DEEPHAVEN CITY COUNCIL WORKSHOP
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
6:00 P.M. Monday, August 3rd, 2026

AGENDA

6:00 P.M. WORKSHOP

A. Draft 2027 General Fund Budget
B. Odds and Ends

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, August 3, 2026
Workshop: 6 p.m.
First Draft, 2027 General Fund budget

Recommended Action: None, first review of 2027 Deephaven Draft General Fund Budget.

Attached for discussion and review is the first draft of the 2027 General Fund Budget. The 2027 Capital Improvement Budget was reviewed at our last meeting and will be brought back with this budget for review again in the coming meetings. The Enterprise Fund Budgets (Water, Sewer, Marina and Stormwater) will be reviewed starting in September.

As a starting point, the current budget proposes a Draft 2027 Property Tax Levy in the amount of $3,764,470.34. This is an increase of $274,804.34, or 7.87%, over the amount of $3,489,666 that was levied in 2026. Note that the CIP levy and Debt Service levy will contribute to the overall 2027 Final Property Tax Levy. The Debt Service levy will remain relatively static in 2027 as the 2026A Series Bond first payment of interest only is already capitalized for next year. The Debt Service levy can be held at a 0% increase, but is recommended to increase by $100,0000 next year in preparation for the 2028 Street Project and related bond issuance. Overall, if this Draft Budget were approved (obviously not recommended at this time), and the Debt Service and CIP Levies were approved as discussed, the total 2027 Property Tax Levy would be about an 8% increase over 2026. We can work to come down from this amount as we move forward.

To aid your review of the budget, here are some Staff notes that may help provide context or answer questions that may arise. The Year To Date numbers are as of June 30, 2026.

Revenues

- We estimated the same transfer from Enterprise Funds as was adopted last year. Again, these transfers are intended to treat these funds as “private business entities” as defined by the Governmental Accounting Standards Board. This also reflects, to some extent, the compensation and benefits of Staff in administering or working within these budgets as an offset to the property tax levy. Using these funds, that operate by the rates or revenues generated within them, helps by reducing the burden on the general fund and overall property tax levy.
- We estimated a decrease in dog license fees for 2027 based upon the past two-year cycle and an overall decrease in licensing applications. We probably should have a Newsletter article in the Spring reminding people to come in and renew or file for a dog license. As a side note, having dogs licensed helps us protect the community by having on file their vaccinations. It also helps us bring them back home if the run away or get out since we have their address on file.
- The Woodland and Greenwood Public Services Fees have been updated. These will still go through revisions as our General Fund Budget is revised, but this is should be a close representation of what they will pay through our JPA contracts in 2027.

- We reduced Parking Permits to levels closer to 2026 and years past.
- The "Refunds" revenue under the "Charges for Service" category tracks our construction escrows received and receipted. These are reduced by the Auditor and Staff through journal entries if and when these are refunded, so we don't reflect these as a pass-through or outgoing expense… it really operates as a liability account, so we will likely drop that to $0 or remove it altogether in the next draft.

Expenses

- The Audit Expense is a shared cost 50/50 with the Enterprise Funds. The costs are receipted into the General Fund and then split by journal entry at audit time to the Enterprise Funds. Some prior years (2024, 2025, 2026 ytd) still reflect the full cost of the audit, we still need to make those journal entries to tie those prior years out.
- For Staff compensation, we assumed a 4% increase across the board as a placeholder for this budget. The Union Contracts are set at a 4% increase for 2027, so only the non-union Staff are subject to change here. While past practice has been to keep alignment in compensation increases between Union and Non-Union Staff, any increase in compensation for Non-Union Staff next year is solely a Council decision. We will have more detailed compensation information, along with any suggested recommended market rate adjustments that may apply, for review by the Personnel Committee and then Full Council as we move forward with the budget process.
- This budget reflects a 10% increase in all Insurance Expenses for 2027. We believe the end increase will be a single digit percentage, so we aimed a little higher to give ourselves room to work backwards as we move through the budgeting process.
- The Woodland CC and Permit payments in the expenses mirror those received in the revenues. Those are a pass-through and are realized as revenues by Woodland.
- Our annual Prosecution Services fees decreased for 2027 since we moved from Tallon to Campbell Knutson for those services.
- The Fire District Expenses are based upon the budget most recently approved by the Fire Board. The CIP amount will decrease by approximately $20k if the Fire Board does not move forward with the UPS (Uninterrupted Power Source) upgrade for the EOC and FD / PD Building.
- Inspection Services are our Metro West Building Inspection Costs. Per our contract with them, they retain approximately 35% of our building permit fees as their payment for those services. There are some other one-time expenses and other smaller costs, but overall this has served as a fairly good marker for estimated expenses.
- We increased the amount of funding available in the Public Works Budget to address our battle with diseased and dying elm and ash trees. We have allotted an extra $5k in Public Works and in Parks to handle those expenses.
- We updated the Budget to reflect our target of $75,000 for our Beach Patrol program. Expansion to Sandy and Robinson's Bay has increased our costs from the prior $55,000 mark to the estimated $75,000 for 2027 and beyond. These used to be included in the "Professional Services" line item as that is where we paid the Minnetonka Aquatics from when they had the contract. Since this is year two, and since it looks like the program will continue, we thought it more appropriate to reflect the expenses as an independent line item.

- As a final note, we added $30K to the Parks and Recreation category to fund “Deephaven Days” in 2027. We are working with the Park Board on tentatively planning that event, so we can talk in more depth about that and what role – and expense – the City is willing to play or contribute in the event we want to have a community concert / party / celebration again next year. This is just a placeholder and can be adjusted at any time by the Council, but we wanted to reflect that expense so we are prepared in the event we want to move forward with that next year.
- Finally, we have $100,000 in the Contingency Line Item for next year. I believe we will increase this line item, as this proposed budget is intended to be the ceiling on what we would need for operations next year. Any increases in revenue or decreases in expenses can be contributed to increase this line item – or can be used to reduce the final Levy, or both at your discretion.

Finance Clerk, Andrew Keller, will be at our meeting on Monday night to help answer any question you may have. Thank you, and as always, please send any questions or requests for additional information you may have so we can have that ready for our meeting on Monday night.

Sincerely,

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

Deephaven General Fund Revenues

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Draft 2027	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	$1,088,675.14	$3,489,666.00	**$3,764,470.34**	Taxes received late July and December from County, one smaller allotment in January each year
101-31020	Delinquent Ad Valorem Taxes	$7,610.00	$6,018.00	$8,625.00	$625.00	$16,717.68	$8,500.00	**$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	$14,064.94	$0.00	**$0.00**	Updated based upon Auditor notes
101-31800	Surchgarge Revenue / Penalty	$2,257.00	$2,986.00	$896.00	$12.00	$1,565.10	$2,000.00	**$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	$1,121,022.86	$3,500,166.00	**$3,774,970.34**	
Licenses and Permits									
101-32110	Alcohol / Tobacco Licenses	$1,742.00	$725.00	$700.00	$725.00	$0.00	$750.00	**$725.00**	Check LQ License Fee - yacht club
101-32160	Professional Licenses	$4,275.00	$4,875.00	$3,950.00	$1,200.00	$1,040.00	$4,500.00	**$4,000.00**	Tree service licenses
101-32180	Other Business Licenses	$9,310.00	$150.00	$50.00	$50.00	$70.00	$100.00	**$100.00**	
101-32210	Deephaven Building Permits	$265,901.00	$357,638.00	$365,133.00	$554,939.00	$215,379.32	$365,000.00	**$365,000.00**	
101-32211	Electrical Permits	$27,305.00	$34,996.00	$12,369.00	$1,235.00	$16,118.80	$0.00	**$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	$260.00	$1,300.00	**$800.00**	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	$48,260.00	$55,000.00	**$50,000.00**	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	$281,128.12	$426,650.00	**$420,625.00**	
Charges for Service									
101-34103	Zoning & Subdivisions	$11,150.00	$10,100.00	$7,550.00	$9,538.00	$12,350.00	$12,000.00	**$12,000.00**	
101-34201	General Police Services	$31,041.00	$10,881.00	$1,266.00	$12,739.00	$3,125.00	$2,000.00	**$2,752.00**	False alarms ($1,500), Towards 0 Deaths ($1,252)
101-34202	Police Forfeiture	$0.00	$535.00	$6,000.00	$0.00	$0.00	$0.00	**$0.00**	We don't budget for forfeitures, should always be 0 in budget.
101-34303	Private Roads	$15,509.00	$22,550.68	$27,638.00	$33,849.00	$3,250.74	$35,000.00	**$35,000.00**	Actively receiving payments for 2026 plowing
101-34101	Greenwood Rent	$0.00	$1,650.00	$1,350.00	$1,800.00	$900.00	$1,800.00	**$1,800.00**	
101-39503	Greenwood Public Works	$0.00	$30,362.00	$198,505.00	$184,271.00	$101,540.76	$174,699.32	**$191,410.23**	
101-39600	Woodland Administrative Services	$45,490.00	$5,213.50		$94,140.00	$54,205.86	$108,412.00	**$111,890.54**	Will be for services in 2026
101-39601	Woodland Police Services	$142,485.00	$129,157.00	$151,963.00	$159,604.00	$89,268.00	$178,536.00	**$179,131.08**	Check Code, Fix Code 39601 / 39602
101-32212	Woodland Bldg Permits	$27,258.00	$22,427.00	$24,141.00	$30,664.00	$51,370.88	$0.00	**$50,000.00**	CC Payments and others, need to be remitted to Woodland
101-32213	Woodland Elec Permits		$3,755.00	$954.00	$201.00	$10,495.00	$0.00	**$0.00**	Moving to State for Electric
101-32230	Woodland Load Limits		$263.00	$2,320.00	$5,042.00	$8,196.00	$0.00	**$8,000.00**	Collected by Woodland, need to be remitted to Woodland
101-32260	Other Non-Business Licenses		$8,380.00	$1,675.00	$4,950.00	$6,505.00	$0.00	**$6,500.00**	Solicitor licenses, ROW permits, Special Event Permits
101-32270	Stormwater Permits		$3,800.00	$16,940.00	$3,750.00	$5,650.00	$3,800.00	**$4,500.00**	
101-39602	Woodland Public Works Services	$677.00	$3,734.00	$14,357.00	$3,779.00	$2,878.71	$3,500.00	**$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	$36,690.89	$45,000.00	**$40,000.00**	
101-34960	Refunds	-$12,827.00	$33,156.00	$25,454.00	$5,000.00	$44,500.00	$0.00	**$45,000.00**	Construction Escrow, journal entry reduces from revenue without impact to expenses
	Total Charges for Services	**$299,886.00**	**$328,060.93**	**$518,137.00**	**$636,158.00**	**$430,926.84**	**$564,747.32**	**$691,483.85**	
Intergovernmental Revenues									
101-33416	POST Reimbursement	$7,104.00	$5,050.99	$0.00	$0.00	$0.00	$7,000.00	**$0.00**	Reclassed to PD State Aid
101-33421	Fire Relief Reimbursement	$187,458.00	$220,958.00	$244,137.00	$283,795.00	$1,000.00	$250,000.00	**$280,000.00**	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	$0.00	$110,000.00	**$100,000.00**	Police Aid, $106,248 in 2025
101-33610	Hennepin County Road Aid	$11,478.00	$0.00	$9,040.00	$30,328.00	$0.00	$16,783.20	**$16,000.00**	Small Cities Road Aid Payment
101-33625	CARES Relief Aid	$28,395.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**	
	Public Safety Aid	$0.00	$0.00	$0.00	$0.00	$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**	**$396,000.00**	
Fines, Penalties & Transfers									
101-35101	Fines & Penalties	$28,835.00	$32,941.00	$33,532.00	$26,254.00	$16,257.66	$35,000.00	**$35,000.00**	Court Fines received from State
	Marina Fund Transfers	$0.00	$0.00	$0.00	$120,000.00	$75,000.00	$150,000.00	**$150,000.00**	Salaries and equipment, increased based upon Compensation
	Stormwater Fund Transfers	$0.00	$0.00	$0.00	$110,000.00	$65,000.00	$130,000.00	**$130,000.00**	Salaries and equipment, increased based upon Compensation
	Water Fund Transfers	$0.00	$0.00	$0.00	$10,000.00	$10,000.00	$20,000.00	**$20,000.00**	Salaries and equipment, increased based upon Compensation

Deephaven General Fund Revenues

101-39200	Sewer Fund Transfers	$38,424.00	$70,611.00	$0.00	$160,000.00	$107,500.00	$215,000.00	**$215,000.00**	Salaries and equipment, increased based upon Compensation
	Total Fines, Penalties & Transfers	$67,259.00	**$103,552.00**	**$33,532.00**	**$426,254.00**	**$273,757.66**	**$550,000.00**	**$550,000.00**	
Miscellaneous Income									
101-36100	Special Assessments	$161.00	$1,436.90	$0.00	$0.00	$0.00	$0.00	**$0.00**	
101-36102	Interest Income	-$208,528.00	$126,452.00	$157,777.00	$117,315.00	$12,441.46	$30,000.00	**$30,000.00**	Verify
101-36200	Conduit Debt Fee	$0.00	$0.00	$130,000.00	$0.00	$0.00	$0.00	**$0.00**	7 Hills Prep Academy, one time conduit bond payment for 2024. Likely won't reoccur.
101-36201	Prints & Copies	$30.00	$48.00	$1,217.00	$71.00	$26.50	$0.00	**$30.00**	Public copies, printing fees
101-36220	Cell Towers, Other Income	$88,625.00	$70,210.00	$200,412.00	$111,336.00	$67,547.92	$0.00	**$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	$0.00	$0.00	$6,500.00	**$6,500.00**	For P.D. School Resource Support
101-36230	Donations	$0.00	$0.00	$0.00	$55,878.00	$525.00	$0.00	**$0.00**	
101-34950	Sale of Property	$1,063.00	$0.00	$2,600.00	$0.00	$0.00	$0.00	**$0.00**	
101-34100	General Government	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**	
	Total Miscellaneous Income	-$112,433.00	**$204,362.90**	**$500,514.00**	**$284,600.00**	**$80,540.88**	**$36,500.00**	**$36,530.00**	
	Total General Fund Revenues	**$3,392,821.00**	**$4,240,034.92**	**$4,813,339.00**	**$5,529,182.00**	**$2,188,376.36**	**$5,461,846.52**	**$5,869,609.19**	

Deephaven General Fund Expenses

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Draft 2027	Details
Administration Expenses									
101-41400-101	Salaries	$222,725.00	$251,916.00	$267,856.00	$473,536.00	$254,357.12	$497,504.00	**$517,164.16**	Admin, Clerk, Billing and Finance factoring 4% COLA / Increase
101-41400-121	Pera	$9,682.00	$9,048.00	$20,848.00	$35,515.00	$18,408.82	$37,312.80	**$38,787.31**	7.5% PERA - includes 4% factor
101-41400-122	Social Security	$13,427.00	$14,849.00	$17,013.00	$28,517.00	$15,435.74	$30,845.25	**$32,064.18**	6.2% S.S. includes 4% factor
101-41400-123	Medicare	$3,140.00	$3,572.00	$3,920.00	$6,659.00	$3,705.10	$7,213.81	**$7,498.88**	1.45% Medicare includes 4% factor
101-41400-124	MN Paid Leave	N/A	N/A	N/A	N/A	$1,142.61	$0.00	**$4,551.04**	0.88% MN Paid Leave includes 4% factor
101-41400-127	HSA US Bank	$0.00	$30,591.00	$0.00	$13,000.00	$14,625.00	$13,000.00	**$14,300.00**	Factors 10% increase to $3,575 per employee x 4 employees - **Need to recode $1,625 to Planning**
101-41400-139	Health Insurance	$23,015.00	$23,583.00	$52,951.00	$51,421.00	$37,269.08	$59,723.28	**$71,848.66**	Factors 10% increase. 4 Employees, 2 Single 2 Family
	Dental Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$5,309.88	**$2,623.82**	Factors 10% increse eff. 7/1/2027, 4 Employees - used to be included in Enterprise Funds
	Life Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.64	**$448.80**	$112.20 annually per employee, x 4 employees used to be included in Enterprise Funds
101-41400-149	Unemployment Insurance	$0.00	$0.00	$3,797.00	$0.00	$0.00	$3,797.38	**$0.00**	Unemployment ended for Tracy
101-41100-103	Council Salaries	$26,400.00	$26,000.00	$26,400.00	$26,400.00	$13,200.00	$26,400.00	**$26,400.00**	Council Pay
101-41100-121	Pera	$240.00	$240.00	$240.00	$180.00	$120.00	$1,980.00	**$1,980.00**	7.5% PERA
101-41100-122	Social Security	$1,637.00	$1,612.00	$1,637.00	$1,637.00	$818.40	$1,636.80	**$1,637.00**	6.2% S.S.
101-41100-123	Medicare	$383.00	$377.00	$383.00	$383.00	$191.40	$382.80	**$382.00**	1.45% Medicare
101-41100-124	MN Paid Leave	N/A	N/A	N/A	N/A	$58.08	$0.00	**$232.32**	0.88% MN Paid Leave, was set and took effect 2026.
101-41100-209	Office Supplies	$156.00	$313.00	$0.00	$100.00	$235.57	$300.00	**$500.00**	
101-41100-301	Auditing	$16,950.00	$16,500.00	$25,466.00	$38,900.00	$28,050.00	$15,750.00	**$16,500.00**	50% General / 50% Enterprise, past cost needs to be allocated by journal entry
101-41100-303	Engineering	$2,044.00	$867.00	$3,909.00	$576.00	$3,316.50	$5,000.00	**$7,000.00**	
101-41100-304	Legal Fees	$16,764.00	$21,192.00	$9,466.00	$2,618.00	$23,396.75	$5,000.00	**$5,000.00**	2026 $14,388 FD JPA Amendments, $8,010.50 Minnetonka Permit Issues
101-41100-309	Professional Services	$5,000.00	$15,500.00	$750.00	$2,414.00	$926.61	$5,000.00	**$5,000.00**	County TNT Fees
101-41100-317	Assessor	$62,935.00	$67,100.00	$28,825.00	$110.00	$0.00	$0.00	**$0.00**	Free under Hennepin Contract
101-41100-369	Insurance	$103,042.00	$141,294.00	$137,059.00	$148,669.00	$118,940.00	$150,432.00	**$155,000.00**	estimating increase, final amount confirmed in the Fall
101-41100-371	Training Costs	$104.00	$1,997.00	$0.00	$0.00	$0.00	$3,000.00	**$3,000.00**	
101-41100-372	General Government Meals/Lodging	$0.00	$0.00	$53.00	$0.00	$0.00	$500.00	**$500.00**	Line added by Andrew K
101-41100-433	Dues/Subscriptions	$5,089.00	$5,217.00	$2,042.00	$528.00	$884.00	$6,000.00	**$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	$0.00	$0.00	**$0.00**	Excelsior Fireworks Program
101-41100-439	Miscellaneous	$0.00	$2,102.00	$566.00	$0.00	$0.00	$0.00	**$0.00**	GL Code updated by Andrew K
101-41200-103	Election Salaries	$4,519.00	$0.00	$11,772.00	$0.00	$0.00	$8,000.00	**$4,000.00**	Election judge pay, possible Senate election, Klobuchar?
101-41200-201	Election Office Supplies	$791.00	$0.00	$45.00	$0.00	$0.00	$500.00	**$200.00**	Supplies, ballots

