be responsible for managing and coordinating work.

C. GENERAL CONTRACTOR SHALL PROVIDE PDF DRAWINGS TO ARCHITECT FOR WORK BY OTHERS INCLUDING MECHANICAL, PLUMBING AND ELECTRICAL.

D. WHEN EXISTING WALLS ARE REMOVED-INCLUDING EXTERIOR WALLS, VERIFY WHETHER WALLS ARE STRUCTURAL BEFORE REMOVAL, PROVIDE TEMPORARY SHORING & SUPPORT. DRAWINGS BY OTHER.

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KEY NOTES

1. NEW DECKING-TimberTech Advanced PVC, COLOR TBD
2. ADD SCREEN UNDER DECK IN PORCH AREA
3. REPAIR EXISTING DOOR
4. NEW ROOF-MATCH EXISTING ROOF-EXISTING ROOF GAF TIMBERLINE 30 YEAR, WEATHERED WOOD-FIELD VERIFY
5. RAILING-Westbury C10- White Rail and Posts with Black Spindles
6. USE PET SCREEN FOR SCREENS IN PORCH AREA
7. 10"x10" BOXED COLUMN WITH TRIM AT TOP AND BOTTOM
8. NEW GUTTERS TO MATCH EXISTING
9. BOX OUT POSTS TO GRADE
10. ENCLOSE UNDERSIDE OF PORCH AND DECK, MATCH EXISTING FRONT PORCH
11. ADD NEW EXTERIOR WALL TO MATCH EXISTING, BRING FLUSH WITH BUMP OUT ON FIRST FLOOR
12. CUSTOM FIXED WINDOW BY CONTRACTOR

REVISIONS	date

InSpire Architects
620 Civics Heights Drive
Suite 109
Circle Pines, MN 55014
763-316-5342
www.ArchitectMN.com

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I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name:

Jeffrey Hafferman AIA NC

Signatu... Hafferman
Lice...

12/4/2025 10:41:54 AM

NOT FOR CONSTRUCTION

Sheet Title: ELEVATIONS

Project Name: Smallwood Residence Remodel Project

19970 Cottagewood Ave
Deephave MN 55331

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Project number	2025-423
Drawn by	Author
Checked by	Checker

Construction Documents

A300

LOCATION MAP
19970 Cottagewood Avenue



2/14/2026

To: the city council of Deephaven:
We own 19900 and live at 19920. We strongly support the porch project at 19970. It's very "cottagewood" in its design and function!!! Love it! David Tubman & Sharon Morgan

N

Stantec

Memo

To:	Patrick Smith, Planning Director	From:	Steve Hegland, PE
Project:	19970 Cottagewood Ave Remodel CUP Plan Review	Date:	February 12, 2026

Exhibits:

This Memorandum is based on a review of the following documents:

1. Smallwood Residence Exterior Remodel Project by Inspire Architects dated 12/1/2025
2. Certificate of Survey by Frank Cardarelle Land Surveying dated 1/10/2026

Comments:

1. The documents were reviewed for general conformance with the City of Deephaven's engineering and stormwater management standards as it relates to the CUP application. Additional comments may be provided at the time of the building permit application.
2. The existing lot generally drains to the front and rear of the lot. The front yard generally drains to Cottagewood Ave where it then drains to the southeast of the lot. The rear lot generally appears to drain to the north of the lot onto the adjacent property and then northeast across the adjacent parcel. The proposed drainage conditions are generally consistent with the existing drainage patterns.
3. The proposed development is proposing to reduce the impervious surface of the lot from 3,499 sf to 3,268 sf. As the proposed total impervious coverage is in excess of the 25% allowed by section 1302.05 of the City Zoning ordinance, the applicant is proposing to construct a retention basin to meet the city of Deephaven stormwater requirements. The NRCS websoil survey indicates type B soils as identified on survey.
4. The proposed hardcover for the site of 3,268 sf is 628 sf more than the 25% hard cover limit (2,640 sf). The proposed treatment volume of 90 cu-ft is in excess of the 70 cu-ft as required based on the additional had cover.
5. The applicant will be required to obtain the necessary Minnehaha Creek Watershed District (MCWD) permits for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval.
6. The applicant is proposing to treat the runoff from the site utilizing retention basin for infiltration of stormwater. At the time of the building permit, the retention basin shall be moved to be a minimum of 5' from the property line due to the proximity of the adjacent house. This may require the shape of the BMP to change slightly but the required volume shall be met.
7. The architectural plans and hardcover calculations identify that the rear patio will be removed with the project. The certificate of survey should be updated at building permit to show the patio and 2' retaining wall being removed.
8. The applicant shall provide a maintenance agreement for the proposed BMP's which defines the maintenance responsibilities, maintenance activities and reporting requirements.
9. The applicant shall coordinate with the City Engineer to observe the construction of the BMP to ensure compliance with the approved plans.

End of Comments

RESOLUTION NO. XX-26

Motion by Member: _____

Seconded by Member: _____

A Resolution Approving a Conditional Use Permit to Exceed the Hardcover Limit at 19970 Cottagewood Avenue

WHEREAS, Troy Mason ("Applicant") of Mason Construction Services, representing John and Traci Smallwood, is seeking a conditional use permit to exceed the hardcover limit at 19970 Cottagewood Avenue, Deephaven, Minnesota, PID 24-117-23-31-0057; and

WHEREAS, the Applicant submitted an application on January 14, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the conditional use permit request on February 17, 2026 and voted to accept the recommendation and findings of staff and recommended the City Council approve the conditional use permit to exceed the hardcover limit by 5.9%; and

WHEREAS, the City Council has received the staff report at its meeting on March 2, 2026 and considered testimony and other evidence submitted by the public, the Applicant, and the recommendations of staff and the Planning Commission.

NOW, THEREFORE, IT IS RESOLVED, the City Council of the City of Deephaven, Minnesota does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 19970 Cottagewood Avenue, Deephaven, Minnesota, is a single lot of record located within the R-3 District. This property is used for single family residential purposes.

2. The Applicant has made application for a Conditional Use Permit to exceed the hardcover limit by 5.9%.

3. The City has found that it has been determined that the stormwater from the proposal will not negatively impact neighbors and the effective hardcover has been mitigated to below 25%.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves the conditional use permit to exceed the hardcover limit by 5.9% at 19970 Cottagewood Avenue, subject to the following condition:

1. The proposed house addition shall be developed in substantial conformance with the plans as approved and as conditionally revised by the City Council.

2. Prior to issuance of a building permit, the property owner enters into a stormwater maintenance agreement with the City.

3. The applicant shall comply with all requirements of City Engineer letter dated February 12, 2026.

4. All applicable permits are applied for by the applicants with all supporting documentation and issued prior to the start of construction.

ADOPTED THIS 2nd DAY OF MARCH, 2026 BY THE CITY COUNCIL OF DEEPHAVEN, MINNESOTA.

Councilmember	Aye	Nay	Abstain	Absent
Kent Carlson				
Tony Jewett				
John Studer				
Emily Scherschligt				
Tom Erdmann				

CITY OF DEEPHAVEN

_____
Kent M. Carlson, Mayor

ATTEST:

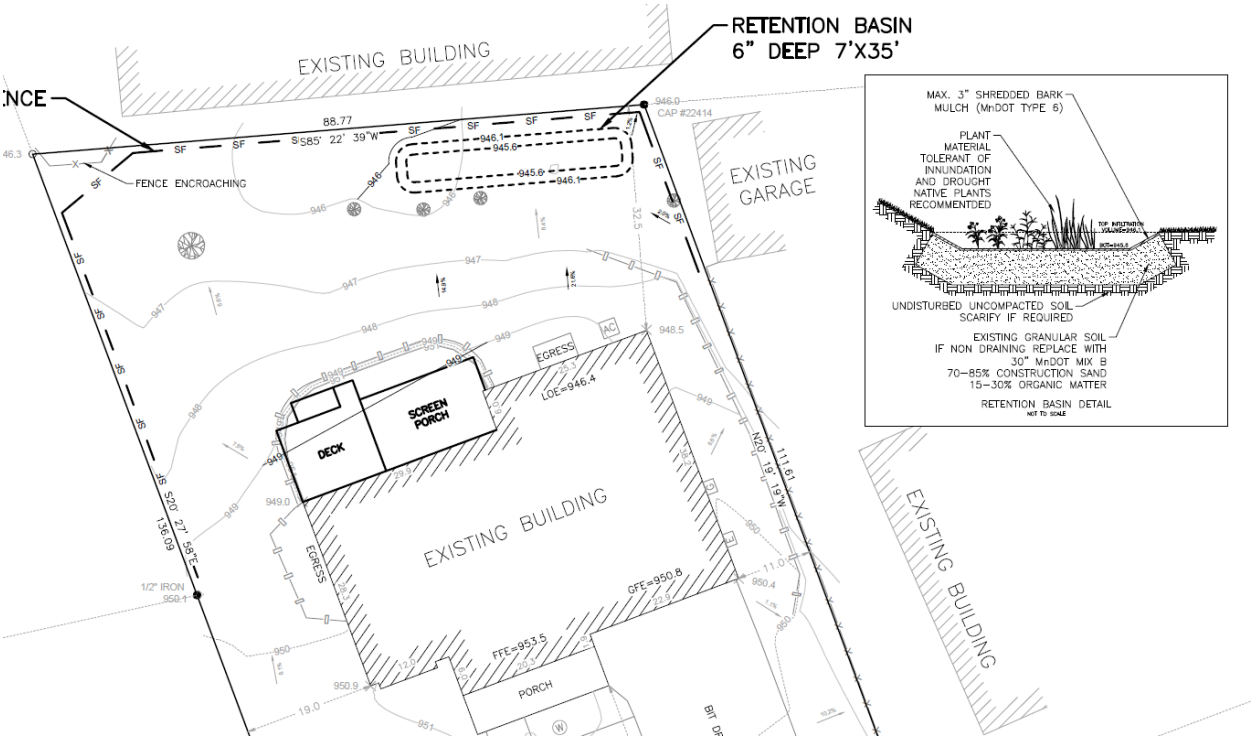
_____
Dan Madsen, City Administrator

EXHIBIT A

Legal Description

That part of Lots 170 and 171, Revised Cottagewood lying Southwesterly of a straight line drawn from a point on Northerly line of said Lot 170, distant 40 feet Northwesterly from the Northeast corner of said lot, to a point on the Southeasterly line of said Lot 171 distant 65 feet Southwesterly from the most Easterly corner of said Lot 171, according to the plat thereof on file and of record in the office of the Register of Deeds, in and for Hennepin County, Minnesota.

EXIBIT B
STORMWATER MANAGEMENT



Item 5C

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
March 2, 2026

BACKGROUND

At the City Council/Planning Commission joint work session in 2025, one of the items that the City Council wanted the Planning Commission to discuss was updating the City's residential building coverage regulations.

Deephaven currently has building coverage limits based on the zoning district, but not based on the size of the lot.

R-1 zoning district – 8,000 SF
R-2 zoning district – 6,000 SF
R-3 zoning district – 4,500 SF

The maximum building size in the R-3 district is the same for a 6,000 SF lot as a 20,000 SF lot – 4,500 SF.

Similar to hardcover, cities typically have a sliding scale for maximum building coverage.

	Building Coverage (principal Building and all accessory buildings)
Wayzata R-1A	10%
Wayzata R-1	15%
Wayzata R-2A	20%
Excelsior	Up to 10,000 SF – 25% Between 10,000-14,000 – 2100 SF + 5% Over 14,000 – 20%
Downers Grove	32%
Woodland	10% for lots greater than 16,500 SF

Minnetonka, Tonka Bay and Greenwood use Floor Area Ratio to regulate the massing of single-family homes.

Staff researched the new houses that have been built in each zoning district over the past eight years. The charts are attached. Staff recommends the following building coverage limits.

	R-1	R-2	R-3
Building Coverage, more than one story	15% or 8,000 SF - whichever is less	15% or 6,000 SF - whichever is less	15% + 1,000 SF or 4,500 SF - whichever is less
Building Coverage, one story	20% or 8,000 SF - whichever is less	20% or 6,000 SF - whichever is less	20% + 1,000 SF or 4,500 SF - whichever is less

- R-1 – 15% or 8,000 SF, whichever is less (7 of 8 new homes would still meet this limit)
- R-2 – 15% or 6,000 SF, whichever is less (28 of 31 new homes would still meet this limit)
- R-3 – 15% + 1000 SF or 4,500 SF, whichever is less (52 of 57 new homes would still meet this limit). Two of the five houses that would not meet the proposed building coverage limits received variances to encroach into the front yard, side yard and lake yard setbacks, which is an indication that the houses may be too big for the lots. (Please see the attached surveys.)

For perspective, the following houses fall just below the proposed maximum building footprint limit (photos are attached).

R-3 Zoning District					
Address	Year Built	Lot Size	Building Size	Amount Under Limit	Hardcover
3620 Northome Ave	2016	5,594 SF	1,604 SF	235 SF	38%
19370 Lake Avenue	2019	9,467 SF	2,284 SF	136 SF	28.46%
18950 Lake Avenue	2023	13,982 SF	2,960 SF	137 SF	29.7%
4540 Linwood Lane	2021	16,266 SF	3,403 SF	36 SF	30.24%

R-2 Zoning District					
Address	Year Built	Lot Size	Building Size	Amount Under Limit	Hardcover
3981 Hillcrest Rd	2021	20,989 SF	2,841 SF	307 SF	23.57%
19635 Vine Street	2023	27,063 SF	3,523 SF	536 SF	20.5%
3880 Honeysuckle Rd	2021	40,011 SF	5,147 SF	854 SF	30.56%

PLANNING COMMISSION ACTION TAKEN ON 1/20/26 (on a 5-0 vote)

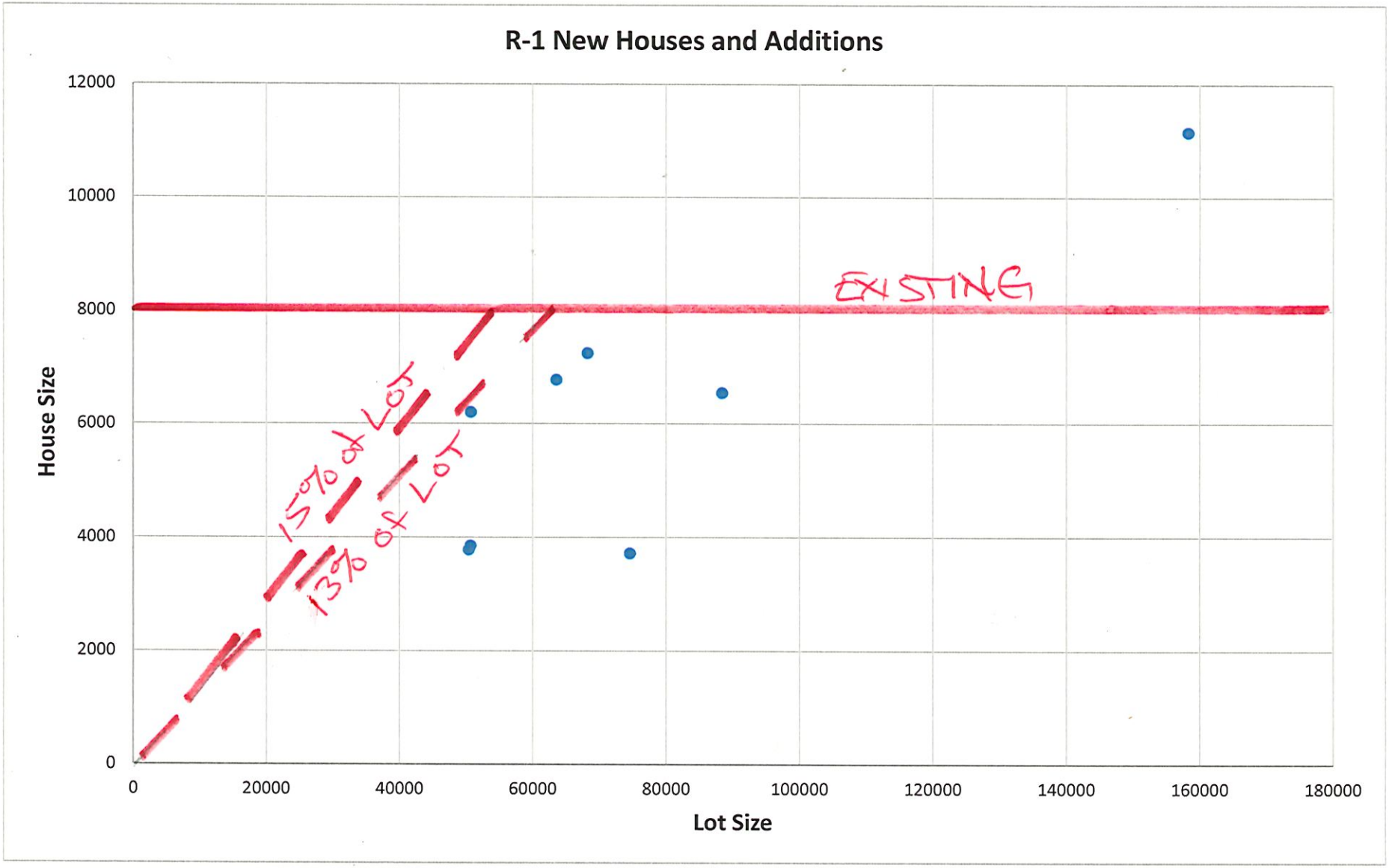
Recommended the City Council amend the building coverage limits without changes.

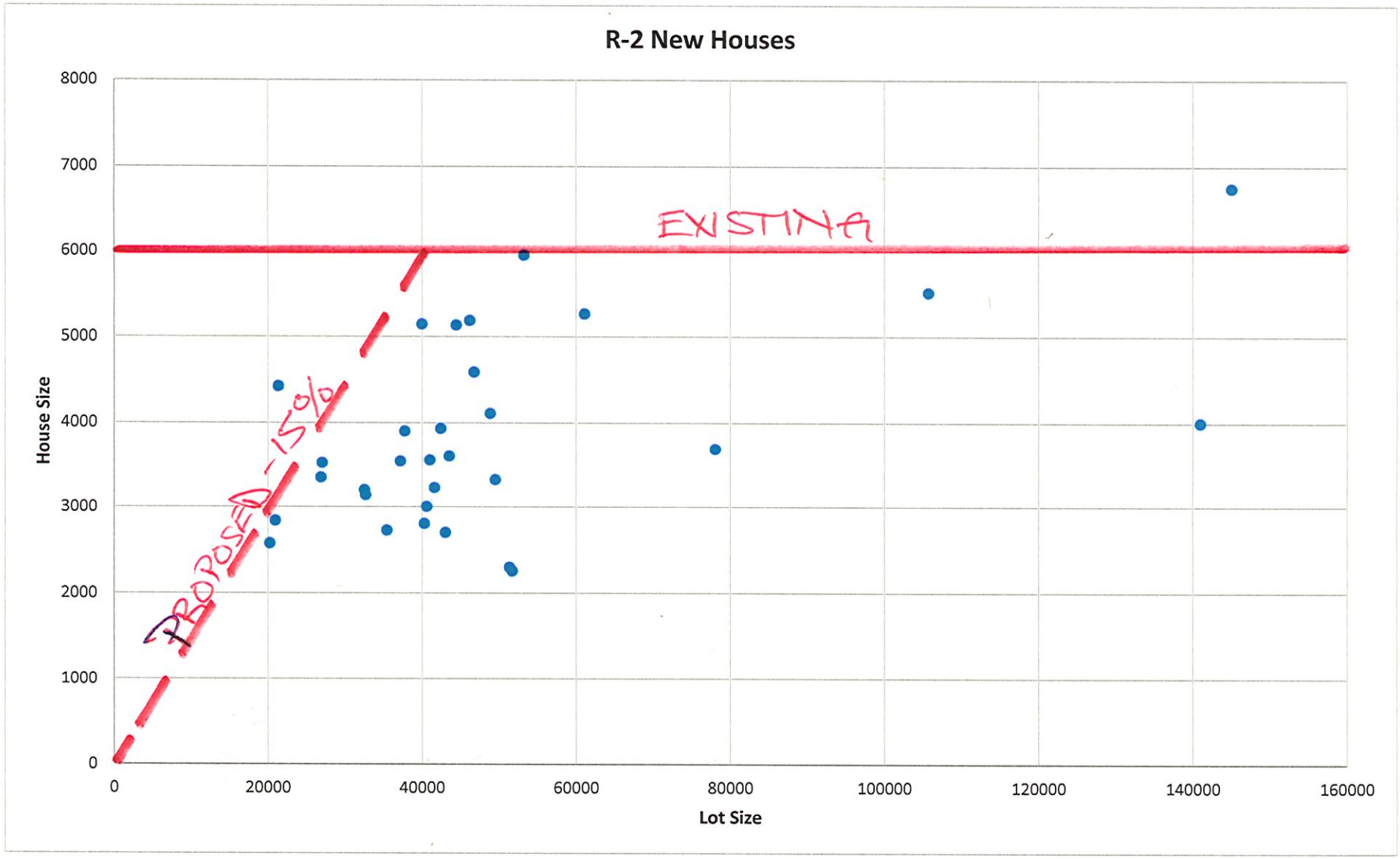
CITY COUNCIL ACTION REQUESTED

The City Council should waive the second reading of the maximum building footprint ordinance and approve the draft ordinance with or without changes.

Attachments:

1) Chart of New Homes Built in the R-1 Zoning District
2) Chart of New Homes Built in the R-2 Zoning District
3) Chart of New Homes Built in the R-3 Zoning District
4) Photos of Existing Houses
5) Draft Ordinance


R-1 New Houses and Additions
House Size
Lot Size
12000
10000
8000
6000
4000
2000
0
0
20000
40000
60000
80000
100000
120000
140000
160000
180000
EXISTING
15% of LOT
13% of LOT


R-2 New Houses
House Size
Lot Size
8000
7000
6000
5000
4000
3000
2000
1000
0
0
20000
40000
60000
80000
100000
120000
140000
160000
EXISTING
PROPOSED - 15%


R-3 New Houses
House Size
Lot Size
6000
5000
4000
3000
2000
1000
0
0
5000
10000
15000
20000
25000
30000
35000
40000
45000
EXISTING
PROPOSED - 15% + 1000 SF

3620 Northome Ave

3880 Honeysuckle Road

3981 Hillcrest Road

4540 Linwood Lane

18950 Lake Ave

19370 Lake Ave

19635 Vine Street

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

AMENDING SECTION 1302.03, 1302.04, 1302.05, 1310.03, and 1345 OF THE DEEPHAVEN ZONING ORDINANCE, SINGLE FAMILY RESIDENTIAL REQUIREMENTS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1302.03(2) be amended as follows:

Section 1302.03(2) R-1 Lot Dimensions. The following required lot area, width, depth, and coverage regulations shall be considered as minimum standards for buildings:

	Minimum Lot area (sq. ft.)	Minimum Road Frontage	Minimum Lake Frontage	Maximum Hardcover	Maximum Building Coverage – more than one story	Maximum Building Coverage – one story
~~Single Family~~	60,000	100’	125’	25%	~~8,000~~ 15%	20%

SECTION TWO: Amendment. That Section 1302.04(2) be amended as follows:

Section 1302.04(2) R-2 Lot Dimensions. The following required lot area, width, depth, and coverage regulations shall be considered as minimum standards for buildings:

	Minimum Lot area (sq. ft.)	Minimum Road Frontage	Minimum Lake Frontage	Maximum Hardcover	Maximum Building Coverage – more than one story	Maximum Building Coverage – one story
~~Single Family~~	40,000	75’	125’	25%	~~6,000~~ 15%	20%

SECTION THREE: Amendment. That Section 1302.05(2) be amended as follows:

Section 1302.05(2) R-3 Lot Dimensions. The following required lot area, width, depth, and coverage regulations shall be considered as minimum standards for buildings:

	Minimum Lot Area (sq. ft.)	Minimum Road Frontage	Minimum Lake Frontage	Maximum Hardcover	Maximum Building Coverage – more than one story	Maximum Building Coverage – one story
~~Single Family~~	20,000	50’	100’	25%	~~4,500~~ 15% + 1,000 SF	20% + 1,000 SF

SECTION FOUR: Amendment. That Section 1310.03 be deleted as follows:

~~Subd. 3. Building Coverage.~~

~~(a) The City of Deephaven shall not grant any permits, or accept any application or requests for any permits, for the construction of any building, or addition to or alteration of any building, which would cause the aggregate square foot ground area covered by all structures on the lot to exceed the following square foot amounts in the respective Residential Districts, except as provided in Subd. 3(b) of this Section:~~

~~District~~	~~Minimum Lot Size~~	~~Maximum Ground Area Covered by Structures~~
~~R-1~~	~~60,000~~	~~8,000~~
~~R-2~~	~~40,000~~	~~6,000~~
~~R-3~~	~~20,000~~	~~4,500~~

~~(b) Exceptions. The Zoning Coordinator may approve the issuance of a building permit where the aggregate ground area covered by all building is between 4,500 and 6,000 square feet in the R-3 District or between 6,000 and 8,000 in the R-2 District if the following conditions are met:~~

~~(1) If the property is in an R-3 District, the lot size is at least 40,000 square feet.~~

~~(2) If the property is in an R-2 District, the lot size is at least 60,000 square feet.~~

SECTION FIVE: Amendment. That Section 1345 be amended as follows:

“Building Coverage” means the area of the lot that is occupied by principal and accessory buildings and by structures with a surface area of more than 120 square feet. All areas beneath a roof are counted for purposes of measuring building coverage.

SECTION SIX: Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on March 2, 2026, and published in the paper of Sun Sailor on March 12, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, Clerk Administrator

Item 5D

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
March 2, 2026

BACKGROUND

On June 7, 2004, the City Council first adopted Ordinance No. 13-27 that prohibited the increase in grade by more than one foot unless a Special Use Permit was granted by the City Council. The Planning Commission briefly discussed the item on March 16, 2004 (minutes attached).

On July 1, 2013, the City Council adopted Ordinance No. 13-62 that established the three-foot grading limit. Staff and the Planning Commission thought the one-foot grading limit established in 2004 was too onerous. The Planning Commission recommended a limit of three feet, which was approved by the City Council. The Planning Commission minutes from February and March 2013 (attached) suggest that the two main reason for the grading limit is to ensure significant grade changes do not impact neighboring properties or the height of a new house is not artificially increased simply by increasing the grade around the new house.

On April 4, 2022, the City Council adopted Ordinance No. 13-83 that removed the provision that lowering the grade by more than three feet requires a variance.

Deephaven and Woodland are the only communities that staff is aware of that requires a variance when changing grade by more than three feet. Minnetonka and Chaska require a Conditional Use Permit when excavating or importing a certain amount of fill onto a site.

PROPOSED ORDINANCE

Importing Fill

The proposed ordinance amendment would require a Conditional Use Permit if importing more than 300 cubic yards of fill per acre. For a typical 20,000-square-foot lot, that would be about 15 dump trucks delivering fill to a site. The table below highlights how much the grade would need to be raised on a site before a Conditional Use Permit is required.

Percent of Lot with Fill				
30%	40%	50%	60%	70%
0.62	0.46	0.37	0.31	0.27

Final Grade Limits
The proposed ordinance limits the slope of the final grade to 33 percent (3:1). Staff is also recommending adding a standard that any proposed grade changes do not adversely affect adjacent or nearby property.

Building Height Definition
The existing definition of Building Height is confusing because there are three alternatives and no specific place for measurement.
"the vertical distance between the highest existing or proposed grade elevation at the foundation of a structure or five feet above the lowest adjoining grade elevation for structures with an exposed look-out or walk-out, whichever is lower, and the highest point of any roof."

Staff recommends clarifying that the building height is based on the existing grade (this is the same as the City of Edina) with the exceptions added.
"the distance measured from the average existing ground elevation adjoining the building at the front building line to the highest point of any roof. No elevation shall be more than 12 feet lower than the lowest point of the front elevation. Chimneys may not exceed the building height by more than five feet. In non-residential districts, antennas, chimneys and spires are excluded from the building height."

Maximum Height of Single-Family Residences with Flat Roofs
Staff recommends a lower maximum height for single-family residences with flat roofs to reduce the possible massing that a three-story house with a flat roof would create.

PLANNING COMMISSION ACTION TAKEN ON 12/16/25 (on a 6-0 vote)

Motioned to recommend the City Council amend the zoning ordinance regarding the definition of "building height" and grading requirements with the maximum height for flat roof homes being 25 feet for lots under 14,000 square feet.

CITY COUNCIL ACTION REQUESTED

Move the City Council waive the second reading of Ordinance No. 13-XX, and approve said ordinance with or without changes.

Attachments:
1) Ordinance No. 13-27
2) March 16, 2004 Planning Commission Minutes
3) February 19, 2013 Planning Commission Minutes
4) March 19, 2013 Planning Commission Minutes
5) Ordinance No. 13-83
6) Cross-Sections of Single-Family Homes
7) Proposed Ordinance

ORDINANCE NO. 13-27

AN ORDINANCE AMENDING SECTION 1345 OF THE DEEPHAVEN CODE

The City Council of the City of Deephaven, Minnesota, ordains:

Section 1. Section 1345, Subdivision 26 of the Deephaven Code is amended to read as follows:

Subd. 26. Finished Grade means the elevation of grade at the base of an existing structure or the existing grade of a vacant lot. Regulation of finished grade shall be as follows:

a) Finished grade of construction shall not increase more than one foot above the grade of an existing structure for structures to be removed or expanded unless a Special Use Permit is granted by the City in accordance with Section 1320 of this code.

b) Finished grade of construction on a vacant parcel shall not increase more than one foot of the existing elevations on the property unless a Special Use Permit is granted by the City in accordance with Section 1320 of this code.

Section 2. Section 1345, Subdivisions 26 through 73 will be renumbered to reflect the amendment.

Section 3. Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on June 7, 2004, and published in the paper of Weekly News, Inc. on June 15, 2004.

Tom L. Anderson, Mayor

ATTEST:

Mary Courtney - Deputy Clerk

Zoning Coordinator Karpas said the city also has a minimum floor height requirement and that the Commission could approve the proposed ordinance subject to language being added, exempting those situations where the structure elevation would need to be adjusted.

Commissioners agreed that language should be added for the exception.

Hearing no further public comment, Chairman Kask closed the Public Hearing.

ACTION: Commissioner Kask made a motion to recommend the City Council approve the proposed ordinance amendments to create subdivision three, regulating height and subdivision four, requiring a setback for driveways in Section 1310.10 of the Zoning Ordinance and renumber the existing subdivision three to subdivision five. The motion is subject to language being added to the height ordinance addressing the floodplain elevation. Commissioner Dyb seconded the motion. The motion carried 4-0. Upon roll call vote Commissioners Daly, Dyb, Kask and McKinney voted aye. There were no nay votes.

ORDINANCE AMENDMENT – Finished Grade – Amend the Zoning Ordinance to add a definition for Finished Grade.

Zoning Coordinator Karpas explained the addition to the height requirement would limit the increase in the construction grade for new structures. He said that concerns have been raised with the increase in construction grade and how it affects the drainage pattern.

Commissioner Dyb asked if the proposed change would affect those desiring to build a walkout home.

Karpas said it would not, it would only limit the finished grade of a project. Walkouts could still be built.

Commissioners Daly and McKinney supported the proposed amendment.

Karpas suggested that language be added to account for potential conflict with the floodplain requirements.

