

Deephaven Digest

1st Quarter, 2026 | Issue 82



2026 Street Project It's Construction Season this Summer

One of the most common questions we receive from our residents is “when is the City going to fix our roadways?” It has been many years since the City undertook a major road restoration project, but that will change this year.

The City Council and Staff have been working on a plan to address our roadways, focusing first on those that are in most need of repair. In 2024, the Council authorized a comprehensive citywide study to assess and rate the condition of all twenty-plus miles of roadway in Deephaven. The evaluation process combined visual and ultrasonic inspections, producing a detailed evaluation of the City’s entire road network. Using this information, the City developed a Pavement Management Plan that identified nine miles of roadway in particularly poor or failing condition. To minimize disruption but still optimize the economy of scale, the project plan calls for three separate phases of work, each restoring at least 3 miles of road, spaced approximately 3 years apart. The first phase of this project will begin this spring and summer, with the second phase tentatively scheduled for 2029 and the third phase planned for 2032.



In This Issue:

2026 Street Project	Page 2
I&I Ordinance Change	Page 4
2026 Budget and Levy	Page 6
Winter Odds and Ends	Page 7

2026 Street Project Continued on Page 2

2026 Deephaven Budgets and Property Tax Levy

The Deephaven City Council met on Monday, December 1st, 2025 to review and set the final 2026 Deephaven City Budgets and Property Tax Levy. After a series of Workshops and Council Meetings that discussed and reviewed the revenues and expenses involved in municipal operations, the Council voted to adopt a 2026 Property Tax Levy in the amount of \$4,680,451; which includes the City’s operational expenses involved in providing municipal services, pays for the City’s existing long-term bond debt, and provides funding for current and future street infrastructure projects, public and park improvements and the replacement of capital assets.

Where does your property tax dollar go?*

Minnetonka Schools 41¢ Hennepin County 37¢ Other 7¢ Deephaven 16¢



- Budget Continued on Page 6

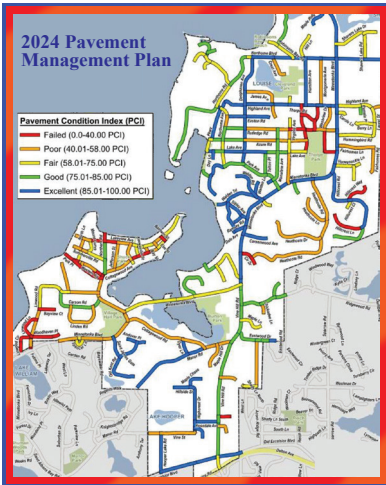
This graphic depicts what is funded by every tax dollar collected.

- 5¢ Police Services
- 3¢ Administration
- 3¢ Public Works
- 3¢ Fire Services
- 1¢ Planning and Zoning
- 1¢ Parks and Recreation

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

Based upon a 2026 home valuation of approximately \$858,800 located in the City of Deephaven, Minnesota.

2026 Street Project Continued

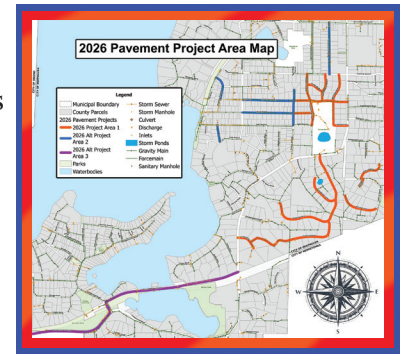


The planning and design efforts for this year's Street Improvement Project are nearly complete, with bidding scheduled for early February and construction anticipated to begin this spring. Once underway, the project is expected to take four to five months. The first phase of roadwork will focus primarily on roads in the Heathcote neighborhood. If bids come back favorably, two additional one-mile project areas may be incorporated into the scope of the project. The order of the streets to be improved was selected based on the Pavement Management Plan, feedback from the community, existing storm sewer and drainage system needs, and input from Public Works and our City Engineer.