Deephaven General Fund Revenues

101-41200-219	Election Operational Supplies	$0.00	$0.00	$3,021.00	$0.00	$0.00	$3,500.00	**$1,000.00**	Line added by Andrew K
101-41200-309	Election Professional Services	$0.00	$0.00	$4,044.00	$0.00	$0.00	$4,500.00	**$1,000.00**	Line added by Andrew K
101-41200-319	Election Equipment Maint.	$1,424.00	$2,612.00	$1,002.00	$0.00	$0.00	$2,000.00	**$1,000.00**	DS 200 Maintenance Agreement, etc
101-41200-322	Election Postage	$137.00	$387.00	$0.00	$0.00	$0.00	$400.00	**$200.00**	Postal cards
101-41200-331	Election Training Expenses	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	**$0.00**	Meals and Mileage reimbursement
101-41200-372	Election Meals	$927.00	$0.00	$3,357.00	$0.00	$0.00	$1,500.00	**$300.00**	
101-41400-201	Office Supplies	$6,784.00	$2,586.00	$8,046.00	$7,711.00	$1,618.74	$8,000.00	**$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	**$8,000.00**	Newsletter and misc. publications
101-41400-249	Office Equipment	$0.00	$0.00	$1,450.00	$0.00	$0.00	$1,000.00	**$1,000.00**	
101-41400-309	Professional Services	$37,424.00	$47,645.00	$86,755.00	$54,168.00	$38,109.20	$43,000.00	**$55,000.00**	Software Support, IT, GovOffice Website, PSN,
101-41400-313	Computer	$0.00	$0.00	$10,493.00	$766.00	$0.00	$0.00	**$200.00**	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	**$4,000.00**	Copier Maint, Postage Machine lease, Dell Comm
101-41400-321	Telephone	$5,287.00	$5,653.00	$10,743.00	$6,698.00	$3,478.01	$7,100.00	**$7,200.00**	Phone and Internet (50% shared with Police)
101-41400-322	Postage	$4,506.00	$9,132.00	$5,114.00	$3,796.00	$4,409.88	$5,500.00	**$6,500.00**	
101-41400-331	Training Expenses	$833.00	$0.00	$669.00	$845.00	$1,139.46	$1,500.00	**$1,500.00**	Employee travel & mileage expenses
101-41400-339	MTKA Electrical Permit Refunds	$0.00	$0.00	$0.00	$0.00	$14,278.73	$0.00	**$0.00**	One time pass-through expense, Minnetonka electrical permit winddown
101-41400-351	Notices	$5,638.00	$4,639.00	$3,592.00	$7,882.00	$1,343.69	$3,000.00	**$3,000.00**	
101-41400-371	Registration	**$0.00**	**$0.00**	**$350.00**	$175.00	$845.00	$3,000.00	**$3,000.00**	LMC Conferences, Attorney CLE, Misc. Licensing
101-41400-433	Dues/Subscriptions	$160.00	$430.00	$1,974.00	$8,885.00	$9,138.92	$7,000.00	**$8,000.00**	$4955 LMC Membership, misc. other expenses
101-41400-439	Miscellaneous	$0.00	$907.00	$2,934.00	$81.00	$0.00	$0.00	**$0.00**	GL Code updated by Andrew K
101-41400-372	Meals / Lodging	$1,577.00	$1,392.00	$1,673.00	$701.00	$590.96	$1,000.00	**$1,000.00**	
101-41400-219	Operational Supplies	$0.00	$1,804.00	$2,798.00	$0.00	$0.00	$0.00	**$0.00**	GL Code updated by Andrew K
101-41900-229	City Hall Rep & Maint Supplies	$12,571.00	$6,545.00	$6,929.00	$8,542.00	$3,707.17	$8,000.00	**$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	$3,450.00	$8,000.00	**$8,000.00**	Janitoral Services
101-41900-381	City Hall Electricity	$17,662.00	$20,607.00	$28,815.00	$15,965.00	$8,208.39	$23,000.00	**$23,000.00**	
101-41900-383	City Hall Natural Gas	$6,278.00	$7,249.00	$4,848.00	$8,192.00	$9,920.87	$8,500.00	**$12,000.00**	
101-41900-409	City Hall Repair & Maintenance	$12,534.00	$14,703.00	$12,903.00	$4,423.00	$8,851.08	$10,000.00	**$10,000.00**	HVAC, supplies, parts, pest control
101-41900-419	City Hall Rentals	$646.00	$822.00	$402.00	$0.00	$0.00	$800.00	**$800.00**	Mats
101-41900-439	Woodland Permit Payments	$0.00	$0.00	$0.00	$60,059.00	$0.00	$0.00	**$58,000.00**	Woodland permit and cc repayments, pass through as revenue above
	Administration Expense	**$651,772.00**	**$782,785.60**	**$837,928.00**	**$1,038,503.00**	**$647,739.47**	**$1,047,388.64**	**$1,152,318.17**	

Public Safety Expenses									
101-42100-101	Salaries	$786,411.00	$807,987.00	$939,492.00	$993,303.00	$555,356.83	$1,062,484.80	**$1,118,851.97**	6 Union officers, Chief, Lieutenant, PD Admin Asst.
101-42100-102	Salaries - Overtime		$958.00	$4,910.00	$23,333.00	$16,686.21	$28,041.30	**$29,763.00**	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	$93,119.18	$193,023.12	**$193,662.60**	17.7%, inlc. Overtime
101-42100-122	Social Security	$4,604.00	$4,861.00	$10,740.00	$5,549.00	$3,020.72	$5,635.55	**$5,860.97**	6.2% S.S., Secretary position only
101-42100-123	Medicare	$11,156.00	$11,386.00	$13,704.00	$14,195.00	$8,254.89	$15,812.63	**$16,654.92**	1.45% Medicare
101-42100-124	MN Paid Leave					$2,558.53		**$10,107.81**	0.88% MN Paid Leave
101-42100-127	HSA US Bank		$28,140.00		$27,625.00	$29,250.00	$29,250.00	**$32,175.00**	Factors 10% increase to $3,575 per employee x 9 employees
101-42100-139	Health Insurnace	$93,808.00	$118,506.00	$165,960.00	$116,195.00	$86,082.13	$140,383.80	**$169,804.80**	Factors 10% increase. 9 Employees, 5 Family, 4 Single
	Dental Insurance						$11,394.97	**$5,903.60**	Factors 10% increase eff. 7/1/2027. 9 employees
	Life Insurance						$2,251.44	**$1,009.80**	Factors 10% increase x 9 employees
101-42100-201	Office Supplies	$2,621.00	$3,924.00	$2,472.00	$3,587.00	$1,632.84	$4,500.00	**$4,500.00**	
101-42100-211	Uniforms	$9,229.00	$11,667.00	$10,663.00	$4,084.00	$3,839.74	$9,500.00	**$9,500.00**	
101-42100-212	Petroleum	$21,837.00	$18,558.00	$5,438.00	$19,925.00	$9,212.05	$21,000.00	**$21,000.00**	
101-42100-214	Forms/Printing	$260.00	$889.00	$222.00	$844.00	$0.00	$1,000.00	**$1,000.00**	Traffic Tickets, citations, Envelopes
101-42100-217	Crime Prevention	$1,041.00	$2,118.00	$488.00	$1,577.00	$581.76	$8,000.00	**$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	$1,458.28	$4,200.00	**$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	$5,428.52	$7,200.00	**$7,200.00**	
101-42100-249	Minor Equipment	$1,251.00	$1,328.00	$519.00	$333.00	$43.99	$1,600.00	**$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	$300.00	$1,500.00	**$1,500.00**	Booking/boarding fees
101-42100-304	Prosecuting Attorney	$46,935.00	$47,919.00	$56,847.00	$55,309.00	$24,473.11	$57,856.92	**$51,800.00**	Deephaven and Woodland Prosecuting Attorney Fees

Deephaven General Fund Revenues

101-42100-309	Professional Services	$34,617.00	$49,103.00	$75,578.00	$54,519.00	$74,781.68	$60,659.00	**$69,260.00**	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	**$700.00**	
101-42100-319	Equipment Maintenance	$4,361.00	$4,990.00	$3,012.00	$3,967.00	$9,258.85	$20,780.00	**$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	$5,146.32	$12,320.00	**$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	$12,546.78	$31,220.00	**$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	$0.00	$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	$4,965.00	$7,500.00	**$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	$4,850.57	$10,000.00	**$10,000.00**	Tires, Breaks, Parts and Repairs, Carwash
101-42100-381	Utilities	$389.00	$333.00	$2,330.00	$1,891.00	$767.46	$500.00	**$800.00**	
101-42100-433	Dues/Subscriptions	$2,709.00	$2,355.00	$1,328.00	$2,034.00	$1,548.50	$4,855.00	**$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**	**$955,163.94**	**$1,755,208.53**	**$1,853,569.47**	

Excelsior Fire District Expenses									
101-42200-309	FD Professional Services, Operating	$415,155.00	$517,498.00	$602,751.00	$668,376.00	$523,632.20	$651,449.00	**$737,044.73**	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	$0.00	$250,000.00	**$280,000.00**	Pass through, tied to revenue EFD Fire Aid
	FD Capital Expenses	$0.00	$0.00	$0.00				**$117,699.54**	
	Fire District Expense	**$602,613.00**	**$733,459.00**	**$846,888.00**	**$952,145.00**	**$523,632.20**	**$901,449.00**	**$1,134,744.27**	

Zoning and Building Inspections									
101-42400-101	Salary	$103,883.00	$124,923.00	$128,738.00	$198,073.00	$107,932.02	$202,507.24	**$201,545.34**	Permit Clerk & Planning Director
101-42400-121	Pera	$7,761.00	$9,162.00	$10,007.00	$14,857.00	$7,557.33	$15,188.04	**$15,115.90**	7.5% PERA
101-42400-122	Social Security	$6,362.00	$7,717.00	$8,137.00	$12,002.00	$6,568.12	$12,555.45	**$12,495.81**	6.2% S.S.
101-42400-123	Medicare	$1,488.00	$1,805.00	$1,879.00	$2,788.00	$1,578.66	$2,936.35	**$2,922.41**	1.45% Medicare
101-42400-124	MN Paid Leave	N/A	N/A	N/A	N/A	$485.44	$0.00	**$1,773.60**	0.88% MN Paid Leave
	HSA US Bank	$0.00	$2,250.00	$0.00	$6,500.00	$1,625.00	$6,500.00	**$3,575.00**	Factors 10% increase to $3,575 per employee x 1 employee - previously in Enterprise Funds
101-42400-139	Health Insurnace	$13,434.00	$14,488.00	$29,021.00	$25,710.00	$22,229.82	$29,861.64	**$15,043.18**	Factors 10% increase. 1 Single HSA, 1 Single non-HSA
	Dental Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$1,224.96	**$1,311.91**	Factors 10% increase. 2 employees - Used to be factored in Enterprise Funds
	Life Insurance	$0.00	$0.00		$0.00	$0.00	$500.32	**$224.40**	Factors 10% increase. 2 employees - Used to be factored in Enterprise Funds
101-42400-209	Office Supplies	$863.00	$312.48	$0.00	0	$59.47	$600.00	**$200.00**	Mainly printing and mailings for Public Hearings
101-42400-303	Engineering	$1,288.00	$1,495.00	$15,825.00	$28,425.00	$3,609.50	$5,000.00	**$5,000.00**	2025 cost Sidewalk and Trail Committee Expenses
101-42400-304	Legal Fees	$17,339.00	$26,060.00		$8,509.00	$1,056.00	$5,000.00	**$5,000.00**	
101-42400-309	Inspection Services	$112,163.00	$97,088.00	$46,965.00	$116,320.00	$101,375.97	$110,000.00	**$127,750.00**	**Metro West Inspection Cost**
101-42400-331	Transp/Training	$0.00	$0.00		$250.00		$500.00	**$500.00**	
101-42400-433	Dues/Subscriptions	$699.00	$632.00	$647.00	$733.00	$20.50	$700.00	**$700.00**	General Engineering
	Zoning and Building Inspections	**$268,130.00**	**$288,752.48**	**$241,219.00**	**$414,167.00**	**$254,097.83**	**$393,074.01**	**$393,157.55**	

Public Works Expenses									
101-43900-101	Salaries Full Time	$235,600.00	$260,683.00	$336,179.00	$458,001.00	$240,802.64	$495,918.20	**$516,384.08**	All five PW staff. See Additional Notes tab.
101-43900-102	Salaries - Overtime	$3,376.00	$3,601.00	$4,468.00	$9,931.00	$11,599.38	$13,670.25	**$14,365.73**	
101-43900-106	Seasonal	$0.00	$2,016.00	$13,584.00	$12,768.00	$6,200.00	$20,000.00	**$21,000.00**	
101-43900-121	Pera	$16,383.00	$18,705.00	$26,537.00	$37,077.00	$18,930.12	$38,219.13	**$39,806.24**	7.5% PERA
101-43900-122	Social Security	$14,832.00	$16,101.00	$22,513.00	$30,643.00	$15,551.83	$32,834.48	**$34,208.49**	6.2% S.S.
101-43900-123	Medicare	$3,469.00	$3,765.00	$5,209.00	$7,116.00	$3,744.04	$7,679.03	**$8,000.37**	1.45% Medicare
101-43900-124	MN Paid Leave	N/A	N/A	N/A	N/A	$1,164.10	$0.00	**$4,855.40**	0.88% MN Paid Leave - New law, 2026
	HSA US Bank	$0.00	$8,250.00	$0.00	$16,526.00	$16,250.00	$16,250.00	**$17,875.00**	Factors 10% increase to $3,575 per employee x 5 employees - Previously in Enterprise Funds
101-43900-139	Health Insurnace	$27,222.00	$32,925.00	$65,625.00	$60,246.00	$49,063.06	$80,660.52	**$97,956.14**	Factors 10% increase. 3 Family, 2 Single
	Dental Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$5,353.44	**$3,279.78**	Factors 10% increase eff. 7/1/2027, 5 employees - used to be factored in Enterprise Funds
	Life Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$1,250.80	**$561.00**	Factors 10% increase. 5 employees - used to be factored in Enterprise Funds
101-43100-224	Street R&M Supplies	$46,472.00	$63,122.00	$38,128.00	$41,546.00	$23,894.87	$55,428.00	**$60,000.00**	Crack Fill ,Sand, Blacktop, Salt, Rock and Misc.
101-43100-226	Signage - Streets	$0.00	$0.00	$569.00	$0.00	$0.00	$0.00	**$1,000.00**	Line added by Andrew K
101-43100-229	Street R&M Supplies	$0.00	$499.00	$2,977.00	$1,521.00	$0.00	$0.00	**$1,000.00**	
101-43100-303	Street Engineering	$5,851.00	$20,284.00	$84,009.00	$13,509.00	$2,155.50	$6,000.00	**$6,000.00**	General Engineering, Not Project Related

Deephaven General Fund Revenues

101-43100-309	Street Other Professional Services	$0.00	$0.00	$0.00	$41,385.00	$14,802.50	$40,000.00	**$45,000.00**	Noted increase to address Ash and Elm issues.
101-43100-351	Project Communication Costs	$0.00	$414.64	$256.00	$0.00	$0.00	$700.00	**$500.00**	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	$17,104.07	$37,000.00	**$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	$18,253.06	$46,000.00	**$49,000.00**	Spring / Fall Street Sweeping, Striping Lots and Roads, Street Hired Misc.
101-43100-419	Street Rentals	$315.00	$318.00	$0.00	$0.00	$0.00	$1,000.00	**$1,000.00**	Equipment rental for projects (mini-excavator, etc).
101-43100-439	Miscellaneous	$0.00	$0.00	$0.00	$208.00	$0.00	$0.00	**$1,000.00**	
101-43900-201	Office Supplies	$0.00	$0.00	$0.00	$397.00	$0.00	$300.00	**$300.00**	
101-43900-211	Uniforms	$0.00	$1,979.00	$2,331.00	$2,270.00	$3,641.56	$4,000.00	**$4,800.00**	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	$11,878.04	$36,000.00	**$36,000.00**	
101-43900-219	Operational Supplies	$0.00	$12.00	$1,175.00	$0.00	$0.00	$0.00	**$1,000.00**	
101-43900-221	Equip/Vehicle Supplies	$31,248.00	$28,300.00	$27,295.00	$38,962.00	$11,915.16	$40,000.00	**$40,000.00**	External Vehicle Maintenance, Plow Blades, Tires, Pole Saw, Toolcat Attachments, Etc.
101-43900-226	Signs	$4,275.00	$6,108.63	$2,531.00	$958.00	$312.20	$5,000.00	**$5,000.00**	Sign maintenance, reflectivity program
101-43900-229	R & M Supplies	$1,199.00	$158.46	$5,118.00	$2,067.00	$1,589.48	$5,000.00	**$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	**$0.00**	Moved / Combined with Equipment / Vehicle Maintenance
101-43900-309	Professional Service	$749.00	$3,087.00	$29,386.00	$2,105.00	$823.54	$1,400.00	**$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	$2,900.20	$4,500.00	**$5,000.00**	Cell phone reimbursement, Union Contract
101-43900-323	Radio	$265.00	$405.00	$547.00	$1,531.00	$704.46	$1,680.00	**$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	$3,581.89	$3,300.00	**$5,300.00**	SafeAssure Contract, Training
101-43900-333	Vehicle Maintenance	$0.00	$0.00	$1,125.00	$0.00	$0.00	$0.00	**$1,000.00**	Line added by Andrew K
101-43900-371	Training Registration Fees	$0.00	$3,431.50	$549.00	$0.00	$23.49	$2,000.00	**$2,000.00**	Staff Training, School and Continuing Ed.
101-43900-433	Dues/Subscriptions	$222.00	-$2,613.00	$227.00	$190.00	$0.00	$300.00	**$300.00**	Commercial DL, Licensing
101-49000-309	Animal Management	$1,275.00	$5,018.00	$1,300.00	$1,150.00	$0.00	$2,000.00	**$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**	$476,885.19	$1,003,443.86	**$1,070,572.22**	

Parks and Recreation Expense									
	Beach Patrol Salaries	N/A	N/A	N/A	N/A	**$0.00**	**$0.00**	**$75,000.00**	New line item, used to be contained in "Professional Services" line item
101-45100-122	FICA	N/A	N/A	$2,531.00	$2,433.00	**$1,256.45**	**$0.00**	**$4,650.00**	Beach Patrol FICA
101-45100-123	Medicare	N/A	N/A	$592.00	$569.00	**$293.86**	**$0.00**	**$1,087.50**	Beach Patrol Medicare
101-45100-124	MN Paid Leave	N/A	N/A	N/A	N/A	**$89.21**	**$0.00**	**$660.00**	Beach Patrol MN Paid Leave - New legislative cost, 2026
101-45100-214	Printing	$1,519.00	$1,883.15	$0.00	$0.00	**$0.00**	**$2,000.00**	**$2,000.00**	Parking permits
101-45100-223	R & M Building Repair		$1,401.00	$963.00	$1,450.00	**$3,656.42**	**$1,500.00**	**$3,000.00**	
101-45100-225	Landscaping	$4,155.00	$5,235.00	$1,157.00	$7,914.00	**$8,001.71**	**$10,000.00**	**$12,000.00**	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	**$11,963.25**	**$20,000.00**	**$25,000.00**	beach sand, hockey boards, supplies: possibly beach volleyball?
101-45100-249	Minor Equipment	$1,443.00	$4,516.12	$1,246.00	$11,406.00	**$2,359.94**	**$6,000.00**	**$6,000.00**	Weed whip, nets, playground parts, picnic table cost, but donation covered $4,200 offset
101-45100-308	Parks & Rec - Community Svcs (Quasquicente	$0.00	$0.00	$0.00	$62,943.00	**$0.00**	**$0.00**	**$30,000.00**	June 7 City Celebration, Stage, Marketing, portable bathrooms, tents, etc.
101-45100-309	Professional Service	$36,713.00	$35,714.00	$58,680.00	$62,444.00	**$29,515.19**	**$65,000.00**	**$8,650.00**	Weed/fertilizer application
101-45100-381	Electricity	$6,825.00	$6,386.00	$3,327.00	$6,893.00	**$4,022.92**	**$8,000.00**	**$8,000.00**	Warming houses, platform courts
101-45100-383	Natural Gas	$2,946.00	$3,954.00	$2,217.00	$2,316.00	**$2,072.66**	**$4,000.00**	**$4,000.00**	Warming houses, platform courts
101-45100-409	Contracting	$3,927.00	$5,276.28	$19,622.00	$30,838.00	**$9,463.50**	**$40,000.00**	**$45,000.00**	Tree and pond treatments, Ash Tree Removal
101-45100-419	Rental	$1,449.00	$949.00	$1,704.00	$2,235.00	**$960.71**	**$1,200.00**	**$1,200.00**	Portable toilets, misc equipment rentals
101-45100-439	Winter Seasonal Lighting			$4,000.00	$6,998.00	**$2,870.00**	**$12,000.00**	**$14,000.00**	Thorpe, Childrens, City Hall
	Parks and Recreation Expenses	**$78,833.00**	**$83,147.55**	**$121,963.00**	**$219,034.00**	**$76,525.82**	**$169,700.00**	**$165,247.50**	