Chairman Kask opened the Public Hearing. Hearing no public comment, the Public Hearing was closed.

ACTION: Commissioner Kask made a motion to recommend the City Council approve the proposed ordinance amendment to create a definition of finished grade in Section 1345 of the Zoning Ordinance and to renumber subdivisions twenty-six through seventy-three to reflect the amendment. Commissioner McKinney seconded the motion. The motion is subject to language

CALL TO ORDER: Chairman Werneiwski called the meeting to order at 7:05 p.m.

PRESENT: Chairman Bob Werneiwski and Commissioners Barbarajean Brandt, Kent Carlson, Scott Hemink, John McGary and Pete Onstad

ABSENT: Commissioner Walter Linder and Council Liaison Darel Gustafson

OTHERS PRESENT: Mayor Paul Skrede and Zoning Coordinator Karpas

MINUTES OF January 15, 2013 Worksession
Minor spelling changes suggested. Motion by Commissioner Carlson, seconded by Commissioner Brandt, to approve the minutes of January 15, 2013 Worksession as amended. Motion carried 4-0-2. Commissioners Hemink and Werneiwski abstained.

MINUTES OF January 15, 2013 Regular Meeting
Motion by Commissioner Onstad, seconded by Commissioner McGary, to approve the regular meeting minutes of January 15, 2013 as presented. Motion carried 4-0-2. Commissioners Hemink and Werneiwski abstained.

PUBLIC HEARINGS

Variance – Scott and Jo Ellen Hemink, 4080 Sibley Avenue - request to construct a new front entry and screened porch on the northwest side of their home which would exceed the maximum permitted impervious surface area.

Section 1350.06(2)(a) permits a maximum impervious surface area of 25%. The proposed impervious surface area on the property would be 25.2%. A variance to exceed the maximum impervious surface area by .2% is sought. The proposed addition would be built over existing impervious surface area and the overall impervious surface on the property is being reduced by 1.3%.

Commissioner Hemink recused himself from the Commission.

Zoning Coordinator Karpas presented his staff report. He said the proposal was to remove an existing one hundred and twenty-eight square foot porch and five hundred and eighty-two square feet of the existing deck and construct a new eighty-five foot front entry and three hundred and thirty-five square foot screened porch. The applicants indicate this would allow them to more efficiently use their property by creating a bone fide front entry area which their home currently does not have. The project would exceed the maximum permitted impervious surface area .25 or 27 ½ square feet, but would be reducing the overall impervious surface area on the property by 1.3%. Karpas said he recommended approval of the request stating the purpose and intent of the ordinance is to allow the orderly development and redevelopment within the city and when these standards cannot be met, it outlines the procedures to vary from these standards. In this instance, the applicant is seeking to vary from the stated dimensional requirements of the ordinance and is following the stated process outlined in the ordinance. The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which promotes the development and redevelopment of residential property within the city. He felt the proposed addition of a protected front entryway and screened porch was reasonable and combined with the reduction of impervious surface on the property beneficial to the neighborhood. He believes there are circumstances causing the need for the variance which are not caused by the property owner including the location of the lot along a curve in Minnetonka Boulevard requiring driveway access off Sibley Avenue, the placement of the home towards the rear of the lot and the length of the driveway. He noted the driveway comprises 11.8% of the impervious surface area on the property. Karpas said the lot area creates a practical difficult in that it is just over one half the minimum required lot area for the zoning district. Even so, the applicant is reducing the overall impervious surface area on the property by 290 square feet and

proposing to exceed the required impervious surface area by only 27 ½ square feet. The proposed alterations would not alter the essential character of the neighborhood since they would comply with the required setbacks and the overall impervious surface on the property will be reduced.

Scott Hemink, 4080 Sibley Avenue said the property has been a challenge since before they owned it. He said previous owners constructed an addition along Sibley Avenue, essentially removing the front door, leaving the home with no discernible front entryway. He said the intent of the alteration would create a front entry along Ramsey Avenue and included as part of this proposal is a change of address. He said the proposed addition would be constructed entirely within the footprint of an existing deck and would comply with the required setbacks. He noted the impervious surface on the property was being reduced and the proposal would only exceed the maximum allowed square footage by 27 ½ square feet. He worked with staff to find any possible way to comply with the ordinance and they could not find any additional impervious surface that could be reasonably removed.

Chairman Werneiwski opened the public hearing. Hearing no comments the hearing was closed.

Commissioner Brandt asked if the property was included in a homeowner association. Mr. Hemink said it was not.

Chairman Werneiwski said he appreciated the reduction in impervious surface area and said he could see the issue regarding no apparent front entry to the home when he visited the site earlier.

Commissioner Carlson supported the request. Commission Onstad had no concerns with the proposal and Commissioner McGary felt there were practical difficulties and was supportive of the request.

Motion by Commissioner Werneiwski to recommend the City Council accept the recommendation of staff and approve the variance request to exceed the maximum permitted impervious surface area by .2% for the proposed new front entry and screened porch on the northwest side of the home which would exceed the maximum permitted impervious surface area as presented at 4080 Sibley Avenue based on the following findings; (a) the purpose and intent of the ordinance is to allow the orderly development and redevelopment within the city and when these standards cannot be met, it outlines the procedures to vary from these standards. In this instance, the applicants are seeking to vary from the impervious surface standards of the Shoreland Management Ordinance and are following the stated process outlined in the ordinance; (b) the request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which promotes the development and redevelopment of residential property within the city. The applicants seek to expand an existing home to make it more compatible with the lot. The current deck is unusable due to environmental conditions with the area being more suitable for a screened porch than an open deck given the wooded and wet conditions of the immediate area. The home also does not have a defined front entryway; (c) the proposed addition of a protected front entryway and screened porch is a reasonable use of the property since it allows the home to function more consistently with the conditions of the property. The proposal reduces the overall impervious surface on the property; (d) the circumstances causing the need for the variance are not caused by the property owner. The location of the lot along a curve in Minnetonka Boulevard requires driveway access off Sibley Avenue and due to the placement of the home towards the rear of the lot a long driveway is required to access the detached garage that serves the property. The driveway comprises 11.8% of the impervious surface area on the property. The lot area creates a practical difficult in that it is just over one half the minimum required lot area for the zoning district. Even so, the applicant is reducing the overall impervious surface area on the property by 290 square feet and proposing to exceed the required impervious surface area by only 27 ½ square feet; and (e) the proposed alterations would not alter the essential character of the neighborhood since they would comply with the required setbacks and the overall impervious surface on the property will be reduced. Commissioner Carlson seconded the motion. Motion carried 5-0.

Ordinance 13-63 - Amending Chapter 13 of the City Code - Ordinance amendment which would remove any reference in the current zoning ordinance to Special Use Permit or Special Permit and

replace both with the term Conditional Use Permit. This amendment is necessary to bring the ordinance in compliance with State Statutes, which does not include language that references Special Use Permits.

The proposed ordinance amendment would remove any reference in the current zoning ordinance to Special Use Permit or Special Permit and replace both with the term Conditional Use Permit. He reiterated the amendment was necessary to bring the ordinance in compliance with State Statutes, which does not include language that references Special Use Permits.

State Statutes permits the regulation of Conditional Use Permits and Interim Use Permits. Interim Use Permits are uses that the city can review on an annual basis and "sunset" after a period of time. The City Attorney recommended against the city using Interim Use Permits due to the nature of uses the city would permit as conditional uses.

The process for the issuance of a Conditional Use Permit will not change and the criteria will remain the same.

The Commission discussed the concept of using an interim use permit for showcase events. Karpas said showcase events are a different type of permit that still uses the criteria for a special use permit in the review process. He said the ordinance has a built-in prohibition on the number of times a property may be shown in an event so an interim use permit process may not be necessary.

Chairman Werneiwski opened the public hearing. Hearing no comments the hearing was closed.

Motion by Chairman Werneiwski to recommend the City Council approve Ordinance 13-63, amending Chapter 13 of the City Code removing any reference in the current zoning ordinance to Special Use Permit or Special Permit and replace both with the term Conditional Use Permit. Commissioner Carlson seconded the motion. Motion carried 6-0.

NEW BUSINESS

Discuss - Ordinance 13-64, Amendment of Section 1305.02 – Schedule of Uses - amend ordinance which would permit the manufacture and sale of firearms in the C-1 and C-2 Commercial Districts as a Conditional Use Permit.

Zoning Coordinator Karpas read his staff memo into the record. He said the proposed ordinance amendment would permit the limited manufacture and sale of firearms in the C-1 and C-2 Commercial Districts as a Conditional Use Permit.

He said a resident approached the City Council at their February 5th meeting to obtain their feedback on an ordinance amendment to permit him to operate a business in the C-1, Commercial District that would permit the limited assembly of firearms. He said the nature of the business was to travel to various law enforcement agencies throughout the state and market his weapons. He said there would be no sale to the general public. He said he has applied for a Federal Firearms License, but in order to obtain one to operate his business he must receive city approval.

After some discussion, the Council felt it was best that that the process begin with the Planning Commission.

Karpas noted the attached ordinance language for the Planning Commission's consideration. He said one of the ramifications of approving an amendment to the ordinance and the issuance of a Federal Firearms Permit is that all firearm sales must be conducted at the licensee's place of business. So even though the applicant may bring his product elsewhere to display, they must be sold on site in the city's commercial district, meaning there is no control over who is actually purchasing firearms and whether they are actually law enforcement officials. This may not be an issue with the Planning Commission, but

staff is concerned about the prospects of permitting, even by conditional use, a gun shop in the city which is out of character with the existing uses in the area.

There was a general feeling of opposition from the Commission.

Commissioner Hemink referenced the letter from the Police Chief included in the Planning Commission packet outlining his concerns. He agreed the proposal was out of character with the commercial uses in the area. Commissioner Carlson added the proposed space that would be leased backs up directly against a residential district. He feels the Planning Commission should take action to let the Council know its feelings about any proposed ordinance amendment. Commissioner Brandt agrees quick action is warranted. Hemink suggested a motion to the Council indicating they received direction from the Council to consider the request from the resident for the proposed amendment but they feel no change to the current ordinance should be made.

Council Liaison Skrede suggested, even though ordinance language has been prepared, the Commission send a motion to the Council outlining to points on why they feel the request should not be considered and the ordinance should not be amended.

The Commission discussed a number of issues they felt should be included in a motion to the Council.

Motion by Commissioner Onstad that the Council maintains the current permitted and conditional uses within the C-1 and C-2 Commercial Districts and not consider any amendment that would permit the limited manufacture or sale of firearms. Having discussed the resident request brought before the City Council on February 5th as they were directed by the Council and after consideration of the comments included in the Police Chief's letter dated February 15th, 2013 and discussion amongst the Commission, the Commission agrees that a) the city's commercial districts are located too close to schools, parks and residential districts and thus are not appropriate locations for businesses that deal in firearms; b) the city lacks the appropriate oversight ability for customer verification and in the case of the resident request, cannot verify that sales are actually being conducted between himself and law enforcement personnel as has been represented to the city; and c) the nature of any business which involves the manufacture and sale of firearms is out of character with the existing commercial uses within the city which are currently limited retail and office uses. Commissioner Hemink seconded the motion. Motion carried 6-0.

OLD BUSINESS

Discuss – Ordinance 13-62, Creating Section 1312 – Construction Regulation – amend proposed ordinance which would realign existing construction regulations within the existing city codes, amend the existing grade ordinance and create additional survey requirements. Direct Staff to schedule public hearing.

Zoning Coordinator Karpas asked the Commission if they had any further changes to the ordinance or if they felt it was ready to be scheduled for a public hearing.

Commissioner McGary said the Commission asked him to bring the ordinance to his surveyor for his comments and the one thing that stuck out to him was the requirement for wetland delineation. His surveyor said this was expensive and unnecessary for the majority of projects. Zoning Coordinator Karpas said what he was looking for was the approximate boundary of the wetland to be shown and if the actual edge of the wetland was necessary that direction would come from the Minnehaha Creek Watershed District. Karpas noted that further in the survey requirements list it asks for wetland boundary which is different than delineation and suggested removing the wetland delineation portion of that requirement but keeping the delineation of the Ordinary High Water Level of lakes and easements. The Commission agreed.

Commissioner McGary commented he was surprised how expensive the additional surveys turned out to be from what he anticipated, stating it almost doubled in cost. He said this was rather insignificant in the construction of a new home, but in terms of a small addition or deck it becomes unreasonable. Zoning Coordinator Karpas said the ordinance permits him to waive the additional survey requirements which he said he would if he could verification on-site using the survey submitted with the building permit. He said with an addition or a deck, the existing home gives him a fixed point to start his measurements from where a new home does not.

Commissioner Brandt asked if a survey should show the location of underground cisterns. Commissioner Carlson also suggested including the location of all above ground storm water management improvements required by the city such as rain gardens. Zoning Coordinator Karpas noted there is some mention of underground type structures in the survey requirements for location. Chairman Werneiwski suggested the list be expanded to include a generic term "underground structures" to catch all known below grade structures of significant size. Commissioner McGary, commenting on locating above ground storm water management improvements, stating they may be hard to survey because they become overgrown and unrecognizable over time. Carlson agreed, especially if they are not properly maintained.

Commissioner Hemink asked why the threshold was set at three feet and why exceeding whatever the limitation is becomes a variance rather that a conditional use permit. Zoning Coordinator Karpas said the proposal for three feet was a starting point and could be modified by the Commission as they see fit. Staff feels any alteration greater than three feet either way starts to have a negative visual and drainage impact and should be reviewed by the Planning Commission and City Council. The decision to require a variance rather than a conditional use permit was to give the city the ability to justify denial. As it stands now, it is very difficult to deny a conditional use permit since it is difficult to prove a clear and present danger to health, safety and public welfare. With a variance, the applicant would need to indicate what practical difficulty exists that requires them to add, for example, seven feet of fill to their lot to build a new home.

Commissioner Brandt believed the grade alteration issue always revolved around water and the impact runoff had on adjacent properties. Zoning Coordinator Karpas said the proposed ordinance would have the engineer sign off on the drainage of any project that alters the grade up to three feet and any increase over that would be reviewed by the city. Brandt feels the grade restriction should apply to the whole property and not just the area the home is being constructed. Karpas said the new ordinance would apply to the entire lot regardless of the type of project, essentially requiring review on any grading alteration. Commissioner Hemink felt this was too restrictive. Commissioner Carlson noted the ordinance allowed the Zoning Coordinator and City Engineer to waive the requirement.

Commissioner McGary doesn't understand why excavation is included, especially in combination with the addition of fill since the visual impact would be minimal. Commissioner Carlson noted that excavations can also create drainage issues. Council Liaison Skrede discussed the limitation a three foot maximum excavation puts on the ability to construct a walkout structure without going through the variance process, which he feels may be unreasonable. Zoning Coordinator Karpas said his intent was not to limit the ability to construct any type of home, rather to address drainage and massing concerns.

The Commissioner summarized their discussion and the changes to be made. It was agreed the ordinance would be brought back one more time prior to a public hearing being scheduled.

Discuss – Discuss massing issues on non-conforming lots in the R-3 zoning district.

Zoning Coordinator Karpas said the Planning Commission held a joint work session with the Council to hear their comments on the Commission's work thus far on the massing issue and the comments were mostly positive. He said he distributed a copy of the City of Greenwood's massing ordinance which regulates the mass of a structure based solely on its lot area along with a list of homes that had been built

under these criteria for the Commission to look at for comment at tonight's meeting. He asked if the Commission had an opportunity to take a look at the ordinance and the properties.

Commissioner Brandt said after looking at the structures built under the ordinance she's come to the conclusion that it comes down to what appeals to you and you can't regulate that. She feels the Greenwood ordinance is reasonable provided the existing Deephaven grade ordinance is not altered.

The Commission discussed the impact of the ordinance on a five thousand square foot lot and the ability to still construct a reasonable two story structure on a lot that size. The formula was also applied to a twenty thousand square foot lot. In both cases the result provided structures the Commission felt were reasonable. Zoning Coordinator Karpas said the Commission had to keep in mind there were other zoning factors that would come into play, most importantly, impervious surface area which would limit the footprint area of homes, so even though a lot may be permitted a certain above grade structure volume, other zoning provision may keep the actual structure below that allowance. He said the numbers may be adjusted to apply to the lot areas in Deephaven and should only be applied to lots in the R-3 District.

Zoning Coordinator Karpas said he would take measurements of four specific homes that did not require variances to see what their above grade structure volume would be and if it would have complied with Greenwood's ordinance.

LIAISON REPORT

Council Liaison Skrede said the Council unanimously approved the impervious surface variance request submitted by the Minnetonka School District for their kitchen addition at Deephaven Elementary School.

ADJOURNMENT

Motion by Werneiwski to adjourn the meeting. Commissioner Carlson seconded. The meeting adjourned at 9:35 p.m.

Respectfully submitted,
Gus Karpas
Zoning Coordinator

CALL TO ORDER: Chairman Werneiwski called the meeting to order at 7:00 p.m.

PRESENT: Chairman Bob Werneiwski and Commissioners Barbarajean Brandt, Kent Carlson, Scott Hemink, John McGary (7:07) and Walter Linder

ABSENT: Commissioner Pete Onstad

OTHERS PRESENT: Council Liaison Darel Gustafson and Zoning Coordinator Karpas

MINUTES OF February 19, 2013
Motion by Commissioner Carlson, seconded by Commissioner Werneiwski, to approve the minutes of February 19, 2013 as submitted. Motion carried 4-0-1. Commissioner Linder abstained.

PUBLIC HEARINGS

Variance - Revision, LLC, 20050 Lakeview Avenue - request to remove an existing lakeside deck and construct a new four hundred and ninety (490) square foot lakeside deck which would encroach into the required lake yard setback and exceed the maximum permitted impervious surface area in Shoreland District.

Section 1310.02 of the Zoning Ordinance requires a minimum lake yard setback of one hundred feet. The proposed deck would be setback fifty feet from the Ordinary High Water Level. A variance of fifty feet of the required lake yard setback is being sought.

Section 1350.06(2)(a) permits a maximum impervious surface area of 25%. The proposed impervious surface area on the property would be 32.7%. A variance to exceed the maximum impervious surface area by 7.7% is sought.

Zoning Coordinator Karpas presented his staff report. He said the applicants are proposing to remove the existing lakeside deck and stairs, which is primarily located on the east side of the home and construct a new four hundred and ninety (490) square foot deck that would span the majority of the lake side of the home. The proposed deck would be elevated and no longer have access to grade.

He said the point at which the deck would be expanded would be the greatest degree of encroachment. The encroachment decreases from fifty (50) feet to thirty-seven (37) feet as the deck moves east to west along the home due to the angle of the shoreline. He said the proposed deck complies with the other required yard setbacks.

Karpas said the applicants are also seeking a variance to exceed the maximum impervious surface area by 2.7%, but as part of the project are reducing the overall impervious surface area on the property by 2.5%, or six hundred and eighty-one (681) square feet.

Karpas noted the City Council approved the location of the existing home in 1988, permitting a fifty foot setback from the OHWL. In 1991 the City Council reaffirmed the deck setback by its approval of a variance to permit the reconstruction of the lakeside deck.

Karpas said he recommended approval of the request stating the purpose and intent of the ordinance is to allow the orderly development and redevelopment of property within the city and when the ordinance standards cannot be met, it outlines the procedures to vary from these standards. In this instance, the applicant is seeking to vary from the stated dimensional requirements and impervious surface standards of the ordinance. The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which promotes the development of residential property within the city. He felt the reconstruction and expansion of the existing is a reasonable use of the property in that is takes advantage of the natural

architecture of home. The footprint of the proposed deck will not extend any closer to the lake that the existing deck and the actual encroachment decreases on the new portion of the deck as it runs from the east to the west to the angle of the lot line. The placement of the home and the existing deck were approved by the City Council in 1988 and the placement of the deck was reaffirmed in 1991 when the previous homeowner was granted a variance to replace the deck. The findings for approval of the home included that it was in character with the placement of other homes in the neighborhood in terms of lake setback. There was no mention of a variance granted for impervious surface, though at the time of the home's construction, the Shoreland Management Ordinance regulating impervious surface was not in effect; and the proposal would not alter the essential character of the locality since it would have no additional visual impact above and beyond the additional deck from adjacent neighbors.

John Daly, Revision, LLC said concurred the existing steps to the grade would be removed and the encroachment would be decreased on the new portion of the deck.

Chairman Werneiwski opened the public hearing. Hearing no comments the hearing was closed.

Commissioner Brandt asked for clarification on the impervious surface area. Mr. Daly said the actual amount of impervious surface would be reduced.

Commissioner Hemink liked the reduction in impervious surface area and given the architecture of the lakeside of the home he's surprised the deck wasn't originally designed as proposed. Commissioner McGary agreed and also had no issues with the request.

Commissioner Carlson said he was supportive of the request but felt it would be helpful for the survey to more clearly identify those areas of rock and plastic to be removed. He would personally remove all of the rock and plastic to get closer to the percentage and go with a pervious material. Chairman Werneiwski agreed with Commissioner Carlson and would also like to see all the landscape plastic removed.

Commissioner Linder was supportive of the request.

Commissioner Brandt said she was supportive of the request, though she would not have been previously when it was originally approved by the city.

Motion by Commissioner Werneiwski to recommend the City Council conditionally accept the recommendation of staff and approve the variance requests as presented by Julie Brown and Sarah Buxton to encroach fifty (50) feet into the required one hundred (100) foot lake yard setback and to exceed the maximum permitted impervious surface area by 7.7% for the proposed deck alteration at 20050 Lakeview Avenue. The motion is based on the following findings: (a) the purpose and intent of the ordinance is to allow the orderly development and redevelopment of property within the city and when the ordinance standards cannot be met, it outlines the procedures to vary from these standards. In this instance, the applicant is seeking to vary from the stated dimensional requirements and impervious surface standards of the ordinance; (b) the request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which promotes the development of residential property within the city; (c) the reconstruction and expansion of the existing is a reasonable use of the property in that is takes advantage of the natural architecture of home. The footprint of the proposed deck will not extend any closer to the lake that the existing deck and the actual encroachment decreases on the new portion of the deck as it runs from the east to the west to the angle of the lot line; (d) the placement of the home and the existing deck were approved by the City Council in 1988 and the placement of the deck was reaffirmed in 1991 when the previous homeowner was granted a variance to replace the deck. The findings for approval of the home included that it was in character with the placement of other homes in the neighborhood in terms of lake setback. There was no mention of a variance granted for impervious surface, though at the time of the home's construction, the Shoreland Management Ordinance regulating impervious surface was not in effect; and (e) the proposal would not alter the essential character of the

locality since it would have no additional visual impact above and beyond the additional deck from adjacent neighbors. Commissioner Brandt seconded the motion. The motion was conditioned that the applicant remove the remaining plastic landscaping material on the property and replace it with pervious material to further reduce the impervious surface percentage on the property. Motion carried 6-0.

Variance - David Garber, 18880 Ridgewood Road – request to construct a new one thousand, seven hundred and fifty (1,750) square foot detached garage which would exceed the maximum permitted accessory structure area in R-2 District and maximum permitted accessory structure height.

Section 1310.10(1)(f) of the Zoning Ordinance permits a total area of accessory structures that contain walls and/or a roof of 1,000 square feet on property zoned R-2. The aggregate total area of all accessory structures proposed on the property is three thousand, five hundred (3,500) square feet. The applicant is seeking a variance to exceed the maximum permitted accessory structure area by two thousand, five hundred (2,500) square feet.

Section 1310.10(1)(a) of the zoning ordinance permits a maximum accessory structure height of fifteen feet, as measured to the average of the highest peak. The applicant proposes an accessory structure height of seventeen (17) feet. The applicant is seeking a variance to exceed the permitted accessory structure height by two (2) feet.

Zoning Coordinator Karpas presented his staff report. He said the applicant is proposing to construct a detached storage building which would exceed the maximum permitted accessory structure area permitted on an R-2 single family lot and increase the existing accessory structure area non-conformity on his property. In addition the applicant is seeking to exceed the maximum permitted accessory structure height.

The property currently contains a one thousand, seven hundred and fifty (1,750) square detached garage. The proposal would add a detached storage building of a similar size, increasing the total accessory structure area by one thousand, seven hundred and fifty square (1,750) square feet for a total accessory structure area of three thousand, five hundred (3,500) square feet. The applicant is seeking a variance to exceed the permitted accessory structure area by two thousand, five hundred (2,500) square feet.

The zoning ordinance permits a maximum accessory structure height of fifteen (15) feet, as measured to the average of the highest peak. The proposed accessory structure would have an average height of seventeen (17) feet and an overall height of twenty-four (24) feet. The applicant is seeking a variance to exceed the permitted accessory structure height by two (2) feet.

Karpas said the proposed structure is being constructed to mimic the existing structure in terms of area and height. The existing detached structure was constructed on the property in 1996. Even though the structure exceeds the maximum permitted accessory structure area and accessory structure height, it was issued a building permit without the issuance of variances. The building permit information is clear and it should have been apparent at the time the proposed structure did not comply with the ordinance requirements.

Karpas said he recommended denial of the request stating the purpose and intent of the ordinance is to allow the orderly development of property within the city under set standards adopted by the city. When these standards cannot be met; it outlines the procedures to vary from these standards. In this instance, the applicant is seeking to vary from the stated structural area requirements of the ordinance. The request is not inconsistent with the Comprehensive Plan's Housing Elements Goals and Policies which does not specifically address accessory structures. He said though a detached storage building is not an unreasonable use for a single family property, the proposed structure doubles the existing detached structure area on the property, which already exceeds the permitted accessory structure area. The existing detached structure serves as a garage and contains over seventeen hundred square feet. The proposed storage would also serves as storage for a hobby the applicant has yet to begin, meaning other

arrangements could be made that would not require the city issuing a variance from its ordinance. He said the proposed use of the building, per the application, is to store classic cars which are not currently owned by the applicant. It can be argued the circumstances creating the need for the storage facility are created by the landowner. In terms of the height, the design of the building could be modified to comply with the required maximum height requirement since the proposed use of the building does not necessitate excess height. He said previous requests to exceed the maximum permitted accessory structure area were unique in that the requests were necessary to create primary garage space. The principal structure on this property contains an attached three stall garage in addition to the existing detached structure. The request before the city is for the creation of additional storage for hobby purposes which is a unique circumstance created by the homeowner and the structure itself may not be visible outside the subject property but the amount of detached accessory structure area is out of character for the neighborhood and will exceed that of the principal structure. The intent of accessory structures is to create uses subordinate to that of the principal use of the property which is single family residential.

David Garber, 18880 Ridgewood Road said he spoke with his neighbors and none of them had an issue with the request. He said lot is approximately one hundred and fifty thousand (150,000) square feet and with only twelve (12) percent impervious surface area. He doesn't feet what he's asking for is unreasonable and feels it is unobtrusive and not overstepping the bounds given the size of his lot. He noted he doesn't own any classic cars as of yet because he's not going to make that investment until he has someplace to store them.

Chairman Werneiwski opened the public hearing.

Bob Elwell, 4505 Chickadee Lane, said he had no issues with the request, noting it was buried enough into the hillside that it would not be visible. As a neighbor, he was supportive of the request.

Zoning Coordinator Karpas read Resident Comment Forms submitted by the residents from 18900 and 18955 Ridgewood Road in favor of the request into the public record.

Hearing no further public comment, the public hearing was closed.

Chairman Werneiwski said he originally thought the proposal was piling on a lot of structure onto a lot and was generally opposed to the request but now he would like to hear what other Commissioners have to say about the request. He noted it is situated where no one can see it and the neighbors are supportive, which makes the decision more difficult.

Commissioner Linder agreed it's tucked into the lot and the neighbors won't see it and there's certain logic for granting the request, but the reality is it's a big building and it's a "rule buster." He's thinking long term and the unknown future use of the structure and its impact on the adjacent properties. He's leaning towards being opposed to the request.

Commissioner Brandt said she tends to error on the side of the ordinance. She's definitely not in favor of the additional height. She asked about the number of permitted accessory structures on a lot. Zoning Coordinator Karpas said accessory structures are limited based on square foot area and not on number. She didn't feel that made much sense. She noted how it defies logic that the city approves variances to jam structures on small lots and in this case we have a lot that is oversized and underutilized and it may not be approved.

Commissioner Carlson said he struggles with the request and he too fears a future use. He said the intent of the accessory structure ordinance is to permit the storage of typical yard maintenance type equipment. He said larger buildings such as this lend themselves for potential business uses which are out of character with the surrounding residential uses.

Commissioner McGary agrees there is a lot of room on the property and the city does grant a lot of variance for small properties. He said the structure could be viewed as a principal use on the property. He asked about the footprint area.

Zoning Coordinator Karpas said, taken as a whole, the accessory structure footprint area exceeds that of the principal structure. He feels that takes away the intent of having accessory structures as a subordinate use on a lot. He also noted if the variance was approved by the Council, there would also have to grant approval for Mr. Garber to exceed the maximum permitted aggregate footprint area on an R-2. He noted this was not a Planning Commission issue, nor did it require public notifications.

Commissioner Hemink asked about the previous accessory structure request. Zoning Coordinator Karpas said that request was different in that the applicant was removing their existing primary garage and constructing a larger detached garage. It was the only garage that served the property and the excess accessory structure area was approximately nine hundred and fifty (950) square feet. The applicant before the Commission has a three-stall attached garage along with a detached garage. The proposed detached structure would be an additional storage structure.

Commissioner Hemink expressed concern about having multiple detached structures with multiple uses. Though he's not concerned with the current homeowner, he does have concern about future owners and the use of the structures. He agrees the proposal is a "rule buster" that takes the current ordinance and goes way past it. He said it's totally logical to approve the request, but to do so would be contrary to the intent of the ordinance.

Motion by Commissioner Linder to recommend the City Council accept the recommendation of staff and deny the variance requests as presented by David Garber to exceed the maximum permitted accessory structure area by two thousand, five hundred (2,500) square feet and the maximum permitted accessory structure height by two (2) feet in the R-2, Zoning District for the proposed construction of the detached storage structure as presented at 18880 Ridgewood Road. The motion is based on the following findings: (a) the purpose and intent of the ordinance is to allow the orderly development of property within the city under set standards adopted by the city. When these standards cannot be met; it outlines the procedures to vary from these standards. In this instance, the applicant is seeking to vary from the stated structural area requirements of the ordinance; (b) the request is not inconsistent with the Comprehensive Plan's Housing Elements Goals and Policies which does not specifically address accessory structures; (c) though a detached storage building is not an unreasonable use for a single family property, the proposed structure doubles the existing detached structure area on the property, which already exceeds the permitted accessory structure area. The existing detached structure serves as a garage and contains over seventeen hundred square feet. The proposed storage would also serves as storage for a hobby the applicant has yet to begin, meaning other arrangements could be made that would not require the city issuing a variance from its ordinance; (d) the proposed use of the building, per the application, is to store classic cars which are not currently owned by the applicant. It can be argued the circumstances creating the need for the storage facility are created by the landowner. In terms of the height, the design of the building could be modified to comply with the required maximum height requirement since the proposed use of the building does not necessitate excess height. Previous requests to exceed the maximum permitted accessory structure area were unique in that the requests were necessary to create primary garage space. The principal structure on this property contains an attached three stall garage in addition to the existing detached structure. The request before the city is for the creation of additional storage for hobby purposes which is a unique circumstance created by the homeowner; and (e) the structure itself may not be visible outside the subject property but the amount of detached accessory structure area is out of character for the neighborhood and will exceed that of the principal structure. The intent of accessory structures is to create uses subordinate to that of the principal use of the property which is single family residential. Commissioner Brandt seconded the motion. Motion carried 4-2. Commissioners McGary and Werneiwski voted against the motion.