Different areas of our roadways require varying levels of construction and repair. Some streets involved with the project will be replaced using a process called “full-depth reclamation,” while other areas will be repaired using a more standard “mill and

overlay” process. The full-depth reclamation approach is used on roads that are in an elevated state of disrepair or failure. This process removes the roadway surface and base, grinds and replaces the base material to create a stronger subgrade, and then covers the subgrade with a new bituminous surface layer. The mill and overlay process is used on roads in a more marginal state of disrepair and focuses on restoring and reinforcing the existing pavement by milling and relaying the top few inches of the roadway. In addition to roadway repairs, some areas of the roadway may require additional curb and gutter work or road elevation adjustments to manage and control stormwater runoff more effectively.

With each of the three street projects estimated to cost between \$3 and \$4 million, structuring the property tax levy to anticipate this debt was critical. Deephaven has been very fortunate that we have been able to conduct street projects without the need for special assessments; a tool that allocates a percentage of street improvement costs directly to properties that abut or are located in the area of the street to be repaired. This remains true for this year's project, no special assessments will be sought to cover the street project costs. Funding for these improvements will instead come from our annual property tax levy, use of our bonding authority and engagement of the City's Capital Improvement Plan (CIP) fund. The Council has carefully balanced the use of these sources of funding to absorb the majority of the expense of this year's project without creating a related sizeable increase in our property tax levy.



The City has created a 2026 Street Improvement Project Website that will be regularly updated with progress reports and schedules for this year's project. You can visit the website anytime at: <https://bit.ly/2026StreetProject>; or scan the QR Code included in this Newsletter. Additionally, you can contact City Engineer Steve Hegland (steven.hegland@stantec.com) with any specific questions or concerns about the project.

We know construction causes frustration and delays, but the benefits of new, safe roadways across our community outweigh the short-term challenges of projects like this. Thank you in advance for your patience as we move forward, and stay tuned for more project updates in the coming months.

Project Timeline



**Oct–Nov 2025
Community
Engagement**



Nov-Dec 2025
Open Houses



Sep 2025-Feb 2026
Project Engineering
Design



Feb 2026
Project Bidding



Summer 2026 Construction

I think we will do a page article on buiding the hockey rink here since we have construction pictures and it is getting great usage....

Open to suggestions, though.

Cottagewood Garden Club



Though we've just had a blanket of snow, most of us are already thinking ahead to spring. We look forward to planting and enjoying a lovely garden, but we've had to battle destructive bunny damage the past few years. One anti-rabbit strategy for a pretty garden is to use plants that bunnies avoid.

Rabbits don't like plants with strong smells.

Garden plants that are fragrant or smelly like allium, yarrow, salvia, anemone, and foxglove repel bunnies. Herbs, like lavender, mint, thyme, and sage are great additions because of their strong scent. Try planting herbs in clumps around garden plants or as a border to protect favorite flowers from bunny damage.

Rabbits avoid plants that taste bitter.

Gardeners believe that some plants taste bitter to rabbits and are left alone. Favorite flowering plants that don't get chewed are peony, astilbe, and anemone.

Rabbits stay away from plants with fuzzy or spiny foliage.

These include lady's mantle, artemisia, and lungwort.

Rabbits don't eat plants that are poisonous.

Beautiful plants that are poisonous to critters include foxglove, cimicifuga/snakeroot, euphorbia/spurge, and monkshood.

All are showy, pretty plants for your garden, but keep dogs and kids away from them. Bunnies avoid delphinium and larkspur that are poisonous as well.

The Minnesota Horticultural Society is an invaluable resource. A great article about bunnies and gardens is: <https://northerngardener.org/battling-bunnies-garden/>. Have fun making wish lists and garden plans!

Shoveling? Don't Forget the Mailbox...

The width of the street right-of-way is designed to provide room for snow storage, utilities, sidewalks and other public uses. However, private mailboxes are also often located in the right-of-way and digging out mailboxes is a private property owner's responsibility. The City of Deephaven plow operators will plow as close to mailboxes as possible and as snow accumulation will allow.

If your mailbox is physically hit and damaged by a plow, the City will repair or replace it immediately; however, the City will only replace a mailbox directly hit by a plow, not ones broken by snow heave, wear and tear from the elements or age.

It is important for residents to clear snow accumulations from around the entire mailbox. Doing so not only reduces the chance of snowplow damage, it also goes a long way in helping the United States Postal Service safely and timely deliver your mail.



