DEEPHAVEN CITY COUNCIL WORKSHOP
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
6:00 P.M. Tuesday, September 8th, 2026

AGENDA

6:00 P.M. WORKSHOP

A. 2027 Draft Budget and Preliminary Property Tax Levy
B. Recodification of City Code
C. 2027 – 2031 Marina Fees

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Council Agenda: Old Business
6 p.m. | 7 p.m. Tuesday, September 8, 2026
Resolution Adopting the 2026 Preliminary
Property Tax Levy, Payable in 2027

Recommended Motion: None. No action is required, the Preliminary Levy does not need to be approved and certified until the Monday, September 21, 2026, Council Meeting.

Alternative Recommended Motion: Approve Resolution Establishing 2026 Preliminary Property Tax Levy, Payable in 2027. This is available if the Council is comfortable with the Preliminary Levy and Draft Budgets as presented.

Preliminary Levy and Budget Summary:
The only action needed before September 30th is the passage of a Resolution establishing the Preliminary Property Tax Levy as the ceiling on what will be levied for 2027.

- The attached Resolution reflects the attached Draft 2027 Budget, inclusive of a 7th Police Officer. This is an estimated cost of approximately $175,000, but will likely be less based upon hiring range and timing of any potential hire. If the Greenwood Police Services Agreement is not approved, this expense can be removed from the 2027 Draft Budget and Levy.
- The General Fund Property Tax Levy is currently projected to be $3,820,924.60. If approved, this would reflect an increase of $331,258.60, or 9.49%, from the 2026 Final Levy of $3,489,666.
- The Capital Improvement Fund Levy is currently projected to be $1,100,000. If approved, this would reflect an increase of $100,000, or 9.09%, from the 2026 Final CIP Levy of $1,000,000. This fund has a current negative balance of 283,133 coming into 2026. With the delay of the Pavilion Project, this fund balance should end 2026 in a positive state of approximately $220,000 at the end of 2026. We will update the CIP Spreadsheet when we have more capital expenses factored later this year and upon completion of the 2026 Street Project.
- The Debt Service Levy is currently projected to be $189,315. If approved, this would reflect a decrease of $1,470, or .78%, from the 2026 Final Levy of $190,785. The 2026A Series Bond has a payment in the amount of $128,418.75, but that payment was capitalized upon bond issuance and has already been reserved for payment.
- Overall, if left unchanged, the 2027 Draft Preliminary Property Tax Levy would be in the amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451.

The City Council met in Workshop on July 6, August 3, August 17 and September 8 to discuss the Draft 2027 Deephaven General Fund Budget, Draft 2027 Enterprise Fund Budgets, and review the Draft 2026 Preliminary Property Tax Levy payable in 2027. While the Council has

recently reviewed all budgets to gauge the wholistic impact of the City's financial operations, the only true action item here in September is the approval of the Preliminary Property Tax Levy that will need to be certified to the County no later than September 30, 2026. No formal action is necessary at this meeting, as the Council has one more scheduled meeting prior to this deadline. If, however, the Council is comfortable with the amount of the Preliminary Levy, the Council could approve the attached Resolution Adopting the 2026 Preliminary Property Tax Levy, Payable in 2027.

The Draft Budget provided herein for review remains largely unchanged from prior versions presented for discussion and review. The one adjustment that was made was the inclusion of a 7th Police Officer in the Police Budget that reflects the potential agreement with the City of Greenwood. The estimated cost of this officer, for preliminary levy purposes, is factored at $175,000. This is the highest estimated cost this position would have on the budget, and factors a lateral hire commanding the highest current pay for an officer, with full estimated overtime compensation and family health insurance – all factored with the potential 4% cost of living increase and factored 10% increase in health insurance expense for 2027. Staff believe these numbers can be reduced as we move into the final property tax levy process and have more time to refine actual health insurance and cost increases, and arrive at a better timeline and gameplan for potentially hiring a 7th officer. If the Greenwood Police Services Agreement is not approved, this would be removed from the budget.

In an effort to offset this potential cost increase, Staff have reduced the Contingency line item to $0 and the draft preliminary levy was increased by $75,000. These shifts result in a current Draft 2027 Preliminary Property Tax Levy in the amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451.

As provided in prior Memorandums, this preliminary budget and levy process reflects what Staff believe will be the worst-case budget scenarios and impacts. They also look forward and set the City up for success in future projects and initiatives. If the Council wanted to lower the preliminary levy, the Council could elect to reduce the CIP Levy by $100,000 to the amount levied last year, or more. This, however, would set us back in stepping up our property tax levy to mitigate the impact of a potential bond issuance for the 2029 Street Improvement Project. It would also limit the increase of the CIP Fund Balance that is otherwise available for Park projects, equipment replacement and other capital expenses.

Staff are confident there can be other budget reductions to the 2027 projected budget as we continue to move through the 2026 budget year. Additionally, the Council could look to reduce the 2027 levy by increasing the transfer from Enterprise Funds. As a final option, while not recommended, the Council could approve the use of the Fund Balance to fill any deficits in the 2027 General Fund Budget. While this would result in the City approving an unbalanced budget for 2027, there is a case that can be made to use the fund balance to lower the levy as the City of Greenwood would be repaying half of the cost of the 7th officer hire if the PD Services

Agreement is approved Greenwood would be reimbursing 25% of the actual officer costs in both 2028 and 2029, in addition to their annual Polce Services contractual payment in the approximate amount of $335,000 in 2029 and thereafter.

Attached for your review is a draft of a Resolution that would formally adopt the 2027 Preliminary Property Tax Levy. Members of the Council and Staff can discuss and review the budgets and this Resolution at our meeting on Tuesday, September 8th, and Staff can answer any questions the Council may have.

Thank you, and as always, please send any questions, comments or requests for additional information you may have.

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Kent Carlson on Tuesday, September 8, 2026, at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following Council Members were present: Carlson, Scherschligt, Jewett, Studer and Erdmann. The following were absent: None. A motion to adopt the following resolution was made by _____, seconded by _____.

RESOLUTION # XX-XX
A RESOLUTION ADOPTING THE 2026 PRELIMINARY PROPERTY TAX LEVY, PAYABLE IN 2027

WHEREAS, the Council held budget workshop meetings on July 6, August 3, August 17 and September 8 to discuss the proposed preliminary 2027 Budgets, Ad Valorem Property Tax Levy, Debt Service Property Tax Levy and Capital Improvement Fund Property Tax Levy anticipated for 2027; and

WHEREAS, the Deephaven Preliminary Property Tax Levy is required to be certified to the Hennepin County Auditor no later than September 30, 2026 pursuant to MINN. STAT. §275.065, subd. 1; and

WHEREAS, the Debt Service Levy for the 2019A Series Street Reconstruction Bond requires the 2027 amount to be levied for that debt as $189,315; the new 2026A Series Bond has a payment due in the amount of $128,418.75 which will be paid from available funds that were capitalized and held upon issuance of the 2026A Series Bond.

WHEREAS, the City of Deephaven Capital Improvement Fund Levy is proposed in the amount $1,100,000 to fund the City's Capital Improvement Fund equipment purchases and infrastructure improvements scheduled for 2027 and beyond; and

WHEREAS, the Ad Valorem levy is recommended to be set at $3,820,924.60 to fund municipal operations in 2027; and

WHEREAS, the combined total of these levies establishes the 2027 Draft Preliminary Property Tax Levy, which would be in the final amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451; and

WHEREAS, the City of Deephaven will hold its annual Truth in Taxation Public Hearing and review the Final 2026 Property Tax Levy, Payable in 2027, at 7 p.m., Monday, December 7, 2026.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Deephaven, County of Hennepin, State of Minnesota, that the following sums of money as per the attached budget be

levied and collectible in 2027 upon the taxable property in said City of Deephaven for the following purposes:

Debt Service Levy*	$	189,315
Capital Improvement	$	1,100,000
Ad Valorem (General) Levy	$	3,820,924.60
Total Preliminary Property Tax Levy:	**$**	**5,110,239.60**

*The 2026A Series Bond has a 2027 payment due in the amount of $128,418.75 which will be paid from available funds that were capitalized and held upon issuance of the 2026A Series Bond. No property tax levy is necessary for this payment.

BE IT FURTHER RESOLVED that the City Clerk shall submit the Preliminary Levy to the Hennepin County Auditor prior to September 30, 2026.

BE IT ALSO RESOLVED that the City of Deephaven will hold the annual Truth in Taxation Public Hearing to review the 2027 Budget and Final 2027 Property Tax Levy at 7 p.m., Monday, December 7, 2026, at Deephaven City Hall, 20225 Cottagewood Road, Deephaven, Minnesota 55331.