OLD BUSINESS

Discuss – Ordinance 13-62, Creating Section 1312 – Construction Regulation – amend proposed ordinance which would realign existing construction regulations within the existing city codes, amend the existing grade ordinance and create additional survey requirements. Direct Staff to schedule public hearing.

Zoning Coordinator Karpas presented the proposed ordinance as it would be presented at the public hearing and asked the Commission if they had any further changes to the ordinance or if they felt it was ready to be scheduled for a public hearing.

Chairman Werneiwski suggested expanding the requirement under 1312.05(2)(a)(6) to include all erosion control measures. The Commission agreed to the change.

Commissioner McGary questioned the need for a permit for any grade alteration in the city, feeling it was a little heavy handed. Commissioner Hemink was under the impression that requirement was removed to prevent people to have to come to the city for trivial things such as gardens. Zoning Coordinator Karpas said the ordinance gave him some discretion on who required a permit and he also believed on those applying for a building permit required an engineer review. Commissioner Brandt noted the drainage issue is what prompted the grade change ordinance in the first place and now we're changing the ordinance to permit up to a three foot change without a permit. She feels that can have a real negative impact on drainage, especially in Cottagewood. Commissioner Linder noted Section 1312.04, as drafted, requires all grade alterations to receive written approval. Zoning Coordinator Karpas suggested changing the term permit to approval to loosen the regulation, but still require city review. The Commission agreed to the change.

Commissioner McGary asked if Section 1312.05(1)(i), requiring the use of temporary or permanent electrical hook up as the primary source of electrical power on a construction site could be removed. He said providing the service to the site adds expense and time, noting even with electrical service, air compressors would still be used which are just as loud, if not louder, than generators. Commissioner Carlson said the issue with generators is the impact they have on adjacent properties, especially during the summer hours when people are trying to enjoy their outside spaces. Commissioner Linder suggested a language change that would permit the use of generators until such time temporary or permanent service could be establish at a construction site. The Commission agreed to the change.

Motion by Commissioner Carlson that staff schedule a public hearing for Ordinance 13-62, as amended, to be held at the Planning Commission's April 16th meeting. Commissioner Werneiwski seconded the motion. Motion carried 6-0.

NEW BUSINESS

Appoint Chair and Vice-Chair for 2013 – Appoint Chair and Vice Chair to serve until April 2014

Motion by Commissioner Werneiwski that the Commission appoints Kent Carlson to serve as Chairman and John McGary to serve as Vice-Chair for 2013. Commissioner Hemink seconded the motion. Motion carried 6-0.

LIAISON REPORT

Council Liaison Gustafson said massing ordinance is of particular importance to the Council and there is some expectation that the Planning Commission is working based on a schedule to get something up to the Council for action sooner rather than later. Commissioner Carlson said the Commission was working on a schedule and confirmed with the Commissioners they were at a point to get an ordinance drafted at the next meeting and solicit the comments of architects. Zoning Coordinator Karpas said his intent was to keep the process moving so the Commission didn't get bogged down.

Zoning Coordinator Karpas said the Council addressed two other issues that were before the Commission last month. He said David Garber withdrew his request for an ordinance amendment to permit the operation of a firearms business in the C-1 Zoning District and the Council unanimously approved the variance request by the Hemink's to exceed the permitted impervious surface area.

ADJOURNMENT

Motion by Werneiwski to adjourn the meeting. Commissioner McGary seconded. The meeting adjourned at 8:45 p.m.

Respectfully submitted,
Gus Karpas
Zoning Coordinator

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-83

AMENDING SECTIONS 1312.04 AND 1350.05 OF THE DEEPHAVEN ZONING ORDINANCE, GRADING, FILLING AND SHORELAND ALTERATIONS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. Section 1312.04 is hereby amended as follows:

1312.04 Grading and Filling. The purpose of this section is to establish reasonable limitations and controls for land alterations within the city. The regulations will allow the city to better manage stormwater discharge, ensuring drainage does not negatively impact neighboring properties, manage hauling traffic and noise, and prevent erosion issues onto adjacent properties, wetlands, lakes and roads. ~~No land in the City may be excavated, graded, or filled in an amount greater than fifty cubic yards without approval from the City Engineer and Zoning Coordinator. The applicant will provide a scalable survey for the proposed alteration, showing the present and proposed elevations or contours, the existing and proposed drainage and any other information requested by the City Engineer. The City Engineer and Zoning Coordinator will consider whether the alteration and any related structures will comply with the applicable provisions of this code, and the effects on drainage and destruction of ground cover and water holding areas.~~

~~Any alteration that would increase or decrease the finished grade by up to three feet in an area greater than three hundred square feet as it exists on July 1, 2013 or the date of the building permit application, whichever ground elevation is lower, requires approval from the City Engineer and Zoning Coordinator. Any such land increase or decrease of more than three feet at any point requires a variance.~~

Subd. 1. Grading Prohibited. Unless approved by a variance as outlined in Section 1315, the following shall be prohibited:

(a) any grading or filling in the bluff impact zone.

(b) any land increase of more than three feet at any point.

Subd. 2. Permit Required. Unless approved as part of a project in which a permit has been issued, a separate grading permit shall be required for the following:

(a) movement of more than 50 cubic yards

(b) movement of more than 10 cubic yards on steep slopes inside the Shoreland Overlay District.

Subd. 3. Information Required. Required information for review includes, but not limited to, a scalable survey for the proposed alteration, showing the present and proposed elevations or contours, the existing and proposed drainage and watershed district comments.

Subd. 4. Review. The City Engineer and Zoning Coordinator will consider whether the alteration and any related structures will comply with the applicable provisions of this code, and the effects on drainage and destruction of ground cover, water holding areas and adjacent properties. The permit may be granted subject to the following:

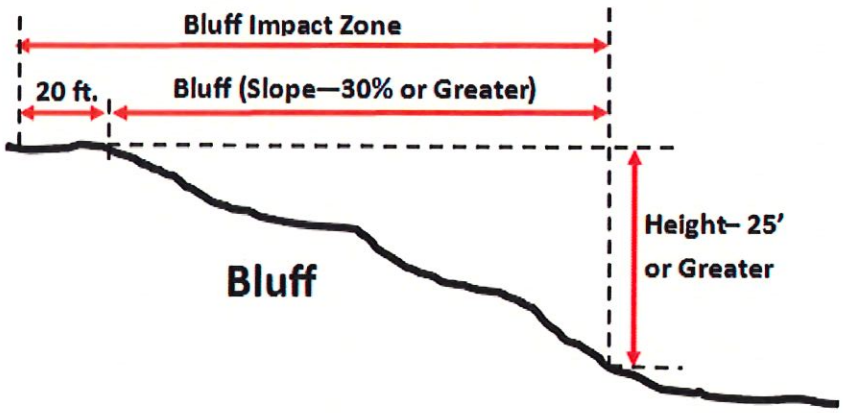
a) The smallest amount of bare ground is exposed for as short a time as feasible.
b) Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is established.
c) Methods to prevent erosion and trap sediment are employed.
d) Fill is stabilized to accepted engineering standards.

SECTION TWO: Amendment. Section 1345.69 is herby amended as follows:

1345.03 "Bluff" means a topographic feature such as a hill, cliff, or embankment having the following characteristics:

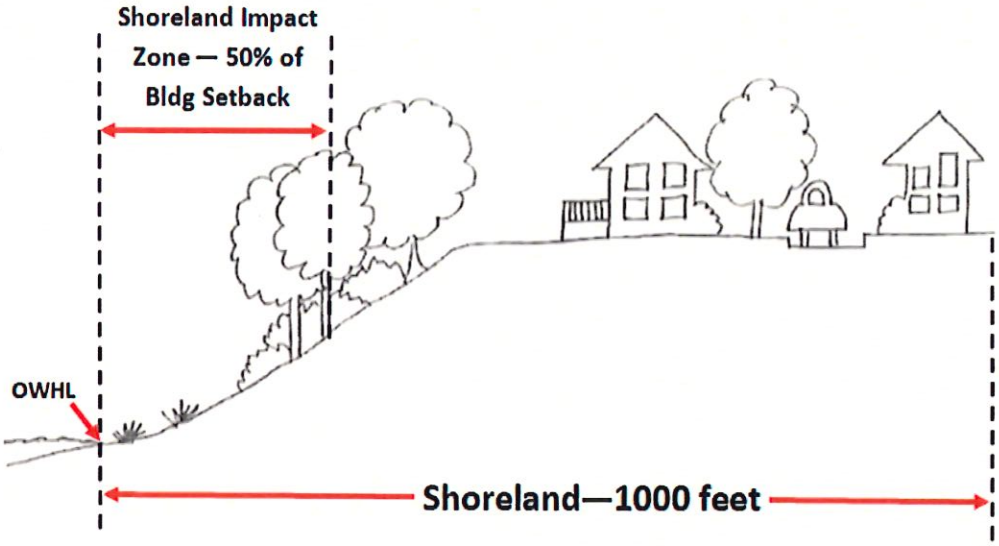
(1) Part or all of the feature is located in a shoreland area;
(2) The slope rises at least 25 feet above the ordinary high water level of the waterbody;
(3) The grade of the slope from the toe of the bluff to a point 25 feet or more above the ordinary high water level averages 30 percent or greater, and
(4) The slope must drain toward the waterbody.

An area with an average slope of less than 18 percent over a distance of 50 feet or more shall not be considered a part of the bluff.



1345.04 "Bluff Impact Zone" means a bluff and land located within 20 feet from the top of a bluff.

1345.63 "Shoreland Impact Zone" means land located between the ordinary high water level of a public water and a line parallel to it at a setback of 50 percent of the structure setback.



1345.64 "Shoreland" means land located within the following distances from public waters; 1,000 feet from the normal high water mark of a lake, pond or flowage; and 300 feet from a river or stream, or the landward extent a flood plain designated by ordinance of such a river or stream, whichever is greater. The practical limits of shorelands may be less than statutory limits where such limits are designated by natural drainage divide lesser distances, shown on the official zoning map.

1345.69 "Steep Slope" means land within the shoreland overlay district ~~where development is either not recommended or described as poorly suited due to slope steepness and the site's soil characteristics, as mapped and described in available county soil surveys or other technical reports, unless appropriate design and construction techniques and farming practices are used in accordance with the provisions of this ordinance. Where specific information is not available, steep slopes are lands~~ having average slopes over 12 percent, as measured over horizontal distances of 50 feet or more, which are not bluffs.

SECTION THREE: Amendment. Section 1350.05 is hereby amended as follows:

1350.05. Shoreland Alterations.

Subd. 1. Removal of Natural Vegetation. The removal of natural vegetation shall be restricted to prevent erosion into protected waters, to consume nutrients in the soil and to preserve shoreland aesthetics. Removal of natural vegetation in the shoreland overlay district shall be

subject to the following provisions:

(a) Selective removal of natural vegetation is allowed, provided that sufficient vegetation cover remains to screen cars, dwellings and other structures when viewed from the water.
(b) Clear cutting of natural vegetation is prohibited.
(c) Natural vegetation shall be restored insofar as feasible after any construction project is completed to retard surface runoff and soil erosion.
(d) The provisions of this section shall not apply to permitted uses which normally require the removal of natural vegetation.
(e) Use of fertilizer and pesticides in the shoreland management district must be done in such a way as to minimize runoff into the shore impact zone or public water by the use of earth, vegetation, or both.

Subd. 2. Grading and Filling. ~~Grading and filling in shoreland areas or any alteration of natural topography where the slope of the land is towards a protected water or a watercourse leading to a protected water must be authorized by a permit. A permit will also be required before grading or filling on steep slopes or within shore or bluff impact zones involving the movement of more than ten cubic yards of material or anywhere else in shoreland area involving movement of more than 50 cubic yards of material.~~
~~The permit may be granted subject to the following:~~

~~e) The smallest amount of base ground is exposed for as short a time as feasible.~~
~~f) Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is established.~~
~~g) Methods to prevent erosion and trap sediment are employed.~~
~~h) Fill is stabilized to accepted engineering standards.~~

A permit is required for grading and filling activities as regulated in Section 1312.04.

Subd. 3. Excavations. Excavations on shorelands where the intended purpose is connection to a public water shall require a permit from the Zoning Administrator before construction is begun. Such permits may be obtained only after the Commissioner of Natural Resources has issued a permit for work on the beds of public waters.

(a) Any work which will change or diminish the course, current or cross sections of a protected water or wetland shall be approved by the Commissioner of Natural Resources, and such approval shall be construed to mean the issuance by the Commissioner of Natural Resources of a permit under the procedures of Minnesota Statutes, 103G.245 and other related statutes.

(b) Excavations made with the intention of establishing connection to public waters, such as boat slips, canals, lagoons, and harbors are prohibited above the ordinary high water level.

SECTION FOUR: Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on April 4, 2022, and published in the paper of Sun Sailor on April 14, 2022.

Melissa McNeill, Mayor

ATTEST: Dana H. Young
Dana H. Young, Clerk Administrator

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

AMENDING SECTIONS 1312, 1302 AND 1345 OF THE DEEPHAVEN ZONING ORDINANCE, CONSTRUCTION REGULATIONS, MAXIMUM BUILDING HEIGHT AND DEFINITIONS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1312.04 be amended as follows:

1312.04 Grading or Filling. The purpose of this section is to establish reasonable limitations and controls for land alterations within the city. The regulations will allow the city to better manage stormwater discharge, ensuring drainage does not negatively impact neighboring properties, manage hauling traffic and noise, and prevent erosion issues onto adjacent properties, wetlands, lakes and roads. It is the intent that development conform to the character of the land wherever practical, and the reconfiguration of the land necessary to support development be minimized.

Subd. 1. Grading Prohibited.

(a) Unless approved by a variance as outlined in Section 1315, any grading or filling in the bluff impact zone is ~~the following shall be~~ prohibited.

(b) Unless approved through a Conditional Use Permit, importing more than 300 cubic yards of fill per acre of the lot area is prohibited.

~~(a) any grading or filling in the bluff impact zone.~~

~~(b) any land increase of more than three feet at any point.~~

Subd. 2. Permit Required. Unless approved as part of a project in which a permit has been issued, a separate grading permit shall be required for the following:

(a) movement of more than 50 cubic yards

(b) movement of more than 10 cubic yards on steep slopes inside the Shoreland Overlay District.

Subd. 3. Information Required. Required information for review includes, but not limited to, a scalable survey for the proposed alteration, showing the present and proposed elevations or contours, the existing and proposed drainage and watershed district comments.

Subd. 4. ~~Review~~ Standards for Issuance. The City Engineer and Zoning Coordinator will consider whether the alteration and any related structures will comply with the applicable provisions of this code, and the effects on drainage and destruction of ground cover, water holding areas and adjacent properties. The permit may be granted subject to the following:

a) The smallest amount of bare ground is exposed for as short a time as feasible.
b) Temporary ground cover, such as mulch, is used and permanent ground cover, such as sod, is established.
c) Methods to prevent erosion and trap sediment before they cross a property line or reach any surface water must be used ~~are employed~~.
d) Fill or excavated material must not be placed in a manner that creates an unstable slope. ~~is stabilized to accepted engineering standards~~.
e) Plans to place fill or excavated material on steep slopes must be reviewed by the city engineer for continued slope stability.
f) Finished grades shall not exceed 33 percent.
g) Any alterations below the ordinary high-water level of public waters must first be authorized by the commissioner of the Department of National Resources.
h) Alterations of topography may only be permitted if they do not adversely affect adjacent or nearby property.

SECTION THREE: Amendment. That Section 1302.05 be amended as follows:

1312.05 ~~Steep~~ Slopes Prone to Severe Erosion. No structure, including driveways, retaining walls and support systems shall be allowed on natural slopes of more than 33 percent. ~~prone to severe erosion~~. These slopes shall be maintained in a natural state with additional vegetative cover as needed to minimize erosion. ~~Development controls shall be required to minimize erosion on slopes between 12-30%.~~

SECTION FOUR: Amendment. That Section 1302.06 be amended as follows:

1312.06 Subd. 2(d) Prior to issuance of a building permit, the Zoning Administrator ~~applicant~~ will notify all property owners within three hundred fifty (350~~0~~) feet of the proposed project regarding the building time frame, proposed parking, building plans and contact information for the applicant, ~~along with an executed neighborhood acknowledgement form~~. A sign must also be posted on the project site at least five (5) days prior to issuance of a building permit identifying the permit holder, a contact name and phone number and the site address. The sign and the content of the sign must be visible from the street. The sign must be kept in place until the completion of the project.

Subd. 3. Stormwater and Construction Management Plan. The Stormwater and Construction Management Plan is a stand-alone document and shall include the following:

(a) A site plan showing:
1) Site Address.
2) Names, addresses and telephone numbers of persons responsible for preparing and implementing the construction site management plan.
3) Site property lines.
4) Location of proposed buildings and structures on site.
5) Identification and location of all significant natural boundaries/buffers to neighboring properties.
6) Best Management Practices (BMPs) to minimize erosion and discharge of sediment and other pollutants.
7) Location of silt fencing.
8) Location of soil stockpiling.

9) Locations of the temporary toilet, if required, and dumpster.
10) Site entrance and on-site parking areas, and/or proposed street parking plan.
11) Location of rock construction entrance, or other equivalent means of controlling sediment tracking.

SECTION TWO: Amendment. That Section 1302.03(5) be amended as follows:

Section 1302.03(5) R-1 Height Requirements

Structure Height defined in the Definitions Section of this Ordinance	
	Maximum Permitted Height
Single Family Principal Structure – Sloping Roof	36’
Single Family Principal Structure – Top of Parapet, Flat Roof	28’
Detached Garages	23’
All Other Accessory Structures	15’

SECTION THREE: Amendment. That Section 1302.04(5) be amended as follows:

Section 1302.04(5) R-2 Height Requirements

Structure Height defined in the Definitions Section of this Ordinance	
	Maximum Permitted Height
Single Family Principal Structure - Sloping Roof	36’
Single Family Principal Structure – Top of Parapet, Flat Roof	28’
Detached Garages	23’
All Other Accessory Structures	15’

SECTION FOUR: Amendment. That Section 1302.05(5) be amended as follows:

Section 1302.05(5) R-3 Height Requirements

Structure Height defined in the Definitions Section of this Ordinance			
	Maximum Permitted Height		
Principal Structures	Lot area	Permitted Height – Sloping Roof	Permitted Height – Top of Parapet, Flat Roof
	20,001+ sq.ft.	36’	28’
	18,001-20,000 sq.ft.	35’	27’
	16,001-18,000 sq.ft.	34’	26’
	14,001-16,000 sq.ft.	33’	25’
	12,001-14,000 sq.ft.	32’	24’
	10,001-12,000 sq.ft.	31’	24’
	Up to 10,000 sq.ft.	30’	24’
Detached Garages	23’		
All Other Accessory Structures	15’		

SECTION FIVE: Amendment. That Section 1345.32 be amended as follows:

1345.32 “Height of Building” means the ~~vertical~~ distance measured from the average existing ground elevation adjoining the building at the front building line to ~~between the highest existing or proposed grade elevation at the foundation of a structure or five feet above the lowest adjoining grade elevation for structures with an exposed look-out or walk-out, whichever is lower, and~~ the highest point of any roof. No elevation shall be more than 12 feet lower than the front elevation. Chimneys may not exceed the building height by more than five feet. In non-residential districts, antennas, chimneys and spires are excluded from the building height.



SECTION SIX: Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on February 2, 2026, and published in the paper of Sun Sailor on February 12, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, Clerk Administrator

1'-6"

12" BOX VAULT

9'

PRIMARY BEDROOM

4"

4" BOX VAULT

24'

10'+

FAMILY ROOM

2'

GRADE
ARIES

Item 5E

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
March 2, 2026

BACKGROUND

At the February 2, 2026, the City Council directed staff to amend the ordinance prohibiting retaining walls over 3.5 feet.

CITY COUNCIL ACTION REQUESTED

Move the City Council waive the first reading of Ordinance No. 13-XX an ordinance limiting retaining walls to 3.5 feet, with or without changes, and schedule the second reading for April 6, 2026.

Attachments:

1) Draft Ordinance

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

AMENDING SECTION 1310 OF THE DEEPHAVEN ZONING ORDINANCE, RETAINING WALLS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1310 be amended as follows:

1310.09 Retaining Walls.

Subd. 1. Retaining walls shall be permitted in all yards subject to the following:

(a) All structural portions of a retaining wall, including foundations and footings, shall be completely placed within the subject property.

(b) Shall not exceed three and half (3.5) feet in height with a minimum three-foot horizontal separation before the next retaining wall.

(c) Shall comply with the visual clearance requirements of Section 1310.07.

SECTION TWO: The City Clerk is hereby directed to make the changes required by this Ordinance as part of the Official Deephaven City Code and to renumber the tables and chapters accordingly as necessary to provide the intended effect of this Ordinance. The City Clerk is further directed to make necessary corrections to any internal citations that result from said renumbering process, provided that such changes retain the purpose and intent of the Zoning Ordinance as has been adopted.

SECTION THREE: Effective Date. This Ordinance shall be effective as of its date of publication.

Adopted by the Deephaven City Council on April 6, 2026, and published in the paper of Sun Sailor on April 16, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
7:00 p.m. Consent Agenda
Monday, March 2, 2026
2026 Street Project Bond Agent Shannon Sweeney, David Drown and Associates, and Approve Resolution Calling for Public Hearing on Tax Abatement Bond

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Recommended Motion:
Approve Shannon Sweeney, DDA as Bond Agent and Approve Resolution Calling for Public Hearing on Tax Abatement and the issuance of Bonds.

The 2026 Street Project is set on for approval at tonight's meeting. The project cost as proposed is in the amount of $3,570,000 which would fund the Thorpe Park / Heathcote area base street project and the Minnetonka Boulevard alternate project, if approved. Based upon the project costs, the City will need to issue a bond to cover the project expenses.

Staff have worked with Shannon Sweeney for nearly 20 years as a municipal bond agent. His experience and knowledge of the process have proved extremely beneficial in both navigating bond issuances and in the on-going reporting obligations that follow. Attached for your consideration and review is an engagement letter sent by Shannon Sweeny on behalf of DDA, along with a Resolution calling for a Public Hearing that is a required part of the bond issuance process.

Staff will note that the City has one outstanding bond for the Minnetonka Boulevard Project that was issued with the assistance of Stacie Kvilvang at Ehlers as our Bond Agent. Staff asked both Ms. Kvilvang and Mr. Sweeney to provide an engagement letter for the Council's consideration that listed their fee schedule and stated their fee for supporting this bond issuance. Shannon Sweeney provided that information, which is attached for your review. Mr. Sweeney states that DDA would charge between $22,000 and $24,000 for a total issuance fee. Although Staff spoke with Ms. Kvilvang about this request, no engagement letter has been received at the time of issuance of these Council Packets. Staff will send that letter along if received, but will note that DDA has traditionally had lower issuance fees than Ehlers.

Also attached for your review is a Bond Issuance Memorandum that discusses the process and type of issuance the City would pursue, along with a Resolution that calls for a Public Hearing – a requirement for the issuance of tax abatement bonds.

Staff have asked Shannon Sweeney to attend the meeting on Monday night to help provide background and answer any questions the Council may have about this process. Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

DDA
David Drown Associates, Inc.
Public Finance Advisors

Cologne Office:
10555 Orchard Road
Cologne, MN 55322
Phone: (952) 356-2992
Email: shannon@daviddrown.com

February 24, 2025

ENGAGEMENT LETTER

City of Deephaven
Attn: Dan Madsen, City Administrator
20225 Cottagewood Road
Deephaven, MN 55331

RE: Municipal Advisor Regulations

Dear Administrator Madsen:

I am writing this letter as required under the Municipal Advisor rules of the Municipal Securities Rulemaking Board (the "MSRB") and the Securities and Exchange Commission (the "SEC.") As a registered municipal advisor working with you, we are required to provide a written description of our advisory relationship and to make certain other disclosures.

Our Role as Municipal Advisor
As your municipal advisor, we are held to the very highest standard of loyalty and care with an ***explicit fiduciary duty*** to act in your best interests. This means several important things:

- We have a duty to exercise due care in performing municipal advisory activities.
- We have a duty of loyalty, requiring us to act in your best interest without regard to our own financial or other interests.
- We must have the knowledge and expertise needed to provide you with informed advice.
- We have a duty to understand your City's specific situation and to follow your directions, so our advice is suitable for you.
- We are required to make reasonable inquiries and investigations as to the facts supporting our recommendations and work products.
- We have a duty to discuss with you material risks, benefits, and alternatives we considered when determining what might serve your interests best.

Disclosure of Conflicts of Interest
A municipal advisor may not legally provide advice if certain ***unmanageable conflicts*** exist, such as providing financial advice and then purchasing related securities or engaging in kickback arrangements. Other *potential, yet manageable* conflicts of interest must be disclosed to you in writing, with sufficient detail and explanations of how we intend to manage or mitigate each conflict. There are several potential conflicts of interest that may apply to our engagement with you:

Compensation. All forms of compensation are viewed to represent a potential conflict of interest by the MRSB. Our Standard Fee Schedule incorporates several forms of compensation:

- Fixed Fee. This form of compensation represents a potential conflict of interest because, if the transaction requires more work than originally contemplated, the financial advisor may suffer a loss. Thus, the advisor may recommend less time-consuming alternatives or fail to do a full analysis of alternatives.

- Fee Based upon Principal Amount. This form of compensation presents a conflict of interest because the advisor may have an incentive to advise the client to increase the size of the

securities issue for the purpose of increasing the advisor's compensation.

- Hourly Fee. An hourly fee form of compensation presents a potential conflict of interest if the client and advisor do not agree on a reasonable maximum amount at the outset of each engagement, because the advisor does not have a financial incentive to recommend alternatives that would result in fewer hours worked.

- Contingent Fee. This form of compensation presents a potential confliction of interest because the advisor may have an incentive to recommend unnecessary financings or financings that are disadvantageous to the client. When facts or circumstances arise that could cause the financing to be delayed or fair to close, an advisor may have an incentive to discourage a full consideration of such facts and circumstances.

Our plan to mitigate conflicts of interest regarding compensation is to assure our standard fees reasonably reflect the expected costs of standard services, and to avoid a transaction-based relationship with our clients such that compensation on any one transaction is of secondary importance to maintaining a long-term relationship.

Executive Search Services. David Drown Associates, Inc. provides executive search services to units of government in Minnesota. In situations where an administrator was hired through our recruitment efforts and/or recommendations, we may be in a position to unduly influence that administrator's financial judgments or future decisions.

We have mitigated this conflict by instituting procedures which require review and approval by another senior level advisor of all written recommendations.

MN Rural Water Association. David Drown Associates, Inc. serves as the financial advisor to MRWA's MIDI, MICRO and Interim Funding Programs. In that capacity, we process loan requests and serve as municipal advisor to borrowers seeking to utilize these funding programs. This relationship with MRWA represents a potential conflict of interest in that we have an incentive to recommend the use of these funding programs and to exclude due consideration of other options or alternatives.

We have mitigated this conflict of interest by agreement with MRWA that we will not process loans where other financing mechanisms are clearly superior, and we maintain internal procedures that explicitly include a review of other funding options before acting upon a loan request.

Scope of Service & Compensation

It is our intention for this Letter of Engagement to evidence a general, long-term relationship with you, as opposed to a relationship that is specific to only one transaction. We are able to provide a full range of customary financial advisory services without exclusion or limitation and will honor our fiduciary duties to you in all aspects of our work. In cases where either of us wishes to the limit the scope of our engagement – for example, where you have already reached a decision on a particular financing, or where we lack availability or expertise in a specific area – we will address this limitation by supplemental, written communication to you.

All compensation will be based upon the rates shown on the attached Standard Fee Schedule. You have requested what our fee (in total) would be for a bond issue of $3,564,396. **Based on our standard fee schedule which is attached, our fee would be $22,000 plus expenses not-to-exceed $2,000, for a total fee that will not exceed $24,000.**

David Drown Associates, Inc. hereby certifies we are a registered municipal advisor in good standing, with no associations or affiliations that will reasonably affect our independent judgment in evaluating proposals or advice you may receive from us or from other entities.

I would be happy to discuss any aspect of this letter and MSRB rules with you at your convenience.

Respectfully submitted,



Shannon Sweeney
David Drown Associates, Inc.

Acknowledgement

The undersigned hereby acknowledges receipt of this disclosure and has been given the opportunity to raise questions and discuss the foregoing matters with the advisor.

City of Deephaven, Minnesota

_____
City Administrator

STANDARD FEE SCHEDULE

January 1, 2026

General Obligation Bond Issues:

Principal Amount	*Fiscal Fee*
0 to $250,000	7,500
$250,000 to $500,000	10,000
$501,000 to 1,000,000	13,000
$1,000,000 to 2,000,000	16,000
$2 to $3 million	19,000
$3 to $4 million	22,000
$4 to $5 million	25,000
$5 to $10 million	30,000
$10 to $15 million	35,000
Over $15 million	35,000 plus $750 per million

Fees are for a single G.O. bond issue. Fees for multiple issues sold concurrently are based on combined principal amount plus $2,000 per additional issue. Client is responsible for other costs of issuance including but not limited to bond counsel, pay agent, rating agency, underwriter's fee, certificate fees and out-of-pocket expenses.

Revenue and Lease-Purchase Financings:

Revenue bonds or lease-purchase transactions are generally charged 125% of above rates.

Tax Increment Finance/Tax Abatement Projects/TIF Reporting:

Standard fee to research, draft, process, and certify a TIF plan is $5,500. Fees for redevelopment districts are generally $1,000 to $2,500 higher, depending upon the numbers of parcels involved. Basic fee to negotiate the terms of a development agreement is $1,500. Annual TIF report fee is $1,000 plus $500 for each TIF District. Standard fee to process a Tax Abatement project is $3,500. The client shall be responsible for out of pocket expenses and expenses of other professionals, such as bond counsel and building inspection.

Continuing Disclosure:

Full Disclosure: Annual fee is $1,500 per year for each class of issues (G.O. bonds are one class) plus $300 for each bond issue within that class up to an annual maximum of $3,000 per class. The annual fee is waived if the Client has a recent Official Statement containing required information. Client is responsible for costs of a county auditor certificate, if required.

"Limited" Disclosure and/or Significant Event Reporting: Annual fee of $300 per issue capped at $750 for the filing of Audited Financial Statements with MSRB/EMMA.

Hourly Service Rates:

	Hourly Rate
Principal	$200
Senior Advisor	150
Associate	100
Clerical	50

Expenses: Actual cost, except mileage is billed at Federal Mileage Rate

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shannon@daviddrown.com

February 24, 2026

City of Deephaven
Attn: Dan Madsen, City Administrator
20225 Cottagewood Road
Deephaven, MN 55331

RE: 2026 Street/Utility Reconstruction Project Financing

Honorable Mayor, Council Members, and Administrator Madsen:

The City has received bids for various street reconstruction and storm sewer projects and will be considering the award of the construction bid at the March 2, 2026, meeting. The purpose of this letter is to discuss recommendations relating to the financing of a portion of the anticipated project costs. The assumptions used in the information provided below are that the City Council will award the Base Bid Project, the Area 3 Project alternate, and the Area 4 Project alternate. It is also assumed that the City's contribution to the Area 4 Project alternate will be funded with cash from reserves.

