DEEPHAVEN CITY COUNCIL WORKSHOP
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
5:00 P.M. Monday, May 4th, 2026

AGENDA

5:00 P.M. WORKSHOP

A. **Excelsior Fireworks, EFD / Rotary Contribution Request**
B. **I & I Inspection Process Discussion**
C. **Odds and Ends, Other Items of Interest**
    a. Vending Machines, City Parks
    b. Pickleball Grant and Hours Update
    c. Other Items of Interest

DEEPHAVEN LOCAL BOARD OF EQUALIZATION AND APPEAL
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
6:00 P.M. Monday, May 4th, 2026

AGENDA

6:00 P.M. BOARD OF APPEAL AND EQUALIZATION PUBLIC HEARING

A. Call Public Hearing to Order
B. Presentation by County Appraiser, Michael Smerdon
C. Review of Property Valuation Appeals
D. Additional Public Comment
E. Adjournment

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Monday, May 4, 2026
Excelsior Fireworks, EFD / Rotary Contribution Request

Recommended Motion:

Motion to approve $3,094.35 as a total contribution for the City of Deephaven to the 2026 Excelsior Firework Event, inclusive of any direct monetary funding provided to the Rotary by the Excelsior Fire District.

Members of the Excelsior Rotary appeared at the Fire Board Meeting held Wednesday, April 22, 2026, and provided an update on the status of the 2026 Excelsior Fireworks Event. The Rotarians explained that they had taken over the fireworks project from the Excelsior Chamber and needed additional funding or support to finalize plans for the event.

As explained, the Rotary was approximately $21,000 short from what they anticipate they will need to fund the fireworks this 4th of July. They asked the South Lake Minnetonka Police Board and the Fire Board to help cover those expenses, whether that support be in the form of a cash donation, or in the form of free services that would otherwise be charged to the Rotary.

The Fire Board and SLMPD Board both reviewed the request and propose providing a contribution of the requested amount to be apportioned among the cities in the Joint Powers Agreement based upon the cost apportionment formulas used for other shared expenses. Based upon that formula, Deephaven would have a related cost share of 29.47%, or $3,094.35. The Excelsior Rotary shared that they had not yet begun fundraising efforts to support this event; the amount requested was what they had anticipated in unmet need. Additional funds raised through fundraising efforts would assumedly be retained by the Rotary, possibly to fund other event expenses or for other purposes.

There are still a lot of unknowns surrounding the Rotary's planning of the July 4th event. They are working with the City of Excelsior regarding responsibilities for the on-land event impacts, versus the on-water impacts of the event. The Rotary would like Excelsior to cover the costs of portable restrooms, parking enforcement, garbage removal and other event related costs. It is also unknown if the Rotary will be required

to apply for a Special Event Permit through the City of Excelsior. As of the date of the last Board Meeting, the Rotary had not yet formally contacted the Hennepin County Water Patrol, Fire Department or Police Department with requests for inspections and event coverage.

Members of the Council and Staff can review the request from the Excelsior Rotary for event funding. As provided in previous conversations, the City of Deephaven has a vested interest in Excelsior having a fireworks display this 4th of July. This would relieve pressure on Deephaven and the Yacht Club regarding spectators and traffic that may otherwise come here for the event. It should also be noted that the Fire Board could potentially vote to provide this funding on its own, which if approved, would require Deephaven to contribute through the terms of the JPA.

This matter is set on for discussion at Workshop, and also as New Business, at the request of the Excelsior Rotary. While it may not be something the Council will ultimately need to vote to approve, a vote by the Council will help Staff navigate how this matter may move forward from here. The City of Shorewood has already approved this expense, the other cities in the JPA are also expected to vote for approval of the expense as provided herein.

Thank you, and please send any questions, comments or concerns that you may have.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

2026 Fireworks - Public Safety Costs

	EFD		SLMPD		Total
Cost Split	$10,500		$10,500		$20,998.91
Deephaven	29.47%	$3,094.35	NA	NA	$3,094.35
Excelsior	13.18%	$1,383.90	27.9582%	$2,936	$4,319.51
Greenwood	8.42%	$884.10	8.5557%	$898.35	$1,782.45
Shorewood	35.37%	$3,713.85	49.7135%	$5,219.92	$8,933.77
Tonka Bay	13.55%	$1,422.75	13.7722%	$1,446.08	$2,868.83

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Monday, May 4, 2026
Inflow and Infiltration Process Discussion and Review

This matter is set on at the request of Councilmember Jewett to discuss and review the I&I process and program we are using in Deephaven. Councilmember Jewett had discussion with staff from Highview Plumbing and learned more about their process and fees for the I&I programs they work with in the cities of Orono and Golden Valley. Those cities are reported to charge $250 for residential inspections as a total expense. Golden Valley has their own inspector that performs those services, Orono contracts with Highview Plumbing for inspection services. The inspection, televising and certification are all covered in the $250 fee.

In Deephaven, residents are charged $250 for the lateral service video review, plus a $20 administrative fee that we have for all permits. In addition to that expense, people also pay for their own televising inspection. Those inspection costs can run from $200 up to $500 or $600 depending on the company used, the property involved and the process required for inspection.

The Council can discuss and review our current I&I process and consider whether or not Staff should engage in a policy review to determine what Policy changes may be desirable, if any. Staff will note that there is a benefit to having Engineer Steve provide a third-party review of the inspection, as opposed to Highview who conducts the inspection and assumedly determines whether or not the lateral service is in need of repair. It is unknown whether or not Highview performs those repairs, or if they are truly independent. That could be explored if the Council would like to review this process and fee structure.

Members of Staff and the Council can discuss this matter and consider what next steps may be warranted. No formal action is requested as this matter is set on for discussion purposes only.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Monday, May 4, 2026
Odds and Ends

Vending Machines in Public Parks

We have been speaking to a local resident who has been asking if he can install vending machines in our city parks as a business with / for his children. We discussed the challenges with allowing them to own and operate the vending machines, which included responsibility for the money, insurance, liability or damage done to the machines and overall appearance and aesthetics of the machines in our public spaces.

The resident then offered to purchase and donate the machines to the City, so long as we either paid his children to keep them stocked and maintain them; or contracted with his kids for servicing the machines. This approach also has a lot of issues and intricacies, as the children would be city employees or subcontractors; the age of the kids may be an issue; insurance, liability and other concerns would still apply.

We are bringing this forward as a general discussion as time allows. We believe the parties have moved on from their request, but this does offer another opportunity to discuss this matter conceptually with the Council.

Pickleball Grant and Hours Updates

City Staff can discuss the status of the Pickleball HCYAG Sound Mitigation Grant that will be submitted, as well as an update on the proposed hours of pickleball operation and timing of completion of the Village Hall Tennis / Pickeball Courts.

Other Items of Interest

This is an opportunity for the Council to discuss any other matters or ask Staff for updates on any other topics that may be of interest.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

LOCAL BOARD OF APPEAL AND EQUALIZATION

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

Local Board of Appeal and Equalization
6:00 p.m., Monday, May 4, 2026

The Deephaven City Council, sitting as the Local Board of Appeal and Equalization, held the initial Board of Appeal and Equalization Public Heairng on Monday, April 20, 2026. At the conclusion of that meeting, two properties remained unreviewed. Hennepin County Appraiser, Michael Smerdon, recommended recessing the meeting and reconvening the Board on Monday, May 4th, 2026 at 6 p.m. to continue market valuation review process.

Since the date of the first meeting of the Board, five additional property owners have come forward with requests to appeal the valuation of their properties. Those properties are as follows:

18056 Shavers Lake Drive	4220 Jefferson Street
20425 Summerville Road	20580 Carson Road
19760 Lakeview Avenue	4240 Jefferson Street
4300 Chimo East	

The properties on Shavers Lake Road and Summerville Road have updated valuations that are agreeable to both Appraiser Smerdon and the property owners. The property on Lakeview Avenue is on for review as a reclassification, changing from seasonal use to a non-homestead property classification based upon its current use. The properties at Chimo East and 4220 Jefferson Street are properties for which inspections have been scheduled, but have not yet occurred. The property at 4240 Jefferson Street and the property on Carson Road are not recommended for a change in valuation.

Attached for your review is a copy of the email sent by Appraiser Smerdon, a spreadsheet with additional information on each property listed above, and property information sheets from the County database. Thank you, and we will see you on Monday evening.

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

PID	Parcel Address	Caller Title	Pre-Appeal	Recomednded Value	Percent Change	Recommended Action
1811722130034	18056 SHAVERS LAKE DR	Amy Weber	$1,134,900	$890,000	-21.58%	Value change was from building characteristics and land value - owner purchased for $840k from estate and has appriasal for $983k
2411723320066	20425 SUMMERVILLE RD	Michel Wilson	$733,700	$694,100	-5.40%	Recommned reduction based on sales and consistancy with other very similar properties review outcomes
2411723130002	19760 LAKEVIEW AVE	David Carisch	$5,202,500	$5,202,500	0.00%	Change from Seasonal-Recreational to Non-Homestead
2411723410005	4300 CHIMO EAST	Joel Connors	$7,065,200	$7,065,200	0.00%	Owner called on Thursday and there was no time for an inspcetion and review analysis
2411723310033	4220 JEFFERSON ST	Maria Jaramillo	$1,965,400	$1,965,400	0.00%	Owner called on Thursday and there was no time for an inspcetion and review analysis
2411723310035	4240 JEFFERSON ST	Joan Morgan	$733,700	$733,700	0.00%	Recommend no change in value - have not been able to contact Ms. Morgan
2411723330002	20580 CARSON RD	David Paulson	$738,800	$738,800	0.00%	Recommend no change in value - value supported by analysis - Left message for Mr. Paulson

2026 DEEPHAVEN RECONVENE MEETING



Address:	18056 SHAVERS LAKE DR	PID:	18-117-22-13-0034
Property Owner:	H F & E G WEBER TRUSTEES	Property Type:	Single Family - Lakeshore

Year Built:	1957	Above Grade Finish:	1890 SF
# of Stories:	1 Story	Total Finish:	3314 SF
Bedrooms:	5	Condition:	Fair
Bathrooms:	2	Lot Size:	41032 SF

2025 Valuation		2026 Valuation	
Land:	$877,500	Land:	$877,500
Building:	$238,200	Building:	$257,400
Total:	$1,115,700	Total:	$1,134,900

Assessor's 2026 Recommendation:		**Council Action:**
Land:	**$742,700**	**Land:**
Building:	**$146,700**	**Building:**
Total:	**$889,200**	**Total:**

Sales History/Comments:
I inspected the property on 4/2. The home is not updated, and comparable sales indicated a reduction in value. Property owner recently purchased the property from the Estate and has an appraisal for a higher amount. I feel there should have been larger adjustments for condition and lack of updating of the subject. – Owner concurs with new value

2026 DEEPHAVEN RECONVENE MEETING



Address:	20425 SUMMERVILLE RD	PID:	24-117-23-32-0066
Property Owner:	WILSON INVESTMENT CO LLP	Property Type:	Single Family

Year Built:	1925	Above Grade Finish:	1314 SF
# of Stories:	Split Level	Total Finish:	1314 SF
Bedrooms:	1	Condition:	Poor
Bathrooms:	1	Lot Size:	7620 SF

2025 Valuation		2026 Valuation	
Land:	$585,000	Land:	$713,700
Building:	$20,000	Building:	$20,000
Total:	$605,000	Total:	$733,700

Assessor's 2026 Recommendation:	**Council Action:**
Land: $674,100	**Land:**
Building: $20,000	**Building:**
Total: $694,00	**Total:**

Sales History/Comments:
The recommended value is based on an analysis of the same sales as 4240 Jefferson, but this property is smaller. Property owner concurs with new value.

2026 DEEPHAVEN RECONVENE MEETING



Address:	19760 LAKEVIEW AVE	PID:	24-117-23-13-0002
Property Owner:	D L &/M M CARISCH REV TRUST	Property Type:	Single Family - Mtka Lakeshore

Year Built:	1973	Above Grade Finish:	4356 SF
# of Stories:	1 3/4 Story	Total Finish:	6521 SF
Bedrooms:	4	Condition:	Good
Bathrooms:	4.5	Lot Size:	19624 SF

2025 Valuation		2026 Valuation	
Land:	$3,527,000	Land:	$3,527,000
Building:	$1,714,900	Building:	$1,675,500
Total:	$5,241,900	Total:	$5,202,500

Assessor's 2026 Recommendation:	**Council Action:**
Land:	**Land:**
Building:	**Building:**
Total:	**Total:**

Sales History/Comments:
The owner called me to let me know this is their primary residence and it should not be classified as seasonal. Ownership was recently transferred within the family. Change classification to non-homestead.

2026 DEEPHAVEN RECONVENE MEETING



Address:	4300 CHIMO EAST	PID:	24-117-23-41-0005
Property Owner:	JOSEPH L CONNER	Property Type:	Single Family - Mtka Lakeshore

Year Built:	2000	Above Grade Finish:	6591 SF
# of Stories:	2 Story	Total Finish:	9600 SF
Bedrooms:	4	Condition:	Excellent
Bathrooms:	6	Lot Size:	46170 SF

2025 Valuation		2026 Valuation	
Land:	$3,272,100	Land:	$3,272,100
Building:	$4,105,300	Building:	$3,793,100
Total:	$7,377,400	Total:	$7,065,200

Assessor's 2026 Recommendation:		**Council Action:**
Land:	**$3,272,100**	**Land:**
Building:	**$3,793,100**	**Building:**
Total:	**$7,065,200**	**Total:**

Sales History/Comments:
I am recommending the board affirm the original assessment which allows the homeowner to continue to the CBAE. The owner called Thursday (4/30) afternoon which did not allow an analysis of the market value before the meeting on Monday (5/4). I instructed them to go to the CBAE and have an inspection set upon 5/14.

2026 DEEPHAVEN RECONVENE MEETING



Address:	4220 JEFFERSON ST	PID:	24-117-23-31-0033
Property Owner:	M C J CUARTAS & J P G HERRON	Property Type:	Single Family

Year Built:	2003	Above Grade Finish:	3282 SF
# of Stories:	2 Story	Total Finish:	3282 SF
Bedrooms:	4	Quality:	Good
Bathrooms:	3.5	Lot Size:	16480 SF

2025 Valuation		2026 Valuation	
Land:	$780,000	Land:	$951,600
Building:	$927,600	Building:	$1,013,800
Total:	$1,707,600	Total:	$1,965,400

Assessor's 2026 Recommendation:		**Council Action:**
Land:	**$951,600**	**Land:**
Building:	**$1,013,800**	**Building:**
Total:	**$1,965,400**	**Total:**

Sales History/Comments:
I am recommending the board affirm the original assessment which allows the homeowner to continue to the CBAE. The owner called Thursday (4/30) afternoon which did not allow an analysis of the market value before the meeting on Monday (5/4). I instructed them to go to the CBAE and have an inspection set upon 5/8.

2026 DEEPHAVEN RECONVENE MEETING



Address:	4240 JEFFERSON ST	PID:	24-117-23-31-0035
Property Owner:	JOAN E MORGAN	Property Type:	Single Family

Year Built:	1946	Above Grade Finish:	1014 SF
# of Stories:	1 Story	Total Finish:	1014 SF
Bedrooms:	2	Condition:	Poor
Bathrooms:	2	Lot Size:	11258 SF

2025 Valuation		2026 Valuation	
Land:	$600,000	Land:	$713,700
Building:	$20,000	Building:	$20,000
Total:	$620,000	Total:	$733,700

Assessor's 2026 Recommendation:		**Council Action:**
Land:	**$713,700**	**Land:**
Building:	**$20,000**	**Building:**
Total:	**$733,700**	**Total:**

Sales History/Comments:
I have not been able to contact Ms. Morgan since her initial call. I believe the original value is accurate based on an analysis is more than a dozen sales going back to 2022. These sales were off lake and throughout the City of Deephaven.

2026 DEEPHAVEN RECONVENE MEETING



Address:	20580 CARSON RD	PID:	24-117-23-33-0002
Property Owner:	D A PAULSON/M E GRIFFIN-ROY	Property Type:	Single Family

Year Built:	1942	Above Grade Finish:	1281 SF
# of Stories:	1 Story	Total Finish:	1281 SF
Bedrooms:	2	Condition:	Fair
Bathrooms:	2	Lot Size:	16783 SF

2025 Valuation		2026 Valuation	
Land:	$780,000	Land:	$718,800
Building:	$20,000	Building:	$20,000
Total:	$800,000	Total:	$738,800

Assessor's 2026 Recommendation:		**Council Action:**
Land:	**$718,800**	**Land:**
Building:	**$20,000**	**Building:**
Total:	**$738,900**	**Total:**

Sales History/Comments:
The same analysis that was done for 20425 Summerville and 4240 Jefferson was applied to this property. It indicated that there should be no change in the original assessment. I left a voicemail for the owner and had not heard back from him as of now.

DEEPHAVEN CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
7:00 p.m. Monday, May 4th, 2026

AGENDA

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE CONSENT AGENDA**
   A. Approve April 20th, 2026, Workshop and Council Meeting Minutes
   B. Approve Payment of Claims
   C. Approve Park Fertilization
   D. Approve Minnetonka Preschool and ECFE Special Event
   E. Approve Stormwater Basin Repair at Children's Park
   F. Approve Hire of Joshua Young as a Seasonal Community Service Officer

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. **RESOLUTION AUTHORIZING ISSUANCE AND AWARDING SALE OF THE 2026A SERIES BOND**

6. **PLANNING & ZONING MATTERS**
   A. Showcase Event Permit – 18720 Minnetonka Boulevard
   B. Conditional Use Permit for a Wall Sign at 3610 County Road 101
   C. Lake Yard Variance and Side Yard Variance for a porch at 20060 Minnetonka Boulevard
   D. Conditional Use Permit to Exceed Hardcover Limit for an Addition at 18745 Rutledge Road
   E. Side Yard Setback Variance and Conditional Use Permit to Exceed Hardcover Limit for a New House at 18965 Lake Avenue
   F. Conditional Use Permit to Exceed Hardcover Limit at 20445 Park Place
   G. Rezoning to a PUD for a New Building at 19450 Park Avenue
   H. Creating the Public and Institutional Use Zoning Districts

7. **UNFINISHED BUSINESS**
   A. 2026 Street Project Geotechnical Testing and Construction Administration

8. **NEW BUSINESS**
   A. First Quarter Budget Review
   B. Beach Patrol Roster and Plan for Summer 2026
   C. 2026 Fireworks Contribution, Excelsior Fire District

9. **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

10. **DEPARTMENT REPORTS**
    A. Police Department:
    B. Excelsior Fire District
    C. Public Works
    D. Administration

E. Engineering Update

11. ADJOURNMENT

DEEPHAVEN CITY COUNCIL WORKSHOP MINUTES
5:00 p.m., Monday, April 20, 2026

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

   COUNCIL PRESENT: Mayor Kent Carlson and Councilmembers Tom Erdmann, Emily Scherschligt, Tony Jewett and John Studer
   PLANNING AND ZONING PRESENT: Kjell Nafstad, Preston Ahrens, Kendall Carlson, Patrick Donlin, Jerome D'Alessandro, Dan Goodrich and Chair Mike Petersen
   ABSENT: None
   STAFF: City Administrator / Special Counsel, Dan Madsen; City Planner, Pat Smith

WORKSHOP:

A. Joint Planning and Zoning Workshop

Members of the City Council, Staff and the Planning and Zoning Commission met to discuss general planning and zoning activities in Deephaven. The discussion included the Sidewalks and Trails Study review and consideration of projects and implementation opportunities for some of the items identified in that study. No formal action was taken as this matter was set on for discussion purposes only.

B. Other Matters for Consideration

Members of the Staff and Council generally discussed a variety of other topics including the 2026 Street Project Geotechnical and Construction Administration matter that was set on for approval on the Consent Agenda.

Motion was then made by Studer, and seconded by Jewett, to adjourn the meeting at approximately 5:57 p.m. Motion carried, voting in favor were Carlson, Jewett, Scherschligt, Studer, and Erdmann, and the workshop was adjourned.

Typed and submitted Thursday, April 30, 2026
Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

DEEPHAVEN LOCAL BOARD OF APPEAL AND EQUALIZATION MINUTES
6:00 p.m., Monday, April 20, 2026

CALL MEETING TO ORDER: Mayor Kent Carlson called the Local Board of Appeal and Equalization to order at approximately 6:00 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 Appraiser, Michael Smerdon; and Melody Devine and Josh Whitney from the Hennepin County Assessor's Office
RESIDENTS: Jody and Mark Gieger,20345 Park Place; Greg Mascolo, 4325 Cottonwood Lane; Amy Webber, 18056 Shavers Lake Drive; David Paulson, 20580 Carson Road; all located in the City of Deephaven, Minnesota

Appraiser Smerdon opened the meeting with a review of the valuation appeal process, statutory requirements and timelines involved in the property market valuation process. Mr. Smerdon then provided a list of properties and property owners with whom he met and arrived at an agreed upon valuation for valuation in 2026 for taxes payable in 2027. Smerdon explained that since these valuations were changed within the ten day period of time of the scheduled Local Board of Appeal and Equalization, review and approval by the Board was required to finalize the valuation changes for these properties.

20345 Park Place: Appraiser Smerdon and the property owner arrived at an agreed upon valuation of $2,057,800. Motion was made by Jewett, and seconded by Scherschligt, to approve the valuation as presented. Motion carried by unanimous vote.

19340 Park Avenue: Appraiser Smerdon and the property owner arrived at an agreed upon valuation of $12,037,900. Motion was made by Jewett, and seconded by Studer, to approve the valuation as presented. Motion carried by unanimous vote.

Appraiser Smerdon then began the discussion and review of properties that were filed as new appeals at the Board of Appeal and Equalization Hering.

4325 Cottonwood Lane: Property owner Greg Mascolo appeared and contested the proposed valuation of his property in the amount of $2,338,800. Mr. Mascolo presented and discussed a spreadsheet that tracked ten properties he considered to be comparable to his property, listing the 2025 valuations of those properties and comparing them to his own on a price per square foot methodology. Mr. Mascolo also provided information regarding one property sale and four others currently listed for sale comparing their market valuations and listing price on a price per square foot basis. Based upon his review, Mr. Mascolo requested that the Board reduce his property valuation by $88,800 to the final amount of $2,250,000 based upon his analysis and the information presented. Mr. Mascolo noted that this new price still represented an increase of $178,200 from last year's 2025 valuation of $2,071,800.

Members of the Board discussed the basis for reduction and considered the information presented by Mr. Mascolo. The Board also heard from Appraiser Smerdon regarding the initial basis for valuation of the property at $2,338,800. After additional discussion and review, including a review of the valuations of the properties provided in the spreadsheet and other comparable sales in the area; and in consideration of the condition, age and other specific elements of this property, Motion was made by Studer, and seconded by Jewett, to approve the valuation in the amount of $2,250,000. Motion carried by unanimous vote.

Appraiser Smerdon then read addresses into the record that appeared at the Local Board of Appeal and Equalization Hearing that he did not have a chance to review or discuss with the property owner. Those two properties were located at 20580 Carson Road, owned by David Paulson; and 18056 Shaver's Lake Drive, owned by Amy Webber. Since Appraiser Smerdon was unable to review these properties, the Board was provided with two options: the Board could recess and meet again on May 4th at 6 p.m. to allow Appraiser Smerdon to meet with the property owner and review the property and their valuations; or the Board could affirm the valuations and adjourn the meeting. Appraiser Smerdon explained that if the valuations were affirmed and the meeting adjourned, the property owners would have the ability and opportunity to appeal their valuations directly to the County Board.

Members of the Council discussed these options, and, after review, Motion was made by Studer, and seconded by Erdmann, to recess the meeting until 6 p.m., Monday, May 4, 2026, at which time the Local Board of Appeal and Equalization would again meet to continue the Public Hearing and Board of Equalization meeting. Motion carried by a vote of 5-0, and the meeting was recessed at 6:55 p.m, to be reconvened at 6 p.m., May 4, 2026.

Typed and submitted Thursday, April 30, 2026
Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL MEETING MINUTES
7:00 P.M. Monday April 20th, 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, City Planner Pat Smith, Finance Clerk Andrew Keller and City Engineer Steve Hegland with Hakanson Anderson,

GUEST: Bonnie Schwieger and Adam Owens from Abdo, and residents Alex Hontos, Michael Shoemaker, Sarah Goldthwait, Rachel Gorman, Philipp & Victoria Grothe, Paul & Mary Ahern and David Dorn

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, pulling Item D and approve the following item;

A. Approve April 6th, 2026, Workshop and Council Meeting Minutes
B. Approve Payment of Claims
C. Approve 2026 Safe Assure Training and Service Agreement

E. 2026 Minnetonka Yacht Club Racing Schedule

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

4. MATTERS FROM THE FLOOR:

Multiple residents addressed the Council regarding the use of Flock cameras and expressed concerns related to the City's use of artificial intelligence technology. The resident requested that the matter be brought back for further discussion and that residents be included in the conversation moving forward. Council acknowledged the comments received. No formal action was taken.

5. 2025 AUDIT PRESENTATION:

Schwieger and Owens of Abdo presented the City's 2025 final audit to the Council and reviewed the City's overall financial position. They reported that Deephaven's major operating funds generally performed well, with revenues exceeding expenses in several funds, including the General Fund. Presenters also noted several audit findings and recommendations, which were reviewed with Council as part of the annual governance and compliance process. Discussion included fund balance policies, enterprise fund performance, and capital project impacts, including timing of grant reimbursements related to the hockey rink and tennis court improvements. Council thanked the presenters for their work and accepted the 2025 final audit as presented.

6. PLANNING & ZONING MATTERS:

NONE

7. UNFINISHED BUSINESS:

NONE

8. NEW BUSINESS:

None

9. COUNCIL REPORTS:

A. Mayor Carlson: Public Safety and Public Works had a meeting earlier today. New information for the Pavillion project stakes are out where the building is looking to be built at. There's a call tomorrow with the building team tomorrow, Erdmann has some concerns about the placement and would them to preserve more green space for the park. Also spoke about the road project and pulling together final numbers.

B. Scherschligt: Park committee met a couple weeks ago and it went really well. A resident came forward and would like to put together a committee to help clean up the Buckthorn in Bunton Park.

C. Jewett: Councilmember Jewett also reported that the annual Fire Department recognition event was held a few weeks ago and was well attended and successful. He acknowledged that, as with any transition period, there may be challenges along the way, but expressed confidence that matters will continue to move in a positive direction. He noted the Fire Board is scheduled to meet again this Wednesday, with

agenda items expected to include the search for a permanent Fire Chief, regular business matters, and review of the Abdo audit.

D. Studer: wanted to added that centerpoint has a few projects as well coming along with our road project.

E. Erdmann: planning commission tomorrow night with a loaded agenda. Nothing LMCC Board.

10. DEPARTMENTS REPORTS:

A. Police Dept: Dan stated that with all residents coming into tonight about he flock camera. That he will be talking to Chief Johnson about setting up a meeting with residents and any councilmembers that would like to join are also welcome.

B. Excelsior Fire: Nothing else to add to Jewett's report

C. Public Works: Pot hole and tree trimming season, getting parks ready for the summer

D. Administration: Met with Beach Patrol manager and will have roster of life guard to review at the next meeting. Looks like will have 17 lifeguards and looking at expanding to more beaches. Most of the lifeguards will be returning from last year.

E. Engineering Update: Getting ready for the 2026 project looks like they will be starting the first week in June. Hegland is expecting the project to run through October.

11. ADJOURNMENT:

Motion was made by Studer and seconded by Erdmann to adjourn the Regular Deephaven City Council meeting at 8:45pm.

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

Typed Respectfully on April 28th, 2026
By: Kimberly Lenarz-Greenwaldt
Deephaven City Clerk

These minutes are intended to provide a summary of the meeting and are not a verbatim transcript. A full video recording of the meeting is available online at:

https://www.lmcc-tv.org/deephaven.html

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260417,PAY260430

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 CASH					
42248	04/17/26	**Behr Design Inc**			
E 402-45100-590		CAPITAL OUTLAY	$4,485.00	Warming Hou	Down payment for Village Hall Park warming house designing
		Total	$4,485.00		
42249	04/17/26	**CHRIS BENNIS**			
E 101-43900-211		UNIFORMS	$160.00	4/6/2026 Boo	Reimbursement for work boots purchase
		Total	$160.00		
42250	04/17/26	**Declan Metz**			
E 101-41100-309		PROFESSIONAL SERVIC	$97.50	4/8/2026	Video production for EFD hearing 4/8/2026
		Total	$97.50		
42251	04/17/26	**ECM PUBLISHERS INC**			
E 101-41400-351		LEGAL NOTICES	$51.00	1094556	4/21/2026 PH - Zoning code amendment
E 101-41400-351		LEGAL NOTICES	$57.37	1094557	4/21/2026 PH - 19450 Park Ave PUD
E 101-41400-351		LEGAL NOTICES	$57.37	1094558	4/21/2026 PH - 18745 Rutlege Rd CUP
E 101-41400-351		LEGAL NOTICES	$57.37	1094559	4/21/2026 PH - 3610 County Rd 101 CUP
E 101-41400-351		LEGAL NOTICES	$57.37	1094560	4/21/2026 PH - 20060 Minnetonka Blvd variance
E 101-41400-351		LEGAL NOTICES	$63.75	1094561	4/21/2026 PH - 18965 Lake Ave variance
		Total	$344.23		
42252	04/17/26	**HENNEPIN COUNTY ACCOUNTS RECEIVABLE**			
E 101-42100-302		JAIL HOUSE FEES	$75.00	1000265516	2/2026 Jail Per Diem & processing fee
		Total	$75.00		
42253	04/17/26	**Hennepin County Recorder Office**			
E 101-41400-309		PROFESSIONAL SERVIC	$46.00	4/14/2026	Easement agreement recording
		Total	$46.00		
42254	04/17/26	**JEFF KASK**			
E 101-41900-307		JANITORIAL SERVICES	$300.00	4/1/2026	Clean Deephaven City Hall/PD/PW dept
		Total	$300.00		
42255	04/17/26	**Jonathan Fitzloff**			
R 101-34304		LOAD LIMITS	$1,040.00	4/9/2026 Ref	Refund overweight permit
		Total	$1,040.00		
42256	04/17/26	**On-Site Medical Services Inc**			
E 101-42100-309		PROFESSIONAL SERVIC	$1,181.54	2469776	PD annual hearing & blood tests
E 101-43900-309		PROFESSIONAL SERVIC	$288.46	2469776	PW annual hearing tests
		Total	$1,470.00		
42257	04/17/26	**SAMARITAN TIRE PROS**			
E 101-42100-333		VEHICLE MAINTENANCE	$160.00	1-GS59787	New squad car tires - PD
		Total	$160.00		
42258	04/30/26	**Abdo LLP**			
E 101-41100-301		AUDITING	$8,000.00	522658	2025 Audit progress payment
		Total	$8,000.00		
42259	04/30/26	**ALLIED BLACKTOP COMPANY**			

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260417,PAY260430

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-43100-409		R&M CONTRACTURAL-O	$11,703.00	14301	spring sweeping
		Total	$11,703.00		
42260	04/30/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$19.00	4265723361	uniform service
E 101-43900-211		UNIFORMS	$29.00	4266478180	uniform service
E 101-43900-211		UNIFORMS	$19.00	4267230421	uniform service
		Total	$67.00		
42261	04/30/26	**CITY OF SHOREWOOD**			
E 101-43100-226		SIGNS	$228.70	4061	Vine Hill Rd/Hwy 7 traffic signal system cost share
		Total	$228.70		
42262	04/30/26	**COMPASS MINERALS AMERICA INC**			
E 101-43100-224		MAINTENANCE	$2,524.29	1654822	Road salt
		Total	$2,524.29		
42263	04/30/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$70.98	A478641	charger, sprayer
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$6.99	A478800	screen, vent guard
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$156.11	B449485	chainsaw bars, plug adapters.
		Total	$234.08		
42264	04/30/26	**Declan Metz**			
E 101-42400-309		PROFESSIONAL SERVIC	$97.50	4/24/2026	Video service for 4/21/2026 planning commission meeting
		Total	$97.50		
42265	04/30/26	**DELTA DENTAL OF MINNESOTA**			
G 101-21711		DENTAL FAMILY - NON T	$1,933.43	CNS0002136	5/2026 dental insurance
		Total	$1,933.43		
42266	04/30/26	**GOPHER STATE ONE CALL**			
E 602-43200-439		MISCELLANEOUS	$43.20	6030337	utility locates
		Total	$43.20		
42267	04/30/26	**GRAINGER**			
E 101-41900-229		R&M SUPPLIES	$676.96	9873524897	paper products, cleaner/degreaser
		Total	$676.96		
42268	04/30/26	**HENNEPIN COUNTY ACCOUNTS RECEIVABLE**			
E 101-41100-309		PROFESSIONAL SERVIC	$467.86	1000267198	Truth in Taxation preparation
		Total	$467.86		
42269	04/30/26	**HOME DEPOT CREDIT SERVICES**			
E 101-43900-229		R&M SUPPLIES	$181.37	6023407	Clamps, paper towels
E 101-45100-229		R&M SUPPLIES	$190.17	6023407	Bags, cleaning supplies
E 101-43100-224		MAINTENANCE	$108.28	6023407	mail box lumber, supplies
		Total	$479.82		
42270	04/30/26	**JEFF KASK**			
E 101-41900-307		JANITORIAL SERVICES	$300.00	4/15/2026	Clean Deephaven City Hall/Police Dept/Public Works Dept

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260417,PAY260430

Check #	Check Date	Vendor Name		Amount	Invoice	Comment
			Total	$300.00		
42271	04/30/26	**LANO EQUIPMENT INC**				
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$199.06	031230396	hydraulic hoses, grapple
			Total	$199.06		
42272	04/30/26	**LMCC**				
E 101-42400-309		PROFESSIONAL SERVIC		$100.00	1753	Video services - 4/21/2026 planning commission meeting
			Total	$100.00		
42273	04/30/26	**MAYER LUMBER CO**				
E 101-43100-224		MAINTENANCE		$977.89	696311	mailbox repair lumber
			Total	$977.89		
42274	04/30/26	**MTI DISTRIBUTING INC**				
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$361.40	151495000	mower blades, battery
			Total	$361.40		
42275	04/30/26	**ON SITE COMPANIES - OSSTC**				
E 101-45100-419		RENTALS		$75.00	0002051310	city hall restroom rental
E 605-45100-419		RENTALS		$75.00	0002051311	carsons launch restroom rental
			Total	$150.00		
42276	04/30/26	**OPTUM**				
E 101-41400-309		PROFESSIONAL SERVIC		$74.75	0001900123	2026 Q1 HSA account service fees
			Total	$74.75		
42277	04/30/26	**OREILLY AUTOMOTIVE INC**				
E 605-45100-229		R&M SUPPLIES		$255.01	3251466536	Barge battery
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$15.86	3251466866	oil filter
E 101-43900-221		EQUIP/VEHICLE SUPPLI		($18.00)	3251467181	battery core return
E 101-43900-221		EQUIP/VEHICLE SUPPLI		$234.16	3251468120	oil filters, gloves, battery
			Total	$487.03		
42278	04/30/26	**ProTree**				
E 101-43100-309		PROFESSIONAL SERVIC		$381.00	1446	Tree removal
E 101-45100-409		R&M CONTRACTURAL-O		$2,277.00	1689	village hall park tree trimming
			Total	$2,658.00		
42279	04/30/26	**REPUBLIC SERVICES #894**				
E 603-49520-409		R&M CONTRACTURAL-O		$242.00	0894-007503	5/2026 organics pick up
			Total	$242.00		
42280	04/30/26	**SAFEASSURE CONSULTANTS**				
E 101-43900-331		TRAINING EXPENSES		$3,581.89	4002	safe assure contract
			Total	$3,581.89		
42281	04/30/26	**SHRED-N-GO INC**				
E 101-41400-201		OFFICE SUPPLIES		$35.00	197465	4/15/2026 document destruction - Admin
E 101-42100-201		OFFICE SUPPLIES		$35.00	197465	4/15/2026 document destruction - PD
			Total	$70.00		
42282	04/30/26	**STANDARD INSURANCE COMPANY**				

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY260417,PAY260430

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
G 101-21715		LIFE INSURANCE-NON T	$479.69	00772587000	5/2026 life insurance
		Total	$479.69		
42283	04/30/26	**Twin Cities Fence**			
E 402-45100-590		CAPITAL OUTLAY	$27,396.00	2608	Down payment for new tennis court fencing
		Total	$27,396.00		
42284	04/30/26	**U.S. BANK EQUIPMENT FINANCE**			
E 101-42100-309		PROFESSIONAL SERVIC	$282.42	580096337	PD Copier Contract 4/10/2026 - 5/10/2026
		Total	$282.42		
42285	04/30/26	**VERIZON WIRELESS**			
E 101-42100-321		COMMUNICATIONS-TEL	$413.59	6140932888	3/13 - 4/12 PD Cells & hot spots
E 101-43900-321		COMMUNICATIONS-TEL	$80.04	6140932888	3/13 - 4/12 PW iPad service
		Total	$493.63		
42286	04/30/26	**WESTYS ELECTRIC INC**			
E 101-41900-409		R&M CONTRACTURAL-O	$712.00	6630	lighting repair
		Total	$712.00		
42287	04/30/26	**WEX BANK CIRCLE K**			
E 101-43900-212		FUEL	$2,197.49	111847201	PW FUEL
E 602-43200-212		FUEL	$226.13	111847201	Sewer fuel
		Total	$2,423.62		
42288	04/30/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$3,467.15	321716	Asphalt
E 101-43100-224		MAINTENANCE	$683.40	321752	asphalt
E 101-43100-224		MAINTENANCE	$222.70	321962	asphalt
E 101-45100-225		LANDSCAPING	$622.35	322213	beach sand
E 101-45100-225		LANDSCAPING	$1,001.45	322214	binder rock
E 101-45100-225		LANDSCAPING	$243.28	322215	topsoil
		Total	$6,240.33		
		10100	$81,863.28		

Fund Summary

10100 CASH	
101 GENERAL FUND	$49,140.94
402 CAPITAL IMPROVEMENT FUND	$31,881.00
602 SEWER FUND	$269.33
603 RECYCLING FUND	$242.00
605 MARINA FUND	$330.01
	$81,863.28

ITEM 3C

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

4/27/2026

Dear Honorable Mayor and Councilmembers

City staff have obtained quotes for fertilization and weed control for the 2025 summer season. Quotes were submitted by three contractors. Excel Lawn and Landscape, Greener Blade, and Dovorak Lawn Care. Submitted quotes range from $8647.65 to $13,000.00

Excel Lawn and Landscape provided the city with the lowest bid at $8647.65 for Fertilization and Weed Control. This price falls just below the budgeted amount of $9000.00 for this service. The Contract includes three treatments of fertilizer and weed control at Thorpe Park, Village Hall Park, Harlson Park, Childrens Park, Hill Park, and Shuck Park. Excel will also spot treat trouble areas as needed through the season.

Excel Lawn and Landscape provided the same service to the city in 2024 and 2025. Many compliments were received about the substantial difference in the quality of turf and overall appearance of the treated areas compared to prior years. The contractor provided excellent service and results. For reference last year the cost of service was $7861.50. The notable price increase reflects the increased cost of the fertilizer and weed control product.

Staff recommend awarding a two- year contract to Excel Lawn&Landscape for the total of $8647.65 per year.

Sincerely,

Jeff Kask
Public Works Supervisor
City of Deephaven

EXCEL

Lawn & Landscape

Fertilization/Weed Control Contract for 2026-2027

Name City of Deephaven

Address 20225 Cottagewood Rd City Excelsior Zip 55331

Phone # (H) _____ (Cell) _____

Email _____ ☐ *Check box if you prefer invoices to be emailed to you.

CHECK ALL DESIRED SERVICES (Descriptions of services on back of this contract) Totals:

*__X__Fertilization/Weed Control (3 Applications @ $ 2,882.55 each) $ 8,647.65

Includes following properties: Thorpe park, City Hall, Hill park, Childrens park, Shuck park, Harlson park.

*This contract is in effect for 2 years 2026-2027. Pricing will remain the same for this year and next.

Services Total (Does not include tax) $ 8,647.65

Seasonal Services Total	$ 8,647.65
Sales Tax 8.525%	$ TAX EXEMPT
Grand Total 2026-2027	$ 8,647.65
2 Equal Payments April, June	$ 4,323.83

All balances for services invoiced are due by the 20th of each month. Excel Lawn & Landscape, LLC reserves the right to debit your credit card for all past due balances. In the event that Excel Lawn & Landscape, LLC does not hold your credit card information on file you, will be assessed a $30.00 late fee if your account goes past due. If your account is 60 days past due, it will be assessed an additional $30.00 late fee. Excel Lawn & Landscape, LLC workers are fully covered by Workman's Compensation and Liability Insurance. Excel Lawn & Landscape, LLC shall not be held responsible for damage from string trimmers on items such as: trees, fence-posts, mail-posts (that are not protected by plastic). Excel Lawn & Landscaper, LLC is not liable for minor scratches on driveways and walkways from lawn equipment, or for any loss or damage or delay due to causes beyond our control, including weather. Fuel surcharges are as follows: Additional $5.00 per visit for every 30 cents OVER $3.00 per gallon.

Respectfully Submitted,

I understand and accept the Terms listed above, Signed contracts are required to begin service on property.

Joe Lynch (Owner) 4/1/26

Excel Lawn & Landscape LLC. Date

_____ _____

Property Owner Date

Excel Lawn & Landscape LLC. 20100 Larkin Road Corcoran, Minnesota 55331 (952) 393-9034

Fertilization/Weed Control: The mixture and application rates vary according to conditions determined by sun, shade, and moisture. *Three applications are as follows:

*Spring pre-emergent "One App" Fertilizer and Post Emergent Treatment (Dry & Liquid)
*Summer broadleaf weed control (Liquid)

*We will spot spray as needed to maintain a weed free appearance

We use a "One App" pre-emergent fertilizer in the spring that lasts 120 days with an average year of rain. This treatment is effective in using less harmful products on our turf and park areas. This fertilizer packs the punch of 3 different applications by using slow release to allow the product to last longer than a standard fertilizer.

*Excel Lawn & Landscape is not responsible for the condition of the turf or landscape areas in the spring due to animal damage or late snowstorm that prevents us from completing our job.

Excel Lawn & Landscape, LLC
20100 Larkin Road
Corcoran, MN 55340
(952) 393-9034

Fertilization and Weed Control Contract 2026

Name: City of Deephaven

Address: 20225 Cottagewood Rd Excelsior, MN 55331

Scope of work: Fertilization and weed control provided for all specified properties including Thorpe Park, Shuck Park, Hill Park, Children's Park, City Hall.

***Estimated at 15 acres

1st Application: $3,100.00

2nd Application: $3,100.00

3rd Application: $3,100.00

Tax: $792.83

Total with tax: **$10,092.83**

-TWO YEAR CONTRACT M.d X.

First Application: Pre-emergent fertilizer, post emergent broadleaf treatment

Second application: Mid-summer fertilizer, post emergent broadleaf treatment

Third application: Fall Fertilizer.

Matt Dvorak	4/16/26		
Dvorak Lawn Care	Date	City of Deephaven	Date

4/15/26

To: City of Deephaven

From: Greener Blade/Nate Studer

Objective

To safely apply fertilizer and weed control products to public green spaces outlined by the city of Deephaven.

Proposed Costs:

A total of 3 applications are being proposed to keep the green spaces under control and aesthetically pleasing. The first application would be applied in early Spring with pre-emergent crabgrass control. The second application would take place in the late Spring/early Summer for the control of dandelions and other broadleaf weeds. The third and final application would take place mid to late summer to control the warm season weeds such as spurge, thistle, and other warm season broadleaf weeds.

Costs per application: $4333.00

$13,000.00/year plus sales tax if not tax exempt.

Two year contract. For service years 2026-2027

Any questions let me know directly

Nate Studer

Owner

612.669.3732/Nate@greenerblade.com

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, May 4th, 2026
Consent Agenda:
Deephaven Special Event Policy

Dear Honorable Mayor Carlson and Councilmembers,

The City has received a Special Event Permit Application for an event at Thorpe Park. The application is currently pending receipt of the required filing fee and certificate of insurance**.**

I did connect with Police Chief Cory Johnson and Public Works Supervisor Jeff Kask, and both are comfortable with the event as proposed.

Parking will take place on surrounding streets and in designated parking areas, with attendees directed not to park on the pedestrian path to help keep things safe and accessible for everyone.

Once the remaining items are received, the application will be complete and ready for final approval.

Recommended Motion:
Motion to approve the Special Event Permit application for an event at Thorpe Park, contingent upon receipt of the required filing fee and certificate of insurance, and subject to standard City conditions.

Sincerely,

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 Preschool and ECFE

Contact Person: Molly Bahneman Phone Number: 952-401-6830

Address: 4584 Vine Hill Rd Email: molly.bahneman@minnetonkaschools.or

Date and Time of the Special Event: May 18 4:30 - 6:00 pm

Describe and List all Activities at the Special Event: Families and staff are coming together to mingle and play. Families may picnic.

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 25 Participants 150 Spectators 0

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)

We would liek access to the public restrooms.

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

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

Applicant's Signature: Molly Bahneman Date: 04/29/2026

SPECIAL EVENT REQUIREMENTS

Special Event - means any concert, parade, fair, show, festival, carnival, rally, party, filming of a movie, video or television show, motorcade, run, street dance, bike-a-thon, race, walk, athletic event or other attended outdoor entertainment or celebration that is to be held in whole or in part upon publicly owned property or public right-of-way.

Permit Application - Any person or organization desiring to conduct or sponsor a special event in the City shall first obtain a special event permit from the City and must submit a fully completed Permit Application for review and approval by the Deephaven City Council. The application must be submitted twenty (20) days prior to the next available Council meeting. The Council may approve, deny, or amend the application.

Indemnification Agreement - If the event, or any portion of the event is to be held on City property or right-of-way, prior to the issuance of a special event permit, the permit applicant and authorizing officer of the sponsoring organization, if any, have agreed by signing the Permit Application to indemnify, defend and hold the City, its officials, employees and agents harmless from any claim that arises in whole or in part out of the special event, except any claims arising solely out of the negligent acts or omissions of the City, its officials, employees and agents.

Liability Insurance Required - The applicant or sponsor of a special event must possess or obtain liability insurance to protect against loss from liability imposed by law for damages on account of bodily injury or property damage arising from the special event. A certificate of insurance must be filed with the City prior to issuance of the special events permit. The certificate of insurance must name the City of Deephaven as additional insureds. Insurance coverage must be maintained for the duration of the special event. Insurance coverage must be a commercial general liability policy. The minimum limits must be at least $1,000,000. If alcoholic beverages are to be sold or distributed at the special event, the policy must also include an endorsement for liquor liability. The City Council may require additional endorsements depending upon the type of special event and proposed activities. The City may waive or reduce the insurance requirements if the City Council determines that the insurance requirements are in excess of the reasonable risk presented by the proposed special event.

Cleanup Deposit - The applicant or sponsor of the special event involving the sale of food or beverages for immediate consumption, erection of structures, horses or other large animals, water aid stations or another activity likely to create a substantial need for cleanup may be required by the City to provide a cleanup deposit prior to issuance of the special event permit. The cleanup deposit shall be in an amount set by the City Council. The cleanup deposit will be returned to the applicant/sponsor if the area used for the special event has been cleaned and restored to the same condition as it existed prior to the event. If the property used for the event has not been properly cleaned or restored, the applicant/sponsor will be billed for the actual cost by the City for the cleanup and restoration. The cleanup deposit will be applied toward payment of the bill.

ITEM 3E

Deephaven Public Works

20225 Cottagewood Rd, Deephaven MN 55331.

4/29/2026

Dear Honorable Mayor and Councilmembers

City staff have obtained quotes for the replacement of a stormwater catch basin at 20345 Park Place. The existing structure has failed, causing a dangerous sinkhole. The structure is estimated to have been constructed in the 1940's, with materials consisting of brick and clay.

Bids received for this project include the replacement of the basin, replacement of the casting and blacktop repair. Currently the surface in this area was improved by the adjacent homeowner with brick pavers. The homeowner has agreed to remove and reinstall this improvement that was placed in the right of way at his own cost.

Three contractors bid on this project, Schneider Excavating & Grading, Kusske Construction, and Widmer Construction. Bids received ranged from $9113.00 to $18,860.50 with Schneider Excvating & Grading submitting the lowest bid. This project will be funded by the Stormwater enterprise fund.

Staff recommend approval for Schneider Excvating &Grading to replace the stormwater structure at 20345 Park Place for the amount of $9113.00.

Sincerely,

Jeff Kask
Public Works Supervisor
City of Deephaven

Schneider Excavating & Grading, Inc.
405 Central Ave S
Norwood Young America, MN
55397
952-467-2659

Estimate

ADDRESS
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

ESTIMATE # 3452
DATE 04/28/2026

DATE	ACTIVITY	QTY	RATE	AMOUNT
	Storm Sewer Repair Remove and Replace storm manhole at 20345 Park Place **Includes** Removal of Blacktop and Existing Manhole, Replacing existing manhole, new casting, Connecting to existing storm pipe, back fill and patch black top. **DOES NOT INCLUDE** Permits, replacing paver, seeding, sod **NOTE** A pole hold will be needed for the work to be completed	1	9,113.00	9,113.00

Contact Schneider Excavating & Grading, Inc. to pay.

TOTAL **$9,113.00**

Accepted By

Accepted Date

Please remit to:
405 CENTRAL AVE S
NORWOOD YOUNG AMERICA, MN. 55397

Proposal

KUSSKE CONSTRUCTION

Job Code: DEEPHAVEN CATCH BASIN REPLACEMENT

Description:

Proposal

Line No.	Pay Item No.	Description Subtotal Description	Quantity	Unit of Measure	Unit Price	Total Price
1	001	REMOVE CATCH BASIN	1.00	Each	3,014.1	3,014.10
2	002	INSTALL NEW 48" MANHOLE WITH CASTING	1.00	Each	9,439.8	9,439.80
3	003	INSTALL 12" CLASS 5 BASE IN DISTURBED AREA	1.00	Each	1,697.9	1,697.90
4	004	IMPORT AND PLACE FILL IN SINK HOLE	1.00	Each	1,403.0	1,403.00
5	005	REPAIR/PATCH BLACKTOP (4' X 10')	1.00	Each	2,368.8	2,368.80
6	006	TRAFFIC CONTROL	1.00	Each	936.9	936.90
					GRAND TOTAL:	18,860.50

Proposal Certification

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Jeff Kask

From: tonyv.widmerconst <tonyv.widmerconst@frontier.com>
Sent: Monday, April 13, 2026 2:43 PM
To: Jeff Kask
Subject: 20345 Park Place Proposal

20345 Park Place
Remove and install new Storm manhole
Bid Price $10500

Does not inlcude removal of pavers or reinstalling them.
Haul away existing structure included in bid.

Thank You!
Widmer Construction
Tony Vanderlinde

Deephaven Police Department

CORY JOHNSON
Chief of Police

20225 Cottagewood Road
Deephaven, MN 55331

(952)474-7555 Office
(952)474-4564 Fax

To: Honorable Mayor Carlson and City Council Members

CC: City Administrator Dan Madsen

From: Chief Cory Johnson

Date: 05/04/2026

Re: Authorization to hire a Seasonal Community Service Officer

---

The Police Department is seeking authorization to hire a seasonal Community Service Officer. We had three applicants with only one having an interest in a future as a Police Officer. We interviewed two and chose Joshua Young. Joshua is currently at Hennepin Technical College working on his Law Enforcement degree. Typically, we have a CSO work three-four days a week from May through September. This CSO position is budgeted for $25.00/hr. up to 500 hours. This position has helped greatly with Permit Parking Violations, Medical calls and Ordinance Violations. They also perform many other tasks around the Department and City.

Recommendation:

Approve the hiring of Joshua Young as a seasonal Community Service Officer for 2026.

May 4, 2026

SALE DAY REPORT FOR:

City of Deephaven, Minnesota

$3,805,000 General Obligation Tax Abatement Bonds, Series 2026A

EHLERS
PUBLIC FINANCE ADVISORS

Prepared by:

Ehlers
3001 Broadway Street, Suite 320
Minneapolis, MN 55413

Jason Aarsvold,
Senior Municipal Advisor

Keith Dahl,
Senior Municipal Advisor

Stacie Kvilvang,
Senior Municipal Advisor

BUILDING COMMUNITIES. IT'S WHAT WE DO.

Competitive Sale Results

PURPOSE: To finance certain street and utility reconstruction projects.

RATING: S&P Global Ratings "AAA" / Stable

NUMBER OF BIDS: 9

LOW BIDDER: TD Financial Products LLC, New York, New York

COMPARISON FROM LOWEST TO HIGHEST BID:
(TIC as bid)

LOW BID:* 3.1244%

HIGH BID: 3.2568%

Summary of Sale Results:	
Principal Amount*:	$3,805,000
Underwriter's Discount:	$15,427
Reoffering Premium:	$425,655
True Interest Cost:	3.1380%
Capitalized Interest:	$128,419
Costs of Issuance:	$51,450
Yield:	2.55%-3.15%
Total Net P&I	$4,927,250

NOTES: Bond Trust Services Corporation, Minneapolis, Minnesota will serve as Paying Agent on the Bonds.

The Bonds maturing February 1, 2035 and thereafter are callable February 1, 2034 or any date thereafter.

* Subsequent to bid opening, the issue size was decreased to $3,805,000.

CLOSING DATE: May 28, 2026

CITY COUNCIL ACTION: Adopt a resolution awarding the sale of $3,805,000 General Obligation Tax Abatement Bonds, Series 2026A.

SUPPLEMENTARY ATTACHMENTS

- Bid Tabulation
- Sources and Uses of Funds
- Updated Debt Service Schedules
- Rating Report
- Bond Resolution (Distributed separately by Dorsey & Whitney LLP)

BID TABULATION

$4,255,000* General Obligation Tax Abatement Bonds, Series 2026A

City of Deephaven, Minnesota

SALE: May 4, 2026

AWARD: TD FINANCIAL PRODUCTS LLC

Rating: S&P Global Ratings "AAA" / Stable

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
TD FINANCIAL PRODUCTS LLC				$4,707,349.15	3.1244%
New York, New York	2028	5.000%	2.550%		
	2029	5.000%	2.550%		
	2030	5.000%	2.550%		
	2031	5.000%	2.650%		
	2032	5.000%	2.720%		
	2033	5.000%	2.800%		
	2034	5.000%	2.870%		
	2035	5.000%	3.000%		
	2036	5.000%	3.080%		
	2037	5.000%	3.150%		
OPPENHEIMER & CO.					3.1457%
Chicago, Illinois					
BAIRD					3.1631%
Milwaukee, Wisconsin					
RAYMOND JAMES & ASSOCIATES, INC.					3.1718%
St. Petersburg, Florida					

* Subsequent to bid opening the issue size was decreased to $3,805,000.
Adjusted Price: $4,215,228.16 Adjusted Net Interest Cost: $840,440.59 Adjusted TIC: 3.1380%

NAME OF INSTITUTION	TRUE INTEREST RATE
PIPER SANDLER & CO. Minneapolis, Minnesota	3.1730%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.1764%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin	3.1903%
THE BAKER GROUP Oklahoma City, Oklahoma	3.2097%
STIFEL, NICOLAUS & COMPANY, INCORPORATED Birmingham, Alabama	3.2568%

City of Deephaven, Minnesota

$3,805,000 General Obligation Tax Abatement Bonds, Series 2026A

Sources & Uses

Dated 05/28/2026 | Delivered 05/28/2026

Sources Of Funds

Par Amount of Bonds	$3,805,000.00
Reoffering Premium	425,655.45
Total Sources	**$4,230,655.45**

Uses Of Funds

Total Underwriter's Discount (0.405%)	15,427.29
Costs of Issuance	51,450.00
Deposit to Capitalized Interest (CIF) Fund	128,418.75
Deposit to Project Construction Fund	4,035,359.41
Total Uses	**$4,230,655.45**

City of Deephaven, Minnesota

$3,805,000 General Obligation Tax Abatement Bonds, Series 2026A

Debt Service Schedule

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
05/28/2026	-	-	-	-	-
02/01/2027	-	-	128,418.75	128,418.75	128,418.75
08/01/2027	-	-	95,125.00	95,125.00	-
02/01/2028	300,000.00	5.000%	95,125.00	395,125.00	490,250.00
08/01/2028	-	-	87,625.00	87,625.00	-
02/01/2029	320,000.00	5.000%	87,625.00	407,625.00	495,250.00
08/01/2029	-	-	79,625.00	79,625.00	-
02/01/2030	335,000.00	5.000%	79,625.00	414,625.00	494,250.00
08/01/2030	-	-	71,250.00	71,250.00	-
02/01/2031	350,000.00	5.000%	71,250.00	421,250.00	492,500.00
08/01/2031	-	-	62,500.00	62,500.00	-
02/01/2032	370,000.00	5.000%	62,500.00	432,500.00	495,000.00
08/01/2032	-	-	53,250.00	53,250.00	-
02/01/2033	385,000.00	5.000%	53,250.00	438,250.00	491,500.00
08/01/2033	-	-	43,625.00	43,625.00	-
02/01/2034	405,000.00	5.000%	43,625.00	448,625.00	492,250.00
08/01/2034	-	-	33,500.00	33,500.00	-
02/01/2035	425,000.00	5.000%	33,500.00	458,500.00	492,000.00
08/01/2035	-	-	22,875.00	22,875.00	-
02/01/2036	445,000.00	5.000%	22,875.00	467,875.00	490,750.00
08/01/2036	-	-	11,750.00	11,750.00	-
02/01/2037	470,000.00	5.000%	11,750.00	481,750.00	493,500.00
Total	**$3,805,000.00**	**-**	**$1,250,668.75**	**$5,055,668.75**	**-**

Yield Statistics

Bond Year Dollars	$25,013.38
Average Life	6.574 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	3.3599648%
True Interest Cost (TIC)	3.1380979%
Bond Yield for Arbitrage Purposes	2.8878364%
All Inclusive Cost (AIC)	3.3574259%

IRS Form 8038

Net Interest Cost	2.9363420%
Weighted Average Maturity	6.641 Years

City of Deephaven, Minnesota

$3,805,000 General Obligation Tax Abatement Bonds, Series 2026A

Pricing Summary

Maturity	Type of Bond	Coupon	Yield	Maturity Value	Price		YTM	Call Date	Call Price	Dollar Price
02/01/2028	Serial Coupon	5.000%	2.550%	300,000.00	103.988%		-	-	-	311,964.00
02/01/2029	Serial Coupon	5.000%	2.550%	320,000.00	106.292%		-	-	-	340,134.40
02/01/2030	Serial Coupon	5.000%	2.550%	335,000.00	108.539%		-	-	-	363,605.65
02/01/2031	Serial Coupon	5.000%	2.650%	350,000.00	110.265%		-	-	-	385,927.50
02/01/2032	Serial Coupon	5.000%	2.720%	370,000.00	111.911%		-	-	-	414,070.70
02/01/2033	Serial Coupon	5.000%	2.800%	385,000.00	113.305%		-	-	-	436,224.25
02/01/2034	Serial Coupon	5.000%	2.870%	405,000.00	114.575%		-	-	-	464,028.75
02/01/2035	Serial Coupon	5.000%	3.000%	425,000.00	113.616%	c	3.190%	02/01/2034	100.000%	482,868.00
02/01/2036	Serial Coupon	5.000%	3.080%	445,000.00	113.030%	c	3.407%	02/01/2034	100.000%	502,983.50
02/01/2037	Serial Coupon	5.000%	3.150%	470,000.00	112.521%	c	3.578%	02/01/2034	100.000%	528,848.70
Total	-	-	-	**$3,805,000.00**	-	-	-	-	-	**$4,230,655.45**

Bid Information

Par Amount of Bonds	$3,805,000.00
Reoffering Premium or (Discount)	425,655.45
Gross Production	$4,230,655.45
Total Underwriter's Discount (0.405%)	$(15,427.29)
Bid (110.781%)	4,215,228.16
Total Purchase Price	$4,215,228.16
Bond Year Dollars	$25,013.38
Average Life	6.574 Years
Average Coupon	5.0000000%
Net Interest Cost (NIC)	3.3599648%
True Interest Cost (TIC)	3.1380979%

City of Deephaven, Minnesota

$3,805,000 General Obligation Tax Abatement Bonds, Series 2026A

Detail Costs Of Issuance

Dated 05/28/2026 | Delivered 05/28/2026

COSTS OF ISSUANCE DETAIL

Municipal Advisor	$22,000.00
Bond Counsel (Dorsey & Whitney)	$12,000.00
Rating Agency Fee (S&P)	$16,250.00
Paying Agent (Bond Trust Services)	$925.00
Hennepin County Fee	$275.00
TOTAL	**$51,450.00**

Research Update:

Deephaven, MN Series 2026A GO Tax Abatement Bonds Assigned 'AAA' Rating

May 1, 2026

Primary Contact

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Overview

- S&P Global Ratings assigned its 'AAA' long-term rating to the City of **Deephaven**, Minn.'s $4.255 million series 2026A general obligation (GO) tax abatement bonds.
- At the same time, we affirmed our 'AAA' long-term rating on the city's existing GO bonds.
- The outlook is stable.

Rationale

Security

The city's GO and full-faith-and-credit pledge secures the GO bonds. The city anticipates that the debt service on the 2026A bonds will be paid from a combination of abating the city's portion of taxes from specific parcels up to an amount of the aggregate sum of abatements equal to the principal amount and from ad valorem property taxes on the interest amount of the bonds. The 2026A bond proceeds are being used to finance certain 2026 street reconstruction projects.

Credit highlights

The rating reflects Deephaven's robust economy with healthy tax base growth, solid gross county product per capita, and local income and wealth levels that are well above county and national averages. It also reflects the city's consistently positive operations (if excluding one-time capital spending) and healthy reserve position, supported by conservative budgeting and planning practices, as well as its manageable debt burden.

Deephaven is a historic, wealthy community about 15 miles away from Minneapolis, located on Lake Minnetonka. It is an attractive community to residents, and recent market value growth (roughly 14% annual increase in net tax capacity in last five years) has stemmed from the appreciation of existing properties and the redevelopment of older homes. Officials expect the net tax capacity growth to continue at similar pace, as the demand for construction permits remains strong. We believe the community will continue to be an attractive home for families, and the city's economic profile will remain a key credit strength supporting the rating.

The city has posted healthy operating surpluses in last three years, which were driven by higher-than-budgeted interest income and building permit revenues. Also, two neighboring cities

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entered a contract with Deephaven in 2023 for police and public works services, which generates about $500,000 in additional revenue annually, according to management. The positive operations supported continuous growth in reserve position on a nominal basis, although reserves declined relative to revenues on a ratio basis due to the growing budget size. The city budgeted for breakeven results for fiscal 2026, but management projects stronger performance, as building permit revenue is trending higher than budget. Historically, Deephaven incorporated a majority of its infrastructure and capital needs through the operating budget, which supports the city's strong debt and contingent liability profile. Post-issuance, we expect the debt burden and debt service carrying charge to remain manageable.

The rating reflects our view of the following:

- The city's economy is healthy, with access to the Twin Cities metropolitan statistical area.
- Budgetary performance has been consistently positive in recent years, supporting robust reserve and liquidity positions.
- The debt burden and debt service carrying charges are manageable, with no near-term debt plans, and low pension and other postemployment benefits payments and liabilities.
- Budgeting policies and practices are conservative, characterized by a detailed long-term capital plan with projected cost and funding sources that is annually updated, a formal investment policy, which limits holdings to those permitted by state statute, and a formal reserve policy with a minimum balance equal to 90% of the current year's budget to ensure funds are available for cash flow needs. Given the city's historical financial stability, city council is considering lowering the fund balance target to 70% from 90% although it maintains a strong willingness to sustain robust reserve levels. The city council does not allow amendments because it prefers to know where assumptions were off and to look at solutions. Beginning in the first quarter of the fiscal year, the council periodically gets budget-to-actual reports for formal discussion and review. In the latter half of the fiscal year, council receives a monthly report that shows budget-to-actual results as it prepares the following year's budget. Detailed budget-to-actual results are provided to the council at the end of the fiscal year. The city proactively manages cyber risks.
- For more information on our institutional framework assessment for Minnesota municipalities, see "Institutional Framework Assessment: Minnesota Local Governments," Sept. 10, 2024.

Environmental, social, and governance

Environmental, social, and governance factors are neutral within our credit analysis.

Rating above the sovereign

We rate Deephaven higher than the sovereign because we believe the city can maintain better credit characteristics than the U.S. in a stress scenario based on its predominantly locally derived revenue base and our view that pledged revenue supporting debt service on the bonds is at limited risk of negative sovereign intervention. In 2025, local property taxes generated 61% of audited general fund revenue, demonstrating a lack of dependence on federal government revenue. (See "Ratings Above The Sovereign--Corporate And Government Ratings: Methodology And Assumptions," Nov. 19, 2013.)

Outlook

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The stable outlook reflects our expectation that Deephaven will sustain at least balanced operations and a robust reserve position during the outlook period.

Downside scenario

We could lower the rating if there is sustained weakening in budgetary performance, leading to weakened available reserves, or if the city issues significant debt, resulting in budgetary pressure.

Deephaven, Minnesota--credit summary

Institutional framework (IF)	1
Individual credit profile (ICP)	1.41
Economy	1.0
Financial performance	1
Reserves and liquidity	1
Management	2.30
Debt and liabilities	1.75

Deephaven, Minnesota--key credit metrics

	Most recent	2025	2024	2023
Economy				
Real GCP per capita % of U.S.	178	--	178	180
County PCPI % of U.S.	137	--	137	138
Market value ($000s)	2,369,557	2,369,557	2,133,664	1,986,486
Market value per capita ($)	623,732	623,732	561,638	518,665
Top 10 taxpayers % of taxable value	5.6	5.6	--	--
County unemployment rate (%)	3.3	3.2	2.8	2.5
Local median household EBI % of U.S.	201	--	201	191
Local per capita EBI % of U.S.	193	--	193	189
Local population	3,799	--	3,799	3,830
Financial performance				
Operating fund revenues ($000s)	--	5,129	4,811	4,169
Operating fund expenditures ($000s)	--	5,101	4,316	3,926
Net transfers and other adjustments ($000s)	--	400	34	71
Operating result ($000s)	--	428	529	314
Operating result % of revenues	--	8.3	11.0	7.5
Operating result three-year average %	--	9.0	4.2	1.8
Reserves and liquidity				
Available reserves % of operating revenues	--	79.2	77.6	80.4
Available reserves ($000s)	--	4,060	3,731	3,352
Debt and liabilities				
Debt service cost % of revenues	--	4.1	5.3	4.3
Net direct debt per capita ($)	1,390	310	368	356
Net direct debt ($000s)	5,279	1,179	1,397	1,365

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Direct debt 10-year amortization (%)	82	100	100	100
Pension and OPEB cost % of revenues	--	4.0	4.0	4.0
NPLs per capita ($)	--	286	302	362
Combined NPLs ($000s)	--	1,085	1,147	1,385

Financial data may reflect analytical adjustments and are sourced from issuer audit reports or other annual disclosures. Economic data is generally sourced from S&P Global Market Intelligence, the Bureau of Labor Statistics, Claritas, and issuer audits and other disclosures. Local population is sourced from Claritas. Claritas estimates are point in time and not meant to show year-over-year trends. GCP--Gross county product. PCPI--Per capita personal income. EBI--Effective buying income. OPEB--Other postemployment benefits. NPLs--Net pension liabilities.

Ratings List	
New Issue Ratings	
US$4.255 mil GO tax abatement bnds ser 2026A due 02/01/2037	
Long Term Rating	AAA/Stable
Ratings Affirmed	
Local Government	
Deephaven, MN Unlimited Tax General Obligation	AAA/Stable

The ratings appearing below the new issues represent an aggregation of debt issues (ASID) associated with related maturities. The maturities similarly reflect our opinion about the creditworthiness of the U.S. Public Finance obligor's legal pledge for payment of the financial obligation. Nevertheless, these maturities may have different credit ratings than the rating presented next to the ASID depending on whether or not additional legal pledge(s) support the specific maturity's payment obligation, such as credit enhancement, as a result of defeasance, or other factors.

Certain terms used in this report, particularly certain adjectives used to express our view on rating relevant factors, have specific meanings ascribed to them in our criteria, and should therefore be read in conjunction with such criteria. Please see Ratings Criteria at https://disclosure.spglobal.com/ratings/en/regulatory/ratings-criteria for further information. A description of each of S&P Global Ratings' rating categories is contained in "S&P Global Ratings Definitions" at https://disclosure.spglobal.com/ratings/en/regulatory/article/-/view/sourceId/504352. Complete ratings information is available to RatingsDirect subscribers at www.capitaliq.com. All ratings referenced herein can be found on S&P Global Ratings' public website at www.spglobal.com/ratings.

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CERTIFICATION OF MINUTES RELATING TO
$3,805,000 GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2026A

Municipality: City of Deephaven, Minnesota

Governing Body: City Council

Kind, date, time and place of meeting: A regular meeting held on May 4, 2026, at 7:00 o'clock p.m., at the City Hall.

Members present:

Members absent:

Documents Attached:

Minutes of said meeting (including):

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ISSUANCE, AWARDING SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF $3,805,000 GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2026A

I, the undersigned, being the duly qualified and acting recording officer of the public corporation issuing the bonds referred to in the title of this certificate, certify that the documents attached hereto, as described above, have been carefully compared with the original records of said corporation in my legal custody, from which they have been transcribed; that said documents are a correct and complete transcript of the minutes of a meeting of the governing body of said corporation, and correct and complete copies of all resolutions and other actions taken and of all documents approved by the governing body at said meeting, so far as they relate to said bonds; and that said meeting was duly held by the governing body at the time and place and was attended throughout by the members indicated above, pursuant to call and notice of such meeting given as required by law.

WITNESS my hand officially as such recording officer on May 4, 2026.

_____
City Clerk

It was reported that nine (9) proposals for the purchase of $3,805,000 General Obligation Tax Abatement Bonds, Series 2026A, were received prior to 10:00 a.m., Central time, on May 4, 2026, pursuant to the Preliminary Official Statement distributed to potential purchasers of the Bonds by Ehlers and Associates, Inc., municipal advisors to the City. The proposals have been publicly opened, read, and tabulated and were found to be as follows:

See Attached

BID TABULATION

$4,255,000* General Obligation Tax Abatement Bonds, Series 2026A

City of Deephaven, Minnesota

SALE: May 4, 2026

AWARD: TD FINANCIAL PRODUCTS LLC

Rating: S&P Global Ratings "AAA" / Stable

Tax Exempt - Bank Qualified

NAME OF INSTITUTION	MATURITY (February 1)	COUPON RATE	REOFFERING YIELD	PRICE	TRUE INTEREST RATE
TD FINANCIAL PRODUCTS LLC New York, New York				$4,707,349.15	3.1244%
	2028	5.000%	2.550%		
	2029	5.000%	2.550%		
	2030	5.000%	2.550%		
	2031	5.000%	2.650%		
	2032	5.000%	2.720%		
	2033	5.000%	2.800%		
	2034	5.000%	2.870%		
	2035	5.000%	3.000%		
	2036	5.000%	3.080%		
	2037	5.000%	3.150%		
OPPENHEIMER & CO. Chicago, Illinois					3.1457%
BAIRD Milwaukee, Wisconsin					3.1631%
RAYMOND JAMES & ASSOCIATES, INC. St. Petersburg, Florida					3.1718%

* Subsequent to bid opening the issue size was decreased to $3,805,000.
Adjusted Price: $4,215,228.16 Adjusted Net Interest Cost: $840,440.59 Adjusted TIC: 3.1380%

NAME OF INSTITUTION	TRUE INTEREST RATE
PIPER SANDLER & CO. Minneapolis, Minnesota	3.1730%
NORTHLAND SECURITIES, INC. Minneapolis, Minnesota	3.1764%
BOK FINANCIAL SECURITIES, INC. Milwaukee, Wisconsin	3.1903%
THE BAKER GROUP Oklahoma City, Oklahoma	3.2097%
STIFEL, NICOLAUS & COMPANY, INCORPORATED Birmingham, Alabama	3.2568%

Councilmember _____ introduced the following resolution and moved its adoption, which motion was seconded by Councilmember _____:

RESOLUTION NO. _____

RESOLUTION AUTHORIZING ISSUANCE, AWARDING SALE, PRESCRIBING THE FORM AND DETAILS AND PROVIDING FOR THE PAYMENT OF $3,805,000 GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2026A

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

SECTION 1. AUTHORIZATION AND SALE.

1.01. Authorization. This Council, by resolution adopted April 6, 2026, authorized the issuance and sale of its General Obligation Tax Abatement Bonds, Series 2026A, in an aggregate principal amount not to exceed $4,445,000 (the "Bonds"), pursuant to Minnesota Statutes, 469.1812 to 469.1815, as amended (the "Abatement Act"), and Chapter 475, for the purpose of financing certain street and utility reconstruction in the City (the "Project").

To finance the Project, this Council, by resolution adopted after a public hearing held on April 6, 2026, granted a ten (10) year abatement of property taxes to be imposed by the City on certain parcels in the City (the "Tax Abatement"), pursuant to the Abatement Act. The revenues received by the City from such Tax Abatement are herein referred to as the "Tax Abatement Revenue."

1.02. Sale. The City has retained Ehlers and Associates, Inc. ("Ehlers") as independent municipal advisor in connection with the sale of the Bonds. Pursuant to Minnesota Statutes, Section 475.60, subdivision 2, paragraph 9, the requirements as to a public sale do not apply to the issuance of the Bonds. Pursuant to the Preliminary Official Statement and Terms of Proposal prepared on behalf of the City by Ehlers, proposals for the purchase of the Bonds were received at or before the time specified for receipt of proposals. The proposals have been opened, publicly read and considered and the purchase price, interest rates and net interest cost under the terms of each proposal have been determined. The most favorable proposal received is that of TD Financial Products LLC, in New York, New York (the "Purchaser"). It is hereby determined to issue the Bonds at a purchase price of $4,215,228.16 (representing the principal amount of $3,805,000, plus original issue premium of $425,655.45 less an underwriter's discount of $15,427.29) plus accrued interest, if any, and upon the further terms and conditions set forth herein.

1.03. Award. The sale of the Bonds is hereby awarded to the Purchaser, and the Mayor and Finance Clerk/Treasurer are hereby authorized and directed to execute a contract on behalf of the City for the sale of the Bonds in accordance with the Terms of Proposal. The good faith deposit of the Purchaser shall be retained and deposited by the City until the Bonds have been delivered, and shall be deducted from the purchase price paid at settlement.

SECTION 2. BOND TERMS; REGISTRATION; EXECUTION AND DELIVERY.

2.01. Issuance of Bonds. All acts, conditions and things which are required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed precedent to and in the valid issuance of the Bonds having been done, now existing, having happened and having been performed, it is now necessary for the Council to establish the form and terms of the Bonds, to provide security therefor and to issue the Bonds forthwith.

2.02. Maturities; Interest Rates; Denominations and Payment. The Bonds shall be originally dated as of May 28, 2026, shall be in the denomination of $5,000 each, or any integral multiple thereof, of single maturities, shall mature on February 1 in the years and amounts stated below, and shall bear interest from date of issue until paid or duly called for redemption at the annual rates set forth opposite such years and amounts, as follows:

Year	Amount	Rate	Year	Amount	Rate
2028	$300,000	5.00%	2034	$405,000	5.00%
2029	320,000	5.00	2035	425,000	5.00
2030	335,000	5.00	2036	445,000	5.00
2031	350,000	5.00	2037	470,000	5.00
2032	370,000	5.00			
2033	385,000	5.00			

The Bonds shall be issuable only in fully registered form. The interest on and, upon surrender of each Bond, the principal amount thereof, shall be payable by check or draft issued by the Registrar described herein, provided that, so long as the Bonds are registered in the name of a securities depository, or a nominee thereof, in accordance with Section 2.08 hereof, principal and interest shall be payable in accordance with the operational arrangements of the securities depository.

2.03. Dates and Interest Payment Dates. Upon initial delivery of the Bonds pursuant to Section 2.07 and upon any subsequent transfer or exchange pursuant to Section 2.06, the date of authentication shall be noted on each Bond so delivered, exchanged or transferred. Interest on the Bonds shall be payable on February 1 and August 1 in each year, commencing February 1, 2027, each such date being referred to herein as an Interest Payment Date, to the persons in whose names the Bonds are registered on the Bond Register, as hereinafter defined, at the Registrar's close of business on the fifteenth day of the calendar month next preceding such Interest Payment Date, whether or not such day is a business day. Interest shall be computed on the basis of a 360-day year composed of twelve 30-day months.