Contingency									
101-41400-229	**Contingency**	$0.00	$0.00	$18,382.00	$2,600.00	**$997.00**	**$169,203.17**	**$100,000.00**	

Total General Fund Expenses	**$2,128,620.00**	**$2,516,202.02**	**$2,866,676.00**	**$5,100,749.00**	**$2,935,041.45**	**$5,439,467.20**	**$5,869,609.19**

Revenues	**Final 2022**	**Final 2023**	**Final 2024**	**Final 2025**	**YTD 2026**	**2026 Budget**	**Draft 2027**

Deephaven General Fund Revenues

Ad Valorem Taxes	$2,479,382.00	$2,678,878.00	$2,988,393.00	$3,143,938.00	$1,121,022.86	$3,500,166.00	**$3,774,970.34**
Licenses and Permits	$356,681.00	$452,030.10	$433,405.00	$610,899.00	$281,128.12	$426,650.00	**$420,625.00**
Charges for Service	$299,886.00	$328,060.93	$518,137.00	$636,158.00	$430,926.84	$564,747.32	**$691,483.85**
Intergovernmental Revenues	$302,046.00	$473,150.99	$339,358.00	$427,333.00	$1,000.00	$383,783.20	**$396,000.00**
Fines, Penalties & Transfers	$67,259.00	$103,552.00	$33,532.00	$426,254.00	$273,757.66	$550,000.00	**$550,000.00**
Miscellaneous Income	-$112,433.00	$204,362.90	$500,514.00	$284,600.00	$80,540.88	$36,500.00	**$36,530.00**
Total Revenues	**$3,392,821.00**	**$4,240,034.92**	**$4,813,339.00**	**$5,529,182.00**	**$2,188,376.36**	**$5,461,846.52**	**$5,869,609.19**

Expenditures	Final 2022	Final 2023	Final 2024	Final 2025	YTD 2026	2026 Budget	Draft 2027
Administrative Expeense	$651,772.00	$782,785.60	$837,928.00	$1,038,503.00	$647,739.47	$1,047,388.64	**$1,152,318.17**
Public Safety Expense	$1,198,655.00	$1,296,828.11	$1,513,832.00	$1,572,104.00	$955,163.94	$1,755,208.53	**$1,853,569.47**
Excelsior Fire District	$602,613.00	$733,459.00	$846,888.00	$952,145.00	$523,632.20	$901,449.00	**$1,134,744.27**
Zoning and Building Inspections	$268,130.00	$288,752.48	$241,219.00	$414,167.00	$254,097.83	$393,074.01	**$393,157.55**
Public Works Expense	$527,272.00	$628,057.39	$800,296.00	$902,196.00	$476,885.19	$1,003,443.86	**$1,070,572.22**
Parks and Recreation Expense	$78,833.00	$83,147.55	$121,963.00	$219,034.00	$76,525.82	$169,700.00	**$165,247.50**
Contingency	$0.00	$0.00	$18,382.00	$2,600.00	$997.00	$169,203.17	**$100,000.00**
Total Expenditures	**$3,327,275.00**	**$3,813,030.13**	**$4,380,508.00**	**$5,100,749.00**	**$2,935,041.45**	**$5,439,467.20**	**$5,869,609.19**

Year	Final 2022	Final 2023	Final 2024	Final 2025	Final 2025	2026 Budget	Draft 2026
Total Revenues	$3,392,821.00	$4,240,034.92	$4,813,339.00	$5,529,182.00	$2,188,376.36	$5,461,846.52	**$5,869,609.19**
Total Expenditures	$3,327,275.00	$3,813,030.13	$4,380,508.00	-$5,100,749.00	-$2,935,041.45	$5,439,467.20	**$5,869,609.19**
Revenues over (under) Expense	$65,546.00	$427,004.79	$432,831.00	$428,433.00	-$746,665.09	$22,379.32	**$0.00**

101-41400-101 Admin Salaries

4 full time positions

Salary line item computed as hourly wages (92.62, 51.98, 44.73, 56.42) times 2080 hours plus $500/mo Administrator vehicle reimbursement = $517,164.16
Health Insurance 10% increase Projections: Single HSA = $9,816.84; Family at 80% City Cost = $26,107.49; City Hall has 2 Single, 2 Family = $71,848.66
Dental Insurance 10% increase projection: $655.96 per employee x4 = 2,623.82
Life Insurance 10% increase projection: $112.20 per employee x4 = $448.80

101-42100-101 Police Dept Salaries

Salary line item computed as hourly wages adding one new officer (45.45; 47.52; 54.87; 56.86; 57.15; 57.15; 57.15; 74.15; 87.61) times 2080 hours = $1,118,851.97
Overtime line item computed as hourly average for officers, excluing Chief and Asst. Chief (47.52; 54.87; 56.86; 57.15; 57.15; 57.15) times 1.5 for OT Compensation times 60 hrs per officer for 6 officers = $29,763.00
Health Insurance 10% increase Projections: Single HSA = $9,816.84; Family at 80% City Cost = $26,107.49; The Police Department has 5 Family and 4 Single = $169,804.80
Dental Insurance 10% increase projection: $655.96 per employee x9 = $5,903.60
Life Insurance 10% increase projection: $112.20 per employee x9 = $1,009.80

101-42400-101 Zoning/Building Inspections Salaries

Salary line item computed as hourly wages (39.52; 57.38) times 2080 hours = $201,545.34
Health Insurance 10% increase Projections: Single HSA = $9,816.84; Single Non-HSA = $14,225.11; The Planning Department has 1 Single HSA and 1 Single Non-HSA = $24,041.95
Dental Insurance 10% increase projection: $655.96 per employee x2 = $1,311.91
Life Insurance 10% increase projection: $112.20 per employee x2 = $224.40

101-43900-101 Public Works Salaries

Salary line item computed as hourly wages (41.75; 43.43; 43.43; 45.52; 58.90) times 2080 hours = $484,692.42
Pager Pay calculated at 182 hours per employee, excluding Supervisor (41.75; 43.43; 43.43; 45.52) times 182 hours = $31,691.66
Overtime calculated at 55 hours total per employee excluding supervisor (41.75; 43.43; 43.43; 45.52) times 1.5 for OT hours times 55 hours = $14,365.73
Health Insurance 10% increase Projections: Single HSA = $9,816.84; Family at 80% City Cost = $26,107.49; Public Works has 2 Single and 3 Family = $97,956.14
Dental Insurance 10% increase projection: $655.96 per employee x5 = $3,279.78
Life Insurance 10% increase projection: $112.20 per employee x5 = $561.00

DEEPHAVEN CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
7:00 p.m. Monday, August 3rd, 2026

AGENDA

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE CONSENT AGENDA**

   A. Approve July 20, 2026 Workshop and Council Meeting Minutes
   B. Approve Payment of Claims

4. **MATTERS FROM THE FLOOR**
   Residents may address the Council on matters not on the agenda and are required to register with the City Administrator and/or the provided sign-up sheet prior to the start of the meeting. Those wishing to speak are limited to three (3) minutes and must state their name and address for the record.

5. **PLANNING & ZONING MATTERS**

   A. Conditional Use Permit to Exceed the Hardcover Limit for an Addition at 3555 Therese Street

6. **UNFINISHED BUSINESS**

7. **NEW BUSINESS**
   A. Tree Replacement Construction Process

8. **COUNCIL REPORTS:**
   A. Mayor Report: Public Safety / Public Works, Planning, Weeds, Personnel & Finance
   B. Scherschligt: Park, Personnel & Finance, Events
   C. Jewett: Fire Board
   D. Studer: Public Safety / Public Works
   E. Erdmann: Planning, LMCC Board

9. **DEPARTMENT REPORTS**
   A. Police Department:
   B. Excelsior Fire District
   C. Public Works
   D. Administration
   E. Engineering Update

10. **ADJOURNMENT**

DEEPHAVEN CITY COUNCIL WORKSHOP MINUTES
5:00 P.M., MONDAY, JULY 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 Council Members Emily Scherschligt, Tom Erdmann, Tony Jewett, and John Studer

   STAFF: City Administrator / Special Counsel, Dan Madsen

WORKSHOP AGENDA:

Council Compensation
Administrator Madsen shared that Minnesota Statute §415.11 regulates compensation for members of a governing body, providing that city councils can set their compensation at any amount they deem to be reasonable. The only requirement is that no change in compensation can occur prior to the next municipal election. The policy supporting this requirement is that a community aggrieved by a council compensation decision can elect different members to the council and rescind the compensation decision as a check and balance on the process.

Compensation for members of the Deephaven City Council is set by Deephaven Ordinance §200.11, Subds. 1, 2. The Council last reviewed council compensation on September 19, 2016, where it was approved that compensation for the Mayor would be set at $600 per month, and member of the Council at $400 per month, effective Monday, January 2, 2017. Prior to this amendment, compensation for the Mayor was $300 per month, and $200 per month for members of the Council. Those salaries were set on August 2, 1993.

Madsen explained that in the spring of 2022, the Council engaged David Drown and Associates to conduct a comprehensive Staff Compensation Study. That study identified ten Cities that were agreed to be used as comparable cities for our internal compensation review. Those cities are: Dayton; Excelsior; Medina; Minnetrista; Mound; Orono; Rogers; Shorewood; Victoria; and Wayzata. Staff have used those same cities as comparables for our review of our Deephaven Council compensation.

Members of Staff and the Council discussed how Deephaven Council compensation compared to the other area cities compensation for their City Councils. Through discussion it appeared that there was not a significant interest in addressing or increasing Council Compensation at the present time. No further action was taken as this matter was set on for discussion purposes only.

Odds and Ends
Members of the Council and Staff discussed various topics including yard waste services and what other communities do for residents with trees and brush, the need to include a “hold harmless” clause in our Special Event Permits, a review of the 2026 Street Project with a request to provide current and updated total project costs, and a review of the Lake Minnetonka

Conservation District happenings and a request to invite Deephaven Representative, Matt Timmers, to an upcoming Council Meeting.

Motion was then made by Studer, and seconded by Erdmann, to adjourn the Workshop at approximately 6:55 p.m.

Motion carried by unanimous vote and the Workshop was adjourned.

Respectfully typed and submitted Thursday, July 30, 2026
Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL MEETING MINUTES
7:00 P.M. Monday July 20th, 2026

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

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

STAFF PRESENT: City Administrator Dan Madsen, City Clerk Kimberly Lenarz-Greenwaldt, Public Works Supervisor Jeff Kask and City Engineer Steve Hegland with Hakanson Anderson,

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 as presented, and to approve the following items;

A. Approve July 6th, 2026 Workshop and City Council Meeting Minutes
B. Approve Payment of Claims
C. Aprrove Borell, Maria removal from Probationary Status
D. Approve Furnace Replacement
E. Approve Special Event Policy
F. Approve 2026 Street Project Pay Request 1
G. Approve Special Event for St Therese School Fund Raiser
H. Approve Cottagewood Store Special Event for Mini Putt-Putt

Motion Carried, Voting in favor was Mayor Carlson, and Council members Scherschligt, Jewett, Studer and Erdmann. 5/0 Vote.

4. MATTERS FROM THE FLOOR:

None

5. PALNNING & ZONING MATTERS:

None

6. UNFINISHED BUSINESS:

A. Vine Hill Striping and Crosswalk Project

City Engineer Steven Hegland presented several options to improve pedestrian safety along Vine Hill Road and Minnetonka Boulevard. The options included enhanced pavement striping, raised pavement markers, rumble strips, and pedestrian crossing improvements, along with estimated costs for each.

Motion was made by Erdmann and seconded by Scherschligt to add rumble strips, larger striping and crossing walks with safety signals.
Motion carried, Voting in favor was Mayor Carlson and Councilmembers Erdmann, Scherschligt and Studer. 4/1 vote with Jewett voted nay.

7. NEW BUSINESS:

Nothing

8. COUNCIL REPORTS:

A. Mayor Carlson: The Public Works and Safety Committee discussed the possibility of providing police services to the City of Greenwood through the Deephaven Police Department.
B. Scherschligt: Park Committee didn't meet in July so nothing new to discuss.
C. Jewett: The Fire Board approved the proposed budget, which will be brought before the Council for approval. Jewett anticipates presenting it at one of the August Council meetings.
D. Studer: Nothing to update
E. Erdmann: Planning meets tomorrow with 2 items on the agenda. Midco is going well.

9. DEPARTMENTS REPORTS:

A. Police Department: Couple issues between neighbors.
B. Public Works: Crack Sealing, couple trees came down on the 4th that guys were called into clean up. Cleaning beaches daily.
C. Administration: Beach Patrol has been patrolling 3 beaches and they are all being used.
D. Engineering update: Steve updated council on theprgress of the Street project and that the project at Calvary Church will start the end of July. Project is still on time and looks like it all should be finished by mid Oct and Center Point should be finished by the end of October.

10. ADJOURNAMENT:

Motion was made by Studer and seconded by Erdmann to adjourn the City Council Meeting at 7:32pm.

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

Typed Respectfully on July 30th, 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: PAY20260202.00,PAY260612,PAY260622,063026PAY,PAY260701,PAY260706,PAY260730

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 CASH					
42401	06/12/26	**BLUE CROSS BLUE SHIELD OF MINNESOTA**			
G 101-21718		BLUE CROSS BLUE SHI	$124.03	2.60601E+11	5/2026 Dental Insurance Premiums
		Total	$124.03		
42402	06/12/26	**BOND TRUST SERVICES CORPORATION**			
E 501-51000-612		DEBT INTEREST	$10,850.00	104601	2019A GO Bond Interest
		Total	$10,850.00		
42403	06/12/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$154.00	4270991869	uniform service
E 101-43900-211		UNIFORMS	$19.00	4271779071	uniform service
		Total	$173.00		
42404	06/12/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$36.51	134264	cable tool, couplings
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$98.95	A481372	oil, trimmer line
E 101-45100-229		R&M SUPPLIES	$2.38	A481775	bolts
E 101-45100-229		R&M SUPPLIES	$45.87	A482042	lifeguard box supplies
E 101-41900-229		R&M SUPPLIES	$19.76	A482050	cleaning supplies
E 101-41900-229		R&M SUPPLIES	$102.44	A482575	marking pens, hardware, bleach
E 101-45100-229		R&M SUPPLIES	$9.58	B453851	hook, rake
E 101-41900-229		R&M SUPPLIES	$53.94	B454057	softener salt
		Total	$369.43		
42405	06/12/26	**DEM-CON LANDFILL INC**			
E 101-43100-409		R&M CONTRACTURAL-O	$83.48	28481	landfill disposal
		Total	$83.48		
42406	06/12/26	**ECM PUBLISHERS INC**			
E 101-41400-351		LEGAL NOTICES	$57.37	1101841	6/16/2026 PH - 20240 Cottagewood Ave CUP
E 101-41400-351		LEGAL NOTICES	$57.37	1101842	6/16/2026 PH - 3645 Parkway CUP
		Total	$114.74		
42407	06/12/26	**GOPHER STATE ONE CALL**			
E 602-43200-439		MISCELLANEOUS	$288.90	6050339	utility locates
		Total	$288.90		
42408	06/12/26	**HENNEPIN COUNTY ACCOUNTS RECEIVABLE**			
E 101-43900-323		RADIO	$140.86	1000269178	5/2026 PW Radio Fees
E 101-42100-323		RADIO	$1,449.48	1000269218	5/2026 PD radio & MDC fees
		Total	$1,590.34		
42409	06/12/26	**HOME DEPOT CREDIT SERVICES**			
E 101-45100-225		LANDSCAPING	$251.82	7291262	garden club supplies
		Total	$251.82		
42410	06/12/26	**LANO EQUIPMENT INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$436.78	031242131	bobcat service filters
		Total	$436.78		
42411	06/12/26	**MAYER LUMBER CO**			
E 605-45100-229		R&M SUPPLIES	$358.40	703712	dock lumber

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260202.00,PAY260612,PAY260622,063026PAY,PAY260701,PAY260706,PAY260730

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$358.40		
42412	06/12/26	**Merles Water Conditioning**			
E 101-45100-223		BUILDING REPAIR	$295.00	78747	iron filter repair main beach
		Total	$295.00		
42413	06/12/26	**MTI DISTRIBUTING INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$960.06	152279500	Toro mower repair parts
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$174.68	152280500	toro parts
		Total	$1,134.74		
42414	06/12/26	**Nelson Sanitation & Rental Inc**			
E 602-43200-309		PROFESSIONAL SERVIC	$18,405.35	INV20265245	sewer clean and tv 2026
E 602-43200-309		PROFESSIONAL SERVIC	$18,215.77	INV20265247	2026 sewer clean and tv
		Total	$36,621.12		
42415	06/12/26	**Omodt & Associates**			
E 101-41100-304		LEGAL EXPENSES	$206.25	6/12/2026	.75 hours legal services for website ICE raid language
		Total	$206.25		
42416	06/12/26	**ON SITE COMPANIES - OSSTC**			
E 101-45100-419		RENTALS	$10.71	0002077910	restroom rental
		Total	$10.71		
42417	06/12/26	**ProTree**			
E 101-43100-309		PROFESSIONAL SERVIC	$2,478.25	1816	hazardous tree removal
E 101-45100-409		R&M CONTRACTURAL-O	$2,376.00	2179	shuck tree removal
		Total	$4,854.25		
42418	06/12/26	**STREICHERS**			
E 101-42100-211		UNIFORMS	$153.96	I1829662	PD uniform shirt for new CSO
		Total	$153.96		
42419	06/12/26	**TN Diesel Loretto**			
E 101-43100-221		EQUIP/VEHICLE SUPPLI	$150.00	11066	#5dot inspection
		Total	$150.00		
42420	06/12/26	**Triple Q Inc**			
E 101-45100-223		BUILDING REPAIR	$620.71	1013	Thorpe faucet replacement
		Total	$620.71		
42421	06/12/26	**Twin Cities Fence**			
E 402-45100-590		CAPITAL OUTLAY	$27,396.00	2612	final payment village hall tennis court fence
		Total	$27,396.00		
42422	06/12/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$212.50	323829	asphalt
E 101-43100-224		MAINTENANCE	$215.05	323909	asphalt
E 101-45100-225		LANDSCAPING	$492.67	324324	topsoil
		Total	$920.22		
42423	06/22/26	**Campbell Knutson**			
E 101-42100-304		LEGAL EXPENSES	$5,213.28	3853G 5/31/2	5/2026 prosecution services