Background on Statutory Authority for Issuing Bonds:
Under Minnesota Statute a city can only borrow funds (issue bonds) based on specific authorization in state law for specific purposes. For street reconstruction, cities are limited to three authorities that include the following:

1) Improvement projects (streets/utilities) can be financed under Minnesota Statute 429, which requires that at least 20% of the project costs be specially assessed to benefited properties; or

2) Minnesota Statute 475.58, Subd. 3b authorizes a city to adopt a Street Reconstruction Plan that must cover a five-year period and set forth the street reconstruction projects proposed to be financed, the estimated costs, and any planned reconstruction of other streets in the municipality over the next five years. The plan must be approved by a two-thirds majority of members of the City Council present, following a public hearing. The street reconstruction plan is subject to reverse referendum meaning that residents may submit a petition (within 30 days of the public hearing) requiring that the matter be approved by referendum. Street reconstruction bonds cannot be used to finance enhancements including curb/gutter where none previously existed, or the paving of new street segments. There are capacity limitations on the amount of street reconstruction debt that can be issued.

3) Minnesota Statues 469.1812-469.1815 authorizes the issuance of tax abatement bonds which among other purposes can be used to fund public infrastructure. When special assessments are not being considered for infrastructure projects, tax abatement authority is commonly used as the authority for project financing. The issuance of tax abatement bonds requires a public hearing and the identification of properties that benefit from the project. The annual property taxes from the benefited properties must equal or exceed the total principal amount of the project financing. A public hearing is required with more than 10-days published notice. A City is limited to abating no more than the greater of $200,000 or 10% of its net tax capacity per year. In 2025 that limitation would have been a little more than $2.5 million per year, which would support six times the amount needed for the 2026 project in this analysis.

Based on our discussions with staff, I am recommending the use of tax abatement authority for the issuance of bonds to fund those project costs that will not be covered by city reserves or grants. To initiate that process I have enclosed a resolution calling for a public hearing to be held at the regular City Council meeting on Monday, April 6, 2026. The hearing notice and the abatement resolution to be considered on

April 6 will identify parcels in the City that receive some benefit from the project, as the cost of the project must equate to the benefit received which is ultimately assumed to be a portion of the local property taxes paid by benefited properties. To be clear, the process approves a pledge of tax levy for the repayment of debt issued to fund project costs. The debt service levy that is authorized will be spread over all taxable property within the City in the same manner as other levies implemented by the City. The identification of benefited parcels is a procedural requirement and ultimately the parcels identified are treated in a similar manner as all other taxable property in the city.

Based on current market conditions, I am recommending that the bonds be issued through a competitive sale. Following the public hearing and consideration of the abatement resolution on April 6, the Council will be asked to consider a resolution initiating a competitive bond sale. If determined to be appropriate to proceed, we intend to receive bids for the purchase of the bond issue on May 4, with the Council considering the award of sale that same evening.

I have attached an updated preliminary cash flow for the proposed bond issue based on the bids received, current market conditions, and the assumptions and timeline outlined above.

Please feel free to contact me with any questions regarding the information provided. Thank you for your time and consideration.

Sincerely,



Shannon Sweeney, Associate
David Drown Associates, Inc.

$3,570,000
General Obligation Tax Abatement Bonds, Series 2026A

Uses of Funds		
Base Bid		2,822,713.00
Project 3 Alternate		595,643.00
Total Project Costs		**3,418,356.00**
Underwriter's Discount Allowance	1.200%	42,840.00
Unused Underwriter's Discount Allowance		-
Fiscal Fee		22,000.00
Bond Counsel		16,250.00
Pay Agent/Registrar		850.00
Printing & Misc		2,000.00
Rating Agency Fee		16,250.00
Capitalized Interest		55,850.00
Accrued Interest		-
Rounding		-
		3,574,396.00

Sources of Funds	
Bond Issue	**3,570,000.00**
Construction Fund Earnings	4,396.00
Cash Contribution	-
	3,574,396.00

Bond Details	
Set Sale Date	4/6/2026
Sale Date	5/4/2026
Dated Date	6/1/2026
Closing Date	6/1/2026
1st Interest Payment	2/1/2027
Proceeds spent by:	12/61/2027
	to Dated Date
Purchase Price	3,527,160.00
Net Interest Cost	593,495.00
Net Effective Rate	**2.6186%**
Average Coupon	2.4295%
Yield	TBD
Average Life	6.3487
Call Option	2/1/2033
Purchaser	Preliminary
Bond Counsel	TBD
Pay Agent	TBD
Tax Status	**Tax Exempt, Bank Qualified**
Continuing Disclosure	Limited
Rebate	Small Issuer Exemption
Statutory Authority	M.S. 469 & 475

Payment Schedule & Cashflow

	Payment Schedule					*Pledged Revenues*				*Account Balances*	
12-Month Period ending	Principal	Interest Rate	Interest	**Payment Total**	plus 5% Coverage	Collection Year	Tax Abatement	Tax Levy	Other Revenues	Surplus (deficit)	Account Balance
6/1/2026	-		-	**-**					Capitalized & accrued interest >		55,850
2/1/2027	-	2.40%	55,850	**55,850.00**	55,850	2024	-	-	-	(55,850)	-
2/1/2028	325,000	2.15%	83,775	**408,775.00**	429,214	2025	357,000	72,214	-	-	-
2/1/2029	330,000	2.15%	76,788	**406,787.50**	427,127	2026	357,000	70,127	-	-	-
2/1/2030	335,000	2.15%	69,693	**404,692.50**	424,927	2027	357,000	67,927	-	-	-
2/1/2031	345,000	2.20%	62,490	**407,490.00**	427,865	2028	357,000	70,865	-	-	-
2/1/2032	350,000	2.25%	54,900	**404,900.00**	425,145	2029	357,000	68,145	-	-	-
2/1/2033	360,000	2.30%	47,025	**407,025.00**	427,376	2030	357,000	70,376	-	-	-
2/1/2034	370,000	2.35%	38,745	**408,745.00**	429,182	2031	357,000	72,182	-	-	-
2/1/2035	375,000	2.50%	30,050	**405,050.00**	425,303	2032	357,000	68,303	-	-	-
2/1/2036	385,000	2.60%	20,675	**405,675.00**	425,959	2033	357,000	68,959	-	-	-
2/1/2037	395,000	2.70%	10,665	**405,665.00**	425,948	2034	357,000	68,948	-	-	-
	3,570,000		550,655	**4,120,655.00**	4,323,895		3,570,000	698,045	-		-

Member _____ introduced the following resolution and moved its adoption:

CITY OF DEEPHAVEN, MINNESOTA

RESOLUTION NO. _____

RESOLUTION CALLING FOR A PUBLIC HEARING ON TAX ABATEMENT AND THE ISSUANCE OF BONDS

BE IT RESOLVED By the City Council (the "Council") of the City of Deephaven, Hennepin County, Minnesota (the "City") as follows:

Section 1. Background.

1.01. The City intends to undertake certain improvements in the community to reconstruct streets and utilities (the "Project") within the jurisdiction of the City.

1.02. In order to finance a portion of the costs of the Project, the City is considering authorizing a property tax abatement (the "Abatement") and issuing general obligation tax abatement bonds, pursuant to Minnesota Statutes, Sections 469.1812 through 469.1815, as amended (the "Abatement Act").

1.03. Under Section 469.1813, Subdivision 5 of the Abatement Act, the City must hold a public hearing prior to approval of the Abatement and issuance of bonds.

1.04. The Council has determined to hold the required public hearing and consider the terms of the Abatement and the issuance of bonds.

Section 2. Public Hearing.

2.01. The Council directs City staff and consultants to determine the terms of the Abatement and to prepare an Abatement resolution for consideration by the Council at a public hearing on April 6, 2026. The total estimated amount of the Abatement is $3,570,000, to be collected over a term of up to 10-years.

2.02. The City Administrator is authorized and directed to publish a notice in a newspaper of general circulation in the City announcing a public hearing on the Abatement before the Council on April 6, 2026, at or after ___:00 p.m. The notice shall be published at least once, more than 10 days but less than 30 days before the public hearing, and shall be in substantially the form attached as Exhibit A to this Resolution.

Adopted by the City Council of the City of Deephaven, Minnesota this 2nd day of March, 2026.

_____
Mayor

ATTEST:

_____
City Clerk

EXHIBIT A

NOTICE OF PUBLIC HEARING ON TAX ABATEMENT AND ISSUANCE OF BONDS

NOTICE IS HEREBY GIVEN that the City Council of the City of Deephaven, Minnesota (the "City") will meet at or after __:00 p.m. on Monday, April 6, 2026 to conduct a public hearing to consider granting a property tax abatement (the "Abatement") under Minnesota Statutes, Sections 469.1812 through 469.1815, as amended, to finance a portion of the costs of the 2026 Street & Utility Reconstruction Project, which improvements will benefit certain property in the City (the "Properties"). The Properties are described as follows:

INSERT PARCEL IDENTIFICATION NUMBERS HERE

The total amount of the proposed Abatement collected from the Properties is estimated to be $3,570,000, collected over a period of up to 10-years.

A draft copy of the Abatement resolution containing the terms of the Abatement is available for public inspection on and after the date of this notice by contacting or submitting a written request to the City Administrator.

Written comments must be received by 3:00 pm on Monday, April 6, 2026.

Dated: March 2, 2026.

BY ORDER OF THE CITY COUNCIL

_____

Dan Madsen, City Administrator

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
7:00 p.m. Old Business
Monday, March 2, 2026
Calvary Church Stormwater Project, Construction and Maintenance Agreement and Stormwater BMP Easement Agreement

---

Recommended Motion:
Approve Calvary Church Stormwater Construction and Maintenance Agreement and Stormwater BMP Easement Agreement subject to ministerial or nonmaterial edits or changes.

The Calvary Church / Montgomerie Avenue Stormwater BMP Project has been on the City's docket for several years. The Council has been working at a solution for the stormwater challenges in this area and approved final design and bidding documents for a stormwater project that was incorporated into the bidding documents for the 2026 Street Improvement Project. The stormwater project as designed consists of a retention pond that will hold and allow filtration of stormwater that would be installed on a portion of the Calvary Church lower parking lot. Calvary Church supports this project and has agreed to execute an easement agreement, attached for your review, that would allow installation, access, egress and on-going maintenance to the retention pond to the benefit of the City. In exchange, the City would repair the lower parking lot area, install a light post for visibility, install a small pathway / stairs from the lower parking lot to the adjacent upper parking lot, and pave the small gravel parking area off of Minnetonka Boulevard.

The Easement Agreement and Construction and Maintenance Agreement are presented as separate documents, as the Easement Agreement will be recorded against the property and controls the perpetual benefits as provided therein in favor of the City, and the Construction and Maintenance Agreement only control the construction and installation of those elements and do not involve any perpetual duty by the City.

The final cost of the stormwater project and financial costs of the Construction and Maintenance Agreement, based upon the submission by the lowest responsible bidder, would be $396,373, inclusive of design and construction administration. To fund the cost of this project, the City has received a DNR grant in the amount of $45,034, a Minnehaha Creek Watershed LWP grant in the amount of $125,000; a BWSR Water Quality Grant in the amount of $200,000. This would leave $26,339 as a City cost which

would be funded from the Stormwater Enterprise Fund Budget having a current unrestricted fund balance of $467,634.

Based upon the above, Staff recommend approval of the Alternate Stormwater BMP Project as a part of the 2026 Street Improvement Project award.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Easement and Operations Agreement
(Stormwater Filtration System)

This Easement and Operations Agreement ("Agreement") is made and entered into effective as of _____ ___, 2026 ("Effective Date") by and between Calvary Lutheran Church of Golden Valley, Inc., a Minnesota nonprofit corporation (the "Church") and the City of Deephaven, a Minnesota municipal corporation (the "City").

Recitals:

A. The Church is the owner of certain real property having an address of 18360 Minnetonka Boulevard, Deephaven, Minnesota, and legally described on **Exhibit A** attached hereto (the "Property"). "Owner" means, as of any day, the owner of fee simple title to the Property and their respective heirs, administrators, executors, successors or assigns.

B. The City desires to acquire a permanent easement with the right of entry in and across that part of the Property more particularly described on **Exhibit B** attached hereto (the "Easement Area"), with the right to build and construct and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect a stormwater infiltration system, all as shown on the plan attached hereto as **Exhibit C** and described on **Exhibit D** (collectively, the "Facilities").

C. The City and the Church have agreed to enter into this Agreement to provide for (i) Owner's grant of an easement to the City as described herein, and (ii) the City's obligation to operate, manage, and maintain the Facilities.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as set forth below.

1. Recitals. The Recitals are incorporated into this Agreement by this reference, including the definitions set forth therein.

2. Grant of Easement. Owner hereby grants and conveys to the City, a perpetual, exclusive easement over, across, under and through the Easement Area, for the purposes of building, constructing, operating, maintaining, repairing, enlarging, reconstructing, relocating (within the Easement Area) and/or inspecting the Facilities. This easement includes a reasonable right of entry to the Easement Area and the Property granted to the City, its contractors, employees, and agents, for the purposes of carrying out its rights and obligations herein.

3. City's Maintenance Obligations. The City shall, at its sole cost and expense: (a) install, operate, maintain and repair the Facilities in accordance with the standards outlined in **Exhibit C**, (b) maintain the Easement Area to the extent required in **Exhibit D**, and (c) if any grass or other vegetation within the Easement Area is disturbed by the City during construction or maintenance of the Facilities, restore the affected Easement Area to substantially the same condition as it was prior to such disturbance. No charges will be made against Owner or the Property for the cost of maintenance or other obligations set forth in this Section 3.

4. Owner's Maintenance Obligations. Except for the maintenance obligations set forth in **Exhibit D**, which shall be the responsibility of the City, Owner shall be responsible, at its sole cost and expense, for the routine maintenance of the Easement Area. However, Owner shall not operate a snow plow or any other motorized vehicle or heavy machinery over infiltration area within the Easement Area.

5. Indemnity. The City shall indemnify, defend and save harmless Owner and the Property from any loss, damage, injury or liability resulting from the work involved in constructing and/or maintaining of the Facilities, except to the extent caused by the negligence or willful misconduct of Owner.

6. No Build Restriction; Access to Facilities. No structure may be constructed, installed or otherwise placed within the limits of the Easement Area by Owner. The City may enter the Easement Area at all times to (a) inspect, maintain or otherwise use the Facilities and (b) show the Facilities for the purpose of encouraging other land owners to install similar water quality practices.

7. Notice of Sale. In the event of a sale or transfer of Owner's interest in the Property, Owner shall notify the City of such sale or transfer in writing within thirty (30) days.

8. Notices. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is (a) dispatched by registered or certified mail, postage prepaid, return receipt requested, (b) sent by recognized overnight courier (such as Federal Express), or (c) delivered personally, as follows:

If to Owner:	The address of record for real property tax assessment notices with respect to the Property.
If to the City:	City of Deephaven 20225 Cottagewood Road Deephaven, MN 55331 Attn: City Administrator

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

9. No Waiver. The failure of Owner or the City to insist upon strict performance of any of the terms or conditions hereof shall not be deemed a waiver of any rights or remedies which Owner or the City may have hereunder, at law or in equity, or respecting third-party claims, and shall not be deemed a waiver of any subsequent breach or default in any of such terms or conditions.

10. Attorneys' Fees. Either party hereto may enforce this Agreement by appropriate action, and should it prevail in such litigation, that party shall be entitled to recover, as part of its costs, reasonable attorneys' fees.

11. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota.

12. Successors and Assigns. The easements granted hereby, and each reservation, covenant, condition and restriction contained in this Agreement, including the benefits and burdens, shall run with the land in perpetuity and be binding upon the successors and assigns of Owner, such that the provisions of this Agreement shall burden the Property notwithstanding any sale or transfer of the Property, or any portion thereof, to a third party.

13. Amendment. Except as otherwise provided herein, the provisions of this Agreement shall not be amended, terminated or deleted, except by an instrument in writing duly executed by the City and Owner.

14. No Waiver of Governmental Immunity and Limitations on Liability. Nothing in this Agreement shall in any way affect or impair the City's immunity or the immunity of the City's employees, consultants and contractors, whether on account of official immunity, legislative immunity, statutory immunity, discretionary immunity or otherwise. Nothing in this Agreement shall in any way affect or impair the limitations on the City's liability or the liability of the City's employees, consultants and independent contractors. By entering into this Agreement, the City do not waive any rights, protections, or limitations as provided under law and equity for the City, or of their respective employees, consultants and contractors.

15. Severability. If any provisions hereof shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

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

[Remainder of this page intentionally left blank; signature on following page]

IN WITNESS WHEREOF, the City and Owner have caused this Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF DEEPHAVEN
a Minnesota municipal corporation

By: _____

Name: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the _____ of the City of Deephaven, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

CALVARY LUTHERAN CHURCH OF GOLDEN VALLEY, INC.,
a Minnesota nonprofit corporation

By: _____
Name: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the _____ of Calvary Lutheran Church of Golden Valley, Inc., a Minnesota nonprofit corporation, on behalf of the nonprofit corporation.

_____
Notary Public

Exhibit A

Legal Description of the Property

Lots 8 Through 12 Inclusive, And Lots 31 Through 38 Inclusive of Deephaven Park, according to the recorded plat thereof, Hennepin County, Minnesota.

Exhibit B

Legal Description of the Easement Area

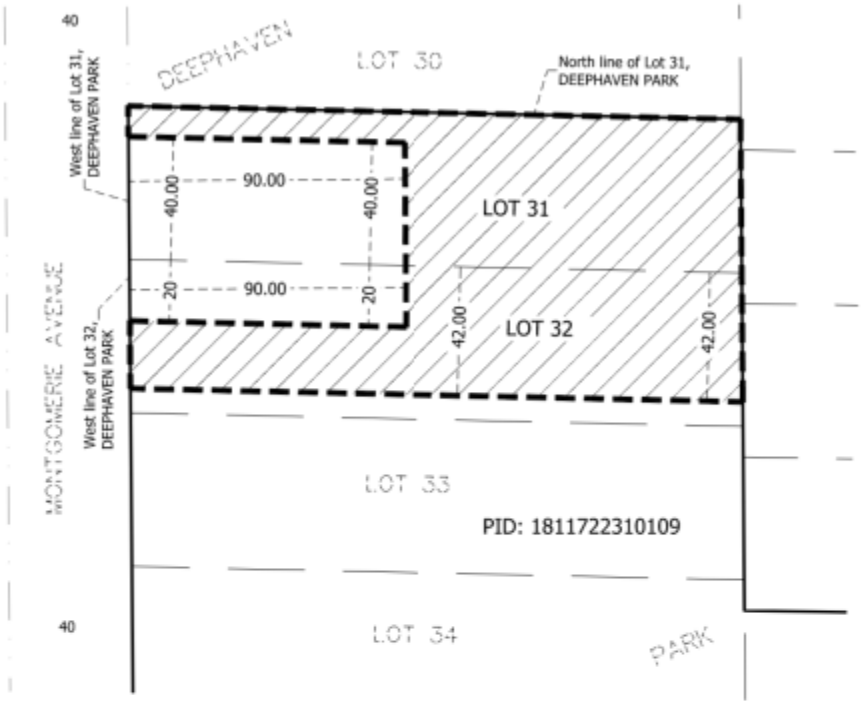
PERMANENT DRAINAGE AND UTILITY EASEMENT

A permanent easement for drainage and utility purposes over, under, and across Lot 31, DEEPHAVEN PARK, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the West 90.00 feet of the South 40.00 feet, thereof.
TOGETHER with a permanent easement for drainage and utility purposes over, under, and across the North 42.00 feet of Lot 32, of said plat, EXCEPT the West 90.00 feet of the North 20.00 feet, thereof.

Exhibit C

Approved Stormwater Infiltration System

DEEPHAVEN, MN



PERMANENT DRAINAGE AND UTILITY EASEMENT

A permanent easement for drainage and utility purposes over, under, and across Lot 31, DEEPHAVEN PARK, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the West 90.00 feet of the South 40.00 feet, thereof. TOGETHER with a permanent easement for drainage and utility purposes over, under, and across the North 42.00 feet of Lot 32, of said plat, EXCEPT the West 90.00 feet of the North 20.00 feet, thereof.

Drainage and Utility Easement (±13,001 sq. ft.)

N

0 25 50

SCALE IN FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE JANUARY 28, 2026 LIC. NO. 43133

Stantec

Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

NAME 193807541_V601.dwg

DRAWN DJR

PROJ. NO. 193807541

Exhibit D

- As needed
    - Replace herbaceous vegetation whenever percent cover of acceptable vegetation whenever project specific performance requirements are not met. If vegetation suffers for no apparent reason, consult with horticulturist and/or test soil as needed
- Annually
    - Inspect inflow and pretreatment systems for clogging (off-line systems) and remove any sediment
    - Inspect filter strip/grass channel for erosion or gullying. Stabilize as necessary
    - Inspect and remove any sediment and debris build-up in pretreatment areas
    - Inspect inflow points and infiltration surface for buildup of road sand associated with spring melt period, remove as necessary, and replant areas that have been impacted by sand/salt build up

Construction and Maintenance Agreement
Stormwater Treatment System

This construction and maintenance agreement ("Agreement") is made and entered into by and between the City of Deephaven, a municipal corporations organized under the laws of the State of Minnesota, located in Hennepin County, Minnesota; and Calvary Lutheran Church of Golden Valley, Inc., a Minnesota nonprofit corporation ("Church").

RECITALS

1. WHEREAS, the City agrees to construct a Stormwater Treatment System (Stormwater Project) and to pave a current gravel parking lot off of Minnetonka Boulevard, both in the approximate location as depicted on the attached Exhibit A; and

2. WHEREAS, the Church agrees to provide an easement to construct and operate the Stormwater Project as outlined in Exhibit A with the understanding that the improvement will include site improvements as outlined in Exhibit B; and

3. WHEREAS, the easement provided will be perpetual, run with the land and is codified in an Easement Agreement entered into by and between the Church and City and is attached as Exhibit C; and

4. WHEREAS, in consideration for the easement, the City agrees to pave a bituminous parking lot for the benefit of the Church as outlined in Exhibit A and to be constructed as outlined in Exhibit D; and

5. WHEREAS, the City shall be responsible for the full cost of construction and on-going maintenance of the Stormwater Project as provided in Exhibits A and B; and

6. WHEREAS, the City shall only be responsible for the initial cost of paving the parking lot as provided in Exhibits A and D, with any and all ongoing maintenance, repair or replacement being the sole responsibility of the Church.

NOW, THEREFORE, for mutual consideration, the receipt and sufficiency of which is hereby acknowledged by the parties, the parties agree as follows:

AGREEMENT

1. **Recitals.** The foregoing recitals are incorporated in this Agreement.

2. **Purpose.** The purpose of this Construction and Maintenance Agreement Stormwater Treatment System is to provide an easement to the benefit of the City to construct the Stormwater Project on Church property in exchange for the benefit of treating water flowing from Church property and for the construction of a parking lot also to the benefit of the Church Property. The on-going cost of maintenance and repair of the Stormwater Project shall be the responsibility of the City; the on-going cost of

maintenance and repair, including replacement, of the parking lot shall be the sole responsibility of the Church.

3. **Term.** This Agreement shall become effective on the Effective Date and shall, unless otherwise terminated in accordance with the provisions hereof, continue in effect until the Stormwater Project is completed and certified and the parking lot is completed and accepted by the Church.

4. **Termination.** This Agreement shall terminate upon its own terms and conditions upon conclusion and certification of the Stormwater Project and acceptance of the parking lot by the Church. The Easement Agreement shall survive termination of this Agreement and shall operate in perpetuity as a stand-alone agreement between the Church and City.

5. **City Responsibilities** .

   5.1 The City assumes the full and sole responsibility for the construction, maintenance and management of the Stormwater Treatment System as outlined in the "Easement and Operations Agreement as attached in Exhibit C.
   5.2 The City shall be responsible for the ongoing operations and maintenance of the stormwater conveyance piping, stormwater treatment system and vegetative cover associated with the Storater Project.
   5.3 The City assumes the full and sole responsibility for the construction / paving of the parking lot off of Minnetonka Boulevard and parking lot off of Montgomerie Avenue as outlined in Exhibit D and site improvements as described in Exhibit B. The City shall have no on-going responsibility or obligation, financial or otherwise, for the parking lots, lighting, stairway or site improvements once constructed and accepted by the Church.

6. **Church Responsibilities**:

   6.1 The Church will not under any circumstances be responsible for the initial construction of the Stormwater Treatment System or Site Improvements.
   6.2 The Church shall allow the City to bring other parties to the Property, at reasonable times and with prior notice to Church, to view the Project for the purpose of encouraging installation of similar water quality practices.
   6.3 The Church shall be solely responsible for the ongoing operations and maintenance of the lighting, stairway, parking lots and other site improvements not specifically identified in item 5 above.
   6.4 The Church shall be solely responsible for the ongoing operations and maintenance of the parking lot off of Minnetonka Boulevard once constructed and accepted by the Church.

7. **Cost Allocation**. The initial cost of construction of the Stormwater Improvements and parking lot improvement shall be borne solely by the City. The on-going cost of maintenance, replacement or repair shall be borne by the City or Church as set forth above.

8. Indemnification.

9.1 The City agrees that it will defend, indemnify and hold the Church, their officers, agents, employees and duly authorized volunteers harmless from any and all liability (statutory or otherwise) claims, suits, damages, judgments, interest, costs or expenses (including reasonable attorney's fees, witness fees and disbursements incurred in the defense thereof) resulting from or caused by the negligent or intentional acts or omissions of the City, its officers, agents, contractors, employees or duly authorized volunteers in the performance of the responsibilities provided by this Agreement. The City's liability shall be governed by Minn. Stat. Chapter 466 and other applicable law, rule and regulation, including common law.

9.2 The Church agrees that it will defend, indemnify and hold the City, their elected officials, officers, agents, employees and duly authorized volunteers harmless from any and all liability (statutory or otherwise) claims, suits, damages, judgments, interest, costs or expenses (including reasonable attorney's fees, witness fees and disbursements incurred in the defense thereof) resulting from or caused by the negligent or intentional acts or omissions of their officers, agents, contractors, employees or duly authorized volunteers in the performance of the responsibilities provided by this Agreement.

10. Records. All records kept by the City with respect to this Agreement are subject to examination by representatives the Church with copies being provided at the Church's request. All data collected, created, received, maintained or disseminated for any purpose by the Managing City under this Agreement are governed by Minnesota Statutes, Chapter 13 ("Act"), and the Minnesota Rules implementing the Act.

11. Notice. Any notice or demand, which may or must be given or made by a party hereto, under the terms of this Agreement or any statute or ordinance, shall be in writing and shall be sent registered or certified mail to the other party addressed as follows:

City: City Administrator / Special Counsel
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

Church: Executive Director
Calvary Lutheran Church
7520 Golden Valley Road
Golden Valley, MN 55427

Any party may designate a different addressee or address at any time by giving written

notice thereof as above provided. Any notice, if mailed, properly addressed, postage prepaid, registered or certified mail, shall be deemed dispatched on the registered date or that stamped on the certified mail receipt and shall be deemed received within the second business day thereafter or when it is actually received, whichever is sooner. Any notice delivered by hand shall be deemed received upon actual delivery.

12. **Amendment.** Any modifications to this Agreement will be inwriting as a formal amendment.

13. **Entire Agreement.** This Agreement is the entire agreement between the parties and supersedes all oral agreements and negotiations between the parties relating to this Agreement. All exhibits and attachments to this Agreement are incorporated into the Agreement. If there is a conflict between the terms of this Agreement and any of the exhibits the Agreement governs.

14. **Severability.** The provisions of this Agreement are severable. If a court finds any part of this Agreement void, invalid, or unenforceable, it will not affect the validity and enforceability of the remainder of this Agreement. A waiver by a party of any part of this Agreement is not a waiver of any other part of the Agreement or of a future breach of the Agreement.

15. **Counterparts.** This Agreement may be executed in multiple counterparts, all of which when taken together shall compromise one agreement. Delivery of an executed counterpart of a signature page of this Agreement by facsimile transmission or electronic transmission (e.g., 'pdf' or 'tif') shall be effective as delivery of a manually executed counterpart of this Agreement.

16. **Effective Date.** This Agreement will be effective when all parties have signed it. The date of this Agreement will be the date this Agreement is signed by the last party to sign it (as indicated by the date associated with that party's signature). Each party is signing this Agreement on the date stated below that party's signature.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK

[INSERT CITY SIGNATURE BLOCKS]

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

Exhibit A

HYDROMULCH AROUND FLARED END WITH WET DITCH SEED MIX

REINSTALL SALVAGED DECORATIVE RIPRAP

PATCH BITUMINOUS PAVEMENT

4" WHITE STRIPING (TYP)

B612 CURB

INSTALL 4' WIDE CLAY TRENCH SEE DETAIL C811.2

TOP OF BERM ELE: 973.00
HWL=972.71

INFILTRATION BASIN - SEE DETAIL

PATCH BITUMINOUS PAVEMENT

6 FOOT WIDE 6" THICK SIDEWALK

CONTRACTOR TO CONSTRUCT 6' WIDE WOODEN STAIRS

REINSTALL SALVAGED RIPRAP
INSTALL SUPPLEMENTAL CL III RIPRAP

CONSTRUCTION LIMITS TO STAY WITHIN PROPERTY LIMITS

MONTGOMERIE AVE

45'

18'

9'

10'

22'

3505

18338

18340

18344

18352

18360

BLVD

GRADING SHEETS LEGEND

BITUMINOUS PAVING

B612 CURB

INSET A:
PARKING LOT SECTION

- 1.5" TYPE SP 9.5 WEAR COURSE MIX (3,C) (SPWEA340C)
- 2357 BITUMINOUS TACK COAT
- 2.0" TYPE SP 12.5 NON WEAR COURSE MIX (3,C) (SPNWB330C)
- 8" - MIN AGGREGATE BASE (CV) CLASS 5
- EXISTING SUBGRADE

N

0 25' 50'

Stantec
ONE CARLSON PARKWAY N, SUITE 100
PLYMOUTH, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: STEVEN HEGLAND

SIGNATURE: _____ LIC. NO. 59243

DATE: 01/22/2026

DEEPHAVEN, MINNESOTA
2026 STREET IMPROVEMENT PROJECT
ALTERNATE 3 - CALVARY CHURCH
SITE AND GRADING PLAN

NO	REVISION	DATE
0	BID SET	01/22/26
1	ADD 1	02/05/26
2	CONST.	02/17/26

SURVEY	PR
DRAWN	ARU
DESIGNED	AG
CHECKED	NMF
APPROVED	SKH
PROJ. NO.	193807541

Plot Date: 02/13/2026 - 1:17pm
Drawing: C:\Users\aru.ulrich\Stantec\Documents - 193807541 Deephaven Drafting\03 - DESIGN\1 - CAD\3-PLANSHEETS\193807541_C903-Montgomerie Grading.dwg
Xrefs: 193807469_XSP-L_193807469_XSNO_193807469_XSXT_193807469_XSHZ_Border_Text_193807541_XSxP_RECLAIM AREA_Montgomerie_Arial_193807541_XSNO - AltArea4

Exhibit B

Site Improvements

- Reconstruction of the lower parking lot including the creation of a minimum of 16 legal parking spaces
- Construction of the upper parking lot including the creation of a minimum of 10 legal parking spaces
- A concrete sidewalk and stairway with handrail from the newly constructed lower parking lot to the existing parking lot
- Installation of a parking lot light for the lower parking lot

Appendix C

Easement and Operations Agreement
(Stormwater Filtration System)

This Easement and Operations Agreement ("Agreement") is made and entered into effective as of _____ ___, 2026 ("Effective Date") by and between Calvary Lutheran Church of Golden Valley, Inc., a Minnesota nonprofit corporation (the "Church") and the City of Deephaven, a Minnesota municipal corporation (the "City").