2.04. Redemption. Bonds maturing in 2035 and later years shall be subject to redemption and prepayment at the option of the City, in whole or in part, in such order as the City shall determine and within a maturity by lot as selected by the Registrar (or, if applicable, by the bond depository in accordance with its customary procedures) in multiples of $5,000, on February 1, 2034, and on any date thereafter, at a price equal to the principal amount thereof and accrued interest to the date of redemption. The Finance Clerk/Treasurer shall cause notice of the call for redemption thereof to be published if and as required by law and, at least thirty days prior to the designated redemption date, shall cause notice of the call for redemption to be mailed, by first

class mail, to the registered owners of any Bonds to be redeemed at their addresses as they appear on the bond register described in Section 2.06 hereof but no defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure; provided that notice shall be given to any securities depository in accordance with its operational arrangements. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds will be delivered to the registered owner without charge, representing the remaining principal amount outstanding.

2.05. Appointment of Initial Registrar. The City hereby appoints Bond Trust Services Corporation, Minneapolis, Minnesota, as the initial bond registrar, transfer agent and paying agent (the "Registrar"). The Mayor and the Finance Clerk/Treasurer are authorized to execute and deliver, on behalf of the City, a contract with the Registrar. Upon merger or consolidation of the Registrar with another corporation, if the resulting corporation is a bank or trust company authorized by law to conduct such business, such corporation shall be authorized to act as successor Registrar. The City agrees to pay the reasonable and customary charges of the Registrar for the services performed. The City reserves the right to remove the Registrar upon thirty days' notice and upon the appointment of a successor Registrar, in which event the predecessor Registrar shall deliver all cash and Bonds in its possession to the successor Registrar and shall deliver the bond register to the successor Registrar.

2.06. Registration. The effect of registration and the rights and duties of the City and the Registrar with respect thereto shall be as follows:

(a) Register. The Registrar shall keep at its principal corporate trust office a bond register in which the Registrar shall provide for the registration of ownership of Bonds and the registration of transfers and exchanges of Bonds entitled to be registered, transferred or exchanged.

(b) Transfer of Bonds. Upon surrender for transfer of any Bond duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar shall authenticate and deliver, in the name of the designated transferee or transferees, one or more new Bonds of a like aggregate principal amount and maturity, as requested by the transferor. The Registrar may, however, close the books for registration of any transfer after the fifteenth day of the month preceding each interest payment date and until such interest payment date.

(c) Exchange of Bonds. Whenever any Bonds are surrendered by the registered owner for exchange the Registrar shall authenticate and deliver one or more new Bonds of a like aggregate principal amount and maturity, as requested by the registered owner or the owner's attorney in writing.

(d) Cancellation. All Bonds surrendered upon any transfer or exchange shall be promptly canceled by the Registrar and thereafter disposed of as directed by the City.

(e) Improper or Unauthorized Transfer. When any Bond is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until it is satisfied that the endorsement on such Bond or separate instrument of transfer is valid and genuine and that the requested transfer is legally authorized. The Registrar shall incur no liability for the refusal, in good faith, to make transfers which it, in its judgment, deems improper or unauthorized.

(f) Persons Deemed Owners. The City and the Registrar may treat the person in whose name any Bond is at any time registered in the bond register as the absolute owner of such Bond, whether such Bond shall be overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on such Bond and for all other purposes, and all such payments so made to any such registered owner or upon the owner's order shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

(g) Taxes, Fees and Charges. For every transfer or exchange of Bonds, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee or other governmental charge required to be paid with respect to such transfer or exchange.

(h) Mutilated, Lost, Stolen or Destroyed Bonds. In case any Bond shall become mutilated or be destroyed, stolen or lost, the Registrar shall deliver a new Bond of like amount, number, maturity date and tenor in exchange and substitution for and upon cancellation of any such mutilated Bond or in lieu of and in substitution for any such Bond destroyed, stolen or lost, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case of a Bond destroyed, stolen or lost, upon filing with the Registrar of evidence satisfactory to it that such Bond was destroyed, stolen or lost, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance and amount satisfactory to it, in which both the City and the Registrar shall be named as obligees. All Bonds so surrendered to the Registrar shall be canceled by it and evidence of such cancellation shall be given to the City. If the mutilated, destroyed, stolen or lost Bond has already matured or been called for redemption in accordance with its terms it shall not be necessary to issue a new Bond prior to payment.

(i) Authenticating Agent. The Registrar is hereby designated authenticating agent for the Bonds, within the meaning of Minnesota Statutes, Section 475.55, Subdivision 1, as amended.

(j) Valid Obligations. All Bonds issued upon any transfer or exchange of Bonds shall be the valid obligations of the City, evidencing the same debt, and entitled to the same benefits under this Resolution as the Bonds surrendered upon such transfer or exchange.

2.07. Execution, Authentication and Delivery. The Bonds shall be prepared under the direction of the City Clerk and shall be executed on behalf of the City by the signatures of the Mayor and the City Finance Clerk/Treasurer, provided that all signatures may be printed, engraved or lithographed facsimiles of the originals. In case any officer whose signature or a facsimile of whose signature shall appear on the Bonds shall cease to be such officer before the delivery of any Bond, such signature or facsimile shall nevertheless be valid and sufficient for all purposes, the same as if he or she had remained in office until delivery. Notwithstanding such execution, no Bond shall be valid or obligatory for any purpose or entitled to any security or benefit under this Resolution unless and until a certificate of authentication on such Bond has been duly executed by the manual signature of an authorized representative of the Registrar. Certificates of authentication on different Bonds need not be signed by the same representative. The executed certificate of authentication on each Bond shall be conclusive evidence that it has been authenticated and delivered under this Resolution. When the Bonds have been so prepared, executed and authenticated, the City Clerk shall deliver them to the Purchaser upon payment of the purchase price in accordance with the contract of sale heretofore made and executed, and the Purchaser shall not be obligated to see to the application of the purchase price.

2.08. Securities Depository. (a) For purposes of this section the following terms shall have the following meanings:

"Beneficial Owner" shall mean, whenever used with respect to a Bond, the person in whose name such Bond is recorded as the beneficial owner of such Bond by a Participant on the records of such Participant, or such person's subrogee.

"Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Bonds.

"DTC" shall mean The Depository Trust Company of New York, New York.

"Participant" shall mean any broker-dealer, bank or other financial institution for which DTC holds Bonds as securities depository.

"Representation Letter" shall mean the Representation Letter pursuant to which the sender agrees to comply with DTC's Operational Arrangements.

(b) The Bonds shall be initially issued as separately authenticated fully registered bonds, and one Bond shall be issued in the principal amount of each stated maturity of the Bonds. Upon initial issuance, the ownership of such Bonds shall be registered in the bond register in the name of Cede & Co., as nominee of DTC. The Registrar and the City may treat DTC (or its nominee) as the sole and exclusive owner of the Bonds registered in its name for the purposes of payment of the principal of or interest on the Bonds, selecting the Bonds or portions thereof to be redeemed, if any, giving any notice permitted or required to be given to registered owners of Bonds under this resolution, registering the transfer of Bonds, and for all other purposes whatsoever; and neither the Registrar nor the City shall be affected by any notice to the contrary. Neither the Registrar nor the City shall have any responsibility or obligation to any Participant, any person claiming a beneficial ownership interest in the Bonds under or through DTC or any Participant, or any other person which is not shown on the bond register as being a registered owner of any Bonds,

with respect to the accuracy of any records maintained by DTC or any Participant, with respect to the payment by DTC or any Participant of any amount with respect to the principal of or interest on the Bonds, with respect to any notice which is permitted or required to be given to owners of Bonds under this resolution, with respect to the selection by DTC or any Participant of any person to receive payment in the event of a partial redemption of the Bonds, or with respect to any consent given or other action taken by DTC as registered owner of the Bonds. So long as any Bond is registered in the name of Cede & Co., as nominee of DTC, the Registrar shall pay all principal of and interest on such Bond, and shall give all notices with respect to such Bond, only to Cede & Co. in accordance with DTC's Operational Arrangements, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than DTC shall receive an authenticated Bond for each separate stated maturity evidencing the obligation of the City to make payments of principal and interest. Upon delivery by DTC to the Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., the Bonds will be transferable to such new nominee in accordance with paragraph (e) hereof.

(c) In the event the City determines that it is in the best interest of the Beneficial Owners that they be able to obtain Bonds in the form of bond certificates, the City may notify DTC and the Registrar, whereupon DTC shall notify the Participants of the availability through DTC of Bonds in the form of certificates. In such event, the Bonds will be transferable in accordance with paragraph (e) hereof. DTC may determine to discontinue providing its services with respect to the Bonds at any time by giving notice to the City and the Registrar and discharging its responsibilities with respect thereto under applicable law. In such event the Bonds will be transferable in accordance with paragraph (e) hereof.

(d) The execution and delivery of the Representation Letter to DTC, if not previously filed with DTC, by the Mayor or City Finance Clerk/Treasurer is hereby authorized and directed.

(e) In the event that any transfer or exchange of Bonds is permitted under paragraph (b) or (c) hereof, such transfer or exchange shall be accomplished upon receipt by the Registrar of the Bonds to be transferred or exchanged and appropriate instruments of transfer to the permitted transferee in accordance with the provisions of this resolution. In the event Bonds in the form of certificates are issued to owners other than Cede & Co., its successor as nominee for DTC as owner of all the Bonds, or another securities depository as owner of all the Bonds, the provisions of this resolution shall also apply to all matters relating thereto, including, without limitation, the printing of such Bonds in the form of bond certificates and the method of payment of principal of and interest on such Bonds in the form of bond certificates.

2.09. Form of Bonds. The Bonds shall be printed in substantially the form attached as Exhibit A hereto.

SECTION 3. GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2026A CONSTRUCTION FUND. There is hereby established on the official books and records of the City a General Obligation Tax Abatement Bonds, Series 2026A Construction Fund (the "Construction Fund"). The City Finance Clerk/Treasurer shall maintain the Construction Fund until payment of all costs and expenses incurred in connection with the construction of the Projects

have been paid. To the Construction Fund there shall be credited from the proceeds of the Bonds an amount equal to $4,086,809.41. From the Construction Fund there shall be paid all construction costs and expenses incurred by the City in construction of the Projects ($4,035,359.41) and costs of issuance of the Bonds ($51,450.00). After payment of all construction costs and costs of issuance of the Bonds, the Construction Fund shall be discontinued and any Bond proceeds remaining therein received shall be credited to the Bond Fund described in Section 4.01 hereof.

SECTION 4. GENERAL OBLIGATION TAX ABATEMENT BONDS, SERIES 2026A BOND FUND; PLEDGE OF TAXING POWER.

4.01. General Obligation Tax Abatement Bonds, Series 2026A Bond Fund. So long as any of the Bonds are outstanding and any principal of or interest thereon unpaid, the City Finance Clerk/Treasurer shall maintain a separate debt service fund on the official books and records of the City to be known as the General Obligation Tax Abatement Bonds, Series 2026A Bond Fund (the "Bond Fund"), and the principal of and interest on the Bonds shall be payable from the Bond Fund. The City irrevocably appropriates to the Bond Fund: (i) proceeds of the Bonds in the amount of $128,418.75, representing capitalized interest; (ii) the amounts specified in Section 3 above, after payment of all costs of the Projects; (iii) all taxes levied and collected in accordance with this resolution; (iv) Tax Abatement Revenue received by the City; and (v) all other moneys as shall be appropriated by the Council to the Bond Fund from time to time.

There are hereby established two accounts in the Bond Fund, designated as the "Debt Service Account" and the "Surplus Account." During each bond year (each twelve month period commencing on February 2 and ending on the following February 1, a "Bond Year"), as monies are received into the Bond Fund, the City Finance Clerk/Treasurer shall first deposit such monies into the applicable subaccount within the Debt Service Account until an amount has been appropriated thereto sufficient to pay all principal and interest due on the Bonds through the end of the Bond Year. All subsequent monies received in the Bond Fund during the Bond Year shall be appropriated to the Surplus Account.

If the balance in the Bond Fund is at any time insufficient to pay all interest and principal then due on all Bonds payable therefrom, the payment shall be made from any fund of the City which is available for that purpose, subject to reimbursement from the Surplus Account when the balance therein is sufficient, and the City covenants and agrees that it will each year levy a sufficient amount of ad valorem taxes to take care of any accumulated or anticipated deficiency, which levy is not subject to any constitutional or statutory limitation.

4.02. Pledge of Taxing Powers. For the prompt and full payment of the principal of and interest on the Bonds as such payments respectively become due, the full faith, credit and unlimited taxing powers of the City shall be and are hereby irrevocably pledged. In order to produce aggregate amounts not less than 5% in excess of amounts needed to meet when due the principal and interest payments on the Bonds, ad valorem taxes are hereby levied on all taxable property in the City. The taxes will be levied and collected in the following years and amounts:

Levy Years	Collection Years	Amount

See attached levy computation

Said taxes shall be irrepealable as long as any of the Bonds are outstanding and unpaid, provided that the City reserves the right and power to reduce said levies from other legally available funds in accordance with the provisions of Minnesota Statutes, Section 475.61.

SECTION 5. BOND FUND BALANCE RESTRICTION. In order to ensure compliance with the Internal Revenue Code of 1986, as amended (the "Code"), and applicable Treasury Regulations thereunder (the "Regulations"), upon allocation of any funds to the Bond Fund, the balance then on hand in the Bond Fund shall be ascertained. If it exceeds the amount of principal and interest on the Bonds to become due and payable through February 1 next following, plus a reasonable carryover equal to 1/12th of the debt service due in the following bond year, the excess shall (unless an opinion is otherwise received from bond counsel) be used to prepay the Bonds, or invested at a yield which does not exceed the yield on the Bonds calculated in accordance with Section 148 of the Code.

SECTION 6. DEFEASANCE. When all of the Bonds have been discharged as provided in this section, all pledges, covenants and other rights granted by this resolution to the registered owners of the Bonds shall cease. The City may discharge its obligations with respect to any Bonds which are due on any date by irrevocably depositing with the Registrar on or before that date a sum sufficient for the payment thereof in full, or, if any Bond should not be paid when due, it may nevertheless be discharged by depositing with the Registrar a sum sufficient for the payment thereof in full with interest accrued from the due date to the date of such deposit. The City may also discharge its obligations with respect to any prepayable Bonds called for redemption on any date when they are prepayable according to their terms by depositing with the Registrar on or before that date an amount equal to the principal, redemption premium, if any, and interest then due, provided that notice of such redemption has been duly given as provided herein. The City may also at any time discharge its obligations with respect to any Bonds, subject to the provisions of law now or hereafter authorizing and regulating such action, by depositing irrevocably in escrow, with the Registrar or with a bank or trust company qualified by law to act as an escrow agent for this purpose, cash or securities which are authorized by law to be so deposited for such purpose, bearing interest payable at such times and at such rates and maturing or callable at the holder's option on such dates as shall be required to pay all principal and interest to become due thereon to maturity or, if notice of redemption as herein required has been irrevocably provided for, to an earlier designated redemption date, provided, however, that if such deposit is made more than ninety days before the maturity date or specified redemption date of the Bonds to be discharged, the City shall have received a written opinion of Bond Counsel to the effect that such deposit does not adversely affect the exemption of interest on any Bonds from federal income taxation and a written report of an accountant or investment banking firm verifying that the deposit is sufficient to pay when due all of the principal and interest on the Bonds to be discharged on and before their maturity dates or earlier designated redemption date.

SECTION 7. CERTIFICATION OF PROCEEDINGS.

7.01. Registration of Bonds. The City Clerk is hereby authorized and directed to file a certified copy of this Resolution with the County Auditor of Hennepin County, together with such additional information as the Auditors may require, and to obtain from the Auditor a certificate that the Bonds have been duly entered upon the Auditor's bond register.

7.02. Authentication of Transcript. The officers of the City are hereby authorized and directed to prepare and furnish to the Purchaser and to Dorsey & Whitney LLP, Bond Counsel, certified copies of all proceedings and records relating to the Bonds and such other affidavits, certificates and information as may be required to show the facts relating to the legality and marketability of the Bonds, as the same appear from the books and records in their custody and control or as otherwise known to them, and all such certified copies, affidavits and certificates, including any heretofore furnished, shall be deemed representations of the City as to the correctness of all statements contained therein.

7.03. Official Statement. The Preliminary Official Statement relating to the Bonds prepared and distributed by Ehlers, is hereby approved. Ehlers is hereby authorized on behalf of the City to prepare and distribute to the Purchaser within seven business days from the date hereof, a Final Official Statement listing the offering price, the interest rates, selling compensation, delivery date, the underwriters and such other information relating to the Bonds required to be included in the Official Statement by Rule l5c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934. The officers of the City are hereby authorized and directed to execute such certificates as may be appropriate concerning the accuracy, completeness and sufficiency of the Official Statement.

7.04. Authorization of Payment of Certain Costs of Issuance of the Bonds. The City authorizes the Purchaser to forward the amount of Bond proceeds allocable to the payment of issuance expenses to Wells Fargo Bank on the closing date for further distribution as directed by Ehlers.

SECTION 8. TAX COVENANTS; ARBITRAGE MATTERS AND CONTINUING DISCLOSURE.

8.01. General Tax Covenant. The City covenants and agrees with the registered owners of the Bonds that it will not take or permit to be taken by any of its officers, employees or agents any actions that would cause interest on the Bonds to become includable in the gross income of the recipient under the Internal Revenue Code of 1986, as amended (the "Code") and applicable Treasury Regulations (the "Regulations"), and covenants to take any and all actions within its powers to ensure that the interest on the Bonds will not become includable in gross income of the recipient under the Code and the Regulations. In particular, the City covenants and agrees that all proceeds of the Bonds deposited in the Construction Fund will be expended solely for the payment of the costs of the Projects. All improvements so financed will be owned and maintained by the City as part of the public infrastructure of the City and available for use by members of the general public on a substantially equal basis. The City has not entered and will not enter into any lease, management, use or other agreement or contract relating to the use of the Projects, or any portion thereof, or security for the payment of the Bonds which might cause the Bonds to be considered "private activity bonds" or "private loan bonds" pursuant to Section 141 of the Code.

8.02. Arbitrage Certification. The Mayor and City Finance Clerk/Treasurer, being the officers of the City charged with the responsibility for issuing the Bonds pursuant to this resolution, are authorized and directed to execute and deliver to the Purchaser a certificate in accordance with Section 148 of the Code and applicable Regulations stating the facts, estimates and circumstances in existence on the date of issue and delivery of the Bonds which make it reasonable to expect that

the proceeds of the Bonds will not be used in a manner that would cause the Bonds to be "arbitrage bonds" within the meaning of the Code and Regulations.

8.03. Arbitrage Rebate. (a) It is hereby found that the City has general taxing powers, that no Bond is a "private activity bond" within the meaning of Section 141 of the Code, that 95% or more of the net proceeds of the Bonds are to be used for local governmental activities of the City, and that the aggregate face amount of all tax-exempt obligations (other than private activity bonds) issued by the City and all subordinate entities thereof during the year 2026 is not reasonably expected to exceed $5,000,000. Therefore, pursuant to the provisions of Section 148(f)(4)(D) of the Code, the City shall not be required to comply with the arbitrage rebate requirements of paragraphs (2) and (3) of Section 148(f) of the Code.

(b) Notwithstanding the provisions of paragraph (a) of this Section 8.03, if the arbitrage rebate provisions of Section 148(f) of the Code applies to the Bonds, the City hereby covenants and agrees to make the determinations, retain records and rebate to the United States the amounts at the times and in the manner required by said Section 148(f) and applicable Regulations.

8.04. Qualified Tax-Exempt Obligations. The Council hereby designates the Bonds as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code relating to the disallowance of interest expense for financial institutions, and hereby finds that the reasonably anticipated amount of tax-exempt obligations which are not private activity bonds (not treating qualified 501(c)(3) bonds under Section 145 of the Code as private activity bonds for the purpose of this representation) which will be issued by the City and all subordinate entities during calendar year 2026 does not exceed $10,000,000.

8.05. Reimbursement. The City certifies that the proceeds of the Bonds will not be used by the City to reimburse itself for any expenditure with respect to the Projects which the City paid or will have paid more than 60 days prior to the issuance of the Bonds unless, with respect to such prior expenditures, the City shall have made a declaration of official intent which complies with the provisions of Section 1.150-2 of the Regulations, provided that this certification shall not apply or be required with respect to (i) certain de minimis expenditures, if any, with respect to the Projects meeting the requirements of Section 1.150-2(f)(1) of the Regulations, or (ii) "preliminary expenditures" for the Projects as defined in Section 1.150-2(f)(2) of the Regulations, including engineering or architectural expenses and similar preparatory expenses, which in the aggregate do not exceed 20% of the "issue price" of the Bonds.

8.06. Continuing Disclosure. (a) Limited Exemption from Rule. The Securities and Exchange Commission (the "SEC") has promulgated amendments to Rule 15c2-12 under the Securities Exchange Act of 1934 (17 C.F.R. § 240.15c2-12) (as in effect and interpreted from time to time, the "Rule") which govern the obligations of certain underwriters to require that issuers of municipal obligations enter into contracts for the benefit of the holders of the obligations to provide continuing disclosure with respect to the obligations. This Council hereby finds, determines and declares that the Bonds are exempt from the application of paragraph (b)(5) of the Rule by reason of the exemption granted in paragraph (d)(2) thereof. Specifically, this Council hereby finds that the only "obligated person" (within the meaning of the Rule) with respect to the Bonds is the City and that, giving effect to the issuance of the Bonds and any other securities required to be integrated with the Bonds, there will be no more than $10 million in principal amount of municipal securities

outstanding on the date of issuance of the Bonds as to which the City is an obligated person (excluding municipal securities exempt from the Rule under paragraph (d)(1) thereof because, among other things, they were issued in minimum denominations of $100,000). In making such finding, the City hereby represents that it has not issued within the six months before the date of issuance of the Bonds and that it reasonably expects that it will not issue within six months after the date of issuance of the Bonds, other securities of the City of substantially the same security and providing financing for the same general purpose or purposes as the Bonds. The exemption from the Rule for the Bonds is conditioned upon the City agreeing to provide certain continuing disclosure as hereinafter provided.

(b) Purpose and Beneficiaries. To provide for the public availability of certain information relating to the Bonds and the security therefor and to permit participating underwriters in the primary offering of the Bonds to comply with paragraph (b)(5) of the Rule, which will enhance the marketability of the Bonds, the City hereby makes the covenants and agreements contained in this section for the benefit of the Owners (as hereinafter defined) from time to time of the outstanding Bonds. If the City fails to comply with any provisions of this section, any person aggrieved thereby, including the Owners of any outstanding Bonds, may take whatever action at law or in equity may appear necessary or appropriate to enforce performance and observance of any agreement or covenant contained in this section, including an action for specific performance or a writ of mandamus. Direct, indirect, consequential and punitive damages shall not be recoverable for any default hereunder to the extent permitted by law. Notwithstanding anything to the contrary contained herein, in no event shall a default under this section constitute a default under the Bonds or under any other provision of this resolution. As used in this section, "Owner" or "Bondowner" means, in respect of a Bond, the registered owner or owners thereof appearing in the bond register maintained by the Registrar or any "Beneficial Owner" (as hereinafter defined) thereof, if such Beneficial Owner provides to the Registrar evidence of such beneficial ownership in form and substance reasonably satisfactory to the Registrar. As used herein, "Beneficial Owner" means, in respect of a Bond, any person or entity which (i) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, such Bond (including persons or entities holding Bonds through nominees, depositories or other intermediaries), or (ii) is treated as the owner of the Bond for federal income tax purposes.

(c) Information To Be Disclosed. The City will provide, in the manner set forth below, either directly or indirectly through an agent designated by the City, the following information at the following times:

(1) on or before twelve (12) months after the end of each fiscal year of the City, commencing with the fiscal year ending December 31, 2025, to the Municipal Securities Rulemaking Board (the "MSRB") through its Electronic Municipal Market Access System ("EMMA"), in an electronic format as prescribed by the MSRB, the information in the City's audited financial statements, which shall be for the most recent fiscal year of the City and prepared in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under Minnesota law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with such generally accepted accounting principles for reasons beyond the reasonable control of the City, noting the discrepancies therefrom and the effect thereof, and certified as to accuracy and completeness in all

material respects by the fiscal officer of the City, and the other financial information and operating data, if any, that is customarily prepared by the City and publicly available under applicable data privacy or other laws (the "Disclosure Information").

Notwithstanding the foregoing paragraph, if the audited financial statements are not available by the date specified, the City shall provide on or before such date unaudited financial statements in the format required for the audited financial statements as part of the Disclosure Information and, within 10 days after the receipt thereof, the City shall provide the audited financial statements.

Any or all of the Disclosure Information may be incorporated by reference, if it is updated as required hereby, from other documents, including official statements, which have been submitted to the MSRB through EMMA or to the SEC. If the document incorporated by reference is a final official statement, it must be available from the MSRB. The City shall clearly identify in the Disclosure Information each document so incorporated by reference. If the Disclosure Information is changed because it is no longer compiled or publicly available or this paragraph (c)(1) is amended as permitted by subsection (d), then the City shall include in the next Disclosure Information to be delivered hereunder, to the extent necessary, an explanation of the reasons for the amendment and the effect of any change in the type of information provided.

(2) In a timely manner, not in excess of 10 business days, to the MSRB through EMMA, notice of the occurrence of any of the following events (each a "Material Fact"):

(A) principal and interest payment delinquencies;
(B) non-payment related defaults, if material;
(C) unscheduled draws on debt service reserves reflecting financial difficulties;
(D) unscheduled draws on credit enhancements reflecting financial difficulties;
(E) substitution of credit or liquidity providers, or their failure to perform;
(F) adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB), or other material notices or determinations with respect to the tax status of the security or other material events affecting the tax status of the Bonds;
(G) modifications to rights of holders of the Bonds, if material;
(H) bond calls, if material, and tender offers;
(I) defeasances;
(J) release, substitution or sale of property securing repayment of the Bonds, if material;
(K) rating changes;
(L) bankruptcy, insolvency, receivership, or similar event of the obligated person;
(M) the consummation of a merger, consolidation, or acquisition involving the City or the sale of all or substantially all of the assets of the City, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

(N) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(O) incurrence of a financial obligation of the obligated person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the obligated person, any of which affect security holders, if material; and

(P) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the obligated person, any of which reflect financial difficulties.

For purposes of the events identified in paragraphs (O) and (P) above, the term "financial obligation" means (i) a debt obligation; (ii) a derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) a guarantee of (i) or (ii). The term "financial obligation" shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with the Rule.

For the purposes of the event identified in (L) hereinabove, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for an obligated person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the obligated person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the obligated person.

As used herein, for those events that must be reported if material, an event is "material" if it is an event as to which a substantial likelihood exists that a reasonably prudent investor would attach importance thereto in deciding to buy, hold or sell a Bond or, if not disclosed, would significantly alter the total information otherwise available to an investor from the Official Statement, information disclosed hereunder or information generally available to the public. Notwithstanding the foregoing sentence, an event is also "material" if it is an event that would be deemed material for purposes of the purchase, holding or sale of a Bond within the meaning of applicable federal securities laws, as interpreted at the time of discovery of the occurrence of the event.

(3) In a timely manner, to the MSRB through EMMA, notice of the occurrence of any of the following events or conditions:

(A) the amendment or supplementing of this section pursuant to subsection (d), together with a copy of such amendment or supplement; and

(B) the termination of the obligations of the City under this section pursuant to subsection (d);

(C) any change in the accounting principles pursuant to which the financial statements constituting a portion of the Disclosure Information are prepared; and

(D) any change in the fiscal year of the City.

(d) Identifying Information to Accompany Documents. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(e) Term; Amendments; Interpretation. The covenants of the City in this section shall remain in effect so long as any Bonds are outstanding. Notwithstanding the preceding sentence, however, the obligations of the City under this section shall terminate and be without further effect as of any date on which the City delivers to the Registrar an opinion of Bond Counsel to the effect that, because of legislative action or final judicial or administrative actions or proceedings, the failure of the City to comply with the requirements of this section will not cause participating underwriters in the primary offering of the Bonds to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended, or any statutes or laws successory thereto or amendatory thereof. This section may be amended or supplemented by the City from time to time, without notice to or the consent of the Owners of any Bonds, by a resolution of this Council filed in the office of the recording officer of the City accompanied by an opinion of Bond Counsel, who may rely on certificates of the City and others and the opinion may be subject to customary qualifications, to the effect that: (i) such amendment or supplement (a) is made in connection with a change in circumstances that arises from a change in law or regulation or a change in the identity, nature or status of the City or the type of operations conducted by the City, or (b) is required by, or better complies with, the provisions of paragraph (d)(2) of the Rule; (ii) this section as so amended or supplemented would have complied with the requirements of paragraph (d)(2) of the Rule at the time of the primary offering of the Bonds, giving effect to any change in circumstances applicable under clause (i)(a) and assuming that the Rule as in effect and interpreted at the time of the amendment or supplement was in effect at the time of the primary offering; and (iii) such amendment or supplement does not materially impair the interests of the Bondowners under the Rule. This section is entered into to comply with, and should be construed so as to satisfy the requirements of, paragraph (d)(2) of the Rule.

Upon vote being taken thereon, the following voted in favor thereof:

and the following voted against the same:

whereupon the resolution was declared duly passed and adopted.

EXHIBIT A

FORM OF BOND

UNITED STATES OF AMERICA
STATE OF MINNESOTA
HENNEPIN COUNTY
CITY OF DEEPHAVEN

GENERAL OBLIGATION TAX ABATEMENT BOND, SERIES 2026A

R-___ $_____

Interest Rate	Maturity Date	Date of Original Issue	CUSIP No.
__%	February 1, 20__	May 28, 2026	

REGISTERED OWNER: CEDE & CO.

PRINCIPAL AMOUNT: THOUSAND DOLLARS

THE CITY OF DEEPHAVEN, MINNESOTA (the "City"), acknowledges itself to be indebted and for value received hereby promises to pay to the registered owner named above, or registered assigns, the principal amount specified above on the maturity date specified above, and promises to pay interest thereon from the date of original issue specified above or from the most recent Interest Payment Date (as hereinafter defined) to which interest has been paid or duly provided for, at the annual interest rate specified above, payable on February 1 and August 1 each year, commencing February 1, 2027 (each such date, an Interest Payment Date), to the person in whose name this Bond is registered at the close of business on the fifteenth day (whether or not a business day) of the immediately preceding calendar month, all subject to the provisions referred to herein with respect to the redemption of the principal of this Bond before maturity. Interest hereon shall be computed on the basis of a 360-day year composed of twelve 30-day months. The interest hereon and, upon presentation and surrender hereof at the principal office of the agent of the Registrar described below, the principal hereof are payable in lawful money of the United States of America by check or draft drawn on Bond Trust Services Corporation, Minneapolis, Minnesota, as bond registrar, transfer agent and paying agent, or its successor designated under the Resolution described herein (the Registrar) or other agreed-upon means of payment by the Registrar. For the prompt and full payment of such principal and interest as the same respectively become due, the full faith and credit and taxing powers of the City have been and are hereby irrevocably pledged.

This Bond is one of an issue (the "Bonds") in the aggregate principal amount of $3,805,000, issued pursuant to a resolution adopted by the City Council (the "Council") on May 4, 2026 (the "Resolution"), to provide funds to finance certain street and utility reconstruction projects, and is issued pursuant to and in full conformity with the Constitution, laws of the State of Minnesota thereunto enabling, including Minnesota Statutes, Sections 469.1812 through 469.1815 and Chapter 475. The Bonds are issuable only in fully registered form, in denominations of $5,000 or any integral multiple thereof, of single maturities.

Bonds having stated maturity dates in the years 2035 and thereafter are each subject to redemption and prepayment, at the option of the City and in whole or in part and if in part, in the maturities selected by the City and by lot, assigned in proportion to their principal amount, within any maturity, on February 1, 2034 and on any date thereafter, at a price equal to the principal amount thereof to be redeemed plus interest accrued to the date of redemption.

The City shall cause notice of the call for redemption to be published if and as required by law and, at least thirty (30) and not more than sixty (60) days prior to the date specified for redemption, will cause notice of the call thereof to be mailed, by first class mail (or, if applicable, provided in accordance with the operational arrangements of the bond depository), to the registered owner of any Bond to be redeemed at the owner's address as it appears on the register maintained by the Registrar, but no defect in or failure to give such mailed notice of redemption shall affect the validity of proceedings for the redemption of any Bond not affected by such defect or failure. Official notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified, and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon partial redemption of any Bond, a new Bond or Bonds will be delivered to the registered owner without charge, representing the remaining principal amount outstanding.

The Bonds have been designated as "qualified tax-exempt obligations" pursuant to Section 265(b) of the Internal Revenue Code of 1986, as amended.

As provided in the Resolution and subject to certain limitations set forth therein, this Bond is transferable upon the books of the City at the principal office of the Registrar, by the registered owner hereof in person or by the owner's attorney duly authorized in writing upon surrender hereof together with a written instrument of transfer satisfactory to the Registrar, duly executed by the registered owner or the owner's attorney; and may also be surrendered in exchange for Bonds of other authorized denominations. Upon such transfer or exchange the City will cause a new Bond or Bonds to be issued in the name of the transferee or registered owner, of the same aggregate principal amount, bearing interest at the same rate and maturing on the same date, subject to reimbursement for any tax, fee or governmental charge required to be paid with respect to such transfer or exchange.

The City and the Registrar may deem and treat the person in whose name this Bond is registered as the absolute owner hereof, whether this Bond is overdue or not, for the purpose of receiving payment and for all other purposes, and neither the City nor the Registrar shall be affected by any notice to the contrary.

Notwithstanding any other provisions of this Bond, so long as this Bond is registered in the name of Cede & Co., as nominee of The Depository Trust Company, or in the name of any other nominee of The Depository Trust Company or other securities depository, the Registrar shall pay all principal of and interest on this Bond, and shall give all notices with respect to this Bond, only to Cede & Co. or other nominee in accordance with the operational arrangements of The Depository Trust Company or other securities depository as agreed to by the City.

IT IS HEREBY CERTIFIED, RECITED, COVENANTED AND AGREED that all acts, conditions and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen and to be performed preliminary to and in the issuance of this Bond in order to make it a valid and binding general obligation of the City in accordance with its terms, have been done, do exist, have happened and have been performed as so required; that, prior to the issuance hereof, the City has established its General Obligation Tax Abatement Bonds, Series 2026A Bond Fund and has appropriated thereto ad valorem taxes heretofore levied on all taxable property in the City and tax abatement revenues, which taxes and abatement

revenues will be collectible for the years and in amounts sufficient to produce sums not less than five percent in excess of the principal of and interest on the Bonds when due; that if necessary for payment of such principal and interest, additional ad valorem taxes are required to be levied upon all taxable property in the City, without limitation as to rate or amount; that all proceedings relative to the improvements financed by this Bond have been or will be taken according to law and that the issuance of this Bond, together with all other indebtedness of the City outstanding on the date hereof and on the date of its actual issuance and delivery, does not cause the indebtedness of the City to exceed any constitutional or statutory limitation of indebtedness.

This Bond shall not be valid or become obligatory for any purpose or be entitled to any security or benefit under the Resolution until the Certificate of Authentication hereon shall have been executed by the Registrar by manual signature of one of its authorized representatives.

IN WITNESS WHEREOF, the City of Deephaven, Minnesota, by its City Council, has caused this Bond to be executed on its behalf by the facsimile signatures of the Mayor and City Finance Clerk/Treasurer and has caused this Bond to be dated as of the date set forth below.

CITY OF DEEPHAVEN, MINNESOTA

(facsimile signature - City Finance Clerk/Treasurer)

(facsimile signature - Mayor)

CERTIFICATE OF AUTHENTICATION

This is one of the Bonds delivered pursuant to the Resolution mentioned within.

Date of Authentication: _____

BOND TRUST SERVICES CORPORATION,
as Registrar

By _____
Authorized Representative

The following abbreviations, when used in the inscription on the face of this Bond, shall be construed as though they were written out in full according to the applicable laws or regulations:

TEN COM --as tenants in common UTMA …….…. as Custodian for ……..…..
(Cust) (Minor)

TEN ENT --as tenants by the entireties under Uniform Transfers to Minors Act .....……..
(State)

JT TEN --as joint tenants with right of survivorship and not as tenants in common

Additional abbreviations may also be used.

_____

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ the within Bond and all rights thereunder, and does hereby irrevocably constitute and appoint _____ attorney to transfer the said Bond on the books kept for registration of the within Bond, with full power of substitution in the premises.

Dated: _____

_____
NOTICE: The assignor's signature to this assignment must correspond with the name as it appears upon the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature Guaranteed:

_____
Signature(s) must be guaranteed by an "eligible guarantor institution" meeting the requirements of the Registrar, which requirements include membership or participation in STAMP or such other "signature guaranty program" as may be determined by the Registrar in addition to or in substitution for STAMP, all in accordance with the Securities Exchange Act of 1934, as amended.

PLEASE INSERT SOCIAL SECURITY OR OTHER IDENTIFYING NUMBER OF ASSIGNEE:

_____

APPENDIX I

Taxes Levied with respect to the Project

Tax Levy Year	Tax Collect Year	Bond Pay Year	Total P+I	CIF	Net New D/S	P & I @105%	Tax Abatement Revenue	Net Levy
2025	2026	2027	128,418.75	(128,418.75)	-	-	-	-
2026	2027	2028	490,250.00	-	490,250.00	514,762.50	300,000.00	214,762.50
2027	2028	2029	495,250.00	-	495,250.00	520,012.50	320,000.00	200,012.50
2028	2029	2030	494,250.00	-	494,250.00	518,962.50	335,000.00	183,962.50
2029	2030	2031	492,500.00	-	492,500.00	517,125.00	350,000.00	167,125.00
2030	2031	2032	495,000.00	-	495,000.00	519,750.00	370,000.00	149,750.00
2031	2032	2033	491,500.00	-	491,500.00	516,075.00	385,000.00	131,075.00
2032	2033	2034	492,250.00	-	492,250.00	516,862.50	405,000.00	111,862.50
2033	2034	2035	492,000.00	-	492,000.00	516,600.00	425,000.00	91,600.00
2034	2035	2036	490,750.00	-	490,750.00	515,287.50	445,000.00	70,287.50
2035	2036	2037	493,500.00	-	493,500.00	518,175.00	470,000.00	48,175.00
Total	**-**	**-**	**$5,055,668.75**	**(128,418.75)**	**$4,927,250.00**	**$5,173,612.50**	**$3,805,000.00**	**$1,368,612.50**

Bond Data

Dated Date	5/28/2026
Call Date	2/01/2034

HENNEPIN COUNTY AUDITOR'S CERTIFICATE
AS TO REGISTRATION AND TAX LEVY

The undersigned, being the duly qualified and acting County Auditor of Hennepin County, Minnesota, hereby certifies that there has been filed in my office a certified copy of a resolution duly adopted on May 4, 2026, by the City Council of the City of Deephaven, Minnesota, setting forth the form and details of an issue of $3,805,000 General Obligation Tax Abatement Bonds, Series 2026A, dated as of May 28, 2026, and levying taxes for the payment of the Bonds.

I further certify that the issue has been entered on my bond register and the tax required by law for their payment has been levied and filed as required by Minnesota Statutes, Sections 475.61 through 475.63.

WITNESS my hand and official seal this _____ day of _____, 2026.

_____
Hennepin County Auditor

(SEAL)

PROPOSAL FORM

The City Council **May 4, 2026**
City of Deephaven, Minnesota (the "City")

RE: $4,255,000* General Obligation Tax Abatement Bonds, Series 2026A (the "Bonds")
DATED: May 28, 2026

For all or none of the above Bonds, in accordance with the Terms of Proposal and terms of the Global Book-Entry System (unless otherwise specified by the Purchaser) as stated in this Official Statement, we will pay you $ 4,707,349.15 (not less than $4,203,940) plus accrued interest to date of delivery for fully registered Bonds bearing interest rates and maturing in the stated years as follows:

5.00	% due	2028	5.00	% due	2032	5.00	% due	2036
5.00	% due	2029	5.00	% due	2033	5.00	% due	2037
5.00	% due	2030	5.00	% due	2034			
5.00	% due	2031	5.00	% due	2035			

The City reserves the right to increase or decrease the principal amount of the Bonds on the day of sale, in increments of $5,000 each. Increases or decreases may be made in any maturity. If any principal amounts are adjusted, the purchase price proposed will be adjusted to maintain the same gross spread per $1,000.

The rate for any maturity may not be more than 1.00% less than the rate for any preceding maturity. (For example, if a rate of 4.50% is proposed for the 2028 maturity, then the lowest rate that may be proposed for any later maturity is 3.50%.) All Bonds of the same maturity must bear interest from date of issue until paid at a single, uniform rate. Each rate must be expressed in an integral multiple of 5/100 or 1/8 of 1%.

A good faith deposit ("Deposit") in the amount of $85,100 shall be made by the winning bidder by wire transfer of funds. Such Deposit shall be received by Ehlers no later than two hours after the proposal opening time. Wire transfer instructions will be provided to the winning bidder by Ehlers after the tabulation of proposals. The City reserves the right to award the Bonds to a winning bidder whose wire transfer is initiated but not received by such time provided that such winning bidder's federal wire reference number has been received by such time. In the event the Deposit is not received as provided above, the City may award the Bonds to the bidder submitting the next best proposal provided such bidder agrees to such award. The Deposit will be retained by the City as liquidated damages if the proposal is accepted and the Purchaser fails to comply therewith. We agree to the conditions and duties of Ehlers and Associates, Inc., as escrow holder of the Deposit, pursuant to the Terms of Proposal. The Deposit will be deducted from the purchase price at the closing for the Bonds. This proposal is for prompt acceptance and is conditional upon delivery of said Bonds to The Depository Trust Company, New York, New York, in accordance with the Terms of Proposal. Delivery is anticipated to be on or about May 28, 2026.

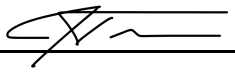
This proposal is subject to the City's agreement to enter into a written undertaking to provide continuing disclosure under Rule 15c2-12 promulgated by the Securities and Exchange Commission under the Securities Exchange Act of 1934 as described in the Preliminary Official Statement for the Bonds.

We have received and reviewed the Official Statement, and any addenda thereto, and have submitted our requests for additional information or corrections to the Final Official Statement. As Underwriter (Syndicate Manager), we agree to provide the City with the reoffering price of the Bonds within 24 hours of the proposal acceptance.

This proposal is a firm offer for the purchase of the Bonds identified in the Terms of Proposal, on the terms set forth in this proposal form and the Terms of Proposal, and is not subject to any conditions, except as permitted by the Terms of Proposal.

By submitting this proposal, we confirm that we are an underwriter and have an established industry reputation for underwriting new issuances of municipal bonds. YES: X NO: ____.

If the competitive sale requirements are not met, we elect to use either the: _____10% test, or the _____hold-the-offering-price rule to determine the issue price of the Bonds.

Account Manager: TD Financial Products LLC By: 
Account Members: Alone

Award will be on a true interest cost basis. According to our computations (the correct computation being controlling in the award), the total dollar interest cost (including any discount or less any premium) computed from May 28, 2026 of the above proposal is $ 913,757.10 and the true interest cost (TIC) is 3.124483 %.

The foregoing offer is hereby accepted by and on behalf of the City Council of the City of Deephaven, Minnesota, on May 4, 2026.

By: _____ By: _____

Title: _____ Title: _____

* Subsequent to bid opening the issue size was decreased to $3,805,000.
Adjusted Price: $4,215,228.16 Adjusted Net Interest Cost: $840,440.59 Adjusted TIC: 3.1380%

ITEM 6A

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Pillar Homes

PROPERTY OWNER(S): Ryan and Micaela Macgregor

LOCATION: 18720 Minnetonka Boulevard (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicant is requesting a Showcase Event Permit to include the remodeled residence at 18720 Minnetonka Boulevard in the upcoming Artisan Home Tour (please see attached narrative)

STAFF RECOMMENDATION: Motion to Approve

REQUEST

The single-family home located at 18720 Minnetonka Boulevard completed a renovation and addition. The builder (Pillar Homes) would like to include it in the Artisan Home Tour, which is being held June 19, 20 and 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 around 100 visitors each day. The applicant is going to use the parking lot at Calvary Church for visitors and be shuttled to the open house using a sprinter van (photo attached). Representatives of Pillar 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 Pillar Homes, for the property located at 18720 Minnetonka Boulevard in the Artisan Home Tour, which is being held June 19, 20 and 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 Calvary Church parking lot and will be using a shuttle to get to the open house. No Parking signs will be placed on Virginia Avenue.**

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 Pillar Homes, for the property located at 18720 Minnetonka Boulevard to participate in the Artisan Home Tour, as proposed.

2. I move that the City Council **deny** the Showcase Event Permit for Pillar Homes, for the property located at 18720 Minnetonka Boulevard 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) Photo of House
7) Resolution

Key Dates:

~~Application complete:~~	~~April 29, 2026~~
~~Notice of Public Hearing published:~~	~~April 28, 2026~~
City Council Public Hearing:	May 4, 2026
60 Day Deadline:	June 28, 2026
120 Day Deadline (if necessary):	August 27, 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
18720 Minnetonka Blvd



N


18720

Pat Smith

From: Bonnie Planting <info@pillarhomes.com>
Sent: Friday, April 10, 2026 12:47 PM
To: Pat Smith
Subject: 18720 Minnetonka Blvd / Artisan home tour remodeler weekend event application
Attachments: sprinter-1.jpg; 1374_001.pdf; 1449_001.pdf

Pat,

As requested, please accept this narrative as a part of our application for the Deephaven City Council Meeting on April 20, 2026.

Pillar Homes is requesting approval for entering a Remodeled home in the Summer 2026 Artisan Tour. This tour is only for the last weekend of the tour and the dates are June 19, 20, 21 (Friday thru Sunday dates). The Artisan Home Tour is a luxury event requiring a ticket purchase for each attendee.

Parking Permission has been approved by Calvary Church at 18360 Minnetonka Blvd, Deephaven, MN 55391 to use their church parking lot for parking and a shuttle pick up/drop off location to get guests to the home at 18720 Minnetonka Blvd. (please see attached map for route and locations). We will be using a 16 passenger Mercedes Sprinter van (photo attached) from Grayline/Schmitty & Sons to shuttle the guests back and forth to the home. This parking location will provide ample parking with safe/easy access to the home and minimal impact to the neighborhood.

Chief of Police Cory Johnson has approved the parking arrangement. Estimated attendance is 100 +/- tour goers per day.

We will be mindful of the needs of the neighbors and the safety of all during this event. Pillar Homes will be well staffed for this event.

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

03/23/26

To: Pat Smith, Deephaven Planning Director

Cc: Bonnie Planting, Pillar Homes

From: Cory Johnson, Chief of Police

Re: **Artisan Home Tour- 18720 Minnetonka Boulevard**
June 19-21st 2026- Noon to 6:00pm

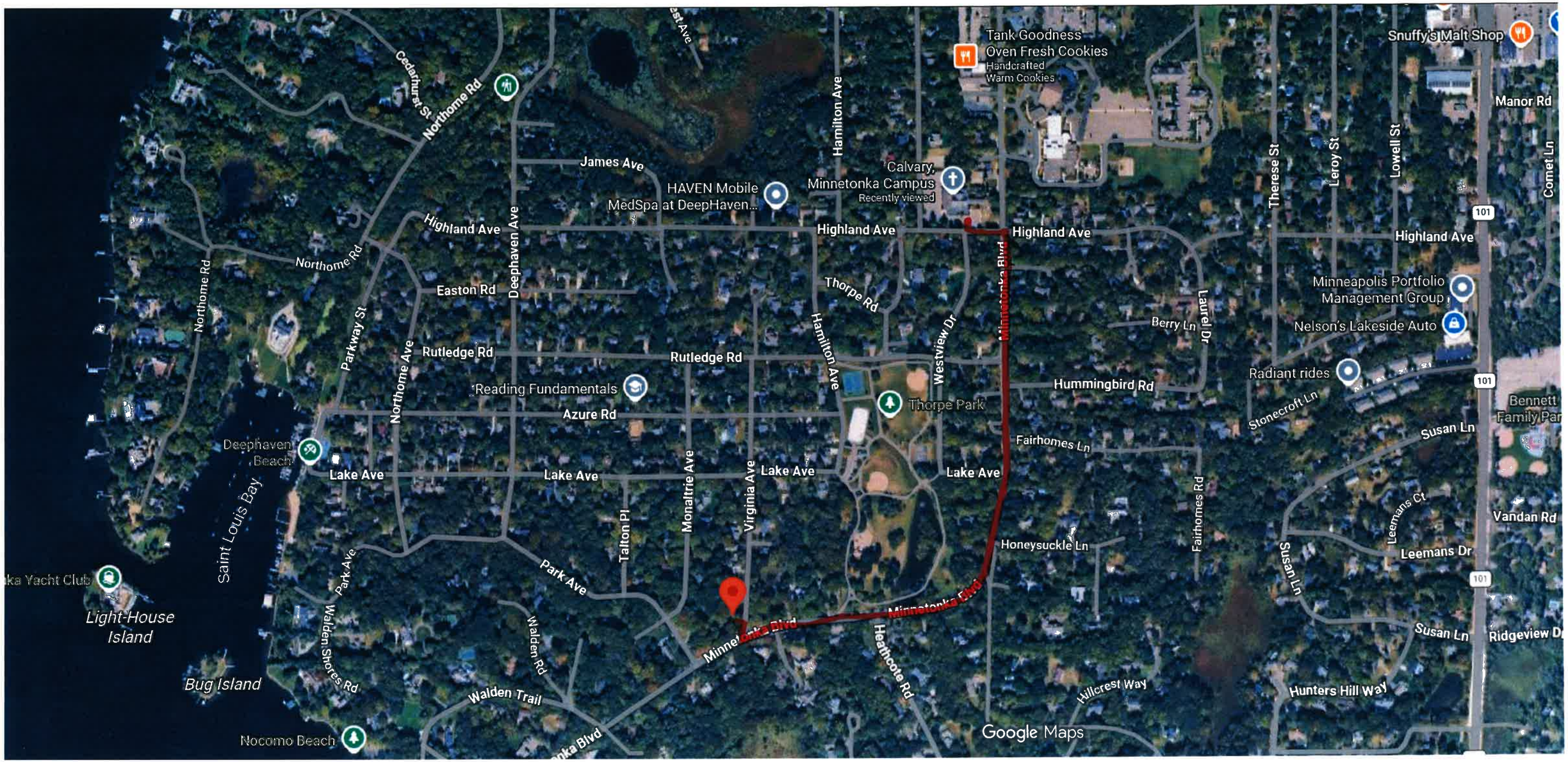
I have spoken with Bonnie Planting from Pillar Homes about a parking plan for the Artisan Home Tour scheduled in June 2026. The home is located at 18720 Minnetonka Boulevard in the City of Deephaven. The plan reviewed /discussed is to have a shuttle service bring all guests to and from the house. The shuttle will be operating from Calvary Church. I have advised Bonnie 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

Google Maps 18720 Minnetonka Blvd, Deephaven



Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO, Map data ©2026 Google 500 ft

Artisans Tour | Remodel

June 19th, 20th, 21st
2026

Guests park at Calvary Lutheran Church
Shuttle to Tour Home and Back


630
Gray Line
MINNESOTA
Schmitty & Sons
Lakeville, MN
MC 231590
USDOT 351246

PILLHOM-01 PALAL1

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
4/28/2026

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:	
Bullis Insurance Agency, LLC A Member of Arachas Group, LLC 1001 Twelve Oaks Center Dr #1003 Wayzata, MN 55391	PHONE (A/C, No, Ext): (952) 449-0089	FAX (A/C, No): (630) 289-7726
	E-MAIL ADDRESS: certificates@arachasgroup.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Cincinnati Insurance Co	28665
INSURED	INSURER B :	
Pillar Homes Partner Inc 1700 Niagara Lane North Plymouth, MN 55447	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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			EPP 0201882	8/1/2025	8/1/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 500,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			EPP 0201882	8/1/2025	8/1/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY X SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB X OCCUR			EPP 0201882	8/1/2025	8/1/2026	EACH OCCURRENCE	$ 2,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$ 2,000,000
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A					PER STATUTE OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

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

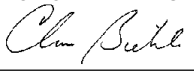
CERTIFICATE HOLDER

City of Deephaven
18720 Minnetonka Blvd,
Deephaven, MN 55391

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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RESOLUTION NO. XX-26

Motion by Member: _____

Seconded by Member: _____

A Resolution Approving a Showcase Event Permit for property located at 18720 Minnetonka Boulevard/Artisan Home Tour

WHEREAS, Pillar Homes ("Applicant") has made application for a Showcase Event Permit to participate in the Artisan Home Tour for real property located at 18720 Minnetonka Boulevard, Deephaven, Minnesota, PID 19-117-22-22-0070; 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 May 4, 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 18720 Minnetonka Boulevard, Deephaven, Minnesota is host to a single-family residence.

2. A single-family home has been remodeled 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 19-21 from noon to 6:00 pm each day.

3. The applicant plans to have visitors park in the parking lots located at Calvary Church and take a sprinter van 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 18720 Minnetonka Boulevard.

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 the Calvary Church parking lot and will be using a shuttle to get to the open house. No Parking signs will be placed on Virginia Avenue.**

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 4th DAY OF MAY, 2026 BY THE CITY COUNCIL OF DEEPHAVEN, MINNESOTA.

CITY OF DEEPHAVEN

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

ITEM 6B

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Shari King, Albrecht Sign Company

PROPERTY OWNER(S): Tortoise Properties, LLC

LOCATION: 3610 Highway CR 101 (please see attached Location Map)

ZONING: C-2, Commercial

SYSNOPSIS: Applicant is requesting a Conditional Use Permit to add a wall sign above the north entrance

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: May 29, 2026/August 28, 2026

BACKGROUND/REQUEST

The applicant is proposing to install a new all sign above the north entrance (please see attached plans). The proposed sign has a dual color perforated film that appears black when unlit, and then when illuminated the white light shows through.

Section 1115.04(2) states that no sign shall be erected, altered, reconstructed, maintained or moved in the city without first securing a Conditional Use Permit. It further states the content of the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit.

Section 1115.09 (a) states that "the size of a sign may not exceed 15 percent of the wall area of the front façade of the structure in which it is located and in no case exceed 100 square feet for all other types of signs." The proposed wall sign is 7.15 square feet. The existing signs have a combined area of 88 square feet in size.

Section 1115.03(22) defines Illuminated Sign as "Any sign, whether exterior or interior, which contains an element designed to emanate artificial light internally or externally." The proposed wall sign would be internally illuminated.

Section 1305.03 regulates business hours. Section 1305.03(1) limits the hours a business can sell goods and services to consumers to only between the hours of 6

AM and 9:30 PM. Section 1305.03(3) states that interior and exterior lighted signs permitted to businesses may operate during business hours only.

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 April 21, 2026. No public comments have been received.

STAFF RECOMMENDATION

Staff recommends approval of the conditional use request to add a wall sign to the north façade. There is a need to advertise the business and upon review of the application, it was determined that (a) the proposal will have no impact on the overall development of the community; (b) there will be no impact on the character and development of the neighborhood; (c) there will be no impact on the health, safety and welfare of the occupants of surrounding lands; (d) there will be no impact on traffic or parking conditions due to this signage; and (e) there will be no negative impact on property values on the subject property or those in the surrounding area.

The recommendation is made with the following conditions: that the hours of illumination for the signs be as outlined in Section 1305.03 of the ordinance (only illuminated between the hours of 6 AM and 9:30 PM)

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (7-0 vote)

Moved to accept the recommendation and findings of staff and recommend the City Council **approve** a conditional use permit to add a wall sign to the north façade at 3610 County Road 101, 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 add a wall sign to the north façade at 3610 County Road 101, as presented.

OR

2) I move the City Council **deny** the conditional use permit to add a wall sign to the north façade at 3610 County Road 101. The motion is based on the following findings: _____.

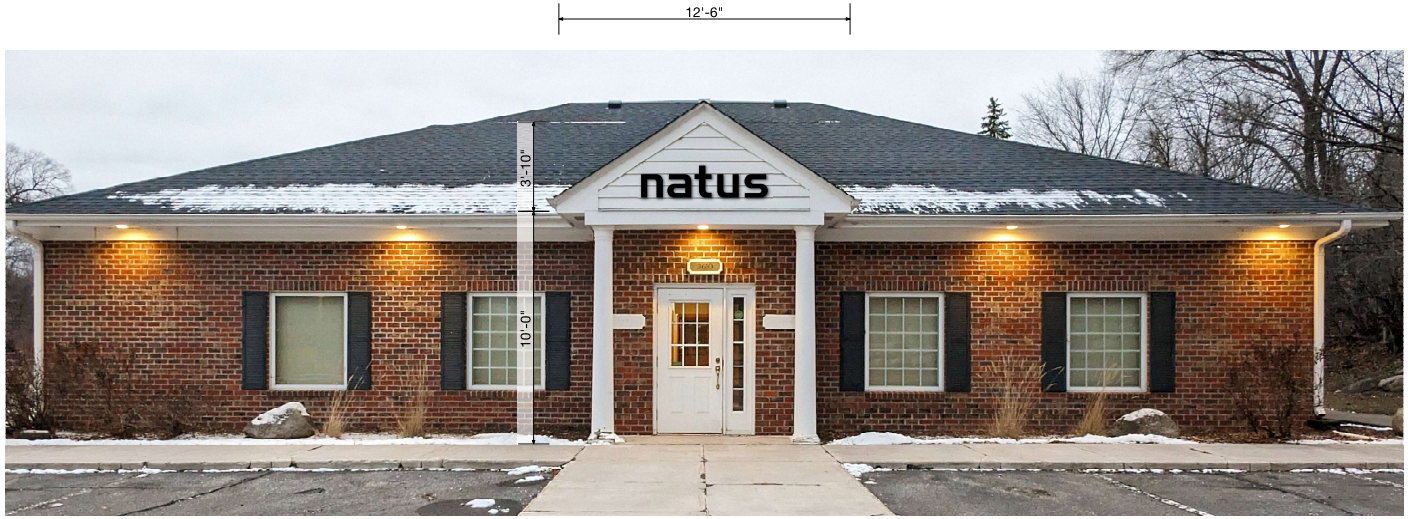
Attachments:

1) Location Map
2) Proposed Sign Plans
3) Draft Resolution

LOCATION MAP
3610 & 3622 County Road 101



VERIFY GABLE DIMENSIONS





North Elevation: Option 1a
Scale: 3/16" = 1'

ALBRECHT SIGNS
DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
Fridley, MN 55432
P: 763.754.2899 | F: 763.767.7316
www.AlbrechtSignCompany.com

Client:
Natus

Client Address:
33 South Sixth Street #4510
Minneapolis, MN 55402

Start Date: 2/3/2026
Last Revision Date: 3/4/2026
Job Number: N/A
Drawing Revision: 1
Sales Representative: AG
Designer: RD

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval
× Lisa Schuler

UL LISTED

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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Face lit trimless channel letters.
Faces: 3/8" White acrylic.
Vinyl: Black dual color 3635-222.
Returns: 4" Stock black.
LED: 7000k.
Mounting: Remote/flush stud.

Option 1a
Scale: 3/4" = 1'



A **End View**
Scale: 3/4" = 1'

Color:	Black Dual Color	N/A	N/A	N/A	N/A	N/A	N/A
Paint Finish:	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Vinyl:	3635-222	N/A	N/A	N/A	N/A	N/A	N/A
Digital Print:	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Other:	N/A	N/A	N/A	N/A	N/A	N/A	N/A

ST-100

Trimless Channel Letters

Quantity:	1	Square Ft:	7.5
Single Face:	■	Illuminated:	■
Double Face:	□	Non-Illuminated:	□

DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,
Fridley, MN 55432
P: 763.754.2899 | F: 763.767.7316
www.AlbrechtSignCompany.com

Client:
Natus

Client Address:
33 South Sixth Street #4510
Minneapolis, MN 55402

Start Date: 2/3/2026
Last Revision Date: 3/4/2026
Job Number: N/A
Drawing Revision: 1
Sales Representative: AG
Designer: RD

Revision	Update
01	
02	
03	
04	
05	
06	
07	
08	
09	

Customer Signature of Approval
X _____

UL LISTED

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6(A)(1) of the National Electrical Code.

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RESOLUTION NO. XX-26

Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Conditional Use Permit for a Wall Sign at 3610 County Road 101

WHEREAS, Shari King ("Applicant") is seeking a conditional use permit for a monument sign and a wall sign for MPMG at 3610 County Road 101, Deephaven, Minnesota, PID 18-117-22-44-0059; and

WHEREAS, the Applicant submitted an application on March 30, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the variance requests on April 21, 2026 and voted to accept the recommendation and findings of staff and recommend the City Council approve the conditional use permit for a wall sign; and

WHEREAS, the City Council has received the staff report at its meeting on May 4, 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 3610 Highway 101, Deephaven, Minnesota, is a single lot of record located within the C-2 District.

2. Section 1115.04(2) states that no sign shall be erected, altered, reconstructed, maintained or moved in the city without first securing a Conditional Use Permit. It further states the content of the sign shall not be reviewed or considered in determining whether to approve or deny a sign permit.

3. Section 1115.09 (a) states that "the size of a sign may not exceed 15 percent of the wall area of the front façade of the structure in which it is located and in no case exceed 100 square feet for all other types of signs." The proposed wall sign is 7.15 square feet in size, and the total signage for the site with the proposed wall sign is 95.15 square feet.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves the conditional use permit to install a new wall sign at 3610 Highway 101, subject to the following conditions:

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

2. The hours of illumination for the wall sign be as outlined in Section 1305.03 of the ordinance.

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

ADOPTED THIS 1st DAY OF JULY, 2024 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

ITEM 6C

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Greg Roane, Barnwood Group Inc.,

PROPERTY OWNER(S): Jamie and Kristen Carlson

LOCATION: 20060 Minnetonka Blvd. (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicant is requesting a lake yard setback variance and a side yard setback variance conjunction with adding a porch to the side and rear of the existing house (attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Motion to Recommend Approval to City Council

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

BACKGROUND/REQUEST

According to Hennepin County records, the subject house was constructed in 1965. The house was constructed with a lake yard setback of 50.9 feet making the house a legal non-conforming structure (see attached survey).

The applicant is proposing to add a six-foot porch along the east side and rear of the house, which would result in a side yard setback 5.2 feet. The applicants are proposing to remove six feet of the driveway (204 SF total), which is not needed and would result in reducing the hardcover from 33.8% to 32.7%.

Zoning Analysis
The property is 13,595 square feet in area and zoned R-3, Single Family Residential. The table below compares the required, existing and proposed setbacks and hardcover.

	Permitted/ Required	Existing	Proposed
Front Yard Setback	35 feet	55 feet	55 feet
Side Yard Setback - West	15 feet	18 feet	18 feet
Side Yard Setback – East	10 feet	11.2 feet	**5.2 feet**
Lake Yard Setback	100 feet	**50.9 feet (deck)**	**58.3 feet (porch)**
Hardcover (max.)	25%	**33.8%**	**32.7%**
Building Coverage (max.)	15% + 1,000 SF (3,039 SF)	1,785 SF	1,785 SF

Variance Request

Side Yard Setback
Section 1302.05(4) of the zoning ordinance requires a side yard setback of 10 feet. The existing house has a side yard setback of 11.2 feet. A lean-to shed was recently removed that was constructed almost to the side property line. The proposed six-foot porch will replace the lean-to while reducing the hardcover on the site. **The applicant is seeking a variance of 4.8 feet from the minimum required side yard setback.**

Lake Yard Setback
Section 1302.05(4) of the zoning ordinance requires a lake yard setback of 100 feet. The existing non-conforming house has a lake yard setback of 50.9 feet. The proposed rear porch would be setback 58.3 feet. **The applicants are seeking a variance of 41.7 feet from the minimum required lake yard setback for the porch.**

Variance Review Criteria
Minn. Stat § 462.357, subd. 6(2) states that variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. The City's Board of Appeals and Adjustments evaluating a variance request is required to make the following inquiries:

1) ***Is the variance in harmony with the purpose and intent of the ordinance and Comprehensive Plan?***
   Staff Comment: The applicant is seeking to vary from the stated setback standards of the ordinance to improve an existing non-conforming house constructed in 1965, per Hennepin County tax records. The expanded conditions are minor and remain in harmony with the purpose and intent of the ordinance. The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which encourage residents to maintain and/or improve older homes which will promote diversity of housing in Deephaven.

2) Does the proposal put property to use in a reasonable manner?

Staff Comment: It is reasonable to have a small covered porch on the rear of the house and replace a lean-to with a six-foot overhang.

3) Are there unique circumstances to the property not created by the landowner?

Staff Comment: The house was constructed in 1965 and has a legal non-conforming lake yard setback of 50.9 feet making it challenging to add a covered porch without a variance. The small lot and non-conforming lake yard setback also create challenges for covering outdoor storage without a variance.

4) Will the variance, if granted, alter the essential character of the locality?

Staff Comment: No, the proposal would not alter the essential character of the locality. The covered walkway along the east side of the house will be a significant improvement over the previous lean-to. The removal of the bedroom under the existing deck removes massing from the lake yard setback.

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 April 21, 2026. No public comments have been received.

STAFF RECOMMENDATION

Staff recommends approval of a variance to encroach 4.8 feet into the minimum required side yard setback and 6 feet into the lake yard setback to construct a covered walkway and porch, subject to the following conditions:

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

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

3. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 5-2 vote)

Moved to accept the recommendation and findings of staff recommend the City Council **approve** a variance to encroach 4.8 feet into the minimum required side yard setback and 6 feet into the lake yard setback to construct a covered walkway and porch for the house located at 20060 Minnetonka Boulevard, as proposed.

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 variance to encroach 4.8 feet into the minimum required side yard setback and 6 feet into the lake yard setback to construct a covered walkway and porch for the house located at 20060 Minnetonka Boulevard, as proposed.

OR

2) I move the City Council **deny** the variance to encroach 4.8 feet into the minimum required side yard setback and 6 feet into the lake yard setback to construct a covered walkway and porch for the house located at 20060 Minnetonka Boulevard. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Applicant's Narrative
3) Photos of Residence
4) Proposed Survey
5) Proposed Elevations
6) Proposed Floor Plans
7) Draft Resolution

LOCATION MAP
20060 Minnetonka Boulevard



N

CARLSON REQUESTED VARIANCE CALCULATIONS

The calculations of the existing hardcover that was removed is as follows:

1. The lean-to shed on the East side which was 305 sq ft of hardcover.
2. The small deck on the North (lake side) off the master bedroom which was 36 sq ft of hardcover.
3. The deck on the West side of the house that was 90 sq ft of hardcover.
4. The cement front stoop and stairs on the South side that was 40 sq ft of hardcover.

Total removed: 471 sq ft of hardcover

The calculations of the proposed hardcover to be added back is as follows:

1. A overhang on the East side of the house which will be 166.2 sq ft of hardcover.
2. A overhang on the North (lake side) of the house that will be 120 sq ft of hardcover.

Total added back: 286.2

*The proposed (requested) variance will actually reduce the total impervious surface on the property by **184.8** sq ft. This effectively reduces the hardcover percentage to **30.29%** from the previous **31.6%.***






EVERBILT
THE HOME DEPOT
MARVIN




TRIM COIL
SMOOTH
yvek
omeWrap


VERBILT
DUPONT
Tyvek
THE HOME DEPOT

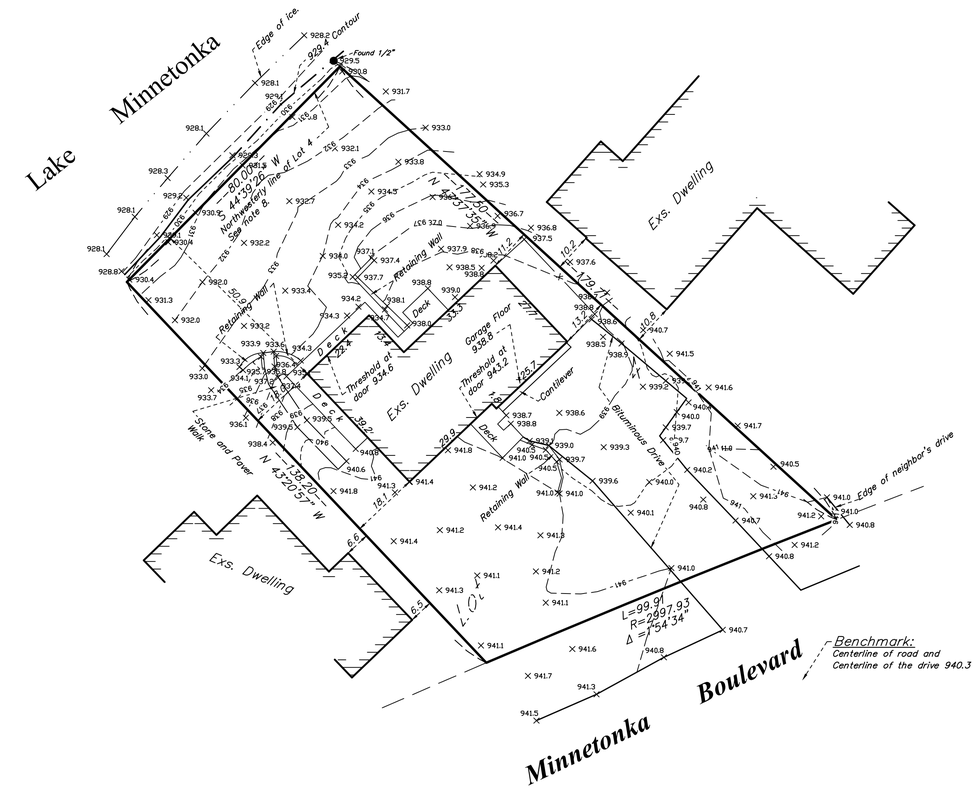
LEGAL DESCRIPTION:
Lots 4, INGHAM SHORES, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
5. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
6. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
7. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
8. While inspecting the plat of Ingham Shores, it appears as though ownership stops before the lake. Obviously ownership may be affected as the water level rises and falls. If this questions needs to be answered definitively, we suggest contacting an attorney for their advice. We are showing the area of the lot to the lot lines, which is short of the Ordinary High Water Line.
9. It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.

STANDARD SYMBOLS & CONVENTIONS:

"●" Denotes iron survey marker, set, unless otherwise noted.



LEGEND

- = CATCH BASIN
- = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- = WELL
- = GATE VALVE
- = LIGHT POLE
- = TREE
- —X—X— = FENCE LINE
- —— S —— = SANITARY SEWER LINE
- —— W —— = WATER LINE
- —— G —— = GAS LINE
- —— ST —— = STORM DRAIN LINE
- —— E —— = OVERHEAD UTILITY LINE
- = CONCRETE SURFACE

EXISTING HARDCOVER

House	1,785 Sq. Ft.
Existing Decks	401 Sq. Ft.
Bituminous Driveway	1,935 Sq. Ft.
Pavers	110 Sq. Ft.
Ret. Walls	72 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,303 Sq. Ft.
AREA OF LOT (SEE NOTE 8)	13,595 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	31.6%

NOTE: This survey was completed with significant snow coverage on site. We can't be certain that all items were observed and located during the process of conducting the survey due to the snow cover. If this uncertainty is something you would like to remove, please clear the snow on all hardcover items and we can return to locate those items that may have been missed.

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

N

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

KRAEMER & SONS, INC.

20060 MINNETONKA BOULEVARD
DEEPHAVEN, MN

Advance
Surveying & Engineering, Co.

17917 Highway 7
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT 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.

Thomas M. Bloom
42379
LICENSE NO.
January 18, 2022
DATE

DATE SURVEYED: JANUARY 17, 2022

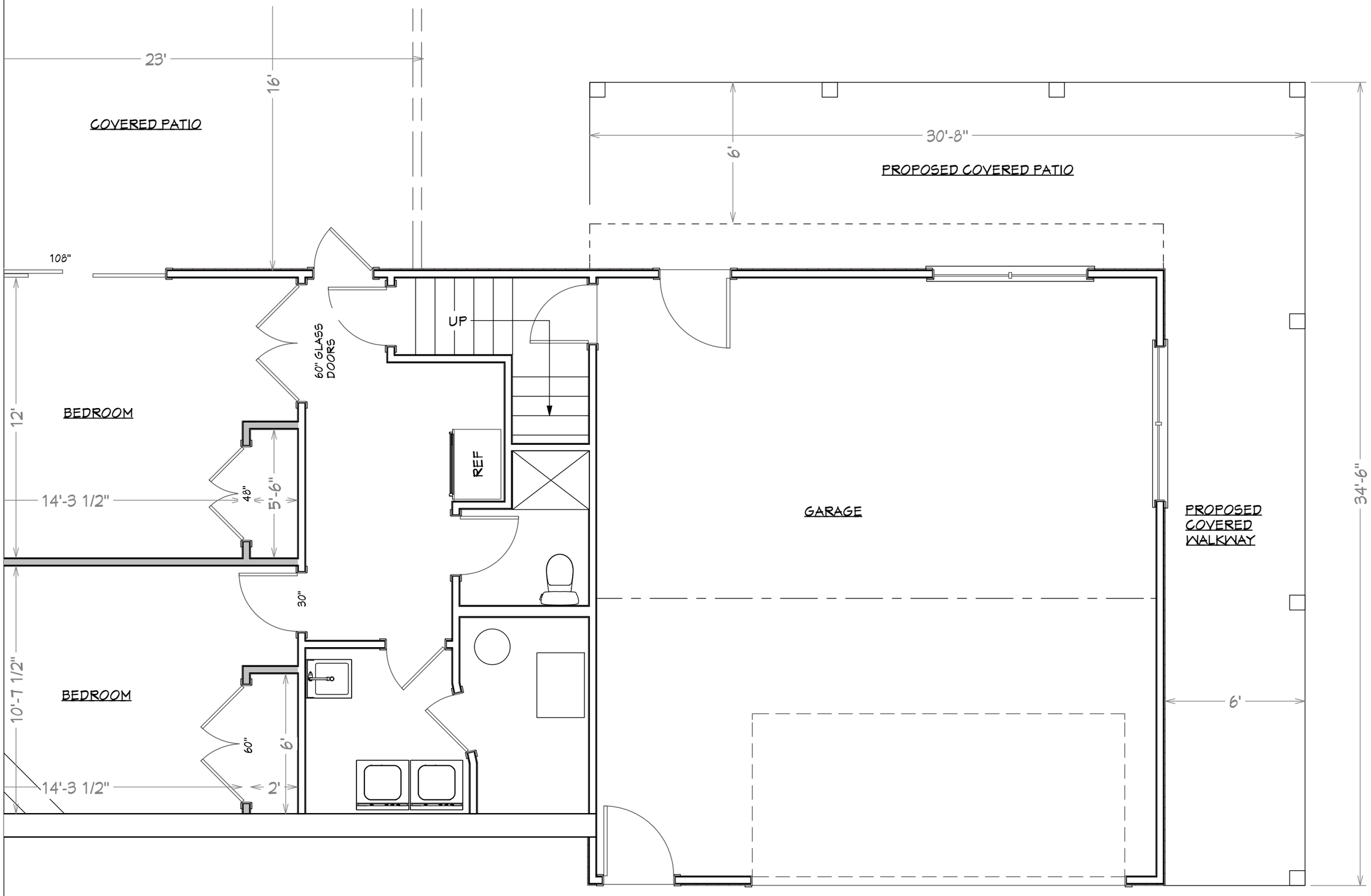
DATE DRAFTED: JANUARY 18, 2022

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
220009 TB

SHEET SIZE *22 X 34*

SHEET NO.
S1



ods
ORFIELD DRAFTING SERVICES

DRAWINGS PROVIDED BY:
Orfield Drafting Services
3507 W 50th St.
Minneapolis, MN 55410
(952)-454-2705

PROJECT DESCRIPTION:
20060 Minnetonka Blvd
Deephaven, MN 55331

SHEET TITLE:
Floor plan

DATE:
3/16/2026

SCALE:
1/4"=1'0"

SHEET:
A-10



EAST



SOUTH



NORTH

ods
ORFIELD DRAFTING SERVICES

DRAWINGS PROVIDED BY:
Orfield Drafting Services
3507 W 50th St.
Minneapolis, MN 55410
(952)-454-2705

PROJECT DESCRIPTION:
20060 Minnetonka Blvd
Deephaven, MN 55331

SHEET TITLE:
ELEVATIONS

DATE:
3/16/2026

SCALE:
1/8"=1'0"

SHEET:
A-11





DRAWINGS PROVIDED BY:
Orfield Drafting Services
3507 W 50th St.
Minneapolis, MN 55410
(952)-454-2705

ods
ORFIELD DRAFTING SERVICES

PROJECT DESCRIPTION:
20060 Minnetonka Blvd
Deephaven, MN 55331

SHEET TITLE:
EXTERIOR PERSPECTIVES

DATE:
3/16/2026

SCALE:
N.A.

