

**DEEPHAVEN CITY COUNCIL WORKSHOP MINUTES****6:00 p.m., Monday, April 6, 2026**

- 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, Emily Scherschligt, Tony Jewett and John Studer.

**ABSENT:** None

**STAFF:** City Administrator / Special Counsel, Dan Madsen; Hennepin County Assessor, Joshua Hoogland; Hennepin County Appraiser, Michael Smerdon

**WORKSHOP:****A. Pre-LBAE Meeting Review**

Hennepin County Assessor, Joshua Hoogland; and Hennepin County Appraiser, Michael Smerdon presented the Deephaven 2025 Property Valuation Sales Books to the Council and shared information and research related to the 2026 Local Board of Appeal and Equalization property valuation process. Members of the Council and Staff asked questions about the process, quintile valuations and reviewed the metrics that impacted property market valuations in Deephaven for next year's property tax assessments. No formal action was taken as this matter was set on for discussion purposes only.

**B. Tennis Court Fencing Touchpoint**

Members of the Staff and Council discussed the quotes received for fencing of the Village Hall Tennis Courts. The Council also briefly discussed the planned pickleball courts and reviewed the potential impact on residents in the area. It was discussed that this matter could be set on for review at an upcoming Council Workshop. No formal action was taken as this matter was set on for discussion purposes only.

**C. Banking RFP Process**

Members of the Council and Staff discussed the lapse in collateral coverage related to Deephaven cash balance investments at Alerus Bank. This lapse in collateralized coverage resulted in a material legal finding in the 2025 Deephaven Audit; and as such, Staff were recommending the requesting proposals from banking institutions that could serve as a new bank for the City. It was noted that this was the only issue the City has had banking with Alerus, and that they would be considered in the proposal process as a viable option for Deephaven banking services. No formal action was taken as this matter was set on for discussion purposes only.

**D. 2026 Street Project Bond Issuance**

Administrator / Special Counsel Madsen explained that the 2026A Series Bond matter set on for Public Hearing later in the evening was the first significant bond issuance in many years for the City of Deephaven. Members of the Council and Staff reviewed the bond process, the purpose of the Public Hearing and path forward with receiving bond proceeds. No formal action was taken as this matter was set on for discussion purposes only.

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, Scherschligt, Studer, and Erdmann, and the workshop was adjourned.

Typed and submitted Thursday, April 16, 2026

Dan Madsen

City Administrator / Special Counsel

Deephaven, Minnesota

# **DEEPHAVEN CITY COUNCIL MEETING MINUTES**

## **7:00 P.M. Monday April 6th, 2026**

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

**PRESENT:** Mayor Carlson, Councilmembers Emily Scherschligt, Tony Jewett, John Studer and Tom Erdmann

**ABSENT:**

**STAFF PRESENT:** City Administrator Dan Madsen, Police Chief Cory Johnson, City Planner Pat Smith, Finance Clerk Andrew Keller and City Engineer Steve Hegland with Hakanson Anderson,

**GUEST:** Keith Dahl with Ehlers

### **2. PLEDGE OF ALLEGIANCE:**

The Council recited the Pledge of Allegiance

### **3. APPROVE THE CONSENT AGENDA:**

Motion made by Jewett and seconded by Scherschligt to approve the Consent Agenda and approve the following item;

- A. Approve March 16, 2026, Council Meeting Minutes
- B. Approve Payment of Claims
- C. Approve Resolution 16-26 Residential 2026-2028 Waste Reduction & Recycling Grant Agreement
- D. Approve Appointing Planning Commissioners
- E. Approve Lakes Area Lobbying JPA
- F. Approve Sewer Televising Quote
- G. Approve Fog and Chip Seal, Street Lining Quote
- H. Approve Tennis Court Fencing Quote

Motion carried, Voting in favor was Mayor Carlson and Councilmembers Jewett, Studer, Scherschligt and Erdmann. 5/0 vote.

### **4. MATTERS FROM THE FLOOR**

NONE

## **5. PUBLIC HEARING , 2026A SERIES TAX ABATEMENT BOND ISSUANCE**

### **A. Public Hearing**

Mayor Carlson opened the Public Hearing at 7:08 p.m. With no attendees present and no public comment offered, the hearing was closed at 7:09 p.m.

### **B. Review and acceptance of Bond Presale Report**

Keith Dahl was present to review the pre-sale bond report with the Council. The City of Deephaven is proposing to issue \$4,255,000 in bonds to help fund the 2026 street improvement projects, including the Thorpe Park / Heathcote area and the Minnetonka Boulevard alternate project. The bonds would be repaid through property taxes and tax abatements over approximately 11 years, with payments continuing through 2037. After issuance costs, about \$4 million would go directly toward construction.