Recitals:

A. The Church is the owner of certain real property having an address of 18360 Minnetonka Boulevard, Deephaven, Minnesota, and legally described on **Exhibit A** attached hereto (the "Property"). "Owner" means, as of any day, the owner of fee simple title to the Property and their respective heirs, administrators, executors, successors or assigns.

B. The City desires to acquire a permanent easement with the right of entry in and across that part of the Property more particularly described on **Exhibit B** attached hereto (the "Easement Area"), with the right to build and construct and/or operate, maintain, repair, enlarge, reconstruct, relocate and inspect a stormwater infiltration system, all as shown on the plan attached hereto as **Exhibit C** and described on **Exhibit D** (collectively, the "Facilities").

C. The City and the Church have agreed to enter into this Agreement to provide for (i) Owner's grant of an easement to the City as described herein, and (ii) the City's obligation to operate, manage, and maintain the Facilities.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as set forth below.

1. Recitals. The Recitals are incorporated into this Agreement by this reference, including the definitions set forth therein.

2. Grant of Easement. Owner hereby grants and conveys to the City, a perpetual, exclusive easement over, across, under and through the Easement Area, for the purposes of building, constructing, operating, maintaining, repairing, enlarging, reconstructing, relocating (within the Easement Area) and/or inspecting the Facilities. This easement includes a reasonable right of entry to the Easement Area and the Property granted to the City, its contractors, employees, and agents, for the purposes of carrying out its rights and obligations herein.

3. City's Maintenance Obligations. The City shall, at its sole cost and expense: (a) install, operate, maintain and repair the Facilities in accordance with the standards outlined in **Exhibit C**, (b) maintain the Easement Area to the extent required in **Exhibit D**, and (c) if any grass or other vegetation within the Easement Area is disturbed by the City during construction or maintenance of the Facilities, restore the affected Easement Area to substantially the same condition as it was prior to such disturbance. No charges will be made against Owner or the Property for the cost of maintenance or other obligations set forth in this Section 3.

4. Owner's Maintenance Obligations. Except for the maintenance obligations set forth in **Exhibit D**, which shall be the responsibility of the City, Owner shall be responsible, at its sole cost and expense, for the routine maintenance of the Easement Area. However, Owner shall not operate a snow plow or any other motorized vehicle or heavy machinery over infiltration area within the Easement Area.

5. Indemnity. The City shall indemnify, defend and save harmless Owner and the Property from any loss, damage, injury or liability resulting from the work involved in constructing and/or maintaining of the Facilities, except to the extent caused by the negligence or willful misconduct of Owner.

6. No Build Restriction; Access to Facilities. No structure may be constructed, installed or otherwise placed within the limits of the Easement Area by Owner. The City may enter the Easement Area at all times to (a) inspect, maintain or otherwise use the Facilities and (b) show the Facilities for the purpose of encouraging other land owners to install similar water quality practices.

7. Notice of Sale. In the event of a sale or transfer of Owner's interest in the Property, Owner shall notify the City of such sale or transfer in writing within thirty (30) days.

8. Notices. Except as otherwise expressly provided in this Agreement, a notice, demand or other communication under this Agreement by any party to any other shall be sufficiently given or delivered if it is (a) dispatched by registered or certified mail, postage prepaid, return receipt requested, (b) sent by recognized overnight courier (such as Federal Express), or (c) delivered personally, as follows:

If to Owner:	The address of record for real property tax assessment notices with respect to the Property.
If to the City:	City of Deephaven 20225 Cottagewood Road Deephaven, MN 55331 Attn: City Administrator

or at such other address with respect to any such party as that party may, from time to time, designate in writing and forward to the other, as provided in this Section.

9. No Waiver. The failure of Owner or the City to insist upon strict performance of any of the terms or conditions hereof shall not be deemed a waiver of any rights or remedies which Owner or the City may have hereunder, at law or in equity, or respecting third-party claims, and shall not be deemed a waiver of any subsequent breach or default in any of such terms or conditions.

10. Attorneys' Fees. Either party hereto may enforce this Agreement by appropriate action, and should it prevail in such litigation, that party shall be entitled to recover, as part of its costs, reasonable attorneys' fees.

11. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Minnesota.

12. Successors and Assigns. The easements granted hereby, and each reservation, covenant, condition and restriction contained in this Agreement, including the benefits and burdens, shall run with the land in perpetuity and be binding upon the successors and assigns of Owner, such that the provisions of this Agreement shall burden the Property notwithstanding any sale or transfer of the Property, or any portion thereof, to a third party.

13. Amendment. Except as otherwise provided herein, the provisions of this Agreement shall not be amended, terminated or deleted, except by an instrument in writing duly executed by the City and Owner.

14. No Waiver of Governmental Immunity and Limitations on Liability. Nothing in this Agreement shall in any way affect or impair the City's immunity or the immunity of the City's employees, consultants and contractors, whether on account of official immunity, legislative immunity, statutory immunity, discretionary immunity or otherwise. Nothing in this Agreement shall in any way affect or impair the limitations on the City's liability or the liability of the City's employees, consultants and independent contractors. By entering into this Agreement, the City do not waive any rights, protections, or limitations as provided under law and equity for the City, or of their respective employees, consultants and contractors.

15. Severability. If any provisions hereof shall be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining portions shall not in any way be affected or impaired.

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

[Remainder of this page intentionally left blank; signature on following page]

IN WITNESS WHEREOF, the City and Owner have caused this Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

CITY OF DEEPHAVEN
a Minnesota municipal corporation

By: _____

Name: _____

Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the _____ of the City of Deephaven, a Minnesota municipal corporation, on behalf of the City.

_____
Notary Public

CALVARY LUTHERAN CHURCH OF GOLDEN VALLEY, INC.,
a Minnesota nonprofit corporation

By: _____
Name: _____
Its: _____

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the _____ of Calvary Lutheran Church of Golden Valley, Inc., a Minnesota nonprofit corporation, on behalf of the nonprofit corporation.

_____
Notary Public

Exhibit A

Legal Description of the Property

Lots 8 Through 12 Inclusive, And Lots 31 Through 38 Inclusive of Deephaven Park, according to the recorded plat thereof, Hennepin County, Minnesota.

Exhibit B

Legal Description of the Easement Area

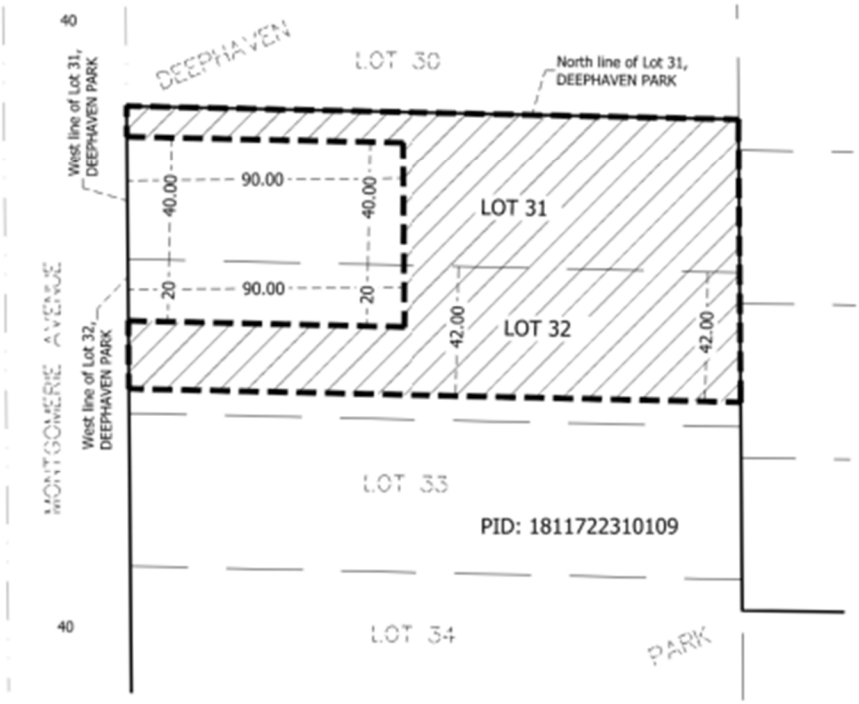
PERMANENT DRAINAGE AND UTILITY EASEMENT

A permanent easement for drainage and utility purposes over, under, and across Lot 31, DEEPHAVEN PARK, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the West 90.00 feet of the South 40.00 feet, thereof.
TOGETHER with a permanent easement for drainage and utility purposes over, under, and across the North 42.00 feet of Lot 32, of said plat, EXCEPT the West 90.00 feet of the North 20.00 feet, thereof.

Exhibit C

Approved Stormwater Infiltration System

DEEPHAVEN, MN



PERMANENT DRAINAGE AND UTILITY EASEMENT

A permanent easement for drainage and utility purposes over, under, and across Lot 31, DEEPHAVEN PARK, according to the recorded plat thereof, Hennepin County, Minnesota, EXCEPT the West 90.00 feet of the South 40.00 feet, thereof. TOGETHER with a permanent easement for drainage and utility purposes over, under, and across the North 42.00 feet of Lot 32, of said plat, EXCEPT the West 90.00 feet of the North 20.00 feet, thereof.

Drainage and Utility Easement (±13,001 sq. ft.)

N

0 25 50

SCALE IN FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

PRINT NAME: DANIEL J. ROEBER

SIGNATURE:

DATE JANUARY 28, 2026 LIC. NO. 43133

Stantec

Minneapolis Office
733 Marquette Ave
Suite 1000
Minneapolis, MN 55402
Phone: 612-712-2000
Website:www.stantec.com

NAME 193807541_V601.dwg

DRAWN DJR

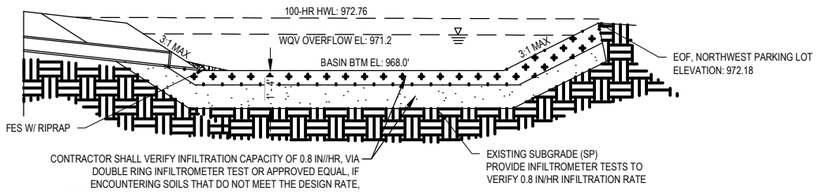
PROJ. NO. 193807541

Exhibit D

- As needed
    - Replace herbaceous vegetation whenever percent cover of acceptable vegetation whenever project specific performance requirements are not met. If vegetation suffers for no apparent reason, consult with horticulturist and/or test soil as needed
- Annually
    - Inspect inflow and pretreatment systems for clogging (off-line systems) and remove any sediment
    - Inspect filter strip/grass channel for erosion or gullying. Stabilize as necessary
    - Inspect and remove any sediment and debris build-up in pretreatment areas
    - Inspect inflow points and infiltration surface for buildup of road sand associated with spring melt period, remove as necessary, and replant areas that have been impacted by sand/salt build up

Exhibit D

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWINGS. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC IMMEDIATELY. © STANTEC
THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

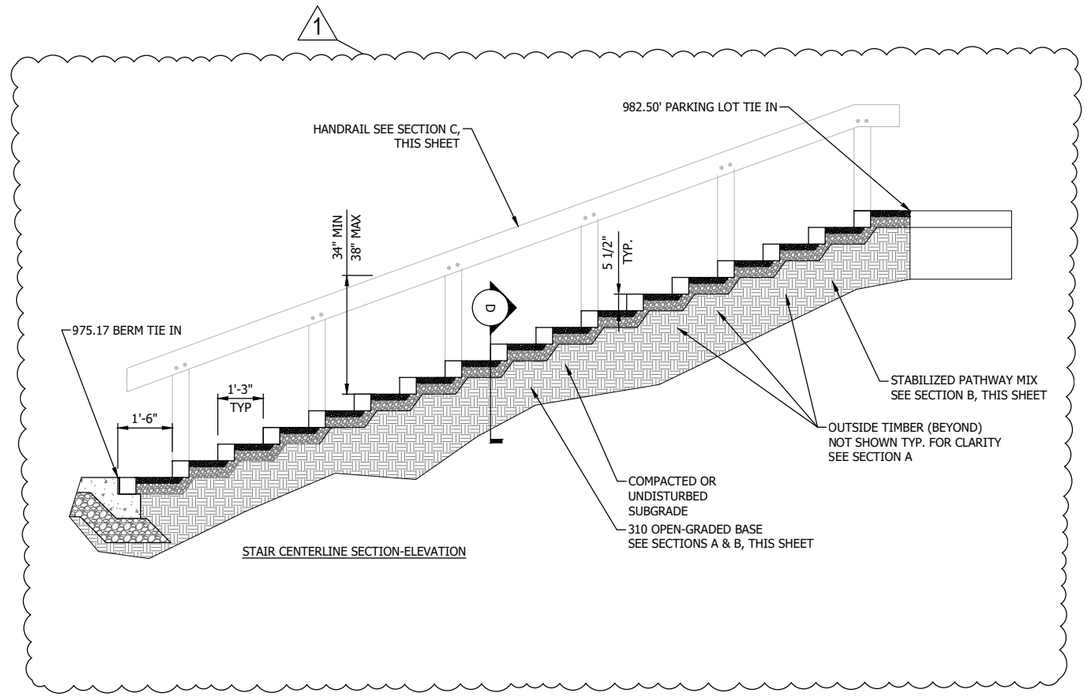


INFILTRATION BASIN NOTES:

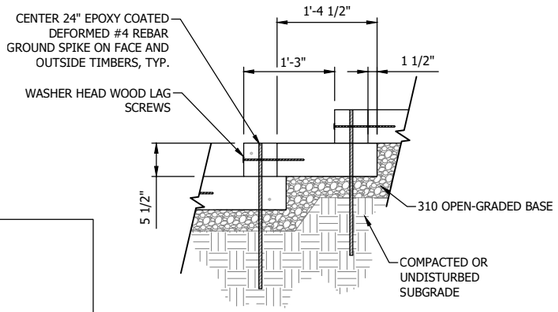
1. CONTRACTOR SHALL STAGE CONSTRUCTION APPROPRIATELY AND INSTALL ALL NECESSARY EROSION CONTROL TO PREVENT SEDIMENT WASHING INTO THE INFILTRATION BASIN.
2. FINAL GRADING OF THE BASIN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH MOVING EQUIPMENT TO PREVENT COMPACTION. SMALL TRACKED DOZERS AND SKID STEERS ARE RECOMMENDED.
3. MINIMIZE IMPACT TO THE SOILS BELOW THE BOTTOM OF THE PROPOSED CUT ELEVATION.
4. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE INFILTRATION BASIN, THIS MATERIAL WILL NEED TO BE REMOVED PRIOR TO PROCEEDING WITH CONSTRUCTION.
5. INFILTRATION BASIN SHALL BE FREE AND CLEAR OF SEDIMENT UPON FINAL COMPLETION OF CONSTRUCTION.
6. MATERIAL REMOVED FOR THE EXCAVATION OF THE BASIN SHALL BECOME THE PROPERTY OF THE CONTRACTOR TO REMOVE AND DISPOSE OF IN ACCORDANCE WITH LOCAL REGULATIONS OR REDISTRIBUTED ON-SITE IF SUITABLE AND APPROVED BY GEOTECHNICAL ENGINEER.
7. ALL SLOPES WITHIN PERMANENT STORMWATER SYSTEM (INCLUDING SWALES, BASINS, AND PONDS) SHALL BE STABILIZED WITH A EROSION CONTROL BLANKET.
8. THE PROJECT AREA MUST BE STAKED OFF AND MARKED TO KEEP ALL CONSTRUCTION TRAFFIC, EQUIPMENT AND MATERIAL STOCKPILES OUT OF THE PROPOSED INFILTRATION AREAS.
9. INFILTRATION PRACTICES SHALL NOT BE EXCAVATED UNTIL THE CONTRIBUTING DRAINAGE AREAS WITH EXPOSED SOIL HAVE BEEN FULLY STABILIZED AND BITUMINOUS BASE COURSE INSTALLED ON CONTRIBUTING PAVEMENT AREAS. DIVERT UPLAND DRAINAGE AREAS TO PREVENT RUNOFF FROM ENTERING THE EXCAVATED CELL OR INTO THE WORK AREA. DO NOT USE INFILTRATION CELLS AS TEMPORARY SEDIMENT BASINS OR ALLOW CONSTRUCTION RUNOFF INTO THE CELL, WHEN ALTERNATE DRAINAGE ROUTES ARE FEASIBLE.
10. CARE MUST BE TAKEN TO AVOID CONTAMINATION OF INFILTRATION BASIN SOILS WITH SEDIMENT, IN-SITU OR TOPSOIL DURING AND AFTER INSTALLATION. MATERIALS MUST BE SEGREGATED.
11. INSTALLATION WITH DRY SOIL CONDITIONS IS CRITICAL TO PREVENT SMEARING AND COMPACTION.
12. USE BACKHOE WITH TOOTH BUCKET FOR CELL EXCAVATION TO AVOID COMPACTING OR SMEARING OF SOILS. DO NOT USE SKID STEER FROM EXCAVATION WITHIN THE CELL. USE TOOTH BUCKET TO SCARIFY (RIP) UNDERLYING SOILS 6" TO 12" DEEP TO REMOVE COMPACTION. GENTLY MIX THE FIRST LIFT OF INFILTRATION SOILS WITH THE LOOSENED UNDERLYING SOILS TO AVOID STRATIFICATION AND PROMOTE PERMEABILITY. USE EXCAVATOR BUCKET TO PLACE MATERIALS. CONSTRUCTION EQUIPMENT SHALL NOT BE ALLOWED INTO BOTTOM OF BASIN, BUT SHALL OPERATE ON SIDE SLOPES ONLY. LEVELING AND FINAL GRADING WITHIN THE BOTTOM OF THE CELL MUST BE COMPLETED BY HAND.
13. INFILTRATION SOILS SHALL BE 100% FREE DRAINING ONSITE SANDY SOIL WITH HIGH PERMEABILITY RATES (FIELD VERIFY). THE INFILTRATION SOILS SHALL NOT CONTAIN ANY TOPSOIL OR FILTER AGGREGATE WITH FINES.
14. KEEP INFILTRATION SYSTEMS OFF-LINE BY RESTRICTING STORM WATER INFLOW UNTIL VEGETATION IS WELL ESTABLISHED IN THE CELL AND ALL UP GRADIENT AREAS HAVE BEEN STABILIZED AND IMPERVIOUS SURFACES CLEARED OF CONSTRUCTION SEDIMENT.
15. PROVIDE TOPSOIL AND SEED IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND LANSCAPE PLAN.

1 / C811 TYPICAL INFILTRATION BASIN CROSS SECTION
NOT TO SCALE

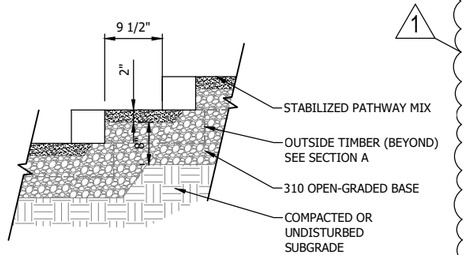
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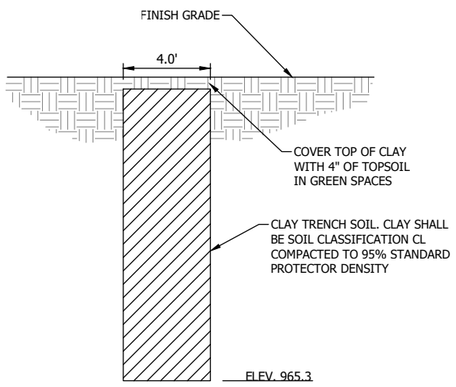
STAIR CENTERLINE SECTION-ELEVATION



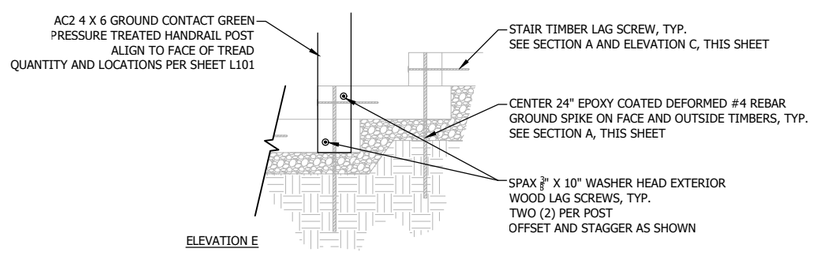
SECTION A



SECTION B



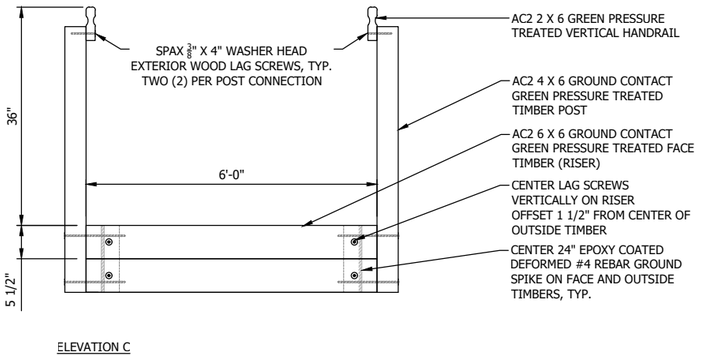
2 / C811 CLAY TRENCH
NOT TO SCALE



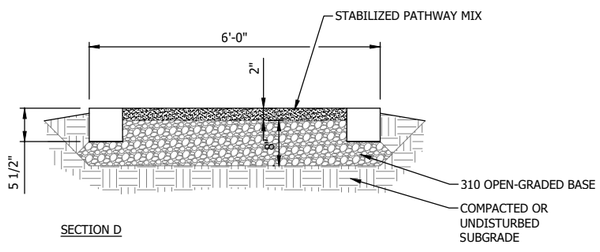
ELEVATION E

1

E



ELEVATION C



SECTION D

Stantec
ONE CARLSON PARKWAY N. SUITE 100
PLYMOUTH, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
PRINT NAME: STEVEN HEGLAND
SIGNATURE:
DATE: 01/22/2026
LIC. NO. 59243

DEEPHAVEN, MINNESOTA
2026 STREET IMPROVEMENT PROJECT
STANDARD DETAILS

NO	REVISION	DATE
0	BID SET	01/22/26
1	ADD 1	02/05/26
2	CONST.	02/17/26

SURVEY	PR
DRAWN	ARU
DESIGNED	AG
CHECKED	NMF
APPROVED	SKH
PROJ. NO.	193807541

SHEET NUMBER
C811

Plot Date: 02/13/2026 - 1:29pm
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Xref's Used:

THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

SALVAGE DECORATIVE RIPRAP

REMOVE STORM PIPE

PROTECT SANITARY STRUCTURE

REMOVE STORM STRUCTURE

REMOVE BITUMINOUS PAVEMENT

SAWCUT BITUMINOUS PAVEMENT

REMOVE BITUMINOUS PAVEMENT

PROTECT MAILBOX

PRUNE TREELINE

SALVAGE RIPRAP

REMOVE STAIRS

PROTECT EXISTING STORM CULVERT

REMOVE TREE

MONTGOMERIE AVE

BLVD

3480 3500 3505 3520 3525 3540 3560 3570

18338 18338 18340 18344 18352 18360

REMOVALS LEGEND

- REMOVE TREE
- REMOVE TREELINE
- REMOVE BITUMINOUS PAVEMENT
- SALVAGE RIPRAP

N

0 25' 50'

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PLYMOUTH, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: STEVEN HEGLAND

SIGNATURE: [signature] LIC. NO. 59243

DATE: 01/22/2026

DEEPHAVEN, MINNESOTA

2026 STREET IMPROVEMENT PROJECT

ALTERNATE 3 - CALVARY CHURCH

EXISTING CONDITIONS AND REMOVALS

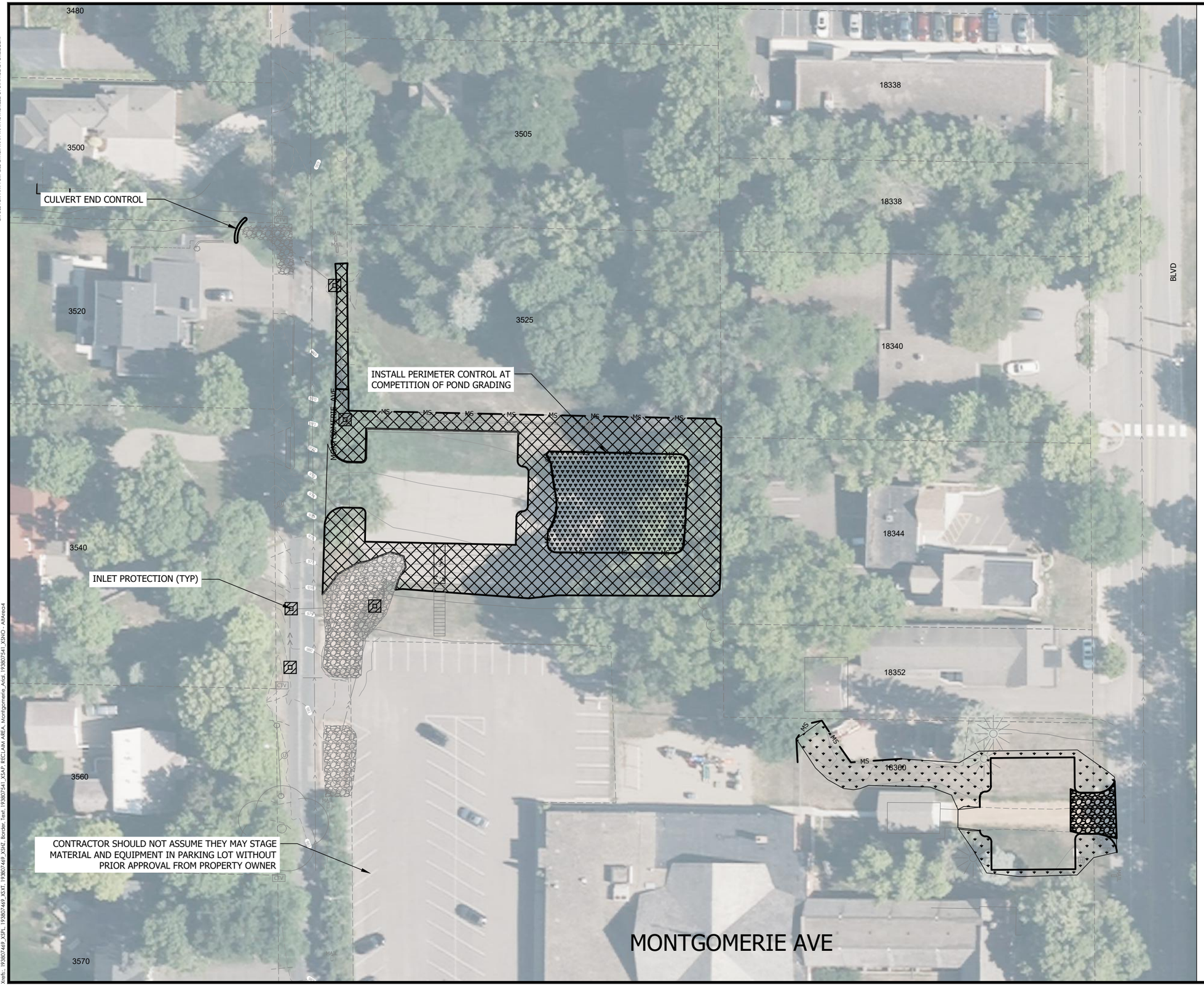
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1	CONST.	02/17/26

SURVEY	PR
DRAWN	ARU
DESIGNED	AG
CHECKED	NMF
APPROVED	SKH
PROJ. NO.	193807541

SHEET NUMBER
C901

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC BEFORE PROCEEDING WITH THE WORK. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.



EROSION CONTROL LEGEND

- MS — MACHINE SLICED SILT FENCE
- RIP RAP CLASS III
- INLET PROTECTION
- SEED MIX RESIDENTIAL TURF GRASS WITH BLANKET CAT 25
- SOD, TYPE LAWN
- HYDROMULCH WITH SEED MIX TYPE WET DITCH
- CONSTRUCTION ENTRANCE / EXIT

N

0 25' 50'

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PLYMOUTH, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: STEVEN HEGLAND

SIGNATURE: [signature] LIC. NO. 59243

DATE: 01/22/2026

DEEPHAVEN, MINNESOTA

2026 STREET IMPROVEMENT PROJECT
ALTERNATE 3 - CALVARY CHURCH
EROSION CONTROL

NO	REVISION	DATE
0	BID SET	01/22/26
1	CONST.	02/17/26

SURVEY	PR
DRAWN	ARU
DESIGNED	AG
CHECKED	NMF
APPROVED	SKH
PROJ. NO.	193807541

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THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS. DO NOT SCALE THE DRAWING. ANY ERRORS OR OMISSIONS SHALL BE REPORTED TO STANTEC WITHOUT DELAY. THE COPYRIGHTS TO ALL DESIGNS AND DRAWINGS ARE THE PROPERTY OF STANTEC. REPRODUCTION OR USE FOR ANY PURPOSE OTHER THAN THAT AUTHORIZED BY STANTEC IS FORBIDDEN.