SHEET:
A-12

RESOLUTION NO. XX–26
Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Variance to Encroach into the Side Yard Setback and Lake Yard Setback at 20060 Minnetonka Boulevard

WHEREAS, Greg Roane ("Applicant") has applied for a variance to reduce the side yard and lake yard setbacks to construct a porch on the side and rear of the house located at 20060 Minnetonka Boulevard, Deephaven, Minnesota, PID 24-117-23-34-0024; and

WHEREAS, the Applicant submitted an application on March 16, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the variance requests on April 21, 2026, and voted to accept the recommendation and findings of staff and recommend the City Council approve a variance to reduce the side yard setback by 4.8 feet a variance to reduce the rear yard setback 6 feet; and

WHEREAS, the City Council has received the staff report at its meeting on May 4, 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 20060 Minnetonka Boulevard, Deephaven, Minnesota, is a single lot of record located within the R-3 Zoning District. This property is used for single family residential purposes.

2) The house was constructed in 1965 with a lake yard setback of 50.9 feet, making the house a legal, non-conforming structure.

3) The Applicant has made application for a variance to construct a portico that would encroach 4.8 feet into the required side yard setback and a variance to encroach 6 feet into the required lake yard setback. The existing and proposed zoning conditions are below:

	Permitted/Required	Existing	Proposed
Front Yard Setback	35 feet	55 feet	55 feet
West Side Yard Setback	15 feet	18 feet	18 feet
East Side Yard Setback	10 feet	11.2 feet	**5.2 feet**
Lake Yard Setback	100 feet	**50.9 feet (deck)**	**58.3 feet (porch)**
Maximum Hardcover	25%	**33.8%**	**32.7%**
Building Coverage (max.)	15% + 1,000 SF (3,039 SF)	1,785 SF	1,785 SF

4) The expanded conditions are minor and remain in harmony with the purpose and intent of the ordinance.

5) The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which encourage residents to maintain and/or improve older homes which will promote diversity of housing in Deephaven.

6) It is reasonable to have a covered porch facing Lake Minnetonka and replacing a lean-to with a six-foot overhang.

7) The house was constructed in 1965 and has a legal non-conforming lake yard setback of 50.9 feet making it challenging to add a covered porch without a variance. The small lot and non-conforming lake yard setback also create challenges for covering outdoor storage without a variance.

8) The proposal would not alter the essential character of the locality. The covered walkway along the east side of the house will be a significant improvement over the previous lean-to. The removal of the bedroom under the existing deck removes massing from the lake yard setback.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves a variance to reduce the side yard setback by 4.8 feet and a variance to reduce the lake yard setback by 6 feet in conjunction with constructing a porch at 20060 Minnetonka Boulevard as proposed, subject to the following conditions:

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

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

3. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.

ADOPTED THIS 4th DAY OF MAY, 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

ITEM 6D

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Anne and Brian Tursi

PROPERTY OWNER(S): Anne and Brian Tursi

LOCATION: 18745 Rutledge Road (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: A rear addition is proposed that would increase the hardcover from 34.8% to 36.6%, exceeding the 25% hardcover limit (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: May 18, 2026/August 17, 2026

BACKGROUND/REQUEST

The house was completed in 2017 with a hardcover of 24.5%. After issuance of the Certificate of Occupancy, the driveway was expanded from 817 SF to 1204 SF and a 768-square-foot patio was added to the rear of the house. The existing hardcover is 33.1%.

The applicants are proposing to reduce the patio from 768 SF to 639 SF and add two small additions to the rear of the house with a combined footprint of 482 SF. The resulting hardcover would increase from 34.8% to 36.6%. The property is 13,997 square feet in area. The house with proposed two additions would have a building footprint of 2,416 SF, which is 683 SF under the maximum building footprint, or 17% of the lot.

CONDITIONAL USE PERMIT

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 an infiltration trench in the backyard to mitigate the hardcover over the 25% maximum hardcover limit. The proposed infiltration trench is approximately 4' wide x 25' long x 3' deep. The project adds 252 square feet of hardcover to the current conditions, but proposed hardcover for the entire site exceeds the maximum hardcover limit by 1,629 square feet. Hence, 135.7 cubic feet of stormwater mitigation is required. The proposed infiltration trench is sized to provide 139.5 cubic feet of stormwater mitigation (after applying the City's 25% reduction). The resulting effective hardcover is 24.7%.

The attached Drainage Map shows the existing and proposed drainage patterns. Currently all stormwater drains off the property, with the majority of the site draining towards to the easterly neighboring property at 3700 Virginia Avenue. With the proposed improvements, the amount of stormwater draining towards the property to the east will be reduced significantly. The City Engineer has reviewed and approved the grading and stormwater management plans (please see attached letter).

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 April 21, 2026. Public comments are attached.

STAFF RECOMMENDATION

Staff recommends approval of a Conditional Use Permit to exceed the hardcover limit by 11.6% for an addition to the house located at 18745 Rutledge Avenue, as it has been determined that the stormwater from the proposed addition will not negatively impact neighboring properties, subject to the following conditions:

1. The proposed additions 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 April 9, 2026.

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

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 7-0 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 36.6% for an addition to the house located at 18745 Rutledge Road, 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 36.6% for an addition to the house located at 18745 Rutledge Road, as presented.

OR

2) I move the City Council **deny** the conditional use permit to increase the hardcover to 36.6% for an addition to the house located at 18745 Rutledge Road. 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
18745 Rutledge Road



N

Written Statement: Tursi Application

18745 Rutledge Road

We are requesting approval for two modest additions to our single-family residence, both of which are designed primarily over existing hardcover (patio) areas, minimizing any increase to the overall impervious surface as much as possible. We are adding space for a mudroom and a den. For a family of 5 (Five) a mudroom to serve the practical day-to-day needs of our family of five, providing dedicated space for entry organization, storage, and pet management is a functional necessity. Second, a sunroom that will serve family activities that complement the daily necessities so we can enjoy each other whether we're in the same small space or have an away space. Neither addition will generate traffic, noise, or activity beyond what is typical of a single-family residential property. We believe both additions are in keeping with the character of the surrounding neighborhood and respectfully request the Council's favorable consideration of this application.


18745
Remodel,
Repairs
Spray Foam,
Insulation



requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.

8. While we show the building setback lines per the City of Deephaven web site, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:

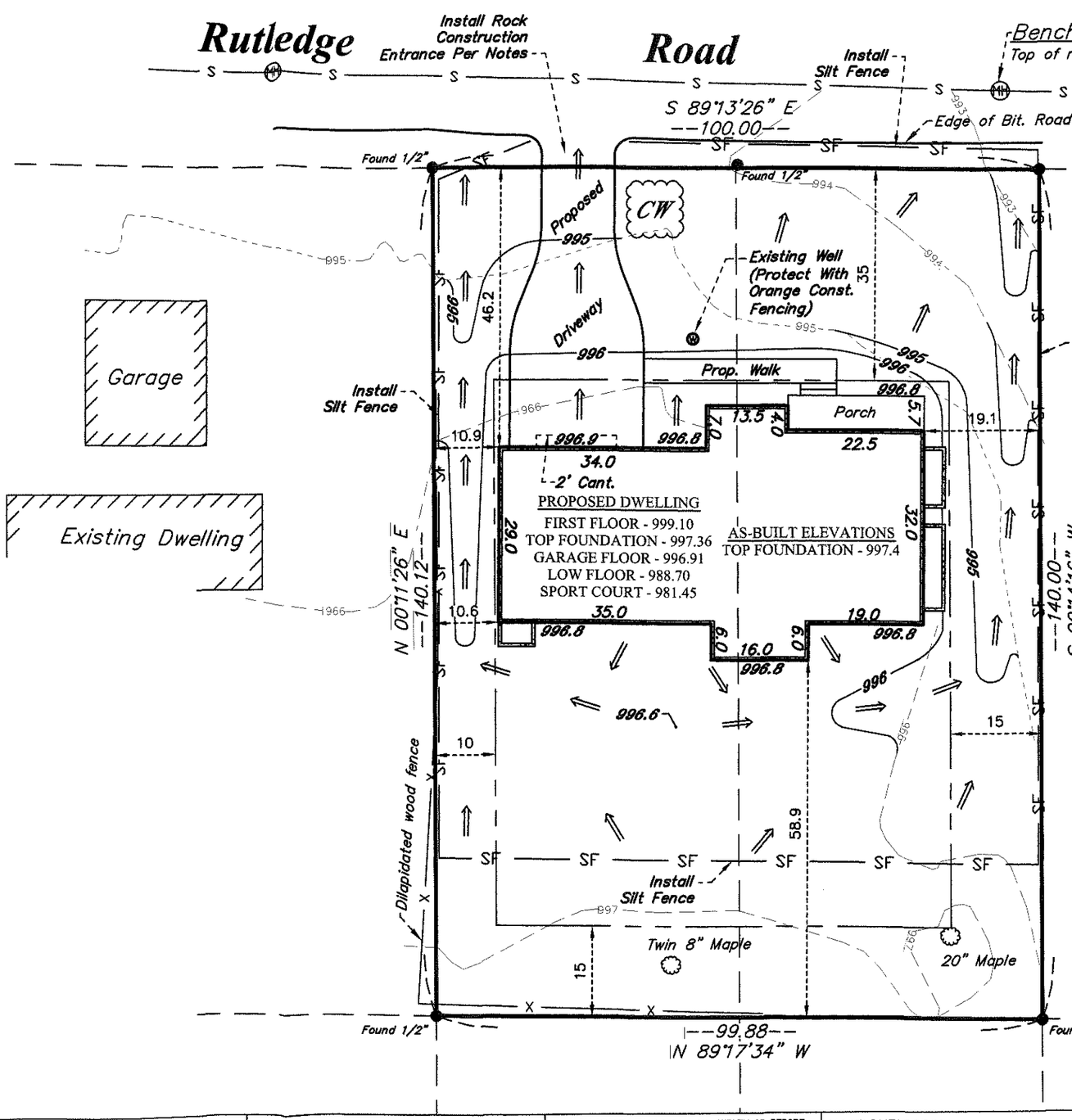
"●" Denotes iron survey marker, set, unless otherwise noted.

EXISTING HARDCOVER	
House	1,936 Sq. Ft.
Pavers	273 Sq. Ft.
Bituminous Driveway	1,156 Sq. Ft.
Concrete Surfaces	107 Sq. Ft.
TOTAL EXISTING HARDCOVER	3,472 Sq. Ft.
AREA OF LOT	13,997 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	24.8%

PROPOSED HARDCOVER	
House	2,288 Sq. Ft.
Front Porch/Steps	140 Sq. Ft.
Bituminous Driveway	817 Sq. Ft.
Concrete Walk	127 Sq. Ft.
Rear Stoop	34 Sq. Ft.
Ret. Walls	32 Sq. Ft.
TOTAL PROPOSED HARDCOVER	3,438 Sq. Ft.
AREA OF LOT	13,997 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	24.5%

LEGEND

EXISTING CONTOUR	996
EXISTING SPOT ELEVATION	X 996.5
PROPOSED CONTOUR	996
PROPOSED ELEVATION/SPOT ELEVATION	996.5
DRAINAGE ARROW - FLOW	⟹
SILT FENCE/STRAW LOGS	SF
TREE REMOVAL	X
CONCRETE WASHOUT AREA	CW



DATE	REVISION DESCRIPTION
2/1/17	FOUNDATION AS-BUILT

DRAWING ORIENTATION & SCALE

0 20 40

CLIENT NAME / JOB ADDRESS

VINE HILL PARTNERS

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

Advance
Surveying & Engineering, Co.
5300 South Hwy. No 101
Minnetonka, Minnesota 55345
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT 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.

Wayne W. Preuss
#43503
LICENSE NO.
FEBRUARY 1, 2017
DATE

DATE SURVEYED:
JANUARY 31, 2017

DATE DRAFTED:
FEBRUARY 1, 2017

LEGAL DESCRIPTION:
Lots 3 and 4, BUENA VISTA, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
6. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
7. It should be noted that this survey was completed with significant snow coverage on site. We cannot be certain that all items were observed and located during the process of conducting the survey due to the snow cover. If this uncertainty is something you would like to remove, please expose all improvements and we can return to locate said items, if needed.
8. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
9. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, found, unless otherwise noted.

STORMWATER MANAGEMENT REQUIREMENTS

- ONSITE RETENTION REQUIREMENT : 1.0-INCH STORM EVENT OVER PROPOSED IMPERVIOUS AREA EQUAL TO AREA OVER 25% MAXIMUM HARDCOVER REQUIREMENT:

  13,997 SF (TOTAL AREA) X 0.25 = 3,499.3 SF (MAX HARDCOVER)
  5,128 SF (PROPOSED) - 3,499.3 SF = 1,628.7 SF (OVERAGE)

- REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:
  (1.0/12) FT X 1,628.7 SF = 135.7 CF

- ONSITE RETENTION OF 186 CF IN PROPOSED INFILTRATION TRENCH.
  (2,315 SF OF IMP. AREA ROUTED INTO TRENCH)

  186 CF X 75% (REDUCTION PER CITY CREDIT) = 139.5 CF

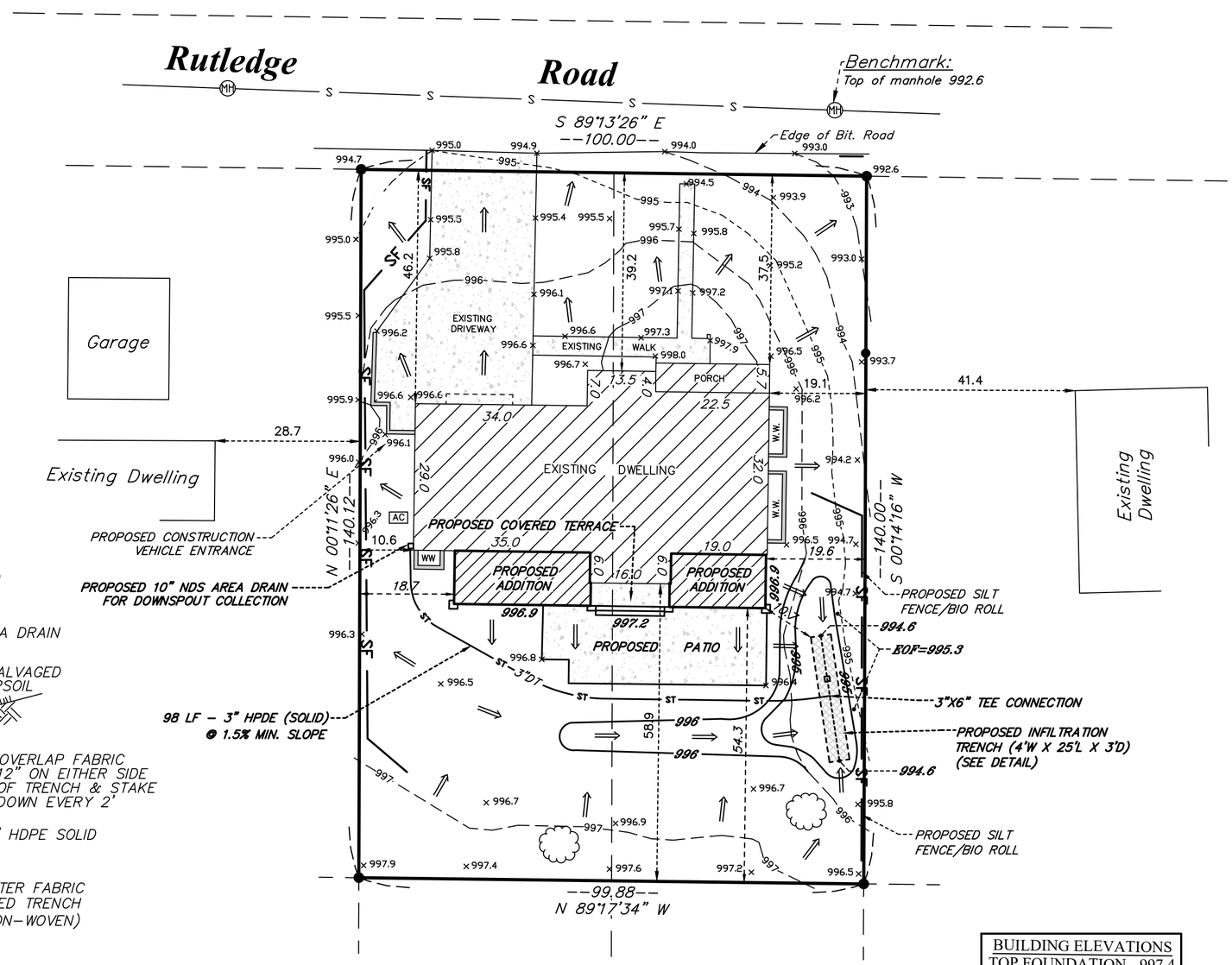
  *EFFECTIVE HARDCOVER = 24.7%

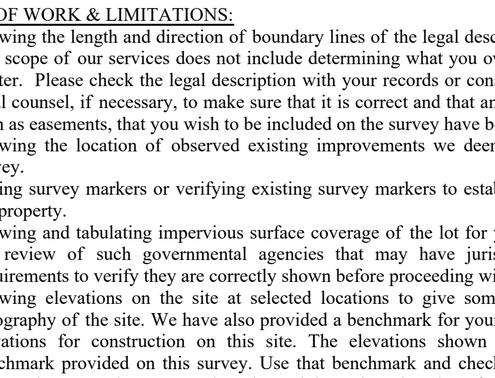
PROPOSED HARDCOVER

House	2,770 Sq. Ft.
Front Porch	128 Sq. Ft.
Concrete Driveway	1,204 Sq. Ft.
Front Walk	236 Sq. Ft.
Patio	639 Sq. Ft.
Concrete Window Wells	34 Sq. Ft.
Driveway Block Wall	20 Sq. Ft.
AC Pad	6 Sq. Ft.
Cover Terrace/Steps	86 Sq. Ft.
Stone Columns	5 Sq. Ft.
TOTAL PROPOSED HARDCOVER	5,128 Sq. Ft.
AREA OF LOT	13,997 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	36.6%

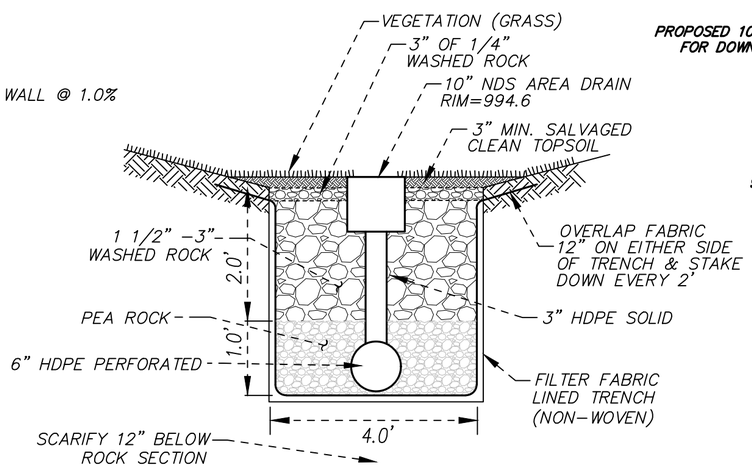
EXISTING HARDCOVER

House	2,288 Sq. Ft.
Front Porch	128 Sq. Ft.
Concrete Driveway	1,204 Sq. Ft.
Front Walk	236 Sq. Ft.
Decks	192 Sq. Ft.
Patio	768 Sq. Ft.
Concrete Window Wells	34 Sq. Ft.
Driveway Block Wall	20 Sq. Ft.
AC Pad	6 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,876 Sq. Ft.
AREA OF LOT	13,997 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	34.8%





DOWNSPOUT COLLECTION
NO SCALE



INFILTRATION TRENCH SECTION DETAIL
NO SCALE

LEGEND

EXISTING CONTOUR	– – – 997 – – –
EXISTING SPOT ELEVATION	X 997.5
PROPOSED CONTOUR	997
PROPOSED SPOT ELEVATION	997.5
DRAINAGE ARROW – FLOW	⟹
SILT FENCE/BIO ROLL	—— SF ——

BUILDING ELEVATIONS
TOP FOUNDATION - 997.4
FIRST FLOOR - 999.2
GARAGE FLOOR - 997.0

DATE	REVISION DESCRIPTION
3–31–26	UPDATED PROPOSED STORMWATER MGMT. SYSTEM
4–21–26	ADDED ROOF DRAIN COLLECTION

DWG ORIENTATION — SCALE
N
0 10' 20'

CLIENT/JOB ADDRESS
ANNIE TURSI
18745 RUTLEDGE RD.
DEEPHAVEN, MN

Advance
Surveying & Engineering Co.
18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

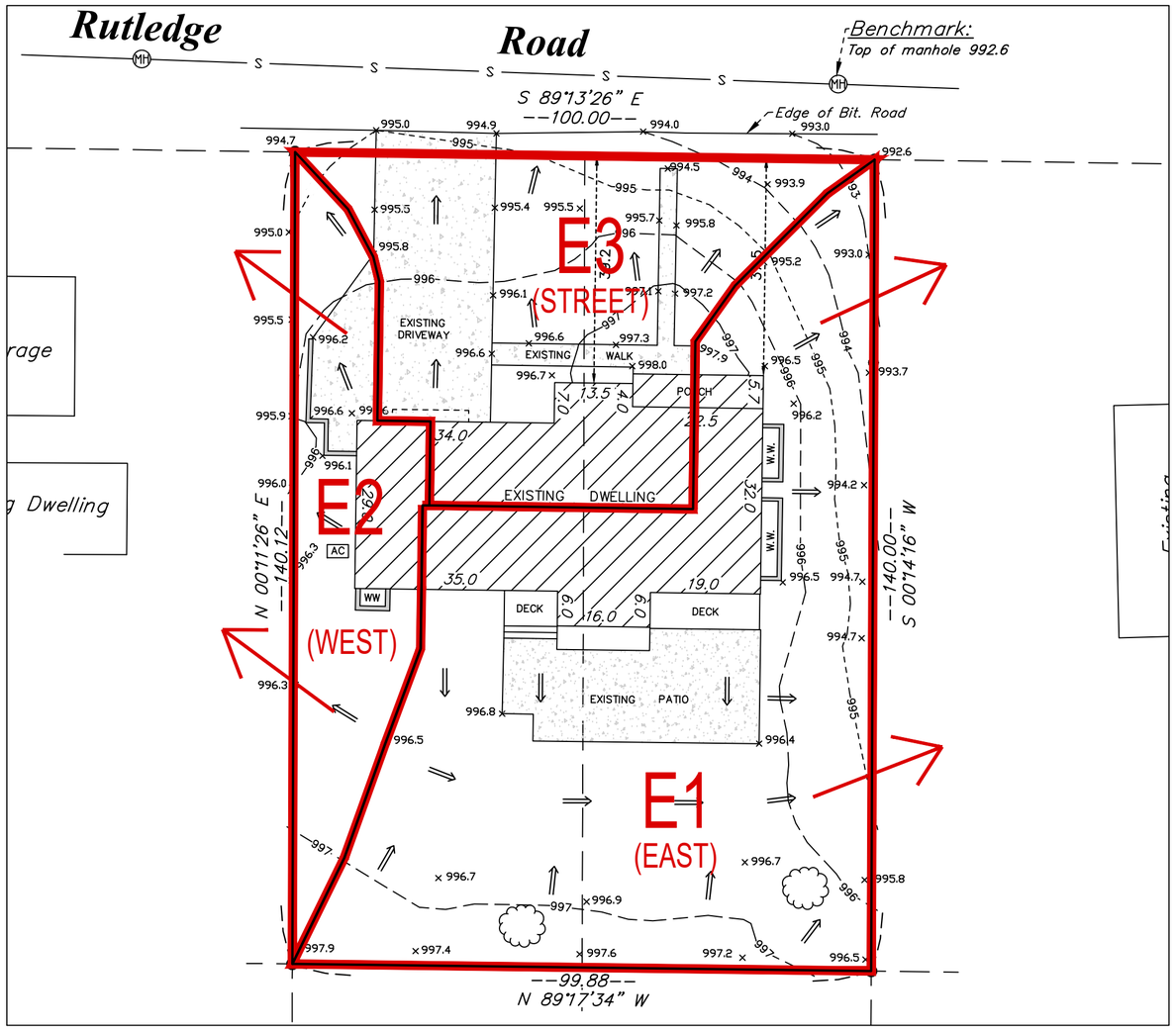
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Wayne W. Preuhs
Wayne W. Preuhs
#43503
LICENSE NO.
FEBRUARY 10, 2026
DATE

DATE SURVEYED: DECEMBER 26, 2025
DATE DRAFTED: FEBRUARY 10, 2026

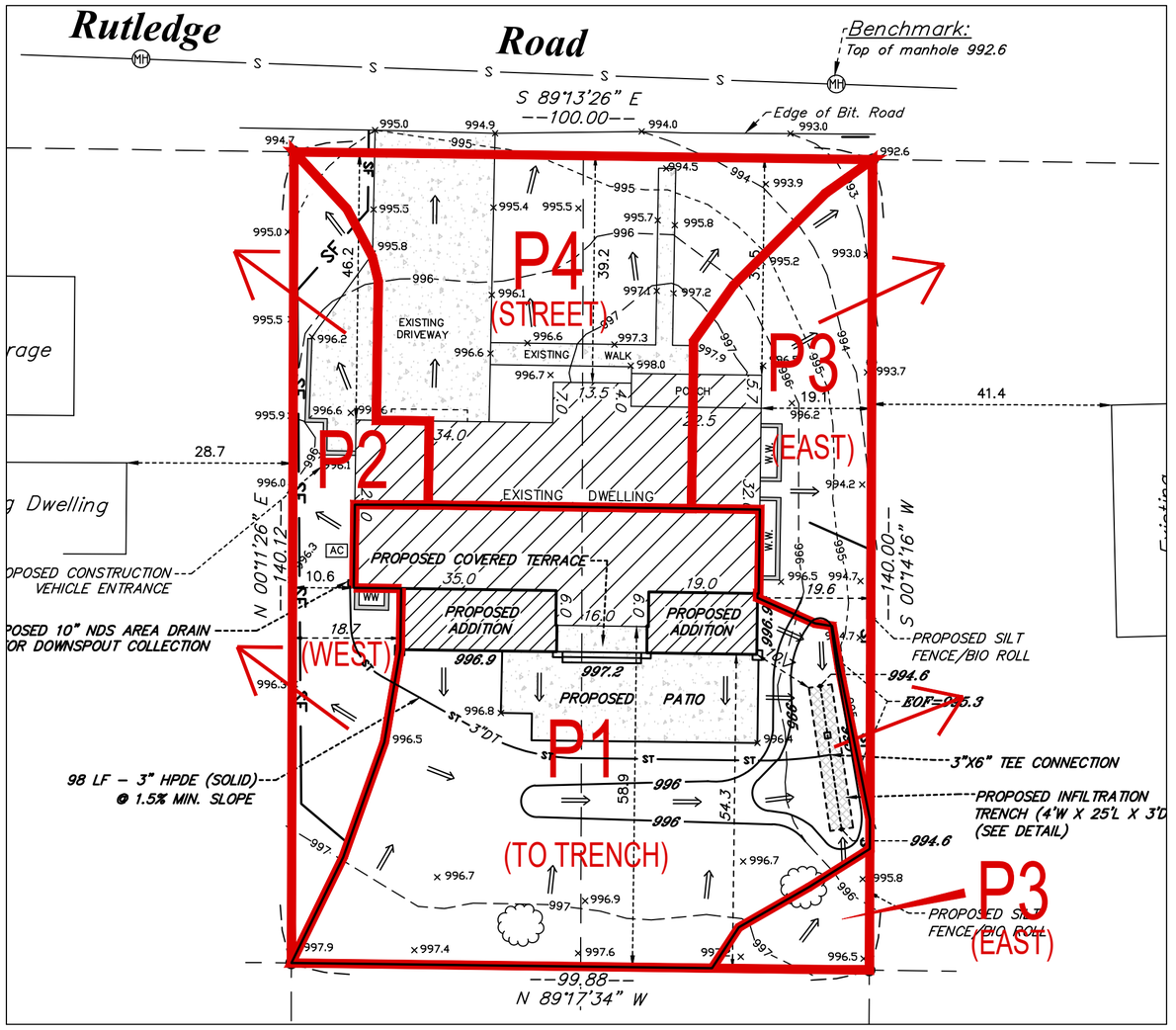
SHEET TITLE: PROPOSED SITE PLAN
SHEET SIZE: 17 X 22
DRAWING NUMBER: 260095 JR

SHEET NO. S1
SHEET 1 OF 2

EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP



GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- Inlet protection for all storm sewer inlets downstream of the site within one block or as directed by the City. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- Soil compaction shall be minimized; areas of compacted soil will be removed or loosened via tilling to a depth of no less than 6-inches.
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- Site shall be kept clean at all times and refuse properly controlled.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- No concrete washout shall occur on site unless it is done with an approved Minnesota Pollution Control Agency (MPCA) device or standard.
- The contractor shall inspect on a weekly basis and after any rainfall greater than 1" all erosion control devices and make any repairs immediately. An inspection log shall be kept on site detailing these inspections and repairs preformed.
- The street will be swept clean before the end of each day of active construction, when sediment is tracked into the street.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- Temporary pumping shall not be permitted without the use of an approved Minnesota Pollution Control Agency (MPCA) device or standard.
- All exposed soil areas will be stabilized as soon as practical. Unworked soils that remain exposed and not in use for longer than 14 days will be covered with temporary seed (grass, oats, or wheat)
- Temporary erosion control shall be installed no later than 14 days after the site is first disturbed and shall consist of broadcast seeding with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- Areas with slopes greater than 3 to 1 and areas next to wetlands/waterbodies graded or exposed during construction shall be protected with temporary vegetation, mulching or other means as soon as practical.
- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Deephaven requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

STORMWATER REQUIREMENTS (CONTINUED)

1. RATE CONTROL – NO NET INCREASE IN RUNOFF RATE TO NEIGHBORING PROPERTIES FROM EXISTING TO PROPOSED SITE CONDITIONS FOR THE ATLAS 14, 10–YEAR STORM EVENT. REFER TO STORMWATER RUNOFF RATE SUMMARY TABLE.

STORMWATER RUNOFF RATE SUMMARY:

STORM EVENT	E1 (EAST)(CFS)	TRE (EAST)(CFS)
2-YEAR	0.36	0.09
10-YEAR	0.73	0.70

STORM EVENT	E2 (WEST)(CFS)	P2 (WEST)(CFS)
2-YEAR	0.11	0.09
10-YEAR	0.21	0.17

*NOTES:

1. RESULTS ARE DERIVED FROM HYDROCAD MODELING SOFTWARE UTILIZING ATLAS 14 STORM DATA.
2. TYPE C SOILS PER WEBSOILS SURVEY.

DATE	REVISION DESCRIPTION
3–31–26	UPDATED PROPOSED STORMWATER MGMT. SYSTEM
4–21–26	ADDED ROOF DRAIN COLLECTION
4–30–26	UPDATED INFILTRATION TRENCH, ADDED RATE CONTROL

DWG ORIENTATION

SCALE

0 10' 20'

CLIENT/JOB ADDRESS

ANNIE TURSI

18745 RUTLEDGE RD.
DEEPHAVEN, MN

Advance
Surveying & Engineering Co.
18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

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Joshua S. Rinke
52716
LICENSE NO.
FEBRUARY 10, 2026
DATE

DATE SURVEYED: DEC. 26, 2025

SURVEYED BY:
WAYNE W. PREUS, PLS. #43503
ADVANCE SURVEYING. & ENG., CO.

DATE DRAFTED:
FEBRUARY 10, 2026

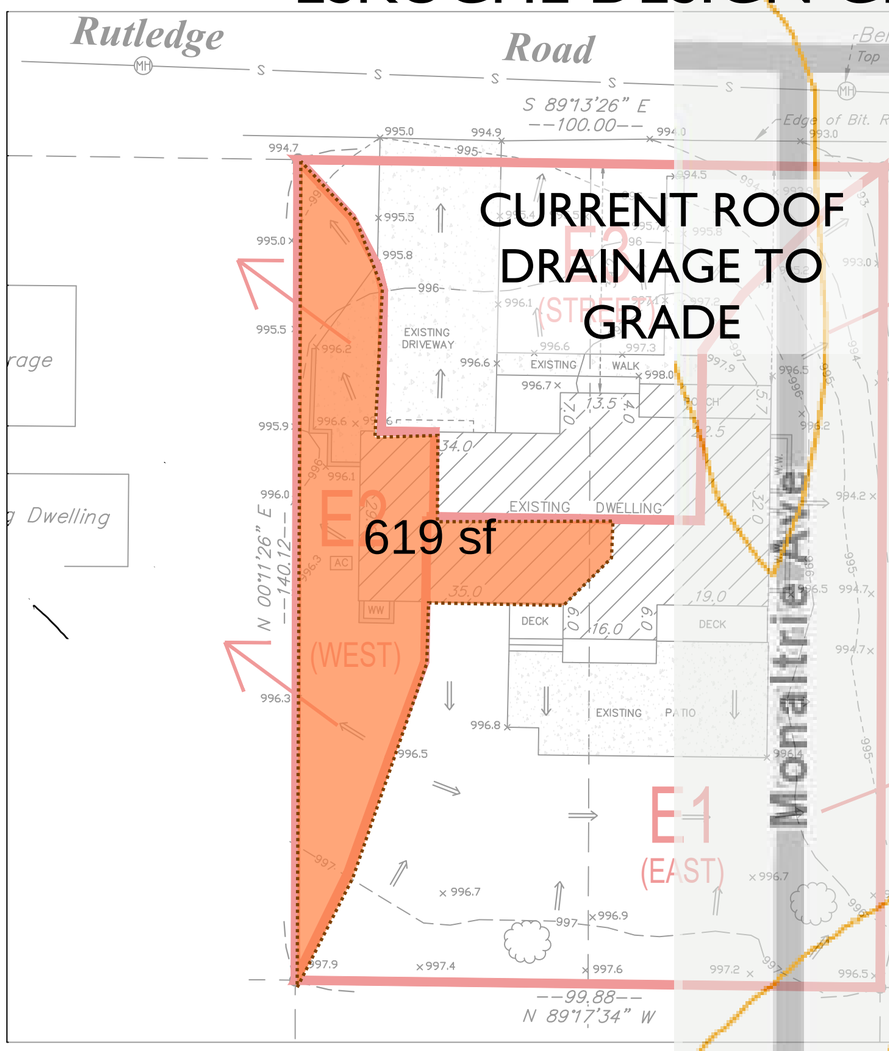
SHEET TITLE
PROPOSED RUNOFF MAPS & EROSION CONTROL NOTES

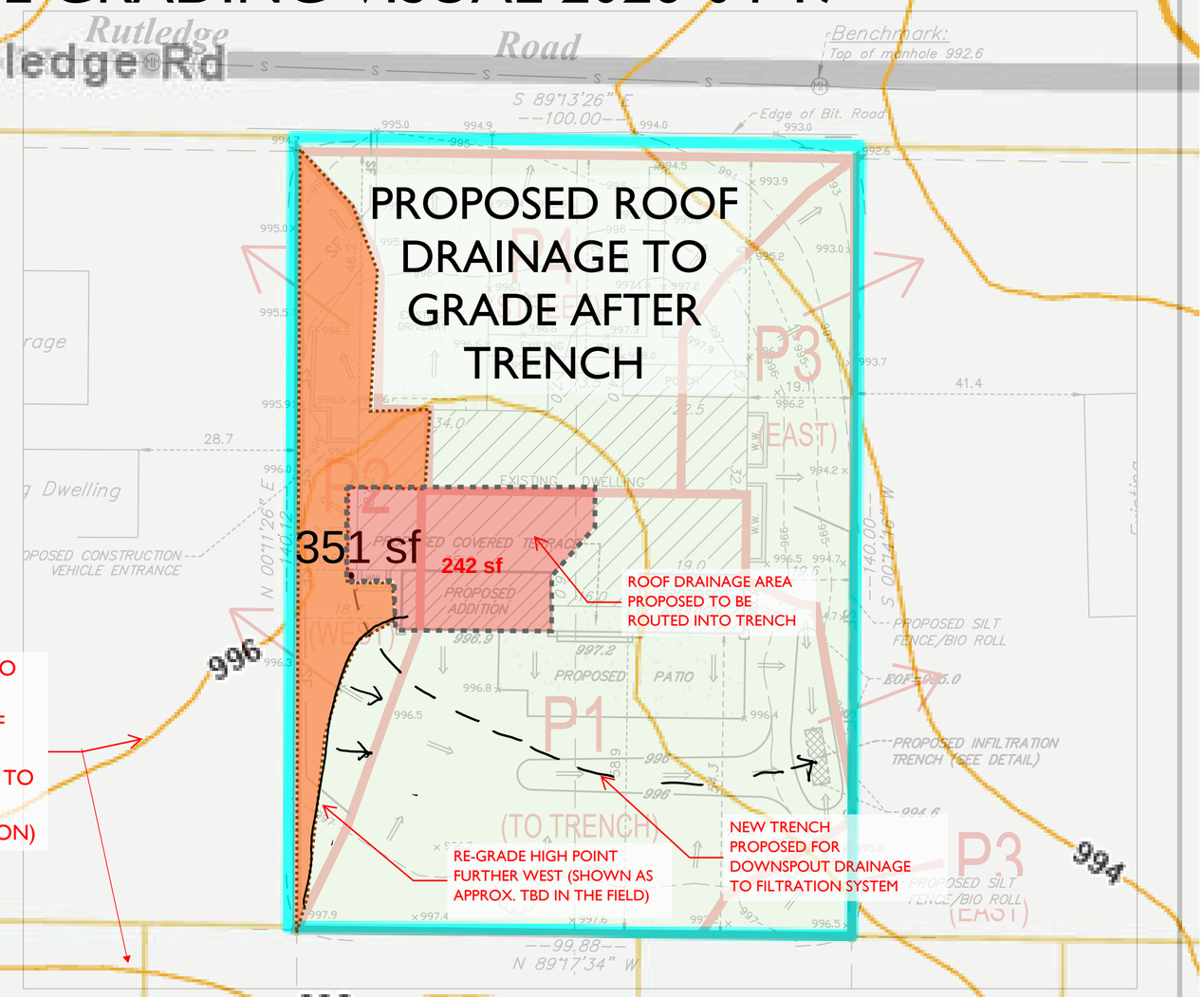
DRAWING NUMBER
260095 JR

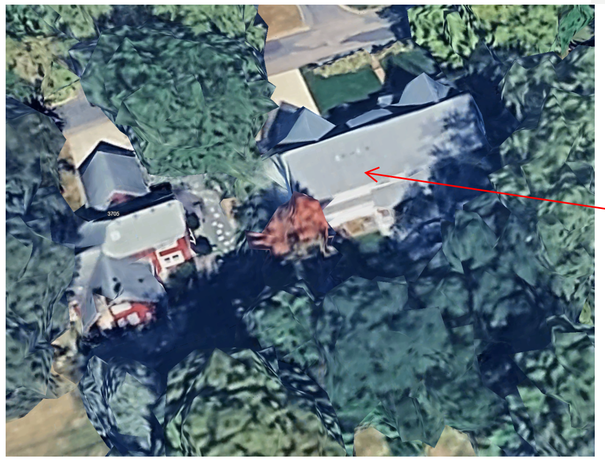
SHEET SIZE: 17 X 22

SHEET NO.
S2

ESKUCHE DESIGN GROUP - SITE GRADING VISUAL 2026-04-17







EXISTING SATALLITE IMAGE

EXISTING ROOF DRAINS TO GRADE VIA DOWNSPOUT HERE



EXISTING SOUTH SHOWING DOWNSPOUT



SAMPLE TRENCH DRAINS

DATE	REVISION DESCRIPTION

DWG ORIENTATION

SCALE

0 10' 20'

CLIENT/JOB ADDRESS

ANNIE TURSI

18745 RUTLEDGE RD.
DEEPHAVEN, MN

Advance
Surveying & Engineering Co.

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Joshua S. Rinke

LICENSE NO. 52716

DATE FEBRUARY 10, 2026

DATE SURVEYED: DEC. 26, 2025

SURVEYED BY:
WAYNE W. PREUS, PLS. #43503
ADVANCE SURVEYING. & ENG., CO.

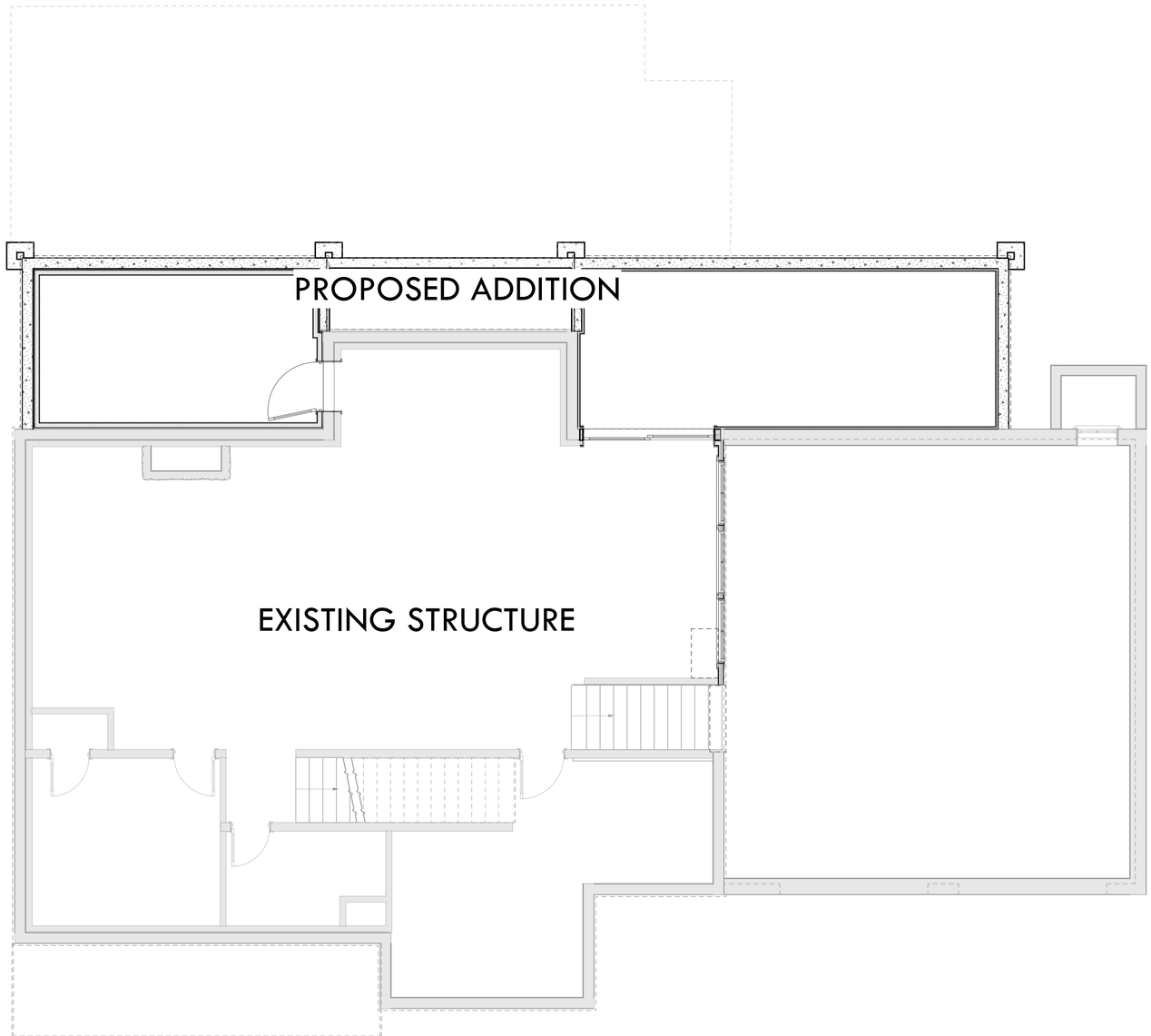
DATE DRAFTED:
FEBRUARY 10, 2026
Eskuche edit 04/20/2026

SHEET TITLE
PROPOSED RUNOFF MAPS & EROSION CONTROL NOTES

DRAWING NUMBER
260095 JR

SHEET SIZE: 17 X 22

SHEET NO.
S2
SHEET 2 OF 2



Lower Level Floor Plan Proposed

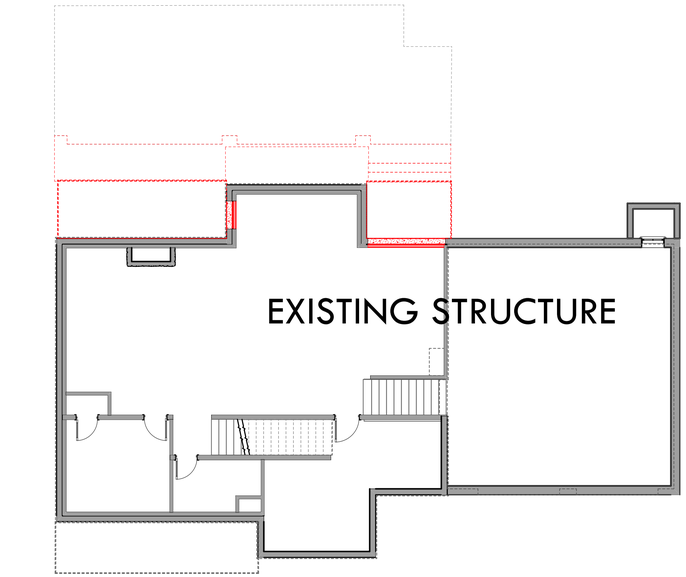
TYP CEILING HEIGHT = 8'-10"
EXISTING APPROX. SF = 1,927
ADDITION APPROX. SF = 390 OUTDOOR STORAGE

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

GENERAL NOTES:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED



Demo Lower Level Floor Plan

TYP CEILING HEIGHT = 8'-10"
EXISTING APPROX. SF = 1,927

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

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18318 Minnetonka Blvd
Deephaven, MN 55391
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ROBERT CRAIG HOMES
CUSTOM RESIDENTIAL BUILDING & REMODELING
612-490-1226
464 2nd Street Ste 101
Excelsior, MN 55331

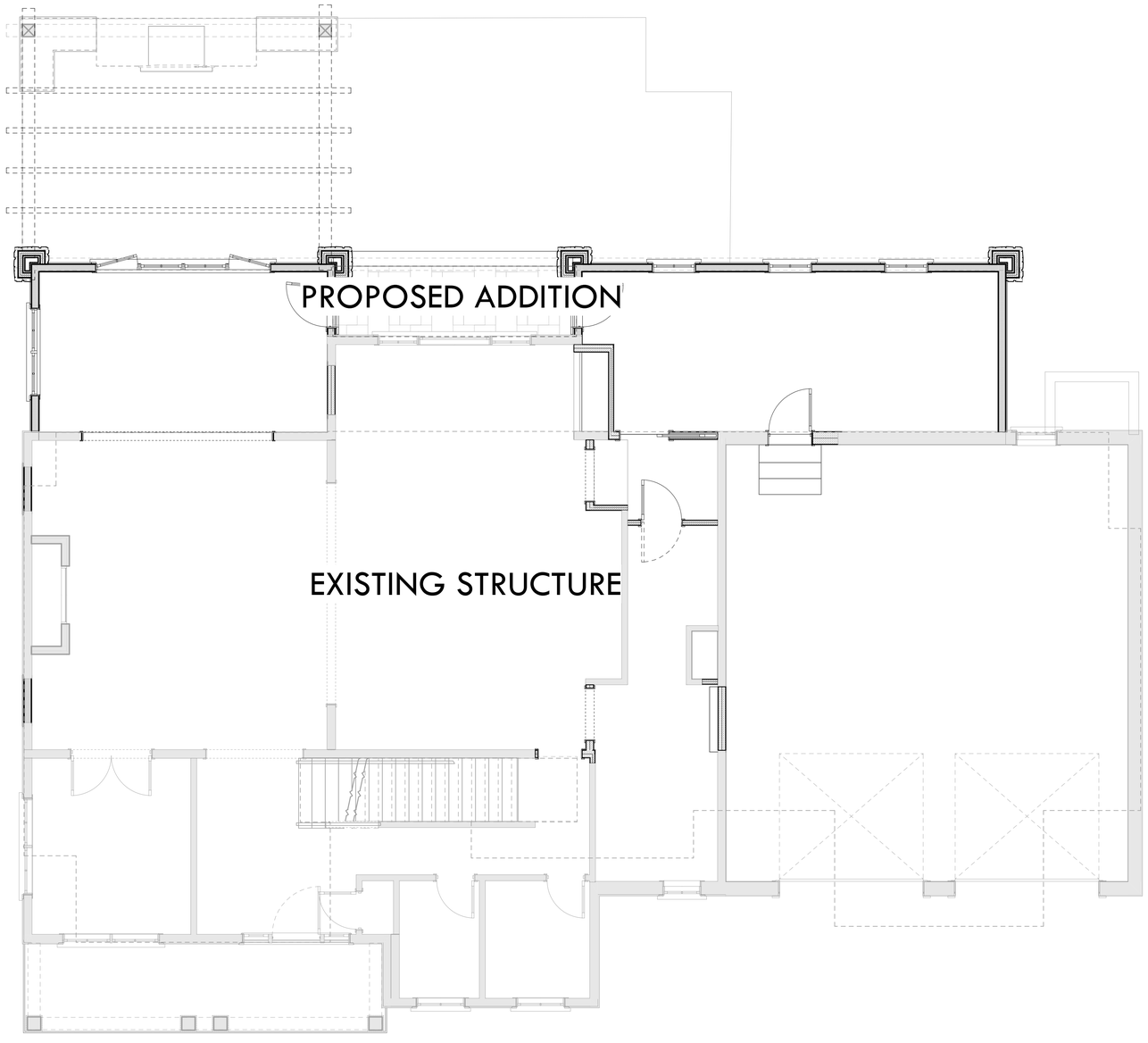
LAKE
Lake Studio Design
952-239-7283
5760 Wooden Cleek Dr.
Excelsior, MN 55331

Rutledge Road Reno

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

CONDITIONAL USE PERMIT
25 FEBRUARY 2026
16 MARCH 2026

SHEET
A1



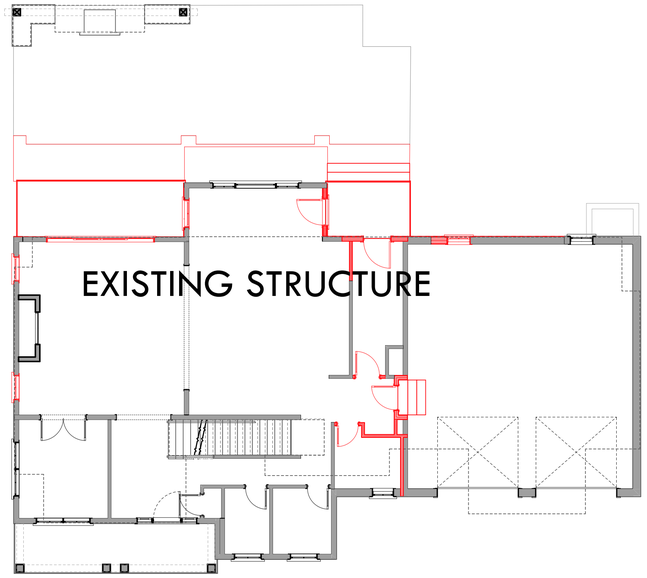
Main Level Floor Plan Proposed

TYP CEILING HEIGHT = 11'-0"
EXISTING APPROX. SF = 2,009 (NOT INCL. SC. PORCH)
ADDITION APPROX. SF = 356 FINISHED + 190 DECK

0' 2' 4' 6' 8' 10' 12' 14' 16'
GRAPHIC SCALE

GENERAL NOTES:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED



Demo Main Level Floor Plan

TYP CEILING HEIGHT = 11'-0"
EXISTING APPROX. SF = 2,009 (NOT INCL. SC. PORCH)

0' 2' 4' 6' 8' 10' 12' 14' 16'
GRAPHIC SCALE

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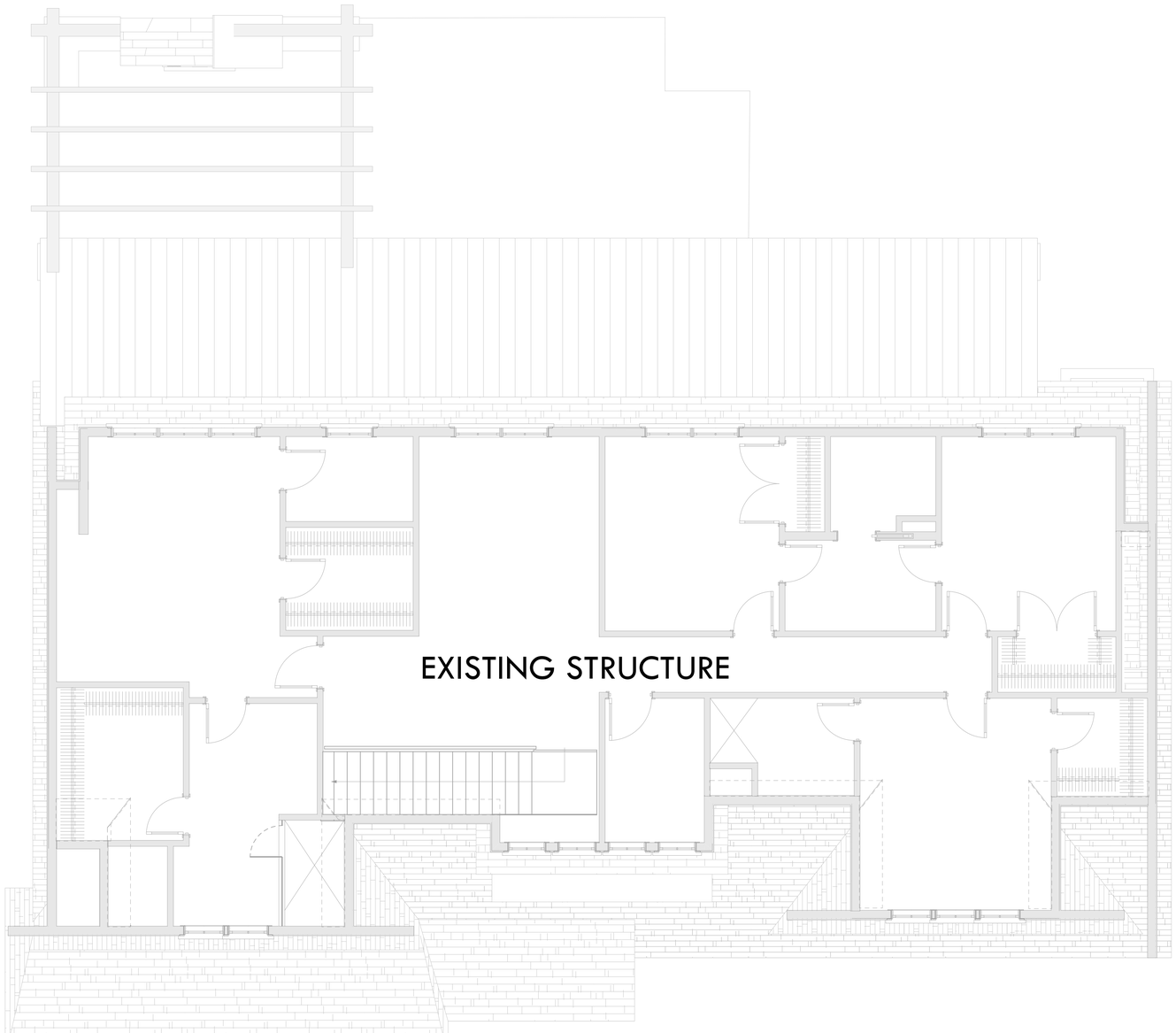
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Excelsior, MN 55331

RUTLEDGE ROAD RENO

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

CONDITIONAL USE PERMIT
25 FEBRUARY 2026
16 MARCH 2026

SHEET
A2



UPPER LEVEL FLOOR PLAN PROPOSED

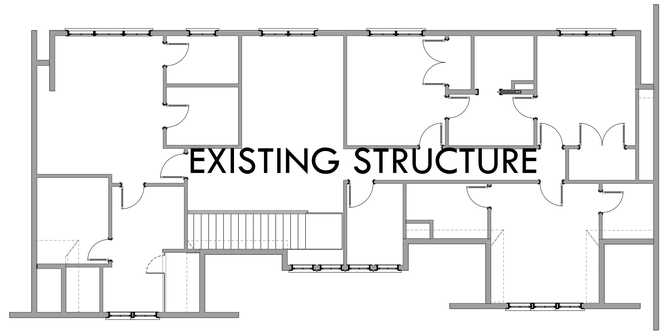
TYP CEILING HEIGHT = 9'-4½"
EXISTING APPROX. SF = 1,745
ADDITION APPROX. SF = 506 FINISHED

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

GENERAL NOTES:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED
- EXISTING ITEMS TO REMAIN
- EXISTING ITEMS TO BE DEMOLISHED



DEMO UPPER LEVEL FLOOR PLAN

TYP CEILING HEIGHT = 9'-4½"
EXISTING APPROX. SF = 1,745

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

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RUTLEDGE ROAD RENO

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

CONDITIONAL USE PERMIT
25 FEBRUARY 2026
16 MARCH 2026

SHEET
A3



1 SOUTH ELEVATION (DEMO)



2 SOUTH ELEVATION (PROPOSED)

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

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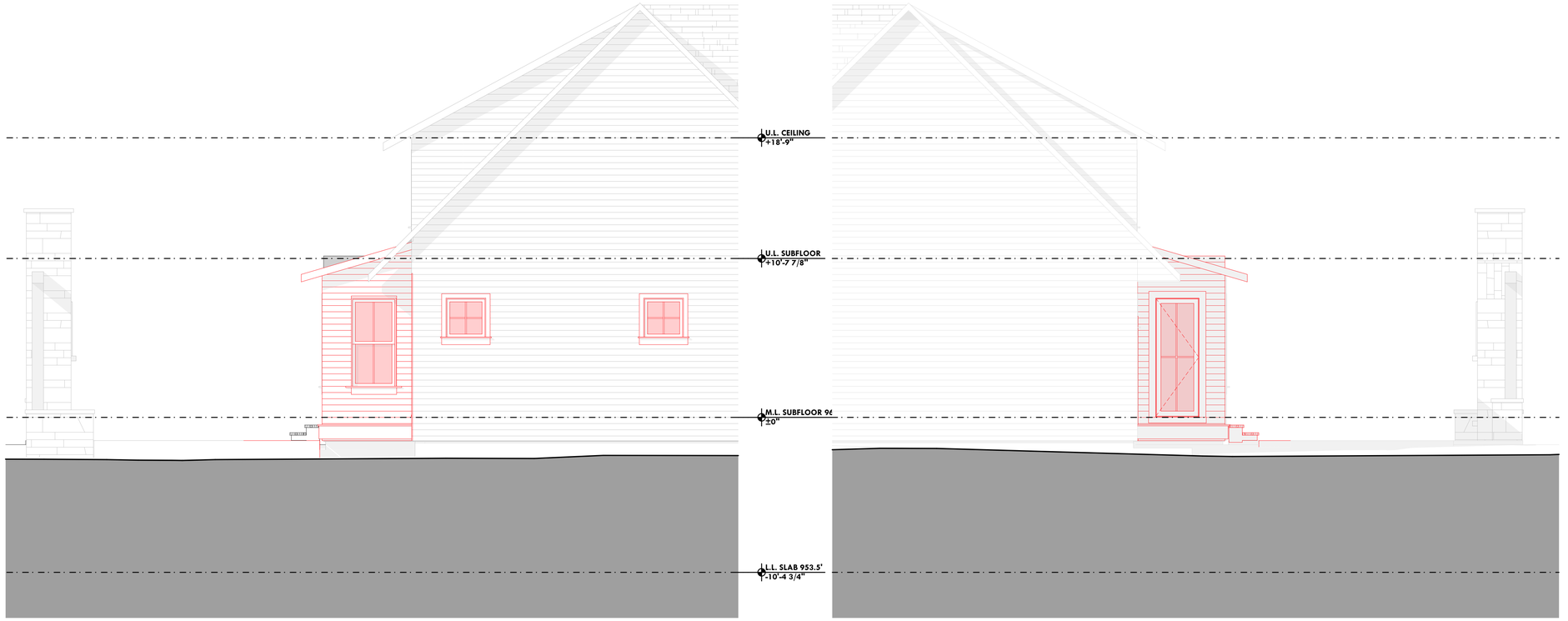
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RUTLEDGE ROAD RENO

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

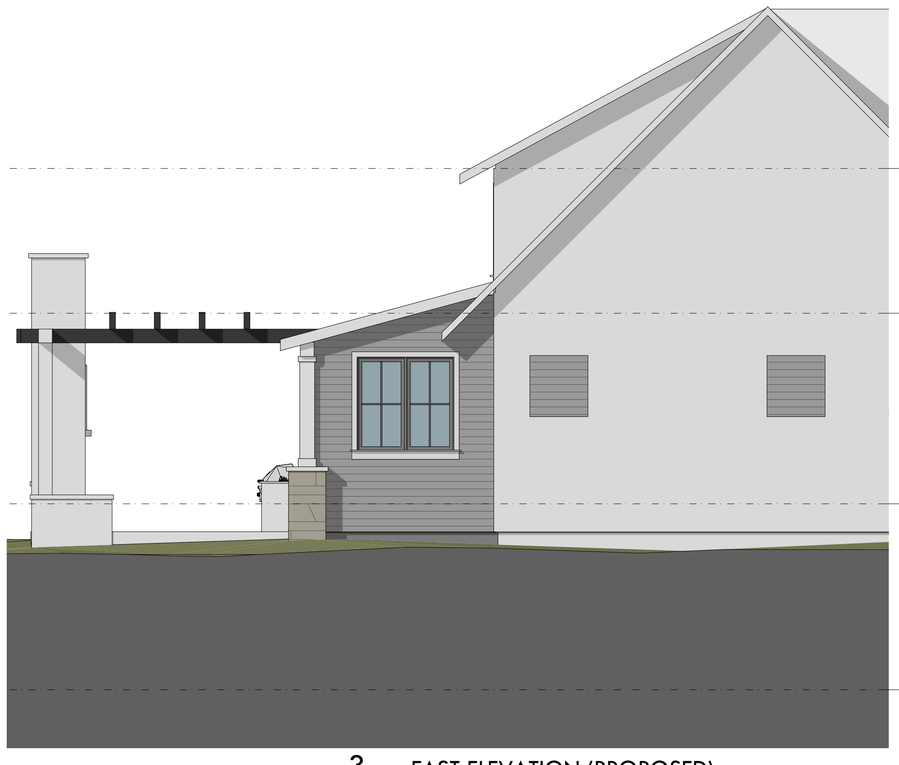
CONDITIONAL USE PERMIT
25 FEBRUARY 2026
16 MARCH 2026

SHEET
A4



1 EAST ELEVATION (DEMO)

2 WEST ELEVATION (DEMO)



3 EAST ELEVATION (PROPOSED)



4 WEST ELEVATION (PROPOSED)

0' 2' 4' 6' 8' 10' 12' 14' 16'

GRAPHIC SCALE

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RUTLEDGE ROAD RENO

18745 RUTLEDGE ROAD
DEEPHAVEN, MN

CONDITIONAL USE PERMIT
25 FEBRUARY 2026
16 MARCH 2026

SHEET
A5

Summary for Pond IT: Proposed Infiltration Trench

Volume	Invert	Avail.Storage	Storage Description
#1	991.60'	186 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
991.60	100	58.0	0.0	0	0	100
994.60	100	58.0	40.0	120	120	274
995.00	241	76.0	100.0	66	186	468



Pat Smith

From: Campbell, Michelle <michellec@boysandtylerfinancial.com>
Sent: Monday, April 20, 2026 1:24 PM
To: Peter Eskuche; Pat Smith
Cc: Casey Campbell
Subject: RE: 18745 Ruttledge - CUP addendum/exhibit

Hi Peter,
Thank you for meeting with me this morning and sending the updated site plan. Casey and I apricate your willingness to adjust the plans to address the hardcover and drainage concerns we have.

Pat - Since our concerns have been addressed, we are comfortable removing our opposition to the project.

Thank You!
Michelle

B&T BOYS AND TYLER FINANCIAL GROUP, INC.

Michelle Campbell
Vice President / Owner
Principal Securities Registered Representative

7700 Equitable Drive, Suite 204
Eden Prairie, MN 55344
O: 952-937-0400
M: 952-818-4113
F: 952-935-0595

michellec@boysandtylerfinancial.com
www.boysandtylerfinancial.com

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We do not offer every plan available in your area. Any information we provide is limited to those plans we do offer in your area. Please contact Medicare.gov or 1-800-MEDICARE to get information on all of your options.

Classification: Personal

From: Peter Eskuche <peter@eskuche.us>
Sent: Monday, April 20, 2026 10:28 AM
To: Pat Smith <pat@cityofdeephaven.org>
Cc: Campbell, Michelle <michellec@boysandtylerfinancial.com>
Subject: [External] 18745 Ruttledge - CUP addendum/exhibit

Pat Smith

From: Michelle Campbell <michelle.l.campbell12@gmail.com>
Sent: Thursday, April 16, 2026 8:41 PM
To: Casey Campbell; Pat Smith
Subject: Public Notice Comment

Hi Pat,

My husband Casey and I live next door to the proposed new contruction at 18745 Rutledge Road. We would would like to vote against the increased hardcover proposed. We are next door, and had lived in this house for 8 years without any water issues in our basement. After the tear down/new construction was completed a few years ago, we have had several incidents with water in the basement. One where water was literally flowing in through our basement window. We can't say for certain it was the new contruction, but it cetainly hadn't happened before. We are concerned that any added hardcover will create more runoff that will cause additional damage to our basement/property.

Thank you for your consideration,
Michelle & Casey Campbell

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

April 30, 2026

Steven Hegland, City Engineer
City of Deephaven
3601 Thurston Ave
Anoka, MN 55303

RE: 18745 Rutledge Road Site Plan Review

We have reviewed the site plan documents as noted below for general conformance with the City of Deephaven's engineering and stormwater management standards as it relates to the zoning code. Additional comments may be provided on future submittals:

1. Proposed Site Plan by Advance Surveying & Engineering Co. Revision Dated 4/21/2026
2. Proposed Runoff Maps and Erosion Control Notes by Advance Surveying & Engineering Co. Revision Dated 4/30/2026
3. Existing conditions and proposed conditions Hydrocad files dated 4/30/2026

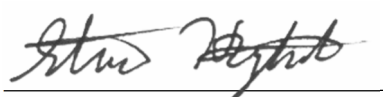
We offer the following comments:

1. The existing lot generally drains east and northwest of the site. The proposed drainage patterns for the site are generally maintained..
2. The proposed development is proposing to increase the impervious surface of the lot from 4,876 sf to 5,128 sf. The proposed total impervious coverage is in excess of the 25% as allowed by section 1302.05 of the City Zoning ordinance and stormwater mitigation is required. The applicant is proposing to mitigate the additional hardcover with an infiltration trench.
3. The applicant stormwater mitigation system to mitigate the hardcover for the site over the 25% lot coverage as required by code.
4. All of the proposed additional hardcover is routed to the BMP located to the southeast of the home.
5. The applicant routed a small portion of the roof that drained west and directed it to the BMP in the SE portion of the site. Because of this, staff required of the applicant to provide hydraulic modeling of the 2-year and 10-year stormwater events. The proposed modeling shows a reduction in offsite drainage to both the east and west during these rain events due to the installation of the BMP form the existing conditions.
6. The sump pump if any for the structure should be identified and routed away from the BMP.
7. The applicant will be required to obtain the necessary watershed permits for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval.
8. The proposed grading does not appear to alter the elevations of the site by more than 3 feet.
9. The USDA Web Soil Survey indicates that the soils are likely a Hydrologic Soil Group C.

The applicant shall provide calculations on the stormwater treatment system to ensure that it drains within 48 hours based on the Hydrologic Soil Group C, modify the footprint of the BMP or shall provide soil borings to verify other soils are present.

10. The applicant shall provide a maintenance agreement for the proposed BMP's which defines the maintenance responsibilities, maintenance activities and reporting requirements.
11. The applicant shall coordinate with the City Engineer to observe the construction of the BMP to ensure compliance with the approved plans.

Sincerely,
Hakanson Anderson



Steven Hegland, City Engineer

RESOLUTION NO. XX-26

Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Conditional Use Permit to Exceed the Hardcover Limit at 18745 Rutledge Road

WHEREAS, Anne and Brian Tursi ("Applicant") are seeking a conditional use permit to exceed the hardcover limit at 18745 Rutledge Road, Deephaven, Minnesota, PID 18-117-22-33-0003; and

WHEREAS, the Applicant submitted an application on March 17, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the conditional use permit request on April 21, 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 11.6%; and

WHEREAS, the City Council has received the staff report at its meeting on May 4, 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 18745 Rutledge Road, 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 11.6%.

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 11.6% at 18745 Rutledge Road, 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 April 9, 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 4th DAY OF MAY, 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:

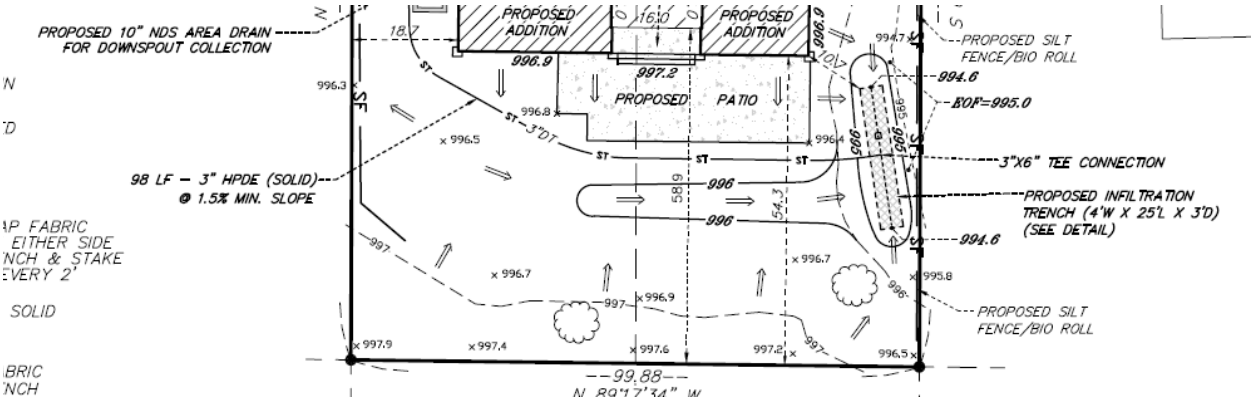
_____
Dan Madsen, City Administrator

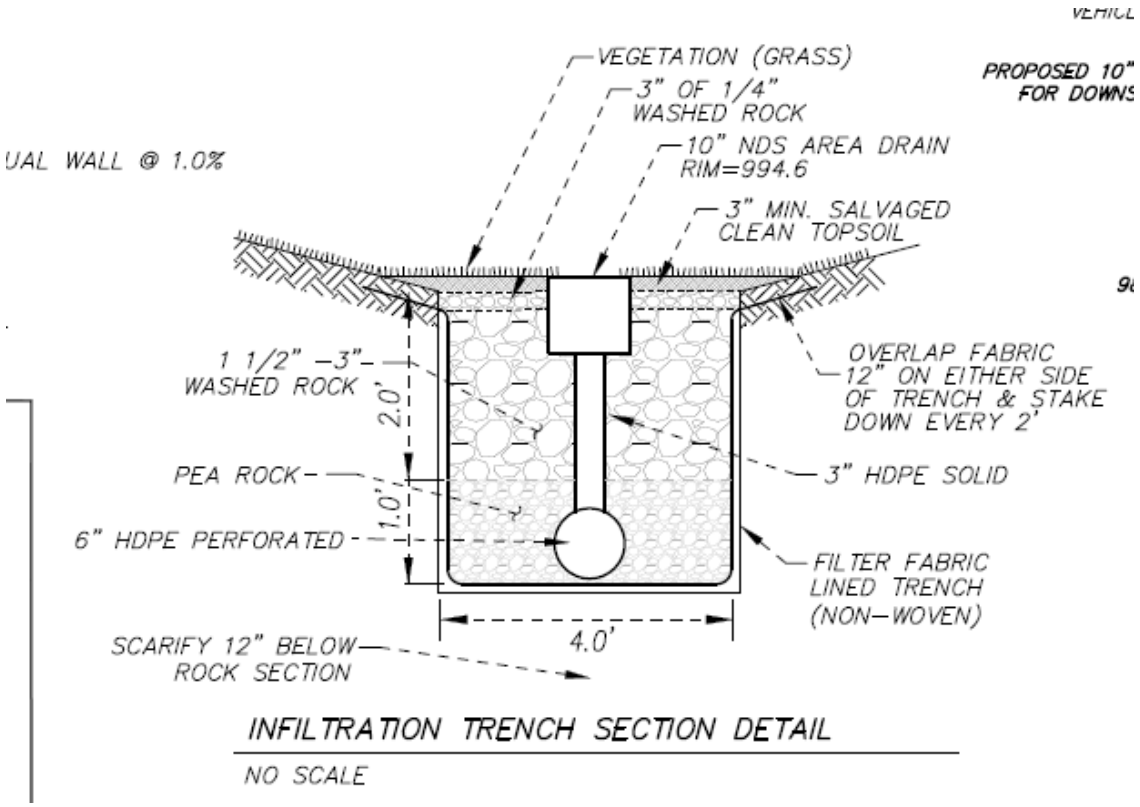
EXHIBIT A

Legal Description

Lot3 and 4, Buena Vista, Hennepin County, Minnesota

EXIBIT B
STORMWATER MANAGEMENT





ITEM 6E

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Tim Jones and Angie Hauth

PROPERTY OWNER(S): Tim Jones and Angie Hauth

LOCATION: 18965 Lake Avenue (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicants are requesting variances to encroach one foot into the west side yard setback and 3.1 feet into the east side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with constructing a new house (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: May 18, 2026/July 17, 2026

BACKGROUND/REQUEST

The applicant is proposing to raze the existing house, which was built in 1924, according to Hennepin County records, and construct a new house. (Photograph of the existing house is attached.) The existing house has non-conforming side yard setbacks on both sides of the house. The new house would improve the westerly side yard setback. There is a shared 12-foot access easement between the subject lot and the lot to the east at 18925 Lake Avenue. The applicants are proposing a new bituminous driveway the full width of the access easement that is share by both property owners.

Zoning Analysis

The property is 9,981 square feet in area and is zoned R-3, Single Family Residential. The lot is 50’ x 200’, which is a typical size for a platted lot in the Thorpe Park neighborhood. The table below compares the required, existing and proposed setbacks, hardcover and building height.

	Permitted/Required	Existing	Proposed
Front Yard Setback	35 feet	69.5 feet	39.4 feet
Side Yard Setback – west	10 feet	**8 feet**	**9 feet**
Side Yard Setback – east	15 feet	**11.3 feet**	**11.9 feet**
Rear Yard Setback	15 feet	100 feet	91 feet
Maximum Hardcover	25%	17.5%	**30.1%**
Building Coverage (max.) 15% + 1,000 SF	2,497 SF	857 SF	1,804 SF (18%)
Building Height (max.)	30 feet	--	29'-7" feet

Side Yard Setbacks
Section 1302.05(4) of the city ordinance requires a minimum combined side yard setback of 25 feet with no side yard setback less than 10 feet. The existing house is setback eight feet from the west property line. The applicants are proposing a west side yard setback of nine feet, improving the west side yard setback by one foot. **A variance of one foot from the minimum required side yard setback is required** (please see attached survey).

The existing house is setback 11.3 feet from the east property line. The applicants are proposing an east side yard setback of 11.9 feet; **thus, a variance of 3.1 feet from the minimum required side yard setback is required.**

Variance Review Criteria
Minn. Stat § 462.357, subd. 6(2) states that variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. The City's Board of Appeals and Adjustments evaluating a variance request is required to make the following inquiries:

1) ***Is the variance in harmony with the purpose and intent of the ordinance and Comprehensive Plan?***
   Staff Comment: Yes. 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. The applicant is seeking to vary from the setback standards on the lot to accommodate a modest sized house. The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which encourages safe, healthy and quality housing that respects the natural environment of the community.