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260202.00,PAY260612,PAY260622,063026PAY,PAY260701,PAY260706,PAY260730

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$5,213.28		
42424	06/22/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$29.00	4272502271	uniform servive
		Total	$29.00		
42425	06/22/26	**CLS Operating**			
E 101-42100-333		VEHICLE MAINTENANCE	$160.23	16224 5/31/2	5/2026 PD car washes
		Total	$160.23		
42426	06/22/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$5.00	A483167	hardware
E 101-41900-229		R&M SUPPLIES	$34.78	A483168	boiler valve
E 101-45100-229		R&M SUPPLIES	$199.00	A483233	children's park pump
E 602-43200-219		OPERATIONAL SUPPLIE	$29.98	B454526	locate flags
E 101-45100-229		R&M SUPPLIES	$22.99	B454601	pressure valve
		Total	$291.75		
42427	06/22/26	**ECONO SIGNS LLC**			
E 101-43900-226		SIGNS	$130.90	1003316	Pickleball court signs
		Total	$130.90		
42428	06/22/26	**EXCELSIOR FIRE DISTRICT**			
E 101-42200-309		PROFESSIONAL SERVIC	$174,544.10	I-578	2026 Q3 Fire Services
		Total	$174,544.10		
42429	06/22/26	**FURY FORD WACONIA**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$1,050.23	40266 05/25/	2019 F450 cooling system repair & suspension alignment
		Total	$1,050.23		
42430	06/22/26	**GRAINGER**			
E 101-45100-249		MINOR EQUIPMENT	$1,221.88	9943272857	changing stations, soap dispensers, soap
E 101-43100-224		MAINTENANCE	$172.74	9943272857	roll wipes
E 101-41900-229		R&M SUPPLIES	$91.11	9943744400	city hall flag
		Total	$1,485.73		
42431	06/22/26	**LMCC**			
E 101-41100-309		PROFESSIONAL SERVIC	$100.00	1776	6/16/2026 Video services for planning commission meeting
		Total	$100.00		
42432	06/22/26	**Motorola Solutions, Inc**			
E 101-42100-323		RADIO	$5,299.20	1411255647	Annual PD body cam lease fee
		Total	$5,299.20		
42433	06/22/26	**ON SITE COMPANIES - OSSTC**			
E 605-45100-419		RENTALS	$150.00	0002079692	restroom rental - Carson Bay boat launch
E 101-45100-419		RENTALS	$75.00	0002079693	restroom rental - City Hall Park
E 605-45100-419		RENTALS	$85.71	0002079694	restroom rental - Robinson Bay Beach
E 605-45100-419		RENTALS	$85.71	0002079695	restroom rental - Walden Beach
E 605-45100-419		RENTALS	$75.00	0002079696	restroom rental - Sandy Beach
		Total	$471.42		

CITY OF DEEPHAVEN

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42434	06/22/26	**S LK MTKA POLICE DEPT**			
E 101-42100-309		PROFESSIONAL SERVIC	$935.26	5/28/2026	PD RMS Legacy Fees - IT services
E 101-42100-309		PROFESSIONAL SERVIC	$453.02	5/28/2026 - 2	PD RMS Legacy Fees - Brand Networking Inv 18044
E 101-42100-309		PROFESSIONAL SERVIC	$359.38	6/1/2026	PD RMS Legacy Fees - GTEL invoices
E 101-42100-309		PROFESSIONAL SERVIC	$521.88	6/1/2026 - 2	PD RMS Legacy Fees - GTEL Consulting services
E 101-42100-309		PROFESSIONAL SERVIC	$13.40	6/1/2026 - 3	PD Legacy RMS fees - Morris Inv 16078
		Total	$2,282.94		
42435	06/22/26	**SHRED-N-GO INC**			
E 101-41400-201		OFFICE SUPPLIES	$35.00	199987	6/10/2026 document destruction - Admin
E 101-42100-201		OFFICE SUPPLIES	$35.00	199987	6/10/2026 document destruction - Admin
		Total	$70.00		
42436	06/22/26	**Stantec Consulting Services Inc**			
E 402-43100-303		ENGINEERING FEES	$9,679.91	2574430	4/2026 Engineering fees - 2026 Street Improvement Project
E 402-45100-590		CAPITAL OUTLAY	$3,480.00	2574431	4/2026 engineering fees - Village hall park warming house pr
E 101-41100-303		ENGINEERING FEES	$2,227.50	2574432	4/2026 general engineering fees
E 101-43100-303		ENGINEERING FEES	$198.00	2574432	4/2026 engineering fees - streets
E 101-42400-303		ENGINEERING FEES	$1,795.50	2574434	4/2026 engineering fees - Plan Review & Building Permit site
E 602-43200-303		ENGINEERING FEES	$1,980.00	2574434	4/2026 engineering fees - I&I inspections
		Total	$19,360.91		
42437	06/22/26	**TN Diesel Loretto**			
E 101-43100-221		EQUIP/VEHICLE SUPPLI	$150.00	11125	dot inspection #10
		Total	$150.00		
42438	06/22/26	**WEX BANK CIRCLE K**			
E 602-43200-212		FUEL	$188.78	113136072	fuel, sewer
E 101-43900-212		FUEL	$1,332.82	113136072	pw fuel
		Total	$1,521.60		
42439	06/22/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$680.85	324509	asphalt
		Total	$680.85		
42447	06/30/26	**USPS**			
E 602-43200-322		POSTAGE	$548.24	2026 Q2 UB	2026 Q2 Utility Bill Postage - Sewer 72%
E 604-43150-322		POSTAGE	$213.20	2026 Q2 UB	2026 Q2 Utility Bill Postage - Storm Water 28%
		Total	$761.44		
42448	07/01/26	**CHRIS BENNIS**			
E 101-43900-321		COMMUNICATIONS-TEL	$250.00	Q3 2026 Cell	Q3 2026 Cell Phone Reimbursement
		Total	$250.00		
42449	07/01/26	**JEFF KASK**			
E 101-43900-321		COMMUNICATIONS-TEL	$250.00	Q3 2026 Cell	Q3 2026 Cell Phone Reimbursement
		Total	$250.00		
42450	07/01/26	**Jeremy Pickus**			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 101-43900-321		COMMUNICATIONS-TEL	$250.00	Q3 2026 Cell	Q3 2026 Cell Phone Reimbursement
		Total	$250.00		
42451	07/01/26	**MARK JOHNSON**			
E 101-43900-321		COMMUNICATIONS-TEL	$250.00	Q3 2026 Cell	Q3 2026 Cell Phone Reimbursement
		Total	$250.00		
42452	07/01/26	**MATT MORRIS**			
E 101-43900-321		COMMUNICATIONS-TEL	$250.00	Q3 2026 Cell	Q3 2026 Cell Phone Reimbursement
		Total	$250.00		
42471	07/06/26	**Barbara Belknap**			
E 101-45100-225		LANDSCAPING	$68.77	2026 Garden	Reimbursement of Garden Club supplies
		Total	$68.77		
42472	07/06/26	**BOGO PEST CONTROL**			
E 101-41900-409		R&M CONTRACTURAL-O	$313.64	80144	1252 18/06/26
		Total	$313.64		
42473	07/06/26	**Cady Building Maintenance Inc**			
E 101-45100-409		R&M CONTRACTURAL-O	$995.00	4995330	Thorpe/main beach cleaning service
E 101-45100-409		R&M CONTRACTURAL-O	$995.00	4995491	Thorpe/main beach cleaning service
		Total	$1,990.00		
42474	07/06/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$19.00	4273240062	uniform service
E 101-43900-211		UNIFORMS	$178.58	4274002917	uniform service
		Total	$197.58		
42475	07/06/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$35.27	A483559	lifeguard chair supplies
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$6.49	A483979	tape
E 101-45100-229		R&M SUPPLIES	$10.92	B455504	hardware
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$6.99	B455505	thread locker
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$43.29	B455814	clips, hardware
E 101-41900-229		R&M SUPPLIES	$8.49	B455839	duct elbow
		Total	$111.45		
42476	07/06/26	**ECONO SIGNS LLC**			
E 101-43900-226		SIGNS	$1,413.52	101003534	street signs
		Total	$1,413.52		
42477	07/06/26	**ESS BROTHERS AND SONS INC**			
E 604-43150-229		R&M SUPPLIES	$1,223.00	GG3480	stormwater casting, adjustment rings
		Total	$1,223.00		
42478	07/06/26	**Gail Doyle**			
E 101-45100-225		LANDSCAPING	$75.08	2026 Garden	Reimbursement for garden club supplies
E 101-45100-225		LANDSCAPING	$54.62	2026 GC Rei	Garden Club mulch reimbursement
		Total	$129.70		
42479	07/06/26	**Mary Rotunno**			
E 101-45100-225		LANDSCAPING	$436.48	2026 Supply	Reimbursement for Garden Club plants & supplies

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$436.48		
42480	07/06/26	**METROPOLITAN COUNCIL**			
E 602-43200-309		PROFESSIONAL SERVIC	$63,672.05	0001208808	8/2026 Waste Water Services
		Total	$63,672.05		
42481	07/06/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$68.07	3251476168	battery, cleaner
		Total	$68.07		
42482	07/06/26	**POPP Communications**			
E 101-41400-321		COMMUNICATIONS-TEL	$218.19	992923042	7/4 - 8/3 phone service - Admin
E 101-42100-321		COMMUNICATIONS-TEL	$218.18	992923042	7/4 - 8/3 phone service - PD
		Total	$436.37		
42483	07/06/26	**PREMIUM WATERS INC**			
E 101-41400-201		OFFICE SUPPLIES	$83.74	330109-06-26	6/2026 CH drinking water service
		Total	$83.74		
42484	07/06/26	**ProTree**			
E 101-43100-309		PROFESSIONAL SERVIC	$2,543.50	1928	ash tree removal
		Total	$2,543.50		
42485	07/06/26	**SAMARITAN TIRE PROS**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$266.00	GS62353	turf tires
		Total	$266.00		
42486	07/06/26	**Sarah Rossing**			
E 101-45100-225		LANDSCAPING	$123.18	2026 Garden	Reimbursement for Garden Club supplies
		Total	$123.18		
42487	07/06/26	**Thompson Reuters - West**			
E 101-41400-433		DUES & SUBSCRIPTION	$416.00	853836525	6/2026 Westlaw Proflex Database subscription
		Total	$416.00		
42488	07/06/26	**U.S. BANK EQUIPMENT FINANCE**			
E 101-42100-309		PROFESSIONAL SERVIC	$378.13	584542252	6/10 - 7/10 PD copier contract & 3/10 - 6/10 copying overage
		Total	$378.13		
42489	07/06/26	**VERIZON WIRELESS**			
E 101-42100-321		COMMUNICATIONS-TEL	$233.62	6145961935	1222 12/06/26
E 101-43900-321		COMMUNICATIONS-TEL	$339.66	6145961935	1222 12/06/26
		Total	$573.28		
42490	07/06/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$1,354.90	324736	Asphalt
E 101-43100-224		MAINTENANCE	$177.65	324876	Asphalt
E 101-43100-224		MAINTENANCE	$184.45	324936	Asphalt
E 101-43100-224		MAINTENANCE	$676.60	325071	Asphalt
E 101-43100-224		MAINTENANCE	$175.95	325132	asphalt
		Total	$2,569.55		
42525	07/30/26	**Asphalt Surface Technologies**			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 404-43100-590		CAPITAL OUTLAY	$227,638.30	2026 Pay Ap	2026 Street Improvement Project pay application #1
		Total	$227,638.30		
42526	07/30/26	**Campbell Knutson**			
E 101-42100-304		LEGAL EXPENSES	$4,522.62	3853G 6/30/2	6/2026 Prosecution Services
		Total	$4,522.62		
42527	07/30/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$70.13	4276219217	uniform service
E 101-43900-211		UNIFORMS	$244.70	4276998301	uniform service
		Total	$314.83		
42528	07/30/26	**CITY OF MINNETONKA**			
E 601-49400-382		UTILITY-WATER	$25,637.60	2026 Q2 Wat	2026 Q2 Water Services
		Total	$25,637.60		
42529	07/30/26	**CITY OF SHOREWOOD**			
E 601-49400-382		UTILITY-WATER	$13,326.17	2026 Q2 Wat	2026 Q2 Water Services
		Total	$13,326.17		
42530	07/30/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-43900-229		R&M SUPPLIES	$154.93	B458257	Cleaner, broom, mop head, trimmer head
		Total	$154.93		
42531	07/30/26	**DELTA DENTAL OF MINNESOTA**			
G 101-21711		DENTAL FAMILY - NON T	$2,037.55	CNS0002216	8/2026 dental insurance
		Total	$2,037.55		
42532	07/30/26	**DORSEY & WHITNEY LLP**			
E 101-41100-304		LEGAL EXPENSES	$2,772.00	4196757	6/2026 legal expense for Excelsior FD JPA
		Total	$2,772.00		
42533	07/30/26	**GRAINGER**			
E 101-45100-229		R&M SUPPLIES	$540.24	9011903995	Paper products, parks
		Total	$540.24		
42534	07/30/26	**Gunnar Electric Inc**			
E 101-45100-409		R&M CONTRACTURAL-O	$581.59	39398	underground feeder repair
		Total	$581.59		
42535	07/30/26	**Haugo Geotechnical Services LLC**			
E 404-43100-590		CAPITAL OUTLAY	$2,304.00	16503	Construction materials testing for 2026 Street Improvement
		Total	$2,304.00		
42536	07/30/26	**LMCC**			
E 101-42400-309		PROFESSIONAL SERVIC	$100.00	1787	7/21/2026 Planning Commission Meeting video services
		Total	$100.00		
42537	07/30/26	**Mario Williams**			
E 101-42400-309		PROFESSIONAL SERVIC	$75.00	7/21/2026	7/21/2026 Planning Commission meeting video services

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$75.00		
42538	07/30/26	**MEDIACOM**			
E 101-41400-321		COMMUNICATIONS-TEL	$359.98	8384 97 500	8/2026 internet service - Admin
E 101-42100-321		COMMUNICATIONS-TEL	$359.97	8384 97 500	8/2026 internet service - PD
		Total	$719.95		
42539	07/30/26	**MENARDS**			
E 101-45100-249		MINOR EQUIPMENT	$79.98	50475	pitch forks
		Total	$79.98		
42540	07/30/26	**Minnesota Equipment**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$1,016.83	R58810	John Deere 5425 repair
		Total	$1,016.83		
42541	07/30/26	**Modern Marketing**			
E 101-42100-217		CRIME PREVENTION	$878.32	MMI169666	PD crime prevention supplies - magnet clips
E 101-42100-217		CRIME PREVENTION	$678.10	MMI169754	PD crime prevention supplies - Keychains
E 101-42100-217		CRIME PREVENTION	$360.87	MMI169770	PD crime prevention supplies - Suckers
		Total	$1,917.29		
42542	07/30/26	**MTI DISTRIBUTING INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$224.16	153034500	bushings, pins bearings. toro
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$194.67	153034501	lift pin, toro
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$644.21	153042100	toro driveshaft
		Total	$1,063.04		
42543	07/30/26	**Office of MNIT Services**			
E 101-42100-309		PROFESSIONAL SERVIC	$76.65	W26050679	5/2026 PD language line services
E 101-42100-309		PROFESSIONAL SERVIC	$52.50	W26060682	6/2026 PD language line services
		Total	$129.15		
42544	07/30/26	**OPTUM**			
E 101-41400-309		PROFESSIONAL SERVIC	$74.75	0001955797	2026 Q2 HSA account fees
		Total	$74.75		
42545	07/30/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$15.86	3251479805	filters
		Total	$15.86		
42546	07/30/26	**ProTree**			
E 101-43100-309		PROFESSIONAL SERVIC	$643.50	2153	hazardous tree removal
		Total	$643.50		
42547	07/30/26	**QUADIENT LEASING USA INC**			
E 101-41400-319		EQUIP MAINTENANCE	$533.10	Q2450097	5/14 - 8/13 copier contract - Admin
		Total	$533.10		
42548	07/30/26	**REPUBLIC SERVICES #894**			
E 603-49520-409		R&M CONTRACTURAL-O	$242.00	08940076008	organics disposal
		Total	$242.00		
42549	07/30/26	**Schneider Excavation & Grading, Inc**			

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Check #	Check Date	Vendor Name	Amount	Invoice	Comment
E 604-43150-409		R&M CONTRACTURAL-O	$9,113.00	SE3683	catch basin repair, 20345 park place
E 604-43150-439		MISCELLANEOUS	$462.50	SE3684	storm basin cleaning
		Total	$9,575.50		
42550	07/30/26	**SCOTT COLTON**			
E 101-49000-309		PROFESSIONAL SERVIC	$700.00	20260008	beaver removal, lake louise
		Total	$700.00		
42551	07/30/26	**STANDARD INSURANCE COMPANY**			
G 101-21715		LIFE INSURANCE-NON T	$496.69	00 772587 00 8/2026	life insurance
		Total	$496.69		
42552	07/30/26	**Stantec Consulting Services Inc**			
E 101-42400-303		ENGINEERING FEES	$2,722.00	2582202	5/2026 engineering - CUP Plan Review & Building Permit Site
E 602-43200-303		ENGINEERING FEES	$792.00	2582202	5/2026 engineering - I&I inspections
E 101-43100-303		ENGINEERING FEES	$2,418.00	2582203	5/2026 engineering - General Engineering & Centerpoint Gas M
E 402-45100-590		CAPITAL OUTLAY	$198.00	2582204	5/2026 engineering - Village Park Pavilion Design
E 404-43100-303		ENGINEERING FEES	$15,531.13	2582205	5/2026 Engineering - Construction Administration Services fo
E 602-43200-303		ENGINEERING FEES	$1,980.00	2597350	6/2026 engineering services - I&I inspections
E 101-42400-303		ENGINEERING FEES	$1,775.75	2597350	6/2026 engineering services - CUP Plan Review & building per
E 101-43100-303		ENGINEERING FEES	$8,882.38	2597351	6/2026 Engineering - General Engineering, Streets, Centerpoi
E 404-43100-303		ENGINEERING FEES	$64,299.21	2597352	6/2026 Engineering - Construction Administration Services fo
E 402-45100-590		CAPITAL OUTLAY	$1,969.25	2597353	6/2026 Engineering - Village Park Pavilion Design
		Total	$100,567.72		
42553	07/30/26	**Triple Q Inc**			
E 101-41900-223		BUILDING REPAIR	$585.61	1077	toilet/ flange repair
		Total	$585.61		
42554	07/30/26	**Trugreen**			
E 101-45100-409		R&M CONTRACTURAL-O	$510.00	228656095	Ash tree treatments, Shuck
E 101-45100-409		R&M CONTRACTURAL-O	$860.00	228674413	ash tree treatments, city hall park
E 101-45100-409		R&M CONTRACTURAL-O	$2,997.00	228755014	Thorpe park ash tree treatment
		Total	$4,367.00		
42555	07/30/26	**VERIZON WIRELESS**			
E 101-42100-321		COMMUNICATIONS-TEL	$313.68	6148467715	6/13 - 7/12 PD cells & hot spots
E 101-43900-321		COMMUNICATIONS-TEL	$80.04	6148467715	6/13 - 7/12 PW iPad service
E 101-45100-321		COMMUNICATIONS-TEL	$107.28	6148467715	6/13 - 7/12 lifeguard phone lines
		Total	$501.00		
42556	07/30/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$763.30	325786	Asphalt
E 101-43100-224		MAINTENANCE	$677.45	326249	asphalt
		Total	$1,440.75		
42557	07/30/26	**Zehnder Homes Inc**			

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Check #	Check Date	Vendor Name		Amount	Invoice	Comment
R 101-34960		REFUNDS		$2,350.00	3525 Montgo	3525 Montgomerie Escrow Refund less as-built survey costs
			Total	$2,350.00		
			10100	$785,896.02		

Fund Summary

10100 CASH	
101 GENERAL FUND	$265,476.86
402 CAPITAL IMPROVEMENT FUND	$42,723.16
404 2026 STREET IMPROVEMENT PROJ	$309,772.64
501 BONDED DEBT FUND	$10,850.00
601 WATER FUND	$38,963.77
602 SEWER FUND	$106,101.07
603 RECYCLING FUND	$242.00
604 STORM WATER MGMT FUND	$11,011.70
605 MARINA FUND	$754.82
	$785,896.02

Item 5A

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
August 3, 2026

APPLICATION INFORMATION

APPLICANT: Wade Homola, Homola Construction, LLC

PROPERTY OWNER(S): Christopher Olson

LOCATION: 3555 Therese Street (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: An addition is proposed that would decrease the hardcover from 32% to 30.8%, which still exceeds the 25% hardcover limit (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: August 16, 2026/October 15, 2026

BACKGROUND/REQUEST

The house was built in 1953 according to Hennepin County property records. The existing house is 868 square feet in area with a 629-square-foot detached garage. The existing hardcover is 32%. The applicant is proposing to remove the detached garage and add a 2,051-square-foot addition. The resulting hardcover would decrease from 32% to 30.8%, but still exceed the 25% hardcover limit.