HYDROMULCH AROUND FLARED END WITH WET DITCH SEED MIX

REINSTALL SALVAGED DECORATIVE RIPRAP

PATCH BITUMINOUS PAVEMENT

4" WHITE STRIPING (TYP)

INSTALL 4' WIDE CLAY TRENCH SEE DETAIL C811.2

TOP OF BERM ELE: 973.00
HWL=972.71

B612 CURB

INFILTRATION BASIN - SEE DETAIL

PATCH BITUMINOUS PAVEMENT

6 FOOT WIDE 6" THICK SIDEWALK

CONTRACTOR TO CONSTRUCT 6' WIDE WOODEN STAIRS

REINSTALL SALVAGED RIPRAP
INSTALL SUPPLEMENTAL CL III RIPRAP

CONSTRUCTION LIMITS TO STAY WITHIN PROPERTY LIMITS

MONTGOMERIE AVE

GRADING SHEETS LEGEND

BITUMINOUS PAVING

B612 CURB

INSET A:
PARKING LOT SECTION

1.5" TYPE SP 9.5 WEAR COURSE MIX (3,C) (SPWEA340C)
2357 BITUMINOUS TACK COAT
2.0" TYPE SP 12.5 NON WEAR COURSE MIX (3,C) (SPNWB330C)
8" - MIN AGGREGATE BASE (CV) CLASS 5
EXISTING SUBGRADE

N

0 25' 50'

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PLYMOUTH, MN 55447
www.stantec.com

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA

PRINT NAME: STEVEN HEGLAND

SIGNATURE: _____ LIC. NO. 59243

DATE: 01/22/2026

DEEPHAVEN, MINNESOTA
2026 STREET IMPROVEMENT PROJECT
ALTERNATE 3 - CALVARY CHURCH
SITE AND GRADING PLAN

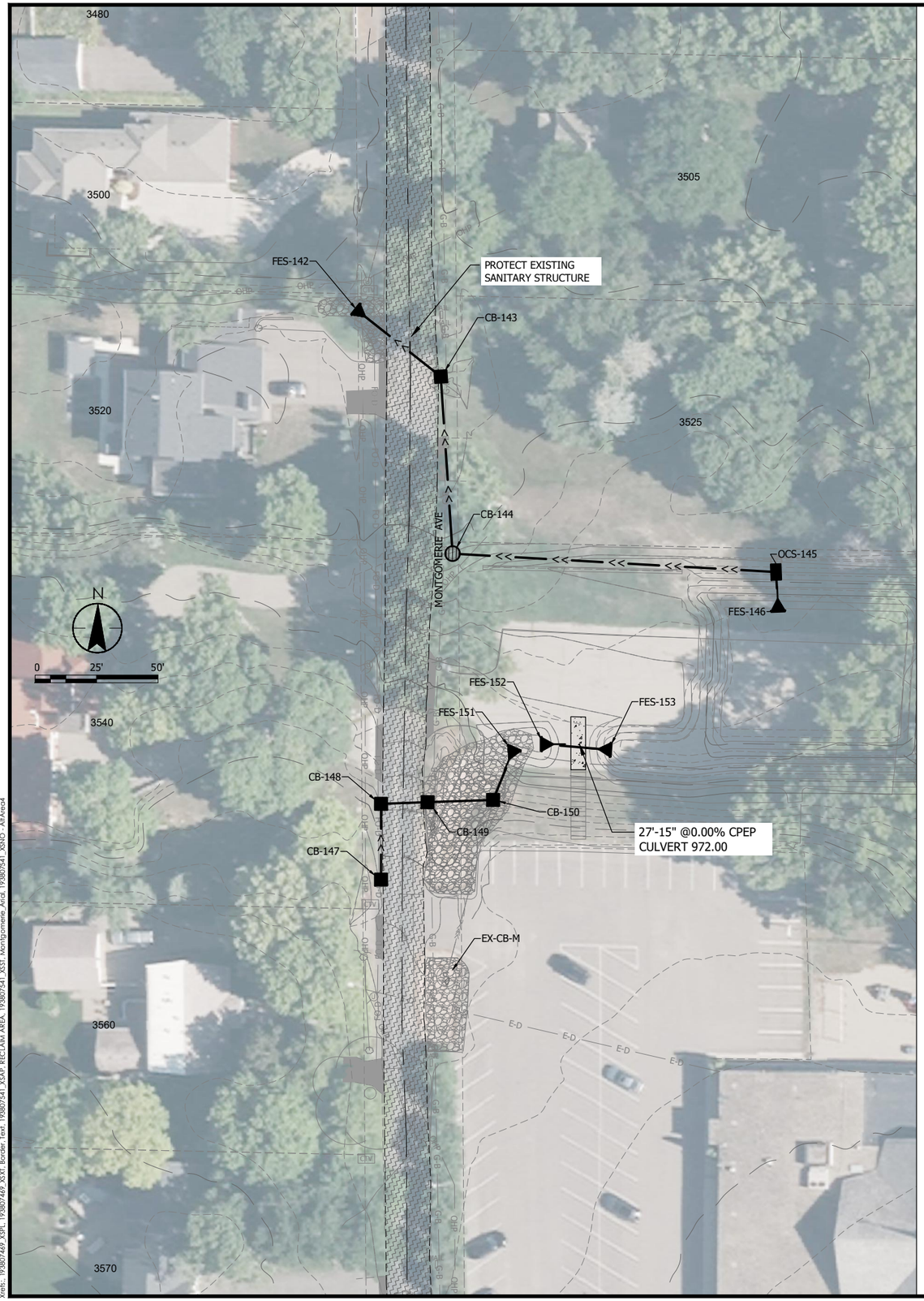
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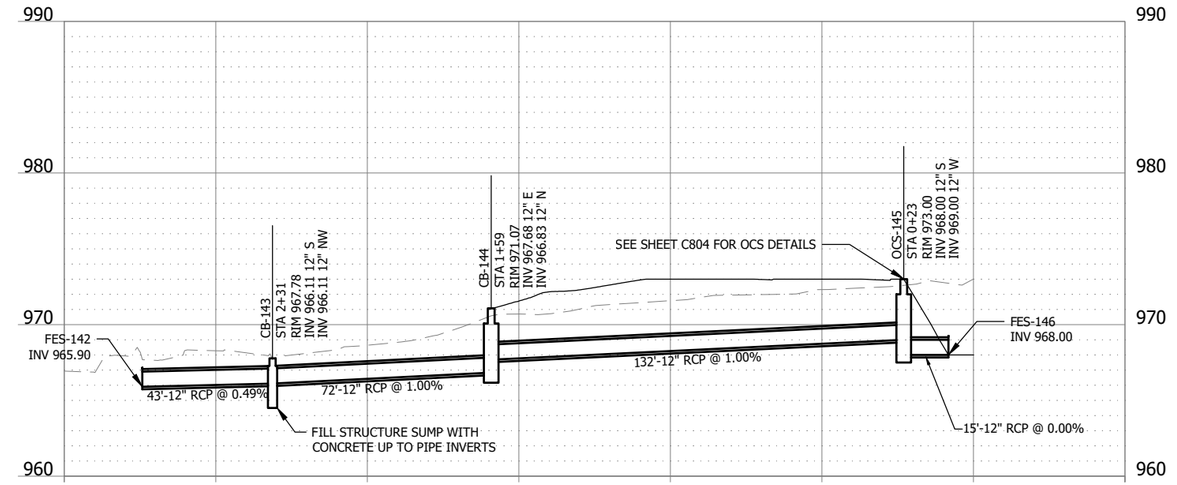
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APPROVED	SKH
PROJ. NO.	193807541

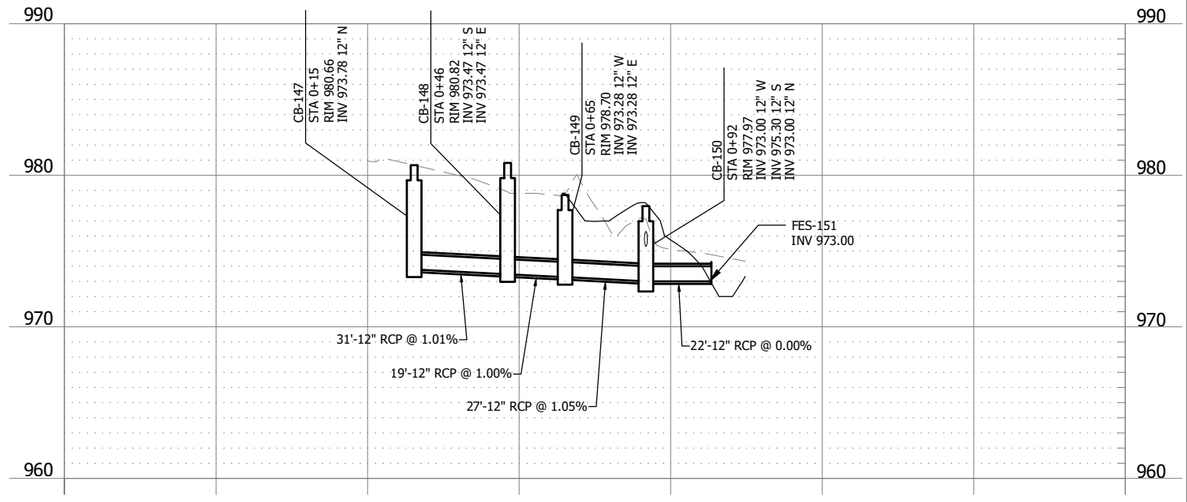
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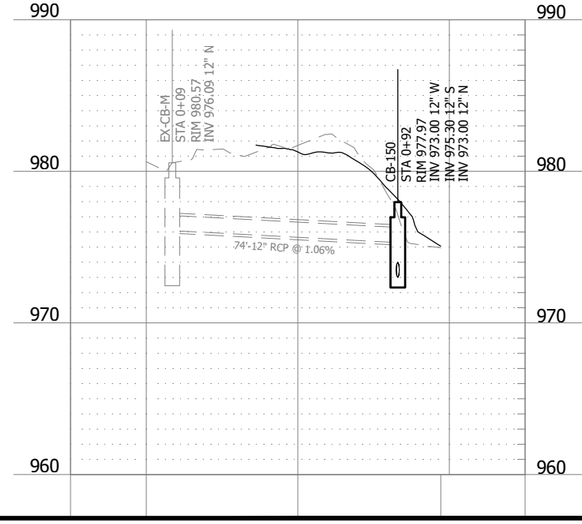
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MONTGOMERIE AVE

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PLYMOUTH, MN 55447
www.stantec.com

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PRINT NAME: STEVEN HEGLAND

SIGNATURE: _____ LIC. NO. 59243

DATE: 01/22/2026

DEEPHAVEN, MINNESOTA
2026 STREET IMPROVEMENT PROJECT
ALTERNATE 3 - CALVARY CHURCH OVER
STORM SEWER

NO	REVISION	DATE
0	BID SET	01/22/26
1	CONST.	02/17/26

SURVEY	PR
DRAWN	ARU
DESIGNED	AG
CHECKED	NMF
APPROVED	SKH
PROJ. NO.	193807541

SHEET NUMBER
C904

Plot Date: 02/13/2026 - 1:24pm
Plotted by: Hegland, Steven
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DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
6:00 p.m. Workshop
Monday, March 2, 2026
2026 Street Project Bid Award

Recommended Motion:
Approve the Base Bid and Bid Alternates 2 and 3 to Astech at the total project cost of $3,237,030.68.

Note: The Calvary Church / Montgomerie Stormwater Project is Alternate 3. We can discuss that project separately from the technical aspects of the Street Project as we review this matter at the meeting.

The 2026 Street Project is set on as New Business for discussion and the potential award of the project. The project, as bid, included a base street project in the Thorpe Park / Heathcode area, Alternate Project Area 2 to the west of Thorpe Park, and Alternate Project Area 3, Minnetonka Boulevard. The bid package also included the Stormwater BMP Project at Calvary Church on Montgomerie Avenue.

There is a lot of information to review, and the Council may have questions regarding any of the various aspects of this project. As such, Staff have this set on for Workshop to allow the opportunity to review specific areas of question or concern that will help streamline the discussion at the Council Meeting. Also included as attached is a copy of the 2024 Street Ratings to help aid or guide or discussion.

City Engineer, Steve Hegland, will walk the Council through the aspects of the project, the bids received and present the recommendation that the Council consider approving the Base Bid, and Bid Alternates 2 and 3 as presented to the lowest responsible bidder, Astech. This would repair the roads around Thorpe Park and Heathcote, would also repair Minnetonka Boulevard, and would approve construction of the Stormwater BMP at Calvary Church on Montgomerie Avenue.

Thank you, and as always, feel free to send any questions, comments or requests for additional information you may have prior to the meeting.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

Stantec

Memo

To:	Honorable Mayor and Council	From:	Steven Hegland, City Engineer
Project:	2026 Street Improvement Project – Approve Bid Award	Date:	February 24, 2026

Purpose

On February 10th, the City Opened Bids for the 2026 Street Improvement Project. Stantec has provided a summary below of the bids received as well as the Bid Tabulations. Stantec is asking the City Council to review the bids received, determine the Alternate Project Areas to be included with the project and award the 2026 Street Improvement Project to the lowest contractor depending on the Alternates selected.

Project Background

The project is comprised of a base bid street improvement project of approximately three miles and two additional alternate street improvement projects of approximately one mile each. The Montgomerie Ave Stormwater Improvements were also bid as an alternate for the project.

The project will primarily consist of a full-depth reclamation improvement to the roadways within the project areas. This pavement improvement technique concentrates on restoring and reinforcing the existing pavement instead of tearing out and rebuilding the roads. During this process, the current roadway surface and aggregate base will be ground in place to create a stronger subgrade, which will then be covered with a new surface layer. Select areas of the project will include a mill and overlay, which is where the top layer of asphalt is groundoff with a new surface layer of asphalt being placed.

The project also incorporates drainage improvements including the replacement of curb and gutter in select areas to maintain drainage and the replacement of deteriorated storm sewer and culverts. The sanitary sewer laterals throughout the project area were televised and services with structural deficiencies within the ROW will be improved to the ROW limits to help protect the integrity of the new roadway.

Project Bidding

Bids were received and opened electronically on Thursday February 10th, 2026. A total of seven bids were submitted and ranged from a base bid cost of $2,402,567.09 to $3,094,016.95 and a total project cost if all alternates were awarded from $4,022,349.87 to $5,174,849.70. The engineers estimate for the base project was $2,950,000 and $ $4,977,000 if all alternates were awarded.

The low bid on the project is dependent on the alternates awarded. If the Bid Alternate 3, the Montgomerie Ave Stormwater Improvements, is awarded Asphalt Surface Technologies Corp. (Astech) would be the lowest bidder under all other scenarios of the project award. If Bid Alternate 3 is not awarded, Northwest would be the lowest bidder under all other scenarios of the project award.

Reference: 2026 Street Improvement Project

Attached to this memo is a full tabulation of the bids received. Below is a summary of the project bidding results. The project area figure is also included below to clarify the project areas which were bid.

Contractor	Base Bid (Green)	Bid Alt 1 (Blue)	Bid Alt 2 (Red)	Bid Alt 3 (Orange)
Northwest	$2,402,567.09	$773,762.55	$521,438.71	$383,485.03
Astech	$2,422,513.11	$785,319.19	$510,643.81	$303,873.76
Valley Paving, Inc.	$2,488,365.77	$879,350.20	$520,302.66	$410,206.44
GMH Asphalt Corp.	$2,559,375.57	$834,885.03	$527,932.91	$346,765.92
Wm. Mueller & Sons	$2,745,131.26	$840,002.79	$512,712.36	$360,511.80
Bituminous Roadways, Inc.	$2,901,103.80	$1,042,516.65	$668,221.60	$525,748.50
New Look Contracting, Inc.	$3,094,016.95	$978,554.10	$685,896.85	$416,381.80

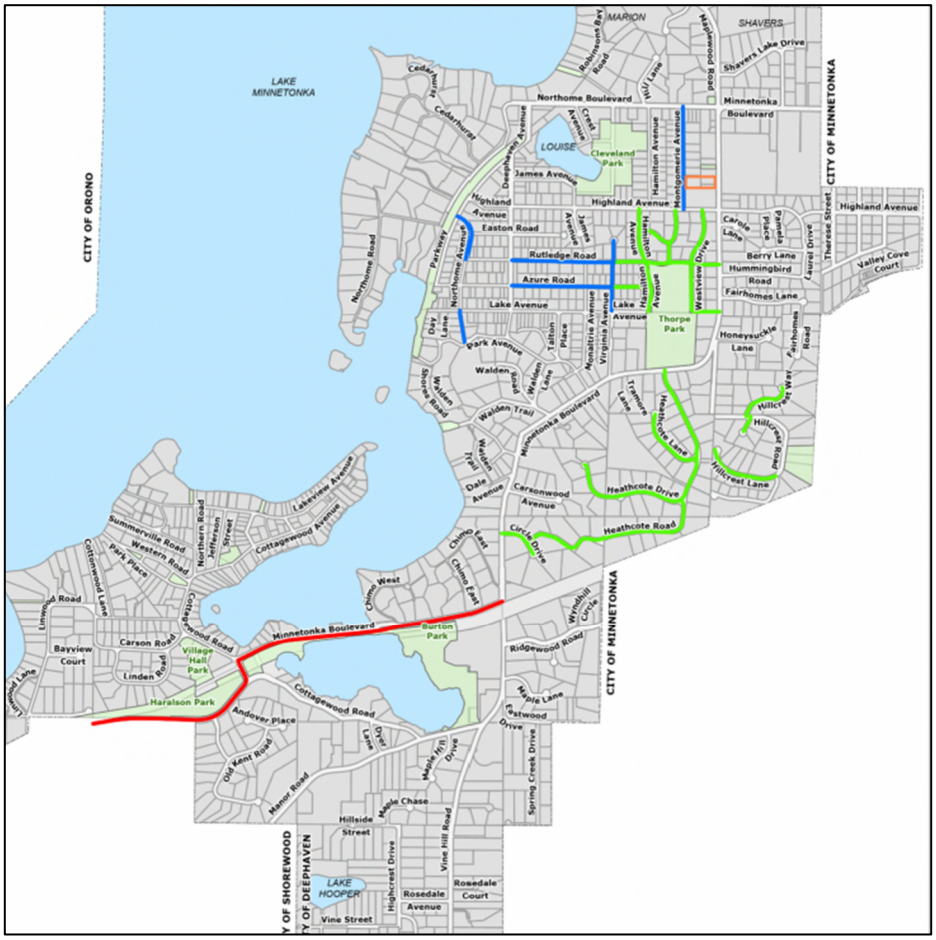


Figure: Project Areas

Reference: 2026 Street Improvement Project

Stantec would recommend that the project be awarded with the Base Bid Plus Bid Alternates 2 and 3 which would make Astech the lowest bidder on the project at a cost of $3,237,030.68.

This would result in an estimated total project cost of $3,779,729 when including the project design, geotechnical testing and sewer televising costs.

The cost for the Montgomerie Ave Stormwater Improvements (Bid Alt 3) of $303,873.76 is less than the $370,000 of grant funds which were committed to the project. Because of this, we would recommend proceeding with this portion of the project as it would allow the City to help alleviate a regional stormwater concern, primarily though the secured grant programs.

Stantec would recommend incorporating Bid Alt 2 into the project scope as well as it allows for a portion of Minnetonka Boulevard to be improved with the project.

We would recommend not awarding Bid Alt 1 due to the other project priorities and costs received. This project area could be included with the next roadway project as part of the Cities larger Capital Improvement Plan.

Council Request

We ask that the City Council review the bids received, select which alternates to move forward with and award the bids for the 2026 Street Improvement Project. Stantec's recommendation would be to award the Base Bid and Bid Alternates 2 &3 to Astech at a total project cost of $3,237,030.68.

Thank you,



Steven Hegland
City Engineer
Phone: (763) 479-4237
steven.hegland@stantec.com

Attachments: Bid Tabulation

Stantec

Project Name: **DEEPHAVEN 2026 STREET IMPROVEMENTS PROJECT**

City Project No.:

Stantec Project No.: 193807541

Bid Opening: Tuesday, February 10, 2026 at 10:00 AM CST

Owner: **City of Deephaven**

I hereby certify that this is an exact reproduction of bids received.

Steve Hegland, PE

License No. 52243

BID TABULATION

Item Num	Item	Units	Qty	Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BASE BID: 2026 PROJECT AREA 1										
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$118,260.00	$118,260.00	$140,000.00	$140,000.00	$161,094.00	$161,094.00	$61,800.00	$61,800.00
2	TRAFFIC CONTROL	LS	1	$10,850.00	$10,850.00	$4,400.00	$4,400.00	$3,360.00	$3,360.00	$3,376.00	$3,376.00
3	REMOVE BITUMINOUS CURB	LF	3979	$1.00	$3,979.00	$4.84	$19,258.36	$1.16	$4,615.64	$0.01	$39.79
4	REMOVE CONCRETE DRIVEWAY	SY	275	$8.60	$2,365.00	$17.82	$4,900.50	$28.40	$7,810.00	$13.50	$3,712.50
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	1054	$3.15	$3,320.10	$11.22	$11,825.88	$13.00	$13,702.00	$6.00	$6,324.00
6	REMOVE BITUMINOUS TRAIL PAVEMENT	SY	24	$10.00	$240.00	$11.22	$269.28	$28.50	$684.00	$21.25	$510.00
7	REMOVE CASTING (SANITARY)	EA	38	$255.00	$9,690.00	$286.00	$10,868.00	$217.50	$8,265.00	$481.00	$18,278.00
8	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	138	$261.30	$36,059.40	$79.20	$10,929.60	$168.00	$23,184.00	$45.00	$6,210.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3442	$2.00	$6,884.00	$3.50	$12,047.00	$1.95	$6,711.90	$2.11	$7,262.62
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	398	$5.00	$1,990.00	$4.00	$1,592.00	$5.50	$2,189.00	$6.00	$2,388.00
11	REMOVE SEWER PIPE (STORM)	LF	784	$14.15	$11,093.60	$10.45	$8,192.80	$24.00	$18,816.00	$8.75	$6,860.00
12	REMOVE FLARED-END SECTION	EA	20	$250.00	$5,000.00	$125.40	$2,508.00	$165.50	$3,310.00	$87.55	$1,751.00
13	REMOVE STORM SEWER STRUCTURE	EA	14	$550.00	$7,700.00	$752.40	$10,533.60	$649.00	$9,086.00	$328.00	$4,592.00
14	ABANDON STORM SEWER PIPE	LF	428	$14.23	$6,090.44	$29.70	$12,711.60	$12.00	$5,136.00	$15.05	$6,441.40
15	CLEAR AND GRUB TREE	EA	39	$1,500.00	$58,500.00	$832.70	$32,475.30	$901.00	$35,139.00	$937.00	$36,543.00
16	CLEARING AND GRUBBING	SY	517	$22.00	$11,374.00	$11.55	$5,971.35	$15.23	$7,873.91	$15.85	$8,194.45
17	SALVAGE AND REINSTALL MAILBOX	EA	30	$210.00	$6,300.00	$220.00	$6,600.00	$210.00	$6,300.00	$485.00	$14,550.00
18	FULL DEPTH RECLAMATION (P)	SY	40202	$2.00	$80,404.00	$2.18	$87,640.36	$2.45	$98,494.90	$7.05	$283,424.10
19	MILL BITUMINOUS SURFACE (1.5") (P)	SY	1209	$5.72	$6,915.48	$3.85	$4,654.65	$6.45	$7,798.05	$10.00	$12,090.00
20	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2143	$4.10	$8,786.30	$3.15	$6,750.45	$1.75	$3,750.25	$3.50	$7,500.50
21	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	1054	$39.61	$41,748.94	$35.97	$37,912.38	$48.75	$51,382.50	$41.50	$43,741.00
22	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	4855	$94.41	$458,360.55	$86.68	$420,831.40	$85.45	$414,859.75	$89.45	$434,279.75
23	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	5138	$85.56	$439,607.28	$95.04	$488,315.52	$91.00	$467,558.00	$101.20	$519,965.60
24	BITUMINOUS CURB	LF	750	$9.21	$6,907.50	$9.57	$7,177.50	$2.50	$1,875.00	$10.00	$7,500.00
25	BITUMINOUS DRAINAGE FLUME	SY	110	$45.20	$4,972.00	$39.60	$4,356.00	$44.20	$4,862.00	$35.00	$3,850.00
26	6" CONCRETE DRIVEWAY	SY	347	$87.52	$30,369.44	$110.33	$38,284.51	$126.50	$43,895.50	$106.00	$36,782.00
27	CONCRETE CURB & GUTTER DESIGN B412	LF	6884	$20.64	$142,085.76	$16.50	$113,586.00	$17.50	$120,470.00	$16.05	$110,488.20
28	CONCRETE CURB & GUTTER DESIGN B618	LF	241	$29.20	$7,037.20	$33.00	$7,953.00	$31.00	$7,471.00	$31.20	$7,519.20
29	7" CONCRETE VALLEY GUTTER	SY	103	$108.55	$11,180.65	$143.00	$14,729.00	$136.50	$14,059.50	$137.00	$14,111.00
30	CONCRETE DRAINAGE FLUME	EA	8	$985.00	$7,880.00	$533.50	$4,268.00	$509.25	$4,074.00	$512.00	$4,096.00
31	CONSTRUCT CONCRETE PEDESTRIAN CURB RAMP	EA	2	$785.00	$1,570.00	$1,870.00	$3,740.00	$1,785.00	$3,570.00	$1,794.00	$3,588.00
32	TRUNCATED DOMES	SF	40	$68.00	$2,720.00	$55.00	$2,200.00	$52.50	$2,100.00	$52.75	$2,110.00
33	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	140	$36.85	$5,159.00	$68.20	$9,548.00	$116.55	$16,317.00	$0.01	$1.40
34	DRIVEWAY AGGREGATE SPECIAL	CY	11	$65.20	$717.20	$77.00	$847.00	$187.50	$2,062.50	$43.70	$480.70
35	SANITARY SERVICE REPAIR SETUP	EA	6	$3,767.55	$22,605.30	$5,016.00	$30,096.00	$4,297.00	$25,782.00	$5,945.00	$35,670.00

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
36	SANITARY SEWER 6" PVC REPLACEMENT	LF	149	$45.88	$6,836.12	$50.16	$7,473.84	$77.85	$11,599.65	$76.35	$11,376.15
37	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	38	$1,295.00	$49,210.00	$1,375.00	$52,250.00	$1,626.25	$61,797.50	$1,545.00	$58,710.00
38	27" CATCH BASIN	EA	2	$2,546.83	$5,093.66	$1,502.60	$3,005.20	$3,213.00	$6,426.00	$3,531.00	$7,062.00
39	2'X3' CATCH BASIN	EA	6	$2,376.98	$14,261.88	$1,808.40	$10,850.40	$3,686.00	$22,116.00	$3,460.00	$20,760.00
40	4' DIA. PRECAST STORM STRUCTURE	EA	6	$2,835.79	$17,014.74	$2,934.80	$17,608.80	$5,466.50	$32,799.00	$4,702.00	$28,212.00
41	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$4,377.00	$4,377.00
42	12" RC PIPE STORM SEWER CLASS V	LF	640	$50.65	$32,416.00	$47.30	$30,272.00	$72.85	$46,624.00	$77.60	$49,664.00
43	12" RC FLARED END SECTION W/ TRASH GUARD	EA	10	$1,909.86	$19,098.60	$1,536.70	$15,367.00	$1,475.75	$14,757.50	$2,650.00	$26,500.00
44	18" RC PIPE STORM SEWER CLASS V	LF	103	$57.95	$5,968.85	$56.10	$5,778.30	$105.25	$10,840.75	$88.10	$9,074.30
45	18" RC FLARED END SECTION W/ TRASH GUARD	EA	5	$2,031.90	$10,159.50	$1,733.60	$8,668.00	$1,845.25	$9,226.25	$2,331.00	$11,655.00
46	30" RC PIPE STORM SEWER CLASS V	LF	77	$146.31	$11,265.87	$151.80	$11,688.60	$166.00	$12,782.00	$209.00	$16,093.00
47	30" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,121.72	$6,243.44	$2,646.60	$5,293.20	$3,577.00	$7,154.00	$3,371.00	$6,742.00
48	36" RC PIPE STORM SEWER CLASS V	LF	83	$183.19	$15,204.77	$188.43	$15,639.69	$288.00	$23,904.00	$230.00	$19,090.00
49	36" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,999.33	$7,998.66	$3,410.00	$6,820.00	$4,625.50	$9,251.00	$4,114.00	$8,228.00
50	6" PERFORATED PVC SCH 40 DRAIN TILE PIPE	LF	583	$24.36	$14,201.88	$42.35	$24,690.05	$26.00	$15,158.00	$22.45	$13,088.35
51	6" PVC CLEANOUT W/THREADED CAP	EA	4	$885.00	$3,540.00	$495.00	$1,980.00	$1,469.20	$5,876.80	$1,056.00	$4,224.00
52	12" DIRECTIONALLY DRILLED HDPE PIPE	LF	491	$187.45	$92,037.95	$216.26	$106,183.66	$144.65	$71,023.15	$214.00	$105,074.00
53	12" METAL FLARE END SECTION	EA	3	$356.88	$1,070.64	$300.30	$900.90	$630.33	$1,890.99	$1,271.00	$3,813.00
54	CLASS 3 RIPRAP	TON	221	$59.37	$13,120.77	$138.05	$30,509.05	$153.00	$33,813.00	$137.00	$30,277.00
55	STABILIZED CONSTRUCTION EXIT	EA	11	$1,450.00	$15,950.00	$700.00	$7,700.00	$0.01	$0.11	$750.00	$8,250.00
56	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	14	$175.00	$2,450.00	$220.00	$3,080.00	$134.40	$1,881.60	$150.00	$2,100.00
57	CULVERT END CONTROLS - MAINTAINED	EA	14	$250.00	$3,500.00	$275.00	$3,850.00	$236.25	$3,307.50	$50.00	$700.00
58	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - I	LF	3960	$4.40	$17,424.00	$4.51	$17,859.60	$4.39	$17,384.40	$4.50	$17,820.00
59	EROSION CONTROL BLANKET CATEGORY 25	SY	500	$5.90	$2,950.00	$5.83	$2,915.00	$5.68	$2,840.00	$5.85	$2,925.00
60	COMMON TOPSOIL BORROW (LV)	CY	1166	$52.12	$60,771.92	$23.21	$27,062.86	$0.01	$11.66	$0.01	$11.66
61	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	1757	$43.25	$75,990.25	$30.47	$53,535.79	$70.15	$123,253.55	$73.25	$128,700.25
62	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	1071	$12.66	$13,558.86	$23.32	$24,975.72	$14.35	$15,368.85	$0.01	$10.71
63	SUBGRADE EXCAVATION	CY	824	$49.00	$40,376.00	$37.29	$30,726.96	$49.00	$40,376.00	$59.75	$49,234.00
64	HAUL AND DISPOSE FULL DEPTH RECLAIMATION (EV)	CY	4060	$14.00	$56,840.00	$25.96	$105,397.60	$22.00	$89,320.00	$0.01	$40.60
65	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	667	$3.82	$2,547.94	$2.20	$1,467.40	$2.65	$1,767.55	$1.50	$1,000.50
66	STREET SWEEPING W/ PICKUP BROOM	HR	30	$190.00	$5,700.00	$220.00	$6,600.00	$185.00	$5,550.00	$195.00	$5,850.00
67	WATER FOR DUST CONTROL AND ROAD CONSTRUCTIO	MGAL	100	$48.00	$4,800.00	$49.50	$4,950.00	$47.25	$4,725.00	$75.00	$7,500.00
68	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	2609	$1.82	$4,748.38	$1.76	$4,591.84	$1.75	$4,565.75	$1.76	$4,591.84
69	MNDOT SEED MIX WET DITCH	SY	175	$4.55	$796.25	$4.51	$789.25	$4.34	$759.50	$4.45	$778.75
70	SODDING TYPE LAWN	SY	7825	$11.30	$88,422.50	$12.10	$94,682.50	$11.14	$87,170.50	$11.45	$89,596.25
71	FERTILIZER TYPE 3	LB	768	$0.99	$760.32	$1.00	$768.00	$0.98	$752.64	$1.00	$768.00
72	HYDROMULCHING (SFM)	SY	2784	$4.05	$11,275.20	$4.29	$11,943.36	$4.13	$11,497.92	$4.25	$11,832.00
73	PRUNE TREES	HR	100	$420.00	$42,000.00	$440.00	$44,000.00	$134.40	$13,440.00	$240.00	$24,000.00
74	IRRIGATION SYSTEM REPAIR	LOT	49	$300.00	$14,700.00	$275.00	$13,475.00	$558.00	$27,342.00	$500.00	$24,500.00
75	PET CONTAINMENT SYSTEM REPAIR	LOT	24	$350.00	$8,400.00	$165.00	$3,960.00	$279.00	$6,696.00	$200.00	$4,800.00
76	SALVAGE AND REINSTALL SIGN	EA	13	$330.00	$4,290.00	$330.00	$4,290.00	$330.75	$4,299.75	$332.00	$4,316.00
77	LANDSCAPING RESTORATION ($20,000 ALLOWANCE)	LS	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
	TOTAL BASE BID: 2026 PROJECT AREA 1				**$2,402,567.09**		**$2,422,513.11**		**$2,488,365.77**		**$2,559,375.57**