Adopted by the Council of the City of Deephaven, Minnesota on Tuesday, September 8, 2026. The following Council Members voted in favor: Carlson, Scherschligt, Studer, Jewett and Erdmann. The following members voted against or abstained: None. Where upon the motion was declared passed and executed.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenarz-Greenwaldt, City Clerk

Deephaven General Fund Revenues

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	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	31.20%	$3,489,666.00	**$3,820,924.60**	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	196.68%	$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	**$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	78.26%	$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	32.03%	$3,500,166.00	**$3,831,424.60**	
Licenses and Permits										
101-32110	Alcohol / Tobacco Licenses	$1,742.00	$725.00	$700.00	$725.00	$0.00	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	23.11%	$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	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	59.01%	$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	**$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	20.00%	$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	87.75%	$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	65.89%	$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	102.92%	$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	156.25%	$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	**$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	9.29%	$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	50.00%	$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	58.12%	$174,699.32	**$191,410.23**	
101-39600	Woodland Administrative Services	$45,490.00	$5,213.50		$94,140.00	$54,205.86	50.00%	$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	50.00%	$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%	$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	**$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%	$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%	$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	148.68%	$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	82.25%	$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	81.54%	$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%	$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**	**76.30%**	**$564,747.32**	$691,483.85	
Intergovernmental Revenues										
101-33416	POST Reimbursement	$7,104.00	$5,050.99	$0.00	$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	0.40%	$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	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	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	**$0.00**	
	Public Safety Aid	$0.00	$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**	**0.26%**	**$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	46.45%	$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	50.00%	$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	50.00%	$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	50.00%	$20,000.00	**$20,000.00**	Salaries and equipment, increased based upon Compensation
101-39200	Sewer Fund Transfers	$38,424.00	$70,611.00	$0.00	$160,000.00	$107,500.00	50.00%	$215,000.00	**$190,000.00**	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**	**49.77%**	**$550,000.00**	$525,000.00	
Miscellaneous Income										

101-36100	Special Assessments	$161.00	$1,436.90	$0.00	$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	$7,798.21	25.99%	$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	**$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%	$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	**$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	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	**$0.00**	
101-34950	Sale of Property	$1,063.00	$0.00	$2,600.00	$0.00	$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	**$0.00**	
	Total Miscellaneous Income	**-$112,433.00**	**$204,362.90**	**$500,514.00**	**$284,600.00**	**$75,897.63**	**207.94%**	**$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**	**$2,183,733.11**	**39.98%**	**$5,461,846.52**	**$5,901,063.45**	

Deephaven General Fund Expenses

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	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	51.13%	$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	49.34%	$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	50.04%	$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	51.36%	$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%	$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	112.50%	$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	62.40%	$59,723.28	**$65,695.61**	Factors 10% increase. 4 Employees, 2 Single 2 Family
	Dental Insurance	$0.00	$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	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	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	50.00%	$26,400.00	**$26,400.00**	Council Pay
101-41100-121	Pera	$240.00	$240.00	$240.00	$180.00	$120.00	6.06%	$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	50.00%	$1,636.80	**$1,636.80**	6.2% S.S.
101-41100-123	Medicare	$383.00	$377.00	$383.00	$383.00	$191.40	50.00%	$382.80	**$382.80**	1.45% Medicare
101-41100-124	MN Paid Leave	N/A	N/A	N/A	N/A	$58.08	0.00%	$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	78.52%	$300.00	**$500.00**	
101-41100-301	Auditing	$16,950.00	$16,500.00	$25,466.00	$38,900.00	$28,050.00	178.10%	$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	66.33%	$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	467.94%	$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	18.53%	$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	**$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	79.07%	$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	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	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	14.73%	$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	**$0.00**	Excelsior Fireworks Program
101-41100-439	Miscellaneous	$0.00	$2,102.00	$566.00	$0.00	$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	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	0.00%	$500.00	**$200.00**	Supplies, ballots
101-41200-219	Election Operational Supplies	$0.00	$0.00	$3,021.00	$0.00	$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	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	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	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	**$0.00**	Meals and Mileage reimbursement
101-41200-372	Election Meals	$927.00	$0.00	$3,357.00	$0.00	$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	20.23%	$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	18.36%	$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	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	88.63%	$43,000.00	**$45,000.00**	Software Support, IT, GovOffice Website, PSN,
101-41400-313	Computer	$0.00	$0.00	$10,493.00	$766.00	$0.00	0.00%	$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	60.00%	$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	48.99%	$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	80.18%	$5,500.00	**$6,500.00**	
101-41400-331	Training Expenses	$833.00	$0.00	$669.00	$845.00	$1,139.46	75.96%	$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	**$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	44.79%	$3,000.00	**$3,000.00**	
101-41400-371	Registration	**$0.00**	**$0.00**	**$350.00**	$175.00	$845.00	28.17%	$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	130.56%	$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	**$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	59.10%	$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	**$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	46.34%	$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	43.13%	$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	35.69%	$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	116.72%	$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	88.51%	$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	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%	$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**	**61.84%**	**$1,047,388.64**	**$1,136,165.72**	
Public Safety Expenses										
101-42100-101	Salaries	$786,411.00	$807,987.00	$939,492.00	$993,303.00	$555,356.83	52.27%	$1,062,484.80	**$1,237,723.97**	7 Union officers, Chief, Lieutenant, PD Admin Asst.
101-42100-102	Salaries - Overtime		$958.00	$4,910.00	$23,333.00	$16,686.21	59.51%	$28,041.30	**$34,906.50**	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	48.24%	$193,023.12	**$215,613.35**	17.7%, inlc. Overtime
101-42100-122	Social Security	$4,604.00	$4,861.00	$10,740.00	$5,549.00	$3,020.72	53.60%	$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	52.20%	$15,812.63	**$18,453.14**	1.45% Medicare
101-42100-124	MN Paid Leave					$2,558.53	0.00%		**$11,199.15**	0.88% MN Paid Leave
101-42100-127	HSA US Bank		$28,140.00		$27,625.00	$29,250.00	100.00%	$29,250.00	**$35,750.00**	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	61.32%	$140,383.80	**$177,453.14**	Factors 10% increase. 9 Employees, 5 Family, 4 Single
	Dental Insurance						0.00%	$11,394.97	**$6,559.56**	Factors 10% increase eff. 7/1/2027. 9 employees
	Life Insurance						0.00%	$2,251.44	**$112.20**	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	36.29%	$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	40.42%	$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	43.87%	$21,000.00	**$21,000.00**	
101-42100-214	Forms/Printing	$260.00	$889.00	$222.00	$844.00	$0.00	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	7.27%	$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	34.72%	$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%	$0.00		Combined with Equipment Maintenance: 101-42100-319
101-42100-229	R&M Supplies				$78.00		0.00%			
101-42100-231	Firearm Training Supplies	$2,806.00	$4,203.11	$4,976.00	$6,397.00	$5,428.52	75.40%	$7,200.00	**$7,200.00**	
101-42100-249	Minor Equipment	$1,251.00	$1,328.00	$519.00	$333.00	$43.99	2.75%	$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	20.00%	$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	42.30%	$57,856.92	**$51,800.00**	Deephaven and Woodland Prosecuting Attorney Fees
101-42100-309	Professional Services	$34,617.00	$49,103.00	$75,578.00	$54,519.00	$74,781.68	123.28%	$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				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	44.56%	$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	41.77%	$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	40.19%	$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	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	66.20%	$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	48.51%	$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	153.49%	$500.00	**$800.00**	
101-42100-433	Dues/Subscriptions	$2,709.00	$2,355.00	$1,328.00	$2,034.00	$1,548.50	31.89%	$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**	**54.42%**	**$1,755,208.53**	**$2,013,406.98**	
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	80.38%	$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	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			0.00%		**$117,699.54**	2026 SCBA & Chiller Capital Purchase Prepaid in 2025
	Fire District Expense	**$602,613.00**	**$733,459.00**	**$846,888.00**	**$952,145.00**	**$523,632.20**	**58.09%**	**$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	53.30%	$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	49.76%	$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	52.31%	$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	53.76%	$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%	$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	25.00%	$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	74.44%	$29,861.64	**$24,041.95**	Factors 10% increase. 1 Single HSA, 1 Single non-HSA
	Dental Insurance	$0.00	$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	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	9.91%	$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	72.19%	$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	21.12%	$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	92.16%	$110,000.00	**$127,750.00**	**Metro West Inspection Cost**
101-42400-331	Transp/Training	$0.00	$0.00		$250.00		0.00%	$500.00	**$500.00**	
101-42400-433	Dues/Subscriptions	$699.00	$632.00	$647.00	$733.00	$20.50	2.93%	$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**	**64.64%**	**$393,074.01**	**$402,156.32**	