The Cottagewood Garden Club is an organization that promotes and shares the beauty of nature through educational opportunities and gardening for the Deephaven City Gardens. To learn more about the Cottagewood Garden Club, visit their website: <https://cottagewoodgardenclub.com/>.

Inflow and Infiltration Ordinance Amendment: Ordinance 1005.04, Subd. 6

The City of Deephaven has adopted a new ordinance requiring a Certificate of Inflow and Infiltration (I&I) Compliance for all property sales and title transfers connected to the City's sanitary sewer system. This requirement takes effect January 1, 2026. The prior Ordinance required lateral services to be televised and repaired during street improvement projects.

Under this new regulation, property owners must obtain a Certificate of I&I Compliance prior to closing. To secure this certificate, a licensed plumber must perform a lateral sewer line video inspection and a sump pump inspection. The inspection report and video must be submitted to the City for review and approval before a certificate will be issued.

Exemptions apply to newly constructed homes, properties with laterals replaced or certified within the past ten (10) years, and properties that received an I&I certificate within the past three (3) years. Additional exemptions are outlined in the adopted ordinance.

If repairs are necessary and the sale cannot be delayed, the City may issue a Notice of Correction allowing the sale to proceed. In such cases, an escrow equal to 125% of the estimated repair cost must be held, and all corrective work must be completed within 60 days after closing.

For questions regarding the I&I Ordinance, Certificates of Compliance or any other general clerical questions, please contact: City Clerk, Kimberly Lenarz-Greenwaldt: kimberlyl@cityofdeephaven.org | (952) 474-4755.

Vounteers Matter: Help Make a Difference

Volunteers are the lifeblood of our community! Their contributions to beautifying our gardens and parks, preserving our historical heritage, and providing recommendations on issues important to our citizens are priceless. We sincerely thank all of you that offer your time to serve our community, your efforts are greatly appreciated! If you would like to help us guide our community, please consider applying for one of our Boards, Committees or Commissions. The City of Deephaven currently has positions available on the Park and Recreation Committee and Planning and Zoning Commission.

The Deephaven Park and Recreation Committee is primarily responsible for issuing recommendations to the City Council on the maintenance, appearance, repair and replacement, budgeting and future improvements at public parks, beaches, trails and community recreation facilities and programs. The Park and Recreation Committee also recommends rules and regulations on the use of park and recreational facilities as deemed necessary to promote public use and preservation of park lands. The Park and Recreation Committee regularly meets at 7 p.m. on the first Tuesday of each month. The Deephaven Planning and Zoning Commission serves as an advisory board to the City Council by making recommendations regarding site plans, subdivisions, conditional use permits, planning, zoning, sign regulations and other planning-related items. The Planning Commission regularly meets at 7 p.m. on the third Tuesday of each month. To inquire about volunteer opportunities with the City of Deephaven, please call City Hall at 952-474-4755 and ask for a Volunteer Application Form. You can also stop by City Hall during normal business hours and fill out a form in person. Thank you, we look forward to having you on our team!

Warming House Hours
Village Hall | Thorpe Park

Monday through Saturday:
1:00 p.m. – 9:00 p.m.
Sundays and Holidays:
12:00 Noon – 9:00 p.m.

Be Safe, Be Aware of Thin Ice

Winter ice conditions are highly variable and can change very rapidly from day to day. Safety officials stress the importance of anyone heading out onto the ice to check its thickness for themselves and to not rely on other people’s footprints, tracks or social media posts. Please consider following the DNR’s guidelines for maximum safety:

- Consider wearing a life jacket or float coat while on the ice
- Carry ice picks, rope, a chisel and measuring tape
- Check ice thickness at regular intervals; conditions change quickly
- Bring a cell phone or personal locator beacon
- Don’t go alone, bring a friend or tell someone where you are going
- Check the weather and reserach ice conditions prior to your event
- Do not leave children unattended on frozen ponds or lakes



Winter City Council Meeting Schedule

Wintertime, the New Year and the Holidays offer opportunities for reflection, family time and celebration. The City will continue the tradition of cancelling the second Council Meeting of the month in January and February, with the regular meeting schedule recommencing in March. The January and February meeting dates and times are Monday, January 5th at 7 p.m., and Monday, February 2nd at 7 p.m. In March, Council Meetings will resume their typical schedule of meeting on the the first and third Monday of the month, starting at 7 p.m.