Item Num	Item	Units	Qty	Bidder No. 1 Northwest Unit Price	Bidder No. 1 Northwest Total	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Unit Price	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Total	Bidder No. 3 Valley Paving, Inc. Unit Price	Bidder No. 3 Valley Paving, Inc. Total	Bidder No. 4 GMH Asphalt Corp. Unit Price	Bidder No. 4 GMH Asphalt Corp. Total
	BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2										
78	MOBILIZATION AND DEMOBILIZATION	LS	1	$26,600.00	$26,600.00	$47,000.00	$47,000.00	$38,388.00	$38,388.00	$26,500.00	$26,500.00
79	TRAFFIC CONTROL	LS	1	$4,650.00	$4,650.00	$4,400.00	$4,400.00	$3,150.00	$3,150.00	$3,165.00	$3,165.00
80	REMOVE BITUMINOUS CURB	LF	838	$2.00	$1,676.00	$4.84	$4,055.92	$4.15	$3,477.70	$0.01	$8.38
81	REMOVE CONCRETE DRIVEWAY	SY	250	$8.75	$2,187.50	$17.82	$4,455.00	$27.75	$6,937.50	$15.50	$3,875.00
82	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	2121	$4.22	$8,950.62	$11.22	$23,797.62	$14.65	$31,072.65	$6.00	$12,726.00
83	REMOVE CASTING (SANITARY)	EA	17	$255.00	$4,335.00	$286.00	$4,862.00	$217.50	$3,697.50	$481.00	$8,177.00
84	REMOVE STORM SEWER STRUCTURE	EA	2	$850.00	$1,700.00	$752.40	$1,504.80	$751.00	$1,502.00	$810.00	$1,620.00
85	REMOVE SEWER PIPE (STORM)	LF	27	$30.00	$810.00	$10.45	$282.15	$37.50	$1,012.50	$8.75	$236.25
86	CLEAR AND GRUB TREE	EA	1	$3,200.00	$3,200.00	$3,135.00	$3,135.00	$901.00	$901.00	$937.00	$937.00
87	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	7	$292.50	$2,047.50	$72.00	$504.00	$168.00	$1,176.00	$45.00	$315.00
88	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1869	$2.60	$4,859.40	$3.50	$6,541.50	$1.95	$3,644.55	$2.11	$3,943.59
89	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	441	$5.00	$2,205.00	$4.00	$1,764.00	$5.50	$2,425.50	$6.00	$2,646.00
90	SALVAGE AND REINSTALL MAILBOX	EA	16	$250.00	$4,000.00	$220.00	$3,520.00	$210.00	$3,360.00	$508.00	$8,128.00
91	ADJUST FRAME AND RINGS AND CASTING STORM	EA	4	$735.20	$2,940.80	$825.00	$3,300.00	$818.25	$3,273.00	$1,473.00	$5,892.00
92	FULL DEPTH RECLAMATION (P)	SY	13501	$2.20	$29,702.20	$2.42	$32,672.42	$2.85	$38,477.85	$6.70	$90,456.70
93	DRIVEWAY AGGREGATE SPECIAL	CY	12	$65.20	$782.40	$77.00	$924.00	$145.50	$1,746.00	$43.70	$524.40
94	BITUMINOUS MATERIAL FOR TACK COAT	GAL	709	$4.20	$2,977.80	$3.15	$2,233.35	$1.76	$1,247.84	$3.50	$2,481.50
95	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	2121	$38.65	$81,976.65	$35.97	$76,292.37	$59.65	$126,517.65	$41.50	$88,021.50
96	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$87.78	$143,169.18	$86.68	$141,375.08	$87.45	$142,630.95	$87.25	$142,304.75
97	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$97.89	$159,658.59	$95.04	$155,010.24	$92.35	$150,622.85	$98.75	$161,061.25
98	BITUMINOUS CURB	LF	250	$12.95	$3,237.50	$9.57	$2,392.50	$3.00	$750.00	$10.00	$2,500.00
99	6" CONCRETE DRIVEWAY	SY	250	$87.52	$21,880.00	$110.33	$27,582.50	$126.50	$31,625.00	$111.00	$27,750.00
100	CONCRETE CURB & GUTTER DESIGN B612	LF	403	$27.85	$11,223.55	$31.57	$12,722.71	$32.31	$13,020.93	$30.25	$12,190.75
101	CONCRETE CURB & GUTTER DESIGN B412	LF	332	$27.85	$9,246.20	$30.14	$10,006.48	$31.00	$10,292.00	$28.90	$9,594.80
102	7" CONCRETE VALLEY GUTTER	SY	23	$108.55	$2,496.65	$143.00	$3,289.00	$136.50	$3,139.50	$137.00	$3,151.00
103	CONCRETE DRAINAGE FLUME	EA	1	$1,100.00	$1,100.00	$533.50	$533.50	$509.25	$509.25	$512.00	$512.00
104	27" CATCH BASIN	EA	1	$2,246.38	$2,246.38	$1,325.50	$1,325.50	$3,832.00	$3,832.00	$3,983.00	$3,983.00
105	4' DIA. PRECAST STORM STRUCTURE	EA	1	$3,005.84	$3,005.84	$2,751.10	$2,751.10	$4,915.00	$4,915.00	$7,116.00	$7,116.00
106	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$2,188.00	$2,188.00
107	12" RC PIPE STORM SEWER CLASS V	LF	29	$58.62	$1,699.98	$47.30	$1,371.70	$102.25	$2,965.25	$112.00	$3,248.00
108	SANITARY SERVICE REPAIR SETUP	EA	7	$3,767.55	$26,372.85	$5,016.00	$35,112.00	$5,429.00	$38,003.00	$5,945.00	$41,615.00
109	SANITARY SEWER 6" PVC REPLACEMENT	LF	160	$45.18	$7,228.80	$50.16	$8,025.60	$78.15	$12,504.00	$76.35	$12,216.00
110	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	17	$1,295.00	$22,015.00	$1,375.00	$23,375.00	$1,503.50	$25,559.50	$1,545.00	$26,265.00
111	STABILIZED CONSTRUCTION EXIT	LS	7	$1,625.00	$11,375.00	$700.00	$4,900.00	$0.01	$0.07	$750.00	$5,250.00
112	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$175.00	$1,225.00	$220.00	$1,540.00	$134.40	$940.80	$150.00	$1,050.00
113	CULVERT END CONTROLS - MAINTAINED	EA	3	$250.00	$750.00	$275.00	$825.00	$236.25	$708.75	$50.00	$150.00
114	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	1400	$4.40	$6,160.00	$4.51	$6,314.00	$4.39	$6,146.00	$4.50	$6,300.00
115	COMMON TOPSOIL BORROW (LV)	CY	410	$56.30	$23,083.00	$23.21	$9,516.10	$0.01	$4.10	$0.01	$4.10
116	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	491	$46.82	$22,988.62	$30.47	$14,960.77	$95.65	$46,964.15	$63.05	$30,957.55
117	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	255	$24.20	$6,171.00	$23.32	$5,946.60	$13.25	$3,378.75	$0.01	$2.55
118	SUBGRADE EXCAVATION	CY	225	$52.50	$11,812.50	$37.29	$8,390.25	$46.89	$10,550.25	$62.75	$14,118.75
119	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	1111	$26.33	$29,252.63	$25.96	$28,841.56	$23.85	$26,497.35	$0.01	$11.11
120	STREET SWEEPING W/ PICKUP BROOM	HR	10	$190.00	$1,900.00	$220.00	$2,200.00	$185.00	$1,850.00	$195.00	$1,950.00

Item Num	Item	Units	Qty	Bidder No. 1 Northwest Unit Price	Bidder No. 1 Northwest Total	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Unit Price	Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp Total	Bidder No. 3 Valley Paving, Inc. Unit Price	Bidder No. 3 Valley Paving, Inc. Total	Bidder No. 4 GMH Asphalt Corp. Unit Price	Bidder No. 4 GMH Asphalt Corp. Total
	BID TABULATION										
121	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	8	$85.00	$680.00	$49.50	$396.00	$47.25	$378.00	$75.00	$600.00
122	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	917	$4.05	$3,713.85	$4.29	$3,933.93	$4.13	$3,787.21	$4.25	$3,897.25
123	MNDOT SEED MIX WET DITCH	SY	62	$8.60	$533.20	$8.91	$552.42	$8.68	$538.16	$8.90	$551.80
124	SODDING TYPE LAWN	SY	917	$18.00	$16,506.00	$18.70	$17,147.90	$18.05	$16,551.85	$18.55	$17,010.35
125	FERTILIZER TYPE 3	LB	138	$0.99	$136.62	$1.00	$138.00	$0.98	$135.24	$1.00	$138.00
126	HYDROMULCHING (SFM)	SY	979	$5.06	$4,953.74	$5.28	$5,169.12	$5.14	$5,032.06	$5.30	$5,188.70
127	PRUNE TREES	HR	10	$525.00	$5,250.00	$456.50	$4,565.00	$134.40	$1,344.00	$240.00	$2,400.00
128	IRRIGATION SYSTEM REPAIR	LOT	29	$300.00	$8,700.00	$275.00	$7,975.00	$836.61	$24,261.69	$500.00	$14,500.00
129	PET CONTAINMENT SYSTEM REPAIR	LOT	14	$350.00	$4,900.00	$165.00	$2,310.00	$278.70	$3,901.80	$200.00	$2,800.00
130	SALVAGE AND REINSTALL SIGN	EA	8	$330.00	$2,640.00	$330.00	$2,640.00	$330.75	$2,646.00	$332.00	$2,656.00
131	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				**$773,762.55**		**$785,319.19**		**$879,350.20**		**$834,885.03**
	BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3										
132	MOBILIZATION AND DEMOBILIZATION	LS	1	$24,450.00	$24,450.00	$31,600.00	$31,600.00	$31,241.00	$31,241.00	$26,300.00	$26,300.00
133	TRAFFIC CONTROL	LS	1	$3,000.00	$3,000.00	$2,200.00	$2,200.00	$2,625.00	$2,625.00	$2,638.00	$2,638.00
134	REMOVE CONCRETE CURB & GUTTER	LF	400	$8.90	$3,560.00	$8.00	$3,200.00	$9.60	$3,840.00	$7.50	$3,000.00
135	REMOVE CASTING (SANITARY)	EA	3	$255.00	$765.00	$286.00	$858.00	$217.50	$652.50	$481.00	$1,443.00
136	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	195	$3.00	$585.00	$3.50	$682.50	$1.94	$378.30	$2.11	$411.45
137	REMOVE SEWER PIPE (STORM)	LF	135	$6.00	$810.00	$11.00	$1,485.00	$37.50	$5,062.50	$8.80	$1,188.00
138	REMOVE FLARED-END SECTION	EA	2	$850.00	$1,700.00	$125.40	$250.80	$226.35	$452.70	$219.00	$438.00
139	REMOVE STORM SEWER STRUCTURE	EA	2	$1,000.00	$2,000.00	$752.40	$1,504.80	$452.50	$905.00	$865.00	$1,730.00
140	SALVAGE AND REINSTALL MAILBOX	EA	8	$250.00	$2,000.00	$220.00	$1,760.00	$210.00	$1,680.00	$280.00	$2,240.00
141	FULL DEPTH RECLAMATION (P)	SY	7082	$2.85	$20,183.70	$2.42	$17,138.44	$3.50	$24,787.00	$7.90	$55,947.80
142	MILL BITUMINOUS SURFACE (2.0") (P)	SY	13771	$1.26	$17,351.46	$1.30	$17,902.30	$2.50	$34,427.50	$1.60	$22,033.60
143	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1869	$4.10	$7,662.90	$3.30	$6,167.70	$1.75	$3,270.75	$3.50	$6,541.50
144	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	815	$85.99	$70,081.85	$95.48	$77,816.20	$87.65	$71,434.75	$85.75	$69,886.25
145	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	2398	$95.94	$230,064.12	$93.39	$223,949.22	$90.75	$217,618.50	$94.90	$227,570.20
146	CONCRETE CURB & GUTTER DESIGN B618	LF	400	$29.30	$11,720.00	$36.30	$14,520.00	$34.65	$13,860.00	$36.95	$14,780.00
147	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	3	$1,295.00	$3,885.00	$1,375.00	$4,125.00	$1,503.50	$4,510.50	$1,545.00	$4,635.00
148	4' DIA. PRECAST STORM STRUCTURE	EA	2	$3,171.99	$6,343.98	$2,981.00	$5,962.00	$5,787.00	$11,574.00	$4,815.00	$9,630.00
149	CONNECT TO EXISTING STORM SEWER PIPE	EA	2	$850.00	$1,700.00	$940.50	$1,881.00	$1,357.00	$2,714.00	$1,291.00	$2,582.00
150	12" RC PIPE STORM SEWER CLASS V	LF	160	$47.16	$7,545.60	$47.30	$7,568.00	$80.85	$12,936.00	$62.60	$10,016.00
151	STABILIZED CONSTRUCTION EXIT	EA	2	$2,000.00	$4,000.00	$700.00	$1,400.00	$2,021.50	$4,043.00	$750.00	$1,500.00
152	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	16	$175.00	$2,800.00	$220.00	$3,520.00	$134.50	$2,152.00	$150.00	$2,400.00
153	CULVERT END CONTROLS	EA	2	$250.00	$500.00	$275.00	$550.00	$125.00	$250.00	$50.00	$100.00
154	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	730	$4.40	$3,212.00	$4.51	$3,292.30	$4.39	$3,204.70	$4.50	$3,285.00
155	COMMON TOPSOIL BORROW (LV)	CY	287	$62.30	$17,880.10	$27.50	$7,892.50	$0.01	$2.87	$0.01	$2.87
156	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	16	$68.00	$1,088.00	$33.00	$528.00	$34.00	$544.00	$100.00	$1,600.00
157	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	163	$32.20	$5,248.60	$23.32	$3,801.16	$18.75	$3,056.25	$0.01	$1.63
158	SUBGRADE EXCAVATION	CY	119	$38.36	$4,564.84	$38.50	$4,581.50	$57.85	$6,884.15	$62.75	$7,467.25
159	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	560	$30.30	$16,968.00	$26.40	$14,784.00	$18.85	$10,556.00	$0.01	$5.60
160	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	237	$4.20	$995.40	$2.20	$521.40	$2.65	$628.05	$1.50	$355.50

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
161	STREET SWEEPING W/ PICKUP BROOM	HR	10	$190.00	$1,900.00	$220.00	$2,200.00	$185.00	$1,850.00	$195.00	$1,950.00
162	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$65.00	$130.00	$49.50	$99.00	$47.25	$94.50	$75.00	$150.00
163	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	216	$5.09	$1,099.44	$5.39	$1,164.24	$5.20	$1,123.20	$5.35	$1,155.60
164	MNDOT SEED MIX WET DITCH	SY	44	$7.50	$330.00	$7.70	$338.80	$7.45	$327.80	$7.65	$336.60
165	SODDING TYPE LAWN	SY	646	$22.50	$14,535.00	$21.56	$13,927.76	$20.95	$13,533.70	$21.55	$13,921.30
166	FERTILIZER TYPE 3	LB	66	$0.99	$65.34	$1.00	$66.00	$0.98	$64.68	$1.00	$66.00
167	HYDROMULCHING (SFM)	SY	259	$7.40	$1,916.60	$7.70	$1,994.30	$7.45	$1,929.55	$7.65	$1,981.35
168	SALVAGE AND REINSTALL SIGN	EA	2	$330.00	$660.00	$330.00	$660.00	$330.75	$661.50	$332.00	$664.00
169	INTERIM PAVEMENT MARKING	LS	1	$2,100.00	$2,100.00	$2,200.00	$2,200.00	$3,675.00	$3,675.00	$2,110.00	$2,110.00
170	4" DOUBLE SOLID LINE YELLOW MULTI-COMPONENT	LF	6684	$0.94	$6,282.96	$0.97	$6,483.48	$0.95	$6,349.80	$0.93	$6,216.12
171	4" SOLID LINE WHITE MULTI-COMPONENT	LF	10153	$0.94	$9,543.82	$0.97	$9,848.41	$0.47	$4,771.91	$0.93	$9,442.29
172	24" WHITE STOP BAR - MULTI-COMPONENT	EA	1	$210.00	$210.00	$220.00	$220.00	$630.00	$630.00	$211.00	$211.00
173	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				**$521,438.71**		**$510,643.81**		**$520,302.66**		**$527,932.91**
	BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4										
174	MOBILIZATION AND DEMOBILIZATION	LS	1	$21,150.00	$21,150.00	$17,000.00	$17,000.00	$27,709.00	$27,709.00	$5,700.00	$5,700.00
175	TRAFFIC CONTROL	LS	1	$2,650.00	$2,650.00	$1,650.00	$1,650.00	$1,260.00	$1,260.00	$1,266.00	$1,266.00
176	REMOVE BITUMINOUS PAVEMENT	SY	1338	$2.00	$2,676.00	$10.56	$14,129.28	$5.50	$7,359.00	$10.00	$13,380.00
177	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	111	$3.00	$333.00	$3.50	$388.50	$1.95	$216.45	$2.11	$234.21
178	REMOVE SEWER PIPE (STORM)	LF	57	$26.20	$1,493.40	$10.45	$595.65	$37.50	$2,137.50	$8.75	$498.75
179	REMOVE FLARED-END SECTION	EA	2	$450.00	$900.00	$125.40	$250.80	$226.35	$452.70	$164.00	$328.00
180	REMOVE STORM SEWER STRUCTURE	EA	1	$850.00	$850.00	$752.40	$752.40	$661.75	$661.75	$865.00	$865.00
181	REMOVE STAIRS	LS	1	$2,100.00	$2,100.00	$2,750.00	$2,750.00	$3,040.50	$3,040.50	$0.01	$0.01
182	CLEAR AND GRUB TREE	LS	1	$6,000.00	$6,000.00	$4,950.00	$4,950.00	$900.90	$900.90	$937.00	$937.00
183	SALVAGE AND RESPREAD RIPRAP	SY	269	$63.35	$17,041.15	$29.48	$7,930.12	$33.75	$9,078.75	$18.00	$4,842.00
184	BITUMINOUS MATERIAL FOR TACK COAT	GAL	7	$5.00	$35.00	$3.30	$23.10	$1.76	$12.32	$60.00	$420.00
185	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	TN	131	$112.62	$14,753.22	$113.14	$14,821.34	$86.50	$11,331.50	$160.25	$20,992.75
186	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TN	100	$106.16	$10,616.00	$122.85	$12,285.00	$97.65	$9,765.00	$192.30	$19,230.00
187	CONCRETE CURB & GUTTER DESIGN B612	LF	81	$37.00	$2,997.00	$34.10	$2,762.10	$32.55	$2,636.55	$43.10	$3,491.10
188	6" CONCRETE SIDEWALK	SY	16	$105.00	$1,680.00	$162.80	$2,604.80	$155.40	$2,486.40	$156.00	$2,496.00
189	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	169	$40.10	$6,776.90	$68.20	$11,525.80	$99.00	$16,731.00	$0.01	$1.69
190	COARSE FILTER AGGREGATE	CY	315	$76.66	$24,147.90	$69.08	$21,760.20	$91.25	$28,743.75	$110.00	$34,650.00
191	ENGINEERED TOPSOIL (85% SAND, 15% COMPOST) (CV)	CY	315	$52.80	$16,632.00	$79.20	$24,948.00	$76.00	$23,940.00	$54.20	$17,073.00
192	4' DIA. PRECAST STORM STRUCTURE	EA	6	$3,351.92	$20,111.52	$3,047.00	$18,282.00	$8,026.00	$48,156.00	$4,840.00	$29,040.00
193	4' DIA. STORM SEWER OUTLET CONTROL STRUCTURE W/	EA	1	$8,022.88	$8,022.88	$7,810.00	$7,810.00	$5,675.00	$5,675.00	$12,521.00	$12,521.00
194	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$850.00	$850.00	$940.50	$940.50	$1,357.50	$1,357.50	$2,188.00	$2,188.00
195	12" RC PIPE STORM SEWER CLASS V	LF	360	$43.45	$15,642.00	$47.30	$17,028.00	$73.25	$26,370.00	$77.35	$27,846.00
196	12" RC FLARED END SECTION W/ TRASH GUARD	EA	3	$2,370.40	$7,111.20	$376.20	$1,128.60	$1,476.00	$4,428.00	$2,340.00	$7,020.00
197	15" RC PIPE STORM SEWER CLASS V	LF	28	$60.86	$1,704.08	$52.80	$1,478.40	$75.65	$2,118.20	$82.30	$2,304.40
198	15" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$2,537.16	$5,074.32	$1,067.00	$2,134.00	$1,722.00	$3,444.00	$2,265.00	$4,530.00
199	RANDOM RIPRAP CLASS III	CY	10	$250.00	$2,500.00	$137.94	$1,379.40	$103.50	$1,035.00	$164.00	$1,640.00
200	STABILIZED CONSTRUCTION EXIT	LS	1	$2,650.00	$2,650.00	$700.00	$700.00	$2,660.00	$2,660.00	$750.00	$750.00
201	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$175.00	$1,225.00	$220.00	$1,540.00	$134.50	$941.50	$150.00	$1,050.00

BID TABULATION				Bidder No. 1 Northwest		Bidder No. 2 Asphalt Surface Technologies Corp. a/k/a ASTECH Corp		Bidder No. 3 Valley Paving, Inc.		Bidder No. 4 GMH Asphalt Corp.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
202	CULVERT END CONTROLS - MAINTAINED	EA	3	$500.00	$1,500.00	$275.00	$825.00	$236.25	$708.75	$50.00	$150.00
203	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	200	$4.50	$900.00	$2.97	$594.00	$2.84	$568.00	$2.92	$584.00
204	EROSION CONTROL BLANKET CATEGORY 25	SY	1223	$2.05	$2,507.15	$1.76	$2,152.48	$1.66	$2,030.18	$1.71	$2,091.33
205	COMMON TOPSOIL BORROW (LV)	CY	177	$64.50	$11,416.50	$51.48	$9,111.96	$81.35	$14,398.95	$33.00	$5,841.00
206	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	2675	$46.20	$123,585.00	$25.52	$68,266.00	$40.25	$107,668.75	$18.45	$49,353.75
207	SUBGRADE EXCAVATION	CY	15	$50.00	$750.00	$38.50	$577.50	$79.00	$1,185.00	$28.45	$426.75
208	INSTALL STAIRS	LS	1	$26,250.00	$26,250.00	$10,835.00	$10,835.00	$22,222.00	$22,222.00	$55,256.00	$55,256.00
209	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$65.00	$130.00	$49.50	$99.00	$47.25	$94.50	$75.00	$150.00
210	MACHINE SLICED SILT FENCE	LF	297	$2.60	$772.20	$2.53	$751.41	$2.46	$730.62	$2.53	$751.41
211	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	1223	$1.55	$1,895.65	$1.54	$1,883.42	$1.50	$1,834.50	$1.54	$1,883.42
212	MNDOT SEED MIX WET DITCH	SY	500	$3.60	$1,800.00	$3.85	$1,925.00	$3.70	$1,850.00	$3.80	$1,900.00
213	SODDING TYPE LAWN	SY	332	$11.90	$3,950.80	$12.10	$4,017.20	$11.14	$3,698.48	$11.45	$3,801.40
214	FERTILIZER TYPE 3	LB	149	$0.99	$147.51	$1.00	$149.00	$3.40	$506.60	$1.00	$149.00
215	HYDROMULCHING	SY	1723	$1.05	$1,809.15	$1.10	$1,895.30	$1.02	$1,757.46	$1.05	$1,809.15
216	PRUNE TREES	HR	10	$525.00	$5,250.00	$456.50	$4,565.00	$134.40	$1,344.00	$240.00	$2,400.00
217	IRRIGATION SYSTEM REPAIR	LOT	2	$300.00	$600.00	$275.00	$550.00	$836.79	$1,673.58	$750.00	$1,500.00
218	PET CONTAINMENT SYSTEM REPAIR	LOT	2	$350.00	$700.00	$165.00	$330.00	$279.72	$559.44	$200.00	$400.00
219	SALVAGE AND REINSTALL SIGN	EA	2	$330.00	$660.00	$330.00	$660.00	$330.75	$661.50	$332.00	$664.00
220	4" SOLID LINE WHITE - MULTI-COMPONENT	LF	207	$5.50	$1,138.50	$5.50	$1,138.50	$9.98	$2,065.86	$11.40	$2,359.80
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				**$383,485.03**		**$303,873.76**		**$410,206.44**		**$346,765.92**
	BASE BID SUMMARY:										
	TOTAL BASE BID: 2026 PROJECT AREA 1				$2,402,567.09		$2,422,513.11		$2,488,365.77		$2,559,375.57
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				$773,762.55		$785,319.19		$879,350.20		$834,885.03
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				$521,438.71		$510,643.81		$520,302.66		$527,932.91
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				$383,485.03		$303,873.76		$410,206.44		$346,765.92

Contractor Name and Address:	Northwest	Asphalt Surface Technologies Corp. a/k/a ASTECH Corp	Valley Paving, Inc.	GMH Asphalt Corp.
	1451 stagecoach Rd.	P. O. Box 1025	8800 13th Ave. E.	9180 Laketown Road
	Shakopee, MN 55379	St. Cloud, MN 56302	Shakopee, MN 55379	Chaska, MN 55318
Phone:	(952) 445-1003	(320) 363-8500	(952) 445-8615	(952) 442-5288
Email:	nhendrikson@nwasphalt.net	lanceastech@yahoo.com	brent@valleypaving.com	estimating@gmhasphalt.com
Signed By:	Noah Hendrickson	Dale R. Strandberg	Brent Carron	Brandon Butorac
Title:	Estimator/PM	Vice President	President	Vice President
Bid Security:	Bid Bond	Bid Bond	Bid Bond	Bid Bond
Responsible Contractor Certification:	Yes	Yes	Yes	Yes
Addenda Acknowledged:	1, 2	1, 2	1, 2	1, 2

Stantec

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons Unit Price	Bidder No. 5 Wm. Mueller & Sons Total	Bidder No. 6 Bituminous Roadways, Inc. Unit Price	Bidder No. 6 Bituminous Roadways, Inc. Total	Bidder No. 7 New Look Contracting, Inc. Unit Price	Bidder No. 7 New Look Contracting, Inc. Total
	BID TABULATION								
	BASE BID: 2026 PROJECT AREA 1								
1	MOBILIZATION AND DEMOBILIZATION	LS	1	$187,000.00	$187,000.00	$150,000.00	$150,000.00	$302,750.00	$302,750.00
2	TRAFFIC CONTROL	LS	1	$3,975.00	$3,975.00	$95,000.00	$95,000.00	$5,000.00	$5,000.00
3	REMOVE BITUMINOUS CURB	LF	3979	$2.00	$7,958.00	$9.00	$35,811.00	$2.00	$7,958.00
4	REMOVE CONCRETE DRIVEWAY	SY	275	$8.25	$2,268.75	$37.00	$10,175.00	$28.00	$7,700.00
5	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	1054	$6.50	$6,851.00	$8.00	$8,432.00	$15.00	$15,810.00
6	REMOVE BITUMINOUS TRAIL PAVEMENT	SY	24	$22.00	$528.00	$40.00	$960.00	$15.00	$360.00
7	REMOVE CASTING (SANITARY)	EA	38	$150.00	$5,700.00	$450.00	$17,100.00	$275.00	$10,450.00
8	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	138	$130.00	$17,940.00	$35.00	$4,830.00	$65.00	$8,970.00
9	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	3442	$3.15	$10,842.30	$2.50	$8,605.00	$3.50	$12,047.00
10	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	398	$5.70	$2,268.60	$3.50	$1,393.00	$7.00	$2,786.00
11	REMOVE SEWER PIPE (STORM)	LF	784	$15.90	$12,465.60	$18.00	$14,112.00	$30.00	$23,520.00
12	REMOVE FLARED-END SECTION	EA	20	$397.00	$7,940.00	$400.00	$8,000.00	$500.00	$10,000.00
13	REMOVE STORM SEWER STRUCTURE	EA	14	$595.50	$8,337.00	$555.00	$7,770.00	$1,000.00	$14,000.00
14	ABANDON STORM SEWER PIPE	LF	428	$11.50	$4,922.00	$10.00	$4,280.00	$19.00	$8,132.00
15	CLEAR AND GRUB TREE	EA	39	$757.00	$29,523.00	$795.00	$31,005.00	$1,050.00	$40,950.00
16	CLEARING AND GRUBBING	SY	517	$10.50	$5,428.50	$11.00	$5,687.00	$19.75	$10,210.75
17	SALVAGE AND REINSTALL MAILBOX	EA	30	$200.00	$6,000.00	$210.00	$6,300.00	$495.00	$14,850.00
18	FULL DEPTH RECLAMATION (P)	SY	40202	$3.61	$145,129.22	$2.65	$106,535.30	$3.00	$120,606.00
19	MILL BITUMINOUS SURFACE (1.5") (P)	SY	1209	$14.20	$17,167.80	$3.50	$4,231.50	$7.50	$9,067.50
20	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2143	$4.75	$10,179.25	$1.00	$2,143.00	$1.15	$2,464.45
21	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	1054	$64.40	$67,877.60	$37.00	$38,998.00	$45.00	$47,430.00
22	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	4855	$85.90	$417,044.50	$89.00	$432,095.00	$104.00	$504,920.00
23	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	5138	$86.40	$443,923.20	$97.00	$498,386.00	$113.50	$583,163.00
24	BITUMINOUS CURB	LF	750	$16.00	$12,000.00	$8.00	$6,000.00	$9.25	$6,937.50
25	BITUMINOUS DRAINAGE FLUME	SY	110	$67.50	$7,425.00	$57.00	$6,270.00	$66.50	$7,315.00
26	6" CONCRETE DRIVEWAY	SY	347	$107.00	$37,129.00	$109.00	$37,823.00	$120.00	$41,640.00
27	CONCRETE CURB & GUTTER DESIGN B412	LF	6884	$16.80	$115,651.20	$16.00	$110,144.00	$16.75	$115,307.00
28	CONCRETE CURB & GUTTER DESIGN B618	LF	241	$31.85	$7,675.85	$32.00	$7,712.00	$34.50	$8,314.50
29	7" CONCRETE VALLEY GUTTER	SY	103	$130.00	$13,390.00	$142.00	$14,626.00	$151.50	$15,604.50
30	CONCRETE DRAINAGE FLUME	EA	8	$485.00	$3,880.00	$566.00	$4,528.00	$565.00	$4,520.00
31	CONSTRUCT CONCRETE PEDESTRIAN CURB RAMP	EA	2	$2,450.00	$4,900.00	$2,010.00	$4,020.00	$1,982.00	$3,964.00
32	TRUNCATED DOMES	SF	40	$50.00	$2,000.00	$53.00	$2,120.00	$58.50	$2,340.00
33	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	140	$61.00	$8,540.00	$96.00	$13,440.00	$65.00	$9,100.00
34	DRIVEWAY AGGREGATE SPECIAL	CY	11	$110.00	$1,210.00	$131.00	$1,441.00	$250.00	$2,750.00
35	SANITARY SERVICE REPAIR SETUP	EA	6	$3,982.20	$23,893.20	$2,990.00	$17,940.00	$4,000.00	$24,000.00