Public Works Expenses										
101-43900-101	Salaries Full Time	$235,600.00	$260,683.00	$336,179.00	$458,001.00	$240,802.64	48.56%	$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	84.85%	$13,670.25	**$14,365.73**	
101-43900-106	Seasonal	$0.00	$2,016.00	$13,584.00	$12,768.00	$6,200.00	31.00%	$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	49.53%	$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	47.36%	$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	48.76%	$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%	$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	100.00%	$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	60.83%	$80,660.52	**$88,726.57**	Factors 10% increase. 3 Family, 2 Single
	Dental Insurance	$0.00	$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	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	43.11%	$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	#DIV/0!	$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	#DIV/0!	$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	35.93%	$6,000.00	**$6,000.00**	General Engineering, Not Project Related
101-43100-309	Street Other Professional Services	$0.00	$0.00	$0.00	$41,385.00	$14,802.50	37.01%	$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	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	46.23%	$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	39.68%	$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	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%	$0.00	**$1,000.00**	
101-43900-201	Office Supplies	$0.00	$0.00	$0.00	$397.00	$0.00	0.00%	$300.00	**$300.00**	
101-43900-211	Uniforms	$0.00	$1,979.00	$2,331.00	$2,270.00	$3,641.56	91.04%	$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	32.99%	$36,000.00	**$36,000.00**	
101-43900-219	Operational Supplies	$0.00	$12.00	$1,175.00	$0.00	$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	29.79%	$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	6.24%	$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	31.79%	$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	**$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	58.82%	$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	64.45%	$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	41.93%	$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	108.54%	$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%	$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	1.17%	$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	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	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	47.52%	$1,003,443.86	**$1,061,342.65**	

Parks and Recreation Expense										
	Beach Patrol Salaries	N/A	N/A	N/A	N/A	**$0.00**	0.00%	**$0.00**	**$55,000.00**	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%**	**$0.00**	**$4,650.00**	Beach Patrol FICA
101-45100-123	Medicare	N/A	N/A	$592.00	$569.00	**$293.86**	**0.00%**	**$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%**	**$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	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	243.76%	$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	80.02%	$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	59.82%	$20,000.00	$20,000.00	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	39.33%	$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%	$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	45.41%	$65,000.00	$8,650.00	Weed/fertilizer application, used to include Beach Patrol Salaires
101-45100-381	Electricity	$6,825.00	$6,386.00	$3,327.00	$6,893.00	$4,022.92	50.29%	$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	51.82%	$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	23.66%	$40,000.00	$40,000.00	Tree and pond treatments, Ash Tree Removal
101-45100-419	Rental	$1,449.00	$949.00	$1,704.00	$2,235.00	$960.71	80.06%	$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	23.92%	$12,000.00	$12,000.00	Thorpe, Childrens, City Hall
	Parks and Recreation Expenses	**$78,833.00**	**$83,147.55**	**$121,963.00**	**$219,034.00**	**$76,525.82**	**45.09%**	**$169,700.00**	**$153,247.50**	

Contingency									
101-41400-229	**Contingency**	$0.00	$0.00	$18,382.00	$2,600.00	**$997.00**	**0.59%**	**$169,203.17**	**$0.00**

Total General Fund Expenses	**$2,128,620.00**	**$2,516,202.02**	**$2,866,676.00**	**$5,100,749.00**	**$2,935,041.45**	**53.96%**	**$5,439,467.20**	**$5,901,063.45**

Revenues	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027
Ad Valorem Taxes	$2,479,382.00	$2,678,878.00	$2,988,393.00	$3,143,938.00	$1,121,022.86	32.03%	$3,500,166.00	**$3,831,424.60**
Licenses and Permits	$356,681.00	$452,030.10	$433,405.00	$610,899.00	$281,128.12	65.89%	$426,650.00	**$420,625.00**
Charges for Service	$299,886.00	$328,060.93	$518,137.00	$636,158.00	$430,926.84	76.30%	$564,747.32	**$691,483.85**
Intergovernmental Revenues	$302,046.00	$473,150.99	$339,358.00	$427,333.00	$1,000.00	0.26%	$383,783.20	**$396,000.00**
Fines, Penalties & Transfers	$67,259.00	$103,552.00	$33,532.00	$426,254.00	$273,757.66	49.77%	$550,000.00	**$525,000.00**
Miscellaneous Income	-$112,433.00	$204,362.90	$500,514.00	$284,600.00	$75,897.63	207.94%	$36,500.00	**$36,530.00**
Total Revenues	**$3,392,821.00**	**$4,240,034.92**	**$4,813,339.00**	**$5,529,182.00**	**$2,183,733.11**	**39.98%**	**$5,461,846.52**	**$5,901,063.45**

Expenditures	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027
Administrative Expeense	$651,772.00	$782,785.60	$837,928.00	$1,038,503.00	$647,739.47	61.84%	$1,047,388.64	**$1,136,165.72**
Public Safety Expense	$1,198,655.00	$1,296,828.11	$1,513,832.00	$1,572,104.00	$955,163.94	54.42%	$1,755,208.53	**$2,013,406.98**
Excelsior Fire District	$602,613.00	$733,459.00	$846,888.00	$952,145.00	$523,632.20	58.09%	$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	64.64%	$393,074.01	**$402,156.32**
Public Works Expense	$527,272.00	$628,057.39	$800,296.00	$902,196.00	$476,885.19	47.52%	$1,003,443.86	**$1,061,342.65**
Parks and Recreation Expense	$78,833.00	$83,147.55	$121,963.00	$219,034.00	$76,525.82	45.09%	$169,700.00	**$153,247.50**
Contingency	$0.00	$0.00	$18,382.00	$2,600.00	$997.00	0.59%	$169,203.17	**$0.00**
Total Expenditures	**$3,327,275.00**	**$3,813,030.13**	**$4,380,508.00**	**$5,100,749.00**	**$2,935,041.45**	**53.96%**	**$5,439,467.20**	**$5,901,063.45**

Year	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2026
Total Revenues	$3,392,821.00	$4,240,034.92	$4,813,339.00	$5,529,182.00	$2,183,733.11	39.98%	$5,461,846.52	**$5,901,063.45**
Total Expenditures	$3,327,275.00	$3,813,030.13	$4,380,508.00	-$5,100,749.00	-$2,935,041.45	53.96%	$5,439,467.20	**$5,901,063.45**
Revenues over (under) Expense	$65,546.00	$427,004.79	$432,831.00	$428,433.00	-$751,308.34		$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 = $23,030.96; City Hall has 2 Single, 2 Family = $65,695.61
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; 57.15; 74.15; 87.61) times 2080 hours = $1,237,723.97
Overtime line item computed adding one new officer as hourly average for officers, excluing Chief and Asst. Chief (47.52; 54.87; 56.86; 57.15; 57.15; 57.15; 57.15) times 1.5 for OT Compensation times 60 hrs per officer for 7 officers = $34,906.50
Health Insurance 10% increase Projections adding one new officer: Single HSA = $9,816.84; Family at 80% City Cost = $23,030.96; The Police Department is projected 5 Family and 5 Single = $177,453.14
Dental Insurance 10% increase projection: $655.96 per employee x10 = $6,559.56
Life Insurance 10% increase projection: $112.20 per employee x10 = $1,122.00

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 = $23,030.96; Public Works has 2 Single and 3 Family = $88,726.57
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 Capital Improvement Plan

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	YTD 2026	Projected 2026	Draft 2027	Draft 2028	2026 Notes	2027 Notes	2028 Notes
Capital Improvement Revenues														
Interest Income	$12,487	$148	$8,251	$200	$0	$0	$200	$0	$200	$0	$0			
Franchise Fees	$94,641	$94,392	$94,915	$94,500	$163,365	$189,494	$220,000	$95,026	$220,000	$200,000	$200,000			
Tax Levy	$394,469	$394,994	$445,081	$450,000	$700,000	$900,000	$1,000,000	$500,000	$1,000,000	$1,100,000	$586,707	Reflects reduced levy for 2026 Project	Reflects reduced levy for 2026 Project	
Grant / State Aid / Rescue Funds	$20,000	$750,000	$0	$0	$0	$300,000	$0	$0	$0	0	0			
Vehicle Forfeitures	$0	$9,430	$0	$0	$0	$0	N/A	$0	N/A	0	0			
Sale of Equipment	$0	$52,300	$0	$65,000	$50,905	$21,025	$65,000	$65,000	$0	$25,000	$25,000	Trade in value of old CAT Wing Plow- $65,000 but came off of purchase price		
General Fund Transfer	$200,000	$150,000	$200,000	$0	$0		N/A	N/A	N/A	N/A	N/A			
Enterprise Fund Transfers	$0	$16,000	$32,000	$52,000	$70,000	$0	$0	$0	$0	$0	$0	Discontinued		
Small Cities Road Aid					$58,558	$0	$62,160.00	$0	$62,160.00	$57,407.00	$57,407.00			
Bond Proceeds	$78,227	$0	$0	$0	$293,058	$0	$0	$0	$0	0	0			
Miscelaneous Revenues	$100,400	$6,393	$0	$0	$21,809	$500	$0	$0	$0	0	0			
Total CIP Revenues	**$900,224**	**$1,473,657**	**$780,247**	**$661,700**	**$1,357,695**	**$1,411,019**	**$1,347,360**	**$660,026**	**$1,282,360**	**$1,382,407**	**$869,114**			