2) ***Does the proposal put property to use in a reasonable manner?***
   Staff Comment: The proposed house is a reasonable use for the property as it has a building footprint of 1,804 square feet, which is 693 square feet under

the maximum building footprint of 2,497 square feet for a lot this size in the R-3 zoning district.

3) Are there unique circumstances to the property not created by the landowner?

Staff Comment: Yes, the property is one of the most narrow lots along Lake Avenue with an average width of 50 feet. This results in a building area with an average width of 25 feet, making it challenging to build a new house without side yard setback variances.

4) Will the variance, if granted, alter the essential character of the locality?

Staff Comment: No, most of the lots on the south side of Lake Avenue are narrow (50 feet wide) with houses with narrow side yard setbacks. In 2009, the City Council approved a five-foot side yard setback for a new house at 19025 Lake Avenue. In 2018, the City Council approved a 5.2-foot side yard setback for a new house at 19035 Lake Avenue.

Conditional Use Permit Request

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;
(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 current site has a hardcover of 17.5%. The proposed development would increase the hardcover to 30.1%. The applicants are proposing to mitigate the hardcover over 25% by installing an infiltration trench in the backyard. The infiltration trench is designed to be 4 feet wide x 12 feet long x 3 feet deep. The amount of hardcover that exceeds the 25% limit requires treatment of 42.8 cubic feet. The applicant is providing 43.2 cubic feet of stormwater treatment (after deducting the 25% credit).

The attached stormwater drainage map shows the existing and proposed drainage patterns. Currently all stormwater drains off the property. Stormwater from half of the roof will be routed to the infiltration trench by underground piping. The City Engineer has reviewed and approved the grading and stormwater management plans

(see attached letter).

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 April 21, 2026. No comments have been received.

STAFF RECOMMENDATION

There is 22 feet between the edge of the proposed driveway and the garage doors. The Planning Commission recommended the applicants consider moving the house a few feet to the west in order to provide more space to pull into and out of the garage. The narrowest driveway that staff could locate is 23 feet wide. Thus, staff recommends moving the house one foot to the west and approval of a variance to encroach 2.1 feet into the east side yard setback, a variance to encroach two feet into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed, subject to the following conditions:

1. The proposed house 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 email dated March 27, 2026.

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

5. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 7-0 vote)

Moved the Planning Commission accept the recommendation and findings of staff and recommend the City Council approve a variance to encroach 3.1 feet into the east side yard setback, a variance to encroach one foot into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue requesting the applicants consider moving the house to the west a few feet to allow automobiles to access the garage easier.

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 variance to encroach 2.1 feet into the east side yard setback, a variance to encroach two feet into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed.

OR

2) I move the City Council deny of a variance to encroach 2.1 feet into the east side yard setback, a variance to encroach two feet into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Applicant's Narrative
3) Existing Photos
4) Existing Survey
5) Proposed Survey
6) Existing and Proposed Drainage Maps
7) Proposed Floor Plans
8) Proposed Elevations
9) City Engineer Letter
10) Draft Resolution

LOCATION MAP
18965 Lake Avenue





March 15, 2026

Deephaven Planning Commission
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

RE: Variance Application — 18965 Lake Ave, Deephaven, MN 55331 (PIN: 1911722220044)

Dear Members of the Planning Commission:

We, Tim Jones and Angie Hauth, respectfully submit this written statement in support of our variance application for the property located at 18965 Lake Ave, Deephaven, Minnesota 55331 (PIN: 1911722220044), zoned R-3 under the City of Deephaven Zoning Ordinance.

The property contains a 102-year-old home that, while livable, is rustic and functionally obsolete by modern residential standards. We intend to demolish the existing structure and construct a new, energy-efficient single-family home that is sensitive to the neighborhood context and materially improves upon the existing nonconforming conditions of the property. A comprehensive architectural drawing package is being submitted separately with this application.

This letter is structured to respond directly and thoroughly to each of the seven questions required by the City of Deephaven's variance application written statement requirement, and to demonstrate that the proposed variances satisfy the practical difficulties standard under Minnesota Statutes §462.357, Subdivision 6(2).

Question 1 — Practical Difficulty and Reasonable Use

The variance is needed to relieve a genuine practical difficulty created by the pre-existing dimensions of this lot. The lot measures 49.96 feet in width — a dimension that was established when the lot was originally platted over a century ago, long before the adoption of current R-3 zoning standards. Under the current ordinance, the R-3 district requires a minimum combined total of 25 feet for both side yard setbacks and a minimum structure width of 25 feet. These two requirements, applied simultaneously to this lot, produce a mathematical impossibility:

> 49.96 feet (lot width) minus 25 feet (minimum combined side yards) equals 24.96 feet of buildable width — which is 0.04 feet short of the required 25-foot minimum structure width.

This is not a marginal compliance challenge; it is a literal impossibility. No design, however creative, can satisfy both requirements simultaneously on this lot. Strict enforcement of the ordinance would render this property effectively unbuildable under current standards, which plainly cannot be the intent of the ordinance.

The existing home on the property already sits in nonconformance, with a western side yard setback

of only 8 feet — 2 feet short of the required 10-foot minimum. The proposed new home improves this condition, increasing the western side yard setback to 9 feet. The proposed use — a single-family residence — is the most fundamental and reasonable use contemplated by the R-3 zoning district. Granting the requested variance will allow the construction of a modest, well-designed family home on a legally platted lot of record, consistent with the purpose and intent of the zoning ordinance.

Question 2 — Unique Lot Characteristics

The defining characteristic that makes this lot unique is its 49.96-foot width. This dimension is a pre-existing condition of the original plat, recorded well over a century ago, and it creates an irreconcilable conflict between two provisions of the current R-3 zoning ordinance: the minimum 25-foot combined side yard requirement and the minimum 25-foot structure width requirement. No other combination of setbacks and structure width can resolve this conflict on a lot of this width.

Many lots in the surrounding neighborhood — while similar in general character and vintage — are wider and do not face this same mathematical impossibility. On a lot even marginally wider, a homeowner could comply with both requirements. Here, however, the lot width falls 0.04 feet short of making simultaneous compliance possible. This shortfall is entirely a function of how the lot was originally platted and is not a condition created by the applicants. The lot was platted and the home was originally constructed long before the current zoning standards were adopted, and the applicants purchased the property with these pre-existing conditions in place.

Question 3 — Minimum Variance Necessary

The requested variances represent the minimum relief necessary to allow reasonable use of this property. The proposed design has been carefully developed to minimize the degree of variance required while still producing a functional, code-compliant modern home.

First, the proposed western side yard setback of 9 feet is an improvement over the existing nonconforming condition of 8 feet. Although the 9-foot setback remains 1 foot short of the 10-foot per-side minimum, it represents measurable progress toward compliance and provides the western neighbor with greater separation from the structure than currently exists.

Second, at the 25-foot-wide garage section of the home, the combined side yards total approximately 24.96 feet — a shortfall of only 0.04 feet (less than one-half inch) from the 25-foot combined requirement. This variance is de minimis by any reasonable measure.

Third, at the widest point of the home — the 29-foot, 1-inch front entry section — the combined side yards total approximately 20.88 feet. While this represents a more significant variance from the combined requirement, the widening at this location is architecturally purposeful: it creates a welcoming front entry feature that enhances the home's streetscape presence. Importantly, approximately 11.88 feet of eastern side yard setback is still maintained at this widest section, ensuring meaningful separation from the eastern property line. The front entry widening is modest in

scope, limited to the front portion of the home, and does not extend the full depth of the structure.

The front yard setback of 39 feet exceeds the required 35-foot minimum and is fully compliant. No variance is requested or needed for the front setback.

Question 4 — Alternatives Considered

The applicants have carefully considered alternatives to the proposed plan, each of which proves unacceptable or infeasible:

(a) Building a structure less than 25 feet wide. Constructing a home narrower than 25 feet would produce a substandard, dysfunctional dwelling incompatible with modern residential use and the expectations of the R-3 district. A structure of that width cannot reasonably accommodate standard room dimensions, hallways, and mechanical systems. Moreover, building narrower than 25 feet would itself violate the minimum structure width requirement, meaning the lot would require a variance regardless of how narrow the home was built.

(b) Purchasing additional land from adjacent property owners. Acquiring land from neighboring properties is not a realistic option. Adjacent property owners have no obligation to sell, and such transactions are speculative and beyond the applicants' control. This alternative cannot form the basis for denying a variance on a legally platted lot of record.

(c) Retaining the existing 102-year-old structure. The existing home is over a century old, rustic, and functionally obsolete. While livable in the short term, it does not represent a viable long-term residential solution. The structure does not meet modern energy efficiency, safety, or building code standards. Leaving it in place would perpetuate a deteriorating nonconforming condition rather than improving it.

(d) Building a detached or smaller garage. Constructing a non-attached or reduced-size garage would not resolve the fundamental lot-width constraint that necessitates the variance. The core issue — the mathematical impossibility of complying with both the combined side yard and minimum structure width requirements — exists regardless of the garage configuration. An attached side-entry garage is a common and appropriate residential feature that enhances the streetscape by minimizing the visual prominence of garage doors from the street.

Question 5 — Applicant Did Not Create the Situation

Tim Jones and Angie Hauth did not create the circumstances that necessitate this variance request. The lot dimensions — specifically the 49.96-foot width — are a pre-existing condition that has existed since the lot was originally platted over a century ago, decades before the adoption of current R-3 zoning standards.

The applicants purchased the property with the existing legal nonconforming structure already in place. They did not subdivide the lot, alter its boundaries, or take any action that contributed to the

dimensional constraints at issue. The conflict between the lot width and the current zoning requirements is entirely a function of how the lot was originally platted and how the zoning ordinance evolved over time. The applicants are simply seeking to replace an aging, nonconforming structure with a thoughtfully designed modern home that improves upon existing conditions — a goal that requires variance relief solely because of circumstances beyond their control.

Question 6 — Essential Character of the Neighborhood

Granting the requested variance will not alter the essential character of the neighborhood. To the contrary, replacing a 102-year-old deteriorating structure with a thoughtfully designed, modern single-family home will enhance the neighborhood's character and property values.

The proposed home is a single-family residence — the fundamental use contemplated by the R-3 zoning district — and is fully consistent with the surrounding neighborhood fabric of single-family homes along Lake Avenue. The design incorporates a side-entry garage that minimizes the visual impact of garage doors from the street, and the architecturally detailed front entry creates an inviting and attractive streetscape presence.

The western neighbor, who is most directly affected by the side yard setback, will actually experience an improvement: the separation between their property line and the new structure will increase from the existing 8 feet to 9 feet. The eastern side yard maintains approximately 11.88 feet of separation at the widest point of the home and nearly 16 feet at the garage section, preserving meaningful open space between structures.

The new home will be built to current building code standards, incorporating modern energy efficiency, safety systems, and construction quality that will be an asset to the neighborhood for generations to come.

Question 7 — Not Solely Economic Considerations

This variance request is not driven by economic considerations. The factors compelling this application are rooted in the physical and regulatory realities of the property:

First, the pre-existing lot width of 49.96 feet creates a mathematical impossibility — no structure can simultaneously comply with both the minimum 25-foot combined side yard requirement and the minimum 25-foot structure width requirement. This is a regulatory constraint that has nothing to do with economics and everything to do with the dimensional realities of a lot that was platted over a century ago.

Second, the applicants seek to replace a functionally obsolete, 102-year-old structure with a safe, energy-efficient modern home. This goal reflects the applicants' desire to invest in a quality family residence and contribute positively to the neighborhood — not to maximize building footprint for financial gain.

Third, the proposed design actually improves an existing nonconforming side yard condition, increasing the western setback from 8 feet to 9 feet. The applicants are not seeking to push the boundaries of what the lot can accommodate; rather, they are seeking only the minimum relief necessary to build a functional home on a lot whose pre-existing dimensions make full compliance impossible.

Closing

For the reasons set forth above, the applicants respectfully request that the Planning Commission approve the requested variances, specifically: (1) relief from the minimum 25-foot structure width requirement, and (2) relief from the combined 25-foot total side yard setback requirement at the wider front entry section of the home.

The applicants submit that this request satisfies the practical difficulties standard under Minnesota Statutes §462.357, Subdivision 6(2): the variances are necessitated by unique physical characteristics of the lot that are beyond the applicants' control; the proposed use is reasonable and consistent with the R-3 district; the variances requested are the minimum necessary to allow reasonable use; the proposal will not alter the essential character of the neighborhood; and the request is not based solely on economic considerations.

A comprehensive architectural and engineering drawing package has been submitted separately with this application for the Commission's review. We are available and prepared to answer any questions at the Planning Commission meeting.

We thank the Commission for its time and thoughtful consideration of this application.

Respectfully submitted,

_____

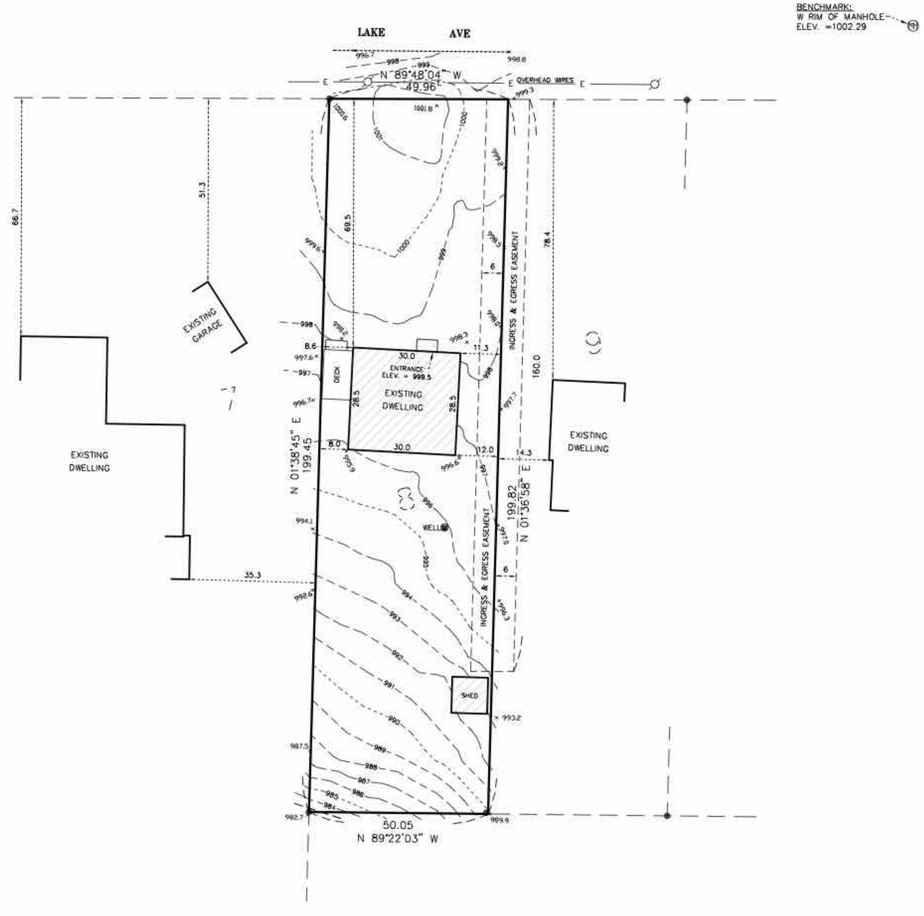
Tim Jones and Angie Hauth
18965 Lake Ave
Deephaven, MN 55331

LEGAL DESCRIPTION:
Lot 8, DEEPHAVEN PARK SUBDIVISION NO 4, Hennepin County, Minnesota.

SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Existing building dimensions and setbacks measured to outside of siding or stucco.
5. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
6. This survey has been completed without the benefit of a current title commitment. There may be existing easements or other encumbrances that would be revealed by a current title commitment. Therefore, this survey does not purport to show any easements or encumbrances other than the ones shown hereon.
7. It should be noted that this survey was completed with significant snow coverage on site. We cannot be certain that all items were observed and located during the process of conducting the survey due to the snow cover. If this uncertainty is something you would like to remove, please expose all improvements and we can return to locate said items, if needed.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, found, unless otherwise noted.



Advance
Surveying & Engineering Co.

18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT 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.

Wayne W. Prahs
#43503
LICENSE NO.
FEBRUARY 10, 2026
DATE:

DRAWING ORIENTATION & SCALE

CLIENT /JOB ADDRESS

TIM JONES

18965 LAKE AVE
DEEPHAVEN, MN

DATE	REVISION DESCRIPTION
2/18/26	ADDED DRIVEWAY EASE.

SURVEYED DATE:
FEBRUARY 9, 2026

DRAFTED DATE:
FEBRUARY 10, 2026

SHEET TITLE
EXISTING SURVEY

SHEET SIZE: 17 X 22

DRAWING NUMBER
260112 WP

SHEET NUMBER
S1

SHEET 1 OF 1

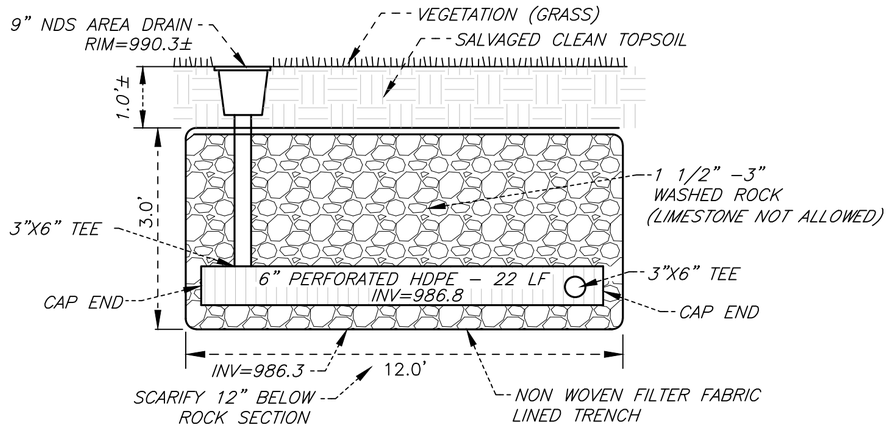
Tim Jones Designed

LEGAL DESCRIPTION:
Lot 8, DEEPHAVEN PARK SUBDIVISION NO 4, Hennepin County, Minnesota.

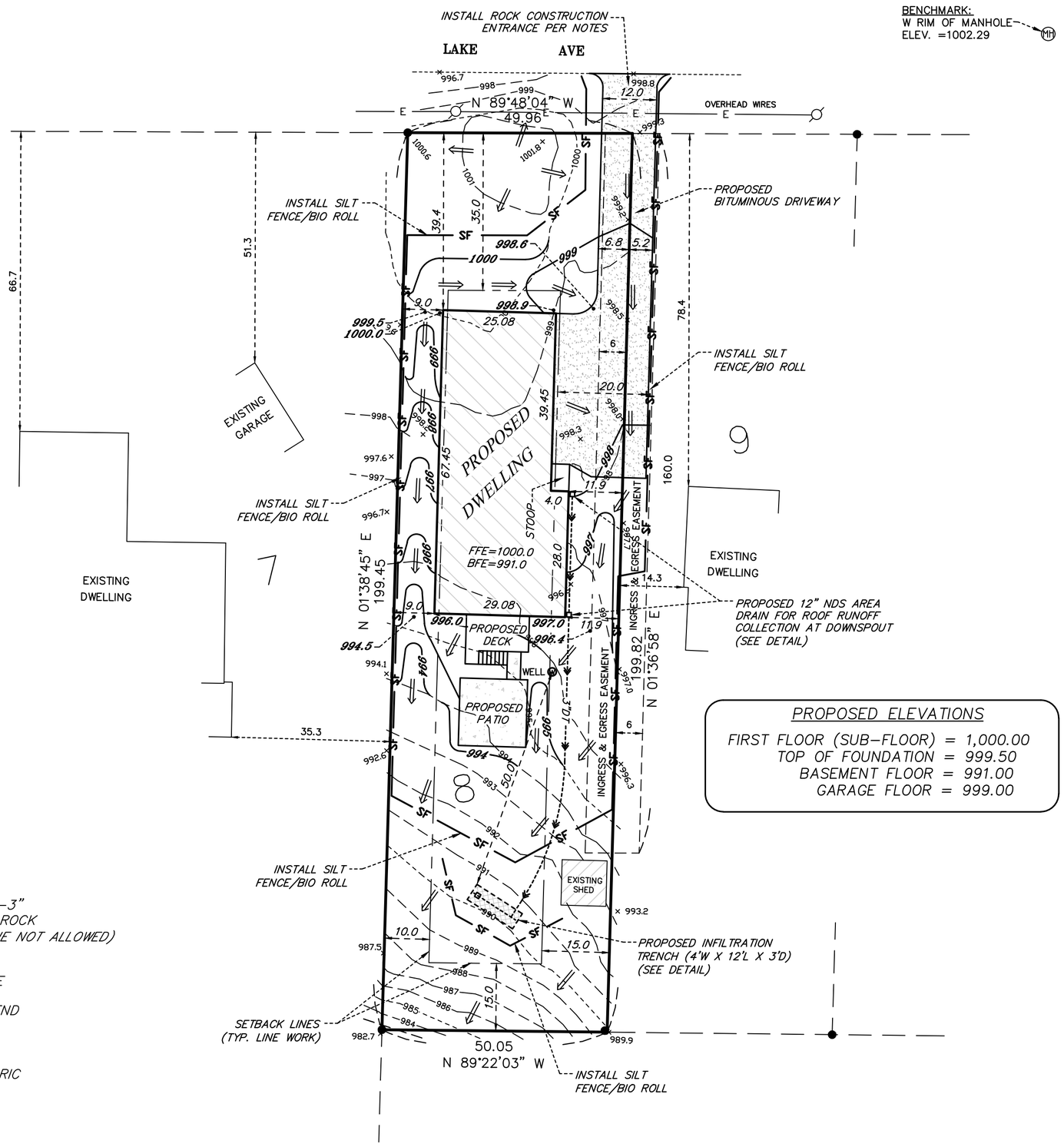
SCOPE OF WORK & LIMITATIONS:

1. Showing the length and direction of boundary lines of the legal description listed above. The scope of our services does not include determining what you own, which is a legal matter. Please check the legal description with your records or consult with competent legal counsel, if necessary, to make sure that it is correct and that any matters of record, such as easements, that you wish to be included on the survey have been shown.
2. Showing the location of observed existing improvements we deem necessary for the survey.
3. Setting survey markers or verifying existing survey markers to establish the corners of the property.
4. Showing elevations on the site at selected locations to give some indication of the topography of the site. We have also provided a benchmark for your use in determining elevations for construction on this site. The elevations shown relate only to the benchmark provided on this survey. Use that benchmark and check at least one other feature shown on the survey when determining other elevations for use on this site or before beginning construction.
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6. It should be noted that this survey was completed with significant snow coverage on site. We cannot be certain that all items were observed and located during the process of conducting the survey due to the snow cover. If this uncertainty is something you would like to remove, please expose all improvements and we can return to locate said items, if needed.
7. While we show a proposed location for this home or addition, we are not as familiar with your proposed plans as you, your architect, or the builder are. Review our proposed location of the improvements and proposed yard grades carefully to verify that they match your plans before construction begins. Also, we are not as familiar with local codes and minimum requirements as the local building and zoning officials in this community are. Be sure to show this survey to said officials, or any other officials that may have jurisdiction over the proposed improvements and obtain their approvals before beginning construction or planning improvements to the property.
8. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
9. While we show the building setback lines, we suggest you show this survey to the appropriate city officials to be sure that the setback lines are shown correctly. Do this BEFORE you use this survey to design anything for this site.

STANDARD SYMBOLS & CONVENTIONS:
"●" Denotes iron survey marker, found, unless otherwise noted.



INFILTRATION TRENCH
NO SCALE



BENCHMARK:
W RIM OF MANHOLE
ELEV. =1002.29

PROPOSED ELEVATIONS
FIRST FLOOR (SUB-FLOOR) = 1,000.00
TOP OF FOUNDATION = 999.50
BASEMENT FLOOR = 991.00
GARAGE FLOOR = 999.00

STORMWATER MANAGEMENT REQUIREMENTS

- ONSITE RETENTION REQUIREMENT : 1.0-INCH STORM EVENT OVER PROPOSED IMPERVIOUS AREA EXCEEDING 25% OF TOTAL LOT:

  25% OF TOTAL LOT = 2,495.3 SF
  PROPOSED IMPERVIOUS AREA = 3,009 SF
  PROPOSED IMPERVIOUS AREA OVER 25% OF TOTAL LOT = 3,009 - 2,495.3 = 513.7 SF

- REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:
  (1.0/12) FT X 513.7 SF = 42.8 CF

- ONSITE RETENTION IN PROPOSED INFILTRATION TRENCH:
  (4' W X 12' L X 3'D) = 144 CF X 0.4 = 57.6 CF

  57.6 CF X 75% (REDUCTION PER CITY CREDIT) = 43.2 CF RETAINED ON-SITE

  *EFFECTIVE HARDCOVER = 24.7%

EXISTING HARDCOVER

HOUSE	857 SQ. FT.
FRONT STOOP	19 SQ. FT.
GRAVEL DRIVEWAY	754 SQ. FT.
DECK STOOP	16 SQ. FT.
SHED	101 SQ. FT.
TOTAL EXISTING HARDCOVER	1,747 Sq. Ft.
AREA OF LOT	9,981 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	17.5%

PROPOSED HARDCOVER

HOUSE	1,804 SQ. FT.
STOOP	24 SQ. FT.
DRIVEWAY	837 SQ. FT.
REAR PATIO/WALK	243 SQ. FT.
SHED	101 SQ. FT.
TOTAL PROPOSED HARDCOVER	3,009 SQ. FT.
AREA OF LOT	9,981 SQ. FT.
LOT COVERAGE	30.1%

LEGEND

EXISTING CONTOUR	- - -835- - -
EXISTING SPOT ELEVATION	X 835.5
PROPOSED CONTOUR	835
PROPOSED SPOT ELEVATION	835.5
DRAINAGE ARROW - FLOW	⟹
SILT FENCE/BIO ROLL	SF

Advance
Surveying & Engineering Co.
18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.com

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT 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.

Wayne W. Prehs
#43503
LICENSE NO.
MARCH 17, 2026
DATE:

DRAWING ORIENTATION & SCALE

1 INCH = 20 FEET
0 20' 40'

CLIENT /JOB ADDRESS

TIM JONES

18965 LAKE AVE
DEEPHAVEN, MN

DATE	REVISION DESCRIPTION
4-16-26	UPDATED SBK. DIM.

SURVEYED DATE:
FEBRUARY 9, 2026

DRAFTED DATE:
MARCH 17, 2026

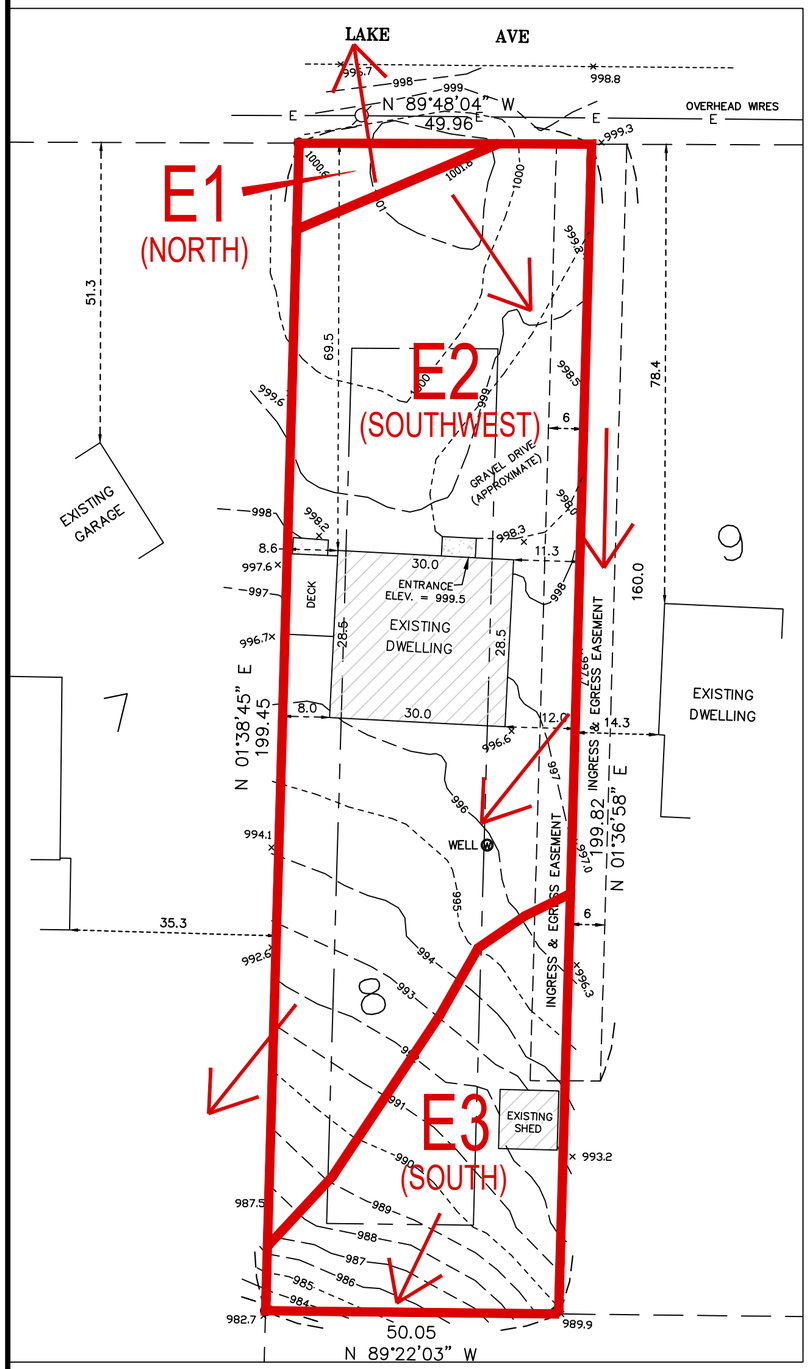
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PROPOSED SURVEY

SHEET SIZE: 17 X 22

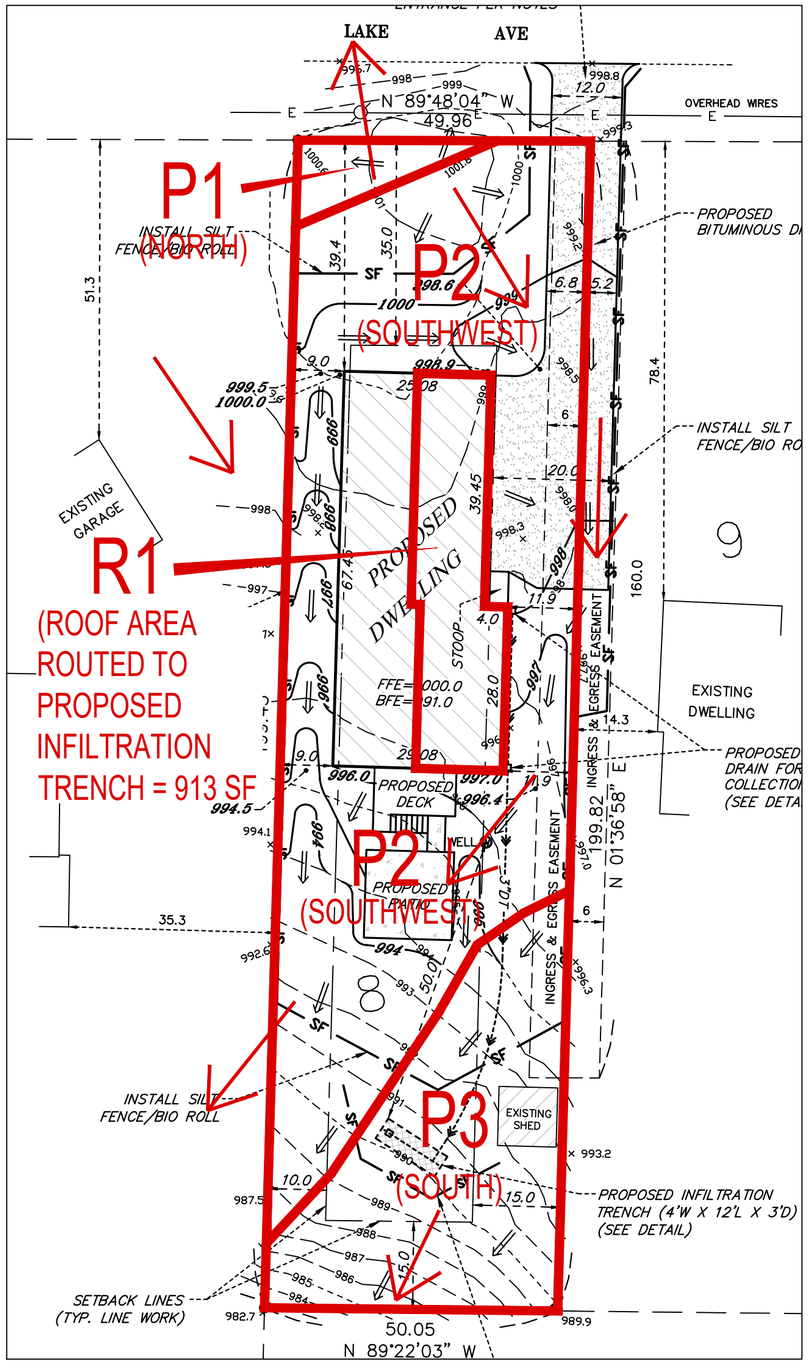
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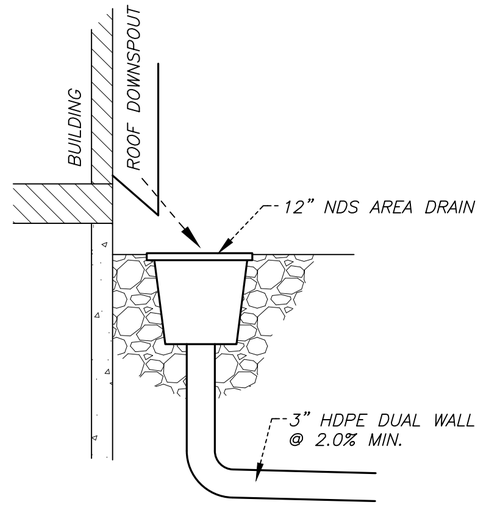
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S1

EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP





ROOF DRAIN OUTLET

NO SCALE

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- Inlet protection for all storm sewer inlets downstream of the site within one block or as directed by the City. Inlet protection shall also be provided on all proposed storm sewer inlets immediately following construction of the inlet. Inlet protection must be installed in a manner that will not impound water for extended periods of time or in a manner that presents a hazard to vehicular or pedestrian traffic.

DURING CONSTRUCTION:

- Soil compaction shall be minimized; areas of compacted soil will be removed or loosened via tilling to a depth of no less than 6-inches.
- When dirt stockpiles have been created, a double row of silt fence shall be placed to prevent escape of sediment laden runoff and if the piles or other disturbed areas are to remain in place for more than 14 days, they shall be seeded with Minnesota Department of Transportation Seed Mixture 22-111 at 100 lb/acre followed by covering with spray mulch.
- A dumpster shall be placed on the site for prompt disposal of construction debris. These dumpsters shall be serviced regularly to prevent overflowing and blowing onto adjacent properties. Disposal of solid wastes from the site shall in accordance with Minnesota Pollution Control Agency requirements.
- Site shall be kept clean at all times and refuse properly controlled.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- No concrete washout shall occur on site unless it is done with an approved Minnesota Pollution Control Agency (MPCA) device or standard.
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- The street will be swept clean before the end of each day of active construction, when sediment is tracked into the street.
- If necessary, vehicles, that have mud on their wheels, shall be cleaned before exiting the site in the rock entrance areas.
- Moisture shall be applied to disturbed areas to control dust as needed.
- Portable toilet facilities shall be placed on site for use by workers and shall be properly maintained.
- Temporary pumping shall not be permitted without the use of an approved Minnesota Pollution Control Agency (MPCA) device or standard.
- All exposed soil areas will be stabilized as soon as practical. Unworked soils that remain exposed and not in use for longer than 14 days will be covered with temporary seed (grass, oats, or wheat)
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- Erosion control measures shown on the erosion control plan are the absolute minimum. The contractor shall install temporary earth dikes, sediment traps or basins and additional silt fencing as deemed necessary to control erosion.

SITE WORK COMPLETION:

- When final grading has been completed but before placement of seed or sod an "as built" survey shall be done per City of Deephaven requirements to insure that grading was properly done.
- When any remedial grading has been completed, sod or seeding shall be completed including any erosion control blankets for steep areas.
- When turf is established, silt fence and inlet protection and other erosion control devices shall be disposed of and adjacent streets, alleys and walks shall be cleaned as needed to deliver a site that is erosion resistant and clean.
- Contractor shall maintain positive drainage of a minimum 2% slope away from proposed building.

Advance
Surveying & Engineering Co.

18202 Minnetonka Blvd. Suite 401
Deephaven, Minnesota 55391
Phone (952) 474-7964
Web: www.advsur.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 REGISTERED PROFESSIONAL CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joshua S. Rinke
52716
LICENSE NO.
MARCH 17, 2026
DATE:

DRAWING ORIENTATION & SCALE

N

1 INCH = 20 FEET

0 20' 40'

CLIENT /JOB ADDRESS

TIM JONES

18965 LAKE AVE
DEEPHAVEN, MN

DATE	REVISION DESCRIPTION

SURVEYED DATE:
FEBRUARY 9, 2026

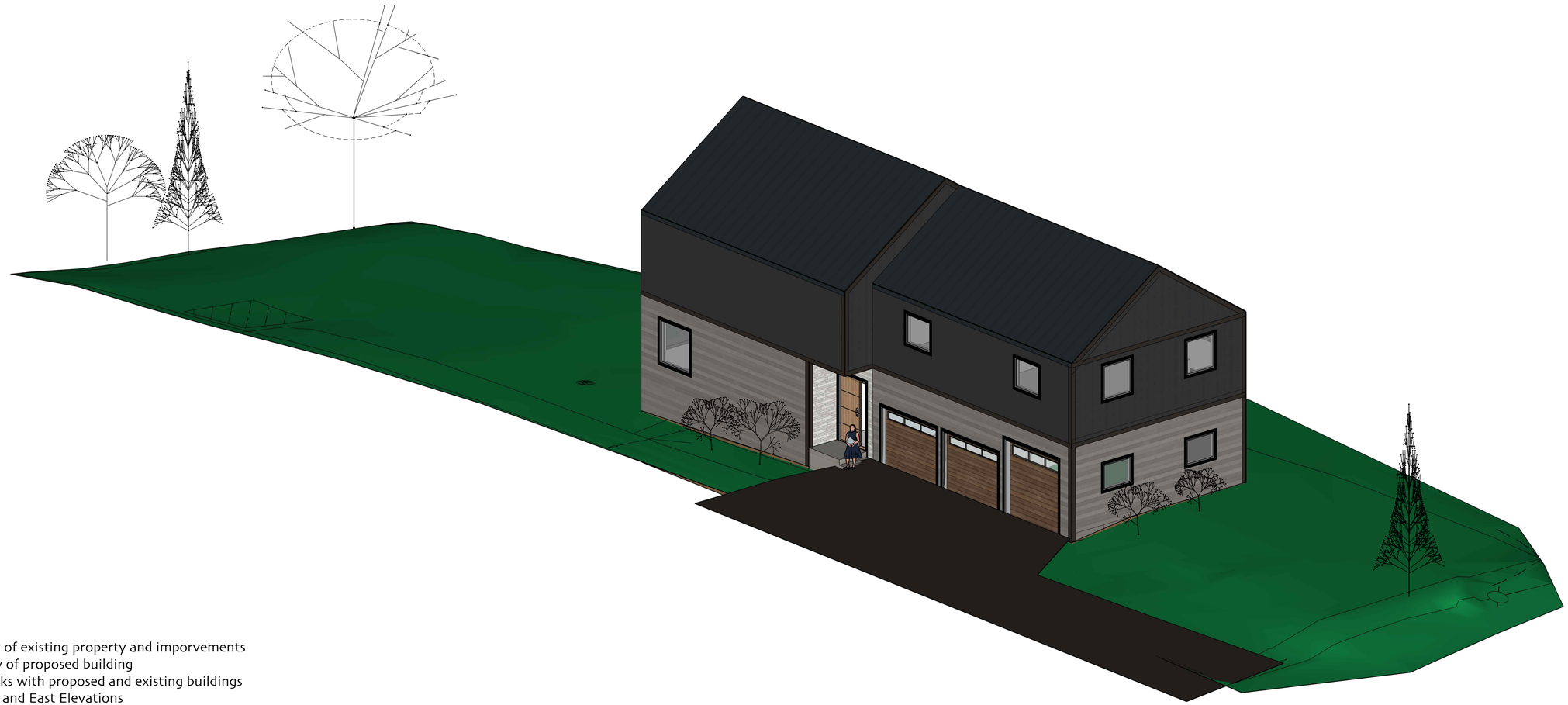
DRAFTED DATE:
MARCH 17, 2026

SHEET TITLE
PROPOSED RUNOFF MAPS & EROSION CONTROL NOTES

SHEET SIZE: 17 X 22

DRAWING NUMBER
260271 JR

SHEET NUMBER
S2



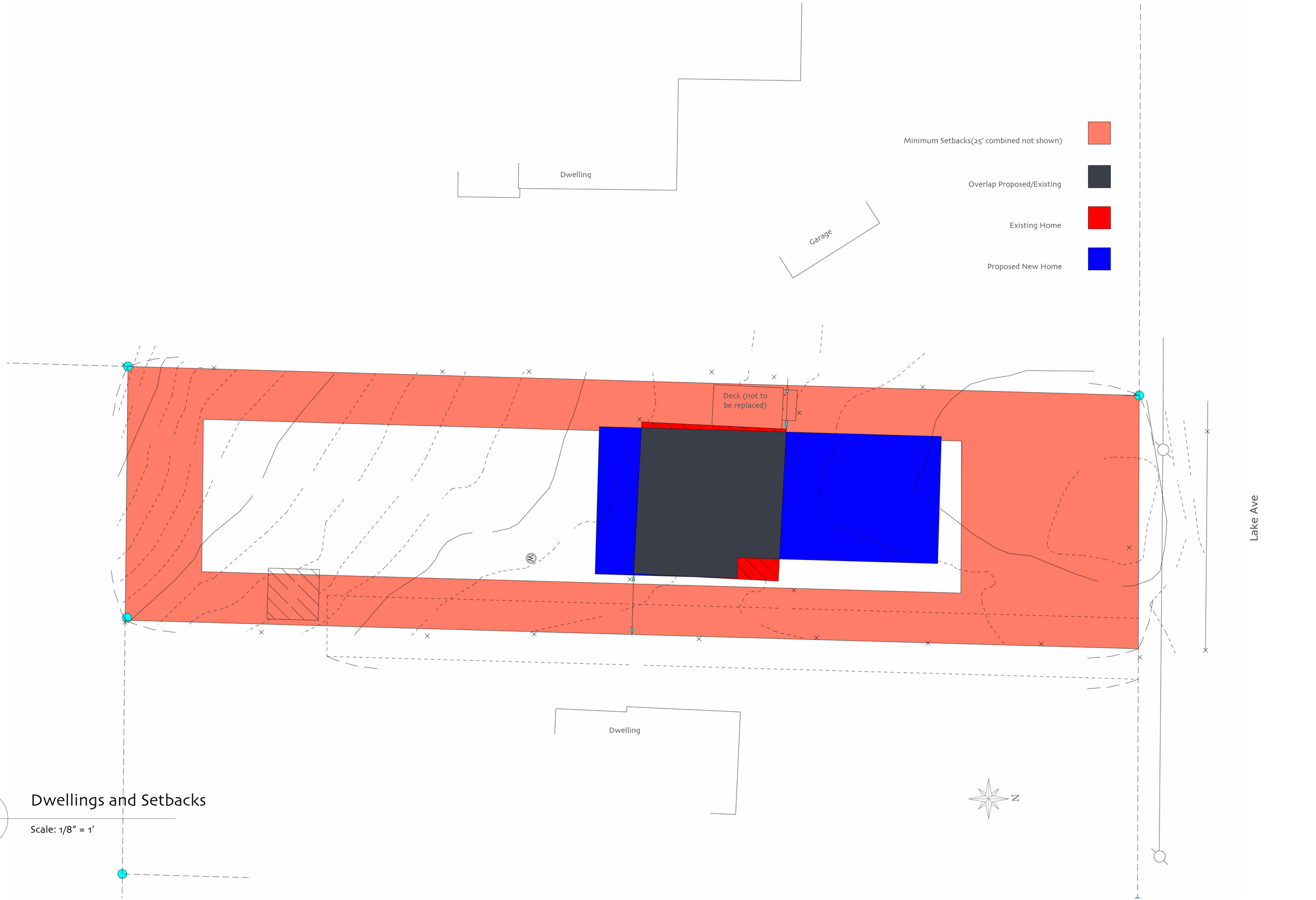
Pages

A1: Survey of existing property and imporvements
A2: Survey of proposed building
A3: Setbacks with proposed and existing buildings
A4: North and East Elevations
A5: South and West Elevations
A6: First floor plan
A7: Second floor plan
A8: Basement floorplan
A9: Survey drainage plan

18965 Lake Ave
New House Build

Tim Jones
660 N 2nd ST #130
Minneapolis, MN 55401
(612)323-0494
Tim@tahome.us

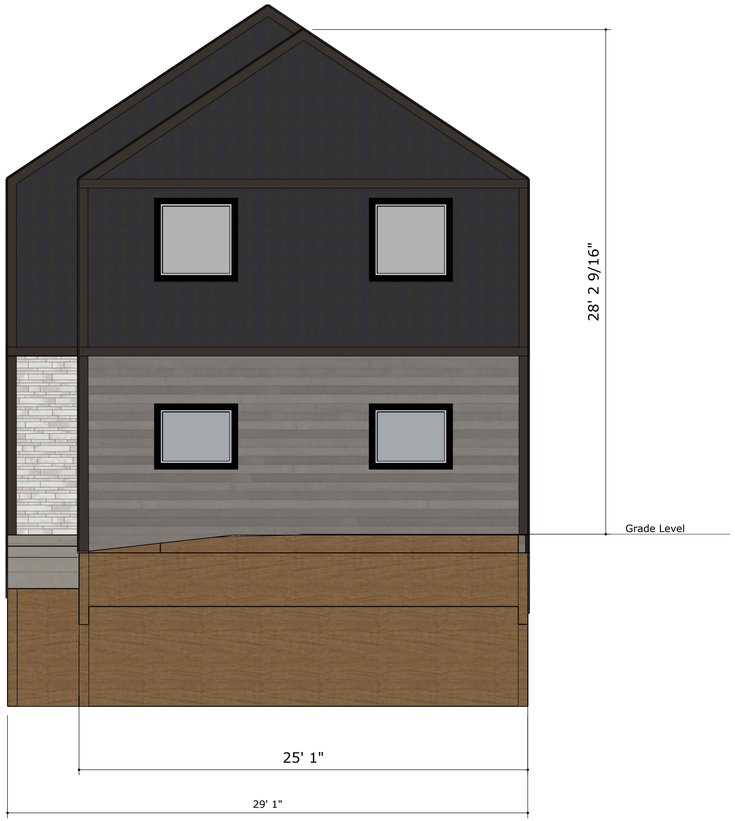
T&A Home Build



Dwellings and Setbacks

Scale: 1/8" = 1'

Tim Jones Designed



North Elevation



North and East Elevations

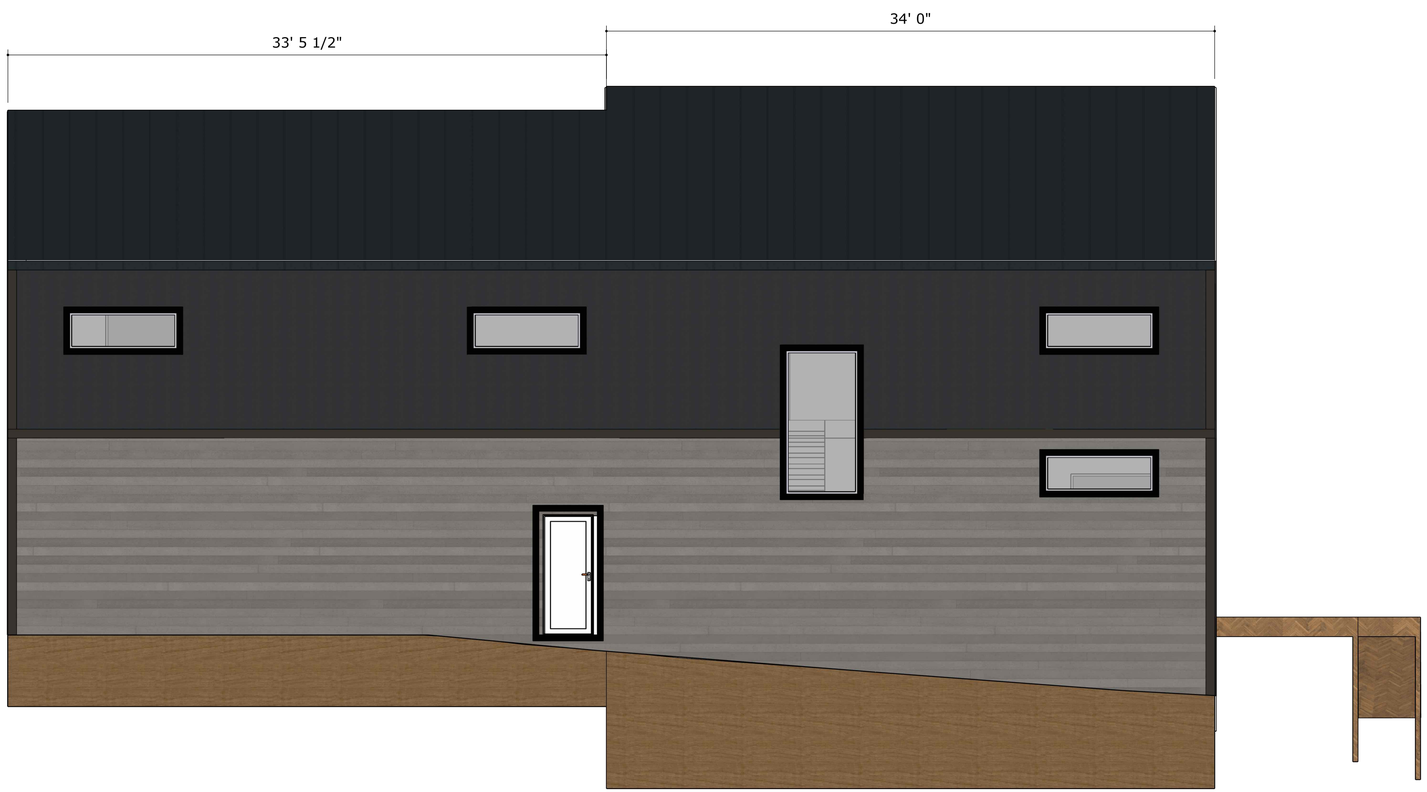
Scale: 1/4" = 1'

5' 10'

Tim Jones Designed



South Elevation



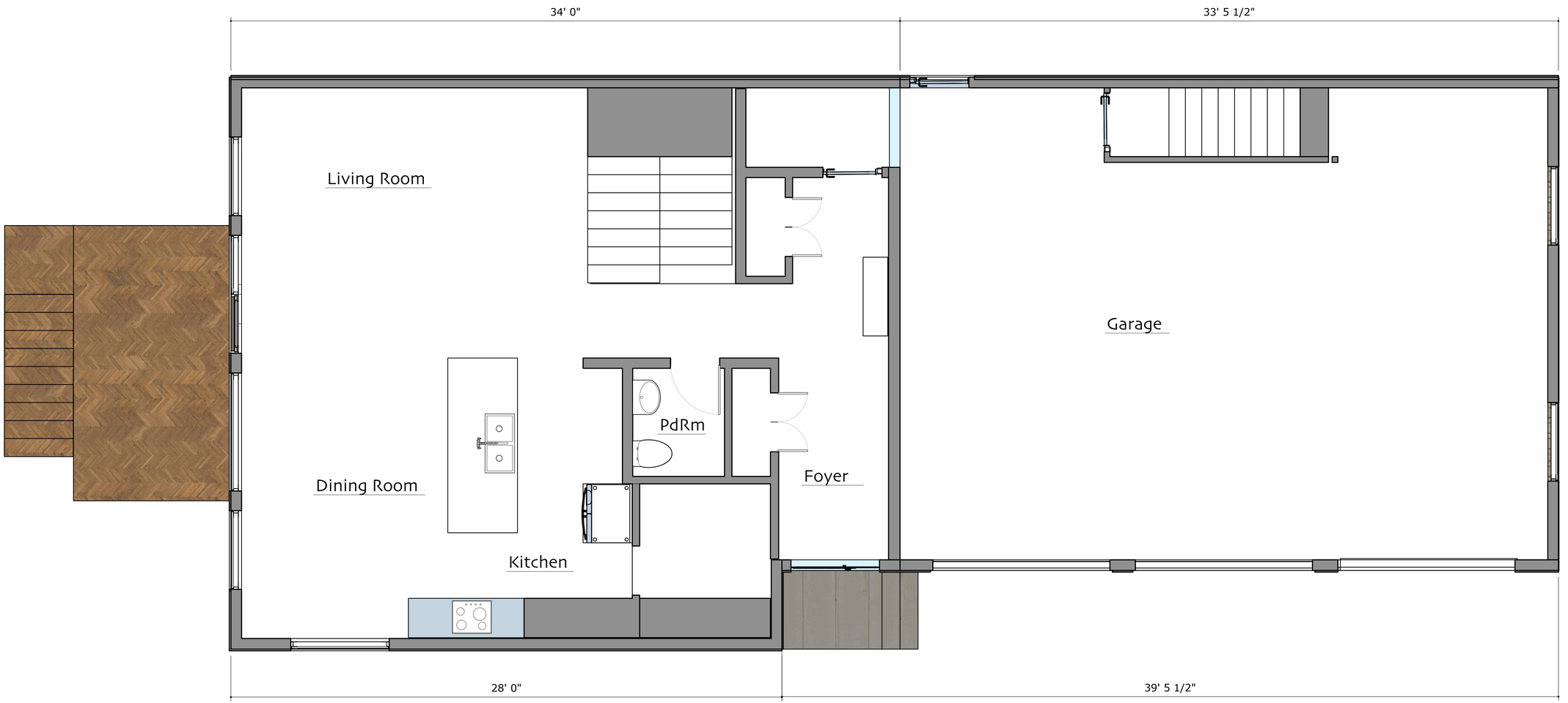
West Elevation

South and West Elevations

Scale: 1/4" = 1'

5' 10'

Tim Jones Designed



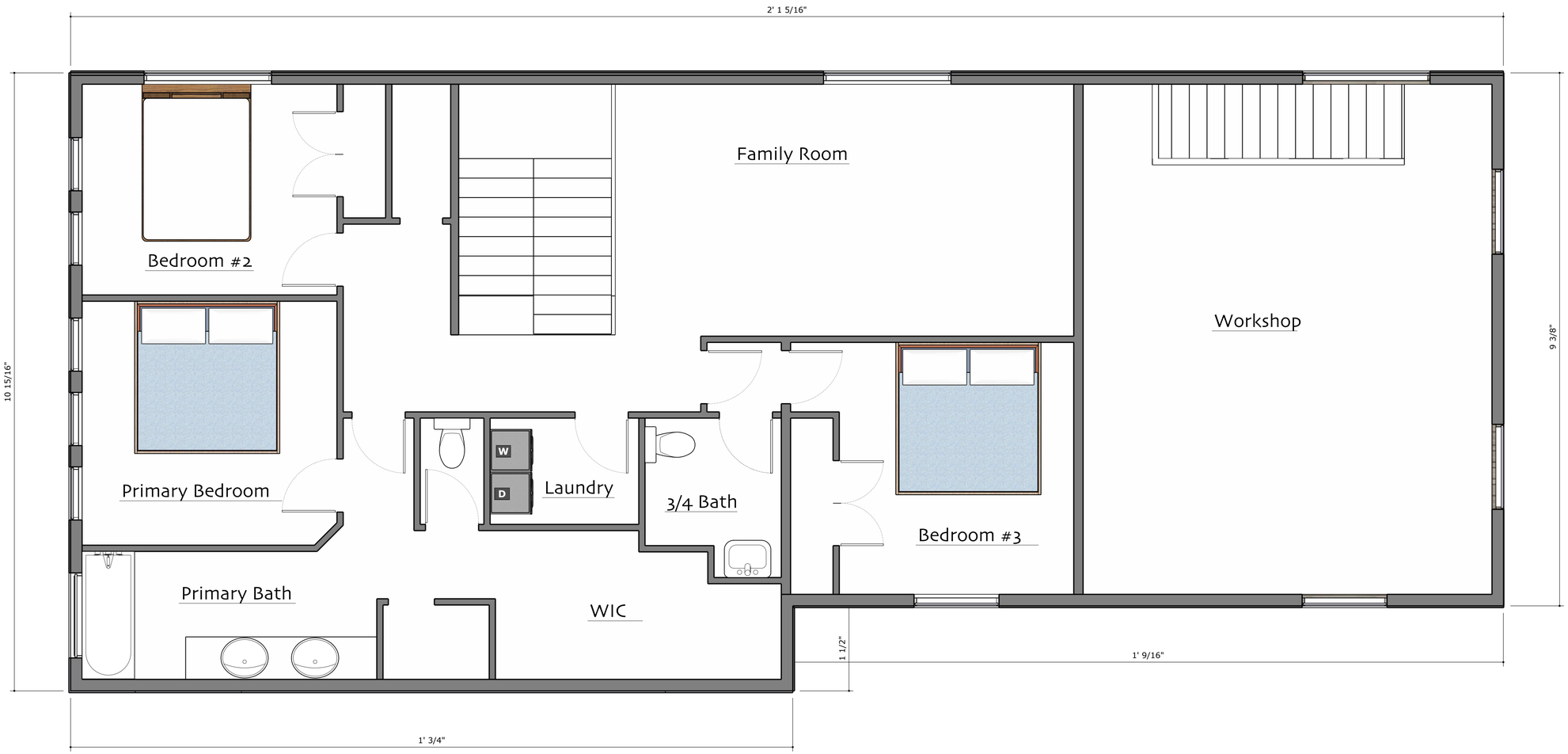
Main Level Floorplan

Scale: 3/8" = 1'

5' 10'

N

Tim Jones Designed

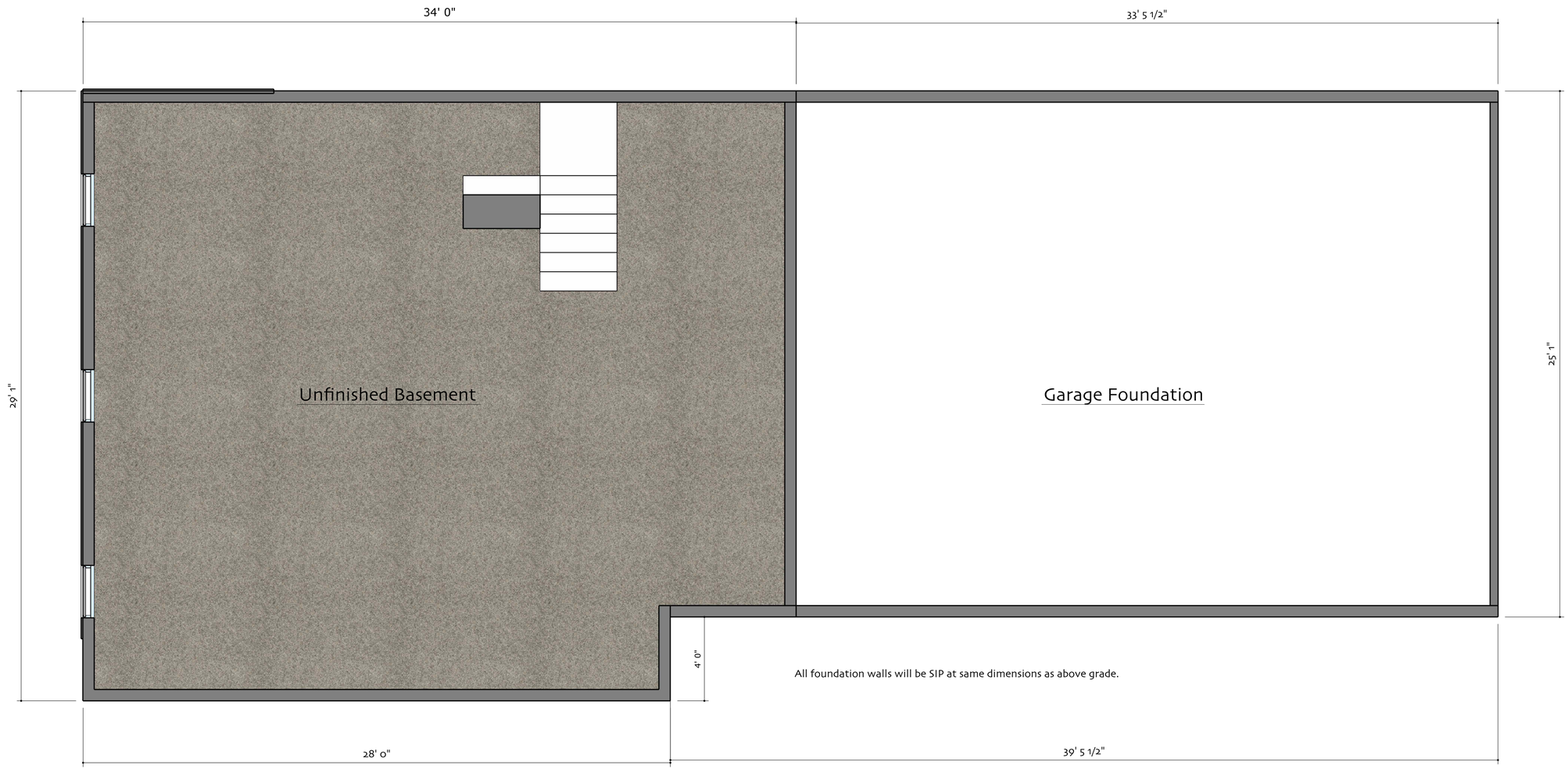


Second Level Floorplan

Scale: 3/8" = 1'

5' 10'

Tim Jones Designed



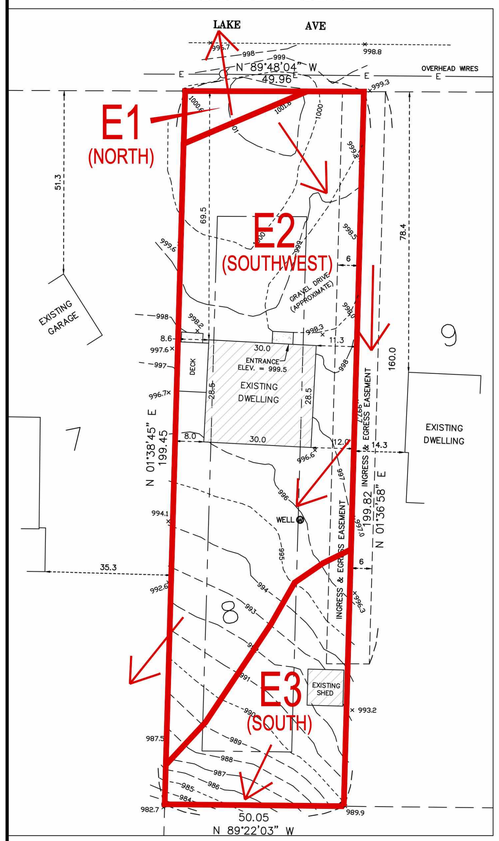
Unfinished Basement

Scale: 3/8" = 1'

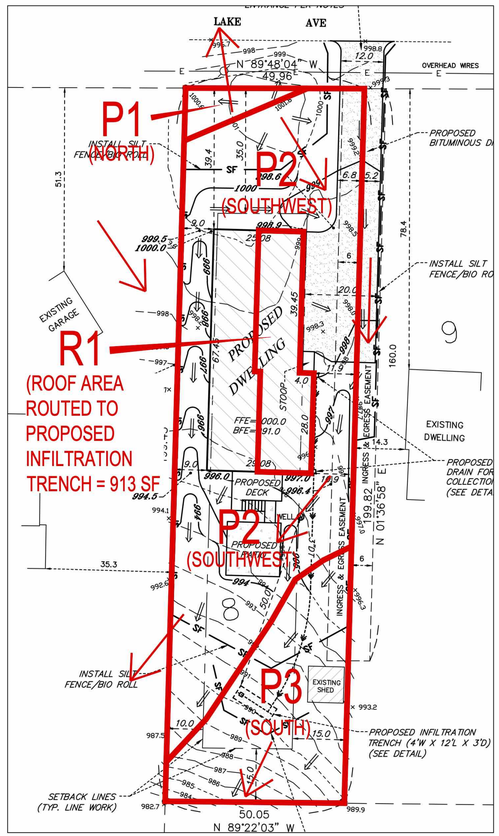
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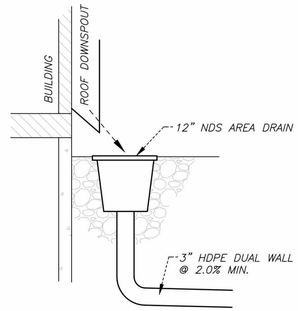
Tim Jones Designed

EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP





ROOF DRAIN OUTLET
NO SCALE

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

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Joshua S. Rinke

52716

LICENSE NO.

MARCH 17, 2026

DATE:

DRAWING ORIENTATION & SCALE

N

1 INCH = 20 FEET

0 20' 40'

CLIENT /JOB ADDRESS

TIM JONES

18965 LAKE AVE
DEEPHAVEN, MN

DATE	REVISION DESCRIPTION

SURVEYED DATE:
FEBRUARY 9, 2026

DRAFTED DATE:
MARCH 17, 2026

SHEET TITLE
PROPOSED RUNOFF MAPS & EROSION CONTROL NOTES

SHEET SIZE: 17 X 22

DRAWING NUMBER
260271 JR

SHEET NUMBER
S2

SHEET 2 OF 2

Tim Jones Designed

STAFF REPORT
Pat Smith, Planning Director

Deephaven Planning Commission
April 21, 2026

APPLICATION INFORMATION

APPLICANT: Tim Jones and Angie Hauth

PROPERTY OWNER(S): Tim Jones and Angie Hauth

LOCATION: 18965 Lake Avenue (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicants are requesting variances to encroach one foot into the west side yard setback and 3.1 feet into the east side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with constructing a new house (please see attached narrative)

STAFF RECOMMENDATION: Motion to Recommend Approval to City Council

60/120-DAY REVIEW DEADLINE: May 18, 2026/July 17, 2026

BACKGROUND/REQUEST

The applicant is proposing to raze the existing house, which was built in 1924, according to Hennepin County records, and construct a new house. (Photograph of the existing house is attached.) The existing house has non-conforming side yard setbacks on both sides of the house. The new house would improve the westerly side yard setback.

Zoning Analysis
The property is 9,981 square feet in area and is zoned R-3, Single Family Residential. The lot is 50’ x 200’, which is a typical size for a platted lot in the Thorpe Park neighborhood. The table below compares the required, existing and proposed setbacks, hardcover and building height.

	Permitted/Required	Existing	Proposed
Front Yard Setback	35 feet	69.5 feet	39.4 feet
Side Yard Setback – west	10 feet	**8 feet**	**9 feet**
Side Yard Setback – east	15 feet	**11.3 feet**	**11.9 feet**
Rear Yard Setback	15 feet	100 feet	91 feet
Maximum Hardcover	25%	17.5%	**30.1%**
Building Coverage (max.) 15% + 1,000 SF	2,497 SF	857 SF	1,804 SF (18%)
Building Height (max.)	30 feet	--	29'-7" feet

Side Yard Setbacks
Section 1302.05(4) of the city ordinance requires a minimum combined side yard setback of 25 feet with no side yard setback less than 10 feet. The existing house is setback eight feet from the west property line. The applicants are proposing a west side yard setback of nine feet, improving the west side yard setback by one foot. **A variance of one foot from the minimum required side yard setback is required** (please see attached survey).

The existing house is setback 11.3 feet from the east property line. The applicants are proposing an east side yard setback of 11.9 feet; **thus, a variance of 3.1 feet from the minimum required side yard setback is required.**

Variance Review Criteria
Minn. Stat § 462.357, subd. 6(2) states that variances may be granted when the applicant for the variance establishes that there are practical difficulties in complying with the zoning ordinance. "Practical difficulties" means that the property owner proposes to use the property in a reasonable manner not permitted by the zoning ordinance; the plight of the landowner is due to circumstances unique to the property not created by the landowner; and the variance, if granted, will not alter the essential character of the locality. The City's Board of Appeals and Adjustments evaluating a variance request is required to make the following inquiries:

1) ***Is the variance in harmony with the purpose and intent of the ordinance and Comprehensive Plan?***
   Staff Comment: Yes. 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. The applicant is seeking to vary from the setback standards on the lot to accommodate a modest sized house. The request is consistent with the Comprehensive Plan's Housing Elements Goals and Policies which encourages safe, healthy and quality housing that respects the natural environment of the community.

2) ***Does the proposal put property to use in a reasonable manner?***
   Staff Comment: The proposed house is a reasonable use for the property as it has a building footprint of 1,804 square feet, which is 693 square feet under

the maximum building footprint of 2,497 square feet for a lot this size in the R-3 zoning district.

3) Are there unique circumstances to the property not created by the landowner?

Staff Comment: Yes, the property is one of the narrow with an average width of 50 feet. This results in a building area with an average width of 25 feet, making it challenging to build a new house without side yard setback variances.

4) Will the variance, if granted, alter the essential character of the locality?

Staff Comment: No, the most of the lots on the south side of Lake Avenue are narrow (50 feet wide) with houses with narrow side yard setbacks. In 2009, the City Council approved a five-foot side yard setback for a new house at 19025 Lake Avenue. In 2018, the City Council approved a 5.2-foot side yard setback for a new house at 19035 Lake Avenue.

Conditional Use Permit Request

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;
(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 current site has a hardcover of 17.5%. The proposed development would increase the hardcover to 30.1%. The applicants are proposing to mitigate the hardcover over 25% by installing an infiltration trench in the backyard. The infiltration trench is designed to be 4 feet wide x 12 feet long x 3 feet deep. The amount of hardcover that exceeds the 25% limit requires treatment of 42.8 cubic feet. The applicant is providing 43.2 cubic feet of stormwater treatment (after deducting the 25% credit).

The attached stormwater drainage map shows the existing and proposed drainage patterns. Currently all stormwater drains off the property. Stormwater from half of the roof will be routed to the infiltration trench by underground piping. The City Engineer has reviewed and approved the grading and stormwater management plans

(see attached letter).

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 April 21, 2026. No comments have been received.

STAFF RECOMMENDATION

Staff recommends approval of a variance to encroach 3.1 feet into the east side yard setback, a variance to encroach one foot into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed, subject to the following conditions:

1. The proposed house 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 email dated March 27, 2026.

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

5. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.

PLANNING COMMISSION ACTION REQUESTED

Possible motions include:

1) I move the Planning Commission accept the recommendation and findings of staff and recommend the City Council approve a variance to encroach 3.1 feet into the east side yard setback, a variance to encroach one foot into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed.

OR

2) I move the Planning Commission recommend the City Council deny of a variance to encroach 3.1 feet into the east side yard setback, a variance to encroach one foot into the west side yard setback and a Conditional Use Permit to exceed the hardcover limit by 5.1% in conjunction with building a new house at 18965 Lake Avenue as proposed. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Applicant's Narrative
3) Existing Photos
4) Existing Survey
5) Proposed Survey
6) Existing and Proposed Drainage Maps
7) Proposed Floor Plans
8) Proposed Elevations
9) City Engineer Letter

Pat Smith

From: Nancy Lauritsen <nancyrlauritsen7224@gmail.com>
Sent: Tuesday, April 21, 2026 11:14 AM
To: Pat Smith
Subject: support for 18965 Lake Ave.

Hello Pat and the Planning Commission,

I'm not able to attend the Planning Commission meeting tonight. So I'm writing to express my support for the variance request for 18965 Lake Ave.

You have evaluated it against the new ordinance, and it meets the criteria. The new chart showing "Permitted/Required -- Existing -- Proposed" is very helpful.

It appears that the architect is the new homeowner, correct?

I think it's a good example of an independent architect who starts with the lot and environs, and works from there, while integrating specific client needs into the design.

In designing a home on a small lot, they've done a lot of creative thinking about details to make a smaller family home feel expansive. The way the front door is set out just a bit is very welcoming; all the windows and the door on the south side flow to the back yard and bring the outside in; the overall appearance -- at least on paper -- is a little cabin-y to me, but a modern cabin. I would say that this aesthetic meets their goal of being "sensitive to neighborhood context."

With all the small older cabins in Deephaven nearing the end of their useful life, more of this type of thinking could be very useful.

I support your recommendation to approve the request of Tim Jones and Angie Hauth.

You are welcome to read or share these thoughts as you see fit this evening.

Best,

Nancy Lauritsen
18645 Highland Ave.

Stantec

Memo

To:	Patrick Smith, Planning Director	From:	Steve Hegland, PE
Project:	18965 Lake Ave Redevelopment Plan	Date:	March 27, 2026

Exhibits:

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

1. Existing Survey by Advance Surveying & Engineering Co. dated 2/9/2026
2. Proposed Survey by Advance Surveying & Engineering Co. dated 2/9/2026
3. Runoff Maps by Advance S

Comments:

General:

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 south with a small portion draining north onto Lake Ave. The proposed drainage patterns for the site are generally consistent with the existing conditions.
3. The proposed development is proposing to increase the impervious surface of the lot from 1,747 sf to 3,009 sf. The proposed total impervious coverage is in excess of the 25% as allowed by section 1302.05 of the City Zoning ordinance. The applicant is proposing to mitigate the additional hardcover with the additional of four rain gardens within the proposed site plan. The proposed treatment volume shown of 43.2 cu-ft is in excess of the 42.8 cu-ft as required based on the additional impervious coverage. We would recommend the applicant consider all future uses of the lot to ensure that the treatment provided is enough for the lot to avoid CUP amendments in the future to add additional storage.
4. The NCES soil survey indicates type C soils are likely.
5. The applicant is proposing to utilize an infiltration trench with the roof drains routed to the BMP for treatment. Calculations should be provided by the applicant to ensure that the BMP will adequately infiltrate in a 48 hour period. If not, the height of the BMP may need to be lessened and the footprint expanded.
6. 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.
7. The proposed grading does not appear to alter the elevations of the site by more than 3 feet.
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

ITEM 6F

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Arien Yineman, Measured Inc.

PROPERTY OWNER(S): Sara Beth-Goldfine and Blake Baratz

LOCATION: 20445 Park Place (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicant is requesting a Conditional Use Permit to exceed the hardcover limit by 10% in conjunction with constructing an addition (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

BACKGROUND/REQUEST

The Planning Commission reviewed the original submittal on January 20, 2026. The applicant has since reduced the requested hardcover from 36% to 35% by reducing the size of the deck and the addition a total of 278 square feet. According to Hennepin County Property Information, the existing house was constructed in 2011. The existing hardcover is 27.38%.

Zoning Analysis

The property is 17,490 square feet in area and zoned R-3, Single Family Residential. The table below compares the required, existing and proposed setbacks and hardcover.

	Permitted/ Required	Existing	Proposed
Front Yard Setback	35 feet	35 feet	35 feet
Side Yard Setback – west	15 feet	15.3 feet	15.2 feet
Side Yard Setback – east	10 feet	10 feet	10 feet
Rear Yard Setback	15 feet	110 feet	84.5 feet
Building Height (max.)	34 feet	**36 feet**	28 feet (addition)
Hardcover (max.)	25%	**27.38%**	**35%**
Building Coverage (max.) 15% + 1,000 SF	3,623 SF	2,989 SF	3,389 SF

Conditional Use Permit Request

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;
(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 to mitigate the additional hardcover by installing a rain garden in the backyard. The effective hardcover is 21%. The City Engineer has reviewed and approved the grading and stormwater management plans (please see attached letter).