Additional information on the City’s Scheduled Meetings can be found on the City of Deephaven Website:
www.cityofdeephaven.org.

January

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				Happy New Year! 2	3	
4	7 p.m. City Council	5:30 p.m. Park Board	7	8	9	10
11	12	13	14	15	16	17
18	19	7 p.m. Planning & Zoning	21	22	23	24
25	26	27	28	29	30	31

February

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	7 p.m. City Council	7 p.m. Park Board	4	5	6	7
8	9	10	11	12	13	Happy Valentine's Day
15	16	7 p.m. Planning & Zoning	18 Ash Wednesday (1st day)	19	20	21
22	23	24	25	26	27	28

March

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	7 p.m. City Council	7 p.m. Park Board	4	5	6	7
8 Daylight Saving	9	10	11	12	13	14
15	7 p.m. City Council	7 p.m. Planning & Zoning	18	19	20	21
22	23	24	25	26	27	28
29	30	31				5

2026 Budget and Property Tax Levy

The City of Deephaven established a 2025 General Fund Budget last December with expenses totaling \$4,819,657. The City levied \$3,255,425 for operating expenses to provide City services, \$192,045 to pay the City’s long-term debt, and \$900,000 to contribute to the Capital Improvement Fund. The 2026 General Fund Budget was approved by the City Council on December 1st with expenses totaling \$5,493,397. The levy for operating expenses is \$3,489,666, which represents an increase in operating expenses of \$234,241; or roughly 7.2% from what was levied in 2025. The increase in operating expenses next year is primarily due to an increase in total employee compensation and insurance benefits (6.35%). The City’s long term debt levy is set at \$190,785 based upon the principal and interest payments due and payable in 2026 for the 2019A Series bond to improve Minnetonka Boulevard. These debt service payments represent a decrease of \$1,260 from the 2025 amount of \$192,045; or, roughly .66%. The City’s Capital Improvement Fund levy for next year is \$1,000,000, which represents an increase in capital funding in the amount of \$100,000 from the amount levied in 2025 of \$900,000; representing an increase of roughly 11.11%. The increase in capital funding proposed for next year will primarily support the 2026 Street Improvement Project, but will also fund the construction of a Warming House at Village Hall Park and fund the purchase of a front end loader for the Public Works Department. Based upon these figures, the City’s total 2026 Property Tax Levy was approved at \$4,680,451; which represents an increase of \$423,565, or 9.95%, from the 2025 Property Tax Levy in the amount of \$4,256,886.

A city’s tax rate is a figure used by Hennepin County to calculate the amount of property taxes a parcel of property will pay in any given tax year. The County calculates a city’s tax rate by dividing the city’s levy (minus the fiscal disparities distribution levy, if applicable) by that city’s taxable tax capacity. That equation provides a percentage that is then multiplied by the taxable tax capacity of a parcel of property to arrive at the amount of city property tax that parcel will be assessed. The figure to the right shows some area Cities and their 2025 local tax rates. Deephaven is in the lower half of our peer group as it relates to comperable local property tax rates.

2025 City Tax Rates

Minnetonka Beach	5.79
Woodland	9.15
Greenwood	10.61
Tonka Bay	14.71
Orono	15.46
Deephaven	15.61
Wayzata	18.76
Minnetrista	19.51
Shorewood	22.40
Excelsior	25.25
St. Bonifacius	31.69
Eden Prairie	32.42
Spring Park	32.72
Mound	35.25
Minnetonka	37.88

2026 Deephaven Tax Rate

The City of Deephaven approved the 2026 Preliminary Property Tax Levy at the September 15, 2025 Council Meeting by Resolution in the amount of \$4,680,451. Subtracting Fiscal Disparities, the levy becomes \$4,649,890. The net taxable tax capacity for Deephaven in 2026, as set by the County Assessor, is \$27,266,930. When the property tax levy is divided by the City’s net taxable tax capacity, it provides us with the 2026 Deephaven Tax Rate of 17.053%.