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	YTD 2026	Projected 2026	Draft 2027	Draft 2028			
Capital Improvement Expenses														
City Hall	N/A	N/A	N/A	N/A	$52,143	$230,134	$55,000	$0	$55,000	$125,000	$0			
Police Department	N/A	N/A	N/A	N/A	$361,447	$42,058	$15,000	$33,000	$33,000	$142,000	$154,200	$33k PD Server		
Public Works	N/A	N/A	N/A	N/A	$625,795	$219,683	$318,000	$316,624	$251,624	$87,000	$0	2026 Cat Loader, Wing and Plow Council approved 11.3.2025		
Park and Rec.	N/A	N/A	N/A	N/A	$2,755	$692,511	$605,000	$63,376	$605,000	$180,500	$15,000	Village Hall Pavillion ($550,000), Retaining Wall; Thorpe Park Concrete Borders		
Roads and Streets	N/A	N/A	N/A	N/A	$495,072	$322,164	$140,000	$191,912	$592,927	$180,000	$180,000	$132,669 Fog and Chip / $305,469.43 Street Project Engineering Fees / $154,788.37 2026 Street Project Additional Construction / Admin Expense		
Total CIP Expense	**$835,055**	**$1,612,511**	**$905,710**	**$1,100,413**	**$1,537,212**	**$1,506,550**	**$1,133,000**	**$604,912**	**$1,537,551**	**$714,500**	**$349,200**			

Equipment Purchases Only	2026	Draft 2027	Draft 2028
Projected Revenues	$1,282,360	$1,382,407	$869,114
Projected Expenses	$1,537,551	$714,500	$349,200
Projected Total	-$255,191	$667,907.00	$519,914

2027 Total Equipment Expense	$865,236	Note: If we buy everything next year projected in our CIP Plan
2027 Total Depreciation Expense	$516,586	If we fully funded depreciation, it is recommended we do not fund next year.
Total 2027 CIP Expense	$1,381,822	Note: Cost of all CIP purchases and fully funded depreciation

2028 Total Current Expense	$349,200	Note: If we buy everything next year projected in our CIP Plan
2028 Total Depreciation Expense	$512,052	If we fully funded depreciation, we could partially fund based upon projections
Total 2028 CIP Expense	$861,252	Note: Cost of all CIP purchases and fully funded depreciation

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	Draft 2027	Draft 2028
Capital Fund Balance	$501,301	$435,278	$309,815	-$8,085	-$187,602	-283,133	-538,324	$29,583	$449,497
							Includes $255,191 with deficit from 2026 Street Project		

City Hall Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Computers (7 Stations)	$35,000	4	2027	$8,750		
Server	$25,000	5	2030	$5,000		
Software / Programs	$65,000	10	2027	$6,500		Moved again to 2027, has been in CIP since 2024
Website	$25,000	10	2027	$2,500		Moved again to 2027, has been in CIP since 2024
Phone System	$12,000	7	2032	$1,714		
Copier / Scanner	$9,800	6	2031	$1,633		
City Hall HVAC Sytem	$15,000	15	2039	$1,000		
PD HVAC System	$30,000	15	2026	$2,000		
A/V Equipment	$58,000	10	2025	$5,800		
Generator	$82,000	25	2053	$3,280		
Furnishings	$25,000	15	2026	$1,667		
Roof	$75,000	25	2050	$3,000		
Total CIP Expense	**$456,800**			**$42,844**		

2026 CIP Expense	**$55,000**
2026 Depreciated Expense	**$42,844**
2027 CIP Expense	**$125,000**
2027 Depreciated Expense	**$42,844**

2028 CIP Expense	**$0**
2028 Depreciated Expense	**$42,844**
2027 Projected Expense	**$167,844**
2028 Projected Expense	**$42,844**

Police Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding	
2023 Dodge Durango GT 60 mo. Lease	$66,000	5	2028	$13,200	$6,151	
2023 Dodge Durango Police 48 mo.Lease	$66,000	4	2027	$16,500	$5,663	
2023 Dodge Durango Police 48 mo.Lease	$66,000	4	2027	$16,500	$5,663	
2025 Dodge Durango Police Car	$66,000	4	2029	$16,500		Purchased in 2024
2025 Dodge Durango Police Car	$66,000	4	2029	$16,500		Purchased in 2024
2024 Xerox/Fax Machine	$6,500	6	2034	$1,083		
2024 Livescan Fingerprint Machine	$30,000	10	2034	$3,000		
2022 (4) Squad Laptops	$13,200	6	2028	$2,200		
2023 (5) AED's	$15,000	8	2031	$1,875		
2019 (5) Police Rifles	$10,000	8	2027	$1,250		
2013 (2) Civil Defense Sirens	$40,000	20	2033	$2,000		
2020 Police Server	$30,000	5	2026	$6,000		
Taser VR Traning System	$10,830	5	2030	$2,166		
2015 Police Department Camera System	$21,000	10	2034	$2,100		Purchased in 2024
2012 Replacement Police Management System	$75,000	15	2028	$5,000		
Total CIP Expense	**$506,530.00**			**$105,874**		

2026 CIP Expense	**$30,000**
2026 Depreciated Expense	**$105,874**

2027 CIP Expense	**$142,000**
2027 Depreciated Expense	**$105,874**

2028 CIP Expense	**$154,200**
2028 Depreciated Expense	**$105,874**
2027 Projected Expense	**$247,874**
2028 Projected Expense	**$260,074**

Notes: Not Depreciated - To be included in annual operating budget as expenses when needed.			
2024 (8) Glock 9mm Handguns	5,000	7	2031
2023 (8) Portable Radios Leased		7	2030
2024 (6) Mobile Radios Leased		10	2033
2024 (4) LPR Sqd Camera Lease	71,670	5	2029
2024 (8) Body Camera Lease	28,700	5	2029
2018 (2) Radar Units	6,000	7	2025
2019 (2) Radar Units	6,000	7	2026
2022 (2) Garage Doors	6,000	10	2032
2023 (2) Office Computers	4,500	5	2027
2020 (4) Office Computers	9,000	5	2025
2020 Tasers (8) (4 yr Lease, 10K per year)	10,000	4	2025
2019 Lidar	5,000	10	2029
2014 (4) Portable Ballistic Shields	7,000	12	2026
2019 (2) Portable Speed Monitors	6,300	8	2027
2020 (5) Rifle Suppressors	3,400	8	2028
2025 (1) Radar Unit	4,000	7	2032
2012 (2) Portable Weighing Scales	6,000	20	2032

Public Works Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
2023 Skidsteer Trailer	$18,000.00	30	2054	$600.00	
2024 Toolcat	$87,128.00	10	2034	$8,712.80	
2024 Crack Filling Machine	$115,972.00	12	2036	$9,664.33	
2024 Roller Rd 12 Whacker	$22,500.00	20	2044	$1,125.00	
2022 Blacktop Trailer	$34,500.00	15	2037	$2,300.00	
2007 Freightliner Water Truck and Tank	$210,000.00	15	2031	$14,000.00	
2006 Tractor / Flail Side Arm John Deere	$70,000.00	20	2029	$3,500.00	
2026 Cat Loader	$316,624.00	15	2026	$21,108.27	$248,624
2023 Ford F150 Pickup Truck	$56,020.00	10	2033	$5,602.00	
2024 Toro Groundsmaster Mower, Blower	$61,000.00	10	2034	$6,100.00	
2015 Freightliner Plow Truck	$265,000.00	15	2030	$17,666.67	
2016 Freightliner Plow Truck	$265,000.00	15	2031	$17,666.67	
2017 Bobcat 650 / Sweeper, Bucket, Broom	$65,000.00	10	2027	$6,500.00	
2019 Toro Groundsmaster 7200	$22,000.00	8	2027	$2,750.00	
2019 Ford F450 Super Duty Pickup	$96,500.00	10	2029	$9,650.00	
2022 Ford F350 Dump Truck Lease	$98,000.00	10	2033	$9,800.00	$9,542
2024 Freightliner Plow Truck Lease	$282,000.00	15	2039	$18,800.00	
Public Works Shop	$2,340,362.00	50	2040	$46,800.00	
Sand / Salt Shed	$591,410.00	40	2043	$14,785.00	
Total CIF Expense	**$5,017,016.00**			**$217,131**	

2026 CIP Expense	$318,000
2026 Depreciated Expense	$217,131

2027 CIP Expense	$87,000
2027 Depreciated Expense	$217,131

2028 CIP Expense	$0
2028 Depreciated Expense	$217,131
2027 Projected Expense	$304,131
2028 Projected Expense	$217,131

Parks and Rec. Capital Outlay Expense	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding

Children's Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Playground Slide	$20,000	30	2029	$666.67	
Playground Boat	$15,000	30	2029	$500	
Gazebo	$35,000	35	2034	$1,000	
Brick Pavers	$15,000	30	2050	$500	
Irrigation System	$15,000	30	2029	$500	
Sculpture	$37,000	30	2029	$1,233.33	
Fountain	$5,000	30	2029	$166.67	
Subtotal Expense	**$142,000**			**$4,567**	

Village Hall Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Gazebo	$50,000	50	2030	$1,000		
Tennis Court Reconstruction (2025)	$155,000	25	2050	$6,200	$54,792	For fencing install
Tennis Court Resurfacing	$20,250	5	2029	$4,050		
Tennis Court Backboard	$5,000	25	2030	$200		
Retaining Walls (2)	$20,000	30	2026	$666.67		
Warming House	$550,000	25	2026	$22,000	$7,965	
Ice Rink Lights	$70,000	30	2030	$2,333.33		
Ballfield Backstop	$5,000	25	2030	$200		
Hockey Rink	$564,783	40	2065	$14,120	$619	
Playground Equipment	$35,000	25	2043	$1,400		
Subtotal Expense	**$1,475,033**			**$52,170**		