The table below compares the proposed addition to the two neighboring houses to the subject lot:

	20455 Park Place	**20445 Park Place (subject lot)**	**20425 Park Place**
Lot Size	30,396 SF	17,490 SF	19,422 SF
Building Footprint	3,603 SF	3,389 SF	2,605 SF
Hardcover	23%	35%	31.8% with CUP

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 April 21, 2026. Public comments are attached.

STAFF RECOMMENDATION

Staff recommends approval of a Conditional Use Permit to exceed the hardcover limit by 10% in conjunction with building an addition to the house at 20445 Park Place subject to the following conditions:

1. The proposed additions 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 April 9, 2026.

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

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 7-0 vote)

Moved to accept the recommendation and findings of staff and recommend the City Council **approve** a Conditional Use Permit to exceed the hardcover limit by 9.4% in conjunction with building an addition to the house at 20445 Park Place as proposed.

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 exceed the hardcover limit by 10% in conjunction with building an addition to the house at 20445 Park Place as proposed.

OR

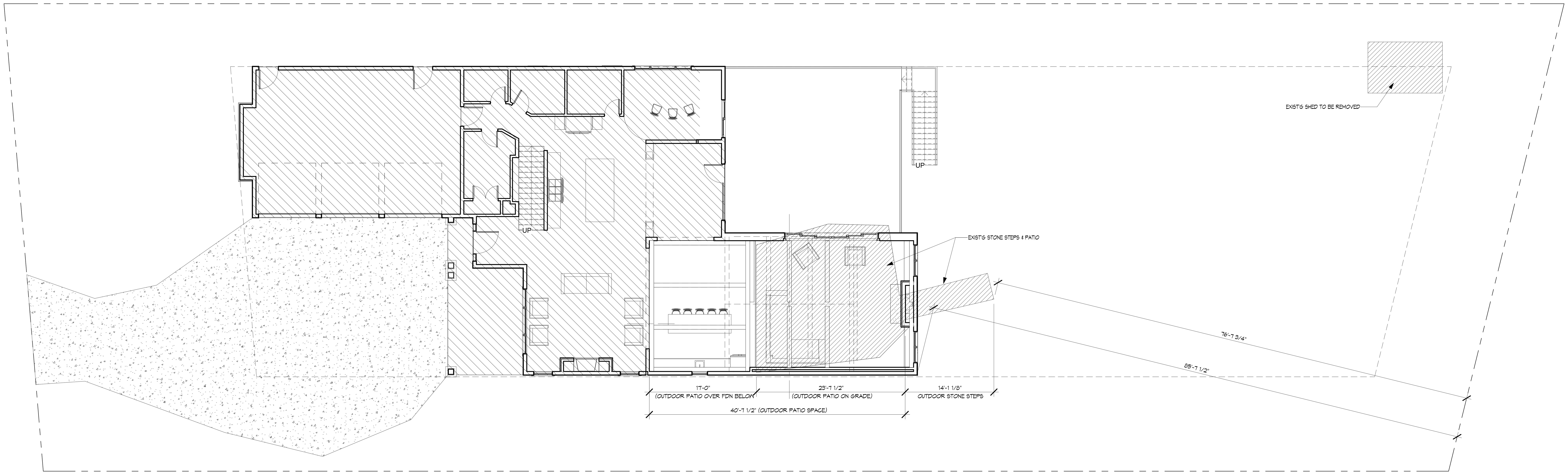
1) I move the Planning Commission recommend the City Council **deny** a Conditional Use Permit to exceed the hardcover limit by 10% in conjunction with building an addition to the house at 20445 Park Place. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Photos of Existing House
3) Proposed Survey
4) Drainage Details and Map
5) Proposed Elevations and Floor Plans
6) Public Comments
7) City Engineer Letter

LOCATION MAP
20445 Park Place





1
C1
SITE PLAN
1/8" = 1'-0"

LOT = 17,490 SQ FT
DRIVEWAY = 1,800 SQ FT
EXISTING HOUSE & GARAGE (INCLUDING FRONT PORCH) = 2,989 SQ FT
EXISTING HARDCOVER = 27.38%

PROPOSED DECK = 708 SQ FT (NO STEPS INCLUDED)
PROPOSED ADDITION = 624 SQ FT
PROPOSED HARDCOVER = 34.99%

TOTAL PROPOSED HARDCOVER SQ FT = 6121 SQ FT
TOTAL PROPOSED BUILDING COVERAGE = 3618 SQ FT

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Baratz Residence
20445 Park Place
Deephaven, MN

DATE: 4/28/2026
DRAWN BY: M. BEHR
PROJECT FILE: 25-CO

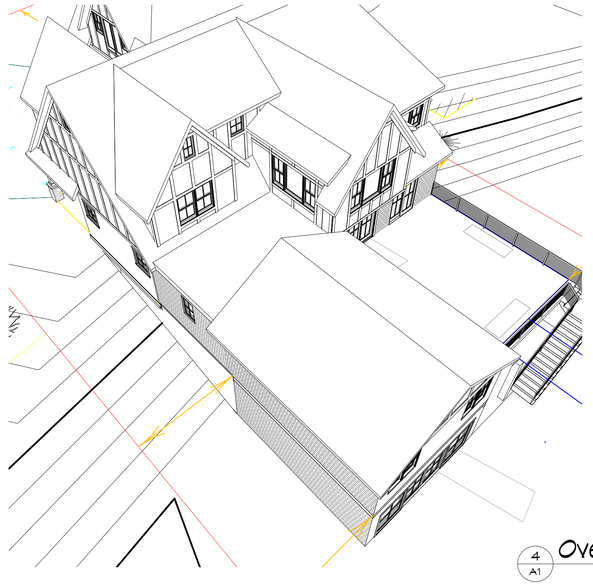
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SHEET NO.
C1
Site Plan

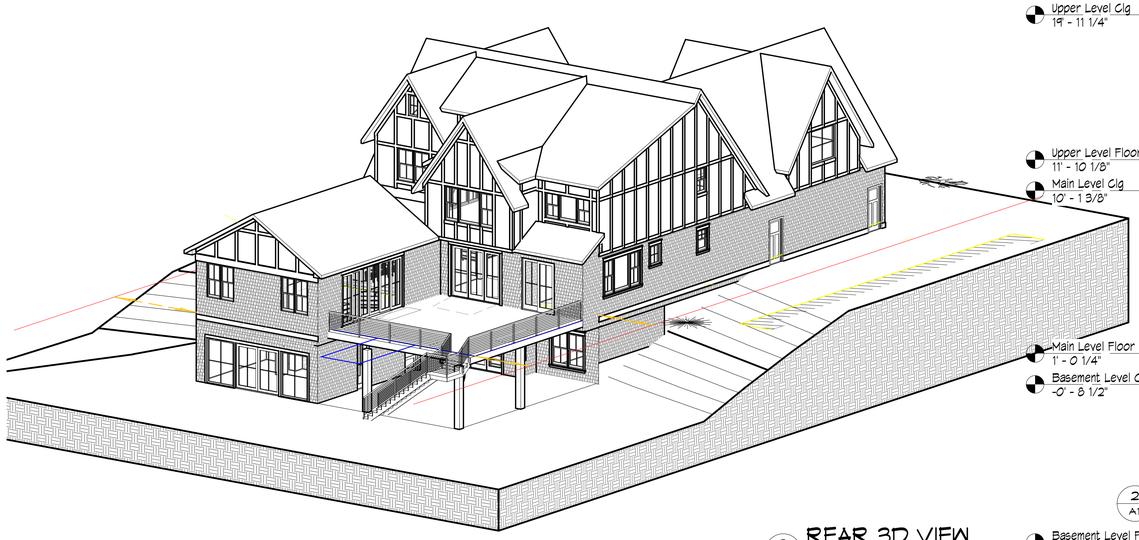
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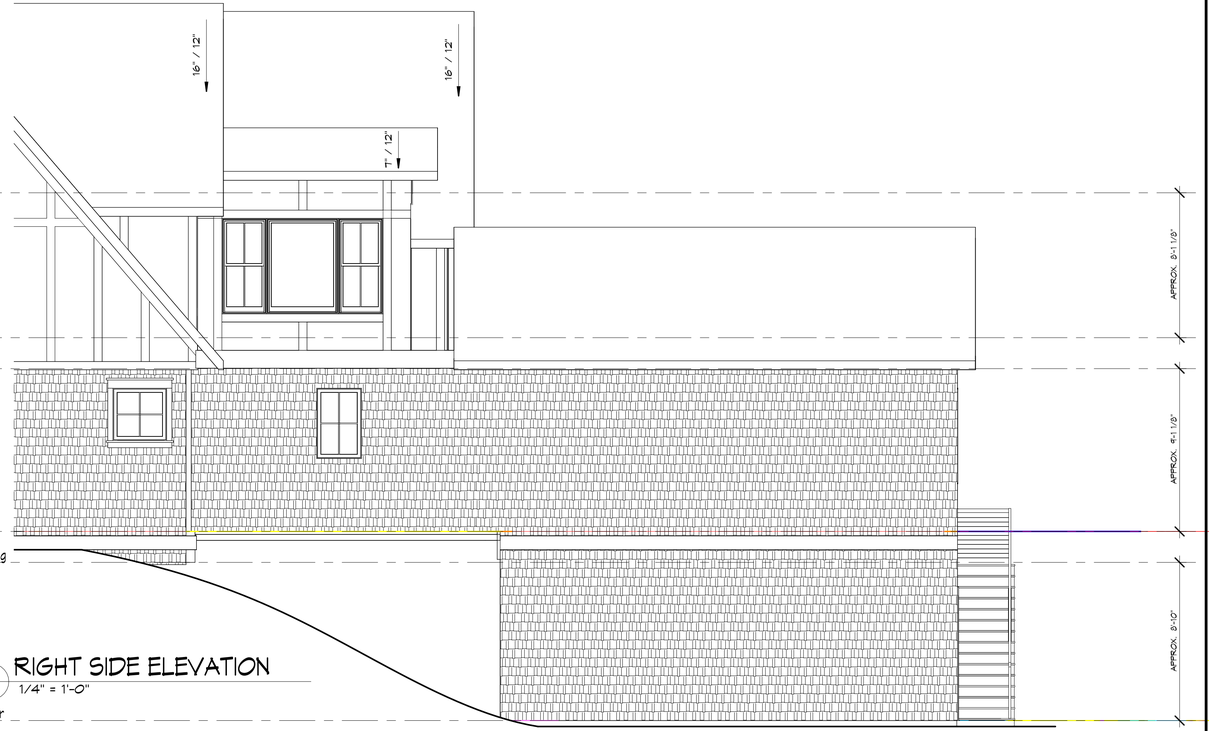
1 A1 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 A1 Overhead View



3 A1 REAR 3D VIEW



2 A1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

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Deephaven, MN

DATE: 4/28/2026
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PROJECT FILE: 25-00

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SHEET NO.
A1
Ext Elevations

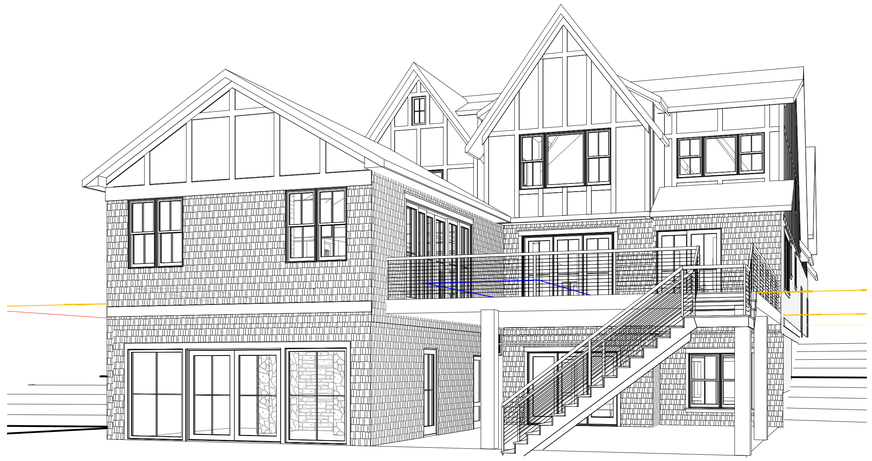


1 A2 REAR ELEVATION
1/4" = 1'-0"

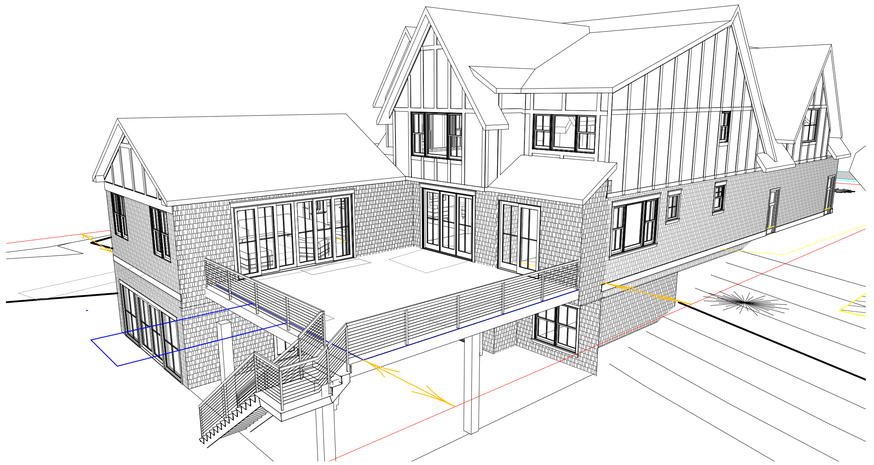


3 A2 FRONT 3D VIEW

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2 A2 Perspective View 1



4 A2 Perspective View 2

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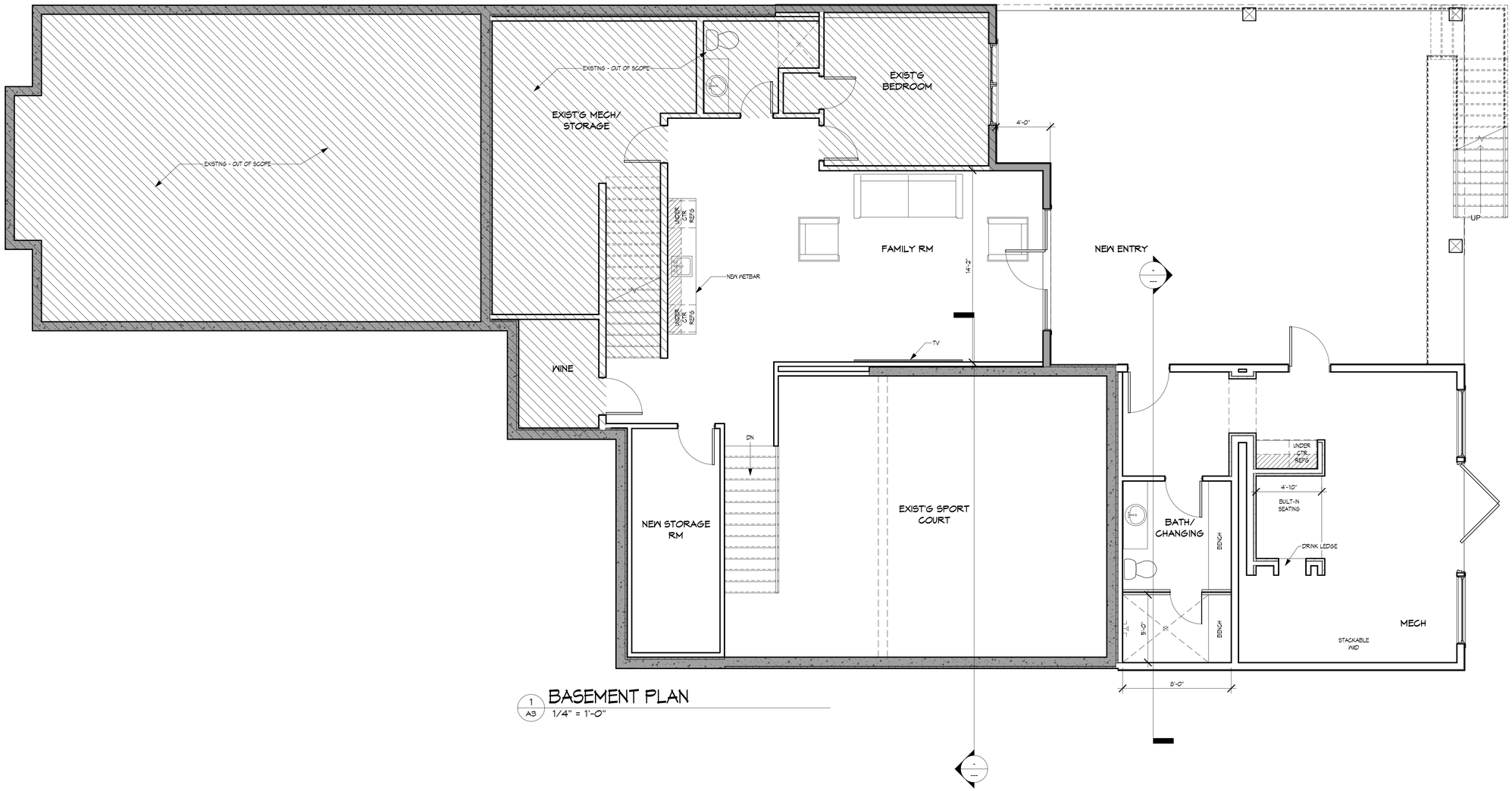
Baratz Residence
20445 Park Place
Deephaven, MN

DATE 4/29/2026
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A2
Ext Elevations

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1 / A3 BASEMENT PLAN
1/4" = 1'-0"

NOTES:
1.) ALL BRG. HEADERS ARE TO BE (2)-2x10 UNLESS NOTED OTHERWISE (UNO).
2.) OWNER/CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES.
3.) OWNER/CONTRACTOR TO SPEC. ALL FLOORING MATERIAL.
4.) OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS.
5.) ALL BRG WALL WINDOW & DOOR OPNG'S WIDER THAN 60" REQUIRE (2) TRIMMERS MIN. UNDER EA. SIDE OF HEADER.
6.) (FL) - FLUSH BEAM, (DR) DROPPED BEAM
7.) ALL HEADERS ARE DROPPED UNLESS NOTED (FL)
8.) USE ENERGY HEEL HEIGHT ON ROOF TRUSSES.

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SHEET NO.
A3
Basement Plan

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(FOR BIDDING PURPOSES ONLY)

EXIST'G PANDR
EXIST'G CLOSET
EXIST'G PANTRY
EXIST'G SITTING RM
EXIST'G MUD ROOM
EXIST'G KITCHEN
EXIST'G DINING RM
EXIST'G FOYER
EXIST'G GREAT ROOM
PORCH
PATIO
PROPOSED DECK
PROPOSED ADDITION
NEW WET BAR
STEPS
SETS
VAULT
BENCH
42'-6"
10.0
26.80
26.42
3.70
15.3
15.3
25.30

1 A4 MAIN FLOOR PLAN
1/4" = 1'-0"

NOTES:
1.) ALL BRG. HEADERS ARE TO BE (2)-2x10 UNLESS NOTED OTHERWISE (UNO).
2.) OWNER/CONTRACTOR TO VERIFY ALL WINDOW & DOOR SIZES.
3.) OWNER/CONTRACTOR TO SPEC. ALL FLOORING MATERIAL.
4.) OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS.
5.) ALL BRG WALL WINDOW & DOOR OPNG'S WDER THAN 60" REQUIRE (2) TRIMMERS MIN. UNDER EA. SIDE OF HEADER.
6.) (FL) - FLUSH BEAM, (DR) DROPPED BEAM
7.) ALL HEADERS ARE DROPPED UNLESS NOTED (FL)
8.) USE ENERGY HEEL HEIGHT ON ROOF TRUSSES.

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DATE: 4/29/2026
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PROJECT FILE: 25-00

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SHEET NO.
A4
Main Floor Plan

CERTIFICATE OF SURVEY

FOR: MEASURED INC.
ADDRESS: 20445 PARK PLACE, DEEPHAVEN, MN

LEGEND

- DENOTES EXISTING TREE
- DENOTES WELL
- DENOTES UTILITY POLE
- DENOTES IRON MONUMENT FOUND
- DENOTES EXISTING FENCE
- DENOTES RETAINING WALL
- DENOTES OVERHEAD WIRE
- DENOTES TREE LINE
- 892.3 DENOTES PROPOSED ELEVATION.
- DENOTES CATCH BASIN
- 1023 DENOTES PROPOSED ELEVATION.
- ×1011.2 DENOTES EXISTING ELEVATION.
- DENOTES DIRECTION OF DRAINAGE.
- DENOTES WOOD HUB/METAL SPIKE
- DENOTES PROPOSED SILT FENCE

LEGAL DESCRIPTION

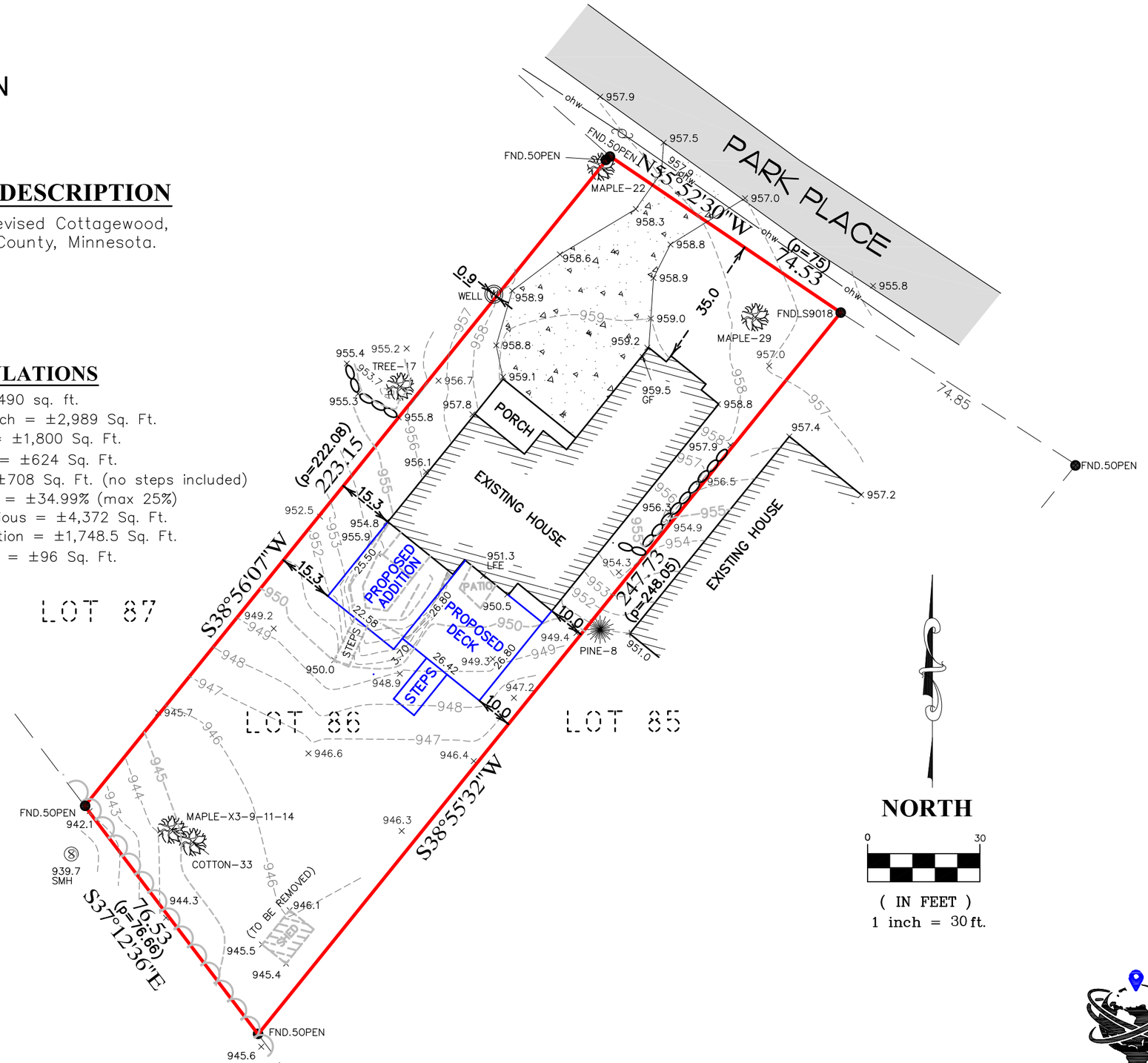
Lot 86, Revised Cottagewood,
Hennepin County, Minnesota.

AREA CALCULATIONS

TOTAL LOT = ±17,490 sq. ft.
Existing House/Porch = ±2,989 Sq. Ft.
Existing Driveway = ±1,800 Sq. Ft.
Proposed Addition = ±624 Sq. Ft.
Proposed Deck = ±708 Sq. Ft. (no steps included)
Impervious Surface = ±34.99% (max 25%)
Maximum Impervious = ±4,372 Sq. Ft.
Necessary Mitigation = ±1,748.5 Sq. Ft.
(TBR) Existing Shed = ±96 Sq. Ft.

NOTES

- *Elevations based on NAVD88 datum.*
- Contractor to verify house dimensions, and sewer and basement depths.
- Finished grade elevations are to finished surface with turf establishment.
- Driveways are shown for graphic purposes only. Final driveway design and location to be determined by contractor
- All lot lines "As Monumented"
- Bearings based on Hennepin County Coordinates.
- This survey was prepared without the benefit of titlework. Easement, appurtenances and encumbrances may exist in addition to those shown hereon. This survey is subject to revision upon receipt of a title insurance commitment or attorneys title opinion.



I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the lows of the State of Minnesota.

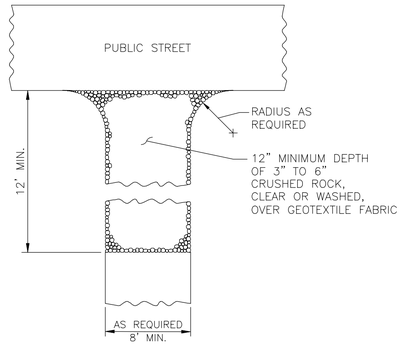
JOSHUA P. SCHNEIDER

Revised: 4-17-2026 (deck size/impervious numbers)
Date: 4-2-2026 Reg. No. 44655

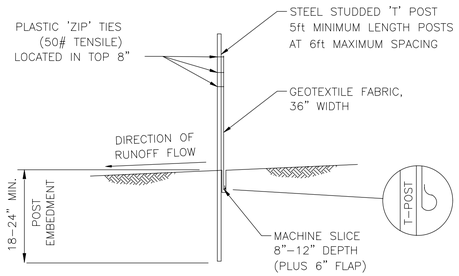
JOB #26168/25271/10144

AtlasLandSurveyLLC.com - 9140 Baltimore Street NE #100 Blaine, MN 55449 - info@atlaslandsurveyllc.com - (763)238-6278

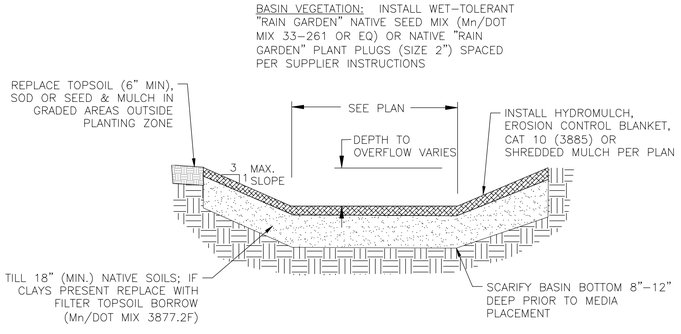
ATLAS -LAND SURVEY-



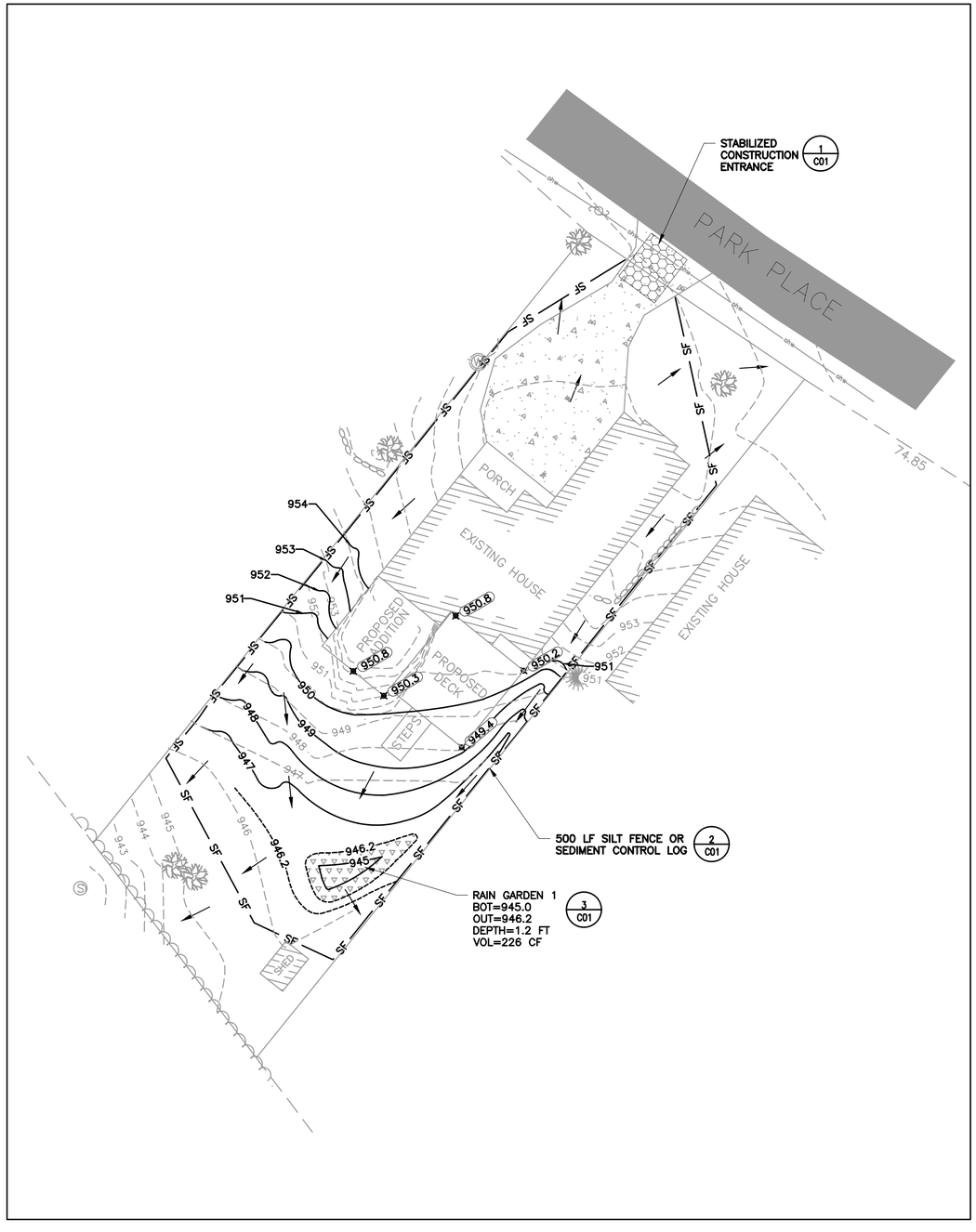
1 STABILIZED CONSTRUCTION ENTRANCE



2 SILT FENCE – MACHINE SLICED



3 RAIN GARDEN INFILTRATION BASIN



N

0 10 20 Feet

BENCHMARK
SEE SURVEY DOCUMENTATION

LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE
- SF — SILT FENCE OR SEDIMENT CONTROL LOG
- PROPOSED DRAINAGE DIRECTION
- RAIN GARDEN AREA

811 Know what's below. Call before you dig.

GRADING & STORMWATER MANAGEMENT NOTES:

1. Site survey with existing utilities provided by others; Contractor is responsible for identifying location of all utilities in field (which may not be shown), including contacting Gopher State One Call and ensuring utilities are located prior to digging.
2. See Certificate of Survey for additional existing utility and proposed building and lot dimension information.
3. Topsoil from grading areas shall be stripped, salvaged and stockpiled; subcut below final grade and replace salvaged topsoil to a minimum depth of 4".
4. Loosen compacted soils through raking, tilling or other methods to a depth of 6" (min.).
5. Unless noted otherwise, all proposed contours indicate finished grades.
6. Contractor is responsible for maintaining flow paths indicated,
7. All grading and erosion control shall adhere to City requirements.

EROSION AND SEDIMENT CONTROL NOTES:

1. The street will be swept clean before the end of each day of active construction, when sediment is tracked into the street.
2. All exposed soil areas will be stabilized as soon as practical. Unworked soils that remain exposed and not in use for longer than 14 days will be covered with temporary seed (grass, oats, or wheat).
3. No concrete washout shall occur on site unless it is done with an approved Minnesota Pollution Control Agency (MPCA) device or standard.
4. Site shall be kept clean at all times and refuse properly controlled.
5. Soil compaction shall be minimized. After grading, no equipment shall be allowed on the rain garden to prevent any compaction of soils.
6. Dust control measures shall be taken.
7. The contractor shall inspect on a weekly basis and after any rainfall greater than 1" all erosion control devices and make any repairs immediately.

STORMWATER COMPLIANCE CALCULATIONS:

1. PROPERTY AREA: ±17490 SF
2. PROPOSED IMPERVIOUS: ±6251 SF

   EXISTING HOUSE/PORCH: ±2989 SF
   EXISTING DRIVEWAY: ±1800 SF
   EXISTING SHED: ±96 SF
   PROPOSED ADDITION; ±1366 SF

3. ALLOWABLE IMPERVIOUS (25% OF LOT): ±4372 SF
4. IMPERVIOUS OVERAGE REQUIRING MITIGATION: ±1879 SF

PER ZONING CODE FOR R-3 RESIDENTIAL, MITIGATION SHALL BE PROVIDED FOR IMPERVIOUS AREA EXCEEDING 25%. MITIGATION VOLUME SHALL BE 1" OVER EXCESS IMPERVIOUS AREA, WITH PERFORMANCE CREDIT EQUAL TO 75% OF VOLUME RETAINED.

MITIGATION VOLUME = 1879 SF X 1 IN = 157 CF
REQUIRED RETENTION VOLUME = 157 CF / 0.75 = 209 CF
MAX DEPTH 1.2 FT (LESTER MALARDI COMPLEX, LOAM, HSG B, 0.3 IN/HR)

PROPOSED RAIN GARDEN RETAINS 226 CF AT A DEPTH OF 1.2 FT. (OK)

RESULTING EFFECTIVE HARDCOVER CALCULATION:
226 CF / 1 IN = 2712 SF
6392 SF – 2712 SF = 3680 SF
3680 SF / 17490 SF = 21.0% EFFECTIVE IMPERVIOUS (OK)

CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER
DATE: 04-04-2026
LIC. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

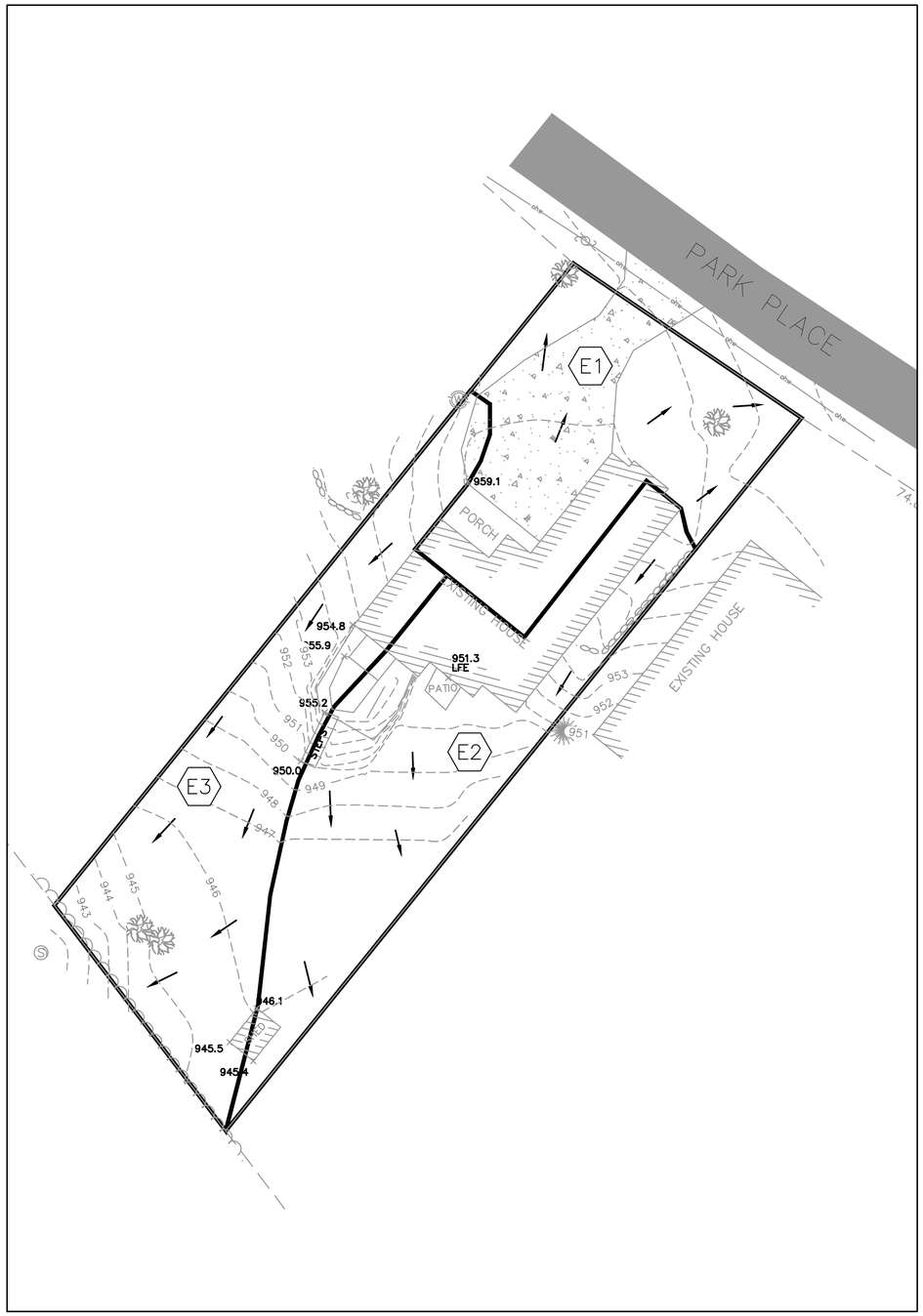
DATE / REVISION:
12-11-2025 Permit Submittal Set. NOT FOR CONSTRUCTION
04-04-2026 Revised For New Design. Permit Submittal Set. NOT FOR CONSTRUCTION

20445 PARK PLACE
MEASURED INC.
DEEPHAVEN, MN

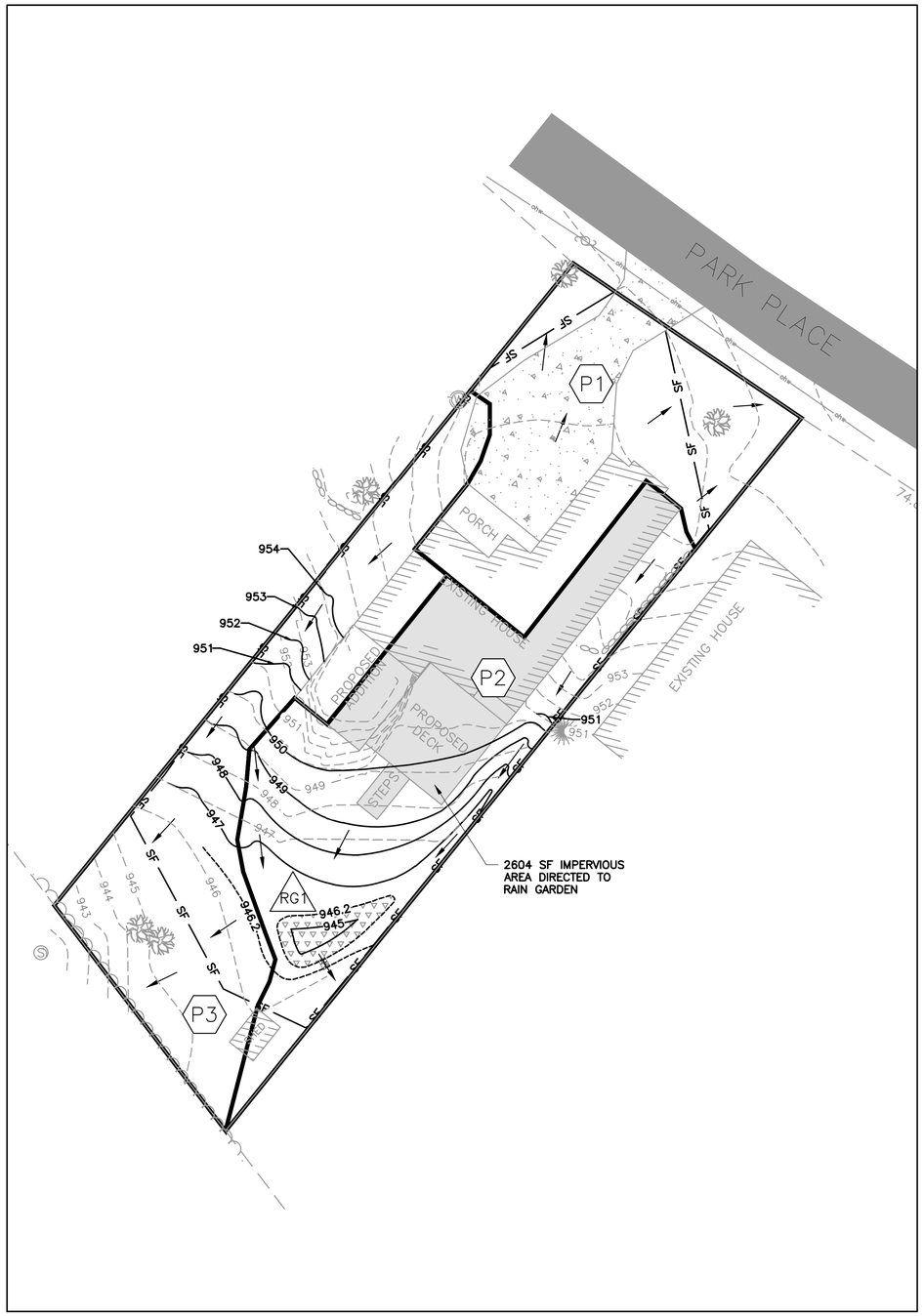
STORMWATER GRADING & SWPPP

SHEET NO: **C01**

Print Date: 4/4/2026 6:47 PM
File Loc: C:\CM\Civil Methods, Inc\CMI - Documents\7. Projects\25116_20445 Park Place Deephaven\08_DRAWINGS AND SPECIFICATIONS\C3D\XrefBase\25116_WR.dwg



EXISTING CONDITION



PROPOSED CONDITION

LEGEND:

- SUBCATCHMENT NODE ID
- BASIN NODE ID
- SUBCATCHMENT DELINEATION
- DRAINAGE DIRECTION

N

0 10 20 Feet

DRAINAGE SUMMARY:

1.	PROPERTY AREA:	17490 SF
2.	E1: EXISTING TO ROAD.:	4974 SF
3.	E2: EXISTING TO SE:	6283 SF
4.	E3: EXISTING TO SW:	6233 SF
5.	P1: PROPOSED TO ROAD:	4974 SF
6.	P2: PROPOSED TO SE:	6877 SF
7.	P3: PROPOSED TO SW:	5639 SF

2543 SF OF IMPERVIOUS AREA IS DIRECTED TO PROPOSED RAIN GARDEN. THIS EXCEEDS THE AMOUNT OF IMPERVIOUS AREA REQUIRING MITIGATION (1879 SF).

CIVIL METHODS, INC.
P.O. Box 28038
St. Paul, MN 55128
o:763.210.5713 | www.civilmethods.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 PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

KENT E. BRANDER
DATE: 04-04-2026
LIC. NO.: 44578

DESIGNED: KEB
DRAWN: KEB
CHECKED: DMP

DATE / REVISION:
12-11-2025 Permit Submittal Set. NOT FOR CONSTRUCTION
04-04-2026 Revised For New Design. Permit Submittal Set. NOT FOR CONSTRUCTION

20445 PARK PLACE
MEASURED INC.
DEEPHAVEN, MN

DRAINAGE DIAGRAMS

SHEET NO: **C02**

Print Date: 4/4/2026 6:47 PM
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2045















Pat Smith

From: Cassandra Jones <cassie.jones@me.com>
Sent: Friday, April 17, 2026 10:06 AM
To: Pat Smith
Cc: Tom Jones
Subject: Written comments regarding CUP request for 20445 Park Place

Since the last iteration of this project, the homeowners have reached out to us and answered some questions about how the work is being done. Based on this, and reviewing the revised plans, we have resolved some of our prior concerns but continue to have the following challenges related to the project.

We are worried about how the project continues to have a request for significant variance of hardscape over the city limit in excess of other similar projects that have been approved in the neighborhood. We are concerned fill and grading will affect runoff going into our yard through the western property line, especially with the lack of water mitigation on our side of the house.

The proposed changes don't appear to address many of our and our neighbors' prior concerns raised at the last meeting. We have difficulty understanding how this is significantly different than the previous conditional use permitting request. We are in support of them improving their home, but feel that they should follow the guidelines set out by Deephaven.

Thank you for your time and attention to this!

Cassie & Tom Jones
20455 Park Place

UPDATED COMMENTS ON CONDITIONAL USE PERMIT REQUEST

20445 Park Place, Deephaven, MN
Applicant: Arien Yineman, Measured Inc.

TO: City of Deephaven Planning Commission
DATE: April 20, 2026
FROM: Stephanie Matz, 20445 Park Place, stephmatz@gmail.com

SUMMARY

The revised proposal does not meaningfully address the concerns raised at the January 20, 2026 Planning Commission hearing. The reduction from 36.5% to 35.52% impervious surface is modest. The applicant has not provided additional studies or information to counter the stormwater concerns raised by neighbors and identified by Commissioner Donlin. The massing issue, particularly as viewed from the west, has not been resolved.

CONCERNS FROM JANUARY 20 HEARING NOT ADDRESSED

1. IMPERVIOUS SURFACE REDUCTION INSUFFICIENT

The reduction from 36.5% to 35.52% represents less than a 1 percentage point decrease, the proposal still exceeds the 25% limit by 42%. This minimal reduction does not address the fundamental issue that the addition is too large for the lot.

Commissioner Goodrich stated the addition seems too large for the lot, and Commissioner Donlin characterized it as too large of an ask.

2. STORMWATER DRAINAGE FLOW

Commissioner Donlin stated that the grading plan indicates stormwater would flow to the neighboring property, not to the proposed rain garden. The revised proposal does not clearly address this design flaw.

Mike Derosier (20425 Park Place) testified that his rear yard is already saturated and expressed concern that more stormwater will come his direction. Commissioner Donlin noted that if one yard is already saturated, then the area is already overbuilt.

No additional stormwater studies or engineering analysis have been provided to address these concerns. Is there a more detailed stormwater management plan available for review?

3. WESTERN SIDE MASSING

The massing along the west side has not been resolved. The proposed addition gives the appearance of a commercial event center or venue attachment rather than a residential addition consistent with neighborhood character.

The sloping lot creates more visible side wall exposure. The schematic shows a two story side wall with no visual interruptions such as windows. Additionally, the flat roof combined with an inconsistent pitch on the two-story portion of the addition does not create a cohesive design.

Thank you to the planning commission for their thoughtful review and energy spent on this matter. Additionally, I appreciate the applicant's time spent reworking the design. However, my concerns raised in January remain largely unaddressed in the revised proposal.

Respectfully submitted,

Stephanie Matz
20445 Park Place, Deephaven, MN 55331
stephmatz@gmail.com

April 17, 2026

Subject: Request for Denial of Conditional Use Permit (CUP) at 20445 Park Place, Deephaven, MN 55331

Submitted By:
Michael & Alyssa DeRosier (Next Door Neighbors of 20445 Park Place)
20425 Park Place
Deephaven, MN 55331

Dear Members of the City of Deephaven Planning Commission,

We are submitting this comment for the record to formally object for the second time to the Conditional Use Permit application for the optional two-story addition at 20445 Park Place as previously shared excessive size and cascading concerns remain unaddressed. As designed and submitted, the request continues to be too large and fails to meet required CUP approval standards. Thus, we respectfully request the Planning Commission deny the application in its current form.

At the January 20th, 2026, Planning Commission Meeting, we voiced high-level concerns in person on the 20445 Park Place optional two-story addition during the public hearing and have recently reiterated the following feedback to our neighbors regarding the minimally revised plans submitted for formal approval in April:

1. **Scale and Massing**: The proposed optional two-story addition remains significantly larger than surrounding homes and extends materially farther into the backyard than the established pattern along Park Place.
2. **Neighborhood Character and Precedent**: The proposal remains well outside both the 25% ordinance limit and recent CUP precedent on Park Place creating risk of setting a new and inconsistent standard.
3. **Building Plane Deviation**: The design continues to break the consistent rear-yard building line shared by neighboring properties, altering how backyard spaces are experienced.
4. **Privacy and Property Impact**: The size and placement of the structure would reduce the level of privacy currently experienced across adjacent properties.
5. **Stormwater Runoff**: The material increases in hard cover to 35.52%—well above the 25% ordinance limit creates a heightened risk of increased stormwater runoff being directed toward neighboring properties. This increase raises significant concerns regarding both the volume and flow of runoff and its potential impact on adjacent yards including our backyard which is already consistently saturated.

We believe it is important to note at the January 20th, 2026, Planning Commission Meeting, 20445 Park Place requested a CUP for an optional two-story addition of 36.5% hardcover. Feedback (extracted from Meeting Minutes) from additional neighbors of 20445 Park Place including Tom & Cassie Jones (20455 Park Place), Paul Dubruiel (20365 Park Place) and multiple Planning Commission members includes:

- *"If someone wants a larger house, they should find a larger lot." – Paul Dubruiel (20365 Park Place)*
- *"We are concerned about the size of the addition." – Tom and Cassie Jones (20455 Park Place)*
- *"The proposed addition is optional and too large of an ask. If one yard is saturated, then the area is already over built." – Commissioner Donlin*
- *"On paper it looks like a nice addition but seems too large for the lot." – Commissioner Goodrich*

Following the January public hearing, the applicant requested the Planning Commission not vote on the project based on the large volume of critical feedback but delay a vote to a future meeting to allow the applicant time to address the concerns of both the Planning Commission and its Park Place neighbors. Unfortunately, from the January meeting to the April meeting, we are disappointed and frustrated that the new proposal of 35.52% hardcover represents a minimal 2.7% hardcover improvement from the 36.5% proposed in January despite strong feedback from multiple Park Place neighbors and Planning Commission Members on the excessive size and cascading impacts of the previous proposal.

The following CUP feedback for 20445 Park Place from our family has not changed from the January 20th, 2026, meeting (36.5% hardcover request) to the April 21, 2026, meeting (35.52% hardcover request) as there unfortunately have been no material hardcover changes to the proposal and the CUP continues to not meet the following CUP standards:

Failure to Meet CUP Standard #1: Compatibility with Present and Future Land Uses of the Area

The proposed project at 20445 Park Place is not compatible with the present or future land uses of the area. Park Place is characterized by homes with large, wooded backyards and a consistent development pattern in which structures and hardscape are set back and do not intrude significantly into rear yard areas. The zoning ordinance establishes a maximum hard cover limit of 25%. The applicant is proposing an optional two-story rear addition that would result in a total hard cover of approximately 35.52%. This represents an increase of 10.52 percentage points above the maximum allowed, or approximately 42% more hard cover than permitted by ordinance. This level of impervious surface expansion materially exceeds established standards and represents a significant departure from the prevailing land use pattern along Park Place. Approval of a project with this magnitude of variance would establish a precedent inconsistent with the intent of the Conditional Use Permit standards and encourage similarly incompatible development along Park Place in the future.

Failure to Meet CUP Standard #2: Compatibility with Existing Character and Appearance of the General Vicinity

The proposed structure at 20445 Park Place is not compatible in appearance with the existing character of the general vicinity and would materially change the essential character of the area. The design introduces an optional two-story rear elevation that breaks the established rear-yard building plane along Park Place and extends farther into the backyard than adjacent homes. This deviation in height, depth, and massing is inconsistent with the scale, alignment, and visual continuity of surrounding residences on Park Place. The resulting structure would introduce a dominant built form into an area defined by open, wooded conditions, and permanently change the established character of Park Place and the surrounding neighborhood backyards.

Material Plane Deviation and Future Land Use Impact

Of concern is the material deviation from the consistent rear-yard plane shared by homes along Park Place. The placement of a large, optional two-story structure in this location fundamentally changes how the rear-yard environment is experienced. This change directly conflicts with the CUP requirement that an approved use does not change the essential character of the area or compromise compatibility with future land-use patterns.

Stormwater Runoff and Direct Adverse Impact

The proposed increase in hard cover—from 25% permitted to 35.52% proposed—creates a substantial risk of increased stormwater runoff being directed toward our property (which is already consistently saturated) due to increased impervious surface area and associated grading changes at 20445 Park Place. Any redirection or concentration of runoff into adjacent yards constitutes a direct adverse impact that is inconsistent with the intent of hard cover limitations, stormwater management standards, and CUP criteria. This issue alone represents a material concern that weighs strongly against approval.

Request for Denial

For the reasons stated above, the Conditional Use Permit application for 20445 Park Place, as designed and submitted, does not satisfy the required approval criteria. The excessive hard cover variance, incompatibility with surrounding development patterns along Park Place, material deviation from established building planes, and stormwater concern impacts collectively demonstrate that the request exceeds what is reasonable for this location. Accordingly, we respectfully request that the Planning Commission deny the Conditional Use Permit application as currently designed and submitted. We have shared with our neighbor that we fully support improvements to their home. Our concerns are not with their intent to improve their property, but rather our concerns are with the scale and placement of the proposed design and its negative impact on our property and other adjacent properties. The project remains too large relative to the established character of Park Place and continues to present our core concerns shared at the January Council Meeting.

Thank you for your consideration and for upholding the adopted standards intended to protect neighborhood compatibility and property impacts. We appreciate all of you making the City of Deephaven a wonderful place to live and raise a family.

Respectfully submitted,

Michael & Alyssa DeRosier / 20425 Park Place / Deephaven, MN 55331

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

April 13, 2026

Steven Hegland, City Engineer
City of Deephaven
3601 Thurston Ave
Anoka, MN 55303

RE: 20445 Park Place Site Plan Review

We have reviewed the site plan documents as noted below for general conformance with the City of Deephaven's engineering and stormwater management standards as it relates to the zoning code. Additional comments may be provided on future submittals:

1. Stormwater Grading and SWPPP by Civil Methods, Inc. Dated 4/4/2026
2. Certificate of Survey for Measured Inc. by Atlas Land surveying Dated 4/2/2026

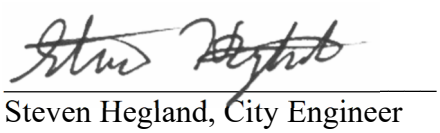
We offer the following comments:

1. The existing lot generally drains northeast and southwest of the site. The proposed drainage patterns for the site are generally maintained.
2. The proposed development is proposing to increase the impervious surface of the lot from 4,885 sf to 6,251 sf. The proposed total impervious coverage is in excess of the 25% as allowed by section 1302.05 of the City Zoning ordinance and stormwater mitigation is required. The applicant is proposing to mitigate the additional hardcover with an infiltration trench.
3. The applicant is proposing a stormwater treatment system to mitigate the hardcover for the site over the 25% lot coverage as required by code.
4. The applicant is proposing to route the newly created hardcover to a rain garden along the south of the site. The raingarden captures and infiltrates 226 cf of runoff from the property which is in excess of the 209 cf required of the site.
5. The applicant will be required to obtain the necessary watershed permits for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval.
6. The proposed grading does not appear to alter the elevations of the site by more than 3 feet.
7. The USDA Web Soil Survey indicates that the soils are likely a Hydrologic Soil Group B. The applicants stormwater treatment system is designed to drain within 48 hours.
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.

Sincerely,
Hakanson Anderson



Steven Hegland, City Engineer

RESOLUTION NO. XX-26

Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Conditional Use Permit to Exceed the Hardcover Limit at 20445 Park Place

WHEREAS, Sara Beth-Goldfine Baratz and Blake Baratz ("Applicant") are seeking a conditional use permit to exceed the hardcover limit at 20445 Park Place, Deephaven, Minnesota, PID 24-117-23-32-0033; and

WHEREAS, the Applicant submitted an application on December 15, 2025; and

WHEREAS, the Planning Commission held a Public Hearing on the conditional use permit request on April 21, 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 9.4%; and

WHEREAS, the City Council has received the staff report at its meeting on May 4, 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 20445 Park Place, 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 10%.

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 10% at 20445 Park Place, 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 April 9, 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 4th DAY OF MAY, 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:

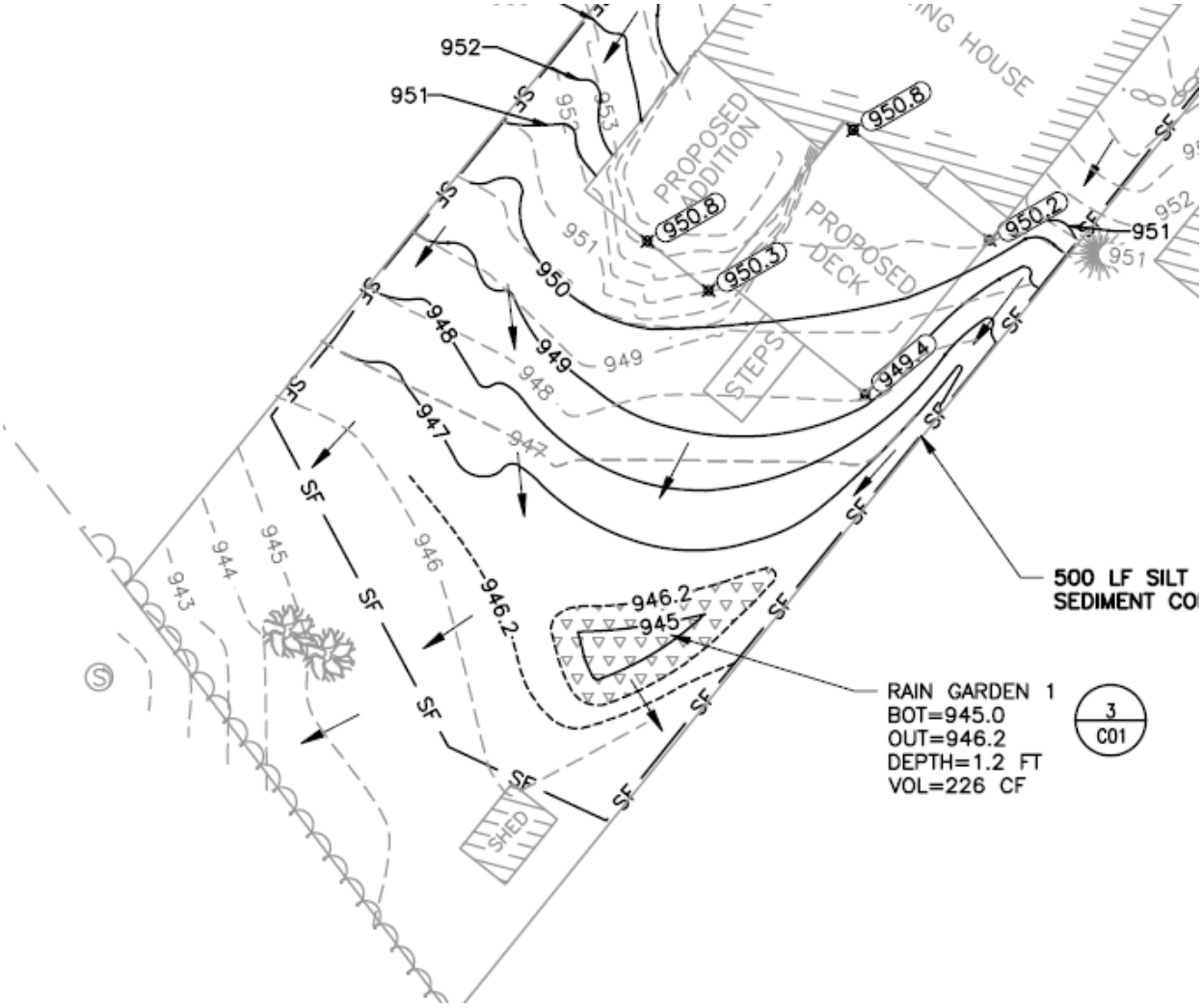
_____
Dan Madsen, City Administrator

EXHIBIT A

Legal Description

Lot 86, Revised Cottagewood, Hennepin County, Minnesota

EXIBIT B
STORMWATER MANAGEMENT



ITEM 6G

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

APPLICATION INFORMATION

APPLICANT: Mark Bury, Minnetonka Yacht Club

PROPERTY OWNER(S): Minnetonka Yacht Club

LOCATION: 19450 Park Avenue (please see attached Location Map)

ZONING: R-2, Residential

SYSNOPSIS: The Minnetonka Yacht Club is proposing to build a building for meetings and shelter; however, that type of use is not permitted in the R-2 Zoning District; therefore, the Minnetonka Yacht Club is requesting to rezone the island from R-2 to a Planned Unit Development (PUD).

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: May 16, 2026/July 15, 2026

BACKGROUND/REQUEST

The Minnetonka Yacht Club owns the island ("Bug Island") located at 19450 Park Avenue. A historic postcard shows a large, three-story, white clubhouse on Bug Island. The three-story clubhouse was destroyed by a fire in 1904 and was never rebuilt. Since the mid 1950's, Minnetonka Yacht Club has owned Bug Island. Members store sailboats on boat lifts or on land dollies. Members can access their sailboats anytime; however, higher usage of Bug Island revolves around the Minnetonka Yacht Club racing schedule, which runs from May through September. Members access Bug Island by members' small power boats. (Please see attached narrative by MYC).

Minnetonka Yacht Club is proposing to construct a 30' x 16.5' clubhouse and a 700 SF patio on Bug Island. The building and patio would be used for the following purposes:

- Storage for maintenance and safety equipment
- Changing areas and storage for members' gear
- Shelter for sailors during sudden inclement weather
- Pre/post-race gathering spaces for fleet camaraderie and coaching
- Provide an inviting space that enables Social Members a setting to interact with Sailing Members.

The property is Zoned R-2, Residential, but guided Limited Commercial in the current Comprehensive Plan. The applicant is requesting to rezone Bug Island to a Planned Unit Development (PUD) to allow a clubhouse as a principle use.

Planned Unit Development -3

Staff is recommending the following development standards and permitted uses for the PUD-3 zoning district:

	Recommended	Proposed
Lake Yard Setback	40 feet	45 feet
Maximum Hardcover	10%	5.07%
Building Coverage (max.)	527 SF (2%)	450 SF (1.7%)
Building Height (max.)	12 feet	12 feet

Permitted Principle Uses:
- Clubhouse with no restrooms
- Gathering space
- Boat and lift storage

Permitted Accessory Uses:
- Non-illuminated signs as regulated in the zoning ordinance
- Storage of gear and all other equipment within a building

All exterior lights shall have shields directing lighting downwards.
Occupation of Bug Island by MYT members or the general public be limited to the hours between 6AM – 9:30PM, which is consistent with the City's permitted business hours.

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 April 21, 2026. Public comments are attached.

STAFF RECOMMENDATION

Constructing a private residence on Bug Island as permitted as the property is zoned residential is not consistent with the Comprehensive Plan, which guides the island for Limited Businesses. Staff recommends rezoning Bug Island from Residential to PUD-3 establishing specific permitted uses and development regulations for Bug Island.

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 7-0 vote)

Recommended the City Council rezone 19450 Park Avenue R-2 to PUD-3, but with a time limit of 10:30pm that the island could not be occupied.

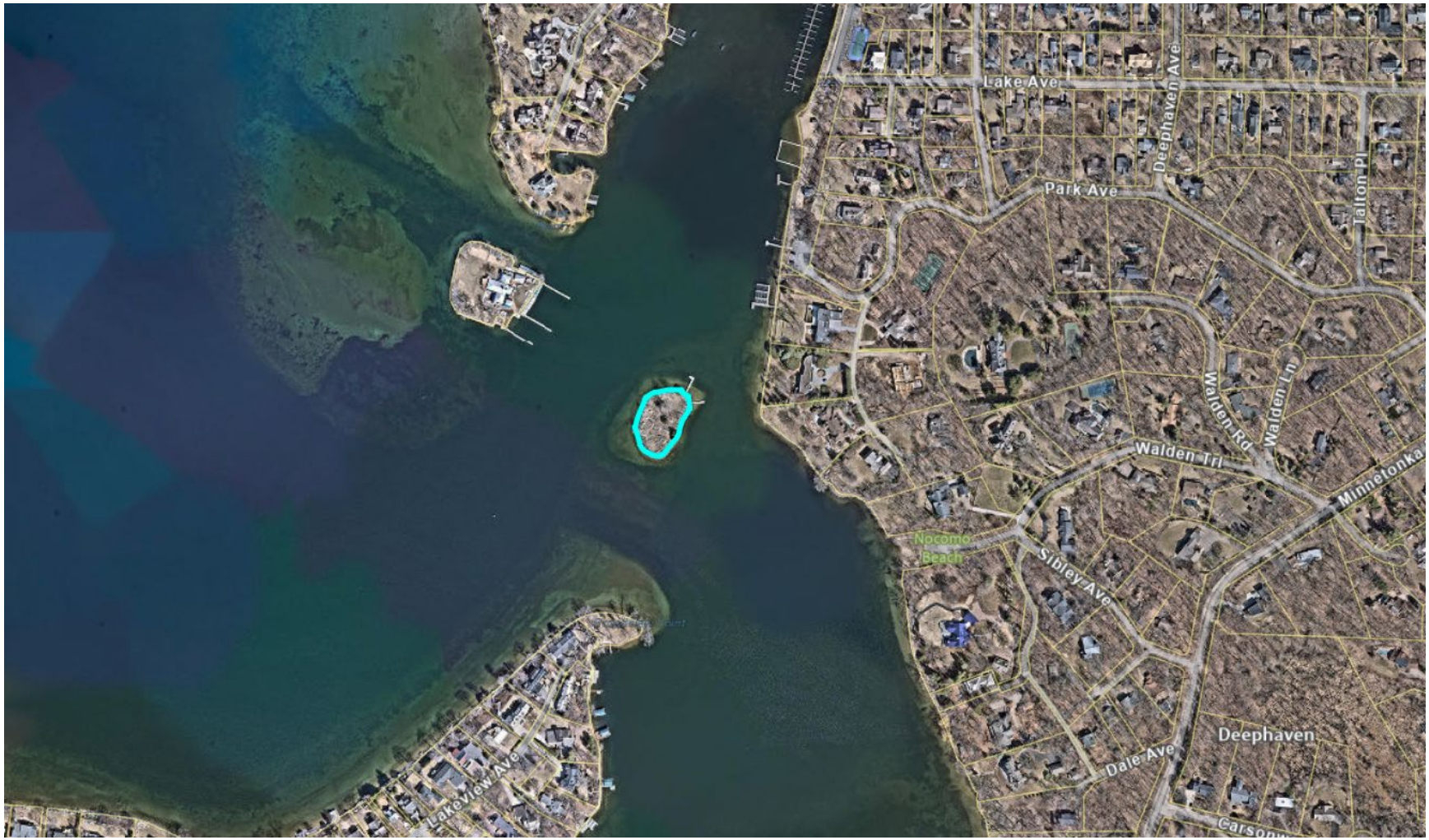
CITY COUNCIL ACTION REQUESTED

Motion to adopt Ordinance No. 13-XX rezoning 19450 Park Avenue from R-2 to PUD-3 with or without amendments.

Attachments:

1) Location Map
2) Zoning Map
3) Comprehensive Map
4) Applicant's Narrative
5) History of Bug Island
6) Existing Survey
7) Proposed Survey
8) Proposed Site Plan
9) Building Elevations and Floor Plans
10) Public Comments
11) Engineering Comments
12) Proposed Ordinance

LOCATION MAP
19450 Park Avenue



Minnetonka Ice Yacht Club (1899 to 1904)

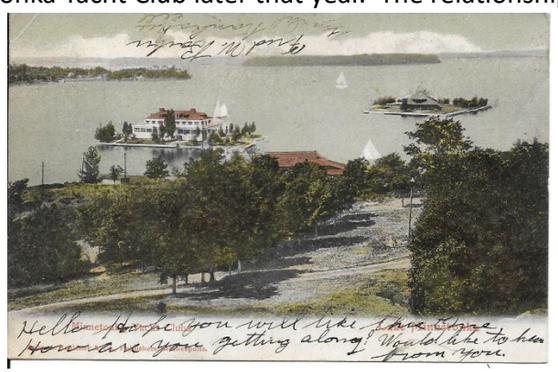


In 1899, the Minnetonka Ice Yacht Club was incorporated with Theodore Wetmore, who was from New York, as commodore, and Lucian Swift, Albert E. McMullen, Fred A Hubbard, and William K. Morison as board members. Other members were Charles and John Gluek, H. Willett Ankeny, A.T. Rand, Thomas Shevlin, Alfred F. Pillsbury, Hazen and Ward Burton, Robert G. Morrison, and Russell M. Bennett. Within two years the club had 167 members and seventeen boats ranging in size from 28 to 49 feet long and from 15 feet 7 inches to 26 feet, 9 inches between the runners. This plaque marks the nearest corner of the building pictured to the left.

The three-story building was built on 'Tahtu' aka 'Tahoe' aka 'Bug Island' for Theodore Wetmore by Syd Woodford who was "factotum-in-chief about the district [and], who would build beautiful houses, docks, and peanut stands with equal facility". His wife, Mollie, was a magnificent cook. One account says the Woodfords ran the club, introducing members to the niceties of southern cooking and keeping an open-hearth fire burning for sportsmen and their families throughout the winter months. Another, that H.C. Straight was chef and custodian. During the summer, the club offered "aquatic sports", buffet lunches, even room and board. In 1903, the Minnetonka Yacht Club moved its headquarters to the Minnetonka Ice Yacht Club building, renting and occupying quarters there. In effect, the first Minnetonka Yacht Club Carson's Bay boathouse offices.

Ice boating in the United States originated in New York on the Hudson River. By 1902, ice boating on the Hudson had ended with the decision to keep the river open year-round for commercial shipping. Some of the huge ice boats built for millionaire sportsmen by Jacob and George Buckhout of Poughkeepsie, New York found new homes on Lake Minnetonka. The 'Northern Light' and 'Zero' were purchased by Ward Burton. The 'Reindeer' was purchased by Theodore Wetmore; the 'Saint Nicholas' by Russell Bennett; The 'Quickstep' by William Peet; and the 'Avalanche' by Alfred Pillsbury. It was in 'Zero' on a "glorious day" late in the winter of 1902, that Ward Burton made his record-breaking run of about five miles from Gideon's Bay to Wayzata. The wind was blowing from the south at 36 to 46 miles per hour. 'Zero' traversed the five-mile distance in 3 minutes and 47 seconds for an average speed of 105 miles per hour, the fastest man had ever traveled at that point in time. Burton spoke for all the men and women who love this chillingly exciting sport when he said, "White sails passing over blue ice under a blue sky gave the illusion of flight".

The 'Wetmore House' was destroyed by fire on January 14, 1904, and was not rebuilt. The Minnetonka Ice Yacht Club merged with the Minnetonka Yacht Club later that year. The relationship between the two clubs was close even before the overlapping memberships merged after the 1904 fire. Today, all that remains of the Minnetonka Ice Yacht Club building aka 'Wetmore House' is a few foundation stones like the ones either side of this plaque. Note the size and grandeur differences between the 'Wetmore House' and the Minnetonka Yacht Club building on Lighthouse Island in the picture to the right. Even the respective island sizes are different with 'Bug Island' being much larger than Lighthouse Island at this point in time.



This is part of our shared history and tradition as member of the Minnetonka Yacht Club. This history needs to be treasured and thoughtfully considered and incorporated into our decisions as we shape the future of the Minnetonka Yacht Club in the twenty-first century!



Hello Dear Boy I do hope you will like this Picture.
How are you getting along? Would like to hear
from you.

illuminating the porch and exterior doorways. Note, the primary usage of Bug Island is during daylight hours. However, there will be occasions when it will be used after sunset. One example is the Catamaran fleet occasionally gathers for a sunset/moonlight sail.

Over the past 130 years, the use and character of Bug Island have changed to meet the needs of MYC. The proposed improvements support an evolution of its usage that enhances MYC member experience and improves the aesthetics/character of Bug Island to better match the neighborhood.

Thank you for working with us to complete the Bug Island improvement project as proposed! Please advise me of any questions and suggestions that can help this project proceed quickly.

Sincerely:

Mark G. Bury

Mark G. Bury
Minnetonka Yacht Club Board Member and Facilities Committee Chair
mbury@sailfastusa.com
(612) 718-7032

friends/family, to practice, or to do boat maintenance. The building, patio, grills, and fire pit better enable informal picnicking as a complement to these activities.

- Modify the layout of onshore boat/sail storage and boat launching area that efficiently uses the available acreage and improves the year-round aesthetics.

The request for the Conditional Use Permit is for a 'Rezoning' to a 'Planned Unit Development' (PUD). The request meets the following standards as shown below:

1. **The use is or will be compatible with present and future land uses of the area.**
    a. The functions of the proposed improvements, summarized above, represent an evolution in how Bug Island is being used today. The current zoning is incompatible with this usage. The PUD will align current and future usage with the correct zoning classification.
2. **The use or structure housing the use will be compatible in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.**
    a. The proposed building is designed using a 'boathouse' theme. This is like the 'Grandview' shoreside building to the south of Bug Island in Cottagewood. The patio and associated landscaping complement the structure and address MCWD requirements to utilize native plants and deliver best practices for stormwater runoff. The application submittals include a rendering of the exterior of the building and surrounding landscaping. The builder is a Deephaven resident and has completed many similar buildings, including two on other Lake Minnetonka islands. The grading/landscape contractor is a Shorewood resident and has completed many similar projects in Deephaven.
3. **The use will not have an undue, adverse impact on the health, safety and welfare of occupants of surrounding lands.**
    a. We met with the two closest neighbors to the east to understand and address their concerns. This resulted in lowering the building height and relocating the building to shield it from their view behind existing cedar trees. In addition, the removing the existing sail storage tubes and storing maintenance equipment and supplies inside improves the overall aesthetics.
4. **Traffic generated by the proposed use is within capabilities of streets serving the property.**

- MYC member access to Bug Island is via MYC pontoon shuttles and personal boats. The proposed improvements do not include additional dock capacity. Members will continue to park their cars at existing City of Deephaven parking lots or the MYC Carsons Bay Facility parking lot.

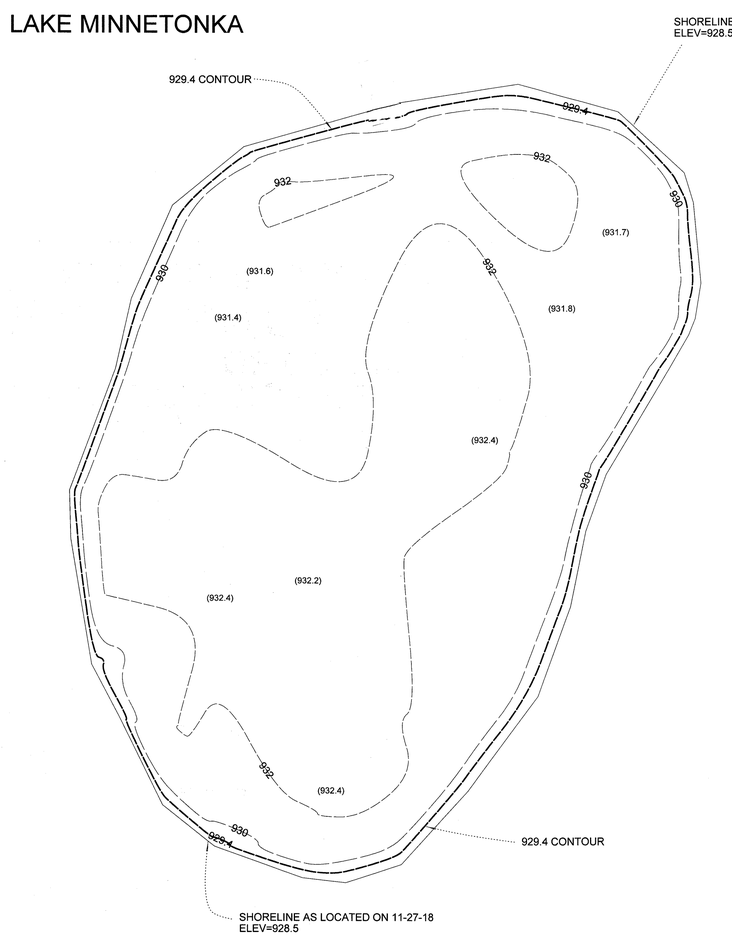
Over the past 130 years, the use and character of Bug Island have changed to meet the needs of MYC. The proposed improvements support an evolution of its usage that enhances MYC member experience and improves the aesthetics/character of Bug Island to better match the neighborhood. The requested rezoning and associated PUD align the historical and evolutionary usage of Bug Island with The City of Deephaven's property use standards.