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
36	SANITARY SEWER 6" PVC REPLACEMENT	LF	149	$71.00	$10,579.00	$134.00	$19,966.00	$45.00	$6,705.00
37	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	38	$1,810.00	$68,780.00	$1,710.00	$64,980.00	$2,375.00	$90,250.00
38	27" CATCH BASIN	EA	2	$3,125.60	$6,251.20	$3,740.00	$7,480.00	$2,975.00	$5,950.00
39	2'X3' CATCH BASIN	EA	6	$3,366.20	$20,197.20	$3,880.00	$23,280.00	$3,200.00	$19,200.00
40	4' DIA. PRECAST STORM STRUCTURE	EA	6	$4,186.00	$25,116.00	$4,660.00	$27,960.00	$4,175.00	$25,050.00
41	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$794.10	$794.10	$1,410.00	$1,410.00	$1,150.00	$1,150.00
42	12" RC PIPE STORM SEWER CLASS V	LF	640	$43.50	$27,840.00	$87.00	$55,680.00	$86.00	$55,040.00
43	12" RC FLARED END SECTION W/ TRASH GUARD	EA	10	$2,489.10	$24,891.00	$1,400.00	$14,000.00	$1,895.00	$18,950.00
44	18" RC PIPE STORM SEWER CLASS V	LF	103	$53.30	$5,489.90	$115.00	$11,845.00	$105.00	$10,815.00
45	18" RC FLARED END SECTION W/ TRASH GUARD	EA	5	$2,716.80	$13,584.00	$2,490.00	$12,450.00	$2,125.00	$10,625.00
46	30" RC PIPE STORM SEWER CLASS V	LF	77	$152.60	$11,750.20	$169.00	$13,013.00	$225.00	$17,325.00
47	30" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$2,954.00	$5,908.00	$4,210.00	$8,420.00	$2,895.00	$5,790.00
48	36" RC PIPE STORM SEWER CLASS V	LF	83	$198.40	$16,467.20	$249.00	$20,667.00	$260.00	$21,580.00
49	36" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$3,637.00	$7,274.00	$4,930.00	$9,860.00	$3,700.00	$7,400.00
50	6" PERFORATED PVC SCH 40 DRAIN TILE PIPE	LF	583	$21.75	$12,680.25	$33.00	$19,239.00	$24.00	$13,992.00
51	6" PVC CLEANOUT W/THREADED CAP	EA	4	$1,005.00	$4,020.00	$1,110.00	$4,440.00	$700.00	$2,800.00
52	12" DIRECTIONALLY DRILLED HDPE PIPE	LF	491	$372.07	$182,686.37	$145.00	$71,195.00	$185.00	$90,835.00
53	12" METAL FLARE END SECTION	EA	3	$580.60	$1,741.80	$430.00	$1,290.00	$750.00	$2,250.00
54	CLASS 3 RIPRAP	TON	221	$97.40	$21,525.40	$140.00	$30,940.00	$160.00	$35,360.00
55	STABILIZED CONSTRUCTION EXIT	EA	11	$925.00	$10,175.00	$3,500.00	$38,500.00	$1.00	$11.00
56	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	14	$235.00	$3,290.00	$180.00	$2,520.00	$150.00	$2,100.00
57	CULVERT END CONTROLS - MAINTAINED	EA	14	$410.00	$5,740.00	$526.00	$7,364.00	$130.00	$1,820.00
58	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - I	LF	3960	$2.35	$9,306.00	$4.00	$15,840.00	$6.00	$23,760.00
59	EROSION CONTROL BLANKET CATEGORY 25	SY	500	$2.75	$1,375.00	$6.00	$3,000.00	$7.00	$3,500.00
60	COMMON TOPSOIL BORROW (LV)	CY	1166	$46.85	$54,627.10	$100.00	$116,600.00	$53.00	$61,798.00
61	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	1757	$34.55	$60,704.35	$58.00	$101,906.00	$35.75	$62,812.75
62	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	1071	$17.65	$18,903.15	$60.00	$64,260.00	$70.00	$74,970.00
63	SUBGRADE EXCAVATION	CY	824	$29.00	$23,896.00	$59.00	$48,616.00	$36.00	$29,664.00
64	HAUL AND DISPOSE FULL DEPTH RECLAIMATION (EV)	CY	4060	$31.10	$126,266.00	$35.00	$142,100.00	$24.00	$97,440.00
65	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	667	$2.75	$1,834.25	$4.00	$2,668.00	$4.00	$2,668.00
66	STREET SWEEPING W/ PICKUP BROOM	HR	30	$245.00	$7,350.00	$225.00	$6,750.00	$1.00	$30.00
67	WATER FOR DUST CONTROL AND ROAD CONSTRUCTIO	MGAL	100	$90.00	$9,000.00	$80.00	$8,000.00	$1.00	$100.00
68	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	2609	$3.08	$8,035.72	$2.00	$5,218.00	$2.25	$5,870.25
69	MNDOT SEED MIX WET DITCH	SY	175	$78.80	$13,790.00	$4.00	$700.00	$2.25	$393.75
70	SODDING TYPE LAWN	SY	7825	$19.50	$152,587.50	$11.00	$86,075.00	$25.00	$195,625.00
71	FERTILIZER TYPE 3	LB	768	$1.50	$1,152.00	$1.00	$768.00	$2.25	$1,728.00
72	HYDROMULCHING (SFM)	SY	2784	$2.50	$6,960.00	$4.00	$11,136.00	$4.75	$13,224.00
73	PRUNE TREES	HR	100	$400.00	$40,000.00	$420.00	$42,000.00	$475.00	$47,500.00
74	IRRIGATION SYSTEM REPAIR	LOT	49	$700.00	$34,300.00	$525.00	$25,725.00	$1.00	$49.00
75	PET CONTAINMENT SYSTEM REPAIR	LOT	24	$225.00	$5,400.00	$525.00	$12,600.00	$1.00	$24.00
76	SALVAGE AND REINSTALL SIGN	EA	13	$300.00	$3,900.00	$210.00	$2,730.00	$225.00	$2,925.00
77	LANDSCAPING RESTORATION ($20,000 ALLOWANCE)	LS	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
	TOTAL BASE BID: 2026 PROJECT AREA 1				**$2,745,131.26**		**$2,901,103.80**		**$3,094,016.95**

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
	BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2								
78	MOBILIZATION AND DEMOBILIZATION	LS	1	$22,000.00	$22,000.00	$92,000.00	$92,000.00	$100,000.00	$100,000.00
79	TRAFFIC CONTROL	LS	1	$3,975.00	$3,975.00	$85,000.00	$85,000.00	$5,000.00	$5,000.00
80	REMOVE BITUMINOUS CURB	LF	838	$2.00	$1,676.00	$9.00	$7,542.00	$2.00	$1,676.00
81	REMOVE CONCRETE DRIVEWAY	SY	250	$8.25	$2,062.50	$37.00	$9,250.00	$30.00	$7,500.00
82	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SY	2121	$6.50	$13,786.50	$8.00	$16,968.00	$7.00	$14,847.00
83	REMOVE CASTING (SANITARY)	EA	17	$150.00	$2,550.00	$450.00	$7,650.00	$275.00	$4,675.00
84	REMOVE STORM SEWER STRUCTURE	EA	2	$397.00	$794.00	$1,210.00	$2,420.00	$1,545.00	$3,090.00
85	REMOVE SEWER PIPE (STORM)	LF	27	$15.90	$429.30	$52.00	$1,404.00	$58.00	$1,566.00
86	CLEAR AND GRUB TREE	EA	1	$2,850.00	$2,850.00	$3,000.00	$3,000.00	$2,250.00	$2,250.00
87	SALVAGE AND REINSTALL DRIVEWAY PAVERS	SY	7	$220.00	$1,540.00	$265.00	$1,855.00	$175.00	$1,225.00
88	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	1869	$3.15	$5,887.35	$2.50	$4,672.50	$3.50	$6,541.50
89	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LF	441	$5.70	$2,513.70	$3.50	$1,543.50	$7.00	$3,087.00
90	SALVAGE AND REINSTALL MAILBOX	EA	16	$200.00	$3,200.00	$210.00	$3,360.00	$495.00	$7,920.00
91	ADJUST FRAME AND RINGS AND CASTING STORM	EA	4	$1,200.00	$4,800.00	$1,730.00	$6,920.00	$1,500.00	$6,000.00
92	FULL DEPTH RECLAMATION (P)	SY	13501	$3.61	$48,738.61	$2.65	$35,777.65	$4.75	$64,129.75
93	DRIVEWAY AGGREGATE SPECIAL	CY	12	$110.00	$1,320.00	$160.00	$1,920.00	$250.00	$3,000.00
94	BITUMINOUS MATERIAL FOR TACK COAT	GAL	709	$4.75	$3,367.75	$1.00	$709.00	$1.15	$815.35
95	PATCH BITUMINOUS PAVEMENT- DRIVEWAY	SY	2121	$64.40	$136,592.40	$37.00	$78,477.00	$45.00	$95,445.00
96	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$85.90	$140,102.90	$89.00	$145,159.00	$104.00	$169,624.00
97	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	1631	$86.40	$140,918.40	$97.00	$158,207.00	$113.50	$185,118.50
98	BITUMINOUS CURB	LF	250	$16.00	$4,000.00	$8.00	$2,000.00	$9.25	$2,312.50
99	6" CONCRETE DRIVEWAY	SY	250	$107.00	$26,750.00	$109.00	$27,250.00	$120.00	$30,000.00
100	CONCRETE CURB & GUTTER DESIGN B612	LF	403	$30.95	$12,472.85	$32.00	$12,896.00	$33.50	$13,500.50
101	CONCRETE CURB & GUTTER DESIGN B412	LF	332	$29.70	$9,860.40	$31.00	$10,292.00	$32.00	$10,624.00
102	7" CONCRETE VALLEY GUTTER	SY	23	$130.00	$2,990.00	$149.00	$3,427.00	$152.00	$3,496.00
103	CONCRETE DRAINAGE FLUME	EA	1	$1,235.00	$1,235.00	$750.00	$750.00	$575.00	$575.00
104	27" CATCH BASIN	EA	1	$3,125.60	$3,125.60	$3,040.00	$3,040.00	$3,425.00	$3,425.00
105	4' DIA. PRECAST STORM STRUCTURE	EA	1	$4,186.00	$4,186.00	$4,710.00	$4,710.00	$4,850.00	$4,850.00
106	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$794.10	$794.10	$2,830.00	$2,830.00	$1,150.00	$1,150.00
107	12" RC PIPE STORM SEWER CLASS V	LF	29	$53.50	$1,551.50	$174.00	$5,046.00	$109.00	$3,161.00
108	SANITARY SERVICE REPAIR SETUP	EA	7	$3,982.20	$27,875.40	$4,090.00	$28,630.00	$4,000.00	$28,000.00
109	SANITARY SEWER 6" PVC REPLACEMENT	LF	160	$71.40	$11,424.00	$71.00	$11,360.00	$45.00	$7,200.00
110	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	17	$1,810.00	$30,770.00	$1,720.00	$29,240.00	$2,175.00	$36,975.00
111	STABILIZED CONSTRUCTION EXIT	LS	7	$925.00	$6,475.00	$3,500.00	$24,500.00	$1.00	$7.00
112	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$235.00	$1,645.00	$180.00	$1,260.00	$150.00	$1,050.00
113	CULVERT END CONTROLS - MAINTAINED	EA	3	$410.00	$1,230.00	$526.00	$1,578.00	$130.00	$390.00
114	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	1400	$2.35	$3,290.00	$4.00	$5,600.00	$6.50	$9,100.00
115	COMMON TOPSOIL BORROW (LV)	CY	410	$46.85	$19,208.50	$100.00	$41,000.00	$53.00	$21,730.00
116	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	491	$34.55	$16,964.05	$58.00	$28,478.00	$40.00	$19,640.00
117	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	255	$17.65	$4,500.75	$60.00	$15,300.00	$65.00	$16,575.00
118	SUBGRADE EXCAVATION	CY	225	$29.00	$6,525.00	$60.00	$13,500.00	$38.00	$8,550.00
119	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	1111	$31.10	$34,552.10	$35.00	$38,885.00	$23.00	$25,553.00
120	STREET SWEEPING W/ PICKUP BROOM	HR	10	$245.00	$2,450.00	$225.00	$2,250.00	$1.00	$10.00

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons Unit Price	Bidder No. 5 Wm. Mueller & Sons Total	Bidder No. 6 Bituminous Roadways, Inc. Unit Price	Bidder No. 6 Bituminous Roadways, Inc. Total	Bidder No. 7 New Look Contracting, Inc. Unit Price	Bidder No. 7 New Look Contracting, Inc. Total
	BID TABULATION								
121	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	8	$90.00	$720.00	$80.00	$640.00	$1.00	$8.00
122	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	917	$3.01	$2,760.17	$4.00	$3,668.00	$2.25	$2,063.25
123	MNDOT SEED MIX WET DITCH	SY	62	$78.08	$4,840.96	$9.00	$558.00	$10.00	$620.00
124	SODDING TYPE LAWN	SY	917	$17.50	$16,047.50	$18.00	$16,506.00	$25.00	$22,925.00
125	FERTILIZER TYPE 3	LB	138	$1.50	$207.00	$1.00	$138.00	$2.25	$310.50
126	HYDROMULCHING (SFM)	SY	979	$2.50	$2,447.50	$5.00	$4,895.00	$4.75	$4,650.25
127	PRUNE TREES	HR	10	$415.00	$4,150.00	$420.00	$4,200.00	$475.00	$4,750.00
128	IRRIGATION SYSTEM REPAIR	LOT	29	$700.00	$20,300.00	$525.00	$15,225.00	$1.00	$29.00
129	PET CONTAINMENT SYSTEM REPAIR	LOT	14	$225.00	$3,150.00	$525.00	$7,350.00	$1.00	$14.00
130	SALVAGE AND REINSTALL SIGN	EA	8	$300.00	$2,400.00	$210.00	$1,680.00	$225.00	$1,800.00
131	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				**$840,002.79**		**$1,042,516.65**		**$978,554.10**
	BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3								
132	MOBILIZATION AND DEMOBILIZATION	LS	1	$16,000.00	$16,000.00	$52,000.00	$52,000.00	$95,000.00	$95,000.00
133	TRAFFIC CONTROL	LS	1	$2,000.00	$2,000.00	$55,000.00	$55,000.00	$5,000.00	$5,000.00
134	REMOVE CONCRETE CURB & GUTTER	LF	400	$14.50	$5,800.00	$14.00	$5,600.00	$16.00	$6,400.00
135	REMOVE CASTING (SANITARY)	EA	3	$150.00	$450.00	$450.00	$1,350.00	$275.00	$825.00
136	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	195	$3.15	$614.25	$2.50	$487.50	$5.00	$975.00
137	REMOVE SEWER PIPE (STORM)	LF	135	$15.90	$2,146.50	$27.00	$3,645.00	$28.00	$3,780.00
138	REMOVE FLARED-END SECTION	EA	2	$397.00	$794.00	$365.00	$730.00	$1,000.00	$2,000.00
139	REMOVE STORM SEWER STRUCTURE	EA	2	$397.00	$794.00	$1,130.00	$2,260.00	$1,050.00	$2,100.00
140	SALVAGE AND REINSTALL MAILBOX	EA	8	$200.00	$1,600.00	$210.00	$1,680.00	$495.00	$3,960.00
141	FULL DEPTH RECLAMATION (P)	SY	7082	$4.39	$31,089.98	$2.65	$18,767.30	$3.75	$26,557.50
142	MILL BITUMINOUS SURFACE (2.0") (P)	SY	13771	$2.44	$33,601.24	$3.50	$48,198.50	$2.00	$27,542.00
143	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1869	$4.75	$8,877.75	$1.00	$1,869.00	$1.15	$2,149.35
144	TYPE SP 12.5 NON WEARING COURSE MIX (3,C) (ROAD)	TN	815	$88.00	$71,720.00	$89.00	$72,535.00	$104.00	$84,760.00
145	TYPE SP 9.5 WEARING COURSE MIX (3,C) (ROAD)	TN	2398	$82.00	$196,636.00	$97.00	$232,606.00	$113.50	$272,173.00
146	CONCRETE CURB & GUTTER DESIGN B618	LF	400	$43.00	$17,200.00	$36.00	$14,400.00	$38.50	$15,400.00
147	SUPPLY AND INSTALL NEW SANITARY CASTING AND RINGS	EA	3	$1,810.00	$5,430.00	$1,710.00	$5,130.00	$2,500.00	$7,500.00
148	4' DIA. PRECAST STORM STRUCTURE	EA	2	$4,173.60	$8,347.20	$4,330.00	$8,660.00	$4,950.00	$9,900.00
149	CONNECT TO EXISTING STORM SEWER PIPE	EA	2	$794.10	$1,588.20	$1,410.00	$2,820.00	$1,600.00	$3,200.00
150	12" RC PIPE STORM SEWER CLASS V	LF	160	$43.50	$6,960.00	$77.00	$12,320.00	$82.00	$13,120.00
151	STABILIZED CONSTRUCTION EXIT	EA	2	$925.00	$1,850.00	$3,500.00	$7,000.00	$1.00	$2.00
152	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	16	$235.00	$3,760.00	$180.00	$2,880.00	$150.00	$2,400.00
153	CULVERT END CONTROLS	EA	2	$235.00	$470.00	$526.00	$1,052.00	$130.00	$260.00
154	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	730	$2.35	$1,715.50	$4.00	$2,920.00	$6.50	$4,745.00
155	COMMON TOPSOIL BORROW (LV)	CY	287	$55.00	$15,785.00	$100.00	$28,700.00	$45.00	$12,915.00
156	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	16	$60.00	$960.00	$71.00	$1,136.00	$75.00	$1,200.00
157	EXCAVATE AND PLACE RECLAIMED MATERIAL	CY	163	$22.00	$3,586.00	$60.00	$9,780.00	$65.00	$10,595.00
158	SUBGRADE EXCAVATION	CY	119	$34.00	$4,046.00	$59.00	$7,021.00	$40.00	$4,760.00
159	HAUL AND DISPOSE FULL DEPTH RECLAMATION (EV)	CY	560	$32.00	$17,920.00	$35.00	$19,600.00	$23.00	$12,880.00
160	GEOTEXTILE FABRIC TYPE V NON-WOVEN	SY	237	$3.00	$711.00	$4.00	$948.00	$5.00	$1,185.00

Item Num	Item	Units	Qty	Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
	BID TABULATION			**Unit Price**	**Total**	**Unit Price**	**Total**	**Unit Price**	**Total**
161	STREET SWEEPING W/ PICKUP BROOM	HR	10	$245.00	$2,450.00	$225.00	$2,250.00	$1.00	$10.00
162	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$90.00	$180.00	$80.00	$160.00	$1.00	$2.00
163	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	216	$3.01	$650.16	$5.00	$1,080.00	$2.25	$486.00
164	MNDOT SEED MIX WET DITCH	SY	44	$78.08	$3,435.52	$7.00	$308.00	$10.00	$440.00
165	SODDING TYPE LAWN	SY	646	$23.50	$15,181.00	$21.00	$13,566.00	$25.00	$16,150.00
166	FERTILIZER TYPE 3	LB	66	$1.50	$99.00	$1.00	$66.00	$2.25	$148.50
167	HYDROMULCHING (SFM)	SY	259	$2.50	$647.50	$7.00	$1,813.00	$4.75	$1,230.25
168	SALVAGE AND REINSTALL SIGN	EA	2	$300.00	$600.00	$210.00	$420.00	$225.00	$450.00
169	INTERIM PAVEMENT MARKING	LS	1	$2,000.00	$2,000.00	$2,100.00	$2,100.00	$2,400.00	$2,400.00
170	4" DOUBLE SOLID LINE YELLOW MULTI-COMPONENT	LF	6684	$0.88	$5,881.92	$0.90	$6,015.60	$1.25	$8,355.00
171	4" SOLID LINE WHITE MULTI-COMPONENT	LF	10153	$0.88	$8,934.64	$0.90	$9,137.70	$1.25	$12,691.25
172	24" WHITE STOP BAR - MULTI-COMPONENT	EA	1	$200.00	$200.00	$210.00	$210.00	$250.00	$250.00
173	LANDSCAPING RESTORATION ($10,000 ALLOWANCE)	LS	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				**$512,712.36**		**$668,221.60**		**$685,896.85**
	BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4								
174	MOBILIZATION AND DEMOBILIZATION	LS	1	$11,000.00	$11,000.00	$43,000.00	$43,000.00	$40,000.00	$40,000.00
175	TRAFFIC CONTROL	LS	1	$1,500.00	$1,500.00	$12,000.00	$12,000.00	$2,500.00	$2,500.00
176	REMOVE BITUMINOUS PAVEMENT	SY	1338	$6.45	$8,630.10	$8.00	$10,704.00	$5.00	$6,690.00
177	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	LF	111	$5.00	$555.00	$2.50	$277.50	$5.00	$555.00
178	REMOVE SEWER PIPE (STORM)	LF	57	$15.90	$906.30	$47.00	$2,679.00	$23.00	$1,311.00
179	REMOVE FLARED-END SECTION	EA	2	$397.00	$794.00	$367.00	$734.00	$1,000.00	$2,000.00
180	REMOVE STORM SEWER STRUCTURE	EA	1	$397.00	$397.00	$1,130.00	$1,130.00	$1,050.00	$1,050.00
181	REMOVE STAIRS	LS	1	$1,500.00	$1,500.00	$8,500.00	$8,500.00	$2,250.00	$2,250.00
182	CLEAR AND GRUB TREE	LS	1	$4,500.00	$4,500.00	$4,740.00	$4,740.00	$6,575.00	$6,575.00
183	SALVAGE AND RESPREAD RIPRAP	SY	269	$25.10	$6,751.90	$35.00	$9,415.00	$29.00	$7,801.00
184	BITUMINOUS MATERIAL FOR TACK COAT	GAL	7	$24.00	$168.00	$1.00	$7.00	$1.15	$8.05
185	TYPE SP 12.5 NON WEARING COURSE MIX (3,C)	TN	131	$145.00	$18,995.00	$100.00	$13,100.00	$117.00	$15,327.00
186	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TN	100	$175.00	$17,500.00	$110.00	$11,000.00	$129.00	$12,900.00
187	CONCRETE CURB & GUTTER DESIGN B612	LF	81	$41.00	$3,321.00	$40.00	$3,240.00	$37.00	$2,997.00
188	6" CONCRETE SIDEWALK	SY	16	$160.00	$2,560.00	$173.00	$2,768.00	$450.00	$7,200.00
189	AGGREGATE BASE CLASS 5, 80% CRUSHED (CV)	CY	169	$72.00	$12,168.00	$100.00	$16,900.00	$65.00	$10,985.00
190	COARSE FILTER AGGREGATE	CY	315	$66.00	$20,790.00	$60.00	$18,900.00	$95.00	$29,925.00
191	ENGINEERED TOPSOIL (85% SAND, 15% COMPOST) (CV)	CY	315	$44.00	$13,860.00	$150.00	$47,250.00	$60.00	$18,900.00
192	4' DIA. PRECAST STORM STRUCTURE	EA	6	$4,186.00	$25,116.00	$5,700.00	$34,200.00	$4,725.00	$28,350.00
193	4' DIA. STORM SEWER OUTLET CONTROL STRUCTURE W/	EA	1	$12,110.40	$12,110.40	$9,680.00	$9,680.00	$9,150.00	$9,150.00
194	CONNECT TO EXISTING STORM SEWER PIPE	EA	1	$1,588.20	$1,588.20	$1,130.00	$1,130.00	$1,150.00	$1,150.00
195	12" RC PIPE STORM SEWER CLASS V	LF	360	$43.50	$15,660.00	$82.00	$29,520.00	$90.00	$32,400.00
196	12" RC FLARED END SECTION W/ TRASH GUARD	EA	3	$1,695.10	$5,085.30	$1,910.00	$5,730.00	$1,875.00	$5,625.00
197	15" RC PIPE STORM SEWER CLASS V	LF	28	$61.00	$1,708.00	$188.00	$5,264.00	$125.00	$3,500.00
198	15" RC FLARED END SECTION W/ TRASH GUARD	EA	2	$1,961.80	$3,923.60	$2,340.00	$4,680.00	$1,985.00	$3,970.00
199	RANDOM RIPRAP CLASS III	CY	10	$136.40	$1,364.00	$255.00	$2,550.00	$200.00	$2,000.00
200	STABILIZED CONSTRUCTION EXIT	LS	1	$1,600.00	$1,600.00	$3,500.00	$3,500.00	$1.00	$1.00
201	STORM DRAIN INLET PROTECTION - MAINTAINED	EA	7	$235.00	$1,645.00	$180.00	$1,260.00	$150.00	$1,050.00

BID TABULATION				Bidder No. 5 Wm. Mueller & Sons		Bidder No. 6 Bituminous Roadways, Inc.		Bidder No. 7 New Look Contracting, Inc.	
Item Num	Item	Units	Qty	Unit Price	Total	Unit Price	Total	Unit Price	Total
202	CULVERT END CONTROLS - MAINTAINED	EA	3	$410.00	$1,230.00	$526.00	$1,578.00	$130.00	$390.00
203	SEDIMENT CONTROL LOG TYPE STRAW (OR BIOROLL) - MAINTAINED	LF	200	$2.35	$470.00	$3.00	$600.00	$6.50	$1,300.00
204	EROSION CONTROL BLANKET CATEGORY 25	SY	1223	$1.99	$2,433.77	$2.00	$2,446.00	$7.00	$8,561.00
205	COMMON TOPSOIL BORROW (LV)	CY	177	$42.00	$7,434.00	$115.00	$20,355.00	$45.00	$7,965.00
206	COMMON EXCAVATION - OFFSITE (EV) (P)	CY	2675	$26.62	$71,208.50	$59.00	$157,825.00	$30.00	$80,250.00
207	SUBGRADE EXCAVATION	CY	15	$45.00	$675.00	$122.00	$1,830.00	$30.00	$450.00
208	INSTALL STAIRS	LS	1	$17,000.00	$17,000.00	$20,000.00	$20,000.00	$27,500.00	$27,500.00
209	WATER FOR DUST CONTROL AND ROAD CONSTRUCTION	MGAL	2	$90.00	$180.00	$80.00	$160.00	$1.00	$2.00
210	MACHINE SLICED SILT FENCE	LF	297	$4.50	$1,336.50	$2.00	$594.00	$9.00	$2,673.00
211	MNDOT SEED MIX RESIDENTIAL TURFGRASS	SY	1223	$3.01	$3,681.23	$1.00	$1,223.00	$2.25	$2,751.75
212	MNDOT SEED MIX WET DITCH	SY	500	$78.08	$39,040.00	$4.00	$2,000.00	$10.00	$5,000.00
213	SODDING TYPE LAWN	SY	332	$17.50	$5,810.00	$11.00	$3,652.00	$25.00	$8,300.00
214	FERTILIZER TYPE 3	LB	149	$1.50	$223.50	$1.00	$149.00	$2.25	$335.25
215	HYDROMULCHING	SY	1723	$2.50	$4,307.50	$1.00	$1,723.00	$4.75	$8,184.25
216	PRUNE TREES	HR	10	$415.00	$4,150.00	$420.00	$4,200.00	$475.00	$4,750.00
217	IRRIGATION SYSTEM REPAIR	LOT	2	$1,500.00	$3,000.00	$525.00	$1,050.00	$1.00	$2.00
218	PET CONTAINMENT SYSTEM REPAIR	LOT	2	$500.00	$1,000.00	$525.00	$1,050.00	$1.00	$2.00
219	SALVAGE AND REINSTALL SIGN	EA	2	$300.00	$600.00	$210.00	$420.00	$225.00	$450.00
220	4" SOLID LINE WHITE - MULTI-COMPONENT	LF	207	$5.00	$1,035.00	$5.00	$1,035.00	$6.50	$1,345.50
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				**$360,511.80**		**$525,748.50**		**$416,381.80**
	BASE BID SUMMARY:								
	TOTAL BASE BID: 2026 PROJECT AREA 1				$2,745,131.26		$2,901,103.80		$3,094,016.95
	TOTAL BID ALTERNATE 1: 2026 ALTERNATE PROJECT AREA 2				$840,002.79		$1,042,516.65		$978,554.10
	TOTAL BID ALTERNATE 2: 2026 ALTERNATE PROJECT AREA 3				$512,712.36		$668,221.60		$685,896.85
	TOTAL BID ALTERNATE 3: 2026 ALTERNATE PROJECT AREA 4				$360,511.80		$525,748.50		$416,381.80
	Contractor Name and Address:			Wm. Mueller & Sons 831 Park Ave. Hamburg, MN 55339		Bituminous Roadways, Inc. 1520 Commerce Dr. Mendota Heights, MN 55120		New Look Contracting, Inc. 14045 Northdale Blvd. Rogers, MN 55374	
	Phone:			(952) 467-2720		(651) 686-7001		(763) 241-1596	
	Email:			coryh@wmmueller.com		info@bitroads.com		estimating@newlookcontracting.net	
	Signed By:			Timothy Mueller		Jack Peterson		Justin Hoellein	
	Title:			President		Vice President		PM/Estimator	
	Bid Security:			Bid Bond		Bid Bond		Bid Bond	
	Responsible Contractor Certification:			Yes		Yes		Yes	
	Addenda Acknowledged:			1, 2		1, 2		1, 2	

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

March 2, 2026

To: Honorable Mayor Kent Carlson
Deephaven City Council

Cc: Dan Madsen, City Administrator / Special Counsel

From: Cory Johnson, Chief of Police

Re: Monthly Police Activity Report for February 2026

February 2026:	January 2025:
154 Traffic Stops	117 Traffic Stops
65 Radio Calls	75 Radio Calls
80 Speeding	36 Speeding
0 Driving after Suspension	0 Driving after Suspension
1 Driving after Revocation	1 Driving after Revocation
27 Citations	15 Citations
126 Verbal Warnings	100 Verbal Warnings
0 Written Warnings	0 Written Warnings
0 DWI's	0 DWI's
14 Medical Calls	11 Medical Calls
25 Assists to other Agencies	14 Assists to other Agencies
(15 SLMPD)	(9 SLMPD)
(5 MTKA)	(3 MTKA)
(3 WAYZATA)	(2 WAYZATA)
(2 WATER PATROL)	
1 Assist to Deephaven	4 Assists to Deephaven
(1 SLMPD)	(2 SLMPD)
0 Accidents	2 Accidents

2 Permits to acquire handgun 3 Permits to acquire handgun

6 Alarms 11 Alarms

The following statistics are Part 1 and Part 2 crimes reported for the month of February 2026:

	INCIDENT	DATE	INCIDENT DETAILS
	Harassment	2026-02-01	Officer received a call from a prior assault victim who was being harassed by the suspect on Facebook. The victim had several posts made on her Facebook saying she should be assaulted, posted by the suspects Facebook account. Sent to City Attorney for review of charges.
	Theft - License Plate	2026-02-04	Officer received a phone call, in regards to a stolen license plate. Officer entered the license plate as stolen.
	Vandalism	2026-02-20	Officer took a phone call from a resident on Maple Hill Road who was concerned about juveniles threatening to vandalize his house later in the night. The reporting party requested extra patrols in the area overnight. Officer conducted directed patrols hourly and did not see anyone in the area. Officer was later called back to the residence after the residence was vandalized. Officer took photos and gathered information about who the homeowners believed vandalized the residence.