Zoning Analysis

The property is 13,392 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	36.1 feet	36.0 feet
Side Yard Setback – north	10 feet	50 feet	10.4 feet
Side Yard Setback – south	15 feet	17.2 feet	17.2 feet
Rear Yard Setback	15 feet	71 feet	44.6 feet
Building Height (max.)	33 feet	15 feet	28 feet (addition)
Hardcover (max.)	25%	**32%**	**30.8%**
Building Coverage (max.)	3,008 SF	868 SF	2,919 SF (21.8%)

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.

To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing an infiltration trench in the northwest corner of the site. The project exceeds the 25% hardcover limit by 784 square feet, which requires 65.3 cubic feet of stormwater mitigation. The proposed infiltration trench is sized to provide 68.9 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 most of the stormwater drains to the property to the north at 3545 Therese Street. With the proposed improvements, the amount of stormwater draining towards the property at 3545 Therese Street 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 July 21, 2026. Public comments are attached.

STAFF RECOMMENDATION

Staff recommends approval of a Conditional Use Permit to exceed the hardcover limit by 5.8% for an addition to the house located at 3555 Therese Street, 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 June 22, 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 7/21/26 (on a 6-0 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 5.8% for an addition to the house located at 3555 Therese Street, 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 exceed the hardcover limit by 5.8% for an addition to the house located at 3555 Therese Street, as presented.

OR

2) I move the City Council **deny** the conditional use permit to exceed the hardcover limit by 5.8% for an addition to the house located at 3555 Therese Street. The motion is based on the following findings: _____.

Attachments:

1) Location Map
2) Photo of Existing House
3) Applicant's Narrative
4) Existing Survey
5) Proposed Survey
6) Existing and Proposed Drainage Maps
7) Proposed Elevations
8) Public Comments
9) Engineering Comments
10) Draft Resolution

LOCATION MAP
3555 Therese Street



Written Statement in Support of Conditional Use Permit
3555 Therese Street, Deephaven, MN 55391
PID: 18-117-22-41-0045

Christopher T. Olson, property owner, and Homola Construction LLC respectfully request approval of a Conditional Use Permit for improvements to the existing single-family residence located at 3555 Therese Street in Deephaven.

The proposed project consists of a residential addition, associated site improvements, grading and drainage modifications, and installation of a stormwater infiltration trench. The improvements have been designed to comply with City requirements while maintaining the residential character of the property and surrounding neighborhood.

1. Compatibility with Present and Future Land Uses
The property is located within an established single-family residential neighborhood. The proposed addition is consistent with the existing residential use of the property and is compatible with surrounding homes and anticipated future land uses in the area.

2. Compatibility with Neighborhood Character
The addition is designed as an extension of the existing home and will maintain the residential appearance and character of the neighborhood. The project will not alter the essential character of the surrounding area.

3. Impact on Health, Safety, and Welfare
The proposed improvements will not create adverse impacts on neighboring properties or public safety. The project includes stormwater management improvements through the installation of an infiltration trench designed to retain runoff onsite and meet City requirements. In addition, the proposed improvements reduce overall impervious surface coverage on the property.

4. Traffic Impacts
The project will not change the residential use of the property and is not expected to generate additional traffic beyond what is typical for a single-family residence. Existing streets and infrastructure are adequate to serve the property.

For these reasons, the applicant believes the proposed project satisfies the standards for approval of a Conditional Use Permit and respectfully requests approval from the City of Deephaven.

Submitted by:
Wade Homola
Homola Construction LLC
612-968-1666
wade@homolaconstruction.net

On behalf of:
Christopher T. Olson
3555 Therese Street
Deephaven, MN 55391



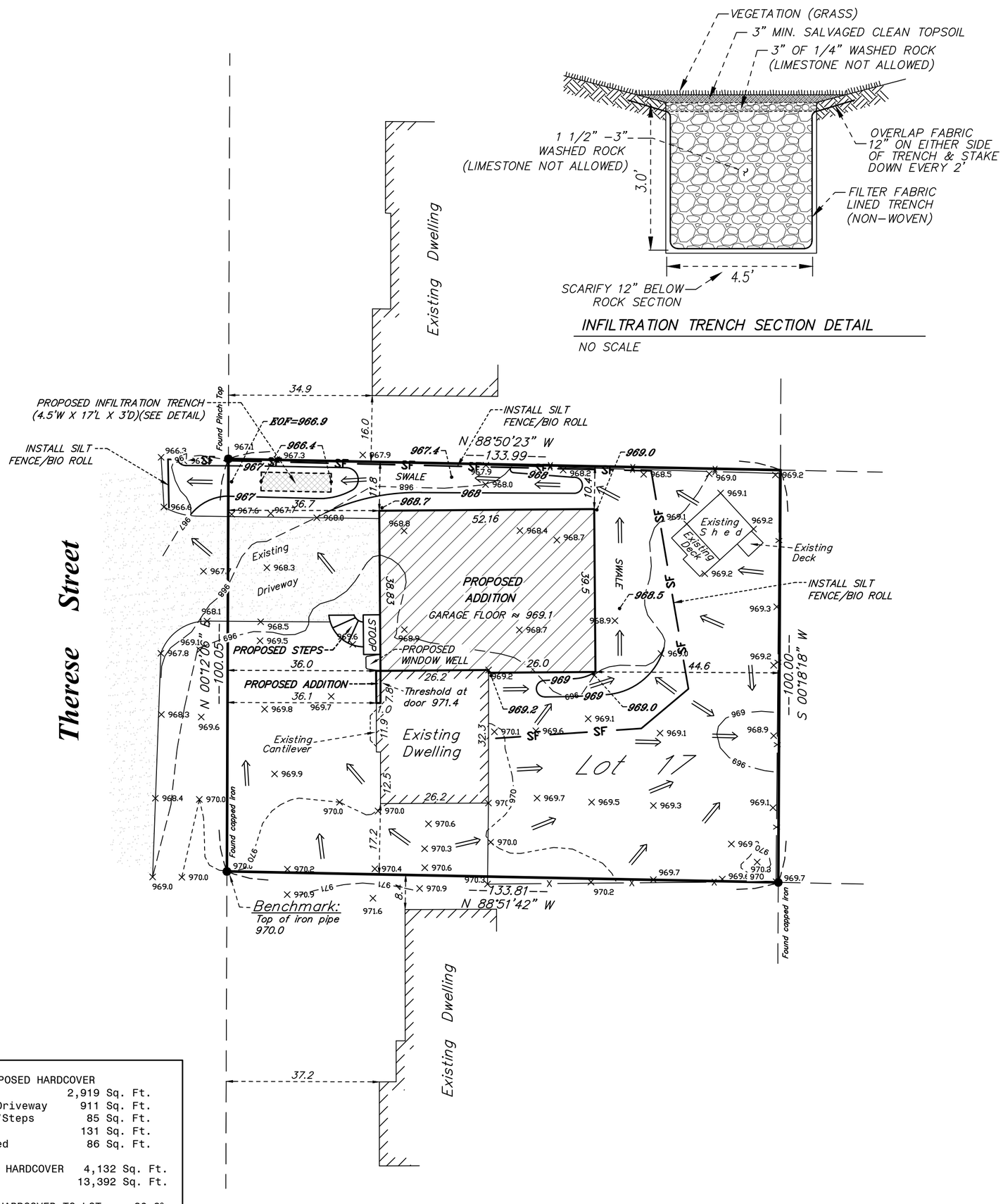
LEGAL DESCRIPTION:
Lot 17, MINNETONKA GROVELAND PARK, Hennepin County, Minnesota.

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. Note that all building dimensions and building tie dimensions to the property lines, are taken from the siding and or stucco of the building.
6. 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 a proposed design of the site or with construction. If there are cantilevers shown on the survey, they are counted as hardcover under the house calculations.
7. 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.
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.

STANDARD SYMBOLS & CONVENTIONS:

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



LEGEND

EXISTING CONTOUR	– – –968– – –
EXISTING SPOT ELEVATION	X 968.5
PROPOSED CONTOUR	——968——
PROPOSED SPOT ELEVATION	968.5
DRAINAGE ARROW – FLOW	⟹
SILT FENCE/BIO ROLL	—— SF ——

EXISTING HARDCOVER

House	868 Sq. Ft.
Deck at house	351 Sq. Ft.
Bituminous Driveway	1,422 Sq. Ft.
Garage	629 Sq. Ft.
Concrete Surfaces	46 Sq. Ft.
Shed	131 Sq. Ft.
Pavers	750 Sq. Ft.
Decks at Shed	86 Sq. Ft.
TOTAL EXISTING HARDCOVER	4,283 Sq. Ft.
AREA OF LOT	13,392 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	32.0%

PROPOSED HARDCOVER

House	2,919 Sq. Ft.
Bituminous Driveway	911 Sq. Ft.
Front Stoop/Steps	85 Sq. Ft.
Shed	131 Sq. Ft.
Decks at Shed	86 Sq. Ft.
TOTAL PROPOSED HARDCOVER	4,132 Sq. Ft.
AREA OF LOT	13,392 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	30.8%

DATE	REVISION DESCRIPTION
6-4-26	ADDED STORMWATER MANAGEMENT

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'
0 20 40

CLIENT NAME / JOB ADDRESS
HOMOLA CONSTRUCTION
3555 THERESE STREET
DEEPHAVEN, MN

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

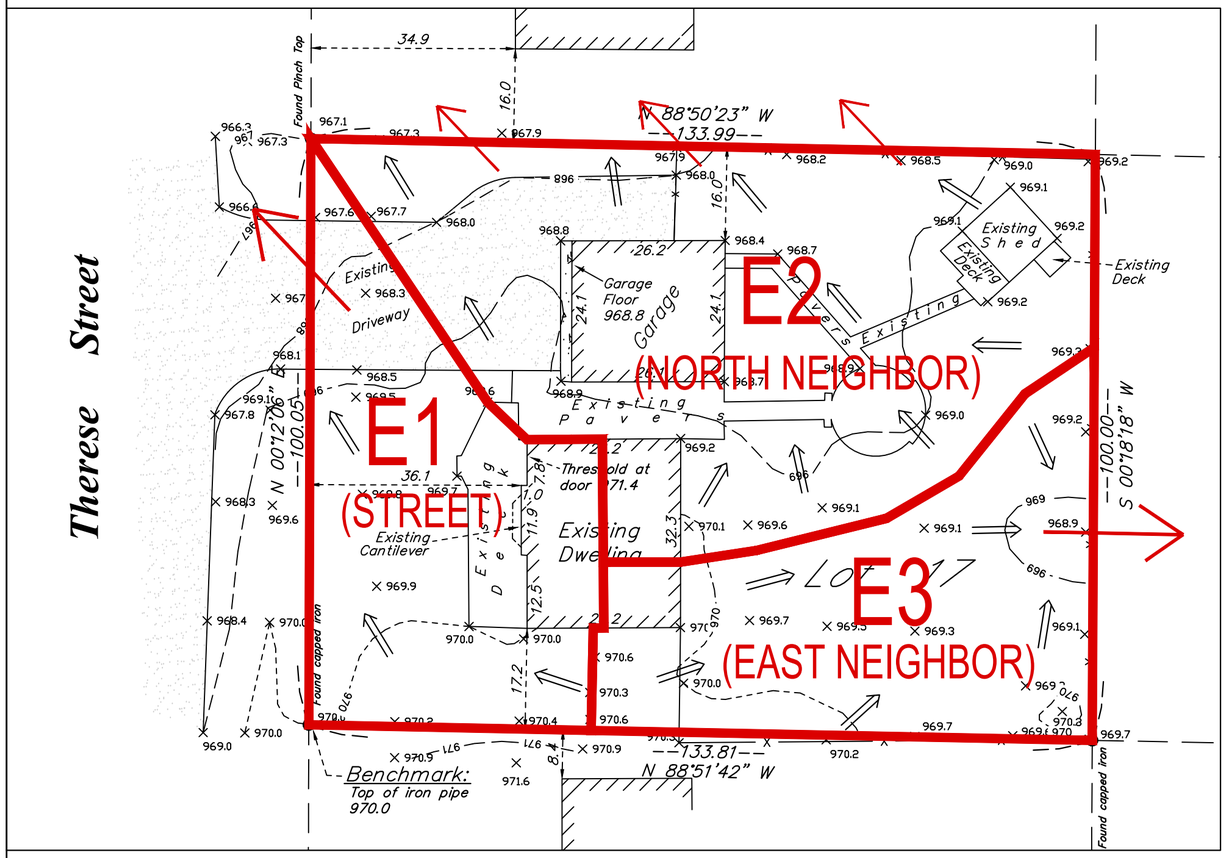
I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas M. Bloom
42379
LICENSE NO.
MAY 28, 2026
DATE

DATE SURVEYED: MAY 20, 2026
DATE DRAFTED: MAY 28, 2026

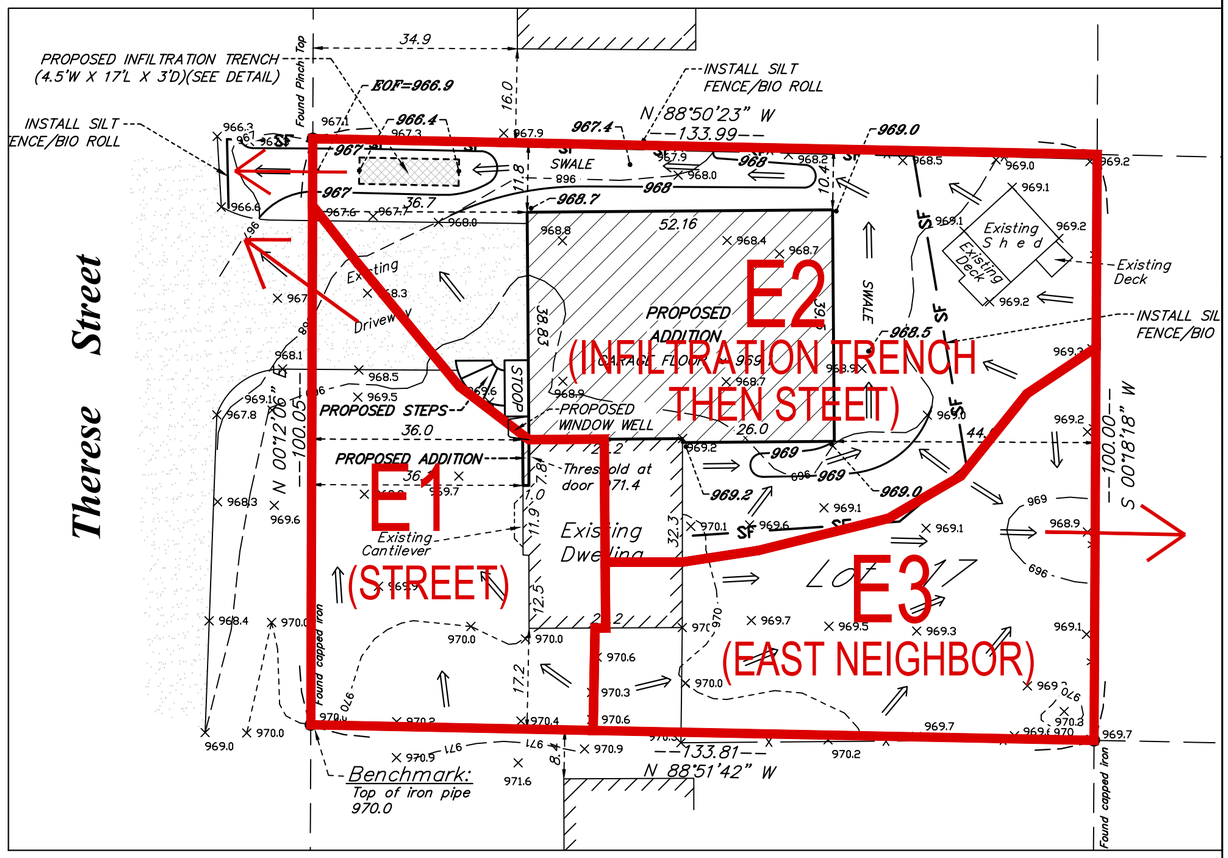
SHEET TITLE
PROPOSED SURVEY
DRAWING NUMBER
261114 JR

SHEET SIZE *17 X 22*
SHEET NO.
S1
SHEET 1 OF 1

EXISTING DRAINAGE MAP



PROPOSED DRAINAGE MAP



STORMWATER MANAGEMENT REQUIREMENTS

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

  25% OF TOTAL LOT = 3,348 SF
  PROPOSED IMPERVIOUS AREA = 4,132 SF
  PROPOSED IMPERVIOUS AREA OVER 25% OF TOTAL LOT = 4,132 - 3,348 = 784 SF

- REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:
  (1.0/12) FT X 784 SF = 65.3 CF

- ONSITE RETENTION IN PROPOSED INFILTRATION TRENCH:
  (4.5' W X 17 L X 3'D) = 229.5 CF X 0.4 = 91.8 CF

  91.8 CF X 75% (REDUCTION PER CITY CREDIT) = 68.9 CF RETAINED ON-SITE

  *EFFECTIVE HARDCOVER = 24.7%

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.

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE
SCALE - 1" = 20'
0 20 40

CLIENT NAME / JOB ADDRESS

HOMOLA CONSTRUCTION

3555 THERESE STREET
DEEPHAVEN, MN

Advance
Surveying & Engineering, Co.
18202 Minnetonka Boulevard, 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 LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Joshua S. Rinke
52716
LICENSE NO.
JUNE 4, 2026
DATE

DATE SURVEYED: MAY 20, 2026
SURVEYED BY:
THOMAS M. BLOOM, PLS. #42379
ADVANCE SURVEYING. & ENG., CO.