Thank you for working with us to complete the Bug Island improvement project as proposed! Please advise me of any questions and suggestions that can help this project proceed quickly.

Sincerely:

Mark G. Bury
Minnetonka Yacht Club Board Member and Facilities Committee Chair
mbury@sailfastusa.com
(612) 718-7032

PROPOSED DOCK LOCATION FOR
MINNETONKA YACHT CLUB FOUNDATION
OF BUG ISLAND
IN LOTS 1-6, BLOCK 0, SUBDIVISION OF LOT "A" BAY ST LOUIS MINNETONKA
HENNEPIN COUNTY, MINNESOTA



BUG ISLAND CURRENTLY HAS
26,383 +- SQ. FT. (0.606 AC.) OF
LAND ABOVE THE 929.4 CONTOUR
AND 619' +- OF SHORELINE AT
THE 929.4 CONTOUR

(932.4) : Denotes existing spot elevation
930 : Denotes existing contour



GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 N. WILLOW DRIVE LONG LAKE, MN 55356
PHONE: 952-473-4141 FAX: 952-473-4435

DATE 12-4-18
SCALE 1"=20'
PROJECT NO. 18-385
SHEET NO. 1 SHEETS

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 Land Surveyor under the laws of the State of Minnesota.

Date 12-4-18 MINN. LICENSE NUMBER 41751

DESIGNED
DRAWN
CHECKED

REVISIONS

DATE	BY	REMARKS

A-1

18-385

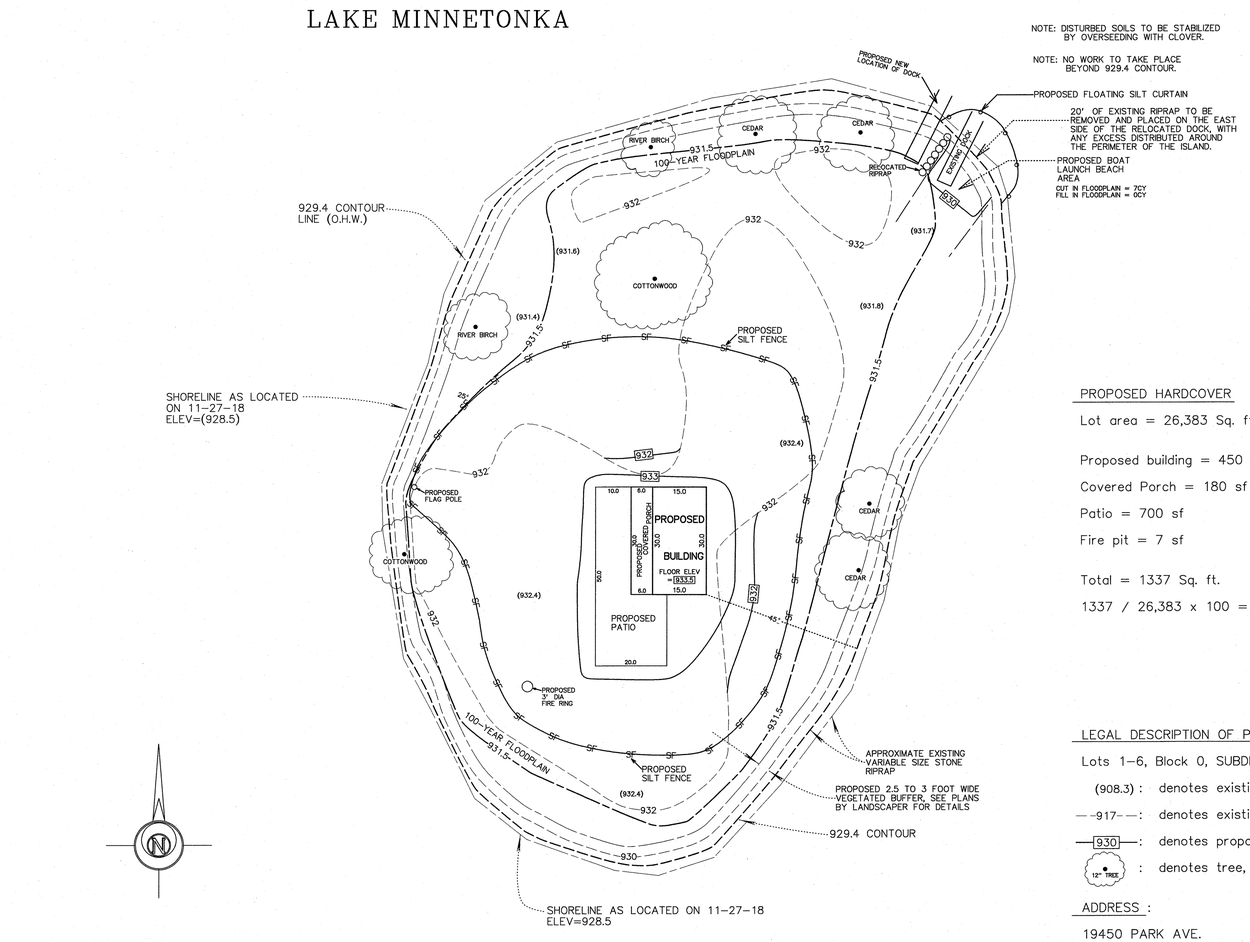
CERTIFICATE OF SURVEY FOR

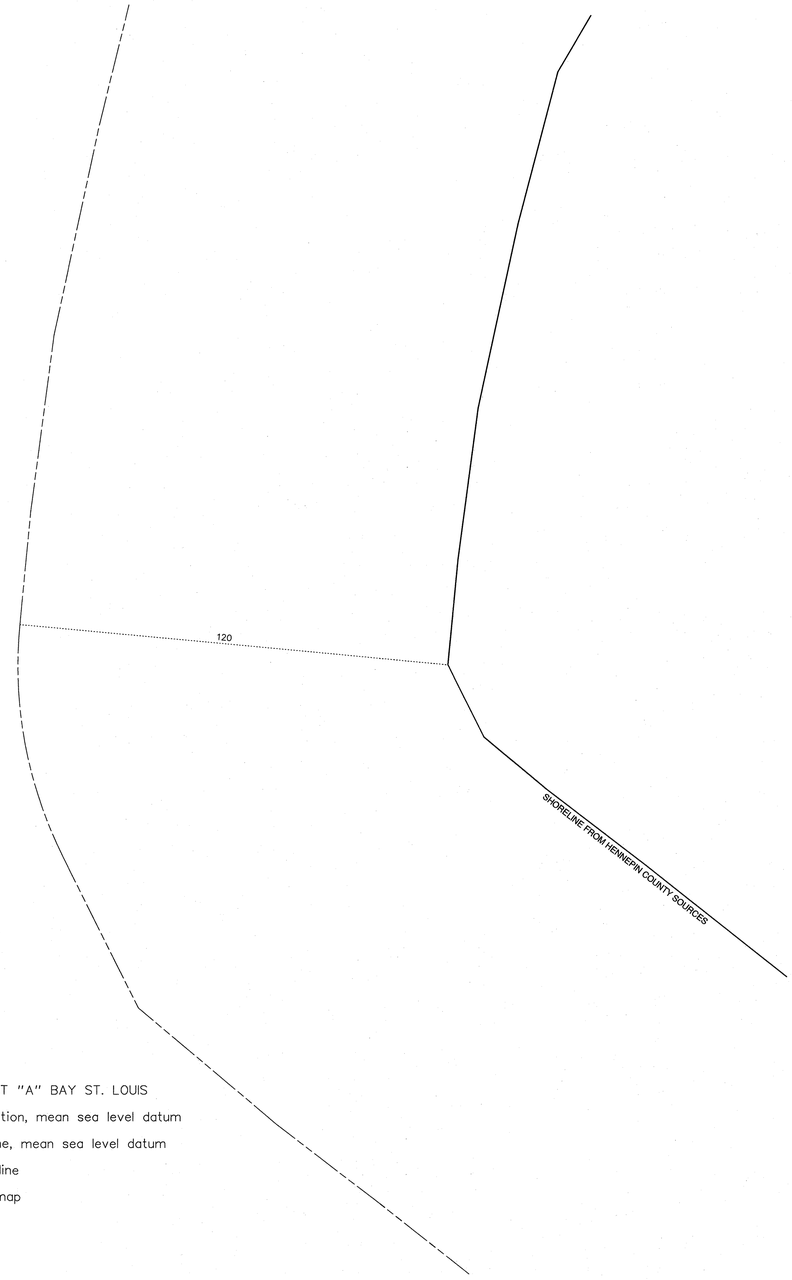
MINNETONKA YACHT CLUB

OF BUG ISLAND

IN LOTS 1–6, BLOCK 0, SUBDIVISION OF LOT "A" BAY ST LOUIS MINNETONKA

HENNEPIN COUNTY, MINNESOTA





PROPOSED HARDCOVER

Lot area = 26,383 Sq. ft.

Proposed building = 450 sf

Covered Porch = 180 sf

Patio = 700 sf

Fire pit = 7 sf

Total = 1337 Sq. ft.

1337 / 26,383 x 100 = 5.07%

LEGAL DESCRIPTION OF PREMISES :

Lots 1–6, Block 0, SUBDIVISION OF LOT "A" BAY ST. LOUIS

(908.3) : denotes existing spot elevation, mean sea level datum

--917--: denotes existing contour line, mean sea level datum

930 : denotes proposed contour line

12" TREE : denotes tree, per owners map

ADDRESS :

19450 PARK AVE.
DEEPHAVEN, MN 55331

LOT SIZE :

26,383 SQ. FT.

BUG ISLAND CURRENTLY HAS 26,383 SQ. FT. (0.606 AC.) OF LAND ABOVE THE 929.4 CONTOUR AND 619' +– OF SHORELINE AT THE 929.4 CONTOUR

GRONBERG & ASSOCIATES, INC.
CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS
445 NORTH WILLOW DRIVE LONG LAKE, MN 55356
952-473-4141

DATE 12-4-18
SCALE 1"=20'
26-012A

PROJECT

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 Land Surveyor under the laws of the State of Minnesota.

Mark S. Gronberg Minnesota License Number 12755

DATE	REVISIONS
1-26-26	PROPOSED BUILDING, PORCH & PATIO
3-12-26	REVISED BUILDING & PATIO LOCATION, TREES PER OWNERS MAP

26012A2.SCJ

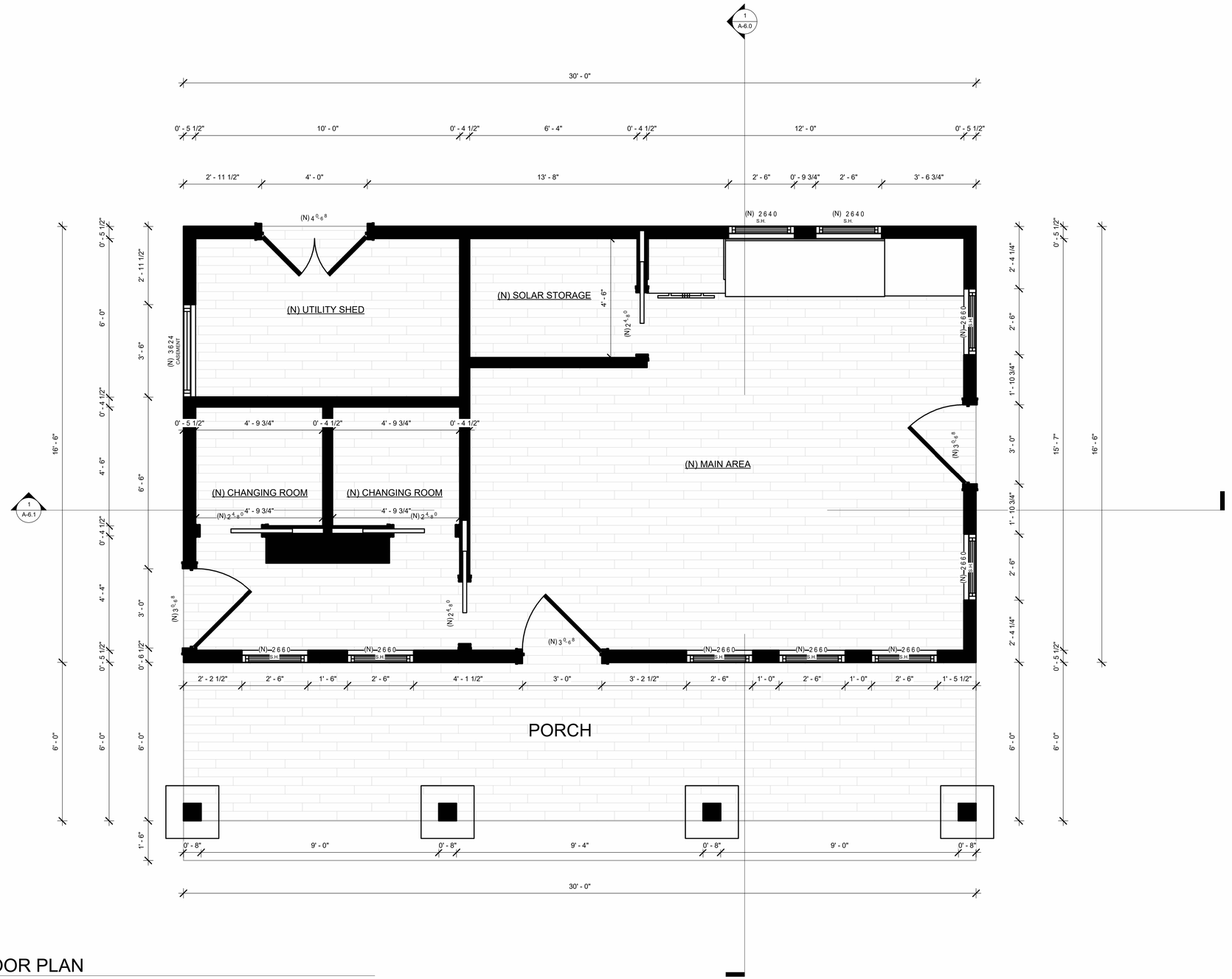
26012A2.SCJ

26-012A


4' - 0"
TAHOE
ISLAND
8' - 0"




Minnetonka
Yacht Club
1.0



PROPOSED - FIRST FLOOR PLAN

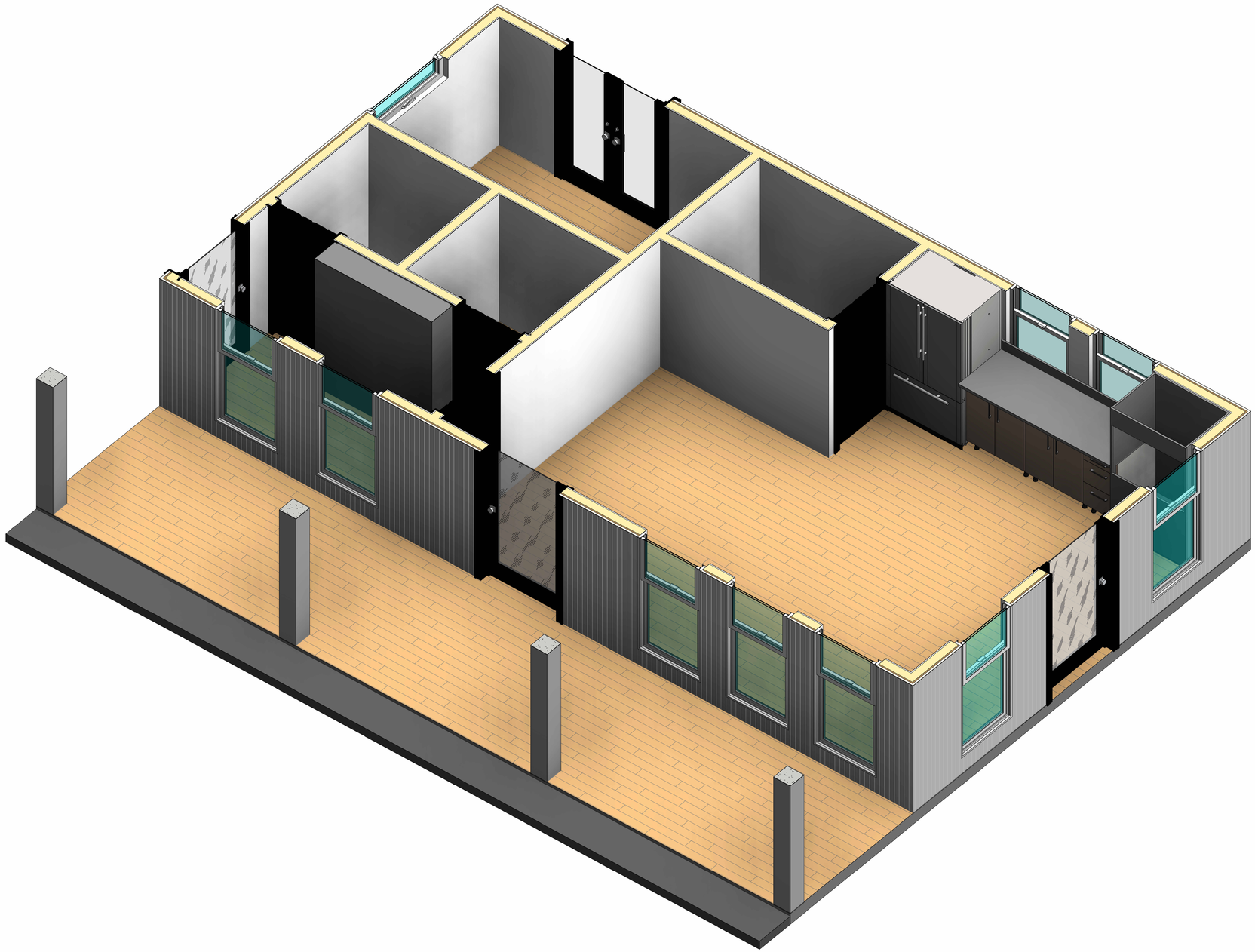
1/2" = 1'-0"

SCAL
1/2" = 1'-0"

SHEET TITLE
PROPOSED FLOOR PLAN

A-3.0

3D FIRST FLOOR PLAN

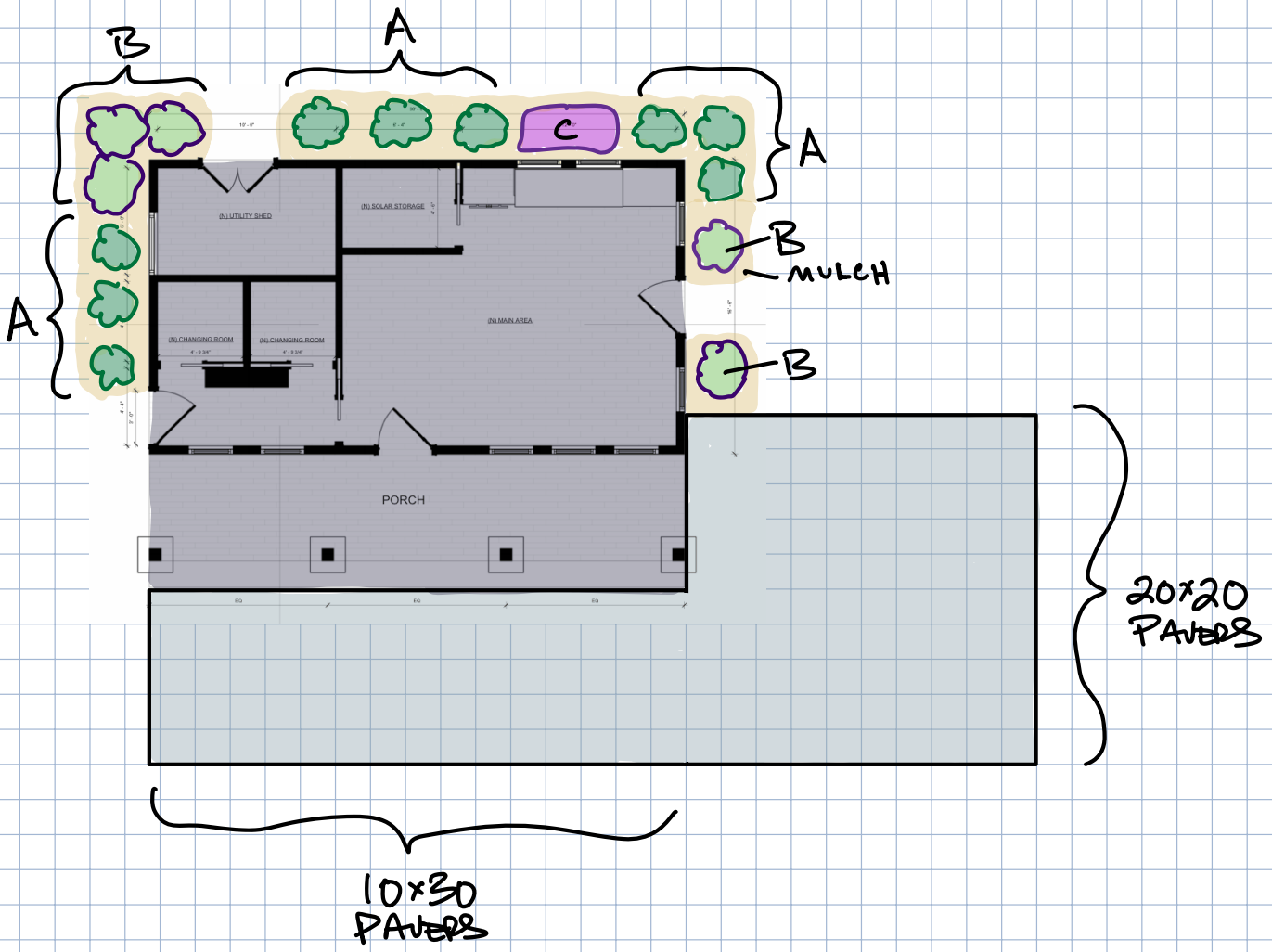


SCAL
E

SHEET
TITLE

PROPOSED
FLOOR PLAN

A-3.0.2



PLANT LIST

A = BOBO HYDRANGEA (9)

B = DARK HORSE WEIGELIA (5)

C = MILLENIUM ALLIUMS (5)

Bobo® — Zone 3

Hydrangea paniculata 'ILVOBO' (PP22,782)



This dwarf hydrangea will stand out in the garden. Large white flowers bloom midsummer. The flowers are held on strong upright stems and take on a pinkish blush in fall.

H: 2-3' **W:** 3-4'
Shape: Rounded
Flower: White
Foliage: Green
Fall Color: Insignificant

		Each	25+	50+
#4239527	#3 Container	33.00	29.70	28.05
#107284	#10 Container	65.00	58.50	55.25



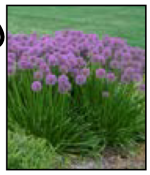
Dark Horse — Zone 4

Weigela florida 'Dark Horse' (PP14,381)

Dark purple-bronze foliage has lime-green veination. Magenta-pink flowers stand out against the foliage. A hardy replacement for 'Midnight Wine'.

H: 2-3' **W:** 2-3'
Shape: Mounded
Flower: Pink
Foliage: Bronze-purple
Fall Color: Insignificant

		Each	25+	50+
#3359592	#2 Container	26.00	23.40	22.10
#3359615	#5 Container	38.00	34.20	32.30



Millenium — Zone 4

Allium 'Millenium'

Purple-pink flowers appear on strong stems. Compact clump of thick, glossy, green foliage. Deer and rabbit-resistant.

H: 18" **W:** 14"
Shape: Mounded
Foliage: Green
Flower: Purple-pink
Bloom Time: June-July

		Each	25+	50+
#4367008	#1 Container	7.95	7.16	6.76

PLANTS FOR AROUND THE SHORELINE JUST INSIDE THE RIP RAP

15 SWITCHGRASS

10 BIG BLUESTEM

10 JOE PYE WEED

15 OBEDIENT PLANT

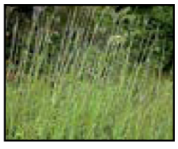
15 CARDINAL FLOWER

15 BLUE LOBELIA



Panicum virgatum — Zone 3
(Switch Grass)
H: 48-72"
Soil Type: Dry-Moist
Flower: Silver-pink
Bloom Time: June-October

		Each	25+	50+
#3421312	4" Container	4.50	4.05	3.83



Andropogon gerardii — Zone 3
(Big Bluestem)
H: 48-72"
Soil Type: Dry-Moist
Flower: Purple
Bloom Time: September-October

		Each	25+	50+
#3421121	4" Container	4.50	4.05	3.83



Baby Joe — Zone 3
Eupatorium dubium 'Baby Joe' (PP20,320)
One of the shortest eupatoriums. Dark green foliage with sturdy purple stems provides a great contrast for the long-blooming mauve flowers.
H: 24-30" **W:** 24-36"
Shape: Upright
Foliage: Green
Flower: Mauve
Bloom Time: August-October



Physostegia virginiana — Zone 2
(Obedient Plant)
H: 36-48"
Soil Type: Dry
Flower: Pink
Bloom Time: August-September

50+
3.83

mulch in winter.



Cardinal Flower — Zone 3
Lobelia cardinalis
Bright red tubular flowers are held well above green ovate foliage.
H: 36" **W:** 18"
Shape: Upright
Foliage: Green
Flower: Red
Bloom Time: August-September

Lobelia siphilitica — Zone 3
(Great Blue Lobelia)
H: 24-36"
Soil Type: Moist-Wet
Flower: Blue
Bloom Time: July-October

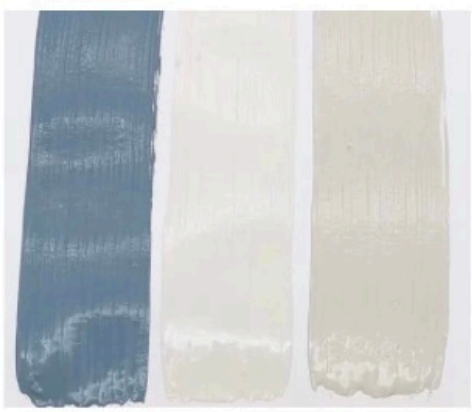




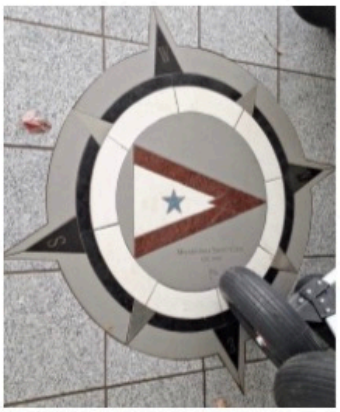
This image conveys the overall design intent for the Bug Island building. The structure will be positioned to the west of the existing large cedar trees along the island's eastern edge. These trees span approximately 40 feet in width, while the building itself will be 30 feet wide, allowing it to sit comfortably within the site.

The patio will be constructed of gray stone; however, the dimensions shown in this image are not accurate. The primary patio will extend 10 feet out from the porch and run the full 30-foot length of the building. An additional 20-by-20-foot patio will be attached on the south side.

Each elevation of the building will incorporate distinct architectural details to add character and visual interest. These elements are illustrated in the following page featuring 3 views of the building.



- Main: BM Philipsburg Blue is a rich, historic blue with a touch of gray. It's striking without being overwhelming, making it an amazing choice for siding if you want curb appeal that feels both classic and fresh.
- Trim: BM White Down is a soft, creamy white that warms things up. It's not too bright or stark, which means it pairs beautifully with deeper colors like Philipsburg Blue and frames the exterior in a welcoming way.
- Accents: BM Edgecomb Gray is a light, versatile greige that ties everything together. It brings a natural, grounded feel—perfect for shutters, doors, or stone details—balancing the boldness of the blue with subtle warmth.



The exterior color palette, as shown above, features a white building and window trim to align with the character and aesthetic of other Minnetonka Yacht Club buildings. The doors will be finished in Benjamin Moore Philipsburg Blue, with Benjamin Moore Edgecomb Gray used for accent elements to create a classic, warm appearance.

The roof will consist of black asphalt shingles, with future plans to incorporate solar panels. A compass rose design will be integrated into the patio to add a distinctive nautical element. The patio is made up of a grey landscape stone. In place of a conventional concrete foundation, the structure will be supported by helical pilings.

Signage is planned to identify the island and highlight the Minnetonka Yacht Club, with a design inspired by traditional Nantucket homes and classic boathouses.

Pat Smith

From: Steve Gullickson <gully6613@gmail.com>
Sent: Monday, April 20, 2026 12:58 PM
To: Pat Smith
Subject: NYC - Bug Island

Patrick,

My wife Jenny and I received the revised proposal for the development of Bug Island. Our concerns about this project are the following:

- Noise: Bug Island is very close to the shore, so noise created on the island will have an impact on the residences along the shoreline, including ours. Since the plan includes patio space, we assume this means club members will use the island later into the evening, when sound travels better during lighter winds. The main Yacht Club already hosts many evening events on weekends, so the addition of people using a second Yacht Club site likely adds to the noise.

- Congestion: Boats at Bug Island support a variety of race events. If sailors and people coming to watch sailing events use the island does this lead to more congestion on and around the island? Will people look to anchor their boats nearby in order to hang out on the island?

The revised version does not appear to have a bathroom option. If club members are ferrying to the main club island for bathrooms, why not just hang out there rather than on Bug Island?

Thanks for your consideration of these concerns.

Steve Gullickson
3980 Walden Shores Rd

Pat Smith

From: h2ostruyk@aol.com
Sent: Monday, March 2, 2026 10:02 AM
To: 'Bury, Mark G.'; 'Mrs. Engebretson Tara'
Cc: 'Kristen Struyk'; Pat Smith
Subject: RE: MYC Bug Island Improvements

Hello Mark and Tara,

Thanks for stopping by last week to discuss alternatives/options for the Bug Island shelter, I appreciate your willingness to explore options. After discussing with Kris, we have the following feedback for you:

- The shelter will be far less objectionable if located behind the trees on the south end
- The lower height and the aesthetics of the "boat house" architecture are far more appealing than the original "tiny" house.
- More than happy to comment on any modified plans (elevations and location) before the planning meeting if you can get those to us in time to respond to the city - I am not sure of the timeline/deadlines for comments for the March 17 meeting.
- We will be returning from Europe on the 17th, but arrive 10:00 pm.

Thanks,

David and Kris Struyk

From: Bury, Mark G. <mbury@sailfastusa.com>
Sent: Sunday, February 22, 2026 12:34 PM
To: h2ostruyk@aol.com; Mrs. Engebretson Tara <tara@fazhomes.com>
Subject: Re: MYC Bug Island Improvements

Perfect and thank you. See you soon
Sent from my iPhone

> On Feb 22, 2026, at 11:36 AM, h2ostruyk@aol.com wrote:
>
> Hi Mark,
>
> Happy to discuss with you, Monday, 5:00 pm works for me.
>
> 3960 Walden Shores Rd.
> Deephaven, MN
> 952-215-2056
>
> **From:** Bury, Mark G. <mbury@sailfastusa.com>
> **Sent:** Thursday, February 19, 2026 4:38 PM
> **To:** h2ostruyk@aol.com

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

April 9, 2026

Steven Hegland, City Engineer
City of Deephaven
3601 Thurston Ave
Anoka, MN 55303

RE: 19450 Park Ave Site Plan Review

We have reviewed the site plan documents as noted below for general conformance with the City of Deephaven's engineering and stormwater management standards as it relates to the zoning code. Additional comments may be provided on future submittals:

1. Certificate of Survey by Gronberg & Associates, Inc. Revision Dated 3/12/2026
2. Survey for Proposed Dock Location for Minnetonka Yacht Club Foundation of Bug Island by Gronberg & Associates, Inc. Dated 12/4/18

We offer the following comments:

1. The existing lot is and island which generally drains in all direction into Lake Minnetonka.
2. Application is proposing to construct a building and patio which is approximately 1,337 sf. The total lot impervious is under the 25% lot coverage as allowed by City Code.
3. The applicant will be required to obtain the necessary watershed permits from the Minnehaha Creek Watershed District for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval. This shall include any permits necessary for the construction of the building and adjustments to riprap on the shoreline as proposed.
4. The applicant is showing the FEMA HWL on the plans of 931.5. The applicant shall also indicate the HWL as recognized by the Watershed District on the plans.
5. The proposed grading does not appear to alter the elevations of the site by more than 3 feet.
6. The applicant is proposing the use of silt fence along the disturbance limits of the project and floating silt curtain around the dock area.
7. The development plan is showing changing rooms, common space and storage within the structure. No water or sewer is provided to the facility.

Sincerely,
Hakanson Anderson

Steven Hegland, City Engineer

City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

REZONING 19450 PARK AVENUE FROM R-2 TO PUD-3 BY AMENDING SECTION 1340 OF THE DEEPHAVEN ZONING ORDINANCE

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1340 be amended as follows:

1340.07 PUD District 3.

Lots 1-6, Block 0, Subdivision of Lot "A" Bay St. Louis

SECTION TWO: Addition. That Section 1302.08 be added to the zoning ordinance:

Subd. 1 Permitted Uses:
a) Clubhouse with no restrooms
b) Gathering space
c) Boat and lift storage

Subd. 2 Permitted Accessory Uses:
a) Non-illuminated signs as regulated in the zoning ordinance
b) Storage of gear and all other equipment within a building

Subd. 3 Development Regulations

a) Lot and Building Regulations

Lake Yard Setback (min.)	40 feet
Maximum Hardcover	10%
Building Coverage (max.)	527 SF (2%)
Building Height (max.)	12 feet

b) All exterior lights shall have shields directing lighting downwards.

c) Occupation of Bug Island by MYT members or the general public be limited to the hours between 6AM – 9:30PM.

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

Adopted by the Deephaven City Council on May 4, 2026, and published in the paper of Sun Sailor on May 14, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

ITEM 6H

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
May 4, 2026

BACKGROUND

State law requires the cities' comprehensive plans to be consistent with the zoning ordinance. Minnesota statute 473.858 states, "If the comprehensive municipal plan is in conflict with the zoning ordinance, the zoning ordinance shall be brought into conformance with the plan by local government units in conjunction with the review." There are several properties that are guided public or institutional but zoned differently as shown in the table below.

Property	Comprehensive Guide	Zoning
Deephaven Elementary School	Public/Semi-Public	R-2 Residential
City Hall	Public/Semi-Public	R-3 Residential
St. Therese	Public/Semi-Public	R-3 Residential
Calvary Church	Public/Semi-Public	Downtown Commercial
Cleveland Park	Park	R-3 Residential
Thorpe Park	Park	R-3 and R-2 Residential
Burton Park	Park	R-2 Residential
Shuck Park	Park	R-3 Residential
Cottagewood Park	Park	R-3 Residential
Bug Island	Limited Commercial	R-3 Residential
Lighthouse Island	Limited Commercial	R-3 Residential
General Store	Limited Commercial	R-3 Residential

Calvary Church and St. Therese Church have different zoning regulations.

	Zoning District	Maximum Hardcover	Front Yard Setback	Side Yard Setback	Rear Yard Setback	Maximum Height
Deephaven Elementary School	R-2	25%	50 feet	20 feet	25 feet	36 feet
City Hall	R-3	25%	35 feet	25 feet combined	15 feet	36 feet
St. Terese	R-3	25%	35 feet	25 feet combined	15 feet	36 feet
Mt. Calvary Church	C-1	75%	15 feet	15 feet	25 feet	30 feet

PROPOSED CHANGES

Create a new Public Park zoning district and a new Institutional and Public zoning district.

Permitted uses in the Public Park zoning district would include:

- Parks and recreational fields, structures, buildings and trails.
- Public docks and associated facilities.
- Dry stacking pursuant to duly issued city permit.
- Essential services and essential service structures necessary for the health, safety and general welfare of the community (e.g. utilities).

Permitted uses in the Institutional and Public zoning district would include:

- Governmental Facility
- Library
- Religious Assembly
- School, public or private
- Utilities and Public Service facilities

Possible lot and building regulations

	P – Public Park District	**PI – Public Institutional District**	**C-1 Downtown Commercial (for comparison)**
Front Yard Setbacks	20 feet	35 feet	15 feet
Exterior Side Yard Setbacks	20 feet	30 feet, except when across a street from a residential district, then 50 feet	25 feet
Side Yard Setbacks	15 feet, except when abutting a residential district, then 20 feet	25 feet, except when abutting a residential district, then 50 feet	15 feet
Rear Yard Setbacks	20 feet	25 feet	20 feet
Building Coverage	10%	25%	
Hardcover	25%	75%	75%
Building Height	25 feet	40 feet	30 feet

PLANNING COMMISSION ACTION TAKEN ON 4/21/26 (on a 7-0 vote)

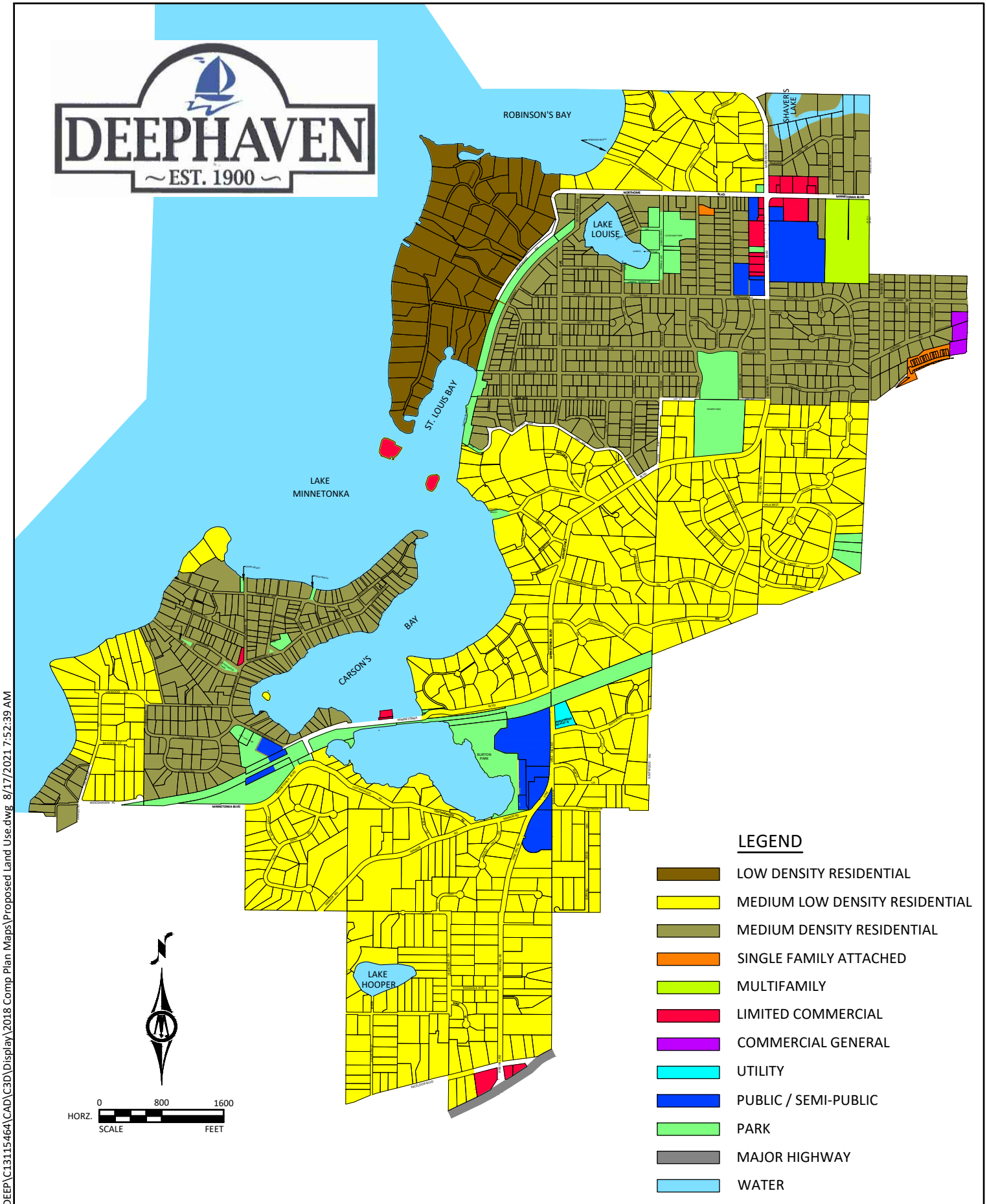
Recommended approval of the proposed P-1 and P-2 zoning districts with a maximum height of 38 feet in the P-2 zoning district.

CITY COUNCIL ACTION REQUESTED

Move the City Council waive the first reading of Ordinance No. 13-XX, with or without changes, and schedule a second reading for June 1, 2026.

Attachments:

1) Zoning Map
2) Comprehensive Plan Map
3) Site Plan and Building Height Examples
4) Proposed Ordinance



H:\DEEP\C13115464\CAD\C3D\Display\2018 Comp Plan Maps\Proposed Land Use.dwg 8/17/2021 7:52:39 AM

Zoning

- C-1 Downtown Commercial
- C-2 General Commercial
- C-3 Highway Commercial
- PUD-1
- PUD-2
- R-1
- R-2
- R-3
- Hennepin County Municipalities
- Schools

ANDOVER PLACE	B6
AZURE RD	C3-D3-E3
BALDWIN STREET	C4
BAY STREET	B4-B5
BAYVIEW COURT	A5
BERRY LANE	F3
CARSON ROAD	A5-B5
CARSONWOOD AVENUE	D4
*CEDARHURST	C2-D2
CHICKADEE LANE	D5
*CHIMO EAST	C5-D5
*CHIMO WEST	C5
CIRCLE DRIVE	D5
COTTAGEWOOD AVENUE	B5-C4
COTTAGEWOOD ROAD	B5-B6-C6
COTTONWOOD LANE	A5
CREST AVENUE	D2
DALE AVENUE	D4
DAY LANE	C3
DEEPHAVEN AVENUE	D2-D3
DEEPHAVEN COVE COURT	F3
DYER LANE	C6
*EAST VALLEY ROAD	D4
EASTON ROAD	D3
EASTWOOD DRIVE	D6
EASTWOOD ROAD	E5-E6
ELM STREET	C4
EXCELSIOR BOULEVARD	B8-C8-D8
FAIRHOMES LANE	E3-F3
FAIRHOMES ROAD	F3
HAMILTON AVENUE	E2-E3
HARPER ROAD	A5
HEATHCOTE DRIVE	D4-E4
HEATHCOTE LANE	E4
HEATHCOTE ROAD	D5-E4-E5
HIGHCREST DRIVE	C7
HIGHLAND AVENUE	D2-E2-F2
HILL LANE	E2
HILLCREST COURT	E4
HILLCREST LANE	E4-F4
HILLCREST ROAD	E3-E4-F4
HILLCREST WAY	E4-F4
HILLSIDE STREET	C6
HONEYSUCKLE LANE	E3-F3
HONEYSUCKLE ROAD	E3
HOOPER LAKE ROAD	C7
HUMMINGBIRD ROAD	C8
HUSS STREET	B5
JAMES AVENUE	D2-D3
JEFFERSON STREET	B4-B5
JERICHO ROAD	F3
KEEWAYDIN STREET	B4-B5
LAKE AVENUE	C3-D3-E3
LAKEVIEW AVENUE	A4-B4-C4
LAUREL DRIVE	F3
LEROY STREET	F2-F3
LINDEN ROAD	A5-A6-B5-B6
LINWOOD CIRCLE	A6
PRIVATE ROAD	*
SOUTH HALF PRIVATE ROAD	**

LINWOOD LANE	A6
LINWOOD ROAD	A5-A6
LOWELL STREET	F2-F3
MANOR ROAD	B6-C6-D6
MAPLE CHASE	C6
MAPLE HILL DRIVE	C6
MAPLE LANE	D6
MAPLE RIDGE ROAD	E1
MAPLEWOOD ROAD	E1-E2
MINNETONKA BOULEVARD	A6-B5-B6-C5-D4 D5-E2-E3-E4-F2
MONALTRIE AVENUE	D3
MONTGOMERIE AVENUE	E2-E3
MOUNT CURVE	B4-B5
NORTH LANE	A4
NORTHERN ROAD	B4-B5
NORTHOME AVENUE	D3
NORTHOME BOULEVARD	D2-E2
**NORTHOME ROAD	C2-C3-D2
OLD KENT ROAD	B6
PAMELA PLACE	F3
PARK AVENUE	C3-D3-D4
PARK PLACE	A5-B5
PARKWAY	C3-D2
PEDERSON STREET	B5
RAMSEY ROAD	D4
RIDGEWOOD ROAD	D5
ROBINSON'S BAY ROAD	D1-D2
ROSEDALE AVENUE	C7
*ROSEDALE COURT	D7
RUTLEDGE ROAD	D3-E3
SHAVER'S LAKE DRIVE	E2-F1
SHAVER'S LAKE ROAD	F2
SHAVER'S LANE	E1-F1
SIBLEY AVENUE	D4
*SPRING CREEK DRIVE	D6
ST JAMES GATE	B6
ST LOUIS AVENUE	E4-D4
STATE HIGHWAY NO 101	F2-F3
STATE HIGHWAY NO7	C8-D8
STONECRAFT LANE	F3
SUMMERVILLE ROAD	B5
TALTON PLACE	D3
THERESE STREET	F2-F3
THORPE ROAD	E3
VINE HILL ROAD	C7-D5-D6
VINE STREET	B7-C7
VIRGINIA AVENUE	E3
WALDEN LANE	D4
WALDEN ROAD	D4
*WALDEN SHORES ROAD	C3-C4
WALDEN TRAIL	D4
WATER STREET	B4-B5
WESTERN ROAD	A5-B5
WESTVIEW DRIVE	E3
*WILLOW HAVEN	D6
WOODHAVEN PLACE	A6
*WYNDHILL CIRCLE	D5

February 2025 Zoning

N

0 360 720 1,440
Feet

(At original document size of 8.5x11)
1:4,320

Book 2173

18360 Minnetonka Blvd.

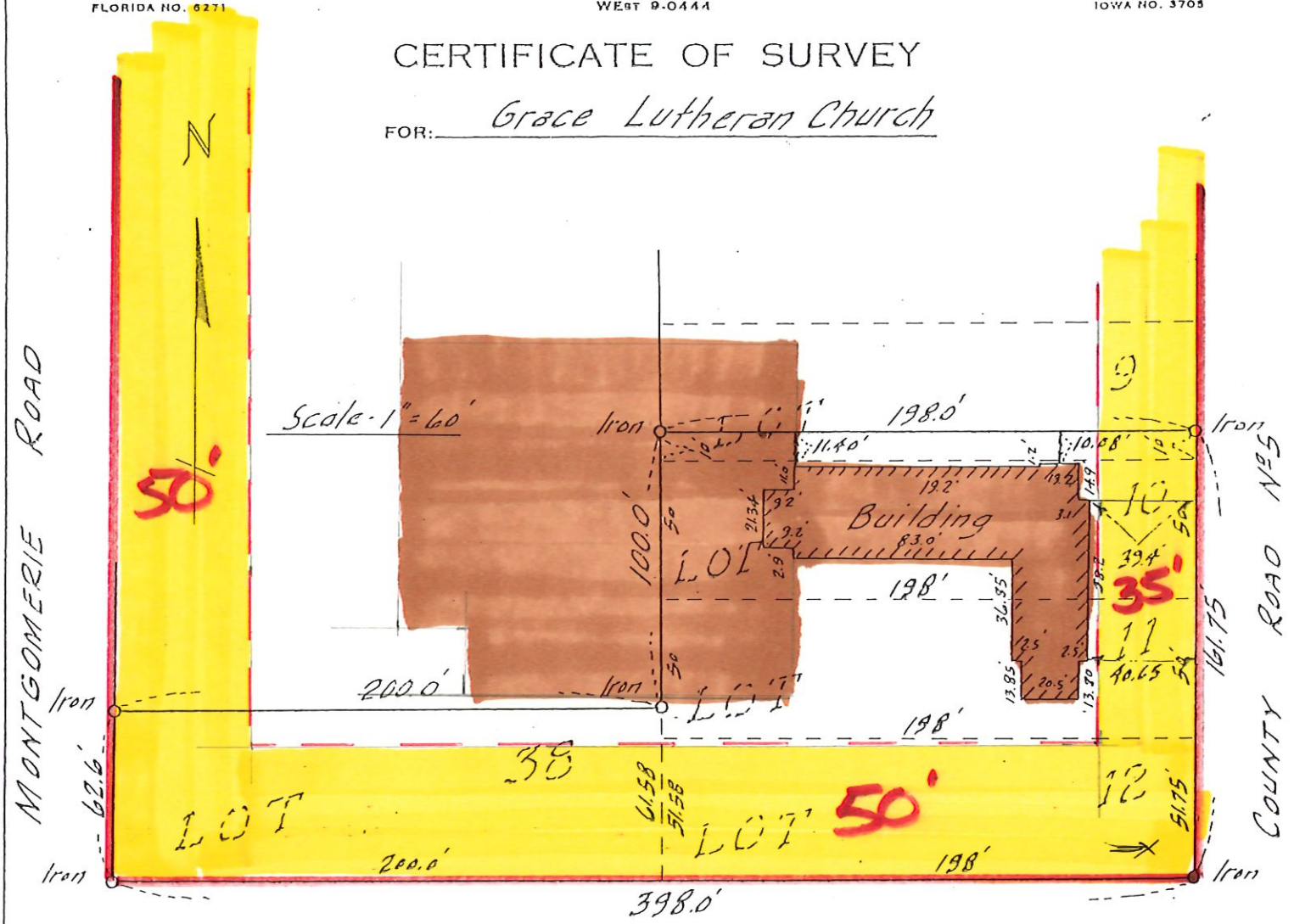
WILLIAM D. SCHOELL
REGISTERED CIVIL ENGINEER
MINN. NO. 2265
SO. DAK. 735
WIS. NO. E-6176
FLORIDA NO. 6271

SCHOELL and MADSON
ENGINEERS AND SURVEYORS
2629 LOUISIANA AVENUE
MINNEAPOLIS 26, MINN.
WEst 9-0444

CARLISLE MADSON
REGISTERED LAND SURVEYOR
MINN. NO. 4374
SO. DAK. 701
WIS. NO. 5-674
IOWA NO. 3705

CERTIFICATE OF SURVEY

FOR: Grace Lutheran Church



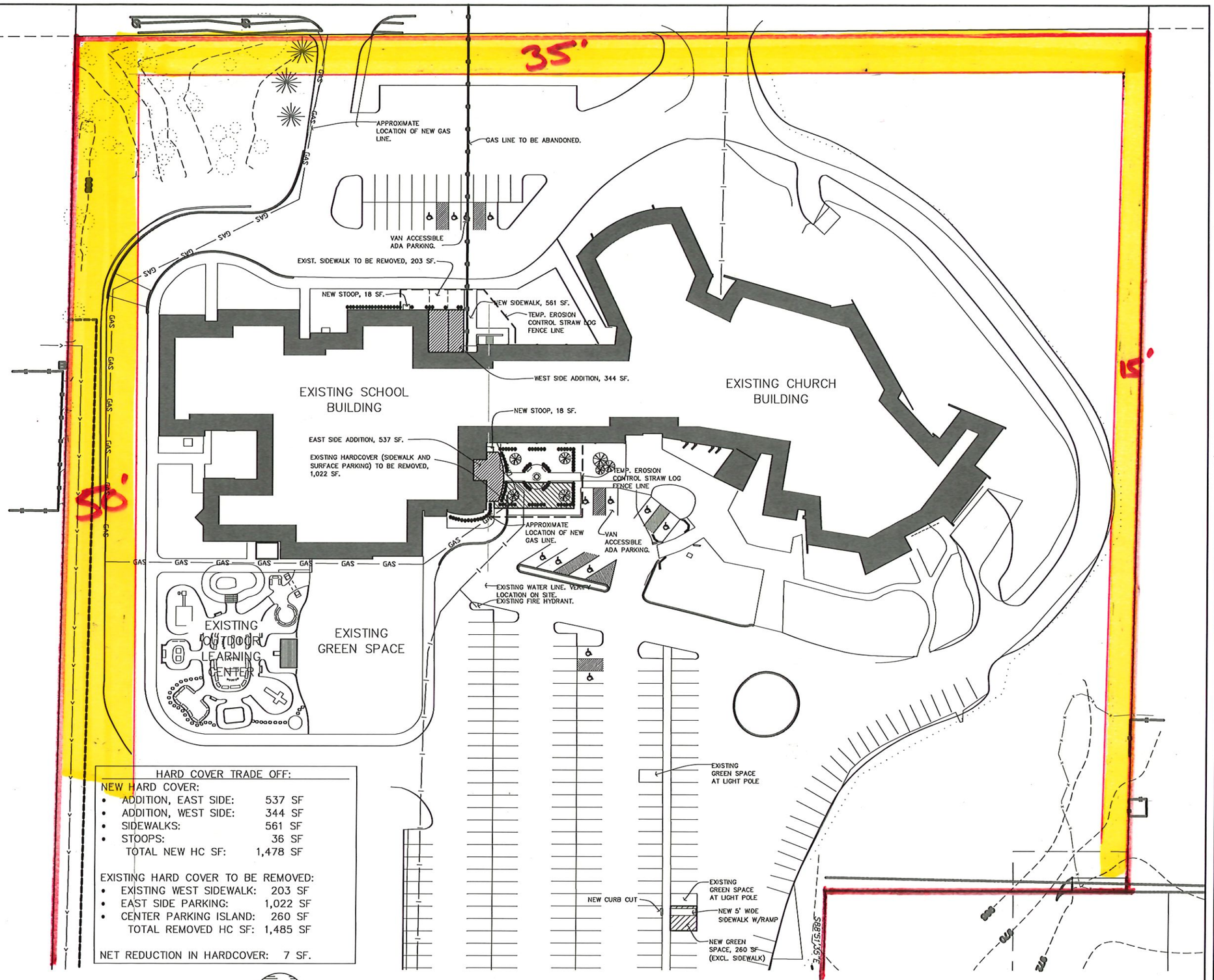
WE HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY OF THE BOUNDARIES OF:

Lots 10, 11, 12, 38 and the South 10 feet of Lot 9, "Deephaven Park".

AND OF THE LOCATION OF ALL BUILDINGS, IF ANY, THEREON, AND ALL VISIBLE ENCROACHMENTS, IF ANY, FROM OR ON SAID LAND.
AS SURVEYED BY US THIS 27th. DAY OF February, 19 59.

LAND SURVEYOR, MINN. REG. NO. 4374

HARCO 977 2-59



HARD COVER TRADE OFF:

NEW HARD COVER:

• ADDITION, EAST SIDE:	537 SF
• ADDITION, WEST SIDE:	344 SF
• SIDEWALKS:	561 SF
• STOOPS:	36 SF
TOTAL NEW HC SF:	1,478 SF

EXISTING HARD COVER TO BE REMOVED:

• EXISTING WEST SIDEWALK:	203 SF
• EAST SIDE PARKING:	1,022 SF
• CENTER PARKING ISLAND:	260 SF
TOTAL REMOVED HC SF:	1,485 SF

NET REDUCTION IN HARDCOVER: 7 SF.

1 / A0.2 SITE PLAN
1/32"=1'-0"

NORTH

St Therese A0.2.dwg

DANIEL K. DUFFY ARCHITECTS, INC.
13911 Ridgedale Drive
Suite 401
Minnetonka, MN. 55305
(952) 541 7888 phone

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

DANIEL K. DUFFY, AIA, CID, LEED AP

REG. NO. 23896 DATE 3/24/2021

REVISED FOR HARDCOVER	04/05/21
ISSUE FOR PERMIT/PRIONG	03/24/21
Number Issue	Date

Revisions:

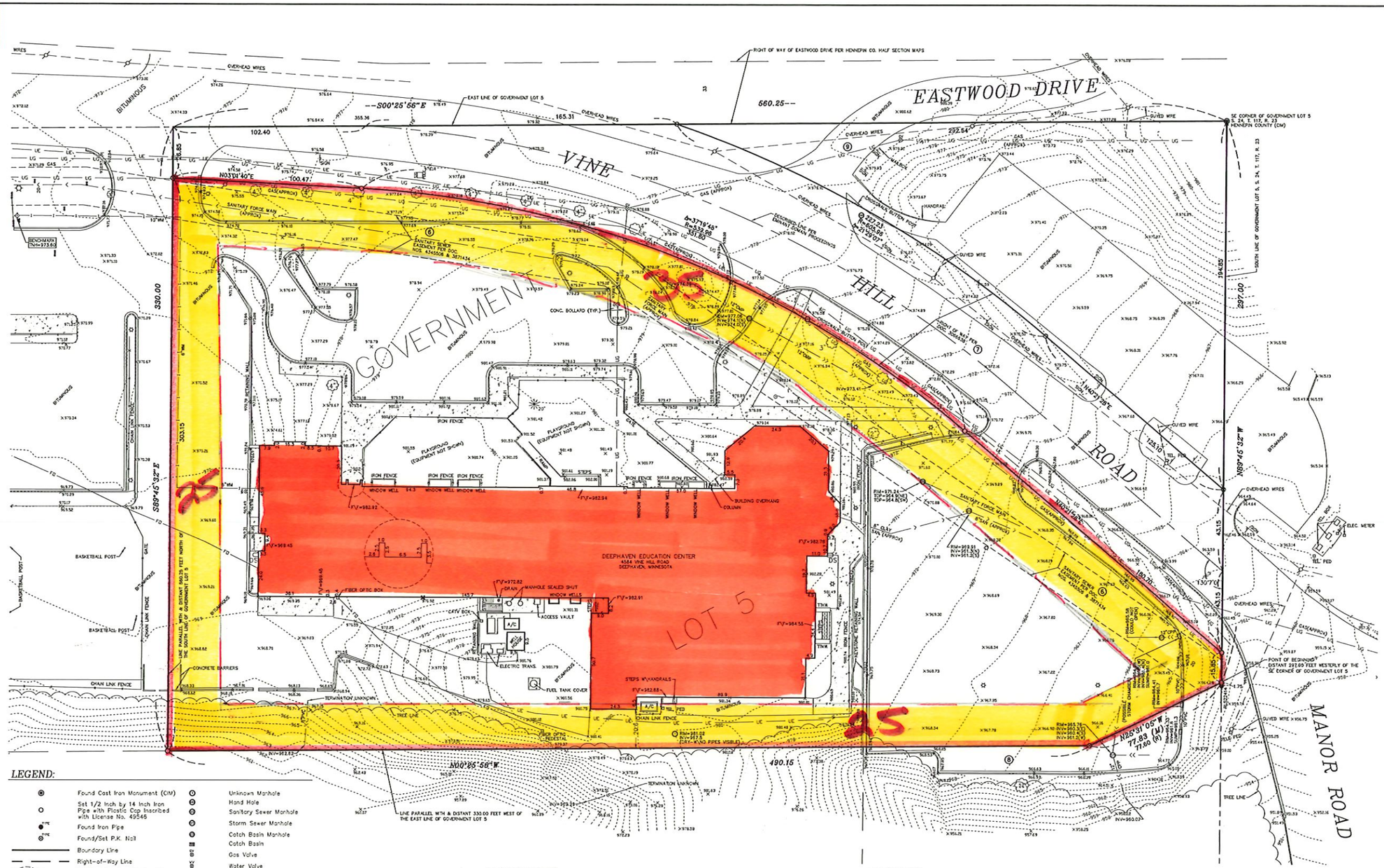
Project Key Plan:

Project Title:
ST. THERESE SCHOOL ADDITION AND REMODEL
18325 MINNETONKA BOULEVARD
DEEPHAVEN, MN 55391

Date:	4/5/21
Job Number:	20.115
Scale:	1/32"=1'-0"
Drawn By:	BA
Checked:	DD
Approved:	DD

Title:
SITE PLAN

Sheet:
A0.2



LEGEND:

- Found Cast Iron Monument (CIM)
- Set 1/2 Inch by 14 Inch Iron Pipe with Plastic Cap Inscribed with License No. 49546
- Found Iron Pipe
- Found/Set P.K. Nail
- Boundary Line
- Right-of-Way Line
- Existing Elevation Contour Line
- Existing Spot Elevation
- Concrete Surface
- Curb Line
- Fence Line
- Underground Electric Line
- Underground Fiber Optic Line
- Underground Gas Line
- Sanitary Sewer Line
- Storm Sewer Line
- Water Utility Line
- (M) Denotes Measured Distance
- (R) Denotes Distance Per Recorded Document
- Ⓑ Note Number
- RIM Structure Rim Elevation
- INV Structure Invert Elevation
- Unknown Manhole
- Hand Hole
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin Manhole
- Catch Basin
- Gas Valve
- Water Valve
- Fire Hydrant
- Down Spout
- Roof Drain
- Utility Pedestal
- Electric Meter
- Gas Meter
- Utility Pole
- Signal Pole
- Flag Pole
- Bollard/Guard Post
- Sign
- Light Pole
- Deciduous Tree
- Coniferous Tree
- FFE Finished Floor Elevation
- TNH Top Nut Hydrant

GENERAL NOTES

1. Background information is based on a survey on the ground performed by Clark Engineering Corporation on May 20, 2008, June 25, 2013 and September 5, 2013, exclusively for this project.
2. All dimensions depicted on this survey are in feet and decimals of a foot, unless indicated otherwise.
3. Certificate of Title No. 710309 was relied upon as to matters of record.
4. For the purposes of this survey, a Gopher State One-Call public utility locate ticket (no. B0045768) was prepared, however, private utility locations were not identified as part of this survey. The contractor must verify all utility locations prior to construction/excavation.
   Note: State law requires underground utility locations to be located 48 hours prior to excavation.
   GOPHER STATE ONE-CALL: (651) 454-0002
5. For the purposes of this survey, the east line of Government Lot 5 has an assumed bearing of South 00 degrees 25 minutes 56 seconds East.
6. Property is subject to a sanitary sewer easement per Document Nos. 4345506 and 3871434. As shown on this survey.
7. Property is subject to a road easement per Document No. 3066638. As shown on this survey.
8. The parking lot near the southwest corner of subject property appears to extend approximately 14.7 feet west of the west line of subject property.
9. At the time of this survey, no easement was found in the Hennepin County records for Eastwood Drive.

BENCHMARK

Top nut hydrant located approximately 95 feet northwest of the northeast corner of the subject property.

Elevation = 973.60 feet (NGVD29)

LEGAL DESCRIPTION

(Parcel 1: Certificate of Title No. 710309)

That part of Government Lot 5, Section 24, Township 117, Range 23, described as follows:

Beginning at a point on the South line of said Government Lot 5, distant 297.00 feet Westerly from the Southeast corner of said Government Lot 5; thence Easterly along said South line a distance of 297.00 feet to said Southeast corner; thence Northerly along the East line of said Government Lot 5, a distance of 560.25 feet; thence Westerly, parallel with the South line of said Government Lot 5, a distance of 330.00 feet; thence Southerly, parallel with said East line, a distance of 490.15 feet; thence Southeasterly a distance of 77.60 feet to the point of beginning.

CERTIFICATION

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 Land Surveyor under the laws of the State of Minnesota.

Craig Johnson, PLS, CFedS
Minnesota License No. 44530

9/11/13
Date

GRAPHIC SCALE

20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

CLARK ENGINEERING CORPORATION
621 Lilac Drive North
Minneapolis, MN 55422
(763) 545-9196
Fax (763) 525-1666
www.clark-eng.com

SEC. 24, T. 117, R. 23
HENNEPIN COUNTY, MN

SHEET TITLE: BOUNDARY & TOPOGRAPHIC SURVEY

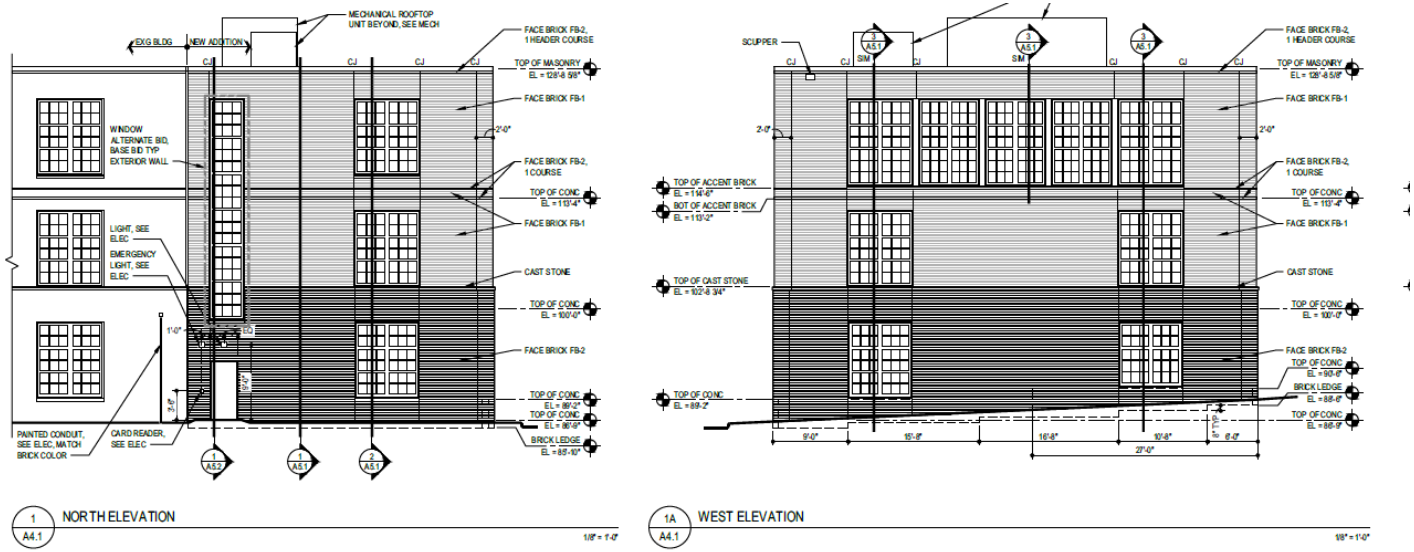
PROJECT: DEEPHAVEN EDUCATION CENTER
DEEPHAVEN, MINNESOTA

DATE

REVISIONS

DRAWN BY: DSB
CHECKED BY: JRG/CEJ
DATE: SEPTEMBER 11, 2013
PROJECT NO.: C13513
SHEET NO.: 1
SHEET 1 OF 1

Deephaven Elementary Administration – 42 feet high





City of Deephaven
Hennepin County, Minnesota

ORDINANCE NO. 13-XX

AMENDING SECTION 1302 OF THE DEEPHAVEN ZONING ORDINANCE, CREATING A PUBLIC INSTITUTIONAL ZONING DISTRICTS

THE CITY COUNCIL OF THE CITY OF DEEPHAVEN HEREBY ORDAINS:

SECTION ONE: Amendment. That Section 1302 be amended as follows:

1302.06 P-1 - Public Open Space

Subd. 1. Intent.
The purpose of the P-1, Public Open Space district is intended to provide a specific zoning district for public park and trail use. It is unique in that the primary objective of uses within this district is the provision of recreational facilities.

Subd. 2. Uses Permitted.
a) Parks and recreational fields, structures, buildings, and trails.
b) Public docks and associated facilities.
c) Essential services and essential service structures necessary for the health, safety, and general welfare of the community.

Subd. 3. Permitted Accessory Uses.
Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:
a) Accessory uses, buildings, and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permits in this section, subject to applicable regulations of this zoning ordinance.
b) Fences, as regulated by the zoning ordinance.
c) Signs as regulated in the zoning ordinance
d) Off-street parking and loading facilities.

Subd. 4. Lot and Building Regulations

The following table establishes lot and building regulations for the P-1 zoning district.

Front Yard Setbacks	20 feet
Exterior Side Yard Setbacks	20 feet
Side Yard Setbacks	15 feet, except when abutting a residential district, then 20 feet
Rear Yard Setbacks	20 feet
Building Coverage	10%

Hardcover	25%
Building Height, Principle	25 feet
Building Height, Accessory Structures	15 feet

1302.07 P-2 - Institutional and Public Buildings

Subd. 1. Purpose.

a) To ensure that the public, semi-public and institutional use of property is related to the purposes and policies of the comprehensive plan.
b) To recognize the public, semi-public and institutional nature of particular parcels of land and provide standards and guidelines for their continued use and future development.
c) To ensure that the public, semi-public and institutional structures and developments in the district will be compatible with surrounding districts and uses.

Subd. 2. Uses Permitted.

Public facilities required by the resident or working population of Deephaven such as schools, libraries, religious assembly, and municipal administration and service buildings.

Subd. 3. Permitted Accessory Uses.

Customary accessory uses incidental to the foregoing principal uses including, but not limited to, the following:

a) Accessory uses, buildings, and structures customarily incidental and directly related to the uses allowed as permitted, conditional, interim, and administrative permits in this section, subject to applicable regulations of this zoning ordinance.
b) Fences, as regulated by the zoning ordinance.
c) Signs as regulated in the zoning ordinance
d) Off-street parking and loading facilities.

Subd. 4. Lot and Building Regulations

The following table establishes lot and building regulations for the P-2 zoning district.

Front Yard Setbacks	35 feet
Exterior Side Yard Setbacks	30 feet, except when across a street from a residential district, then 50 feet
Side Yard Setbacks	25 feet, except when abutting a residential district, then 50 feet
Rear Yard Setbacks	25 feet
Building Coverage	25%
Hardcover	75%

Building Height	40 feet

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 June 1, 2026, and published in the paper of Sun Sailor on June 18, 2026.

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

Hakanson Anderson

Main Office:
3601 Thurston Avenue, Anoka, MN 55303
Phone: 763-427-5860
www.haa-inc.com

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Steven Hegland, City Engineer

DATE: April 30, 2026

RE: Request to approve Geotechnical Testing and Construction Administration on 2026 Street Improvement Project

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Purpose

The purpose of this item is to request City Council review and approval of proposals for geotechnical testing services and construction administration services for the 2026 Street Improvement Project.

Background

On March 2, the City awarded the construction contract for the 2026 Street Improvement Project to Asphalt Surface Technologies, Inc., including the base bid and all three project alternates. With the final project scope now established, staff has completed preparation of a proposal for construction administration services and obtained competitive quotes for geotechnical testing services required during construction.

The project includes approximately five miles of roadway improvements, as well as the Montgomerie Avenue Stormwater Improvements. Hakanson Anderson will partner with Stantec to provide construction administration services. This partnership allows for continuity of service for the City of Deephaven from design through construction.

These costs were accounted for in the bonding request for the project.

Additional details on the project team, scope of the proposed work, estimated hours and geotechnical testing proposals have been provided.

Geotechnical Testing

Staff coordinated with several geotechnical firms to obtain proposals for construction materials testing services associated with the project. These services will primarily include testing of backfill for stormwater and sanitary utility trenches, testing of concrete curb and pavement, material verification and in-place testing of asphalt, and testing of any topsoil import used in the project

Given the City's significant investment in roadway infrastructure, geotechnical testing is an important component of the project to ensure materials are installed in accordance with project specifications and industry standards, helping to protect and maximize the City's investment.

Staff received three proposals for geotechnical testing services. A summary of the estimated costs is provided below:

Haugo Geotechnical	$30,246
Braun Intertec	$56,326
AET	$56,849 to $62,954

Haugo Geotechnical submitted the lowest estimated cost and meets the project's testing requirements.

Construction Administration

Stantec has prepared the attached proposal to provide construction administration services on the project. This work will generally include managing the contractor throughout the project, providing construction observation, providing construction staking, coordinating construction material testing, creating and updating the robust public engagement throughout the project and interacting with residents and property owners to keep them informed throughout the project.

Often during these construction projects, our field representative is able to help be a resource to residents along the project area to help inform them on the construction project and help mitigate any impacts, whether that be ensuring a resident can get out of their driveway for an emergency meeting by helping track down utility subcontractors to move pipes temporarily staged in front of the driveway or bringing garbage bins a block down the street so that the garbage service can empty the cans because they are pouring concrete curbing in front of the driveway.

This is in addition to the roles of ensuring the newly constructed infrastructure is installed in accordance with the project specifications, maximizing the Cities investment in the project and tracking the project quantities and budgets throughout.

Stantec will be teaming with Steve Hegland, who will continue to be the project manager on the project, to ensure a continuity of service from design through construction for the community. The total cost of the construction administration proposal is estimate to be $335,012.

This work does include the Montgomerie Ave Stormwater Improvements which will be primarily funded by the various grants which were awarded for that project.

The combined scope of the construction administration and geotechnical services for the project is $365,258 which is less than the estimated construction administration cost estimated during design of $392,000. The design phase of the project ended up just under the original budget of $310,204.

Recommendation

We would recommend the City Council award the geotechnical testing service for the 2026 Street Improvement Project to Haugo Geotechnical Services in the amount of $30,246 and award the construction administration to Stantec in the amount of $335,012.

Hakanson Anderson

Stantec Consulting Services Inc.
733 Marquette Ave Suite 1000
Minneapolis MN 55402-2309

April 28th, 2026

Mr. Dan Madsen
City Administrator/Special Council
20225 Cottagewood Road
Deephaven, MN 55331

Hello, Dan.

Reference: 2026 Street Improvement Project – Construction Administration Proposal

Project Understanding

Stantec appreciates the opportunity to provide this proposal for professional service to the City of Deephaven to provide construction Administration Services for the upcoming 2026 Street Improvement Project.

This project represents a significant milestone for the City of Deephaven as it takes the first step toward improving a roadway network that is in need of repair. The project includes improvements to approximately five miles of roadway, anticipated to be completed in four phases, and will be coordinated with the Montgomerie Stormwater Improvement Project. In addition, the project will involve the replacement of failing stormwater infrastructure and targeted drainage improvements throughout the project areas.

Stantec will be partnering with Steve Hegland and Hakanson Anderson to deliver this project.

Scope of Services:

Stantec's scope of work is described below:

Project Coordination

During the construction project, Stantec will assist in providing construction management and construction administration of the project. With this project being the most significant roadway improvement project throughout the City, being organized and understanding and communicating the project components and contractors schedule will be critical to the project success.

This work will include:

- Stantec will schedule and conduct the preconstruction meeting with the contractor and project stakeholders. We will prepare the meeting agenda, lead the discussion, and document and distribute meeting minutes. This early coordination establishes clear expectations related to construction sequencing, communication protocols, safety, and community impacts—helping the

project start smoothly and reducing the potential for misunderstandings that can lead to delays or resident concerns.

- Stantec will assist City staff in addressing questions and concerns from residents and other affected parties. Being responsive to these items consistently throughout the project supports positive community relations, reduces frustration, and helps resolve concerns before they escalate.
- Stantec will coordinate construction activities with the numerous utility contractors performing work within or adjacent to the project area. Effective project coordination will help streamline construction, reduce repeated roadway disturbances, and protect residents from unnecessary interruptions.
- Stantec will track and periodically forecast project budgets, including engineering and contractor costs, throughout construction. This ongoing financial oversight provides the City with clear visibility into project spending, supports informed decision-making, and helps ensure responsible stewardship of public funds for the benefit of the community.
- In addition, Stantec will coordinate with the Minnehaha Creek Watershed District to support reimbursement efforts for the Montgomerie Avenue Stormwater Improvements. Securing and documenting these reimbursements helps offset project costs while delivering stormwater improvements that protect infrastructure, water quality, and nearby properties.

Construction Oversight/Communication

Throughout the project, Stantec will provide onsite construction assistance including construction oversight and construction communication appropriate to the work being performed at the various stages of the project.

Construction oversight

Stantec will provide comprehensive Construction Administration (CA) services to support the City throughout construction, with a strong focus on safety, quality, schedule control, and minimizing impacts to residents.

Often during these construction projects, our field representative is able to help be a resource to residents along the project area to help inform them on the construction project and help mitigate any impacts, whether that be ensuring a resident can get out of their driveway for an emergency meeting by helping track down utility subcontractors to move pipes temporarily staged in front of the driveway or bringing garbage bins a block down the street so that the garbage service can empty the cans because they are pouring concrete curbing in front of the driveway.