Thorpe Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Multi-use Playground	$75,000	25	2035	$3,000	
Dinosaur Playground	$50,000	25	2030	$2,000	
Multi-colored Playground	$50,000	25	2030	$2,000	
Climbing Structure	$18,000	20	2030	$900	
Picnic Shelter	$35,000	35	2033	$1,000	
Ballfield Backstops (2)	$10,000	15	2028	$666.67	
Hockey Rink Lights	$70,000	25	2042	$2,800	
Warming House (2023)	$400,000	40	2063	$10,000	
Hockey Rink Asphalt Surface (Concrete)	$110,000	20	2037	$5,500	
Hockey Rink Boards (Fiberglass)	$75,000	25	2042	$3,000	
Tennis Court Resurfacing (2023)	$27,000	10	2033	$2,700	
Tennis Court Reconstruction	$100,000	25	2047	$4,000	
Tennis Court Backboard	$5,000	15	2037	$333.33	

Asphalt Path	$170,000	20	2043	$8,500		
Basketball Court	$40,000	25	2032	$1,600		
Basketball Resurface	$15,000	10	2025	$1,500		Occurred in 2025 - $8,264
Pond Fountain	$8,000	10	2025	$800		Occurred in 2025 - $7,475
Playground Concrete Borders	$35,000	20	2026	$1,750		
Subtotal Expense	**$1,293,000**			**$52,050**		

Shuck Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Playground Equipment	$35,000	20	2040	$1,750	
Tennis Court Reconstruction	$100,000	25	2045	$4,000	
Tennis Court Resurfacing	$27,000	10	2030	$2,700	
Subtotal Expense	**$162,000**			**$8,450**	

Haralson Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Platform Court Resurfacing	$20,000	6	2027	$3,333.33	
Platform Court Lighting	$20,000	15	2037	$1,333.33	
New Platform Court	$200,000	20	2037	$10,000.00	
Subtotal Expense	**$240,000**			**$14,666.67**	

Burton Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Stone Stairs	$7,000	25	2035	$280	
Subtotal Expense	**$7,000.00**			**$280.00**	

Pump Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Asphalt Path	$0	0	0	$0		Park Board recommended removal, no replacement
Subtotal Expense	**$20,000.00**			**$0.00**		

Linwood Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (48')	$8,000	10	2030	$800	
Subtotal Expense	**$8,000.00**			**$800.00**	

Sandy Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (110')	$10,000	10	2030	$1,000	
Subtotal Expense	**$10,000.00**			**$1,000.00**	

Rocky Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (90')	$9,000	10	2036	$900	
Subtotal Expense	**$9,000.00**			**$900.00**	

Nocomo Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Parking Lot	$80,000	25	2050	$3,200	
Subtotal Expense	**$80,000.00**			**$3,200.00**	

Robinson's Bay Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Border Fence	$5,000	15	2028	$333	
Dock (60')	$9,000	10	2036	$900	
Subtotal Expense	**$14,000**			**$1,233**	

Deephaven Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Lights (8)	$40,000	20	2027	$2,000	
Lake Avenue Bollards (7)	$10,500	25	2027	$420	
Sport Court	$35,000	20	2027	$1,750	
Sport Court Parking Bollards (12)	$25,000	25	2027	$1,000	
Asphalt Path (200')	$50,000	25	2027	$2,000	
Sun Arbor	$25,000	20	2039	$1,250	
Swimming Dock	$60,000	20	2037	$3,000	
Subtotal Expense	**$245,500**			**$11,420**	

Total CIF Expense	**$3,705,533.00**			**$150,736.24**	

2026 CIP Expense	**$605,000**
2026 CIP Depreciation Expensee	**$150,736**

2027 CIP Expense	**$180,500**
2027 Depreciated Expense	**$150,736**

2028 CIP Expense	**$15,000**
2028 Depreciated Expense	**$150,736**
2027 Projected Expense	**$331,236**
2028 Projected Expense	**$165,736**

Roads and Streets Capital Budget	Final 2025	Budget 2026	Draft 2027	Draft 2028
Chip and Fog Seal Coat, Maltine Treatment	119,624	140,000	180,000	180,000

2027 Projected Expense	**$180,000**
2028 Projected Expense	**$180,000**

2026 Street Project - 2026 Expenses YTD $191,912.33

Sewer Fund Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
Lift Station Control Panels	$140,000.00	20	2026	$7,000.00	
2015 F350 Sewer Service Truck	$65,000.00	15	2030	$4,333.33	
Portable Generator	$34,000.00	20	2034	$1,700.00	
Total CIF Expense	**$239,000.00**			**$13,033**	

2026 CIP Expense	**$140,000**
2026 Depreciated Expense	**$13,033**

2027 CIP Expense	**$0**
2027 Depreciated Expense	**$13,033**

2028 CIP Expense	**$0**
2028 Depreciated Expense	**$13,033**
2027 Projected Expense	**$13,033**
2028 Projected Expense	**$13,033**

Stormwater Fund Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
Steam Generator	$4,500.00	20	2027	$225.00	
Total CIF Expense	$4,500.00			$225	

2026 CIP Expense	$0
2026 Depreciated Expense	$225

2027 CIP Expense	$4,500
2027 Depreciated Expense	$225

2028 CIP Expense	$0
2028 Depreciated Expense	$225
2027 Projected Expense	$4,725
2028 Projected Expense	$225

Marina Fund Capital Outlay Expense	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
St Louis Bay	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Cruiser Docks (53)	$156,000	25	2034	$6,240.00		
Light Poles (4)	$20,000	25	2025	$800		look into
Dock Lights (5)	$4,000	10	2029	$400		
Launch Ramp	$40,000	20	2040	$2,000		
Breakwater	$26,000	25	2031	$1,040		
Sidewalk (250')	$15,000	20	2032	$750		
Rip Rap (300')	$22,500	20	2031	$1,125		
Breakwater Dock	$17,000	25	2033	$680		
Subtotal Expense	**$300,500**			**$13,035**		
Carson's Bay	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Cruiser Docks (40)	$105,000	25	2037	$4,200		
Dock Lights (4)	$3,000	15	2035	$200		
Subtotal Expense	**$108,000**			**$4,400**		
Public Launch	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Driveway	$10,000	25	2026	$400		
Dock (48')	$12,000	20	2041	$600		
Launch	$18,250	15	2026	$1,217		Fixed in 2025
Subtotal Expense	**$40,250**			**$2,217**		
Equipment	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
1978 Pontoon Trailer	$5,000	25	2028	$200		
Pontoon Motor	$3,000	20	2028	$150		
1995 Pontoon	$15,000	25	2028	$600		
Security Camera System	$7,500	15	2034	$500		
Subtotal Expense	**$30,500**			**$1,450**		

Total CIF Expense	**$479,250.00**
	$21,101.67

2026 CIP Expense	**$28,250**
2026 CIP Depreciation Expensee	**$21,102**

2027 CIP Expense	**$0**
2027 Depreciated Expense	**$21,102**

2028 CIP Expense	**$23,000**
2028 Depreciated Expense	**$21,102**

2027 Projected Expense	**$21,102**
2028 Projected Expense	**$44,102**

Budget Item	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Revenues						
Interest Income	12,487	148	8,251	200	200	200
Franchise Fees	94,641	94,392	94,915	94,500	94,500	189,000
Tax Levy	394,469	394,994	445,081	450,000	450,000	700,000
Grant / State Aid / Rescue Funds	20,000	750,000	0	100,000	0	0
Small Cities Road Aid	0	72,871	0	0	0	83,792
Vehicle Forfeitures	0	9,430	0	0	0	0
Sale of Equipment	0	52,300	0	90,000	65,000	0
General Fund Transfer	200,000	150,000	200,000	0	0	0
Marina Fund Transfer	0	16,000	32,000	52,000	52,000	70,000
Bond Proceeds	78,227	0	0	0	0	0
Other Revenues	100,400	6,393	0	0	0	0
Total Revenues	900,224	1,546,528	780,247	786,700	661,700	1,042,992
Expenditures						
Computers/Server/Technology	5,423	0	0	54,000	28,250	0
Admin. Equipment	0	0	0	10,000	8,000	12,000
City Hall Improvements	0	87,239	13,002	0	0	4,000
Vehicles / Plow Truck	0	0	34,140	65,800	150,632	67,432
Street Equipment	6,046	96,056	19,368	0	0	72,260
Street Improvements	441,653	351,683	441,955	526,000	601,031	350,000
Engineering	102,448	236,446	188,867	105,200	124,260	160,000
Northome Bridge Project	0	762,857	0	0	0	0
Record Management System	0	0	0	0	0	50,000
Police Vehicles	95,277	22,888	39,004	79,000	38,026	49,920
Police Office Upgrades	25,854	0	0	0	0	7,000
(7) Police Tasers	11,389	0	0	0	0	0
Patrol Rifles / Suppressors	0	3,320	0	0	0	0
Police Server/Computer	2,686	3,845	6,399	0	0	15,000
Radar Speed Monitors	0	0	2,261	0	0	0
Police Equipment	0	0	18,627	34,000	12,514	8,500
Park & Beach Improv.	144,279	48,217	142,087	110,000	137,700	20,000
Total Expenses	835,055	1,612,551	905,710	984,000	1,100,413	816,112
Annual Balance	65,169	-66,023	-125,463	-197,300	-438,713	226,880
Fund Bal, Jan 1	436,132	501,301	435,278	309,815	309,815	-128,898
Fund Bal, Dec 31	501,301	435,278	309,815	112,515	-128,898	97,982

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

Council Agenda: New Business
7 p.m. Tuesday, September 8, 2026
1st Reading and Review of City Code Amendment and Recodification

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Recommended Motion: None. This is intended to be a 1st Reading and Review of the Recodified City Code.