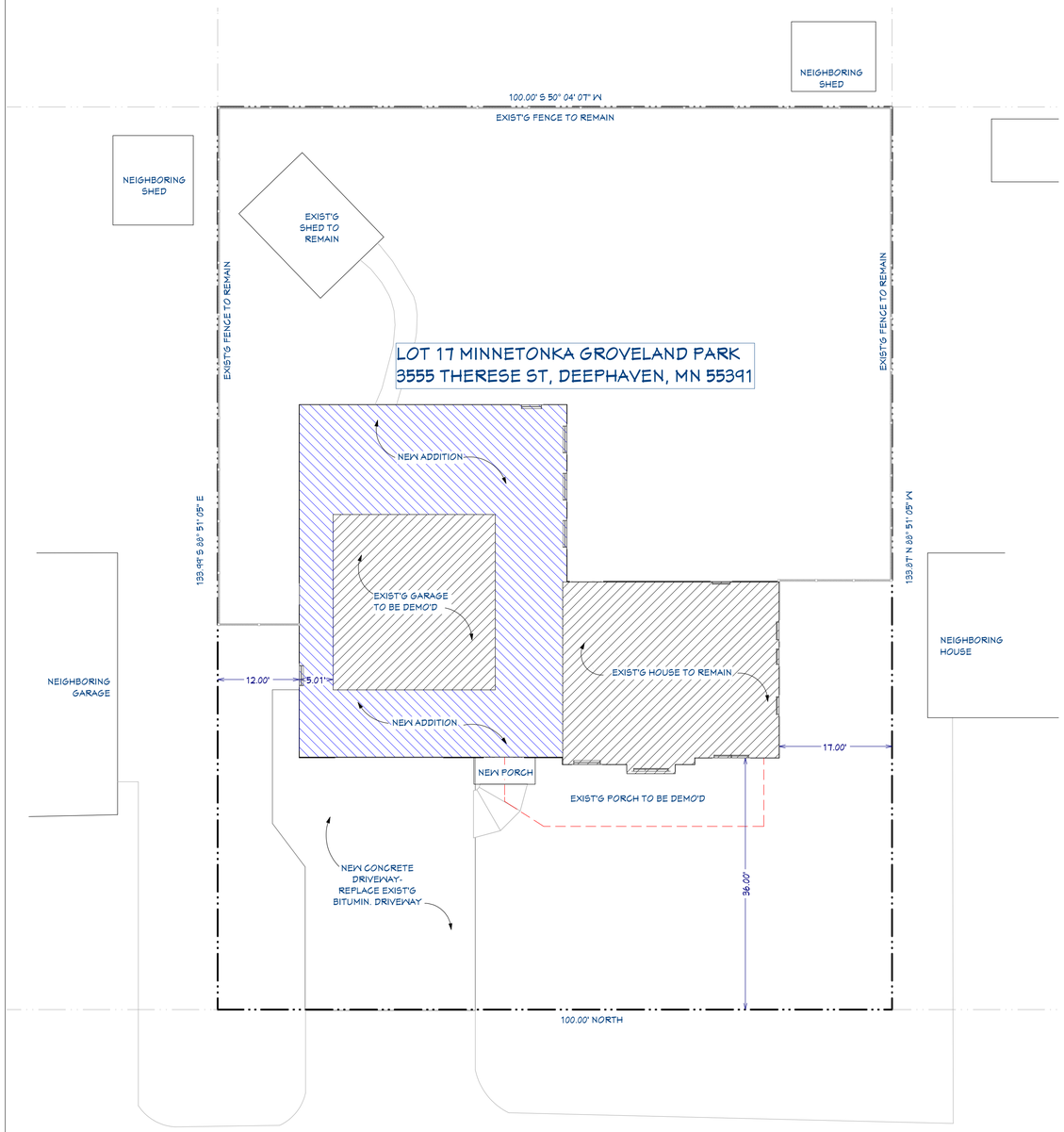
DATE DRAFTED: JUNE 4, 2026

SHEET TITLE
PROPOSED SURVEY

DRAWING NUMBER
261114 JR

SHEET SIZE *17 X 22*

SHEET NO.
S1
SHEET 1 OF 1



1 / A1 SITE PLAN
1" : 10'-0"

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3555 THERESE ST.
DEEPHAVEN, MN 55391

HOMOLA CONSTRUCTION

REVISION TABLE	
NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3555 THERESE ST.
DEEPHAVEN, MN 55391

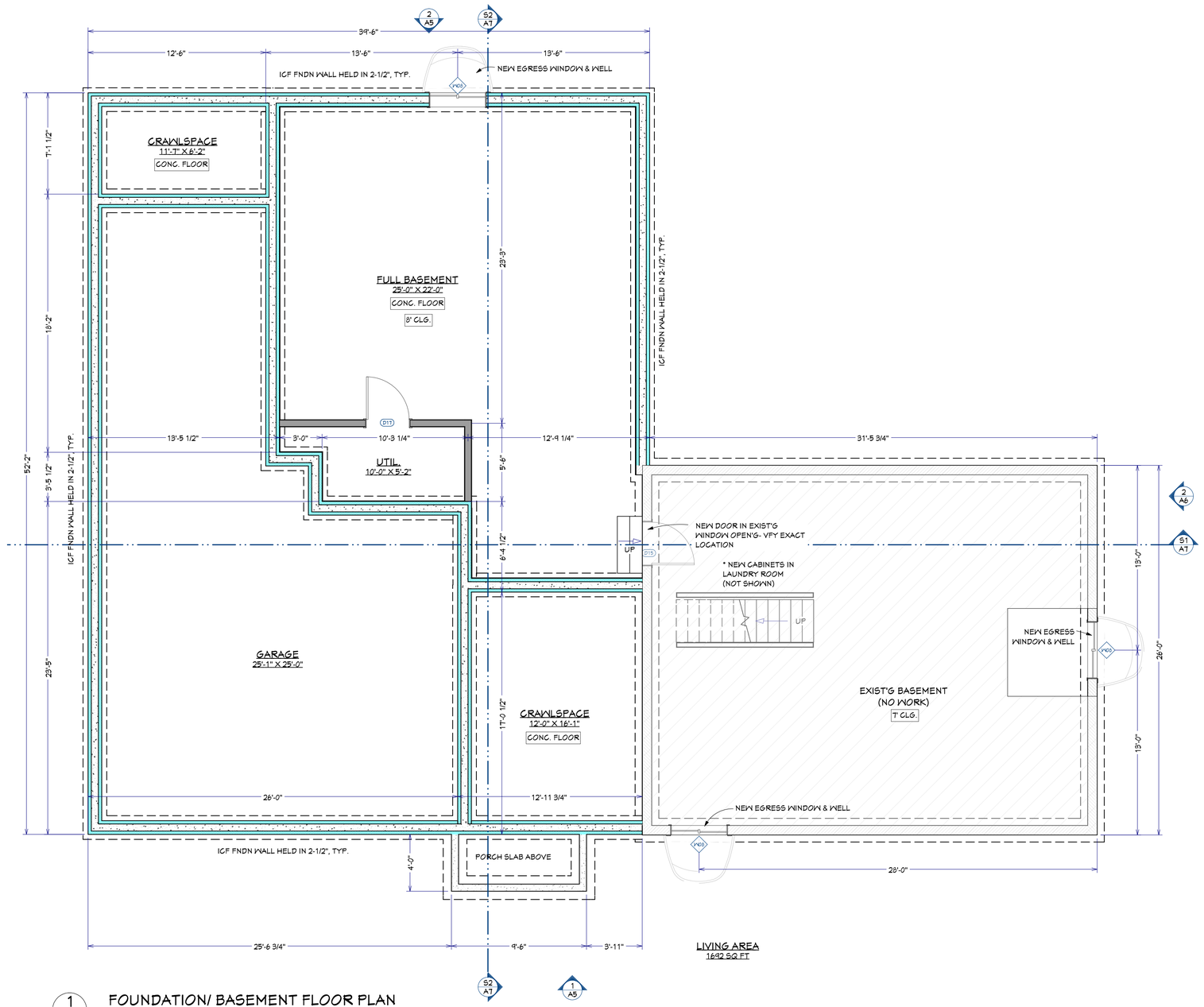
FILE NAME: 471 OLSON HC
PROJECT # 471
SHEET SIZE: 24X36
CHIEF ARCHITECT X47

SITE PLAN AND RENDERINGS

DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE: 6/24/2026

SHEET: A1



1 A2 FOUNDATION/ BASEMENT FLOOR PLAN

1/4" : 1'-0"

HOMOLA CONSTRUCTION

REVISION TABLE	
NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3595 THERESE ST.
DEEPHAVEN, MN 55391

FILE NAME:
471 OLSON HC

PROJECT # 471

SHEET SIZE: 24X36

CHIEF ARCHITECT X47

FOUNDATION/ BASEMENT FLOOR PLAN

DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE:
6/29/2026

SHEET:

A2

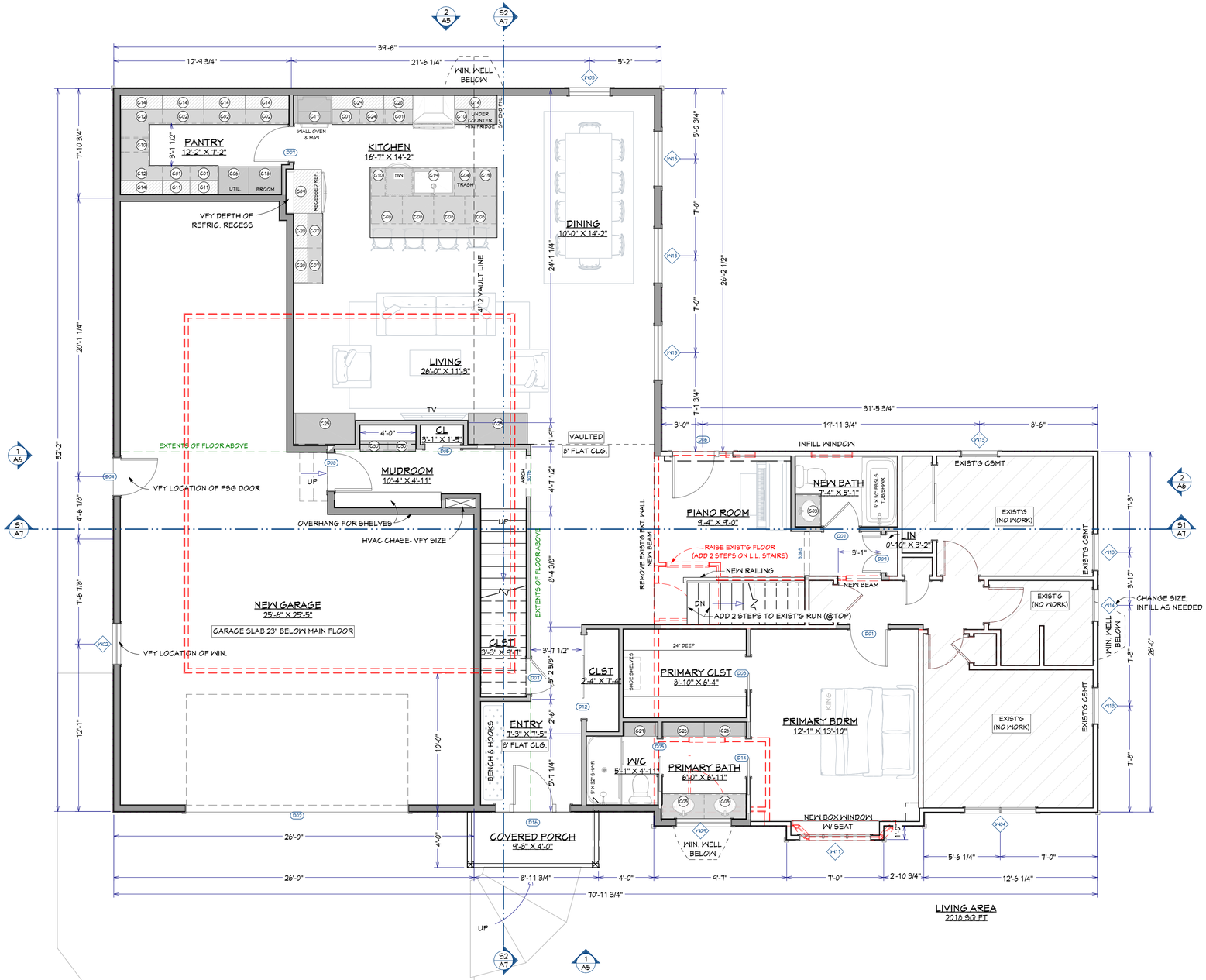
WALL SCHEDULE	
2D SYMBOL	WALL TYPE
	INTERIOR-4, NEW
	INTERIOR-4, EXIST'G
	SIDING-4, EXIST'G
	6" CONCRETE STEM WALL
	SIDING-6
	INTERIOR-6
	8" CMU STEM WALL, EXIST'G
	6" ICF STEM WALL
	6" ICF STEM WALL, GYP BD.

RED DASHED LINES INDICATE WALLS/ WINDOWS/ DOORS TO BE DEMO'D

WINDOW SCHEDULE								
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	EGRESS	TEMPERED	DESCRIPTION	COMMENTS
W01	2	2	42"	24"			SINGLE AWNING	
W02	1	1	36"	48"	YES		SINGLE CASEMENT-HL	
W03	1	1	36"	60"			SINGLE CASEMENT-HL	
W04	1	1	62"	52"	YES		DOUBLE CASEMENTS	
W05	4	2	36"	60"	YES		SINGLE CASEMENT-HL	
W06	1	2	36"	60"	YES		FIXED GLASS	
W07	3	1	0"	36"			DOUBLE HUNG	
W08	3	0	48"	48"	YES		LEFT SLIDING	NEW EGRESS WINDOW IN WELL- VFY WELL SIZE
W09	1	1	48"	18"			FIXED GLASS	FROSTED TRANSOM WINDOW
W10	1	2	42"	24"			FIXED GLASS	
W11	1	1	62"	52"	YES		TRIPLE CASEMENT-LHL/ RHR	VFY SIZE W/ EGRESS REQ'MTS
W12	1	2	36"	60"	YES	YES	FIXED GLASS	
W13	3	1	32"	52"			SINGLE CASEMENT-HL	EXIST'G
W14	1	1	28"	18"			SINGLE AWNING	
W15	3	1	48"	66"			FIXED GLASS	

DOOR SCHEDULE						
NUMBER	QTY	FLOOR	WIDTH	HEIGHT	DESCRIPTION	COMMENTS
D01	1	1	32"	80"	HINGED-SLAB	
D02	1	1	192"	96"	OVERHEAD GARAGE DOOR	
D03	1	1	28"	80"	POCKET-SLAB	
D04	1	1	32"	80"	EXT. HINGED-GLASS PANEL	
D05	2	1	30"	80"	POCKET-SLAB	
D06	1	1	52"	80"	MULLED UNIT	36" HINGED DOOR MULLED W/ 12" SIDELITE
D07	3	1	30"	80"	HINGED-SLAB	
D08	1	1	32"	80"	EXT. HINGED-SLAB	
D09	1	1	32"	80"	DOUBLE HINGED-SLAB	
D10	3	2	30"	80"	HINGED-SLAB	
D11	2	2	60"	80"	SLIDER-SLAB	
D12	1	1	72"	80"	SLIDER-SLAB	
D13	1	2	32"	80"	HINGED-SLAB	
D14	1	1	32"	80"	POCKET-SLAB	
D15	1	0	36"	76"	HINGED-SLAB	IN EXIST'G OPEN'G- VFY HT.
D16	1	1	64"	80"	MULLED UNIT	MULLED FRONT DOOR- 36" HINGED DOOR & (2) 12" SIDELITES
D17	1	0	36"	80"	HINGED-SLAB	

CABINET SCHEDULE							
NUMBER	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	COMMENTS
C01	4	1	24"	24"	36"	BASE CABINET	
C02	3	1	36"	24"	36"	BASE CABINET	
C03	1	1	27"	21"	36"	BASE CABINET	VANITY SINK BASE
C04	1	1	18"	24"	36"	BASE CABINET	TRASH PULL-OUT
C05	2	1	36"	21"	36"	BASE CABINET	VANITY SINK BASE
C06	1	1	26"	24"	90"	UTILITY CABINET	UTIL. CLST. W/ SHELVES & DOOR?
C07	2	1	30"	24"	36"	BASE CABINET	
C08	4	1	27"	24"	36"	BASE CABINET	
C09	1	1	38"	24"	20"	WALL CABINET	REFRIGERATOR CABINET
C10	3	1	12"	24"	36"	BASE CABINET	
C11	2	1	24"	12"	36"	WALL CABINET	
C12	2	1	36"	36"	36"	CORNER BASE CABINET	
C13	1	2	18"	24"	36"	BASE CABINET	TRASH PULL-OUT
C14	6	1	36"	12"	36"	WALL CABINET	
C15	1	1	18"	24"	36"	BASE CABINET	
C16	1	2	36"	24"	36"	BASE CABINET	
C17	1	1	30"	24"	90"	UTILITY CABINET	DOUBLE WALL OVEN OR WALL OVEN & MICROWAVE
C18	1	1	28"	24"	90"	UTILITY CABINET	BROOM CLOSET
C19	1	1	36"	24"	36"	BASE CABINET	KITCHEN SINK BASE
C20	2	1	30"	12"	36"	WALL CABINET	
C21	1	2	36"	21"	36"	BASE CABINET	VANITY SINK BASE
C22	1	2	36"	24"	36"	BASE CABINET	KITCHEN SINK BASE
C23	1	2	36"	30"	36"	CORNER BASE CABINET	
C24	1	1	21"	24"	36"	BASE CABINET	
C25	2	1	51"	27"	93"	UTILITY CABINET	T.B.D. TV BUILT-INS
C26	2	1	35 3/8"	12"	90"	UTILITY CABINET	PRIMARY BATH FULL-HT STORAGE CABINETS
C27	1	1	27"	12"	90"	UTILITY CABINET	OPEN ABOVE FOR TOWEL STORAGE
C28	1	1	25 1/16"	12"	36"	WALL CABINET	
C29	1	1	45"	12"	36"	WALL CABINET	
C30	2	1	24"	21 1/2"	16"	BASE CABINET	LOCKER BENCH



1 A3 MAIN LEVEL FLOOR PLAN

1/4" : 1'-0"

HOMOLA CONSTRUCTION

REVISION TABLE	
NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3595 THERESE ST.
DEEPHAVEN, MN 55391