- Stantec will conduct weekly construction meetings at the project site with the contractor and project partners. These meetings will include a review of construction progress, upcoming work activities, schedule updates, changes in sequencing, project issues or concerns, and required follow-up actions. All decisions and changes will be documented to maintain clear communication and accountability.
- Stantec will review shop drawings and submittals and assist the City in responding to contractor questions and requests for information. This proactive coordination helps prevent misinterpretations, delays, and rework while maintaining compliance with contract documents.

- We will routinely review contractor schedules, track construction progress, and identify potential delays early. When issues arise, Stantec will work with the contractor and City staff to implement necessary changes while maintaining transparency with stakeholders. This is especially critical for publicly visible projects where delays directly affect residents and City operations.
- Stantec will coordinate construction activities with school transportation routes, garbage collection, and mail delivery services throughout the project. This coordination helps minimize interruptions to essential daily services and reduces inconvenience to residents.
- Our CA team will work closely with the contractor to review construction sequencing, traffic control plans, and work hours to ensure activities are conducted safely and with minimal disruption. By identifying potential conflicts early—such as access restrictions, utility interruptions, and noise concerns—we help the City mitigate impacts to residents.
- Stantec will perform routine inspections of traffic control signage and stormwater Best Management Practices (BMPs). This ensures appropriate devices are properly installed and maintained, helping protect pedestrians, cyclists, motorists, and nearby residents while reducing risk to the City.
- Our team will serve as the City's on-site representative to verify that work conforms to the contract documents. Through regular site observations, coordination with testing agencies, and review of approved materials and installation methods, Stantec helps ensure the durability, safety, and long-term performance of City-owned infrastructure.
- Stantec will provide construction observation during routine construction activities. For this project we have assumed a 20-week construction period with an average of 40 hours per week. The level of construction observation will vary with the activities which are taking place with weeks with critical construction elements such as grade tolerancing, paving and utility installation being higher and lower during other portions of the construction process. Daily construction logs will document progress, quantities, site conditions, and key communications. At project closeout, a summary of these logs will be provided to the City.
- We will assist the scheduling, coordinating, monitoring, and documenting QA/QC and geotechnical testing services contracted directly by the City of Deephaven, ensuring testing is completed in a timely manner and in accordance with project requirements.
- Stantec will prepare, review, and finalize contractor pay requests and change orders throughout construction. Quantities will be continually tracked and verified by the construction inspector to ensure that payments accurately reflect work completed, protecting City funds.
- We will assist City staff by providing timely project updates, responding to field-related inquiries, and helping explain construction phasing and schedules in clear, understandable terms. This level of communication reduces resident frustration and strengthens public trust.
- Stantec will prepare a punch list in advance of substantial and final completion. We will work directly with the contractor to address identified items and verify their completion, supporting a smooth closeout and successful transition to long-term operation and maintenance.

Public Engagement

From the beginning of the project, it has been recognized that effective communication and outreach to residents, both within the project limits and across the broader community, is critical to the project's success.

Work under this task will include

- Creating, maintaining and providing regular update the project website to keep property owners and the public informed throughout construction. Creating a consistent, updated communication tool for residents to stay informed will help provide trust in the construction process.
- Provide weekly email updates to residents who enroll in the project communication program. This is typically done by our CA staff who are informed of the construction progress and contractors schedule so can efficiently communicate this out to that list. This list will include both the Deephaven Police representatives as well as the Fire District. Keeping them informed on the project status allows for them to provide the highest level of service to the community during these disruptions.
- Create, place, and manage yard signs throughout the project area, including updating signage to reflect current project status and phase information. These are a critical component of providing snapshots of project status for residents passing by and directing them to the project website if they want additional information.

Construction Staking

Most of the project work will include the full depth pavement reclamation throughout the project area. In addition to the roadway improvements, the project will include stormwater improvements associated with the Montgomerie Ave project as well as select curb and gutter and drainage improvements throughout. Work will include

- Construction staking of blue topping of FDR improvements to ensure that road elevations are set to appropriate elevations.
- Staking curb and gutter throughout the project areas
- Select staking of ADA improvements for areas for pedestrian landings and sidewalk/walkway connections.
- Staking of storm sewer structures, culverts and other stormwater improvements
- Staking of the Montgomerie Avenue stormwater improvements, including parking lots, staircase and any other site improvements associated with the project.
- Other miscellaneous staking as required of the project.

Project Closeout

Stantec will coordinate with the contractor and City Staff , the closeout activities of the project. This will include

- Organizing and facilitating the final project walkthrough with City Staff and contractor.
- Stantec will review and address concerns that come up during the warranty phase of the project and coordinate with the contractor to ensure they are addressed.
- Stantec will collect as built information of all new storm sewer, utilizes, and changes of conditions within the project areas. Stantec will also verify the location of the parking lots and pond construction volumes for the Montgomerie Ave Stormwater Improvements.
- Prepare record plans for the project documenting the as recorded conditions of the project.

Reference: 2026 Street Improvement Project CA Assistance

Project Schedule

Upon receiving your authorization to proceed, Stantec will provide our services on this project as promptly and efficiently as possible.

The contractor has provided a construction schedule which is attached for reference. This schedule is their initial draft and will change throughout the construction project. The contractor has indicated that they will likely be mobilizing in a second crew to complete the 4th phase of the project and the timing of that phase could vary depending on when an additional crew would become available.

Project Team

Stantec has an experienced team of construction and survey professionals prepared to deliver this project for the City of Deephaven.

Additionally, Stantec will be subcontracting with Hakanson Anderson on this project to allow for Steve Hegland to continue to serve as the primary project manager on this project. This will ensure a continuity of service from the design through the construction of the project to ensure the best possible outcome for the City.

Below are bios on the credentials and relevant project experience for the key staff who will be performing a bulk of the construction administration delivery for the City of Deephaven. Due to the scale and coordination necessary with this project, additional team members will be used to support this project but Nicholas and Adam will be the primary points of contact along the project for the contractor and residents.



Nicholas Olson

Construction Inspector - 8 years of Construction Experience

Relevant Project Experience

100th Street Improvements | New Richmond, Wisconsin, United States | USD 1.4M | 2025 | Construction Inspector

Provided construction inspection for a 2.7-mile Pulverize and Relay rehabilitation of rural roadway. Project included Pulverize and Relay, full-depth road widening, replacement and addition of storm sewer crossings, soil correction, re-grading of slopes, and new pavement. Verified material compliance and critical installations while maintaining detailed daily documentation and quantity tracking. Coordinated with adjacent landowners, private utilities, post office, and transit routes where notification of delays and restricted access were critical. Delivered weekly updates to town staff and residents to convey progress.

New Hope Street Reconstruction 2025 | New Hope Public Works | New Hope, Minnesota, United States | 2025 | Construction Manager/Inspector

Conducted site inspections for residential street reconstruction, coordinating city utility replacements and water main installations. Maintained resident communication regarding service interruptions and driveway access restrictions. Verified construction staking and inspected concrete curb/gutter replacements and storm sewer manhole installations for compliance.

Reference: **2026 Street Improvement Project CA Assistance**



Adam Noreen

Senior Construction Manager - 18 years of Construction Experience

Relevant Project Experience

2023 Infrastructure Improvement Project | City of Delano | Delano, Minnesota, United States | USD 5.3M | 2023 | Construction Manager

Provided construction inspection and construction coordination for a $5.3M re- construction project. Multi-phased project in various areas of the City. Coordinated resident and commercial business access as well as temporary localized road closures for new utility installation. Oversaw detailed daily documentation and quantity tracking. Delivered weekly updates to residents as well as facilitated a real-time restricted access map for residents.

2022 Streets Project | City of Rockford | Rockford, Minnesota, United States | USD 3.3M | 2022 | Construction Manager

Provided construction management oversight for a multi-neighborhood re-construction project. Project consisted of 7,500’ of watermain pipe bursting, 4,000’ of CIPP sewer main, open cut storm sewer replacement, full-depth reclamation, and mill and overlay pavement replacement. Project included watermain replacement through existing casing under a RR crossing as well. Provided quantity tracking and pay request support for the project as well as weekly resident communications.

Reference: **2026 Street Improvement Project CA Assistance**

Fees

Stantec will provide these services on an hourly not to exceed basis. Stantec will invoice monthly, for each task listed above for the actual work completed. Any applicable state and local taxes are not included. Additional services outside of this scope of work or requests from the Owner or others will be considered additional services. Stantec will not proceed with additional services or services outside of this scope of work without approval form the Owner. All work will be completed in accordance with the Professional Services Agreement with the City of Deephaven.

Attached to this proposal is a detailed breakdown of the proposed hours and fees for the project.

Task	Description	Estimated Costs
1	**Project Coordination**	$28,758.00
2	**Construction Oversight**	$208,208.00
3	**Construction Staking**	$74,180.00
4	**Project Closeout**	$23,866.00
Total		**$335,012.00**

Project Assumptions

- The project will be completed in accordance with the City of Deephaven Standards including standards for residential roadway design.

Reference: 2026 Street Improvement Project CA Assistance

Thanks again for the opportunity to present this proposal. If you have any questions at all, please don't hesitate to ask.

Regards,

STANTEC CONSULTING SERVICES INC.

Nate Drews, PE
Project Engineer
Phone: (612) 712-2035
Nate.Drews@stantec.com

Bradley Fasbender
Associate
Phone: (612) 712-2041
Bradley.Fasbender@stantec.com

By signing this proposal, City of Deephaven authorizes Stantec to proceed with the services herein described and the work will be completed in accordance with the existing Professional Services Agreement.

This proposal is accepted and agreed on the _____ day of _____,_____ .

Per:

_____ _____

City Representative Signature

ID	Task Mode	Task Name	Duration	Start	Finish
1		PHASE 1	30 days	Mon 6/8/26	Fri 7/17/26
2		TRAFFIC CONTROL	1 day	Mon 6/8/26	Mon 6/8/26
3		MOBILIZATION	1 day	Mon 6/8/26	Mon 6/8/26
4		EROSION CONTROL ITEMS	1 day	Mon 6/8/26	Mon 6/8/26
5		CLEAR AND GRUB ALL PHASES	6 days	Mon 6/8/26	Mon 6/15/26
6		SAW CUT FOR REMOVALS	1 day	Tue 6/9/26	Tue 6/9/26
7		RECLAIM BIT PAVEMENT	3 days	Wed 6/10/26	Fri 6/12/26
8		ASPHALT AND CONCRETE REMOVALS	3 days	Wed 6/10/26	Fri 6/12/26
9		LOWER MANHOLES	3 days	Wed 6/10/26	Fri 6/12/26
10		PIPE WORK	5 days	Fri 6/12/26	Thu 6/18/26
11		COMMON / SUBGRADE EXCAVATION	5 days	Tue 6/16/26	Mon 6/22/26
12		HAUL AND DISPOSE EXCESS RECLAIM	2 days	Tue 6/23/26	Wed 6/24/26
13		CONCRETE WORK	5 days	Wed 6/24/26	Tue 6/30/26
14		FINISH GRADE FOR PAVING	3 days	Wed 7/1/26	Fri 7/3/26
15		PAVE NON-WEAR MIX AND BIT CURB	3 days	Mon 7/6/26	Wed 7/8/26
16		PAVE DRIVEWAYS	1 day	Thu 7/9/26	Thu 7/9/26
17		RAISE MANHOLES	2 days	Fri 7/10/26	Mon 7/13/26
18		RESTORATION / TOPSOIL / SEED / SOD	5 days	Mon 7/13/26	Fri 7/17/26
19		PAVE WEAR MIX	2 days	Mon 7/20/26	Tue 7/21/26
20		PHASE 2	28 days	Wed 7/22/26	Fri 8/28/26
21		TRAFFIC CONTROL	1 day	Wed 7/22/26	Wed 7/22/26
22		MOBILIZATION	1 day	Wed 7/22/26	Wed 7/22/26
23		EROSION CONTROL ITEMS	1 day	Wed 7/22/26	Wed 7/22/26
24		SAW CUT FOR REMOVALS	1 day	Thu 7/23/26	Thu 7/23/26
25		RECLAIM BIT PAVEMENT	2 days	Fri 7/24/26	Mon 7/27/26
26		ASPHALT AND CONCRETE REMOVALS	2 days	Fri 7/24/26	Mon 7/27/26
27		LOWER MANHOLES	2 days	Fri 7/24/26	Mon 7/27/26
28		PIPE WORK	4 days	Tue 7/28/26	Fri 7/31/26
29		COMMON / SUBGRADE EXCAVATION	4 days	Thu 7/30/26	Tue 8/4/26
30		HAUL AND DISPOSE EXCESS RECLAIM	2 days	Wed 8/5/26	Thu 8/6/26
31		CONCRETE WORK	3 days	Fri 8/7/26	Tue 8/11/26
32		FINISH GRADE FOR PAVING	2 days	Wed 8/12/26	Thu 8/13/26
33		PAVE NON-WEAR MIX AND BIT CURB	2 days	Fri 8/14/26	Mon 8/17/26
34		PAVE DRIVEWAYS	1 day	Tue 8/18/26	Tue 8/18/26
35		RAISE MANHOLES	2 days	Wed 8/19/26	Thu 8/20/26
36		RESTORATION / TOPSOIL / SEED / SOD	4 days	Fri 8/21/26	Wed 8/26/26
37		PAVE WEAR MIX	2 days	Thu 8/27/26	Fri 8/28/26
38		PHASE 3	30 days	Mon 8/31/26	Fri 10/9/26
39		TRAFFIC CONTROL	1 day	Mon 8/31/26	Mon 8/31/26
40		MOBILIZATION	1 day	Mon 8/31/26	Mon 8/31/26
41		EROSION CONTROL ITEMS	1 day	Mon 8/31/26	Mon 8/31/26
42		SAW CUT FOR REMOVALS	1 day	Tue 9/1/26	Tue 9/1/26
43		RECLAIM BIT PAVEMENT	3 days	Wed 9/2/26	Fri 9/4/26
44		ASPHALT AND CONCRETE REMOVALS	3 days	Wed 9/2/26	Fri 9/4/26
45		LOWER MANHOLES	3 days	Wed 9/2/26	Fri 9/4/26
46		PIPE WORK	5 days	Fri 9/4/26	Thu 9/10/26
47		COMMON / SUBGRADE EXCAVATION	5 days	Tue 9/8/26	Mon 9/14/26
48		HAUL AND DISPOSE EXCESS RECLAIM	2 days	Tue 9/15/26	Wed 9/16/26
49		CONCRETE WORK	5 days	Wed 9/16/26	Tue 9/22/26
50		FINISH GRADE FOR PAVING	3 days	Wed 9/23/26	Fri 9/25/26
51		PAVE NON-WEAR MIX AND BIT CURB	3 days	Mon 9/28/26	Wed 9/30/26
52		PAVE DRIVEWAYS	1 day	Thu 10/1/26	Thu 10/1/26
53		RAISE MANHOLES	2 days	Thu 10/1/26	Fri 10/2/26
54		RESTORATION / TOPSOIL / SEED / SOD	5 days	Mon 10/5/26	Fri 10/9/26
55		PAVE WEAR MIX	2 days	Mon 10/12/26	Tue 10/13/26
56		PHASE 4	20 days	Mon 8/31/26	Fri 9/25/26
57		TRAFFIC CONTROL	1 day	Mon 8/31/26	Mon 8/31/26
58		EROSION CONTROL ITEMS	1 day	Mon 8/31/26	Mon 8/31/26
59		SAW CUT FOR REMOVALS	1 day	Tue 9/1/26	Tue 9/1/26
60		RECLAIM BIT PAVEMENT	1 day	Wed 9/2/26	Wed 9/2/26
61		REMOVALS	1 day	Thu 9/3/26	Thu 9/3/26
62		PIPE WORK	3 days	Fri 9/4/26	Tue 9/8/26
63		COMMON / SUBGRADE EXCAVATION	2 days	Wed 9/9/26	Thu 9/10/26
64		HAUL AND DISPOSE EXCESS RECLAIM	1 day	Fri 9/11/26	Fri 9/11/26
65		CONCRETE WORK	1 day	Mon 9/14/26	Mon 9/14/26
66		FINISH GRADE FOR PAVING	1 day	Tue 9/15/26	Tue 9/15/26
67		PAVE BASE COURSE	1 day	Wed 9/16/26	Wed 9/16/26
68		RESTORATION / TOPSOIL / SEED / SOD	3 days	Thu 9/17/26	Mon 9/21/26
69		MILL BIR SURFACE	2 days	Tue 9/22/26	Wed 9/23/26
70		PAVE WEAR MIX	2 days	Thu 9/24/26	Fri 9/25/26
71		INTERM STRIPING	1 day	Fri 9/25/26	Fri 9/25/26

THIS PHASE COULD MOVE UP DEPENDING ON MY WORK LOAD FOR THE SUMMER
I PLAN TO RUN A SECOND CREW ON THIS PART OF THE PROJECT

FEE ESTIMATE - 2026 Street Improvement Project

	Construction Manager	Project Manager	Inspector	Admin	2-Man Survey Crew	Sr. Surveyor Tech	Public Engagement	Public Engagement	Expenses
Name	Noreen, Adam	Hegland, Steven	Olson, Nicholas	Gies, Aimee	Vasquez, Ramon	Schaible, Dan	Nelson, Kate	Rasp, Ella	
Total Units (T&M)	247	206	901	16	220	80	40	80	7,900
Billing Rate	$179	$198	$161	$170	$285	$170	$152	$179	$0.70

	Task Name	Units									Labour	Expense	Total
1	**Project Coordination**	**3**	**126**	**3**	**16**					**100**	**$28,688.00**	**$70.00**	**$28,758.00**
1.1	Project Management		3		16								
1.2	Preconstruction Meeting	3	3	3						100			
1.3	Project Meetings/Resident and Agency Coordination		120										
2	**Construction Oversight/Communication**	**204**	**60**	**832**				**40**	**80**	**7,800**	**$202,748.00**	**$5,460.00**	**$208,208.00**
2.1	Shop Drawings/Submittals	8		8									
2.2	Observavation Resident and Stakholder Communication	180		800						7,800			
2.3	Pay Requests/Change Orders	8	20	12									
2.4	Punch List	8	20	12									
2.5	Public Engagement		**20**					**40**	**80**				
3	**Construction Staking**	**20**				**200**	**80**				**$74,180.00**		**$74,180.00**
4	**Project Closeout**	**20**	**20**	**66**		**20**					**$23,866.00**		**$23,866.00**
4.1	Warranty/Contractor Closeout	8	10	10									
4.2	Record Plan Production	12	10	56		20							
	Totals	**474**	**412**	**1,802**	**32**	**220**	**80**	**80**	**160**	**15,800**	**$329,482.00**	**$5,530.00**	**$335,012.00**

HAUGO GEOTECHNICAL SERVICES

April 14, 2026 HGTS Project 26-0232

Mr. Dan Madsen
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

Re: Proposal for Construction Materials Testing, 2026 Street Improvements, Deephaven, Minnesota

Dear Mr. Madsen;

We are pleased to present this cost estimate for the construction materials testing during the 2026 Street Improvements project in Deephaven, MN It is our understanding the project will consist of a mill & overlay on various streets around the City.

To aid in preparing this proposal we were provided with a Request for Proposal and the Project Manual dated January 2026 prepared by Stantec. Our fees were based on the bid quantities and 2023 MnDOT Schedule of Materials Control.

This is a revision to our proposal dated April 7, 2026 with updated testing quantities.

Scope of Services

Qualified technicians will perform the proposed field tests under the direction of a licensed professional engineer. Our services will be performed on an as-needed basis as scheduled by you or your authorized representative. Based on a review of available information and discussions with you, our services will be limited to the following tasks.

- Test compacted backfill placed for sanitary sewer and storm sewer.
- Test compacted aggregate base.
- Collect soil samples for laboratory proctors and gradations.
- Sample and test the fresh concrete for slump, temperature and air content.
- Prepare concrete test cylinders and provide compressive strength test results.
- Provide laboratory bituminous testing, including asphalt content, gradation and air voids.
- Provide management services including review of field reports and communication with project team members.

Cost

We will provide the above-mentioned continued services for an estimated fee of **$30,246**. The project estimate, attached, provides a summary of the estimated hourly and unit rates associated with our scope of services.

Since our services are directly controlled by the schedule of others the actual cost of our services may vary from this estimate. The cost of our services will be based on the actual hours and/or units tested for the project.

Our services will be provided over several invoicing periods. We will submit partial progress invoices as the project proceeds. Our invoices will be payable upon receipt in accordance with our attached General Conditions.

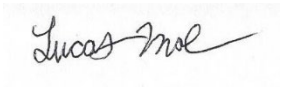
General

Thank you for the opportunity to provide this cost estimate to you. If it is acceptable, please sign and return one copy to us and retain one copy for your records. We are also including a copy of our General Conditions which provide additional terms and are part of this agreement.

If you have any questions regarding this proposal, please contact Lucas Mol (lmol@haugogts.com) at 612-297-4108.

Sincerely,

Haugo Geotechnical Services



Lucas Mol
Sr. Project Manager

Attachments:
Project Estimate
General Conditions

Authorization to Proceed

By: _____ Date: _____

Name/Title/Company: _____

HAUGO GEOTECHNICAL SERVICES
1985 County Road 90, Suite 300
Maple Plain, MN 55359
WEBSITE: www.haugogts.com

HGTS Project #	26-0232
Client:	City of Deephaven
Project:	2026 Street Improvements
Location:	Deephaven, MN

Table 1 Summary of Estimated Costs

CODES	SOIL OBSERVATIONS	TRIPS	HOURS PER TRIP	QTY	UNITS	PRICE($)	SUM($)
203C/D	EXCAVATING/FOOTING/PADS				HOUR	92	
225	HELICAL OBSERVATION				HOUR	92	
209	PROOFROLL-SUBBASE				HOUR	92	
	COMPACTION TESTING						
201B	SANITARY SEWER	2	3	6	HOUR	82	492
201B	WATERMAIN				HOUR	82	
201B	STORM SEWER	6	3	18	HOUR	82	1476
201A	PLUMBING BACKFILL				HOUR	82	
201A	SUBGRADE				HOUR	82	
201A	FDR/AGG BASE DCPS	6	3	18	HOUR	92	1656
	CONCRETE TESTING						
101C	BUILDING FOOTINGS/PADS				HOUR	82	
101E	WALLS				HOUR	82	
101D	INTERIOR SLABS				HOUR	82	
101E	PIERS				HOUR	82	
101A/B	CURB & GUTTER	25	3	75	HOUR	82	6150
	SPECIAL INSPECTIONS						
161	FOOTINGS/PADS REINFORCEMENT				HOUR	92	
161	WALL REINFORCEMENT				HOUR	92	
161	PIER REINFORCEMENT				HOUR	92	
151	MASONRY INSPECTIONS				HOUR	82	
151	GROUTING INSPECTIONS				HOUR	82	
162/163	BOLTING/WELDING INSPECTIONS				HOUR	150	
164	FIRE PROOFING INSPECTIONS				HOUR	150	
	COMPRESSIVE STRENGTH TESTING						
102	STRUCTURAL CONCRETE CYLINDERS				TEST	22	
102	CONCRETE CYLINDERS			125	TEST	22	2750
157	MASONRY GROUT				TEST	30	
156	MASONRY BLOCK PRISMS				TEST	165	
159	MASONRY NET AREA				TEST	130	
107	GYPSUM CONCRETE CUBES				TEST	20	
105	SAMPLE PICK-UP			35	TEST	82	2870
	SIEVE ANALYSIS / PROCTORS						
401/402	STANDARD/MODIFIED PROCTOR			2	TEST	150	300
403	SIEVE ANALYSIS			7	TEST	150	1050
	TOPSOIL			1	TEST	350	350
	BITUMINOUS						
303	EXTRACTION / GRADATION / AIR VOIDS			20	TEST	425	8500
304	CORE THICKNESS / DENSITY				TEST	35	
	PROJECT DETAILS						
110	TRIP CHARGE			74	TRIPS	40	2960
612	PROJECT ENGINEER				HOUR	150	
602	PROJECT MANAGER			12	HOUR	130	1560
609	PROJECT ASSISTANT			2	HOUR	66	132
					TOTAL	**$**	**30,246.00**

Our services are directly controlled by the schedule of others, the actual cost of our services may vary from our estimate. Invoices for our services will be based on the actual numbers of hours spent on the project and the tests performed. It is difficult to predict all of the services and the quantity of services that may be required. If services are required that are not shown above, we will we will provide them in accordance with our standard fee schedule.

General Conditions

Construction Material Testing and Special Inspections

Our agreement ("Agreement") with you consists of these General Conditions and the accompanying written proposal or authorization.

Section 1: Our Responsibilities

1.1 We will provide the services specifically described in our Agreement with you. You agree that we are not responsible for services that are not fairly included in our specific undertaking. Unless otherwise agreed in writing, our findings, opinions, and recommendations will be provided to you in writing. You agree not to reply on oral findings, opinions, or recommendations without our written approval.

1.2 In performing our professional services, we will use that degree of care and skill ordinarily exercised under similar circumstances by reputable members of our profession practicing in the same locality. If you direct us to deviate from our recommended procedures, you agree to hold us harmless from claims, damages, and expenses arising out of your direction.

1.3 We will reference our field observations and sampling to available reference points, but we will not survey, set, or check the accuracy of those points unless we accept that duty in writing. Locations of field observations or sampling described in our report or shown on our sketches are based on information provided by others or estimates made by our personnel. You agree that such dimensions, depths, or elevations are approximations unless specifically stated otherwise in the report. You accept the inherent risk that samples or observations may change over time.

1.4 Our duties do not included supervising your contractors or commenting on, overseeing, or providing the means and methods of their work, unless we accept such duties in writing. We will not be responsible for the failure of your contractors to perform in accordance with their undertakings, and the providing of our services will not relieve others of their responsibilities to you or to others.

1.5 We will provide a health and safety program for our employees, but we will not be responsible for contractor, job or site health or safety unless we accept that duty in writing.

1.6 You will provide, at no cost to us, appropriate site safety measures as to work areas to be observed or inspected by us. Our employees are authorized by you to refuse to work under conditions that may be unsafe.

1.7 Estimates of our fees or other project costs will be based on information available to us and our experience and knowledge. Such estimates are an exercise of our professional judgment and are not guaranteed or warranted. Actual costs may vary. You should allow a contingency in addition to estimated costs.

Section 2: Your Responsibilities

2.1 You will provide us with prior geotechnical and other reports, specifications, plans, and information to which you have access about the site. You agree to provide us with all plans, changes in plans, and new information as to site conditions until we have completed our work.

2.2 You will provide access to the site. In the course of our work some site damage is normal even when due care is exercised. We will use reasonable care to minimize damage to the site. We have not included the cost of restoration of normal damage in the estimated charges.

2.3 If we notify you that radiographic or gamma ray equipment or other nuclear testing or measuring device will be used, you will be responsible for the cooperation of your employees and your contractors in observing all radiation safety standards.

2.4 You will notify us of any knowledge or suspicion of the presence of hazardous or dangerous materials at the work site. If we observe or suspect the presence of contaminants not anticipated in our Agreement, we may terminate our work without liability to you or to others, and we will be paid for the services we have provided.

2.5 The time our field personnel spend on the job site depends upon the scheduling of the work we are observing or testing. You agree that any changes in scheduling may result in additional costs and agree to pay for those services at the rates listed in our cost estimates.

Section 3: Reports and Records

3.1 We will furnish reports to you in duplicate. We retain analytical data for seven years and financial data for three years.

3.2 Our reports, notes, calculations, and other documents and our computer software and data are instruments of our service to you, and may remain our property but are subject to license to you for your use in the related project for the purpose disclosed to us. You may not transfer our reports to others or use them for a purpose for which they were not prepared without our written approval, which will not be unreasonably withheld. You agree to indemnify and hold us harmless from claims, damages, losses, and expenses, including attorney fees, arising out of such a transfer or use. At your request, we will provide endorsements or our reports or letters of reliance, but only if the recipients agree to be bound by the terms or our agreement with you and only if

we are paid the administrative fee stated in our then current Schedule of Charges.

3.3 Because electronic documents may be modified intentionally or inadvertently, you agree that we will not be liable to damages resulting from change in an electronic document occurring after we transmit it to you. In case of any difference of ambiguity between an electronic and a paper document, the paper document shall govern.

3.4 If you do not pay for our services in full as agreed, we may retain work not yet delivered to you and we agree to return to us all of our work that is in your possession or under you control. You agree not to use or rely upon our work for any purpose whatsoever until it is paid for in full.

Section 4: Compensation

4.1 You will pay for services as agree upon or according to our then current Schedule of Charges if there is no other written agreement as to price. An estimated cost is not a firm figure. You agree to pay all sales taxes and other taxes based on your payment of our compensation. Our performance is subject to credit approval and payment of any specified retainer.

4.2 You will notify us of billing disputes within 15 days. You will pay undisputed portions of invoices on receipt. You agree to pay interest on unpaid balances beginning 30 days after invoice dates at the rate of 1.5% per month, or at the maximum rate allowed by law.

4.3 If you direct us to invoice another, we will do so, but you agree to be responsible for our compensation unless you provide us with that person's written acceptance of all terms of our Agreement and we agree to extend credit to that person and to release you.

4.4 You agree to compensate us in accordance with our fee schedule if we are asked or required to respond to legal process arising out of a proceeding related to the project and as to which we are not a party.

4.5 If we are delayed by factors beyond our control, or if project conditions or the scope or amount of work change, or if changed labor union conditions result in increased costs, decreased efficiency, or delays, or if the standards or methods change, we will give you timely notice and we will receive an equitable adjustment of our compensation. If you and we do not reach agreement on such compensation within 30 days of our written application, we may terminate without liability to you or others.

4.6 If you fail to pay us within 60 days following invoice date, we may consider the default a total breach of our Agreement and, at our opinion, terminate our duties without liability to you or to others.

4.7 In consideration of our providing insurance to cover claims made by you, you hereby waive any right of offset as to fees otherwise due us.

Section 5: Disputes, Damage and Risk Allocation

5.1 Each of us will exercise good faith efforts to resolve disputes without litigation. Such efforts will include, but not be limited to, a meeting(s) attended by each party's representative(s) empowered to resolve the dispute. Before either of us commences an action against the other, disputes (except collections) will be submitted into mediation.

5.2 Neither of us will be liable for special, incidental, consequential, or punitive damages, including but not limited to those arising from delay, loss of use, loss of profits or revenue, loss of financing commitments or fees, or the cost of capital.

5.3 We will not be liable for damages unless suit is commenced within two years of the date of injury or loss or within two years of the date of the completion of our services, whichever is earlier. We will not be liable unless you have notified us of the discovery of the claimed breach of contract, negligent act, or omission within 30 days of the date of discovery and unless you have given us an opportunity to investigate and to recommend ways of mitigating damages.

5.4 For you to obtain the benefit of a fee which includes a reasonable allowance for risks, you agree that our aggregate liability will not exceed the fee paid for our services or $50,000, whichever is greater, and you agree to indemnify us from all liability to others in excess of that amount. If you are unwilling to accept this allocation if risk, we will increase our aggregate liability to $100,000 provided that, within 10 days of the date of our Agreement, you provide payment in an amount that will increase our fees by 10%, but not less than $500, to compensate us for the greater risk undertaken. This increased fee is not the purchase of insurance.

5.5 If you do no not pay us within 60 days of invoice date, or if you make a claim against us that is resolved in our favor, you agree to reimburse our expenses, including but not limited to attorney fees, staff time, expert witness fees, and other costs of collection or litigation.

5.6 The law of the state in which our servicing office is located will govern all disputes. Each of us waives trial by jury. No employee acting within the scope of employment shall have individual liability for his or her acts or omissions, and you agree to not make a claim against individual employees.

Section 6: General Indemnification

6.1 We will indemnify and hold you harmless from and against demands, damages, and expenses to the comparative extent they are caused by our negligent acts or omissions or those negligent acts or omissions of persons for whom we are legally responsible. You will indemnify and hold us harmless from and against demands, damages, and expenses to the comparative extent they are caused by your negligent acts or omissions or those negligent acts or omissions of persons for whom you are legally responsible.

6.2 To the extent it may be necessary to indemnify either of us under Section 6.1, you and we expressly waive, in favor of the other only, any immunity or exemption from liability that exists under any worker compensation law.

6.3 You agree to indemnify us against losses and costs arising out of claims of patent or copyright infringement as to any process or system that is specified or selected by you or by others on your behalf.

Section 7: Miscellaneous Provisions

7.1 We will provide a certificate of insurance to you upon request. Any claim as an Additional Insured shall be limited to losses caused by our sole negligence.

7.2 This Agreement is our entire agreement. It supersedes prior agreements. It may be modified only in a writing, making specific reference to the provision modified.

7.3 Neither of us will assign or transfer any interest, any claim, any cause of action, or any right against the other. Neither of us will assign or otherwise transfer or encumber any proceeds or expected proceeds or compensation from the project or project claims to any third person, whether directly or as collateral or otherwise.

7.4 Our Agreement may be terminated early only in writing. We will receive an equitable adjustment of our compensation in the event of early termination.

April 6, 2026 Proposal 10010036_001

Dan Madsen
City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

Re: Proposal for Construction Materials Testing Services
2026 Street Improvements
Various Locations
Deephaven, Minnesota

Dear Mr. Madsen:

Braun Intertec Corporation (Braun Intertec) submits this proposal to provide construction materials testing services for the 2026 Street Improvements project in Deephaven, Minnesota.

We have completed the pavement and geotechnical evaluation, so we have a unique understanding of the site and construction challenges. We can aid the construction team by applying this experience and transferring our knowledge developed during the design phase which will provide professional continuity to the construction. Our work on the project to date gives us familiarity with the project team and design development which allows us to understand some of the considerations used when developing the project's design.

With more than 1,000 employee-owners, retaining our firm gives you access to a diverse range of services and professionals you can consult with if the unforeseen occurs. The size of our company also allows us to respond quickly when schedule constraints occur.

Our Understanding of Project

This project will include the full depth reclamation of the existing bituminous and underlying aggregate base materials along Minnetonka Boulevard, Heathcote Road, Heathcote Drive, Heathcote Lane, Circle Drive, Northome Avenue, Rutledge Road, Azure Road, Virginia Avenue, Hamilton Avenue, Thorpe Road, Montgomerie Avenue, Westview Drive and Lake Avenue. This project will also include aggregate base placement, new concrete curb and gutter, and driveways along with a new bituminous pavement. Minor improvements to the sanitary, and storm sewer utilities will also be part of this project. We understand Alternate project areas 2, 3, and 4 will be included in our scope of services.

Available Project Information

This proposal was prepared using the following documents and information.

- Project plans and specifications prepared by Stantec Consulting Services, Inc., dated January 22, 2026.
- Discussions with Brad Fasbender with Stantec Consulting Services, Inc. regarding scope of services, roles and responsibilities, testing of small quantity materials and testing rates.

Scope of Services

Services are performed under the direction of a licensed professional engineer. Testing services will be performed on an on-call, as-needed basis as requested and scheduled by you or your on-site project representative. After reviewing available information to determine compliance with project plans and/or specifications and other design or construction documents, our scope of services for the project will be limited to the tasks defined below.

Soil Related Services

- Measure the in-place dry density, moisture content and relative compaction of fill placed for utility backfill for compliance with the project documents. This task includes performing laboratory Proctor tests to provide maximum dry densities from which the relative compaction of fill can be determined, as well as the use of a nuclear density gauge to measure in-place dry densities and moisture contents.
- Sample and test coarse filter aggregate, full depth reclamation and aggregate base materials for compliance with the project documents. This task includes laboratory gradation testing of aggregate base material.
- Perform MnDOT dynamic cone penetrometer (DCP) tests on aggregate base material.
- Perform Full Depth Reclamation (FDR) MnDOT dynamic cone penetrometer (DCP) tests on full depth reclamation aggregate base material.

Concrete Related Services

- Sample and test fresh concrete associated with general concrete for compliance with the project documents and cast test cylinders for laboratory compressive strength testing. We assume that we will be able to appropriately dispose of excess concrete (and associated wash water) on site at no additional cost to us.
- Measure and report the compressive strength of the concrete test cylinders for compliance with the project documents. A set of three cylinders will be tested at 28 days for each set cast. If field cure cylinders are requested, each additional cylinder will be charged at the unit price listed in our cost estimate.

Bituminous Related Services

- Sample and test bituminous pavement materials for compliance with the project documents. This task includes rice specific gravity, gyratory density, asphalt content and extracted aggregate gradation tests of the bituminous.

Consulting, Project Communication and Reporting Services

- Project management, including scheduling of our field personnel.
- Review test reports and communicate with you and the parties you may designate such as the project contractor(s), and other project team members, as needed.
- Transmit test results to the project team on a weekly basis.

Basis of Scope of Work

The costs associated with the proposed scope of services were estimated using the following assumptions. If the construction schedule is modified or the contractor completes the various phases of the project at different frequencies or durations than shown in this proposal, we may need to adjust the overall cost accordingly. The scope of work and number of trips required to perform these services are as shown in the attached table. Notable assumptions in developing our estimate include:

- We assume it will take five trips to complete the nuclear density gauge testing on this project.
- We assume compaction testing on aggregate base material will be performed using the Dynamic Cone Penetration (DCP) method; a minimum of two tests will be conducted each trip with two trips assumed.
- We assume compaction testing on full depth reclamation aggregate base material will be performed using the Dynamic Cone Penetration (DCP) method; a minimum of three tests will be conducted each trip with eight trips assumed.
- We assume 30 sets of concrete tests will be required to complete the project.
- We assume the rebar observations before concrete placements will be completed by the project representative's construction oversight manager.
- We understand your full-time on-site construction observer will observe the test rolling for this project.
- We assume bituminous paving will be completed in 22 days for this project.
- We assume the project engineer of record will review and approve contractor's quality control submittals and test results.
- You, or others you may designate, will provide us with current and approved plans and specifications for the project. Modification to these plans must also be sent to us so we can review their incorporation into the work.
- We will require a minimum of 24 hours' notice for scheduling inspections for a specific time. Shorter than 24 hours' notice may impact our ability to perform the requested services, and the associated impacts will be the responsibility of others.

If the work is completed at different rates than described above, this proposal should be revised. If the pace of construction is different than described above, this proposal should be revised.

Cost and Invoicing

We will furnish the services described herein for an estimated fee of **$56,326. Our estimated costs are based on industry averages for construction production. Depending on the contractor's performance, our costs may be significantly reduced or slightly higher than estimated.** A tabulation showing our estimated hourly and/or unit rates associated with our proposed scope of services is also attached. The actual cost of our services will be based on the actual units or hours expended to meet the requirements of the project documents.

This cost estimate was developed with the understanding that the scope of services defined herein will be required and requested during our normal work hours of 6:00 a.m. to 4:00 p.m., Monday through Friday. Services that we are asked to provide to meet the project requirements or the contractor's construction schedule outside our normal business hours will be invoiced using an overtime rate factor. The factor for services provided **outside** our normal work hours or on Saturday will be 1.25 times the listed hourly rate for the service provided. The factor for services provided on Sunday or legal holidays will be 1.5 times the listed hourly rate for the service provided. We have not included premiums for overtime in our cost estimate; however, we recommend that allowances and contingencies be made for overtime charges. You will be billed only for services provided on a time and materials basis.

Because our services are directly controlled by the schedule and performance of others, the actual cost may vary from our estimate. It is difficult to project all of the services and the quantity of services that may be required for any project. If services are required that are not discussed above, we will provide them at the rates shown in the attached table or, if not shown, at our current Schedule of Charges. We will invoice you on a monthly basis.

General Remarks

We based the proposed fee on the scope of services described and the assumption that you will authorize our services within 30 days and that others will not delay us beyond our proposed schedule. If anything in this proposal is not consistent with your requirements, please let us know immediately.

We include the Braun Intertec General Conditions, which provide additional terms and are a part of our agreement. To accept this proposal and authorize us to proceed, please sign and return it to us in its entirety.

We appreciate the opportunity to present this proposal to you. We will be happy to meet with you to discuss our proposed scope of services further and clarify the various scope components. Braun Intertec will not release any written reports until we have received a signed agreement. Ordering services from Braun Intertec constitutes acceptance of the terms of this proposal.

To have questions answered or schedule a time to meet and discuss our approach to this project further, please contact Colin Keane at 612.704.2674 (ckeane@braunintertec.com).

Sincerely,

Braun Intertec Corporation

Colin M. Keane
Staff Engineer

John P. Rutherford
Senior Project Manager

Charles M. Cadenhead, Jr., PE
Vice President, Principal Engineer

Attachments:
Cost Estimate Table
General Conditions (11/04/2024)

c: Brad Fasbender,
Stantec Consulting Services, Inc.

The proposal is accepted, and Braun Intertec is authorized to proceed.

_____
Authorizer's Firm

_____
Authorizer's Signature

_____
Authorizer's Name (please print or type)

_____
Authorizer's Title

_____
Date

BRAUN INTERTEC
the science you build on

Fee Estimate
10010036_001
City of Deephaven - 2026 Street Improvement

Client:
City of Deephaven
Dan Madsen
20225 Cottagewood Rd
Excelsior, MN 55331-9327

Work Site Address:
Various Locations
Deephaven, Minnesota 55331

		Qty/Hours	Rate	Amount
Task 1: Construction Materials Testing				
Subtask 1.1: Laboratory Testing				**$22,598.00**
Soil Proctor MD Relationship (Standard) each		3.00	168.00	$504.00
Aggregates Sieve Analysis each		9.00	196.00	$1,764.00
Full Depth Reclamation	*6 Ea @ 1 Qty*	*6.00*		
CL-5 Aggregate Base	*1 Ea @ 1 Qty*	*1.00*		
Excavated & Placed Reclaimed Material	*1 Ea @ 1 Qty*	*1.00*		
Coarse Filter Aggregate	*1 Ea @ 1 Qty*	*1.00*		
Asphalt Content of Aggregate Base each		2.00	176.00	$352.00
Soil Topsoil Testing without Nutrients each		2.00	375.00	$750.00
Concrete Compressive Strength Cylinders each		90.00	42.00	$3,780.00
Curb and Gutter	*16 Sets @ 3 Qty*	*48.00*		
Flatwork - Driveways, Valley Gutters & Flumes	*14 Sets @ 3 Qty*	*42.00*		
MnDOT Verification Without Percent Crush & FAA		25.00	614.00	$15,350.00
Aggregate Percent Crushed each		1.00	98.00	$98.00
Subtask 1.2: Soils Testing				**$7,312.00**
Soil Compaction Testing - Nuclear Density		12.50	102.00	$1,275.00
Utility Backfill - Storm & Sanitary	*5 Trips @ 2.5 Hr*	*12.50*		
Soil Compaction Testing - DCP		30.00	102.00	$3,060.00
Full Depth Reclamation	*8 Trips @ 3 Hr*	*24.00*		
CL-5 Aggregate Base	*1 Trip @ 3 Hr*	*3.00*		
Excavated & Placed Reclaimed Material	*1 Trip @ 3 Hr*	*3.00*		
Soil Sample pick-up		13.50	102.00	$1,377.00
Sample Pickup	*9 Trips @ 1.5 Hr*	*13.50*		
Nuclear moisture-density meter charge, per hour		12.50	32.00	$400.00
Trip Charge		24.00	50.00	$1,200.00
Subtask 1.3: Concrete Testing				**$11,430.00**
Concrete Testing		75.00	102.00	$7,650.00
Curb and Gutter	*16 Trips @ 2.5 Hr*	*40.00*		
Flatwork - Driveways, Valley Gutters & Flumes	*14 Trips @ 2.5 Hr*	*35.00*		
Concrete Cylinder Pick Up		15.00	102.00	$1,530.00
Cylinder Pickup	*15 Trips @ 1 Hr*	*15.00*		
Trip Charge		45.00	50.00	$2,250.00
Subtask 1.4: Bituminous Testing				**$6,350.00**
Biumtinous Sample pick-up		50.00	102.00	$5,100.00
Mixture Sample Pickup	*25 Trips @ 2 Hr*	*50.00*		
Trip Charge		25.00	50.00	$1,250.00
Subtask 1.5: Project Management				**$8,636.00**
Project Manager		30.00	186.00	$5,580.00
Senior Project Manager		7.00	218.00	$1,526.00
Project Assistant		15.00	102.00	$1,530.00
Task 1 Total:				**$56,326.00**

	Qty/Hours	Rate	Amount
Project Total			**$56,326.00**

April 2, 2026

City of Deephaven
20225 Cottagewood Road
Deephaven, MN 55331

Attn: Dan Madsen – City Administrator/Special Counsel
(danm@cityofdeephaven.org)

RE: Quality Assurance Testing Proposal
2026 Street Improvement Project
Stantec Project No. 193807541
Deephaven, Minnesota
AET Proposal No. P-0051965

Dear Mr. Madsen:

Thank you for the opportunity to provide a proposal to perform testing services on the referenced project. This proposal has been prepared in response to Bradley Fasbender's (Stantec) email request on March 31, 2026, and describes our understanding of the project, our anticipated scope of services, our unit rates, and an estimated total fee to perform these services.

PROJECT INFORMATION

The City of Deephaven will be performing a street improvement project during the 2026 construction season. Construction is anticipated to begin April/May of 2026 with substantial completion by October 16, 2026, and final completion by June 11, 2027. The project area will include Thorpe Road, Hamilton Avenue, Azure Road, Rutledge Road, Westview Drive, Montgomerie Avenue, Lake Avenue, Heathcote Road, Heathcote Lane, Heathcote Drive, Circle Drive, Hillcrest Lane, Hillcrest Court, and Hillcrest Way.

Plans and Specifications were prepared by Stantec Consulting Services, Inc. (Stantec). We understand Construction Inspection and Contract Management of the project will be performed by Stantec. The project will be funded with municipal funds.

GEOTECHNICAL INFORMATION

A pavement and geotechnical exploration and analysis was performed for this project by Braun Intertec. The results were presented in their Pavement and Geotechnical Evaluation Report, dated October 15, 2026 (Braun Project No. B2508393). Reference should be made to that report for more details regarding site conditions and recommendations.

This document shall not be reproduced, except in full, without written approval from American Engineering Testing, Inc.

PROJECT APPROACH

During the construction improvements, AET will provide experienced MnDOT certified Engineering Technicians to perform sampling and material testing services in accordance with the 2023 Minnesota Department of Transportation Schedule of Materials Control (2023 MnDOT SMC) and project specific testing requirements referenced in the Project Manual. For this project, Madilyn Frisk will be AET's contact. She can be reached at 651-242-1204 (cell). AET requires a minimum of 24 hours' notice of the need for Services.

SCOPE OF SERVICES

Based on our review of the available plans and our experience with the Stantec on similar projects, our anticipated scope of services is outlined below. These services will be provided on an on-call basis, coordinated through authorized Stantec field personnel.

Soils Sampling and Testing

Our estimate of the sampling and testing to be performed on the grading and base items is based on the requirements of MnDOT's "Specified Density Method" and in accordance with the 2023 Minnesota Department of Transportation Schedule of Material Control (2023 MnDOT SMC). AET will perform MnDOT Relative Density testing (Proctor) as well as in-place density and moisture testing on the utility trench backfill.

AET will perform the sampling of the soils, Reclaimed Aggregate Base materials (described in the FDR section below), and Aggregate Base Class 5, and transport the samples to our St. Paul, Minnesota laboratory. Stantec personnel will update AET on the schedule of material placement, material sources (including changes in source), and changes in quantities.

Full Depth Reclamation (FDR)

AET will perform dynamic cone penetrometer (DCP) testing and moisture content testing of the full depth reclamation material along with at least 1 gradation for each bid that incorporates FDR in accordance with the 2023 MnDOT SMC. The frequency of these gradations for an FDR project are at the discretion of the Engineer. We assume the Stantec Inspector will perform depth checks of the FDR material.

Bituminous Pavement Sampling and Testing

As bituminous paving is being completed, AET personnel will pick up companion samples provided by the contractor, during each day of paving, and transport the samples to our St. Paul,

Minnesota laboratory. Samples will be tested in our laboratory for MnDOT Gyratory Mix Properties as follows:

- Asphalt Extraction and Aggregate Gradation (ASTM D2172 Method E-11) MnDOT Modified C137 and C117

We understand that Ordinary Compaction will be used for the bituminous pavement. We have not included testing of companion core samples in our scope of services. These services will be provided at your request.

Concrete Sampling and Testing

During the placement of concrete, AET will perform field testing consisting of slump, air content, temperature of the plastic concrete, and casting of cylinders for compression testing. The 2023 MnDOT SMC requires field testing for slump, air content, and temperature per every 100 cubic yards of each type of concrete placed each day. Compressive strength cylinders (1 set of 3 cylinders) are required once per every 300 cubic yards of each type of concrete placed each day; the cylinders will be retrieved the following day for curing and testing in our laboratory. The 3 cylinders are to be tested at 28-days. We are proposing to cast sets of 5 cylinders, with compressive strength testing as follows: 1 at 7 days, 3 at 28 days, and the 5th cylinder will be held in reserve for future testing if the 28-day strength requirement is not met.

We have assumed Stantec personnel will be compiling the concrete batch tickets, certificates of compliance, and AET's field test results of the plastic concrete, which we will provide each day we are on-site performing testing services.

REPORTING

AET staff will prepare reports for the Stantec to review. These reports will include the results of our field and laboratory testing as performed per the 2023 MnDOT SMC and testing frequencies referenced in the project documents. Daily field reports will also be prepared and made available upon request.

ESTIMATED FEES

Our services will be provided on a unit cost basis according to the unit rates provided in the attached Materials Testing Estimate. Our invoices will be determined by multiplying the number of personnel hours or tests by their respective unit rates. The rates are from the annual fee schedule for 2026 projects.

We have estimated a “minimum required estimate” for the project which estimates the tests needed to satisfy the requirements as defined in the 2023 MnDOT SMC and the project documents. The “likely needed estimate” is the cost that we anticipate will be required to complete the previously described testing services, based on our experience, and assumed scheduling of the project. Therefore, we propose a budget cost estimate using the “likely needed” estimate for the scope of services for the project as outlined in this proposal. Our “likely needed” estimated fees are the following: **$37,258.00** for the base bid, **$12,456.00** for Bid Alt. 2, **$7,459.00** for Bid Alt. 3, and **$5,781.00** for Bid Alt. 4. The total estimated “likely needed” estimated fees for all four bids is **$62,954.00**. We refer you to the attached Materials Testing Estimates as reference to how we arrived at this estimated cost.

We caution that this is only an estimated cost. Often, variations in the overall cost of the services occur due to reasons beyond our control, such as weather delays, changes in the contractor’s schedule, unforeseen conditions, or retesting. These variations will affect the actual invoice totals, either increasing or decreasing our total costs for the project from those estimated in this proposal. If more time or tests are required, additional fees may be needed to complete the project testing services. If less time or tests are needed, a cost savings will be realized. We will not, however, exceed the estimated total cost for the project without first obtaining your authorization.

TERMS AND CONDITIONS

All AET Services are provided subject to the Terms and Conditions set forth in the enclosed Terms and Conditions, which, upon acceptance of this proposal, are binding upon you as the Client requesting Services, and your successors, assignees, joint venturers, and third-party beneficiaries. Please be advised that additional insured status is granted only upon written acceptance of the proposal.

ACCEPTANCE

AET requests written acceptance of this proposal in the Proposal Acceptance box below, but the following actions shall constitute your acceptance of this proposal together with the Terms and Conditions: 1) issuing an authorizing purchase order for any of the Services described in this proposal, 2) authorizing AET’s presence on site, or 3) written or electronic notification for AET to proceed with any of the Services described in this proposal. Please indicate your acceptance of this proposal by signing below and returning a copy to us. When you accept this proposal, you represent that you are authorized to accept on behalf of the Client.

GENERAL REMARKS

AET appreciates the opportunity to provide this service for you and looks forward to working with you on this project. If you have any questions or need additional information, please contact me.

Sincerely,
American Engineering Testing

Madilyn R. Frisk
Geologist I/Project Manager
mfrisk@teamaet.com
651-242-1204

Ryan S. Schaefer
Geologist II
rschaefer@teamAET.com
651-603-6639

Please initial next to which bids you are accepting:

Base Bid:_____

Bid Alt. 2:_____

Bid Alt. 3:_____

Bid Alt. 4:_____

ACCEPTANCE AND AUTHORIZATION: AET Proposal No. P-0051965

SIGNATURE:_____

PRINTED NAME:_____

COMPANY:_____

ADDRESS: _____

PHONE NUMBER AND EMAIL:_____

DATE:_____

INVOICING INFORMATION (Provide Company AP Department Information, if present.)

AP CONTACT NAME:_____

BILLING/MAILING ADDRESS:_____

AP PHONE NUMBER AND INVOICE EMAIL:_____

P.O. NO./ PROJECT NO.: _____

Attachments: Materials Testing Estimates
Terms and Conditions
Certificate of Insurance
W9

Materials Testing Estimate for 2026 Street Improvement Project: Base Bid – 2023 MnDOT SMC
Stantec Project No. 193807541; Deephaven, Minnesota

Material	Units	Quantity	Trips	Hours	Agency Testing & Frequency	# of Tests		Cost per Test ($)	Cost ($)	
						Minimum	Likely		Minimum	Likely
Storm Sewer Sanitary Sewer	LF	903 149	12	36	Proctor (1/soil type)	5	5	205.00	1,025.00	1,025.00
					Transverse Culverts, Specified Density Nuclear Gauge (1/2' fill)	12	12	45.00	540.00	540.00
					Longitudinal Trenches, Specified Density Nuclear Gauge (1/500')	18	21	45.00	810.00	945.00
Aggregate Base Class 5 **Note #1**	CY	140	1	2	Gradation (2 per lot, 1 lot ≤ 2,000 CY)	0	1	150.00	0.00	150.00
					Road, Penetration Index DCP (1/2,000 CY)			70.00	0.00	0.00
					Percent Crushed (1/source, if required)			235.00	0.00	0.00
Aggregate Special - Driveway **Note #1**	CY	11			Gradation (2 per lot, 1 lot ≤ 2,000 CY)			150.00	0.00	0.00
					Road, Penetration Index DCP (1/2,000 CY)			70.00	0.00	0.00
Full Depth Reclamation (FDR)	SY	40,202	3	9	Gradation (Engineer's discretion)	2	2	150.00	300.00	300.00
					Penetration Index DCP (1/10,000 SY)	5	6	70.00	350.00	420.00
Bituminous - SP WE/NW **Note #3, #4**	TON	9,993	10	30	MnDOT Extraction/Gradation	8	10	365.00	2,920.00	3,650.00
					Nuclear Gauge Rental	8	10	85.00	680.00	850.00
					Roll Pattern Analysis - Included in hourly rate					
Bituminous - Driveway Patch	SY	1,054	1	2	MnDOT Extraction/Gradation	1	1	365.00	365.00	365.00
Bituminous - Curb	LF	750		0	MnDOT Extraction/Gradation			365.00	0.00	0.00
Topsoil Borrow	CY	1,166	1	2	Topsoil Borrow Testing (Engineer's discretion)	1	1	375.00	375.00	375.00
Concrete - Curb & Gutter, Driveway, Pedestrian Ramps, Valley Gutter	CY	±400	10	30	Plastic Concrete Testing (1 set of tests/100 CY) - Included in hourly rate see below					
					Concrete Compressive Strength, Curing, & Handling 4x8 Cylinders (includes mold) (5 cyls/300 CY)	40	50	45.00	1,800.00	2,250.00
					Concrete sample pick up from job site	8	10	110.00	880.00	1,100.00
			38	111				**Subtotal =**	**10,045.00**	**11,970.00**

Notes:

1. For grading and base materials, per the 2023 MnDOT SMC, less than 500 tons (250 CY) may be accepted by the Engineer without testing.
2. Material quantities are estimated based upon Statement of Estimated Quantities, conversions, and plans.
3. Number of "Likely" bituminous samples and trips assumes 10 days of paving (800-1000 tons of bituminous per day).
4. Per the Project Manual, all pavement density shall conform to MnDOT Spec 2360.3.D.2 - "Ordinary Compaction" - No core testing has been included in this proposal, but can at your request.

Time and Mileage	Unit	Rate ($)	Minimum Quantity	Likely Quantity	Minimum Cost	Likely Cost
Mileage, Personal Automobile/Truck	Mile	1.50	2,128	2,128	3,192.00	3,192.00
Technician II	Hour	126.00	111	111	13,986.00	13,986.00
Engineer II, Project Management	Hour	210.00	30	35	6,300.00	7,350.00
Project Administrator	Hour	95.00	6	8	570.00	760.00
				Subtotal =	**24,048.00**	**25,288.00**

	Minimum	Likely
Total Cost Estimate =	**34,093.00**	**37,258.00**

Estimate prepared by: **Madilyn Frisk**

Materials Testing Estimate for 2026 Street Improvement Project: Alternate Bid Area #2 – 2023 MnDOT SMC
Stantec Project No. 193807541; Deephaven, Minnesota

Material	Units	Quantity	Trips	Hours	Agency Testing & Frequency	# of Tests		Cost per Test ($)	Cost ($)	
						Minimum	Likely		Minimum	Likely
Storm Sewer Sanitary Sewer	LF	29 160	3	9	Proctor (1/soil type)	1	2	205.00	205.00	410.00
					Longitudinal Trenches, Specified Density Nuclear Gauge (1/500')	5	6	45.00	225.00	270.00
Aggregate Special - Driveway **Note #1**	CY	12			Gradation (2 per lot, 1 lot ≤ 2,000 CY)			150.00	0.00	0.00
					Road, Penetration Index DCP (1/2,000 CY)			70.00	0.00	0.00
Full Depth Reclamation (FDR)	SY	13,501	2	5	Gradation (Engineer's discretion)	2	2	150.00	300.00	300.00
					Penetration Index DCP (1/10,000 SY)	2	3	70.00	140.00	210.00
Bituminous - SP WE/NW **Note #3, #4**	TON	3,262	4	12	MnDOT Extraction/Gradation	4	4	365.00	1,460.00	1,460.00
					Nuclear Gauge Rental	4	4	85.00	340.00	340.00
					Roll Pattern Analysis - Included in hourly rate					
Bituminous - Driveway Patch	SY	2,121	1	2	MnDOT Extraction/Gradation	1	1	365.00	365.00	365.00
Bituminous - Curb	LF	250			MnDOT Extraction/Gradation			365.00	0.00	0.00
Topsoil Borrow	CY	410			Topsoil Borrow Testing (Engineer's discretion)			375.00	0.00	0.00
Concrete - Curb & Gutter, Valley Gutter, Driveway	CY	±81	4	12	Plastic Concrete Testing (1 set of tests/100 CY) - Included in hourly rate see below					
					Concrete Compressive Strength, Curing, & Handling 4x8 Cylinders (includes mold) (5 cyls/300 CY)	10	20	45.00	450.00	900.00
					Concrete sample pick up from job site	2	4	110.00	220.00	440.00
			14	40				**Subtotal =**	**3,705.00**	**4,695.00**

Notes:

1. For grading and base materials, per the 2023 MnDOT SMC, less than 500 tons (250 CY) may be accepted by the Engineer without testing.
2. Material quantities are estimated based upon Statement of Estimated Quantities, conversions, and plans.
3. Number of "Likely" bituminous samples and trips assumes 4 days of paving (800-1000 tons of bituminous per day).
4. Per the Project Manual, all pavement density shall conform to MnDOT Spec 2360.3.D.2 - "Ordinary Compaction" - No density or core testing has been included in this proposal, but can at your request.

Time and Mileage	Unit	Rate ($)	Minimum Quantity	Likely Quantity	Minimum Cost	Likely Cost
Mileage, Personal Automobile/Truck	Mile	1.50	784	784	1,176.00	1,176.00
Technician II	Hour	126.00	40	40	5,040.00	5,040.00
Engineer II, Project Management	Hour	210.00	5	6	1,050.00	1,260.00
Project Administrator	Hour	95.00	2	3	190.00	285.00
				Subtotal =	**7,456.00**	**7,761.00**

	Minimum	Likely
Total Cost Estimate =	**11,161.00**	**12,456.00**

Estimate prepared by: **Madilyn Frisk**

Materials Testing Estimate for 2026 Street Improvement Project: Alternate Bid Area #3 – 2023 MnDOT SMC
Stantec Project No. 193807541; Deephaven, Minnesota

Material	Units	Quantity	Trips	Hours	Agency Testing & Frequency	# of Tests		Cost per Test ($)	Cost ($)	
						Minimum	Likely		Minimum	Likely
Storm Sewer	LF	160	1	3	Proctor (1/soil type)	1	1	205.00	205.00	205.00
					Specified Density Nuclear Gauge (1/500')	1	3	45.00	45.00	135.00
Full Depth Reclamation (FDR)	SY	7,082	1	3	Gradation (Engineer's discretion)	2	2	150.00	300.00	300.00
					Penetration Index DCP (1/10,000 SY)	1	3	70.00	70.00	210.00
Bituminous - SP WE/NW **Note #3, #4**	TON	3,213	4	12	MnDOT Extraction/Gradation	3	4	365.00	1,095.00	1,460.00
					Nuclear Gauge Rental	3	4	85.00	255.00	340.00
					Roll Pattern Analysis - Included in hourly rate					
Topsoil Borrow	CY	287			Topsoil Borrow Testing (Engineer's discretion)			375.00	0.00	0.00
Concrete - Curb & Gutter	CY	±24	1	3	Plastic Concrete Testing (1 set of tests/100 CY) - Included in hourly rate see below					
					Concrete Compressive Strength, Curing, & Handling 4x8 Cylinders (includes mold) (5 cyls/300 CY)	5	5	45.00	225.00	225.00
					Concrete sample pick up from job site	1	1	110.00	110.00	110.00
			7	21				**Subtotal =**	**2,670.00**	**2,985.00**

Notes:

1. For grading and base materials, per the 2023 MnDOT SMC, less than 500 tons (250 CY) may be accepted by the Engineer without testing.
2. Material quantities are estimated based upon Statement of Estimated Quantities, conversions, and plans.
3. Number of "Likely" bituminous samples and trips assumes 12 days of paving (800-1000 tons of bituminous per day).
4. Per the Project Manual, all pavement density shall conform to MnDOT Spec 2360.3.D.2 - "Ordinary Compaction" - No density or core testing has been included in this proposal, but can at your request.

Time and Mileage	Unit	Rate ($)	Minimum Quantity	Likely Quantity	Minimum Cost	Likely Cost
Mileage, Personal Automobile/Truck	Mile	1.50	392	392	588.00	588.00
Technician II	Hour	126.00	21	21	2,646.00	2,646.00
Engineer II, Project Management	Hour	210.00	4	5	840.00	1,050.00
Project Administrator	Hour	95.00	1	2	95.00	190.00
				Subtotal =	**4,169.00**	**4,474.00**

	Minimum	Likely
Total Cost Estimate =	**6,839.00**	**7,459.00**

Estimate prepared by: **Madilyn Frisk**

Materials Testing Estimate for 2026 Street Improvement Project: Alternate Bid Area #4 – 2023 MnDOT SMC
Stantec Project No. 193807541; Deephaven, Minnesota

Material	Units	Quantity	Trips	Hours	Agency Testing & Frequency	# of Tests		Cost per Test ($)	Cost ($)	
						Minimum	Likely		Minimum	Likely
Storm Sewer	LF	388	2	6	Proctor (1/soil type)	1	2	205.00	205.00	410.00
					Transverse Culverts, Specified Density Nuclear Gauge (1/2' fill)	1	3	45.00	45.00	135.00
					Longitudinal Trenches, Specified Density Nuclear Gauge (1/500')	1	3	45.00	45.00	135.00
Aggregate Base Class 5 **Note #1**	CY	169			Gradation (2 per lot, 1 lot ≤ 2,000 CY)			150.00	0.00	0.00
					Road, Penetration Index DCP (1/2,000 CY)			70.00	0.00	0.00
					Percent Crushed (1/source, if required)			235.00	0.00	0.00
Bituminous - SP WE/NW **Note #1, #3, #4**	TON	231	1	3	MnDOT Extraction/Gradation	2	2	365.00	730.00	730.00
					Nuclear Gauge Rental	1	1	85.00	85.00	85.00
					Roll Pattern Analysis - Included in hourly rate					
Topsoil Borrow	CY	177			Topsoil Borrow Testing (Engineer's discretion)			375.00	0.00	0.00
Coarse Filter Aggregate	CY	315	1	2	Gradation (1/source)	1	1	150.00	150.00	150.00
Concrete - Curb & Gutter, Sidewalk	CY	±7	2	6	Plastic Concrete Testing (1 set of tests/100 CY) - Included in hourly rate see below					
					Concrete Compressive Strength, Curing, & Handling 4x8 Cylinders (includes mold) (5 cyls/300 CY)	5	10	45.00	225.00	450.00
					Concrete sample pick up from job site	1	2	110.00	110.00	220.00
			6	17				**Subtotal =**	**1,595.00**	**2,315.00**

Notes:

1. For grading and base materials, per the 2023 MnDOT SMC, less than 500 tons (250 CY) may be accepted by the Engineer without testing.
2. Material quantities are estimated based upon Statement of Estimated Quantities, conversions, and plans.
4. Per the Project Manual, all pavement density shall conform to MnDOT Spec 2360.3.D.2 - "Ordinary Compaction" - No density or core testing has been included in this proposal, but can at your request.

Time and Mileage	Unit	Rate ($)	Minimum Quantity	Likely Quantity	Minimum Cost	Likely Cost
Mileage, Personal Automobile/Truck	Mile	1.50	336	336	504.00	504.00
Technician II	Hour	126.00	17	17	2,142.00	2,142.00
Engineer II, Project Management	Hour	210.00	2	3	420.00	630.00
Project Administrator	Hour	95.00	1	2	95.00	190.00
				Subtotal =	**3,161.00**	**3,466.00**

	Minimum	Likely
Total Cost Estimate =	**4,756.00**	**5,781.00**

Estimate prepared by: **Madilyn Frisk**

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, May 4, 2026
Deephaven 1st Quarter Finance Report

Attached for your review is the 2026 1st Quarter Finance Report. There were some line items in the report that appeared notably high, so we printed and included the history of those line items to help answer any questions you may have.