Alternate Recommended Motion: Waive Second Reading and Approve Recodification and Publication of the Deephaven City Code as presented.

The Deephaven City Council approved the recodification of the City Code in early 2025. Since that time, Staff have been working with American Legal to have our Code restated and recodified. The last time the City Code was formally updated was in 2003, so any Ordinance Amendments since that time have only been available on-line in past Council Packets, or in paper form in our binders in Deephaven City Hall.

The Recodification process is an important one, as American Legal updates any latent or outdated provisions of our City Code and reviews these materials to make sure they reflect current Minnesota Statutes and applicable provisions of current law. The table below reflects what provisions have been changed from prior versions during this process. Staff will note that there have been Ordinance Amendments since this process began. Those, and any new Ordinance Amendments, can be sent into American Legal, where they will make those changes and update our City Code. Staff recommend doing this on a bi-annual basis, if not quarterly, moving forward.

Ord. No.	***Date Passed***	***Description***
Ord. No.	***Date Passed***	***Description***
07-12	- -	720.02; 720.03
10-08	- -	1025.01 1025.22
09-25	6-6-2016	900.06
09-26	9-19-2016	900.06
09-27	2-6-2017	900.06
08-07	8-7-2017	800.06
06-01	8-21-2017	605.01—605.04
07-10	12-4-2017	720.01—720.25
07-11	11-8-2018	705.03
09-28	6-1-2020	900.07

05-51	4-5-2021	535.04
02-21	3-7-2022	205.02
11-11	7-17-2023	1115.05
08-09	8-21-2023	800.07
10-09	10-2-2023	1005.04
12-21	11-6-2023	1200.01—1200.12; 1312.08; 1345.01
10-10	10-20-2025	1005.04
13-97	3-2-2026	1302.03—1302.05; 1310.03; 1345.01

One additional benefit of the recodification process, and likely the most beneficial to Staff and the Community, is the updated City Code being published on-line. This function will be extremely helpful to everyone, as our Ordinances are not only updated here, but are also in a searchable format. The "Search" button at the top of the webpage allows keywords to be used to search our Ordinances, making research and referencing much easier for everyone. Once approved and published, the Deephaven City Website will be updated with a link to this new formatted City Code:
https://codelibrary.amlegal.com/codes/deephavenmn/latest/deephaven_mn/0-0-0-1

Members of Staff and the Council can review the attached Ordinance Amendment that will officially recodify and enact our amended City Code. Staff would then publish this Ordinance and City Code through summary publication, and the new Code would then be officially updated.

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

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO: XX-XX

An Ordinance Enacting a Code of Ordinances for the City of Deephaven, Hennepin County, Minnesota, Revising, Amending, Restating, Codifying and Compiling Certain Existing General Ordinances of the Political Subdivision Dealing With Subjects Embraced in Said Code of Ordinances.

NOTICE IS HEREBY GIVEN: that on Tuesday, September 8, 2026, Ordinance No. XX-XX will be considered for adoption by the Deephaven City Council that will, if adopted and approved, revise, amended, restate, and codify the Deephaven Code of Ordinances as the conclusion of the City's recodification process.

NOTICE IS FURTHER GIVEN: that, because of the lengthy nature of the Deephaven Code of Ordinances, the following is a summary that has been prepared for publication, as approved by the City Council, as authorized by state law.

WHEREAS: the City of Deephaven last updated and recodified the City's Code of Ordinances (hereinafter "Code," or "City Code") was in 2003; and

WHEREAS: since that date, there have been numerous City-initiated amendments to the City Code, as well as legislative policy changes and enactments of Minnesota Statute that have impacted the City Code; and

WHEREAS: the present general and permanent ordinances are inadequately arranged, improperly classified and are insufficient in form and substance to be readily accessible to our Community; and

WHEREAS: the present general and permanent ordinances are inadequately arranged, improperly classified and are insufficient in form and substance to support and preserve public peace, health, safety and general welfare of the municipality; as well as support the proper conduct and execution by the Council of the City's affairs; and

WHEREAS: Minnesota Statute §415.021 entitled "Codification of Ordinances; City or Town," provides the statutory authority for Deephaven to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and

WHEREAS: Minnesota Statute §415.02 provides that, upon adoption and publication, these ordinances become *prima facie* evidence of being the established laws of the City of Deephaven; and

WHEREAS: through their Legislative Authority, the Council of the City of Deephaven has authorized a general compilation, revision and codification of the ordinances of the City of Deephaven of a general and permanent nature and directed the publication of such ordinance in book form; and

WHEREAS: it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that the recodification and adoption of the City Code take effect as soon as is practicable.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DEEPHAVEN:

Section 1. The general ordinances of the Political Subdivision as revised, amended, restated, codified, and compiled in book form are hereby adopted as and shall constitute the "City of Deephaven, Minnesota, Code of Ordinances."

Section 2. Such Code of Ordinances as adopted in Section 1 shall consist of the following Titles:

Chapter 1: General Provisions
Chapter 2: Administration of City Government
Chapter 3: Reserved
Chapter 4: Licensing, Permits and Fees
Chapter 5: Public Health and Safety
Chapter 6: Other Offenses
Chapter 7: Vehicles, Traffic, and Streets
Chapter 8: Public Grounds, Beaches, Trees, and Shrubs
Chapter 9: City Watercraft Spaces
Chapter 10: Water and Sewer
Chapter 11: Building, Housing, Construction, and Signs
Chapter 12: Subdivision Regulations
Chapter 13: Zoning and Land Use
Parallel References

Section 3. All prior ordinances pertaining to the subjects treated in such Code of Ordinances shall be deemed repealed from and after the effective date of this ordinance except as they are included and reordained in whole or in part in such Code; provided, such repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of this ordinance, nor shall such repeal affect the provisions of ordinances levying taxes, appropriating money, annexing or detaching territory, establishing franchises, or granting special rights to certain persons, authorizing public improvements, authorizing the issuance of bonds or borrowing of money, authorizing the purchase or sale of real or personal property, granting or accepting easements, plat or dedication of land to public use, vacating or setting the boundaries of streets or other public places; nor shall such repeal affect any other ordinance of a temporary or special nature or pertaining to subjects not contained in or covered by the Code.

Section 4. Such Code shall be deemed published as of the day of its adoption and approval by the City Council and the City Clerk is hereby authorized and ordered to file and maintain a copy of such Code of Ordinances in the Office of the Clerk at City Hall.

Section 5. Such Code shall be in full force and effect as provided in Section 6, and such Code shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, penalties and regulations therein contained and of the date of passage, and that the same is properly signed, attested, recorded, and approved and that any public hearings and notices thereof as required by law have been given.

Section 6. This recodification process and adoption of the City Code is declared to be an emergency measure necessary for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality and shall take effect at the earliest date provided by law.

Section 7. Pursuant to Deephaven City Code §200.10, the second reading of this Ordinance is hereby waived.

PASSED AND ADOPTED by the Legislative Authority of the Council of the City of Deephaven and **APPROVED** for publication on this 8th day of September, 2026.

A printed copy this Ordinance is available for inspection by any person during the City's regular office hours or on the City's website.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenaz-Greenwaldt, City Clerk

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Council Agenda: Old Business
6 p.m. | 7 p.m. Tuesday, September 8, 2026
Resolution Adopting Marina Rates
Applicable in 2027 through 2031

Recommended Motion: Approve Resolution Setting Marina Rates applicable in 2027 through 2031.

The City Council reviewed the 2027 Draft Marina Budget and considered potential increases to the Marina space lease rates at Workshop and as New Business at the August 17, 2026, Council Meeting. The Council discussed and reviewed the rates currently charged for similar marina spaces in Wayzata, Excelsior, Tonka Bay, Excelsior Bayside and Minnetonka Marina and compared those to the current Deephaven fee schedule. Review of these area marina rates showed that Deephaven's marina rates schedule is among the lowest in the area. This offers Deephaven the opportunity to increase rates to generate funding for possible future expansion of marina dock spaces, as well as fund future capital costs of repair and replacement of the existing marina infrastructure.

