

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>