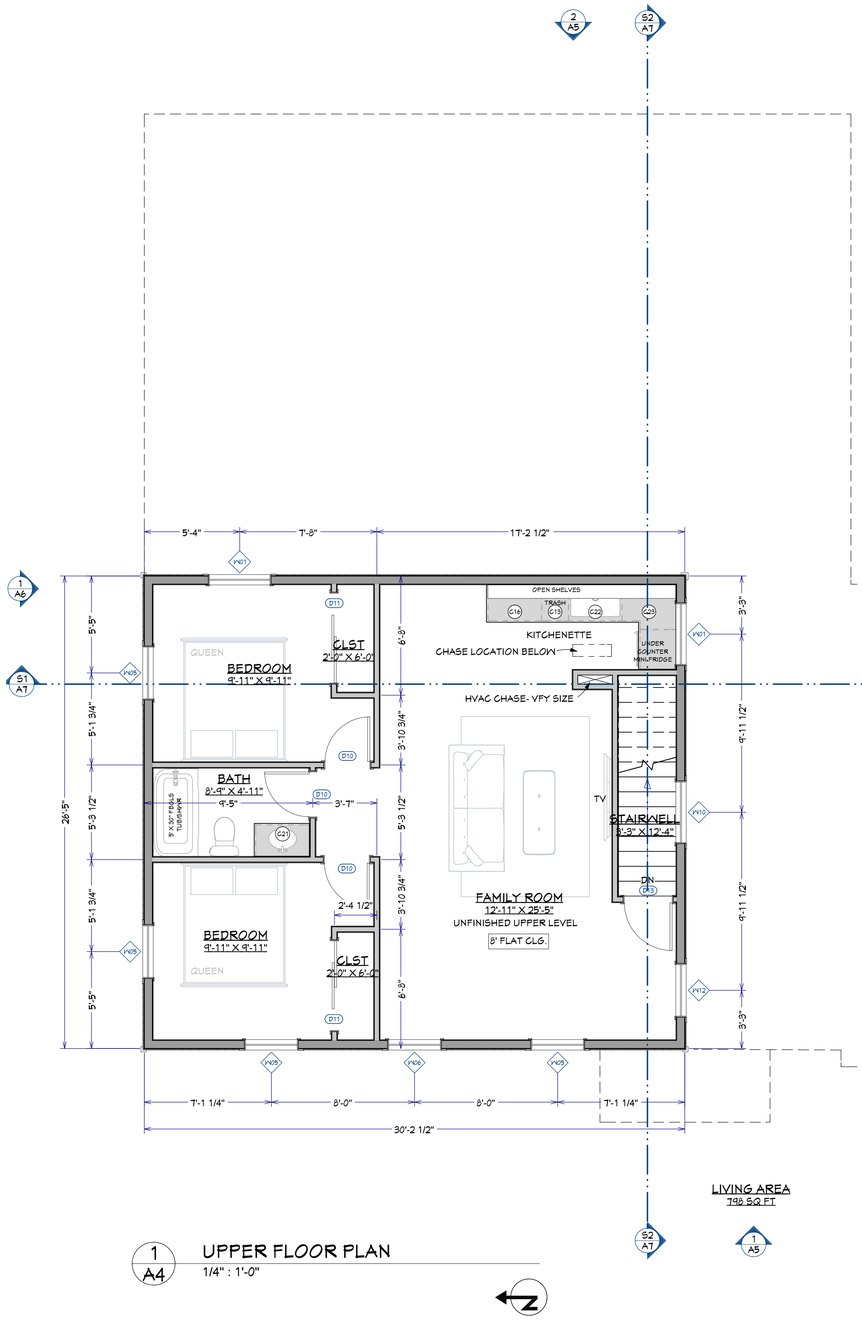
FILE NAME: 471 OLSON HC
PROJECT # 471
SHEET SIZE: 24X36
CHIEF ARCHITECT X17

MAIN FLOOR PLAN & SCHEDULES

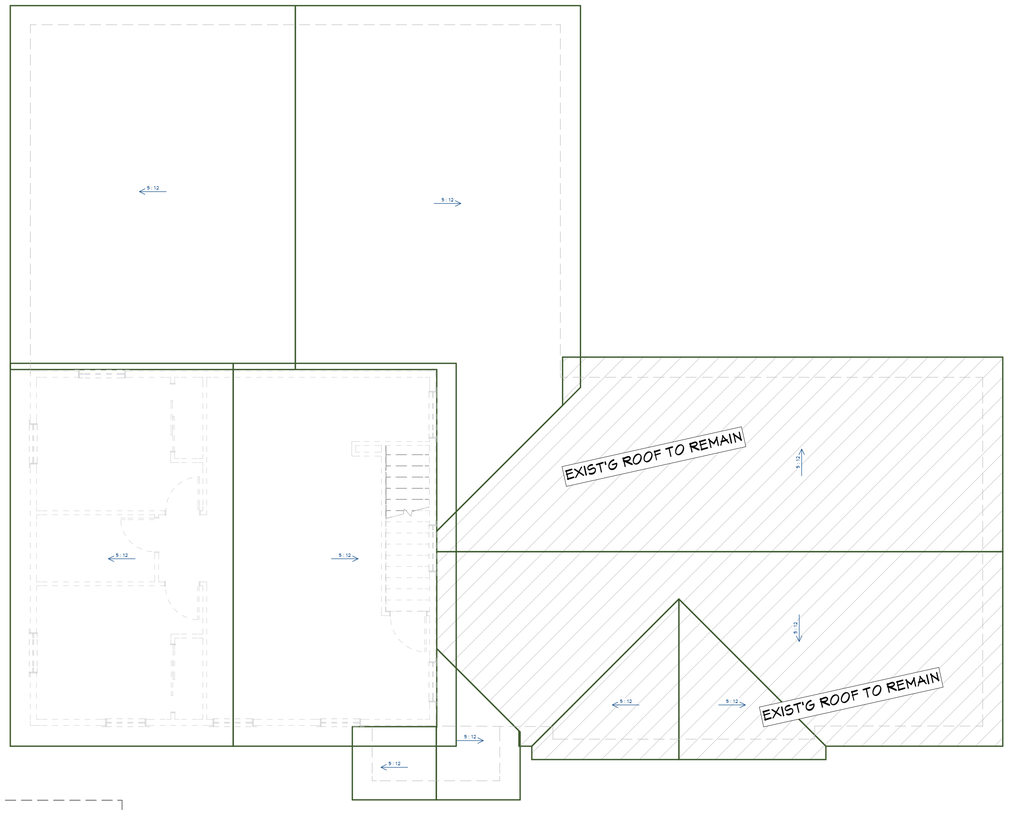
DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE: 6/24/2026

SHEET: A3



1 A4 UPPER FLOOR PLAN
1/4" : 1'-0"



1 A4 ROOF PLAN
3/16" : 1'-0"

HOMOLA CONSTRUCTION

REVISION TABLE

NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3555 THERESE ST.
DEEPHAVEN, MN 55391

FILE NAME:
471 OLSON HC
PROJECT # 471
SHEET SIZE: 24X36
CHIEF ARCHITECT V.17

UPPER FLOOR PLAN & ROOF PLAN

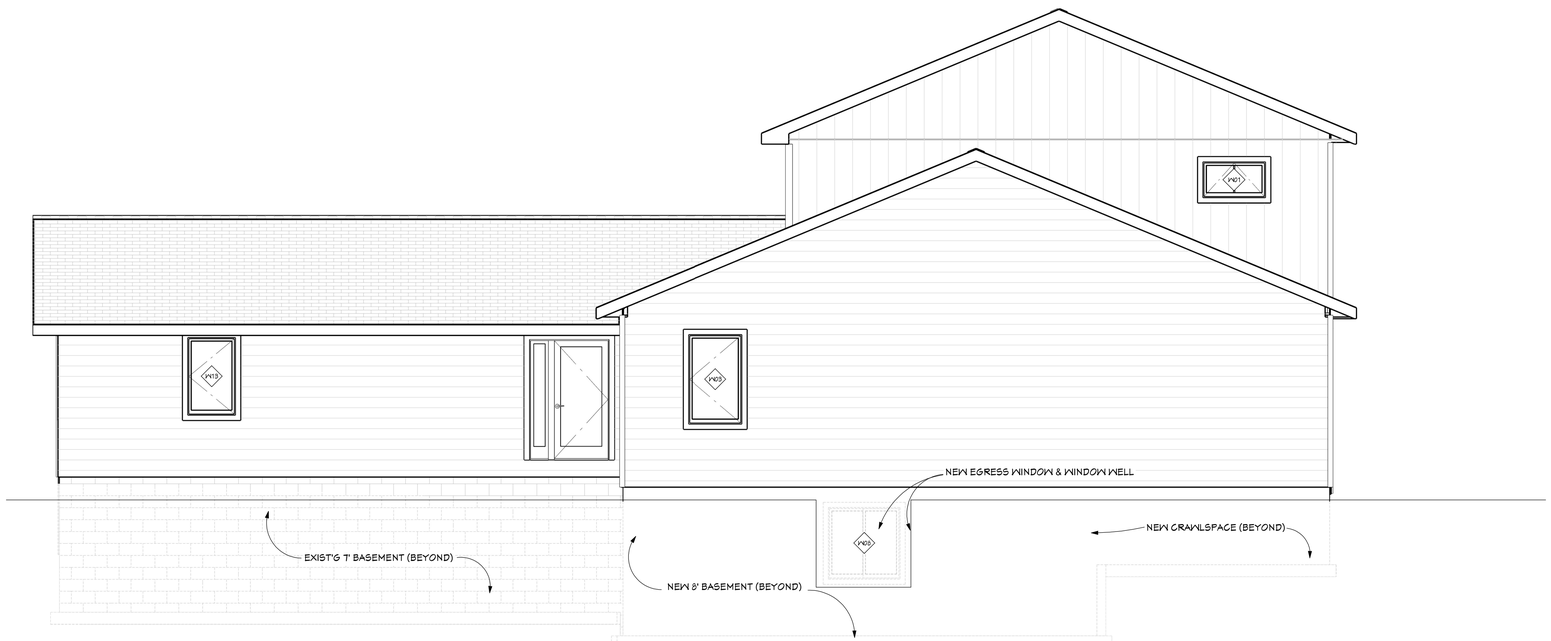
DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE:
6/29/2026

SHEET:
A4



1 A5 FRONT ELEVATION
1/4" : 1'-0"



2 A5 REAR ELEVATION
1/4" : 1'-0"

HOMOLA CONSTRUCTION

REVISION TABLE

NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3555 THERESE ST.
DEEPHAVEN, MN 55391

FILE NAME:
471 OLSON HC
PROJECT # 471
SHEET SIZE: 24X36
CHIEF ARCHITECT X17

ELEVTIONS

DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE:
6/29/2026

SHEET:
A5



1 A6 SIDE ELEVATION

1/4" : 1'-0"



2 A6 SIDE ELEVATION

1/4" : 1'-0"

HOMOLA CONSTRUCTION

REVISION TABLE

NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
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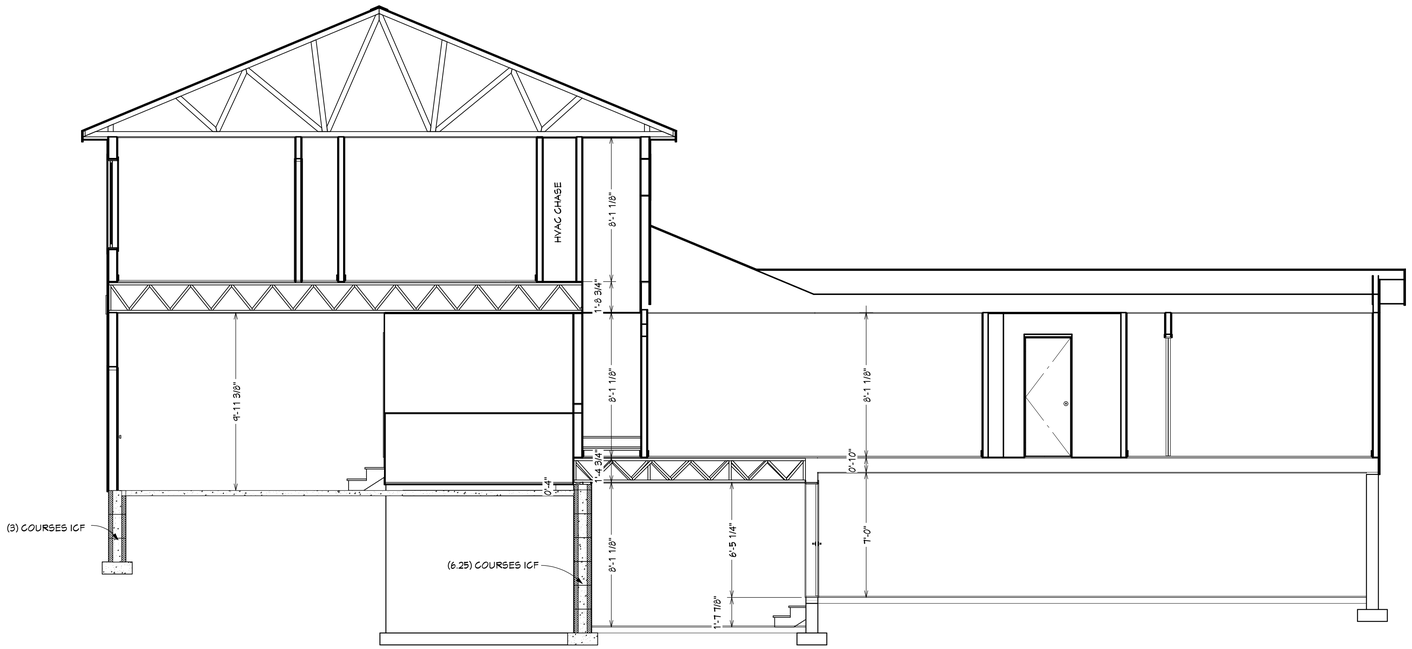
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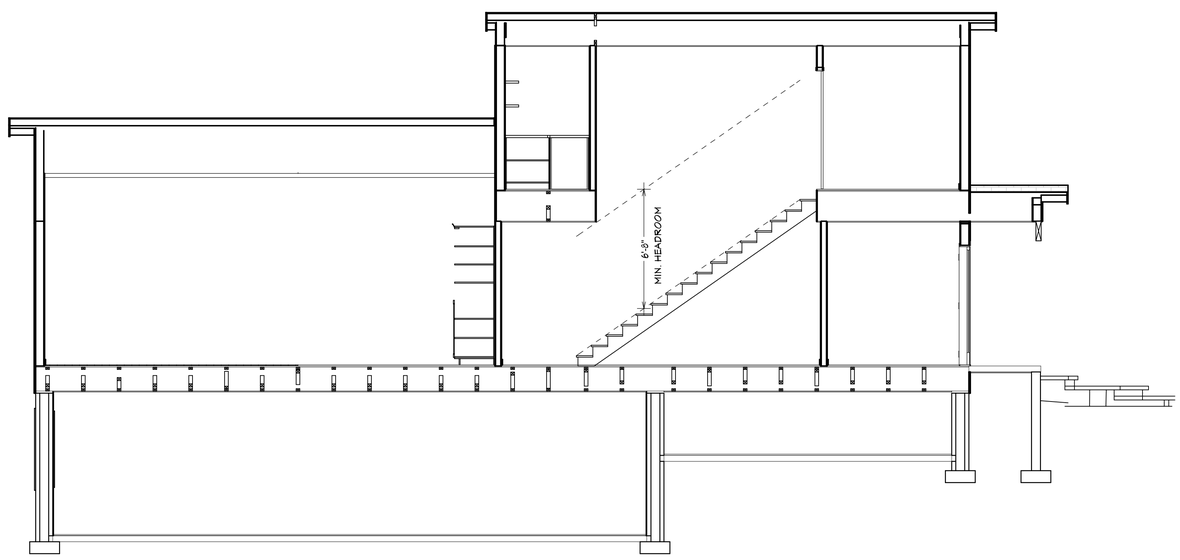
DATE:
6/29/2026

SHEET:
A6



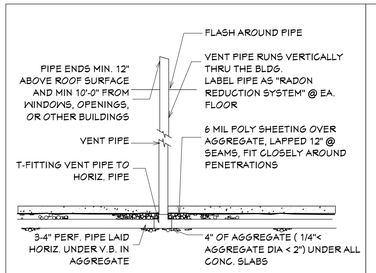
1 A7 CROSS SECTION THRU GARAGE

1/4" : 1'-0"



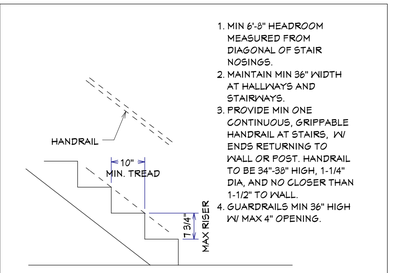
2 A7 CROSS SECTION THRU BONUS STAIRS

1/4" : 1'-0"



TYPICAL RADON DETAIL

NOT TO SCALE



TYPICAL STAIR DETAIL

NOT TO SCALE

HOMOLA CONSTRUCTION

HC

REVISION TABLE

NUMBER	DATE

PROPOSED REMODEL & ADDITION PLANS FOR:
CHRIS OLSON
3555 THERESE ST.
DEEPHAVEN, MN 55391

FILE NAME: 471 OLSON HC
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SHEET SIZE: 24X36
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CROSS SECTIONS AND DETAILS

DRAWINGS PROVIDED BY:
KAREN RIVERS
RIVERS DESIGN HOUSE, LLC
www.riversdesignhouse.com
763.670.9806

DATE: 6/29/2026

SHEET: A7

Hi Peggy and family,

I hope this letter finds you well.

As you're aware, I am planning a remodel on my house, with the expected start date to be later this summer/early fall. Below, you will find a summary of the work my contractor will be overseeing:

- Dig a drain tile system around the house for prevention of water entering my basement in the future.
- Remove the existing garage. Build a connected garage with additional living space above.
- Build out a new kitchen, dining room, and living space.
- Remove the existing driveway. Lay a new driveway.

This is not a complete summary; rather, this highlights the key deliverables this renovation will provide. I know with a renovation of this size, comes a great deal of change to the existing property (and the headache of a renovation, too). I want to reassure you that I have only the best intentions with taking on this renovation: to create a house that I can call my home for the foreseeable future; to add value to our neighborhood; and to continue building on the already great community we have.

Should you have any questions or concerns about my upcoming renovation, do not hesitate to call or text me. My cell phone number is 626-808-6752. If I have your support in moving forward with this renovation, I'd really appreciate your signature below, which I will present to the City of Deephaven.

Thank you so much!

Your neighbor,

Chris Olson



Sign Here:

Date: *6/15/2026*

Hi Gary and Marilyn,

I hope this letter finds you well.

As you're aware, I am planning a remodel on my house, with the expected start date to be later this summer/early fall. Below, you will find a summary of the work my contractor will be overseeing:

- Dig a drain tile system around the house for prevention of water entering my basement in the future.
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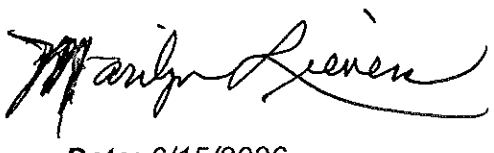
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Thank you so much!

Your neighbor,

Chris Olson

Sign Here:



Date: *6/15/2026*

Hi Ben and Amanda,

I hope this letter finds you well.

As you're aware, I am planning a remodel on my house, with the expected start date to be later this summer/early fall. Below, you will find a summary of the work my contractor will be overseeing:

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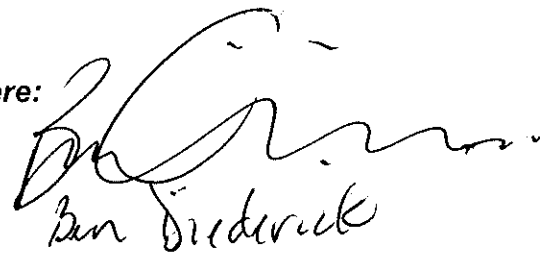
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Thank you so much!

Your neighbor,

Chris Olson

Sign Here: 

Date: *6/15/2026*

Hakanson Anderson

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

June 22, 2026

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

RE: 3555 Therese Street 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:

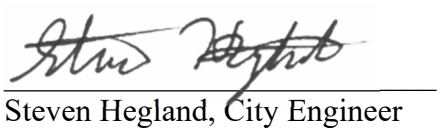
1. Drainage Plans by Advance Surveying & Engineering, Co. dated 6/4/2026
2. Proposed Survey by Advance Surveying & Engineering Co. dated 5/28/2026

We offer the following comments:

1. The existing site generally drains from the property in two directions with a small portion of the rear of the lot draining east onto the neighboring property and the majority of the site draining to the northwest to Therese Street where it ultimately drains to the north.
2. The applicant is proposing to remove the driveway and garage to construct a proposed addition onto the existing home.
3. The existing hardcover for the site is approximately 4,283 sf (3,932 sf if the front deck is removed from the calculations) with the proposed site hardcover of 4,132 sf. The 4,132 sf is in excess of 25% of the lot area which would be 3,348 sf.
4. The applicant is proposing to treat the additional hardcover with an infiltration trench located in the northwest corner of the lot which would be the downstream side of the proposed addition.
5. The proposed impervious area exceeds the allowable impervious coverage by 784 square feet. One inch of stormwater storage over this additional impervious surface equates to approximately 65.3 cubic feet of storage. Applying the 75 percent stormwater BMP credit, the minimum required stormwater storage volume is 87.1 cubic feet. The infiltration trench proposed by the applicant provided 91.8 cubic feet of stormwater storage reducing the effective hardcover of the lot to 24.7%.
6. The infiltration trench should incorporate an opening or inlet to help ensure water can be collected within the trench area prior to draining downstream. This could also be used an inspection port for the BMP.
7. The applicant is proposing a drainage swale to direct runoff from the addition counterclockwise around the site to the BMP.