Attached for your consideration and review are potential rate increases that mirror the same cadence and amounts as previously approved fee increases in place over the previous five years: by $200 for docks, $25 per buoy and $15 per foot of shore space. Even with these increases, the Deephaven Marina would still have the second-lowest rates out of the listed comparable area marinas. Staff will note that there is not a recommended increase for Slides until 2030, and no increase proposed for Canoes / Paddleboards based upon comparisons with neighboring cities.

Turning to the Marina Enterprise Fund Budget spreadsheet, the revenues projected therein include the fee increases proposed and show projected total revenues in 2027 in the amount of $329,840. Expenses are minimal, with the transfer of $150,000 to the General Fund to offset staffing and operational expenses being the largest expense in this Fund. If approved, Staff anticipate the increase in Marina Fees in 2027 will net an additional $23,185 in revenue that is factored in the estimated total revenues of $329,840. If approved, these rate increases and operation of the Marina Fund are anticipated to increase the Fund Balance by an additional $122,340.

The Projected Marina Rates Spreadsheet lists the proposed increases to be considered by the Council, with depicted annual changes through 2031. The third tab at the bottom of the spreadsheet breaks down the revenue projections by Marina (Carson's Bay and St. Louis Bay), and by Lease Type (Dock, Buoy, Slide, etc). The attached Resolution, if approved, would enact the Marina rate increases provided in the attached Spreadsheet. Staff recommend discussing the Marina rates annually to ensure they remain equitable as compared to the other area marinas.

Thank you, and as always, please send any questions, comments or requests for additional information you may have.

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Kent Carlson on Tuesday, September 8, 2026, at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following Council Members were present: Carlson, Scherschligt, Jewett, Studer and Erdmann. The following were absent: None. A motion to adopt the following resolution was made by _____, seconded by _____.

RESOLUTION # XX-XX
A RESOLUTION ADOPTING A CADENCE OF ANNUAL MARINA RATE INCREASES BEGINNING IN 2027 AND CONTINUING THROUGH 2031

WHEREAS, the Deephaven City Council discussed the rates charged at Deephaven Marinas at the August 17th Workshop and City Council Meeting; and

WHEREAS, the current rates charged at the Carson's Bay and St. Louis Bay Marinas are among the lowest municipal and private marina rates charged in the area; and

WHEREAS, the Deephaven Marina Enterprise Fund should have a sufficient balance to cover the repair and replacement of docks, buoys and other marina amenities when they become outdated or fall into disrepair; and

WHEREAS, the Deephaven City Council has the stated goal of researching and hopefully expanding the St. Louis Bay Marina to provide more dock spaces for use by our Community; and

WHEREAS, the proposed cadence of Deephaven Marina Rate increases mirrors those enacted and in place over the previous five years; and

WHEREAS, Deephaven Marina Rates are projected to remain the second-lowest area marina rates after approval of the rate increases proposed herein; and

WHEREAS, the annual increase of Dock Spaces in the amount of $200, Buoys in the amount of $25, Shore Space by $15; and Slides in the year 2030 by $25 will support the goals and objectives set forth by the City Coucnil.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Deephaven, County of Hennepin, State of Minnesota:

1. The Marina Rates and Revenue Spreadsheet attached to this Resolution is approved and adopted as set forth therein. The Fee Schedule reflects annual increases beginning in 2027 and continuing through 2031 for Dock Spaces in the amount of $200, Buoys in the

amount of $25 and Shore Space by $15 per linear foot. Slides will increase in the year 2030 by $25 per space.

Adopted by the Council of the City of Deephaven, Minnesota on Tuesday, September 8, 2026. The following Council Members voted in favor: Carlson, Scherschligt, Studer, Jewett and Erdmann. The following members voted against or abstained: None. Where upon the motion was declared passed and executed.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenarz-Greenwaldt, City Clerk

MARINA RATES & REVENUE FOR 2027-2031											
		2027	2027	2028	2028	2029	2029	2030	2030	2031	2031
TYPE OF SPACE	# OF SPACES	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE
DOCKS	94	$2,200	$206,800	$2,400	$225,600	$2,600	$244,400	$2,800	$263,200	$3,000	$282,000
BUOYS	53	$650	$34,450	$675	$35,775	$700	$37,100	$725	$38,425	$750	$39,750
B1 SLIDES	20	$450	$9,000	$450	$9,000	$450	$9,000	$475	$9,500	$475	$9,500
B2 SLIDES	81	$325	$26,325	$325	$26,325	$325	$26,325	$350	$28,350	$350	$28,350
STREET END SLIDES	5	$325	$1,625	$325	$1,625	$325	$1,625	$350	$1,750	$350	$1,750
SHORESPACES	204 FT (15)	$160/FT	$32,640	$175/FT	$35,700	$190/FT	$38,760	$200/FT	$40,800	$200/FT	$40,800
CANOE RACKS	51	$100	$5,100	$100	$5,100	$100	$5,100	$100	$5,100	$100	$5,100
PADDLEBOARD RACKS	45	$100	$4,500	$100	$4,500	$100	$4,500	$100	$4,500	$100	$4,500
TOTAL			$320,440		$343,625		$366,810		$391,625		$411,750

Past Increases

Docks were going up $200/year 2023-2026.
Buoys were going up by $25/year 2023-2026.
Slides were going up by $25/year 2023-2026.
Shorespaces were going up by $15/year 2023-2026.
Canoe/Paddleboard Racks have stayed at $100/year (at least since 2021).

Current Projected Increases

Docks to go up $200/year (same as past years).
Buoys to go up $25/year (same as past years).
Slides are to stay the same until 2030, where they will increase $25 (based on research into neighboring marinas).
Shorespaces to go up $15/year (same as past years).
Canoes/Paddleboard Racks to stay the same.

For B2 slides: 81 is the total number we have, but only 68 are being used currently because of WBPs.

MARINA - PROJECTED RATES & REVENUE FOR 2027-2031											
		2027	2027	2028	2028	2029	2029	2030	2030	2031	2031
TYPE OF SPACE	# OF SPACES	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE
DOCKS											
Carson's Bay	40	$2,200	$88,000	$2,400	$96,000	$2,600	$104,000	$2,800	$112,000	$3,000	$120,000
St. Louis Bay	54	$2,200	$118,800	$2,400	$129,600	$2,600	$140,400	$2,800	$151,200	$3,000	$162,000
BUOYS											
Carson's Bay	25	$650	$16,250	$675	$16,875	$700	$17,500	$725	$18,125	$750	$18,750
St. Louis Bay	28	$650	$18,200	$675	$18,900	$700	$19,600	$725	$20,300	$750	$21,000
B1 SLIDES											
St. Louis Bay	20	$450	$9,000	$450	$9,000	$450	$9,000	$475	$9,500	$475	$9,500
B2 SLIDES											
Carson's Bay	39	$325	$12,675	$325	$12,675	$325	$12,675	$350	$13,650	$350	$13,650
St. Louis Bay	42	$325	$13,650	$325	$13,650	$325	$13,650	$350	$14,700	$350	$14,700
STREET END SLIDES											
Bay/Water Street	6	$325	$1,950	$325	$1,950	$325	$1,950	$350	$2,100	$350	$2,100
SHORESPACES											
St. Louis Bay	204 FT (15)	$160/FT	$32,640	$175/FT	$35,700	$190/FT	$38,760	$200/FT	$40,800	$200/FT	$40,800
CANOE RACKS											
Carson's Bay	18	$100	$1,800	$100	$1,800	$100	$1,800	$100	$1,800	$100	$1,800
St. Louis Bay	30	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000
Nocomo Beach	3	$100	$300	$100	$300	$100	$300	$100	$300	$100	$300
PADDLEBOARD RACKS											
St. Louis Bay	30	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000
Robinsons Bay	10	$100	$1,000	$100	$1,000	$100	$1,000	$100	$1,000	$100	$1,000
Nocomo Beach	5	$100	$500	$100	$500	$100	$500	$100	$500	$100	$500
TOTAL			$320,765		$343,950		$367,135		$391,975		$412,100

For B2 slides: 81 is the total number we have, but only 68 are being used on average because of WBPs.

For street-end slides: 6 is the total, but only 5 are being used because of a WBP.