Motion made by Studer and seconded by Erdmann to approve the accept the Bond Presale Report.

Motion carried, Voting in favor was Mayor Carlson, Councilmembers Studer, Erdmann, Scherschligt and Jewett. 5/0 Vote.

### **C. Resolution Approving Bond Sale**

Motion made by Studer and seconded by Erdmann to Approve Resolution #17-26 relating to a Tax Abatement Hearing and General Obligation Tax Abatement and Approving the Issuance of the Bonds.

Motion carried, Voting in favor was Mayor Carlson, Councilmembers Studer, Erdmann, Scherschligt and Jewett. 5/0 Vote.

## **6. PLANNING AND ZONING MATTERS:**

### **A. Retaining Walls – Second Reading**

Councilmember Erdmann asked if there should be a setback for retaining walls along property lines. The proposed ordinance would allow a four-foot retaining wall with no setbacks. Smith said the current ordinance allows a 3.5-foot retaining wall with no setbacks. Fences 3.5 feet tall can be placed along property lines. Councilmember Jewett said he is not as concerned with 3.5-foot retaining walls along property lines.

Councilmember Studer said the issue the Council is trying to resolve is preventing nine-foot retaining walls being constructed in the future. Councilmember Studer asked about the need for a railing on top of a retaining wall. Smith stated that the building code does not require a railing on top of retaining walls. Councilmember is more concerned about falling off a retaining wall next to his property line. Councilmember Scherschligt asked why the Planning Commission recommended a maximum height of four feet and not 3.5 feet. Smith stated that the Planning

Commission thought having the same limit of four feet as when the building code requires a building permit for retaining walls made sense. Excelsior also limits retaining walls to four feet.

Mayor Carlson asked if the City requires a guardrail on top of retaining walls over 30 inches tall. Smith stated no the State Building Code does not require guardrails on top of retaining walls.

Councilmember Studer is comfortable with a four-foot height limit. Councilmember Erdmann suggest a setback equal to the height of the retaining wall. Smith stated if the City Council wants to require guardrails on top of retaining walls, it should be added in the zoning ordinance not the building code. The City Council asked staff to research the need for guardrails and bring back to the City Council.

## **7. UNFINISHED BUSINESS:**

Nothing to discuss

## **8. NEW BUSINESS:**

### **A. Municipal Banking Request for Proposals**

Andrew Keller presented the proposed Request for Proposals for municipal banking services. He explained that Alerus Bank notified the City of a temporary lapse in collateral coverage on the City's uninsured deposits due to a banking error. Although there was no financial impact to the City, the issue resulted in a material finding in the 2025 audit. Staff recommended issuing an RFP to evaluate banking options and select the institution that best meets the City's financial needs.

Motion made by Studer and seconded Erdmann to approve Issuing request for proposal for Municipal Banking services.

Motion carried, Voting in favor was Mayor Carlson and Councilmembers Jewett, Studer, Scherschligt and Erdmann. 5/0 vote.

## **9. COUNCIL REPORTS:**

- A. **Mayor Carlson:** Public Safety and Public Works will meet later this month.
- B. **Scherschligt:** Park Board meets tomorrow.
- C. **Jewett:** Fire Bord had a work session and talked about the financing option for the new truck on order. Also, talked about the conditions of the buildings and how they are going to fund some of the issues. Looking at the Budget for 2027 for repairs.
- D. **Studer:** Nothing to report
- E. **Erdmann:** No request last month and we will have 5 new topics this month. Nothing from LMCC

## **10. DEPARTMENT REPORTS:**

- A. **Police Department:** Flock cameras are up and working well.
- B. **Excelsior Fire District:**
- C. **Public Works:** PW is gearing up for spring and getting the parks cleaned up for the winter. Busy getting ready for the street project.
- D. **Administration:** Audit presentation will be at the next meeting. Newsletter went out and there is a lot of good information for residents in there.
- E. **Engineer:** Getting ready for the street project, Thorpe Park will be the start of the project. 1 crew will move to phase to phase. Seconded crew may come in to work on Phase 4 for to meet deadlines.  
Arena warehouse came and took down the boards jus to make sure there wasn't any more damage done to them and Greystone met with staff about the rink and looking into a different bolt to hold them in place next year.

## **11. ADJOURNMENT:**

Motion made by Studer and seconded by Jewett to adjourn the City Council meeting at 8:32pm.

Motion carried, Voting in favor was Mayor Carlson and Councilmembers Jewett, Studer, Scherschligt and Erdmann. 5/0 vote.

Typed Respectfully on April 15th, 2026  
By: Kimberly Lenarz-Greenwaldt  
Deephaven City Clerk