Sincerely,

Andrew Keller
Finance Clerk/Treasurer
Deephaven, Minnesota

Deephaven General Fund Revenues

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
Ad Valorem Taxes								
101-31010	Current Ad Valorem Taxes	$2,435,679.00	$2,637,336.00	$2,949,483.00	**$3,113,338.00**	**$33,920.46**	**$3,489,666.00**	
101-31020	Delinquent Ad Valorem Taxes	$7,610.00	$6,018.00	$8,625.00	**$625.00**		**$8,500.00**	Estimated based upon 2024, delinqunet taxes collected in 2026
101-31040	Fiscal Disparities	$33,836.00	$32,538.00	$29,389.00	**$29,963.00**		**$0.00**	Updated based upon Auditor notes
101-31800	Surchgarge Revenue / Penalty	$2,257.00	$2,986.00	$896.00	**$12.00**		**$2,000.00**	Estimated based upon 2024
	Total Ad Valorem Taxes	**$2,479,382.00**	**$2,678,878.00**	**$2,988,393.00**	**$3,143,938.00**	**$33,920.46**	**$3,500,166.00**	
Licenses and Permits								
101-32110	Alcohol / Tobacco Licenses	$1,742.00	$725.00	$700.00	**$725.00**		**$750.00**	Check LQ License Fee - yacht club
101-32160	Professional Licenses	$4,275.00	$4,875.00	$3,950.00	**$1,200.00**	**$970.00**	**$4,500.00**	Tree service licenses
101-32180	Other Business Licenses	$9,310.00	$150.00	$50.00	**$50.00**		**$100.00**	
101-32210	Deephaven Building Permits	$265,901.00	$357,638.00	$365,133.00	**$554,939.00**	**$81,406.63**	**$365,000.00**	
101-32211	Electrical Permits	$27,305.00	$34,996.00	$12,369.00	**$1,235.00**	**$16,118.80**	**$0.00**	No revenue based upon change from Minnetonka to State of MN
101-32240	Dog Licenses	$2,210.00	$1,175.00	$1,540.00	**$170.00**	**$180.00**	**$1,300.00**	est. 200 Dog Licenses, every other year as they are good for 2 years
101-32250	Parking Permits	$45,938.00	$52,471.10	$49,663.00	**$52,580.00**		**$55,000.00**	2024: 431 Resident, 420 Beach, 173 Launch 3006 resident free
	Total Licenses and Permits	**$356,681.00**	**$452,030.10**	**$433,405.00**	**$610,899.00**	**$98,675.43**	**$426,650.00**	
Charges for Service								
101-34103	Zoning & Subdivisions	$11,150.00	$10,100.00	$7,550.00	**$9,538.00**	**$6,300.00**	**$12,000.00**	
101-34100	General Government			$1,096.00				
101-34201	General Police Services	$31,041.00	$10,881.00	$1,266.00	**$12,739.00**	**$1,000.00**	**$2,000.00**	False alarms ($1,500), Towards 0 Deaths ($1,252), Reimbursement $6,700 (Capital PD - Mo
101-34202	Police Forfeiture		$535.00	$6,000.00			**$0.00**	We don't budget for forfeitures, should always be 0 in budget.
101-34203	Accident Reports	$10.00	$26.75				**$0.00**	
101-34207	False Alarm Fees	$0.00	$0.00				**$0.00**	
101-34210	Animal Control	$0.00	$0.00				**$0.00**	
101-34303	Private Roads	$15,509.00	$22,550.68	$27,638.00	**$33,849.00**		**$35,000.00**	Actively receiving payments for 2026 plowing
101-34101	Greenwood Rent	$0.00	$1,650.00	$1,350.00	**$1,800.00**		**$1,800.00**	
101-39500	Greenwood Administrative Services	$0.00	$0.00				**$0.00**	
101-39503	Greenwood Public Works	$0.00	$30,362.00	$198,505.00	**$184,271.00**		**$199,097.00**	Updated 11.26.2025
101-39600	Woodland Administrative Services	$45,490.00	$5,213.50		**$94,140.00**	**$18,068.62**	**$108,412.00**	Will be for services in 2025
101-39601	Woodland Police Services	$142,485.00	$129,157.00	$151,963.00	**$159,604.00**	**$29,756.00**	**$178,536.00**	Check Code, Fix Code 39601 / 39602
101-32212	Woodland Bldg Permits	$27,258.00	$22,427.00	$24,141.00	**$30,664.00**	**$13,398.94**	**$0.00**	**CC Payments and others, need to be remitted to Woodland**
101-32213	Woodland Elec Permits		$3,755.00	**$954.00**	**$201.00**	**$65.00**	**$0.00**	**Moving to State for Electric**
101-32230	Woodland Load Limits		$263.00	**$2,320.00**	**$5,042.00**	**$2,380.45**	**$0.00**	**Collected by Woodland**
101-32260	Other Non-Business Licenses		$8,380.00	$1,675.00	**$4,950.00**	**$1,005.00**		
101-32270	Stormwater Permits		$3,800.00	$16,940.00	**$3,750.00**	**$2,850.00**	**$3,800.00**	
101-39603	Woodland Planning Services	$5,206.00	$0.00					Covered in Admin Contract
101-39602	Woodland Public Works Services	$677.00	$3,734.00	$14,357.00	**$3,779.00**		**$3,500.00**	Fix Coding and Number - 39601 / 39602
101-34304	Load Limits	$33,887.00	$42,070.00	$36,928.00	**$86,831.00**	**$16,506.50**	**$45,000.00**	Just a ton of load limit payments this year
101-34960	Refunds	-$12,827.00	$33,156.00	$25,454.00	**$5,000.00**	**-$2,650.00**		Construction Escrow Funds, pass through as they are returned.
101-39604	Fiscal Agent Services	$0.00	$0.00				**$0.00**	
	Total Charges for Services	**$299,886.00**	**$328,060.93**	**$518,137.00**	**$636,158.00**	**$88,680.51**	**$589,145.00**	
Intergovernmental Revenues								
101-33416	POST Reimbursement	$7,104.00	$5,050.99				**$7,000.00**	Reclassed to PD State Aid

Deephaven General Fund Revenues

101-33421	Fire Relief Reimbursement	$187,458.00	$220,958.00	$244,137.00	**$283,795.00**	**$1,000.00**	**$250,000.00**	Passthrough funding as fiscal agency for EFD. Ties out to Expense FD Fire Aid
101-33422	Police State Aid	$67,611.00	$247,142.00	$86,181.00	**$113,210.00**		**$110,000.00**	Police Aid, $106,248 in 2025
101-33610	Hennepin County Road Aid	$11,478.00	$0.00	$9,040.00	**$30,328.00**		**$16,783.20**	Small Cities Road Aid Payment
101-33625	CARES Relief Aid	$28,395.00	$0.00				**$0.00**	
	Public Safety Aid	$0.00	$0.00				**$0.00**	
	Total Intergovernmental	**$302,046.00**	**$473,150.99**	$339,358.00	**$427,333.00**	**$1,000.00**	**$383,783.20**	
Fines, Penalties & Transfers								
101-35101	Fines & Penalties	$28,835.00	$32,941.00	$33,532.00	**$26,254.00**	**$5,722.80**	**$35,000.00**	Court Fines received from State
	Marina Fund Transfers				**$120,000.00**		**$150,000.00**	Salaries and equipment, increased based upon 2026 Compensation
	Stormwater Fund Transfers				**$110,000.00**		**$130,000.00**	Salaries and equipment, increased based upon 2026 Compensation
	Water Fund Transfers				**$10,000.00**		**$20,000.00**	Salaries and equipment, increased based upon 2026 Compensation
101-39200	Sewer Fund Transfers	$38,424.00	$70,611.00		**$160,000.00**		**$215,000.00**	Salaries and equipment, increased based upon 2026 Compensation
	Total Fines, Penalties & Transfers	**$67,259.00**	**$103,552.00**	**$33,532.00**	**$426,254.00**	**$5,722.80**	**$550,000.00**	*2025 Reflects extra $32,287.03 - repayment of Stormwater Fund Loan - 2025 last yea*
Miscellaneous Income								
101-36100	Special Assessments	$161.00	$1,436.90				**$0.00**	
101-36102	Interest Income	-$208,528.00	$126,452.00	$157,777.00	**$117,315.00**	**$3,578.38**	**$30,000.00**	Verify
101-36200	Conduit Debt Fee			$130,000.00			**$0.00**	
101-36201	Prints & Copies	$30.00	$48.00	$1,217.00	**$71.00**	**$9.00**	**$0.00**	Description updated by Andrew K - PRINTS & COPIES
101-36220	Cell Towers, Other Income	$88,625.00	$70,210.00	$200,412.00	**$111,336.00**	**$55,746.83**	**$0.00**	July 1, 2026 this is transferred to CIP Budget as Revenue
101-36221	School Resource Officer	$6,216.00	$6,216.00	$8,508.00			**$6,500.00**	For P.D. School Resource Support
101-36230	Donations				**$55,878.00**	**$525.00**	**$0.00**	
101-34950	Sale of Property	$1,063.00	$0.00	$2,600.00			**$0.00**	
101-34100	General Government						**$0.00**	Tonka Bay reimbursement for Rachel Myskevitz
	Total Miscellaneous Income	**-$112,433.00**	**$204,362.90**	**$500,514.00**	**$284,600.00**	**$59,859.21**	**$36,500.00**	
	Total General Fund Revenues	**$3,392,821.00**	**$4,240,034.92**	**$4,813,339.00**	**$5,529,182.00**	**$287,858.41**	**$5,486,244.20**	

Deephaven General Fund Expenses

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
Administration Expenses								
101-41400-101	Salaries	$222,725.00	$251,916.00	$267,856.00	**$473,536.00**	**$123,479.17**	**$497,504.00**	Admin, Clerk, Billing and Finance
101-41400-121	Pera	$9,682.00	$9,048.00	$20,848.00	**$35,515.00**	**$8,592.98**	**$37,312.80**	7.5% PERA
101-41400-122	Social Security	$13,427.00	$14,849.00	$17,013.00	**$28,517.00**	**$7,527.09**	**$30,845.25**	6.2% S.S.
101-41400-123	Medicare	$3,140.00	$3,572.00	$3,920.00	**$6,659.00**	**$1,760.33**	**$7,213.81**	1.45% Medicare
101-41400-124	MN Paid Leave					**$543.32**		
101-41400-127	HSA US Bank		$30,591.00		**$13,000.00**	**$8,125.00**	**$13,000.00**	$3,250 per employee x 4 employees
101-41400-139	Health Insurance	$23,015.00	$23,583.00	$52,951.00	**$51,421.00**	**$15,657.54**	**$59,723.28**	4 Employees, 2 Single 2 Family See Additional Notes tab.
	Dental Insurance						**$5,309.88**	Factors 12% increse, 4 Employees, See Additional Notes tab.
	Life Insurance						**$1,000.64**	$250.16 annually per employee, x 4 employees. See Additional Notes tab.
101-41400-149	Unemployment Insurance			$3,797.00			**$3,797.38**	Unemployment, Tracy
101-41100-103	Council Salaries	$26,400.00	$26,000.00	$26,400.00	**$26,400.00**	**$6,600.00**	**$26,400.00**	Council Pay

Deephaven General Fund Revenues

101-41100-121	Pera	$240.00	$240.00	$240.00	**$180.00**	**$60.00**	**$1,980.00**	7.5% PERA
101-41100-122	Social Security	$1,637.00	$1,612.00	$1,637.00	**$1,637.00**	**$409.20**	**$1,636.80**	6.2% S.S.
101-41100-123	Medicare	$383.00	$377.00	$383.00	**$383.00**	**$95.70**	**$382.80**	1.45% Medicare
101-41100-124	MN Paid Leave					**$29.04**		
101-41100-209	Office Supplies	$156.00	$313.00	$0.00	**$100.00**		**$300.00**	
101-41100-301	Auditing	$16,950.00	$16,500.00	$25,466.00	**$38,900.00**	**$24,000.00**	**$15,750.00**	Audit Services (50% General / 50% Enterprise)
101-41100-303	Engineering	$2,044.00	$867.00	$3,909.00	**$576.00**		**$5,000.00**	
101-41100-304	Legal Fees	$16,764.00	$21,192.00	$9,466.00	**$2,618.00**	**$5,634.50**	**$5,000.00**	
101-41100-309	Professional Services	$5,000.00	$15,500.00	$750.00	**$2,414.00**		**$5,000.00**	County TNT Fees
101-41100-317	Assessor	$62,935.00	$67,100.00	$28,825.00	**$110.00**		**$0.00**	Free under Hennepin Contract
101-41100-369	Insurance	$103,042.00	$141,294.00	$137,059.00	**$148,669.00**		**$150,432.00**	Worker's Comp - 69,597 / Property, Casualty - 80826
101-41100-371	Training Costs	$104.00	$1,997.00	$0.00			**$3,000.00**	
101-41100-372	General Government Meals/Lodging			$53.00			**$500.00**	Line added by Andrew K
101-41100-433	Dues/Subscriptions	$5,089.00	$5,217.00	$2,042.00	**$528.00**	**$30.00**	**$6,000.00**	LMC, MN Mayor's Assoc, Adobe Acrobat
101-41100-437	Outside Agencies	$2,000.00	$2,000.00	$2,000.00			**$0.00**	Excelsior Fireworks Program
101-41100-439	Miscellaneous		$2,102.00	$566.00			**$0.00**	GL Code updated by Andrew K
101-41200-103	Election Salaries	$4,519.00	$0.00	$11,772.00			**$8,000.00**	Election judge pay
101-41200-201	Election Office Supplies	$791.00	$0.00	$45.00			**$500.00**	Supplies, ballots
101-41200-219	Election Operational Supplies			$3,021.00			**$3,500.00**	Line added by Andrew K
101-41200-309	Election Professional Services			$4,044.00			**$4,500.00**	Line added by Andrew K
101-41200-319	Election Equipment Maint.	$1,424.00	$2,612.00	$1,002.00			**$2,000.00**	DS 200 Maintenance Agreement, etc
101-41200-322	Election Postage	$137.00	$387.00				**$400.00**	Postal cards
101-41200-331	Election Training Expenses		$0.00				**$0.00**	Meals and Mileage reimbursement
101-41200-351	Election Legal Notices	$1,234.00	$813.60				**$0.00**	
101-41200-372	Election Meals	$927.00	$0.00	$3,357.00			**$1,500.00**	
101-41200-590	Election Capital Outlay	$0.00	$0.00				**$0.00**	
101-41300-309	Professional Services			$1,755.00			**$0.00**	
101-41400-201	Office Supplies	$6,784.00	$2,586.00	$8,046.00	**$7,711.00**	**$756.19**	**$8,000.00**	
101-41400-213	Publications	$2,495.00	$4,379.00	$6,211.00	**$5,808.00**	**$1,468.70**	**$8,000.00**	Newsletter and misc. publications
101-41400-249	Office Equipment	$0.00	$0.00	$1,450.00			**$1,000.00**	
101-41400-309	Professional Services	$37,424.00	$47,645.00	$86,755.00	**$54,168.00**	**$21,272.22**	**$43,000.00**	Software Support, IT, GovOffice Website, PSN,
101-41400-313	Computer			$10,493.00	**$766.00**		**$0.00**	Line added by Andrew K
101-41400-319	Equipment Maint.	$5,962.00	$6,810.00	$3,252.00	**$3,239.00**	**$2,099.89**	**$3,500.00**	Copier Maint, Postage Machine lease, Dell Comm
101-41400-321	Telephone	$5,287.00	$5,653.00	$10,743.00	**$6,698.00**	**$1,379.50**	**$7,100.00**	Phone and Internet (50% shared with Police)
101-41400-322	Postage	$4,506.00	$9,132.00	$5,114.00	**$3,796.00**	**$987.81**	**$5,500.00**	
101-41400-329	Other				**$90.00**			
101-41400-331	Training Expenses	$833.00	$0.00	$669.00	**$845.00**	**$1,139.46**	**$1,500.00**	Employee travel & mileage expenses
101-41400-339	MTKA Electrical Permit Refunds					**$14,278.73**		
101-41400-351	Notices	$5,638.00	$4,639.00	$3,592.00	**$7,882.00**	**$331.49**	**$3,000.00**	
101-41400-371	Registration			**$350.00**	**$175.00**	**$845.00**	**$3,000.00**	LMC Conferences, Attorney CLE, Misc. Licensing
101-41400-433	Dues/Subscriptions	$160.00	$430.00	$1,974.00	**$8,885.00**	**$8,311.32**	**$7,000.00**	$4955 LMC Membership, misc. other expenses
101-41400-439	Miscellaneous		$907.00	$2,934.00	**$81.00**		**$0.00**	GL Code updated by Andrew K
101-41400-372	Meals / Lodging	$1,577.00	$1,392.00	$1,673.00	**$701.00**		**$1,000.00**	
101-41400-219	Operational Supplies		$1,804.00	$2,798.00				GL Code updated by Andrew K
101-41900-223	Building Repair				**$14.00**			
101-41900-229	City Hall Rep & Maint Supplies	$12,571.00	$6,545.00	$6,929.00	**$8,542.00**	**$449.50**	**$8,000.00**	Cleaning, Hardware supplies, water
101-41900-307	City Hall Janitorial Services	$7,650.00	$7,800.00	$7,800.00	**$7,800.00**	**$1,200.00**	**$8,000.00**	Janitoral Services
101-41900-322	City Hall Postage				**$1,500.00**			
101-41900-381	City Hall Electricity	$17,662.00	$20,607.00	$28,815.00	**$15,965.00**	**$4,405.41**	**$23,000.00**	

Deephaven General Fund Revenues

101-41900-383	City Hall Natural Gas	$6,278.00	$7,249.00	$4,848.00	**$8,192.00**	**$7,625.84**	**$8,500.00**	
101-41900-409	City Hall Repair & Maintenance	$12,534.00	$14,703.00	$12,903.00	**$4,423.00**	**$7,876.34**	**$10,000.00**	HVAC, supplies, parts, pest control
101-41900-419	City Hall Rentals	$646.00	$822.00	$402.00	**$0.00**		**$800.00**	Mats
101-41900-439	Woodland Permit Payments				**$60,059.00**		**$0.00**	Woodland permit repayments
	Administration Expense	**$651,772.00**	**$782,785.60**	**$837,928.00**	**$1,038,503.00**	**$276,971.27**	**$1,047,388.64**	
Public Safety Expenses								
101-42100-101	Salaries	$786,411.00	$807,987.00	$939,492.00	**$993,303.00**	**$264,586.58**	**$1,062,484.80**	6 Union officers, Chief, Lieutenant, PD Admin Asst.
101-42100-102	Salaries - Overtime		$958.00	$4,910.00	**$23,333.00**	**$3,394.63**	**$28,041.30**	60 Hrs. per officer Avg Hrs Excl. Sec., Chief, Asst. Chief and Clerk, plus 4%
101-42100-121	Pera	$127,554.00	$129,951.00	$162,783.00	**$169,944.00**	**$42,551.51**	**$193,023.12**	17.7%, inlc. Overtime
101-42100-122	Social Security	$4,604.00	$4,861.00	$10,740.00	**$5,549.00**	**$1,287.31**	**$5,635.55**	6.2% S.S., Secretary position only
101-42100-123	Medicare	$11,156.00	$11,386.00	$13,704.00	**$14,195.00**	**$3,798.51**	**$15,812.63**	1.45% Medicare
101-42100-124	MN Paid Leave					**$1,179.07**		
101-42100-127	HSA US Bank		$28,140.00		**$27,625.00**	**$14,625.00**	**$29,250.00**	$3,250 x 9 employees
101-42100-139	Health Insurnace	$93,808.00	$118,506.00	$165,960.00	**$116,195.00**	**$36,262.50**	**$140,383.80**	9 Employees, 5 Family, 4 Single at 10% increase. Short 1 officer most of year
	Dental Insurance						**$11,394.97**	Dental Insurnace, 9 employee at 12% increase. See Additional Tab
	Life Insurance						**$2,251.44**	$250.16 annually per employee, x 9 employees. See Additional Notes tab.
101-42100-201	Office Supplies	$2,621.00	$3,924.00	$2,472.00	**$3,587.00**	**$1,205.64**	**$4,500.00**	
101-42100-211	Uniforms	$9,229.00	$11,667.00	$10,663.00	**$4,084.00**	**$1,994.70**	**$9,500.00**	
101-42100-212	Petroleum	$21,837.00	$18,558.00	$5,438.00	**$19,925.00**	**$4,580.77**	**$21,000.00**	
101-42100-214	Forms/Printing	$260.00	$889.00	$222.00	**$844.00**		**$1,000.00**	Traffic Tickets, citations, Envelopes
101-42100-217	Crime Prevention	$1,041.00	$2,118.00	$488.00	**$1,577.00**		**$8,000.00**	Safety videos, counteract material, Bike Rodeo / New Engagement Program
101-42100-219	Operational Supplies	$3,261.00	$5,325.00	$1,673.00	**$1,459.00**	**$1,276.58**	**$4,200.00**	Breath tests, medical supplies, etc.
101-42100-221	Equip/Vehicle Supplies	$150.00	$328.00		**$189.00**		**$0.00**	Combined with Equipment Maintenance: 101-42100-319
101-42100-229	R&M Supplies				**$78.00**			
101-42100-231	Firearm Training Supplies	$2,806.00	$4,203.11	$4,976.00	**$6,397.00**	**$91.76**	**$7,200.00**	
101-42100-249	Minor Equipment	$1,251.00	$1,328.00	$519.00	**$333.00**	**$43.99**	**$1,600.00**	Cell phone cases, chords, external hard drives, flash drive, misc.
101-42100-302	Jail/Workhouse Fees	$851.00	$1,278.00	$297.00	**$560.00**	**$75.00**	**$1,500.00**	Booking/boarding fees
101-42100-304	Prosecuting Attorney	$46,935.00	$47,919.00	$56,847.00	**$55,309.00**	**$9,301.28**	**$57,856.92**	Added 6% to last contract, going out for RFPs for 2026
101-42100-309	Professional Services	$34,617.00	$49,103.00	$75,578.00	**$54,519.00**	**$42,715.38**	**$60,659.00**	LETG Records Management 11K, LPR 6659, Morris 14K, Social Worker 13k, Legacy 12K? CodeRED 2,500, Blood and Hearing Testing 1,500
101-42100-310	Animal Control	$0.00	$0.00				**$700.00**	
101-42100-313	Computer				**$212.00**			
101-42100-319	Equipment Maintenance	$4,361.00	$4,990.00	$3,012.00	**$3,967.00**		**$20,780.00**	Scales, radar, siren maint, Radar Units (2), Office Comnputers (4)
101-42100-321	Communications	$8,105.00	$8,283.00	$8,685.00	**$10,105.00**	**$2,006.91**	**$12,320.00**	Verizon, Century Link Internet
101-42100-323	Radio and Bod Cam Leases, Squad Video	$12,506.00	$15,450.00	$16,785.00	**$23,050.00**	**$4,330.14**	**$31,220.00**	5299 Body Cam, Radio and support 18000, Motorola Squad Cam Service
101-42100-324	CJDN	$3,570.00	$2,040.00	$2,040.00	**$2,040.00**		**$2,040.00**	State connection for Police
101-42100-371	Training Expenses	$7,273.00	$7,690.00	$9,525.00	**$8,031.00**	**$2,545.00**	**$7,500.00**	Defensive driving, EMT refresher, trainings
101-42100-333	Vehicle Maintenance	$11,350.00	$7,258.00	$13,365.00	**$21,769.00**	**$3,306.43**	**$10,000.00**	Tires, Breaks, Parts and Repairs, Carwash
101-42100-381	Utilities	$389.00	$333.00	$2,330.00	**$1,891.00**	**$365.71**	**$500.00**	
101-42100-433	Dues/Subscriptions	$2,709.00	$2,355.00	$1,328.00	**$2,034.00**	**$938.50**	**$4,855.00**	Officer Licensing, POST, Barracuda Email Archive
	Public Safety Expense	**$1,198,655.00**	**$1,296,828.11**	**$1,513,832.00**	**$1,572,104.00**	**$442,462.90**	**$1,755,208.53**	
Excelsior Fire District Expenses								
101-42200-309	FD Professional Services	$415,155.00	$517,498.00	$602,751.00	**$668,376.00**		**$698,226.00**	Updated facilities fee $46,727 plus Operations Fee of $651,499. SCBA / Chiller paid in 2025
101-42200-370	FD Fire Aid	$187,458.00	$215,961.00	$244,137.00	**$283,769.00**		**$250,000.00**	Pass through, tied to revenue EFD Fire Aid
	FD Capital Expenses	$0.00	$0.00	$0.00			**$0.00**	SCBA Expense hopefully paid through 2025 CIP Funding

Deephaven General Fund Revenues

	Fire District Expense	**$602,613.00**	**$733,459.00**	**$846,888.00**	**$952,145.00**	**$0.00**	**$948,226.00**	
Zoning and Building Inspections								
101-42400-101	Salary	$103,883.00	$124,923.00	$128,738.00	**$198,073.00**	**$58,139.77**	**$202,507.24**	Permit Clerk & Planning Director
101-42400-121	Pera	$7,761.00	$9,162.00	$10,007.00	**$14,857.00**	**$3,823.19**	**$15,188.04**	7.5% PERA
101-42400-122	Social Security	$6,362.00	$7,717.00	$8,137.00	**$12,002.00**	**$3,560.04**	**$12,555.45**	6.2% S.S.
101-42400-123	Medicare	$1,488.00	$1,805.00	$1,879.00	**$2,788.00**	**$832.60**	**$2,936.35**	1.45% Medicare
101-42400-124	MN Paid Leave					**$255.84**		
	HSA US Bank		$2,250.00		**$6,500.00**		**$6,500.00**	$3,250 x2 employees
101-42400-139	Health Insurnace	$13,434.00	$14,488.00	$29,021.00	**$25,710.00**	**$10,422.17**	**$29,861.64**	1 Family, 1 Single. See Additional Notes Tab
	Dental Insurance						**$1,224.96**	Dental Insurnace, 2 employees. See Additional Tab
	Life Insurance						**$500.32**	$250.16 annually per employee, x 2 employees. See Additional Notes tab.
101-42400-209	Office Supplies	$863.00	$312.48				**$600.00**	
101-42400-303	Engineering	$1,288.00	$1,495.00	$15,825.00	**$28,425.00**	**$336.00**	**$5,000.00**	Sidewalk and Trail Committee Expenses
101-42400-304	Legal Fees	$17,339.00	$26,060.00		**$8,509.00**	**$1,276.00**	**$5,000.00**	
101-42400-309	Inspection Services	$112,163.00	$97,088.00	$46,965.00	**$116,320.00**	**$32,198.78**	**$110,000.00**	Paid out only after permit is finalized
101-42400-331	Transp/Training	$0.00	$0.00		**$250.00**		**$500.00**	
101-42400-433	Dues/Subscriptions	$699.00	$632.00	$647.00	**$733.00**		**$700.00**	General Engineering
	Zoning and Building Inspections	**$268,130.00**	**$288,752.48**	**$241,219.00**	**$414,167.00**	**$110,844.39**	**$393,074.01**	
Public Works Expenses								
101-43900-101	Salaries Full Time	$235,600.00	$260,683.00	$336,179.00	**$458,001.00**	**$114,974.46**	**$495,918.20**	All five PW staff. See Additional Notes tab.
	On Call (Pager Pay) Compensation					**$0.00**		Included with Full Time Salaries
101-43900-102	Salaries - Overtime	$3,376.00	$3,601.00	$4,468.00	**$9,931.00**	**$9,142.56**	**$13,670.25**	
	Salaries Holiday		$1,296.00					Included with Full Time Salaries
101-43900-106	Seasonal		$2,016.00	$13,584.00	**$12,768.00**		**$20,000.00**	Reduce to $13,000?
101-43900-121	Pera	$16,383.00	$18,705.00	$26,537.00	**$37,077.00**	**$9,308.78**	**$38,219.13**	7.5% PERA
101-43900-122	Social Security	$14,832.00	$16,101.00	$22,513.00	**$30,643.00**	**$7,497.85**	**$32,834.48**	6.2% S.S.
101-43900-123	Medicare	$3,469.00	$3,765.00	$5,209.00	**$7,116.00**	**$1,753.55**	**$7,679.03**	1.45% Medicare
101-43900-124	MN Paid Leave					**$546.08**		
	HSA US Bank		$8,250.00		**$16,526.00**	**$8,125.00**	**$16,250.00**	3,250 x 5 employees
101-43900-139	Health Insurnace	$27,222.00	$32,925.00	$65,625.00	**$60,246.00**	**$21,073.53**	**$80,660.52**	Figures 10% increase. 2 Family, 3 Single. See Additional Notes Tab
	Dental Insurance						**$5,353.44**	Dental Insurnace, 5 employees. See Additional Tab
	Life Insurance						**$1,250.80**	$250.16 annually per employee, x 5 employees. See Additional Notes tab.
101-43100-224	Street R&M Supplies	$46,472.00	$63,122.00	$38,128.00	**$41,546.00**	**$11,948.63**	**$55,428.00**	Crack Fill ,Sand, Blacktop, Salt, Rock and Misc.
101-43100-226	Signage - Streets			$569.00			**$0.00**	Line added by Andrew K
101-43100-229	Street R&M Supplies		$499.00	$2,977.00	**$1,521.00**		**$0.00**	
101-43100-303	Street Engineering	$5,851.00	$20,284.00	$84,009.00	**$13,509.00**	**$144.00**	**$6,000.00**	General Engineering, Not Project Related
101-43100-309	Street Other Professional Services	$0.00	$0.00		**$41,385.00**	**$9,793.75**	**$40,000.00**	Should work to rebuild to $50,000 for final budget, Ash Tree Removal
101-43100-351	Project Communication Costs	$0.00	$414.64	$256.00			**$700.00**	No Big Projects in 2026? Resident Notices, Publications, Signage, Public Bid Costs, etc.
101-43100-381	Street Lights	$32,679.00	$24,033.00	$13,355.00	**$36,096.00**	**$5,706.08**	**$37,000.00**	All Street Lighting Costs, paid to Xcel Energy
101-43100-409	Street R&M Contract	$63,360.00	$88,007.00	$65,283.00	**$44,753.00**		**$46,000.00**	Spring / Fall Street Sweeping, Striping Lots and Roads, Street Hired Misc.
101-43100-419	Street Rentals	$315.00	$318.00				**$1,000.00**	Equipment rental for projects (mini-excavator, etc).
101-43100-439	Miscellaneous				**$208.00**			
101-43900-201	Office Supplies	$0.00	$0.00		**$397.00**		**$300.00**	
101-43900-211	Uniforms	$0.00	$1,979.00	$2,331.00	**$2,270.00**	**$2,770.56**	**$4,000.00**	Contract with Syntas, plus t-shirts, vests, boots, etc.
101-43900-212	Petroleum Products	$24,106.00	$26,512.00	$37,667.00	**$28,225.00**	**$6,438.83**	**$36,000.00**	

Deephaven General Fund Revenues

101-43900-219	Operational Supplies		$12.00	$1,175.00			$0.00	
101-43900-221	Equip/Vehicle Supplies	$31,248.00	$28,300.00	$27,295.00	$38,962.00	$5,780.98	$40,000.00	Reduce to $32,000? External Vehicle Maintenance, Plow Blades, Tires, Pole Saw, Toolcat A
101-43900-226	Signs	$4,275.00	$6,108.63	$2,531.00	$958.00		$5,000.00	Sign maintenance, reflectivity program
101-43900-229	R & M Supplies	$1,199.00	$158.46	$5,118.00	$2,067.00	$1,778.06	$5,000.00	Tools, Bolts, Screws, Chemicals, Paint, Misc.
101-43900-249	Minor Equipment	$8,847.00	$4,629.00	$3,494.00	$2,731.00		$0.00	Moved / Combined with Equipment / Vehicle Maintenance
101-43900-309	Professional Service	$749.00	$3,087.00	$29,386.00	$2,105.00	$516.33	$1,400.00	IT, Oil and Filer Removal, DOT Testing
101-43900-321	Communications	$2,605.00	$3,825.00	$5,578.00	$6,083.00	$1,410.08	$4,500.00	Cell phone reimbursement, Union Contract
101-43900-323	Radio	$265.00	$405.00	$547.00	$1,531.00	$420.88	$1,680.00	2 County PW Radios, $139.16 per month
101-43900-331	Training Expenses	$2,922.00	$3,185.16	$3,281.00	$4,201.00		$3,300.00	SafeAssure Contract, Training
101-43900-333	Vehicle Maintenance			$1,125.00			$0.00	Line added by Andrew K
101-43900-371	Training Registration Fees		$3,431.50	$549.00		$23.49	$2,000.00	Staff Training, School and Continuing Ed.
101-43900-433	Dues/Subscriptions	$222.00	-$2,613.00	$227.00	$190.00		$300.00	Commercial DL, Licensing
101-49000-309	Animal Management	$1,275.00	$5,018.00	$1,300.00	$1,150.00		$2,000.00	Beavers, Un-alive Deer, Nuisance Animal Removal
	Public Works Expenses	**$527,272.00**	**$628,057.39**	**$800,296.00**	**$902,196.00**	**$219,153.48**	**$1,003,443.86**	
Parks and Recreation Expense								
101-45100-122	FICA			$2,531.00	$2,433.00		$0.00	Public Works seasonal workers
101-45100-123	Medicare			$592.00	$569.00		$0.00	Public Works seasonal workers
101-45100-214	Printing	$1,519.00	$1,883.15				$2,000.00	Parking permits
101-45100-223	R & M Building Repair		$1,401.00	$963.00	$1,450.00		$1,500.00	
101-45100-225	Landscaping	$4,155.00	$5,235.00	$1,157.00	$7,914.00		$10,000.00	Thorpe Shuck Main Beach Childrens mulch, garden club,
101-45100-229	R & M Supplies	$19,856.00	$17,833.00	$25,924.00	$20,595.00	$859.06	$20,000.00	beach sand, hockey boards, supplies:
101-45100-249	Minor Equipment	$1,443.00	$4,516.12	$1,246.00	$11,406.00		$6,000.00	Weed whip, nets, playground parts, picnic table cost, but donation covered $4,200 offset
101-45100-308	Parks & Rec - Community Svcs (Quasquicentennial)				$62,943.00		$0.00	
101-45100-309	Professional Service	$36,713.00	$35,714.00	$58,680.00	$62,444.00		$65,000.00	Lifeguard Contract, Weed/fertilizer application
101-45100-381	Electricity	$6,825.00	$6,386.00	$3,327.00	$6,893.00	$2,487.07	$8,000.00	Warming houses, platform courts
101-45100-383	Natural Gas	$2,946.00	$3,954.00	$2,217.00	$2,316.00	$1,446.92	$4,000.00	Warming houses, platform courts
101-45100-409	Contracting	$3,927.00	$5,276.28	$19,622.00	$30,838.00		$40,000.00	Tree and pond treatments, Ash Tree Removal
101-45100-419	Rental	$1,449.00	$949.00	$1,704.00	$2,235.00	$225.00	$1,200.00	Portable toilets, misc equipment rentals
101-45100-439	Winter Seasonal Lighting			$4,000.00	$6,998.00	$2,000.00	$12,000.00	Thorpe, Childrens, City Hall
	Parks and Recreation Expenses	**$78,833.00**	**$83,147.55**	**$121,963.00**	**$219,034.00**	**$7,018.05**	**$169,700.00**	
Contingency								
101-41400-229	**Contingency**	$0.00	**$0.00**	**$18,382.00**	**$2,600.00**	**$997.00**	**$169,203.17**	
	Total General Fund Expenses	**$2,128,620.00**	**$2,516,202.02**	**$2,866,676.00**	**$5,100,749.00**	**$1,057,447.09**	**$5,486,244.20**	

Revenues	Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget
Ad Valorem Taxes	**$2,479,382.00**	**$2,678,878.00**	$2,988,393.00	**$3,143,938.00**	**$33,920.46**	**$3,500,166.00**
Licenses and Permits	**$356,681.00**	**$452,030.10**	$433,405.00	**$610,899.00**	**$98,675.43**	**$426,650.00**
Charges for Service	**$299,886.00**	**$328,060.93**	$518,137.00	**$636,158.00**	**$88,680.51**	**$589,145.00**
Intergovernmental Revenues	**$302,046.00**	**$473,150.99**	$339,358.00	**$427,333.00**	**$1,000.00**	**$383,783.20**
Fines, Penalties & Transfers	**$67,259.00**	**$103,552.00**	$33,532.00	**$426,254.00**	**$5,722.80**	**$550,000.00**

Deephaven General Fund Revenues

Miscellaneous Income	-$112,433.00	$204,362.90	$500,514.00	$284,600.00	$59,859.21	$36,500.00
Total Revenues	$3,392,821.00	$4,240,034.92	$4,813,339.00	$5,529,182.00	$287,858.41	$5,486,244.20

Expenditures	Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget
Administrative Expeense	$651,772.00	$782,785.60	$837,928.00	$1,038,503.00	$276,971.27	$1,047,388.64
Public Safety Expense	$1,198,655.00	$1,296,828.11	$1,513,832.00	$1,572,104.00	$442,462.90	$1,755,208.53
Excelsior Fire District	$602,613.00	$733,459.00	$846,888.00	$952,145.00	$0.00	$948,226.00
Zoning and Building Inspections	$268,130.00	$288,752.48	$241,219.00	$414,167.00	$110,844.39	$393,074.01
Public Works Expense	$527,272.00	$628,057.39	$800,296.00	$902,196.00	$219,153.48	$1,003,443.86
Parks and Recreation Expense	$78,833.00	$83,147.55	$121,963.00	$219,034.00	$7,018.05	$169,700.00
Contingency	$0.00	$0.00	$18,382.00	$2,600.00	$997.00	$169,203.17
Total Expenditures	$3,327,275.00	$3,813,030.13	$4,380,508.00	$5,100,749.00	$1,057,447.09	$5,486,244.20

Year	Final 2022	Final 2023	Final 2024	Final 2025	Final 2025	2026 Budget
Total Revenues	$3,392,821.00	$4,240,034.92	$4,813,339.00	$5,529,182.00	$287,858.41	$5,486,244.20
Total Expenditures	$3,327,275.00	$3,813,030.13	$4,380,508.00	-$5,100,749.00	-$1,057,447.09	$5,486,244.20
Revenues over (under) Expense	$65,546.00	$427,004.79	$432,831.00	$428,433.00	-$769,588.68	$0.00

Deephaven Water Fund Budget

Water Fund - 601		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Notes
601-31800	Surcharge Revenue	0	0	28	427	113.38	0	
601-33490	PERA Pension Revenue				-8			
601-34402	Late Fees	0	0	30	500	101.46	150	
601-34408	Permit Fees	100	0	0	0		100	
601-36100	Special Assessments	755	1,831	0	0		0	
601-36101	Special Assessments - Principal		792	0	0		0	
601-36102	Interest Income	1,439	8,377	9,766	7,545		9,500	
601-36220	Other Income	6,819	0	0	0		0	
601-37101	Charges for Service	105,350	103,205	110,818	37,101	23,754.41	120,000	Minnetonka and Shorewood
					0		0	
Total Revenues		**114,463**	**114,205**	**120,642**	**45,565**	**23,969.25**	129,600	

Water Fund		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Notes
601-49400-101	Salary	3,799	4,754	5,265			0	General Fund Expense, PW Budget
601-49400-121	Pera	504	497	390			0	
601-49400-122	Fica	234	268	311			0	
601-49400-123	Medicare	55	63	73			0	
601-49400-127	US Bank HSA		417	0			0	
601-49400-139	Insurance	411	766	725			0	
601-49400-129	Pension Expense				-175			
601-49400-214	Forms / Printing			260	0		0	
601-49400-219	Supplies	0	0	0			0	
601-49400-301	Auditing	2,400	2,500	4,464	0		2,500	
601-49400-303	Engineering	0	0	0	0		0	
601-49400-309	Professional Services	0	0	220			0	
601-49400-322	Postage	0	0	22	0		100	Potential mailings
601-49400-369	Insurance	1,307	869	832	21		1,500	
601-49400-371	Training Expenses	0	0	0	400		1000	
601-49400-382	Utility Service	97,703	102,121	95,612	100,714	21,452.12	100,000	
601-49400-409	Repair & Maintenance	3,440	2,200	1,650	5,073		4,000	
601-49400-438	Sales Tax	603	617	0	0		0	
601-49400-590	Capital Outlay	0	0	745	0		0	
	Transfers to Other Funds				10,000		20,000	Old formula would be $6,102 = 6.9% Billing Clerk
601-49970-420	Depreciation Expense		15,569		15540		0	
Total Expenses		**110,456**	**130,641**	**110,569**	**131,573**	**21,452.12**	129,100	

End of Year Fund Balance			264,189

Deephaven Wastewater Fund Budget

Wastewater Fund - 602		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Notes
602-32160	Professional / Occupational	0	400	400	0		0	MET Council I&I Grant - Received 7/20/23
602-33490	PERA Pension Other Revenue				-175			
602-33630	Other Grants	0	46,013	46	10,000		5,000	MET Council I&I Grant
602-34401	Charges for Service	865,740	906,096	925,883	915,753	213,651.17	925,000	
602-34402	Late Charges	11,701	4,464	0	5		1,000	
602-34403	Garbage Use Charges	0	6,250	0				
602-34404	Recycling Use Charges	0	340	0				
602-34408	Permit Fees	1,050	1,750	1,200	1,000	150.00	1,000	
602-34409	I&I Inspection Fee					3,780.00		
602-36100	Special Assessments	27,432	28,213	31,355	25,062		30,000	
602-36102	Interest Income	0	0	13,969	8,313		12,000	Reviewing for miscoding
602-36210	Interest Income	10,903	11,843	0			0	
602-36220	Other Income	24,850	14,910	0	4,885		0	Miscoded SAC - Review
602-39999	Prior Period Adjustment		33,227		0		0	
602-37270	SAC - City portion				-2,460			
Total Revenues		**941,676**	**1,053,506**	**972,853**	**964,843**	**217,581.17**	**974,000**	

Wastewater Fund		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Notes
602-41000-150	OPEB Expense - Water				5,543			
602-43200-212	Fuel	4,231	4,802	2,172	1,887	312.42	3,000	
602-43200-214	Forms / Printing		0	260			100	
602-43200-219	Operational Supplies		25	357	664		500	
602-43200-229	R&M Supplies		4,191	0			100	
602-43200-301	Auditing	6,000	6,400	8,364			7,500	
602-43200-303	Engineering	65,566	5,084	1	1,221	96.00	1,000	
602-43200-309	Professional Services	486,581	494,430	580,759	667,400	191,707.15	662,122.00	Met Council 2025 Wastewater Established Fees, Sewer Televising and Lining
602-43200-319	Equip Maintenance Other	5,111	30,315	26,719	17,333	2,278.31	25,000	
602-43200-322	Postage	1,247	1,322	573	2,974	547.56	2,000	
602-43200-369	Insurance	14,684	17,621	17,813	6,432		18,000	
602-43200-371	Training Expenses	0	489	0	598		1,000	
602-43200-381	Utility Service	7,638	6,867	5,973	7,189	2,070.79	6,100	
602-43200-385	SAC	24,601	24,602	-9,841			5,000	
602-43200-409	Repair & Maintenance	3,400	0	8,273	226,076	582.08	4,000	
602-43200-439	Miscellaneous - Other	1,599	1,522	3,272	12,982	213.35	2,700	$10,000 was offset by I&I grant received
	Transfers to Other Funds			0	160,000		215,000	Old formula would be $193,294 = 15% Administrator, 100% Public Works Supervisor
602-49410-129	Pension Expense				-35,987			
602-49970-420	Depreciation Expense		164,198		158,748		0	
Total Expenses		**809,209**	**1,084,033**	**931,591**	**1,227,517**	**197,807.66**	**953,122**	

End of Year Fund Balance			**357,668**	-19,773.51	

Deephaven Stormwater Fund Budget

Stormwater Fund - 604		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
604-33490	Pera Pension Other Revenue				-9			
604-34303	Private Roads	234,694	318,988	322,272	310,749	74,460.80	325,000	
604-34404	Late Charges	0	0	245	6003	1,155.71	1000	
604-36101	Special Assessments	0	0	0			0	
604-36102	Interest Income	6,347	4,304	6,352	8,819		6,500	Reviewing for miscoding
604-39100	Contributed Capital	200,000	0	0			0	
604-39200	Transfer	0	0	0	0			
Total Revenues		**441,041**	**323,292**	**328,869**	**325,571**	**75,616.51**	332,500	
Stormwater Fund		**Final 2022**	**Final 2023**	**Final 2024**	**Final 2025**	**YTD 2026**	**2026 Budget**	**Details**
604-43150-219	Supplies	0	0	357	310		500	
604-43150-229	Repair & Maintenance	0	0	0			500	
604-43150-301	Auditing	2,400	2,500	4,464			3,250	
604-43150-303	Engineering	88,313	51,526	19,314	21,223			
604-43150-309	Other Professional Service	-170	0	0				
604-43150-322	Postage	139	148	214	1157	212.94	800	
604-43150-369	Insurance	1,466	938	907	56			
604-43150-371	Training	0	0	0				
604-43150-409	Contract Services	4,080	18,766	7,301	3,169			
604-43150-439	Miscellaneaous	3708	560	730	771	810.00	800	
604-43150-590	Capital Projects	0	-26,375	10,418				
604-43150-999	Interest Expense		2,313	0				
604-43150-720	Operating Transfers	0	0	0	110,000		130,000	Old formula would be $15,151 = 5% Adminsrator, 6.9% Billing Clerk
604-49810-129	Pension Expense				-5,322			
604-49970-420	Depreciation Expense		35,131	39,037	47,615		0	
Total Expenses		**112,328**	**107,968**	**105,075**	**178,979**	**1,022.94**	135,850	

End of Year Fund Balance			**248,472**

74,593.57

Deephaven Garbage & Recycling Fund

Garbage & Recycling Fund - 603		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
603-34404	Recycling Use Charge	0	2,103	2101	1319		2000	
603-34405	WM-Tax Certification	0	306	0	0		0	
	Delinquent Payments	940	2,200	0	0		0	
603-36100	Special Assessments	10,443	1,982	4,354	241		5,000	
603-33610	Hennepin County Grant	9,516	9,528	11,911	15,221		9,500	
	Cleanup Day	2,029	2,103	0	0		2,000	
603-36102	Interest	2,790	2,895	4,259	3,507		3,500	Reviewing for miscoding
604-39200	Transfer	0	0	0	0		0	
Total Revenues		**25,718**	**21,117**	**22,625**	**20,288**	**0.00**	22,000	

Garbage & Recycling Fund		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
603-49520-213	Publications	190	258	0	0	0.00	200	
	Delinquent Payments	500	2,100	0	0	0.00	2800	
	Special Assessment Payment	6065	1,982	0	0	0.00	1800	
603-49520-409	Recycling Contract	4760	5,261	13381	10625	1,013.83	10000	Organics disposal - tree limbs, yard waste, etc.
Total Expenses		**11,515**	**9,907**	**13,381**	**10,625**	**1,013.83**	14,800	

End of Year Fund Balance			118,205

Deephaven Marina Fund Budget

Marina Fund - 605		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
605-33490	PERA Pension Other Revenue				-48			
605-36102	Interest Income	8,584	9,606	17,385	14,686		13,000	Reviewing for miscoding
605-36201	Boat User Fees	188,959	212,592	239,216	277,978	20,165.00	220,000	
605-36202	Boat Late Fees	0		0	0		0	
605-36220	Other Income	280	540	0	0	0.00	100	
Total Revenues		**197,823**	**222,738**	**256,601**	**292,664**	**20,165.00**	233,100	

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Details
605-44000-150	OPEB Expense - Stormwater				-224			
605-45100-219	Supplies	33	36	0			500	
605-45100-221	R&M Equipment/Vehicle	93	0	0			500	
605-45100-229	R&M Supplies/Other	8,361	3,924	2,624	2,887	804.34	4,000	
605-45100-301	Auditing	2,575	2,775	4,739			5,000	
605-45100-303	Engineering	0	1,092	0			1,000	St Louis Bay Marina Project
605-45100-309	Professional Services--Other	10,500	11,055	12,966	21,850	67.00	14,000	
605-45100-322	Postage	0	0	0	192		300	Letters, Mailings
605-45100-369	Insurance	3,309	3,590	3,574	832		4,000	
605-45100-381	Utility Service	1,173	1,169	3,276	725	188.10	2,000	Was lift station electric miscoded
605-45100-419	Rentals	2,663	3,248	1,701	2,100	225.00	3,200	Portable toilets
605-45100-433	Dues & Subscriptions	23,991	21,126	21,305	19,485	6,329.50	23,000	LMCD dues, permits, licenses
605-45100-590	Capital Outlay	0	0	0				Reclass this
605-49300-720	Operating Transfers	-5,172	83,323	101,323	120,000		150,000	Old formula would be $46,038 = 5% Administrator, 41.7% Billing Clerk
605-49720-129	Pension Expense				-7,492			
605-49970-420	Depreciation Expense	32,000	14,750	14,690	14,686		0	
Total Expenses		**159,311**	**211,518**	**222,350**	**175,265**	**7,613.94**	207,500	

End of Year Fund Balance			**449,510**

101-41400-101 Admin Salaries

4 full time positions

Salary line item computed as hourly wages (89.06, 49.98, 43.01, 54.25) times 2080 hours plus $500/mo Administrator vehicle reimbursement = $497,504.00
Health Insurance: Single for 2026 is $8,924.40; Family at 80% City Cost is $20,937.24. City Hall has 2 Single, 2 Family = $59,723.28.
Annual Dental Insurance, 3 categories based upon family status: $612.48; $1,225.08; $1,758. City Hall has two on $1,758 and two at $612.48 = $4,740.96
Life Insurance varies per employee. Total monthly bill is 416, times 12 months =$5,003.28, divided by 20 employees - $250.16 per employee times 4 employees in Admin = $1,000.64

101-42100-101 Police Dept Salaries

Salary line item computed as hourly wages (41.54; 43.7; 52.59; 52.59; 54.95; 54.95; 54.95; 71.30; 84.24) times 2080 hours = $1,062,484.80
Overtime line item computed as hourly average for officers, excluing Chief and Asst. Chief (41.54; 52.59; 52.59; 54.95; 54.95; 54.95) \ 6 officers = 51.93 times 1.5 for OT Compensation = 77.89) times 60 hrs per officer for 6 officers = $28,041.30
Health Insurance: Single for 2026 is $8,924.40; Family at 80% City Cost is $20,937.24.The Police Department has 5 Family and 4 Single = $140,383.80
Annual Dental Insurance, 3 categories based upon family status: $612.48; $1,225.08; $1,758. The Police Department has 4 at at $612.48; 2 at $1,225.08; and 3 at $1,758 for a total of $10,174.08
Life Insurance varies per employee. Total monthly bill is 416, times 12 months =$5,003.28, divided by 20 employees - $250.16 per employee times 9 employees in the PD is $2,251.44

101-42400-101 Zoning/Building Inspections Salaries

Salary line item computed as hourly wages (45.61 @ 37 hrs per week; 55.17) times 2080 hours = $202,507.24
Health Insurance: Single for 2026 is $8,924.40; Family at 80% City Cost is $20,937.24.The Planning Department has 1 Family and 1 Single = $29,861.64
Annual Dental Insurance, 3 categories based upon family status: $612.48; $1,225.08; $1,758. Planning has both at $612.48 = $1,224.96
Life Insurance varies per employee. Total monthly bill is 416, times 12 months =$5,003.28, divided by 20 employees - $250.16 per employee times 2 employees in Planning is $500.32.

101-43900-101 Public Works Salaries

Salary line item computed as hourly wages (38.41; 41.76; 41.76; 43.77; 56.63) times 2080 hours = $462,446.40
Pager Pay calculated at 182 hours per employee, excluding Supervisor (38.41, 41.76, 41.76, 43.77 totals 165.70) times 182 hours = $30,157.40
Overtime calculated at 220 hours total for all employees, using average compensation (38.41; 41.76; 41.76; 43.77 = 165.7 / 4 = 41.43 times 1.5 for OT hours = 62.14) times 220 hours = $13,670.25
Holiday / Double Time Pay calculated at 40 total hours using average compensation (38.41; 41.76; 41.76; 43.77 = 165.7 / 4 = 41.43 avg. times 2 for Holiday hours = $82.86) times 40 hours = $3,314.40
Health Insurance: Single for 2026 is $8,924.40; Family at 80% City Cost is $20,937.24. Public Works has 2 Single and 3 Family = $80,660.52
Annual Dental Insurance, 3 categories based upon family status: $612.48; $1,225.08; $1,758. PW has 3 at $612.48 and 2 at $1,758 = $5,353.44
Life Insurance varies per employee. Total monthly bill is 416, times 12 months =$5,003.28, divided by 20 employees - $250.16 per employee times 5 employees in PW is $1,250.8

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND
Expenditure

E 101-41100-301 AUDITING **Budget** $15,750.00 **Total** $24,000.00 **Balance** -$8,250.00

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-01 January		**Comments**		**Refer**	**PO**	Begin	**$0.00**
2026-01	Pay	ABDO LLP	516703	041955 1/15/2026	PAY260115	$8,000.00	$0.00
		12/2025 audit services		0	0		
			Total	**2026-01 January**		$8,000.00	$0.00
						Ending	$8,000.00
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-02 February		**Comments**		**Refer**	**PO**	Begin	**$8,000.00**
2026-02	Pay	ABDO LLP	518941	042039 2/19/2026	PAY260219	$16,000.00	$0.00
		Progress payment for audit services		0	0		
			Total	**2026-02 February**		$16,000.00	$0.00
						Ending	$24,000.00
Control Act	101-25300 DESIG		**Total**	E 101-41100-301 AUDITING		$24,000.00	$0.00
			In Balance	**Total Year**	**$24,000.00**	**Ending**	**$24,000.00**
Total	Expenditure					$24,000.00	$0.00
			Fund	101		$24,000.00	$0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND
Expenditure

E 101-41100-304 LEGAL EXPENSES **Budget** $5,000.00 **Total** $6,426.50 **Balance** -$1,426.50

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-02 February		**Comments**		**Refer**	**PO**	Begin	**$0.00**
2026-02	Pay	DORSEY & WHITNE	4154428	042106 2/26/2026	PAY260226	$2,290.50	$0.00
		Legal council regarding Minnetonka		0	0		
				Total 2026-02 February		$2,290.50	$0.00
						Ending	$2,290.50
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-03 March		**Comments**		**Refer**	**PO**	Begin	**$2,290.50**
2026-03	Pay	DORSEY & WHITNE	4162454	042133 3/12/2026	PAY260312	$3,344.00	$0.00
		Legal council regarding Minnetonka		0	0		
				Total 2026-03 March		$3,344.00	$0.00
						Ending	$5,634.50
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-04 April		**Comments**		**Refer**	**PO**	Begin	**$5,634.50**
2026-04	Pay	DORSEY & WHITNE	4170611	042220 4/16/2026	PAY260416	$792.00	$0.00
		3/9/2026 legal services		0	0		
				Total 2026-04 April		$792.00	$0.00
						Ending	$6,426.50
Control Act	101-25300 DESIG		**Total**	E 101-41100-304	LEGAL EXPENSES	$6,426.50	$0.00
			In Balance	**Total Year**	**$6,426.50**	**Ending**	**$6,426.50**
Total	Expenditure					$6,426.50	$0.00
			Fund	101		$6,426.50	$0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-41400-331 TRAINING EXPENSES **Budget** $1,500.00 **Total** $1,139.46 **Balance** $360.54

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-02 February		**Comments**		**Refer**	**PO**	Begin	**$0.00**
2026-02	Pay	T.W. HIPSAG ELECT	Refund 042091	2/24/2026	MtkaElecPermitR	$661.48	$0.00
		Refund Electrical Permit D-25176E		582			
2026-02	Pay	T.W. HIPSAG ELECT	Refund 042091	2/24/2026	MtkaElecPermitR	$477.98	$0.00
		Refund Electrical Permit D-25047E		582			
			Total 2026-02 February			$1,139.46	$0.00
						Ending	$1,139.46
Control Act	101-25300 DESIG	**Total**	E 101-41400-331 TRAINING EXPENSES			$1,139.46	$0.00
		In Balance	**Total Year**		**$1,139.46**	**Ending**	**$1,139.46**
Total	Expenditure					$1,139.46	$0.00
		Fund	101			$1,139.46	$0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-41400-433 DUES & SUBSCRIPTIONS **Budget** $7,000.00 **Total** $8,311.32 **Balance** -$1,311.32

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-01 January		**Comments**		**Refer**	**PO**	Begin	**$0.00**
2026-01	Pay	LEAGUE OF MINNE	441432	041949	1/5/2026 PAY260105	$5,219.00	$0.00
		2026 League of Minnesota Cities M		0	0		
2026-01	Pay	ELAN FINANCIAL SE	Dec 2025	001602	1/26/2026 012026ACH	$857.00	$0.00
		Westlaw Proflex portal access		601			
2026-01	Pay	ELAN FINANCIAL SE	Dec 2025	001602	1/26/2026 012026ACH	$127.94	$0.00
		Website domain name renewal		601			
2026-01	Pay	ELAN FINANCIAL SE	Dec 2025	001602	1/26/2026 012026ACH	$173.53	$0.00
		Zoom Subscription		601			
2026-01	Pay	ELAN FINANCIAL SE	Dec 2025	001602	1/26/2026 012026ACH	$37.50	$0.00
		GoToMyPC subscription		601			
2026-01	Pay	MINNESOTA SECRE	ıria Borell No	042018	1/29/2026 PAY260129	$120.00	$0.00
		Notary registration fee - Maria Borell		0	0		
2026-01	Pay	MORRIS ELECTRON	18012	042020	1/29/2026 PAY260129	$490.85	$0.00
		Adobe Photoshop Subscription 12/2		0	0		
				Total	**2026-01 January**	$7,025.82	$0.00
						Ending	$7,025.82

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-02 February		**Comments**		**Refer**	**PO**	Begin	**$7,025.82**
2026-02	Pay	ELAN FINANCIAL SE	Jan 2026	001611	2/24/2026 022026ACH	$37.50	$0.00
		GoToMyPC subscription		612			
2026-02	Pay	Thompson Reuters -	853201777	042125	2/26/2026 PAY260226	$416.00	$0.00
		1/2026 Westlaw Proflex Database a		0	0		
				Total	**2026-02 February**	$453.50	$0.00
						Ending	$7,479.32

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-03 March		**Comments**		**Refer**	**PO**	Begin	**$7,479.32**
2026-03	Pay	Thompson Reuters -	853325759	042160	3/12/2026 PAY260312	$416.00	$0.00
		2/2026 Westlaw Proflex portal acce		0	0		
2026-03	Pay	Thompson Reuters -	853070171	042160	3/12/2026 PAY260312	$416.00	$0.00
		12/2025 Westlaw Proflex Database		0	0		
				Total	**2026-03 March**	$832.00	$0.00
						Ending	$8,311.32

Control Act 101-25300 DESIG **Total** E 101-41400-433 DUES & SUBSCRIPTIONS $8,311.32 $0.00

In Balance **Total Year** **$8,311.32** **Ending** **$8,311.32**

Total Expenditure $8,311.32 $0.00

Fund 101 $8,311.32 $0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-41900-383 UTILITY-NATURAL GAS **Budget** $8,500.00 **Total** $7,625.84 **Balance** $874.16

	Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-01 January	**Comments**	**Refer**	**PO**		Begin	**$0.00**
2026-01 Pay	CENTERPOINT ENE /Dec 25 Gas	001578	1/20/2026	012026ACH	$2,336.06	$0.00
	11/20 - 12/19 Gas Use - CH	599				
	Total 2026-01 January				$2,336.06	$0.00
					Ending	$2,336.06
	Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-02 February	**Comments**	**Refer**	**PO**		Begin	**$2,336.06**
2026-02 Pay	CENTERPOINT ENE /Jan 25 Gas	001607	2/23/2026	022026ACH	$2,645.81	$0.00
	12/19 - 1/21 Gas Use - CH	610				
	Total 2026-02 February				$2,645.81	$0.00
					Ending	$4,981.87
	Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-03 March	**Comments**	**Refer**	**PO**		Begin	**$4,981.87**
2026-03 Pay	CENTERPOINT ENE /Feb 26 Gas	001627	3/24/2026	032026ACH	$2,643.97	$0.00
	1/21 - 2/20 Gas Use - CH	623				
	Total 2026-03 March				$2,643.97	$0.00
					Ending	$7,625.84
Control Act 101-25300 DESIG	**Total** E 101-41900-383 UTILITY-NATURAL GAS				$7,625.84	$0.00
	In Balance **Total Year** **$7,625.84**				**Ending**	**$7,625.84**
Total Expenditure					$7,625.84	$0.00
	Fund 101				$7,625.84	$0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-41900-409 R&M CONTRACTURAL-OTHER **Budget** $10,000.00 **Total** $8,566.33 **Balance** $1,433.67

		Vendor SearchName	Invoice	------Check------		Batch Name	Debit	Credit
2026-01 January		**Comments**		**Refer**	**PO**		Begin	**$0.00**
2026-01	Pay	WACONIA COMFOR	M7027	041996	1/15/2026	PAY260115	$2,242.18	$0.00
		Furnace tune ups		0	0			
				Total	**2026-01 January**		$2,242.18	$0.00
							Ending	$2,242.18
		Vendor SearchName	**Invoice**	**------Check------**		**Batch Name**	**Debit**	**Credit**
2026-03 March		**Comments**		**Refer**	**PO**		Begin	**$2,242.18**
2026-03	Pay	LVC COMPANIES	190806	042145	3/12/2026	PAY260312	$1,500.95	$0.00
		annual fire extinguisher service		0	0			
2026-03	Pay	Metro Garage Door	012347	042147	3/12/2026	PAY260312	$1,808.21	$0.00
		PD garage door repair		0	0			
2026-03	Pay	WACONIA COMFOR	i18340	042163	3/12/2026	PAY260312	$825.00	$0.00
		police garage drain reroute		0	0			
2026-03	Pay	WACONIA COMFOR	i18220	042163	3/12/2026	PAY260312	$1,500.00	$0.00
		City hall backflow valve		0	0			
				Total	**2026-03 March**		$5,634.16	$0.00
							Ending	$7,876.34
		Vendor SearchName	**Invoice**	**------Check------**		**Batch Name**	**Debit**	**Credit**
2026-04 April		**Comments**		**Refer**	**PO**		Begin	**$7,876.34**
2026-04	Pay	MENARDS	43358	042231	4/16/2026	PAY260416	$689.99	$0.00
		water softener		0	0			
				Total	**2026-04 April**		$689.99	$0.00
							Ending	$8,566.33
Control Act	101-25300 DESIG		**Total**	E 101-41900-409 R&M CONTRACTURAL-OTHER			$8,566.33	$0.00
		In Balance	**Total Year**		**$8,566.33**		**Ending**	**$8,566.33**
Total	Expenditure						$8,566.33	$0.00
		Fund	101				$8,566.33	$0.00

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-42100-309 PROFESSIONAL SERVICES **Budget** $60,659.00 **Total** $52,223.90 **Balance** $8,435.10

		Vendor SearchName	Invoice	------Check------	Batch Name	Debit	Credit
2026-01 January		**Comments**		**Refer**	**PO**	Begin	**$0.00**
2026-01	Pay	EdinAlarm Inc	137680	041968	1/15/2026 PAY260115	$1,100.00	$0.00
		Repair PD Camera System		0	0		
2026-01	Pay	HENNEPIN COUNTY	1000259895	042013	1/29/2026 PAY260129	$12,633.00	$0.00
		Deephaven share of mental health p		0	0		
2026-01	Pay	OnSolve LLC	5361572	042022	1/29/2026 PAY260129	$2,205.90	$0.00
		3/4/2026 - 3/3/2027 CodeRED subs		0	0		
2026-01	Pay	U.S. BANK EQUIPM	573481058	042032	1/29/2026 PAY260129	$282.42	$0.00
		PD Copier Contract 01/10/2026-02/		0	0		
				Total	**2026-01 January**	$16,221.32	$0.00
						Ending	$16,221.32
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-02 February		**Comments**		**Refer**	**PO**	Begin	**$16,221.32**
2026-02	Pay	Pantheon Computer	2540	001605	2/9/2026 022026ACH	$1,350.00	$0.00
		2/2026 IT service contract - PD		619			
2026-02	Pay	Pantheon Computer	2526	001605	2/9/2026 022026ACH	$1,073.75	$0.00
		IT migration - PD portion		619			
2026-02	Pay	Pantheon Computer	2525	001605	2/9/2026 022026ACH	$740.32	$0.00
		1/2026 IT service contract - PD		619			
2026-02	Pay	ELAN FINANCIAL SE	Jan 2026	001611	2/24/2026 022026ACH	$3,299.00	$0.00
		Cerberus PD software		612			
2026-02	Pay	MORRIS ELECTRON	18489	042117	2/26/2026 PAY260226	$75.00	$0.00
		Domain transfer to Pantheon		0	0		
2026-02	Pay	S LK MTKA POLICE	18042	042121	2/26/2026 PAY260226	$6,053.57	$0.00
		PD Records Management Legacy C		0	0		
				Total	**2026-02 February**	$12,591.64	$0.00
						Ending	$28,812.96
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-03 March		**Comments**		**Refer**	**PO**	Begin	**$28,812.96**
2026-03	Pay	Pantheon Computer	2710	001632	3/9/2026 032026ACH	$1,620.00	$0.00
		3/2026 IT Service - PD		632			
2026-03	Pay	Flock Group Inc	INV86768	042134	3/12/2026 PAY260312	$12,000.00	$0.00
		Implementation of Flock cameras		0	0		
2026-03	Pay	U.S. BANK EQUIPM	575710512	042161	3/12/2026 PAY260312	$282.42	$0.00
		PD Copier Contract 2/10/2026 - 3/1		0	0		
				Total	**2026-03 March**	$13,902.42	$0.00
						Ending	$42,715.38
		Vendor SearchName	**Invoice**	**------Check------**	**Batch Name**	**Debit**	**Credit**
2026-04 April		**Comments**		**Refer**	**PO**	Begin	**$42,715.38**
2026-04	Pay	MORRIS ELECTRON	17964	042185	4/1/2026 PAY260401	$300.00	$0.00
		PD IT support - Cerberus issues		0	0		
2026-04	Pay	MORRIS ELECTRON	18590	042185	4/1/2026 PAY260401	$150.00	$0.00
		PD IT support for Pantheon convers		0	0		
2026-04	Pay	MORRIS ELECTRON	18015	042185	4/1/2026 PAY260401	$225.00	$0.00
		PD IT Support 1/27/2026		0	0		
2026-04	Pay	Motorola Solutions, In	1411237141	042186	4/1/2026 PAY260401	$4,775.00	$0.00
		4/1/26 - 3/31/27 LPR data for squad		0	0		

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-42100-309	PROFESSIONAL SERVICES			**Budget**	$60,659.00	**Total**	$52,223.90	**Balance**	$8,435.10	
2026-04	Pay	U.S. BANK EQUIPM	577887763	042199	4/1/2026	PAY260401	$397.98		$0.00	
		3/10 - 4/10 PD copier contract & 12/			0	0				
2026-04	Pay	OFFICE OF MNIT SE	W25110698	042237	4/16/2026	PAY260416	$10.50		$0.00	
		PD language line			0	0				
2026-04	Pay	OFFICE OF MNIT SE	W26020674	042237	4/16/2026	PAY260416	$12.60		$0.00	
		PD language line			0	0				
2026-04	Pay	OnSolve LLC	15366766	042238	4/16/2026	PAY260416	$2,455.90		$0.00	
		3/4/2026 - 3/3/2027 CodeRED subs			0	0				
2026-04	Pay	On-Site Medical Servi	2469776	042256	4/17/2026	PAY260417	$1,181.54		$0.00	
		PD annual hearing & blood tests			0	0				
				Total	**2026-04 April**		$9,508.52		$0.00	
							Ending		$52,223.90	
Control Act	101-25300 DESIG		**Total**	E 101-42100-309 PROFESSIONAL SERVICES			$52,223.90		$0.00	
		In Balance	**Total Year**	**$52,223.90**			**Ending**		**$52,223.90**	
Total	Expenditure						$52,223.90		$0.00	
		Fund	101				$52,223.90		$0.00	

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND

Expenditure

E 101-43900-211 UNIFORMS **Budget** $4,000.00 **Total** $3,151.56 **Balance** $848.44

		Vendor SearchName	Invoice	------Check------		Batch Name	Debit	Credit
2026-01 January		**Comments**		**Refer**	**PO**		Begin	**$0.00**
2026-01	Pay	CINTAS CORP	4255989714	041961	1/15/2026	PAY260115	$152.71	$0.00
		Uniform service		0	0			
2026-01	Pay	CINTAS CORP	4255215917	041961	1/15/2026	PAY260115	$17.71	$0.00
		Uniform service		0	0			
2026-01	Pay	CINTAS CORP	4256771691	042002	1/29/2026	PAY260129	$30.00	$0.00
		uniform service		0	0			
2026-01	Pay	CINTAS CORP	4257517826	042002	1/29/2026	PAY260129	$29.00	$0.00
		uniform service		0	0			
			Total 2026-01 January				$229.42	$0.00
							Ending	$229.42
		Vendor SearchName	**Invoice**	**------Check------**		**Batch Name**	**Debit**	**Credit**
2026-02 February		**Comments**		**Refer**	**PO**		Begin	**$229.42**
2026-02	Pay	CINTAS CORP	4258972506	042102	2/26/2026	PAY260226	$154.00	$0.00
		uniform service/ matts		0	0			
2026-02	Pay	CINTAS CORP	4258218330	042102	2/26/2026	PAY260226	$19.00	$0.00
		uniform service		0	0			
2026-02	Pay	CINTAS CORP	1906139626	042102	2/26/2026	PAY260226	$105.00	$0.00
		rubber gloves		0	0			
2026-02	Pay	CINTAS CORP	4259747740	042102	2/26/2026	PAY260226	$19.00	$0.00
		uniform service		0	0			
2026-02	Pay	GRAINGER	9796593755	042110	2/26/2026	PAY260226	$359.87	$0.00
		chainsaw safety gear		0	0			
2026-02	Pay	Jsw Embroidery & Ta	28107	042113	2/26/2026	PAY260226	$1,465.19	$0.00
		pw logo sweatshirts / shirts		0	0			
			Total 2026-02 February				$2,122.06	$0.00
							Ending	$2,351.48
		Vendor SearchName	**Invoice**	**------Check------**		**Batch Name**	**Debit**	**Credit**
2026-03 March		**Comments**		**Refer**	**PO**		Begin	**$2,351.48**
2026-03	Pay	CINTAS CORP	4260456874	042130	3/12/2026	PAY260312	$29.00	$0.00
		uniform service		0	0			
2026-03	Pay	CINTAS CORP	4261136739	042130	3/12/2026	PAY260312	$19.00	$0.00
		uniform service		0	0			
2026-03	Pay	CINTAS CORP	4261963191	042130	3/12/2026	PAY260312	$154.00	$0.00
		uniform service		0	0			
2026-03	Pay	Jsw Embroidery & Ta	28353	042142	3/12/2026	PAY260312	$132.10	$0.00
		logo shirts		0	0			
2026-03	Pay	ELAN FINANCIAL SE	Feb 2026	001633	3/24/2026	032026ACH	$4.99	$0.00
		Safety Vest		625				
2026-03	Pay	ELAN FINANCIAL SE	Feb 2026	001633	3/24/2026	032026ACH	$79.99	$0.00
		Safety jacket		625				
			Total 2026-03 March				$419.08	$0.00
							Ending	$2,770.56
		Vendor SearchName	**Invoice**	**------Check------**		**Batch Name**	**Debit**	**Credit**
2026-04 April		**Comments**		**Refer**	**PO**		Begin	**$2,770.56**
2026-04	Pay	CINTAS CORP	4264212648	042170	4/1/2026	PAY260401	$19.00	$0.00
		uniform service		0	0			

CITY OF DEEPHAVEN

Revenue/Expenditure
Audit Detail Full

Audit 2026

Fund 101 GENERAL FUND
Expenditure

E 101-43900-211	UNIFORMS			**Budget**	$4,000.00	**Total**	$3,151.56	**Balance**	$848.44
2026-04	Pay	CINTAS CORP	4262708488	042170	4/1/2026	PAY260401	$19.00		$0.00
		uniform service			0	0			
2026-04	Pay	CINTAS CORP	4263498653	042170	4/1/2026	PAY260401	$29.00		$0.00
		uniform service			0	0			
2026-04	Pay	CINTAS CORP	4265051748	042216	4/16/2026	PAY260416	$154.00		$0.00
		unform service, matts			0	0			
2026-04	Pay	CHRIS BENNIS	6/2026 Boots	042249	4/17/2026	PAY260417	$160.00		$0.00
		Reimbursement for work boots purc			0	0			
				Total	**2026-04 April**		$381.00		$0.00
							Ending		$3,151.56
Control Act	101-25300 DESIG			**Total**	E 101-43900-211	UNIFORMS	$3,151.56		$0.00
				In Balance	**Total Year**	**$3,151.56**	**Ending**		**$3,151.56**
Total	Expenditure						$3,151.56		$0.00
				Fund	101		$3,151.56		$0.00

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, May 4, 2026
New Business:
Deephaven Beach Patrol Hiring of Staff

Recommended Motion: Approve the hiring of lifeguards as presented in the Beach Patrol Roster and authorize Staff to hire additional lifeguards during the beach season as may be necessary.

Optional Addition: Based upon budgetary performance and staffing levels, administratively extend lifeguard operations to Sandy Beach with related equipment expenses and wages to be funded, if necessary, through the Contingency line item of the 2026 Budget.

The City Council approved the establishment of the Deephaven Beach Patrol on April 15, 2024. After a strong inaugural season, the Council approved a second year of Beach Patrol operations at the February 3rd, 2025, Council Meeting. At that meeting, Makayla Kryck was hired as the Beach Patrol Manager at the rate of $24 per hour, with lifeguards being approved for hire at a range of $21 to $23 per hour depending on qualifications and experience. Newly trained and certified lifeguards would be hired at the entry level of the range, returning lifeguards or guards with prior years of experience would be hired higher in the range.

Based upon last year's operations, Staff are proposing some changes to the 2025 Beach Patrol gameplan used last year. Staff recommend expanding operations from Main Beach to include Robinsons Bay Beach, and possibly Sandy Beach, depending on how staff training and development moves forward. In 2025, the Beach Patrol averaged between 12 and 14 lifeguards over the course of the summer, with lifeguards typically working 10 to 20 hours per week. Main Beach was initially staffed with three lifeguards on weekdays and four lifeguards on weekends, but that was reduced on days with lower attendance to two lifeguards on weekdays and three on weekends. The beach was guarded Wednesday through Sunday, from 11 a.m. to 6 p.m.

For this year, Staff recommend increasing the days of operation at Main Beach to daily staffing, Monday through Sunday. The hours of beach operation would remain the same. Staff plan to run with a schedule of two lifeguards on duty from Monday through Thursday, and three lifeguards on duty Fridays and weekends. This schedule would be adjusted based upon beach traffic and need. Robinsons Bay Beach would be staffed during normal hours, but would only be staffed on Wednesdays through Sundays.

As another recommended change from last year, Staff plan to rely more on Lead Lifeguards and will remove the "Assistant Manager" designation from the roster. While having Assistant Managers last year did provide some additional support, overall those positions operated more as Lead Lifeguards since they were not empowered to make any policy or tactical decisions during

beach operations. This year, Staff propose a team of approximately six lifeguards as Lead Lifeguards that will report directly to Makayla Kryck as Beach Patrol Manager.

Beach Manager Kryck has done an excellent job in her role and continues to excel in marketing the positions available with our Beach Patrol. This year, Kryck took on more independence in interviewing lifeguards and has a roster of 18 guards recommended for hire. Based upon our current staffing model, daily scheduling is planned for two shifts of 4 hours per day, which allows for a half-hour of overlap for breaks, updates or training as may be necessary. Lifeguards clock in at 10:45 each morning to conduct opening duties and clock out at approximately 6:15 after closing duties are performed. In terms of available shifts, and assuming no rain days where lifeguard operations are closed, there will be 20 shifts per week for lifeguards at Robinson's Bay Beach (two guards, two shifts per day, five days per week) and 34 shifts per week for lifeguards at Main Beach (two guards, two shifts per day, four days a week; and three guards, two shifts per day, three days per week). Those total 54 shifts of four hours each total 216 available hours per week. Divided among our 18 rostered lifeguards, that equates to roughly 12 hours – or three shifts – per guard, per week. The lifeguards on the roster have asked to work around 20 hours per week, so there should continue to be a lot of interest from lifeguards in picking up shifts or working additional days each week. If that interest persists, Staff recommend consideration of the possibility of opening Sandy Beach to provide more hours for our lifeguards and extend our lifeguard service to a new beach and new area of the City this summer.

In terms of hourly rates of pay, the Beach Patrol has traditionally increased in hourly wage by $1 each year. For 2026, Staff recommend an incoming rate of pay for new lifeguards at $22 per hour, up to $24 per hour for returning guards with multiple years of service. Staff also recommend $26 per hour for Makayla Kryck, as she continues to do an outstanding job managing our Beach Patrol Program. This dollar amount reflects the typical workweek per lifeguard of hours between 12 and 20 and attempts to remain competitive with other summer jobs that may offer more availability of workable hours and a comparable rate of pay without the requirement of two separate licenses that are required of all open water lifeguards.

The Beach Patrol was funded for 2026 through the Professional Services line item in the 2026 General Fund Park and Recreation Budget. The line item was kept the same as last year, with available funding up to $55,000 for this summer's operations. If we assume the schedule as provided above of approximately 216 paid work hours per week, and we assume a standard eleven-week beach season (roughly labor day to memorial day, with no lost days due to weather), and we assume an average wage of $23 per hour, the budget impact would be $54,648. From past experience, the cost of incidentals and equipment is outweighed by rain days and other days where the beaches are not guarded. Staff recommend approving the wage scales as provided and tracking expenses as the budget process moves forward. At the Council's discretion, and in consideration of budgetary performance, Sandy Beach can be opened with those costs likely being absorbed by operations within this budget line item. Alternatively, limited funding could be provided to cover staff overruns from the Contingency line item of the budget that is currently funded in the amount of $169,203.17.

If acceptable, Staff recommend approval of the Lifeguard Roster for the 2025 Beach Patrol. Staff also recommend granting Staff the ability to hire additional lifeguards as may be needed during the Beach Patrol Season with the understanding that those hires would be in the same hiring range and consistent with other parameters already approved by the City Council.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

Deephaven Beach Patrol

Staff List 2026

First Name	Last Name	PhoneNumber	Email	Job Title/s	Pay	Notes
Makayla	Kryck	(612) 730 - 9641	kryckmakayla@gmail.com	Beach Manager	$26 per hour	
Annika	Graham	(612) 461 - 4112	annikagraham109@gmail.com	Lifeguard	$22 per hour	
Bella	Seifert	(952) 250 - 2341	bellans23@icloud.com	Lead Lifeguard/Lifegaurd	$24 per hour	
Bennet	Wieland	(651) 350 - 9454	bldlitigation@gmail.com	Lifeguard	$22 per hour	
Blair	Gerling	(952) 221 - 9901	blairgerling1@gmail.com	Lifeguard	$24 per hour	
Dan	Berhent	(651) 357 - 3554	djbehrendt333@gmail.com	Lead Lifeguard/Lifeguard	$24 per hour	
Deaglan	Mayers	(508) 441 - 2709	dgmayers2008@gmail.com	Lifeguard	$22 per hour	
Elle	McIntyre	(612) 306 - 2540	ellemad@icloud.com	Lifeguard	$22 per hour	
Emma	Bolos	(612) 422 - 6050	emmabolos@yahoo.com	Lifeguard	$24 per hour	
Evan	Gilbertson	(763) 910 - 3919	evanjgbert@icloud.com	Lifeguard	$22 per hour	
Gavin	Thelen	(612) 685 - 7827	gthelen14@gmail.com	Lead Lifeguard/Lifeguard	$24 per hour	
Gena	Dampier	(952) 567 - 0410	genadampier06@gmail.com	Lifeguard	$24 per hour	
Kait	Woodford	(952) 999 - 3686	kwoodford626@gmail.com	Lifeguard	$22 per hour	
Kymari	Kelly	(612) 227 - 0572	kymarikelly1@gmail.com	Lifeguard	$24 per hour	Most likely will not be working, had shoulder surgery last week
Lauren	Killelea	(612) 512 - 8780	lhkillelea@gmail.com	Lead Lifeguard/Lifeguard	$24 per hour	
Alex	Korolev	(612) 500 - 3774	alexanderkorolev804@gmail.com	Lifeguard	$22 per hour	Waiting for him to accept the position
Mallory	Finn	(612) 716 - 1488	mallorycfinn@gmail.com	Lifeguard	$24 per hour	
Reese	Schroeder	(612) 450 - 1156	reese.jo@icloud.com	Lead LifeguardLifeguard	$24 per hour	
Symone	Vesledahl	(763) 760 - 4415	symonevesledahl@gmail.com	Lead Lifeguard/Lifeguard	$24 per hour	

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Monday, May 4, 2026
Excelsior Fireworks, EFD / Rotary Contribution Request

Recommended Motion:

Motion to approve $3,094.35 as a total contribution for the City of Deephaven to the 2026 Excelsior Firework Event, inclusive of any direct monetary funding provided to the Rotary by the Excelsior Fire District.

Members of the Excelsior Rotary appeared at the Fire Board Meeting held Wednesday, April 22, 2026, and provided an update on the status of the 2026 Excelsior Fireworks Event. The Rotarians explained that they had taken over the fireworks project from the Excelsior Chamber and needed additional funding or support to finalize plans for the event.

As explained, the Rotary was approximately $21,000 short from what they anticipate they will need to fund the fireworks this 4th of July. They asked the South Lake Minnetonka Police Board and the Fire Board to help cover those expenses, whether that support be in the form of a cash donation, or in the form of free services that would otherwise be charged to the Rotary.

The Fire Board and SLMPD Board both reviewed the request and propose providing a contribution of the requested amount to be apportioned among the cities in the Joint Powers Agreement based upon the cost apportionment formulas used for other shared expenses. Based upon that formula, Deephaven would have a related cost share of 29.47%, or $3,094.35. The Excelsior Rotary shared that they had not yet begun fundraising efforts to support this event; the amount requested was what they had anticipated in unmet need. Additional funds raised through fundraising efforts would assumedly be retained by the Rotary, possibly to fund other event expenses or for other purposes.

There are still a lot of unknowns surrounding the Rotary's planning of the July 4th event. They are working with the City of Excelsior regarding responsibilities for the on-land event impacts, versus the on-water impacts of the event. The Rotary would like Excelsior to cover the costs of portable restrooms, parking enforcement, garbage removal and other event related costs. It is also unknown if the Rotary will be required

to apply for a Special Event Permit through the City of Excelsior. As of the date of the last Board Meeting, the Rotary had not yet formally contacted the Hennepin County Water Patrol, Fire Department or Police Department with requests for inspections and event coverage.

Members of the Council and Staff can review the request from the Excelsior Rotary for event funding. As provided in previous conversations, the City of Deephaven has a vested interest in Excelsior having a fireworks display this 4th of July. This would relieve pressure on Deephaven and the Yacht Club regarding spectators and traffic that may otherwise come here for the event. It should also be noted that the Fire Board could potentially vote to provide this funding on its own, which if approved, would require Deephaven to contribute through the terms of the JPA.

This matter is set on for discussion at Workshop, and also as New Business, at the request of the Excelsior Rotary. While it may not be something the Council will ultimately need to vote to approve, a vote by the Council will help Staff navigate how this matter may move forward from here. The City of Shorewood has already approved this expense, the other cities in the JPA are also expected to vote for approval of the expense as provided herein.

Thank you, and please send any questions, comments or concerns that you may have.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

2026 Fireworks - Public Safety Costs

	EFD		SLMPD		Total
Cost Split	$10,500		$10,500		$20,998.91
Deephaven	29.47%	$3,094.35	NA	NA	$3,094.35
Excelsior	13.18%	$1,383.90	27.9582%	$2,936	$4,319.51
Greenwood	8.42%	$884.10	8.5557%	$898.35	$1,782.45
Shorewood	35.37%	$3,713.85	49.7135%	$5,219.92	$8,933.77
Tonka Bay	13.55%	$1,422.75	13.7722%	$1,446.08	$2,868.83

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

May 5, 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 April 2026

April 2026:	March 2025:
232 Traffic Stops	172 Traffic Stops
63 Radio Calls	91 Radio Calls
69 Speeding	79 Speeding
1 Driving after Suspension	1 Driving after Suspension
3 Driving after Revocation	3 Driving after Revocation
48 Citations	31 Citations
180 Verbal Warnings	136 Verbal Warnings
0 Written Warnings	0 Written Warnings
1 DWI	1 DWI
19 Medical Calls	14 Medical Calls
9 Assists to other Agencies	26 Assists to other Agencies
(3 SLMPD)	(8 SLMPD)
(4 MTKA)	(15 MTKA)
(2 WAYZATA)	(2 WAYZATA)
	(1 CARVER S.O.)
2 Assist to Deephaven	1 Assists to Deephaven
(2 SLMPD)	(1 WAYZATA)

2 Accidents	2 Accidents
2 Permits to acquire handgun	3 Permits to acquire handgun
15 Alarms	21 Alarms

The following statistics are Part 1 and Part 2 crimes reported for the month of April 2026:

INCIDENT	DATE	INCIDENT DETAILS
Traffic Stop - Canceled IPS - Formal Complaint	2026-04-07	Officer received a Flock ALPR hit for a Cancelled-IPS registered owner. The driver matched the registered owner and the vehicle was stopped. Officer confirmed the driver was the registered owner and his license was Cancelled-IPS. The driver was charged via Formal Complaint. Gross Misdemeanor DAC-IPS.
Ordinance Violation - Park After Hours - Curfew-Verbal Warning	2026-04-11	Officer observed a vehicle parked in Thorpe Park running after hours. Officer spoke to the driver and passenger who were both juveniles. Both juveniles were given verbal warnings for park after hours and curfew and released.
DWI - Arrest	2026-04-25	Officer stopped a vehicle for speed on Minnetonka Blvd. and Chimo East. Officer observed indicators of impairment and conducted standardized field sobriety tests on the driver. The driver provided a preliminary breath sample of 0.246 and was placed under arrest for DWI. The driver, a 32-year-old man from Victoria was transported to the Deephaven Police Department and agreed to take a breath test. The driver provided breath samples with a final BrAC of.25. The vehicle was impounded. South Lake Minnetonka PD Community Service Officer transported the male to Hennepin County Jail for Probable Cause 3rd Degree DWI.

Accidents April 2026

	INCIDENT	DATE	DETAILS
	PD Accident	2026-04-20	Officer was called to Cottagewood Avenue and Elm Street for a property damage accident. One of the drivers admitted to backing into a parked car. An accident exchange form was completed and given to both parties. A state accident report was completed.
	PD Accident	2026-04-21	Officer responded to a property damage accident at Ridgewood Road and Chickadee Lane. Accident exchange forms were given and a State Accident report.