8. At the time of building permit, the well should be shown on the site plans.
9. The applicant will be required to obtain any necessary watershed permits for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval.
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 3555 Therese Street

WHEREAS, Wade Homola, Homola Construction, LLC ("Applicant") is seeking a conditional use permit to exceed the hardcover limit at 3555 Therese Street, Deephaven, Minnesota, PID 18-117-22-41-0045; and

WHEREAS, the Applicant submitted an application on June 12, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the conditional use permit request on July 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 5.8%; and

WHEREAS, the City Council has received the staff report at its meeting on August 3, 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 3555 Therese Street, Deephaven, Minnesota, is a single lot of record located within the R-3 District. This property is used for single family residential purposes.

2. The Applicant has made application for a Conditional Use Permit to exceed the hardcover limit by 5.8%.

3. The existing hardcover is 32% and will be reduced to 30.8% with the proposed improvements.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves the conditional use permit to exceed the hardcover limit by 5.8% at 3555 Therese Street, subject to the following conditions:

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 June 22, 2026.

4. Prior to issuance of a building permit, the non-conforming shed shall be brought into compliance with the zoning ordinance.

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

ADOPTED THIS 3rd DAY OF AUGUST, 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:

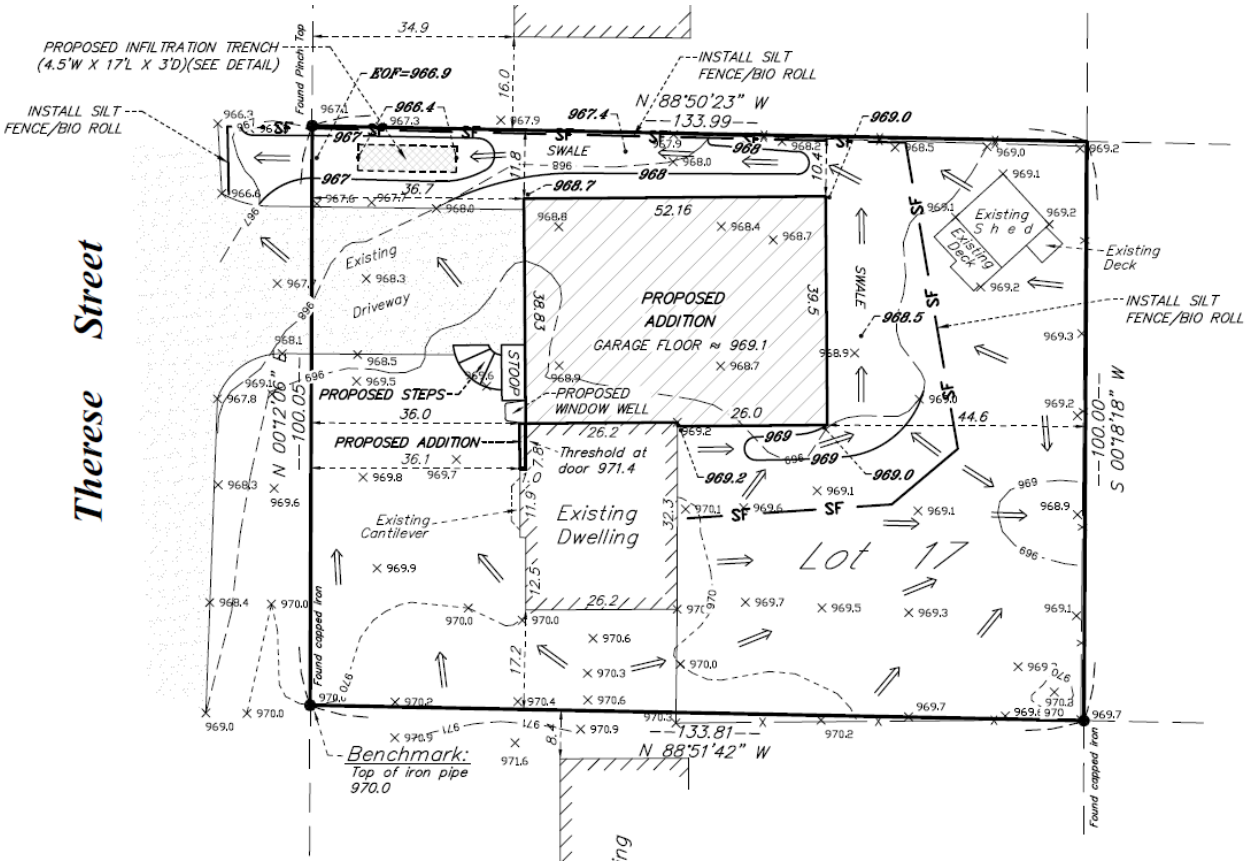
_____
Dan Madsen, City Administrator

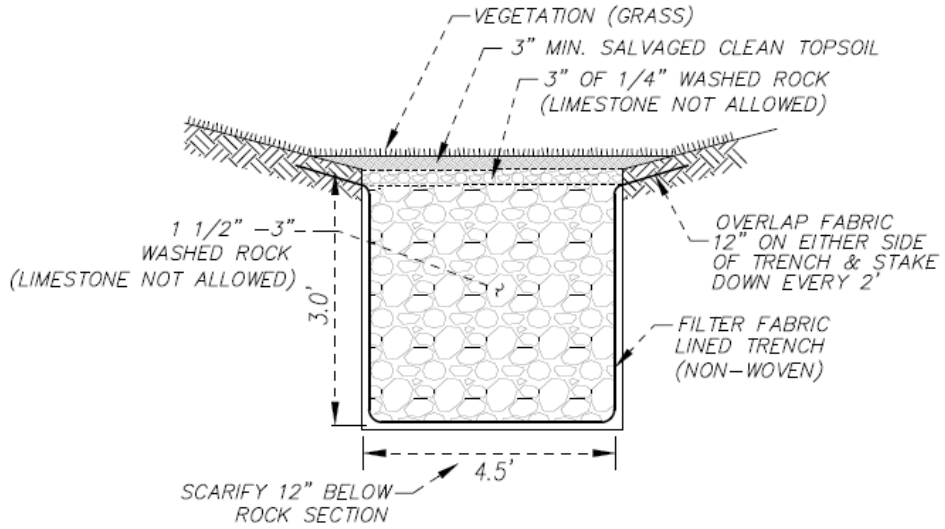
EXHIBIT A

Legal Description

Lot 17, Minnetonka Groveland Park, Hennepin County, MN

EXIBIT B
STORMWATER MANAGEMENT





INFILTRATION TRENCH SECTION DETAIL

NO SCALE

DEEPHAVEN CITY COUNCIL WORKSHOP MEMORANDUM

20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Monday, August 3, 2026
New Business: 7 p.m.
2026 Street Project Tree Replacement

Recommended Action: Approve replacement of two trees for every healthy tree removed on private property due to the 2026 Street Project

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The 2026 Street Project continues to move along smoothly and on schedule. As a part of the project, construction of the roadway or stormwater improvements sometimes impact resident yards. While infrequent, installation of a stormwater culvert in our easement sometimes impacts the roots of trees on private property that are located near the easement area.

Staff are currently working through such a situation during construction of the Calvary Church Stormwater BMP Project. The project requires running a culvert out into and across the road right of way. The running of this stormwater pipe will require cutting through the roots of two well-established healthy trees very near their trunks that are located on private property. Routing of this stormwater pipe will end both trees, so they are scheduled to be removed as a part of the project. The property owner would like these trees to be replaced, and Staff are recommending approval of an operating policy that the City will replace two trees for every well-established healthy tree we need to remove located on private property as a part of this project.

The standard for planting / replacing trees is often based upon the measurement of the trunk of the new tree. Many cities, maybe most, use a two to three inch caliper measurement; meaning the width of the trunk of the tree measures two to three inches. In this instance, Staff recommend providing property owners with a "menu" of sorts, and offering them the opportunity to choose up to two trees for every healthy tree removed from their property. The trees available for selection vary between three and four inch calipers in an effort to provide residents with a more immediate benefit as a replacement. The cost per tree is approximately $2,000 as provided on the attached quote from Hoffman & McNamara Nursery and Landscape. This policy would apply now and into the future for the remainder of the project. Staff do not anticipate many additional trees needing to be replaced, and the current situation would result in the purchase of up to four trees for installation as provided herein.

Members of Staff and the Council can discuss the impact of removing trees on private property, the options involved in replacing those trees and the informal policy of replacing two trees for every one healthy tree we need to remove. Thank you, and as always, feel free to reach out with any questions or requests for additional information that you may have.

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

HOFFMAN & McNAMARA
NURSERY and LANDSCAPE
9045 180TH STREET EAST, HASTINGS, MN. 55033
PHONE (651) 437-9463
hoffmanandmcnamara.com

DATE: 07/22/2026

TO: LANCE BEMBOOM
ASTECH

RE: TREE PLANTING
DEEPHAVEN, MN

FROM: JOSH CONNOR @ HOFFMAN & McNAMARA NURSERY AND LANDSCAPE

FURNISH AND INSTALL THE FOLLOWING ITEMS PER NOTES BELOW:

ITEM NO.	DESCRIPTION	UNITS	EST QTY	UNIT PRICE	TOTAL
	3" CAL NORTHERN CATALPA, HACKBERRY, SPRING SNOW CRABAPPLE, GREENSPIRE LINDEN, REGAL PRINCE OAK, NEW HARMONY ELM, OR VALLEY FORGE ELM	EACH	3	$ 1,926.25	$ 5,778.75
	4" CAL NORTHWOOD RED MAPLE OR GREENSPIRE LINDEN	EACH	3	$ 2,058.50	$ 6,175.50
				TOTAL BID	$ 11,954.25

BID INCLUDES ONE YEAR WARRANTY AND WATERING.
DECUCT $250 PER TREE IF WATERING IS BY OTHERS.
BID INCLUDES TAX.
ADD 1.25% IF BOND REQUIRED. MINIMUM $250 BOND CHARGE.
ADDENDUMS RECEIVED:

ANY QUESTIONS PLEASE CALL. THANK YOU FOR THIS OPPORTUNITY TO QUOTE.

JOSH CONNOR
josh.connor@hoffmanandmcnamara.com

BID #26339

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

August 3, 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 July 2026

July 2026:	June 2026:
267 Traffic Stops	321 Traffic Stops
112 Radio Calls	120 Radio Calls
62 Speeding	80 Speeding
3 Driving after Suspension	2 Driving after Suspension
1 No MN License	2 No MN License
7 Driving after Revocation	10 Driving after Revocation
183 Citations	91 Citations
254 Verbal Warnings	317 Verbal Warnings
4 Written Warnings	2 Written Warnings
1 DWI	0 DWI's
17 Medical Calls	20 Medical Calls
19 Assists to other Agencies	21 Assists to other Agencies
(13 SLMPD)	(6 SLMPD)
(4 MTKA)	(9 MTKA)
(2 WAYZATA)	(5 WAYZATA)
	(1 WATER PATROL)
4 Assist to Deephaven	12 Assists to Deephaven
(3 SLMPD)	(5 SLMPD)
(1 MTKA)	(3 MTKA)
	(4 WAYZATA)

8 Accidents	7 Accidents
2 Permits to acquire handgun	1 Permit to acquire handgun
16 Alarms	23 Alarms

The following statistics are Part 1 and Part 2 crimes reported for the month of July 2026:

INCIDENT	DATE	DETAILS:
Arrest - 5th Degree Drugs -Warrant	2026-07-02	Officer was conducting stationary patrol and observed an individual driving a vehicle. Officer knew the individual from previous contacts and checked if the individual had warrants. Officer confirmed that the individual did a have an active warrant. Officer located the individual at Deephaven Main Beach sitting in the driver seat of a parked vehicle. Officer advised the individual that he had a warrant and ordered the individual out of the vehicle. The individual informed this officer that he had tinfoil inside his sock. The subject advised that there would be fentanyl residue inside the tinfoil. Officer requested a Minnetonka K-9 Officer to the scene. Minnetonka K-9 Officer arrived on scene and alerted on the vehicle. Officers conducted a vehicle search, in which paraphernalia and narcotics were located. The driver claimed ownership of the narcotics and was placed under arrest. While in custody the suspect informed officers that he swallowed a large amount of fentanyl. Officers removed the suspect from the squad car and requested Excelsior Fire and Medics. Officers attempted to provide the suspect with Narcan, but he refused. The suspect was transported to HCMC for further care while being followed by an officer. The male was placed on a Hold while at the hospital due to his altered mental status. Officer was notified of suspects pending release and responded back to transport the suspect to Hennepin County Jail.
Theft	2026-07-03	CSO was stopped by a resident that had an American flag stolen off her property.
Fireworks Complaint- Flee on Foot- Park After Hours- Citation	2026-07-04	Officer issued a citation for a male who was seen in the park after hours lighting off fireworks and fled from officers on foot.
Suspicious Activity- Flee on Foot	2026-07-05	The officer had seen a male and female running the area of the address earlier in the night as soon as they saw the patrol car. While driving through later, the officer located the two individuals again standing on the side of the road. The officer activated his emergency lights and told the male and female to stop and stand in front of the patrol car. The male complied and the female began to run. The male stood in front of the officer

			and had to be moved to the side as he began chasing after the female. The officer lost the female as she ran through the yards. The officer returned to his patrol car and the male was gone. The area was checked, individuals were not located.
Vandalism - Phone Call		2026-07-09	A Resident called to report to the police department that their house was egged and had paper towels spread around the yard during the night. The resident did not know who did it and the security cameras did not capture them.
Traffic Stop - OHM - Pursuit - Formal Complaint		2026-07-09	Officer was on patrol and observed two juveniles riding an Off Highway Motorcycle. Officer ordered the individuals to stop and get off the bike. The juveniles then fled westbound on the Lake Regional Trail. Officer activated his overhead emergency lights and sirens and pursued the juveniles. The juveniles stopped a half mile later. The juveniles' parents were contacted and advised to pick them up at the Deephaven Police Department. The off-highway motorcycle was impounded and transported to the Deephaven Police Department. Charges sent via Formal Complaint.
Dumping Complaint - Unfounded		2026-07-10	Officer was dispatched for a report of a vehicle dumping trash into the parking lot at Saint Therese Church. Officer drove the lot and did not observe the vehicle or any trash in the lot. The vehicle is likely to be employees at the church.
DWI - Arrest - Formal Complaint		2026-07-11	Officer conducted a traffic stop on a vehicle after observing poor driving conduct. The driver of the vehicle exhibited signs of impairment and admitted to alcohol consumption. The driver performed standardized field sobriety tests and provided a preliminary breath test sample, resulting in a BrAC of 0.09. The driver, Griffin James Slightam, 30 of Stewartville was arrested for DWI. Two passengers in the vehicle were intoxicated and unable to drive the vehicle safely. A sober driver came to the scene and drove the vehicle away. The driver was transported back to the Deephaven Police Department and read the MN Breath Test Advisory. The driver agreed to take the DMT breath test, resulting in a final value of 0.08 g/210L BrAC. The driver was released to a sober party. This case should be forwarded to the city attorney for 4th Degree Driving While Impaired charges.
Traffic Stop - Under Age Marijuana Possession-Citation		2026-07-13	Officer observed a vehicle that had dark tint on the windshield and no front license plate with purple LED headlights. I saw the side and rear windows also had dark tint as the vehicle turned south on Minnetonka Blvd. I stopped the vehicle and spoke to the male driver. While standing at the open driver's window I could smell a strong odor of Cannabis coming from inside of the vehicle. The driver said his sister drives the vehicle and she smokes Cannabis. The driver said I could search the vehicle and I told him I was going too based on him being 18 years old and not of age to possess Cannabis. I located two THC vape pens. The male was cited for underaged possession of Cannabis. The

			vape pens seized from the vehicle did test positive for THC.
Traffic Stop - Citation		2026-07-15	While conducting stationary radar, I saw the vehicle southbound on Minnetonka Blvd at Circle Dr. I saw the vehicle slow and turn sideways across Minnetonka Blvd on the back side of a hill, obscuring the vehicle to southbound traffic. The vehicle had to back up once to complete the turn and then drove northbound on Minnetonka Blvd. I followed the vehicle and when I reacquired it. I saw it exceeded the posted speed limit. I verified the vehicle's speed with my front radar antenna in same lane mode and saw a speed of 46 MPH in a 35 MPH zone. I activated my emergency lights and stopped the vehicle. While speaking with the driver I smelled an odor of a consumed alcoholic beverage and cannabis coming from the vehicle. The driver agreed to conduct SFSTs and admitted that he had improperly packaged Cannabis in the vehicle. The driver was mailed a citation for speed, Careless driving and open container of cannabis. 7 grams of cannabis was located behind the driver's seat.
Underage Consumption - Citations		2026-07-28	Officer observed three individuals walking near the Deephaven Main Beach and two of the individuals had open beer bottles. The officer identified the three as all under 21 and that they had been drinking. The officer issued citations for minor consumption and open containers. The juvenile males were released to parents.

Accident	Date	Details
PD Accident	2026-07-01	A resident of Deephaven came into the police department lobby to report his vehicle was struck by a juvenile on an E-Bike at the LRT crossing at Linwood Road. The resident initially didn't see the damage and spoke to the child prior to leaving. He did not get a name and later realized the quarter panel of his new car was dented. The resident was going to pay for the repairs out of pocket and wanted the police department to be aware of what happened.
PD Accident	2026-07-04	Officer responded to a bus vs parked SUV crash in the parking area of Deephaven Main Beach during the 4th of July fireworks. The bus was making a left hand turn from Azure Rd onto Parkway when the side of the bus made contact with the open lift gate of the SUV. Both vehicles sustained light paint damage.
PD Accident - Property Damage	2026-07-04	Officers were notified by a witness that a bus had caused damage to a wall on an individual’s private property on Lake Avenue. An accident exchange form was completed and provided to the driver on scene. A copy was later given to the homeowner. A state accident report was completed and uploaded to the media section.
PD Accident	2026-07-08	Officer was dispatched to the intersection of Vine Hill Road and Excelsior Boulevard for a property damage accident. An accident exchange form was completed and given to both drivers. A state accident report was completed.
PD Accident H&R	2026-07-19	Officer was dispatched to a mailbox on Lakeview Avenue that was hit by a car sometime in the night. Officer found car parts in the debris where the mailboxes were hit. Officer located the vehicle on Lakeview Avenue. Accident report was completed.
PD Accident-Citation	2026-07-21	Officer responded to Rutledge Road and Minnetonka Boulevard for a PD Accident. The driver went off the road and hit a utility pole. The driver was cited for Inattentive Driving.
PD Accident	2026-07-22	Officer was dispatched to Highway 7 and Vine Hill Road for a two-vehicle PD Accident. An accident exchange form was completed. A state accident report was completed.
PD Accident	2026-07-24	An officer was dispatched to a property damage accident with an Asplundh Tree Care semi that rear-ended a passenger car on Excelsior Boulevard while pulling out of the Coldwell Banker Realty parking lot.