A note from Alvin the Gnome

Just when we thought our little gnome friend had wandered off for good, a surprise appeared in the City Hall drop box - a letter signed by Alvin the Gnome! Alvin told us of his travels and his plans to journey back to Minnesota... at least for a short while. Rumor has it Alvin won’t be here long. Word through the tree roots is that he’s planning a trip - seeking sunshine, soft sand, and a place where he won’t be buried under six feet of snow. For now, let’s all enjoy his brief return. With Alvin back in Deephaven, the magic around City Hall feels just a little brighter. Happy Holidays!



Skating Rinks and Winter Warming House Hours of Operation



Snow is on the ground, the rinks have been flooded and the lights are on. It's that time of year to skate, play hockey, go sledding and enjoy every minute we can of our winter wonderland. Here are some updates and notes on our rinks and warming houses to help your planning efforts.

The Thorpe Park and Village Hall Warming Houses are, and will, remain open weather permitting. When we hit warm weather the ice can suffer which may require temporary closure for repair. Remember, it takes several days to build and maintain a skate-able ice rink.

Weekdays: 1 p.m. to 9 p.m. | Saturdays: 1 p.m. to 9 p.m. | Sundays: Noon to 9 p.m.

When it snows, it snows...

Wintertime is possibly the most beautiful time of year here in Deephaven, especially with the snow. Here are some useful updates and items that will help us keep Deephaven roads plowed and safe this winter.

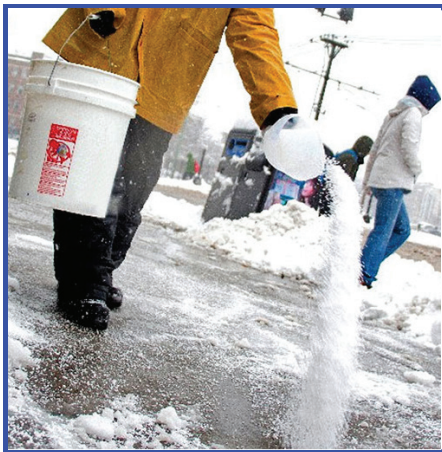
Please move vehicles off of streets and out of city parking lots during snowfalls, especially those with more than two inches of accumulation. Vehicles can resume parking on the streets or in parking lots once the snow event has ended and the road or lot has been cleared of all snow.

If your yard has experienced damage from a snowplow in the past, please consider installing stakes off of the edge of the road along your property line. Also, please check the condition of your mailbox. Mailboxes can appear to be in good condition, but may have soft, rotted or damaged posts that should be replaced before the snow flies. The City is unable to replace mailboxes that are damaged due to snow being pushed up against them, it is the homeowner's responsibility to maintain their mailboxes in good condition. If a plow truck blade makes contact with your mailbox causing damage, please reach out to the Public Works Department and we will help you replace your mailbox.

To report yard damage, or for any snow related questions, please contact Public Works Supervisor Jeff Kask: j.kask@cityofdeephaven.org | (952) 474-4755.

Don't Be Salty... Salt Smart This Winter!

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



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

Thank you for your smart usage of salt this winter. For more information on winter salt and safety, additional information can be found on the University of Minnesota Sustainability Website:

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

Deephaven ATV and Snowmobile Regulations

ATVs and snowmobile outings are a great way to enjoy the seasons, but only where it is lawful to operate them. For more information on Snowmobile and ATV regulations, visit the City's website and see Chapter 7 of the City Code: www.cityofdeephaven.org/code-of-ordinances/, or contact the Deephaven Police Department: (952) 474-7555.

Please ride safely, and only in those areas that are properly designated for operation of recreational vehicles.

Deephaven Digest



Mayor Carlson's Mentions

Happy New Year! I hope you all had a wonderful holiday season with friends and family. As we return to the workday routine, I wish you all the best in 2026!



Fiber Internet, Snow Plowing, Hockey Rinks

- Kent Carlson

Mayor Kent Carlson
kentc@cityofdeephaven.org



City of Deephaven
20225 Cottagewood Road
Deephaven MN 55331

Deephaven City Council

Mayor Kent Carlson

kentc@cityofdeephaven.org

Tom Erdmann

tome@cityofdeephaven.org

John Studer

johns@cityofdeephaven.org

Tony Jewett

tonyj@cityofdeephaven.org

Emily Scherschligt

emilys@cityofdeephaven.org

Presorted
First Class
U.S. POSTAGE
PAID
PERMIT NO. 168-A