NEIGHBORING MARINAS & THEIR FEES			
	2026 Fee	**2027 Projected Fee**	
City of Wayzata			
Outer Dock	$2,709.00	$2,871.54	6%
Inner Dock	$2,363.00	$2,504.78	
PB/Canoe Racks	$110.00	$113.30	3%
City of Excelsior - Clerk out until 8/10, she may have pricing for 2027			
Dock	$2,885.00		
Slide	$412.00		
Buoy	$825.00		
Buoy & Slide	$1,133.00		
Canoe/Kayak Rack	$127.00		
City of Tonka Bay			
Docks (2 sizes)	$1,600.00 - $2,000.00	$1,700.00 - $2,100.00	5%
Slides	$120.00	$126.00	
Canoe/Kayak Rack	$30.00	$31.50	
Excelsior Bay Harbor - Bayside Marine			
24'	$6,258.00	6% increase (?)	
28'	$8,165.00		
32'	$9,297.00		
40' - 48'	$11,545.00		
Minnetonka Marina			
Docks	$310/ft	May go up $5/ft if anything	
Deephaven			
Dock	$2,000	$2,200	
B1 Slide	$450	No Increase	
B2 Slide	$325	No Increase	
Buoy	$625	$650	
Canoe/Paddleboard Rack	$100	No Increase	
Shorespace	$145 per foot	$15 per foot	

Deephaven Marina Fund Budget

Marina Fund - 605		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027	Details
605-36102	Investment Interest Income	8,584	9,606	17,385	14,686	10,988.94	84.53%	13,000	$14,500.00	Gained significant increase through reinvestment
605-36201	Boat User Fees	188,959	212,592	239,216	277,978	20,930.50	9.51%	220,000	N/A	Discontinued in favor of using specific lease types
	Dock Leases						0.00%		$206,800.00	Assumes increase of $200 ($2,200 x 94 Docks)
	Buoys						0.00%		$34,450.00	Assumes increase of $25 ($650 x 53)
	B1 Slides						0.00%		$9,000.00	Assumes no increase ($450 x 20)
	B2 Slides						0.00%		$21,125.00	Assumes no increase ($325 x 65), 81 total, but not always all rented - wide boats
	Street End Slides						0.00%		$1,625.00	Assumes no increase ($325 x 5)
	Shorespaces (15 total spots)						0.00%		$32,640.00	Assumes $15 per year increase (204 total feet)
	Canoe Racks						0.00%		$5,100.00	Assumes no increase ($100 x 51)
	Paddleboard Racks						0.00%		$4,500.00	Assumes no increase ($100 x 45)
605-36202	Boat Late Fees	0		0	0		0.00%	0	$0.00	
605-36220	Other Income	280	540	0	0	0.00	0.00%	100	$100.00	
Total Revenues		**197,823**	**222,738**	**256,601**	**292,664**	**31,919.44**	**13.69%**	233,100	$329,840.00	

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027	Details
605-45100-219	Supplies	33	36	0			0.00%	500	500	
605-45100-221	R&M Equipment/Vehicle	93	0	0		62.99	12.60%	500	500	
605-45100-229	R&M Supplies/Other	8,361	3,924	2,624	2,887	2,867.17	71.68%	4,000	4,000	
605-45100-301	Auditing	2,575	2,775	4,739			0.00%	5,000	5,000	
605-45100-303	Engineering	0	1,092	0			0.00%	1,000	1,000	St Louis Bay Marina Project
605-45100-309	Professional Services--Other	10,500	11,055	12,966	21,850	67.00	0.48%	14,000	14,000	
605-45100-322	Postage	0	0	0	192		0.00%	300	300	Letters, Mailings
605-45100-369	Insurance	3,309	3,590	3,574	832	174.00	4.35%	4,000	4,000	
605-45100-381	Utility Service	1,173	1,169	3,276	725	402.43	20.12%	2,000	2,000	Was lift station electric miscoded
605-45100-419	Rentals	2,663	3,248	1,701	2,100	771.42	24.11%	3,200	3,200	Portable toilets
605-45100-433	Dues & Subscriptions	23,991	21,126	21,305	19,485	14,349.00	62.39%	23,000	23,000	LMCD dues, permits, licenses
605-49300-720	Operating Transfers	-5,172	83,323	101,323	120,000	75,000.00	50.00%	150,000	150,000	Old formula would be $46,038 = 5% Administrator, 41.7% Billing Clerk
Total Expenses		**127,311**	**196,768**	**207,660**	**168,071**	**93,694.01**	**45.15%**	207,500	207,500	

2025 End of Year Fund Balance	**579,712**

DEEPHAVEN CITY COUNCIL MEETING
COUNCIL CHAMBERS, CITY HALL
20225 COTTAGEWOOD ROAD
7:00 p.m. Tuesday, September 8th, 2026

AGENDA

1. **CALL MEETING TO ORDER**

2. **PLEDGE OF ALLEGIANCE**

3. **APPROVE CONSENT AGENDA**
   A. Approve August 17th, 2026 Workshop and Council Meeting Minutes
   B. Approve Payment of Claims
   C. Approve BCA and CJDN Master Agreement and JPA
   D. Approve the 2027 LMCC Budget

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. Showcase Event – 18600 Minnetonka Boulevard
   B. Showcase Event – 19380 Walden Trail
   C. Conditional Use Permit to Exceed the Hardcover Limit for Artificial Turf at 19155 Lake Avenue
   D. Lake Yard Setback Variance for a Pergola at 19620 Cottagewood Road
   E. Preliminary and Final Plat to Reconfigure the Lots at 18425 Northome Boulevard and 18445 Northome Boulevard, Lot Size Variance, and Conditional Use Permit to Exceed the Hardcover Limit for Two New Homes

6. **UNFINISHED BUSINESS**
   A. Resolution 2027 Draft Budget and Preliminary Property Tax Levy
   B. Resolution 2027 – 2031 Marina Fees

7. **NEW BUSINESS**
   A. Ordinance Recodification of City Code
   B. Burton Park CPL Grant Application

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, AUGUST 17, 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, and John Studer. Absent: Council Members Tom Erdmann, Tony Jewett,

   STAFF: City Administrator / Special Counsel, Dan Madsen

WORKSHOP AGENDA:

2027 Draft Enterprise Fund Budgets
Administrator Madsen shared the initial draft of the 2027 Enterprise Fund Budgets and reviewed the projected revenues and expenses therein. Madsen began the discussion reviewing the Water Fund and noting that expenses exceeded revenues twice out of the past five years. Staff recommend considering an increase in the Service Fee by $5 in 2027 to help increase revenues. Such an increase would generate $3,020 in additional income. Alternatively, the Council can consider reducing the transfer to the General Fund. The 2025 year end fund balance in this fund was $266,389, which is to cover the Deephaven Fund Balance Policy standard of 50% of annual costs ($63,550 in 2027).

Staff then reviewed the Sewer Fund, noting there are 1,496 accounts for Sewer, some accounts having multiple units that are billed every quarter. The Sewer Budget for 2027 initially projected revenues in the amount of $995,000 and expenses in the amount of $1,102,094, forecasting a deficit of $110,094. The Met Council confirmed their estimated 2027 Deephaven expense of $797,794, which is a 4.4% increase over 2026. Based upon these projections, Staff recommend increasing the Deephaven base rate by $15, bringing the base rate to $155 per quarter. Deephaven would still be the fourth lowest annual expense out of our area cities, and the additional $15 per quarter would generate approximately $89,760 in additional revenue each year. That shift, as depicted in the draft budget, moves revenues to $1,081,760. Also as depicted, the transfer to the General Fund has been reduced by $25,000 to $190,000. This brings the Sewer Fund into alignment.

Madsen then explained that the Stormwater Fund had a healthy Fund Balance of $402,899 at the end of 2025, but projected that this balance will be reduced by an estimated $150,000 by the Calvary Church Stormwater BMP project this summer. With that reduction, the Fund Balance will still be around $252,899; well above the 50% guideline of operating expenses projected to be $136,850 for next year. Based upon the projections and standard operations, no changes are recommended for this Fund.

The Garbage and Recycling Fund was reviewed next, and was reported to be operating well financially. Revenues are comprised of grants from Hennepin County, revenue generated at Clean-up Day, and unpaid Special Assessments, along with a couple of other line items. Expenses are primarily delinquent payments and management of our Organics Disposal recycling contract. The Fund Balance here is in the amount of $128,696; significantly higher than the annual operating expense of $13,000, so well in compliance with the 50% Fund Balance Policy.

Finally, Staff discussed the Marina Enterprise Fund Budget and noted the revenues projected included the fee increases proposed and show projected total revenues in 2027 in the amount of $329,840. Expenses, much like the Stormwater Fund, are minimal, with the transfer of $150,000 to the General Fund to offset staffing and operational expenses being the largest expense in this Fund. The Marina Fund Balance at the end of 2025 was $575,712, substantial above the 50% Fund Balance Policy based upon the total projected expenses in 2027 of $207,500. Staff recommended considering an increase in Marina Fees, especially in light of our competitive positioning with other area Marinas and with our goal of St. Louis Bay dock space expansion in mind. It was discussed that the previous increases set in place should be continued, with increases in the amount of $200 for docks, $25 per buoy and $15 per foot of shore space each year through 2031. These increases, and the Marina Fund Budget, would be reviewed every year to ensure the projected increases were still in alignment and equitable with other area city-owned marinas and with the Council's goals. It was noted that even with these increases, Deephaven Marina Spaces would still be the second-lowest out of the listed comparable groups. There is not a recommended increase for Slides until 2030, and no increase proposed for Canoes / Paddleboards based upon comparisons with neighboring cities

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 the 2026 Street Project and other happenings around the Community.

Motion was then made by Studer, and seconded by Scherschligt, 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, August 28th, 2026
Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL MEETING MINUTES
7:00 P.M. Monday August 17th, 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, and John Studer Tom Erdmann and Tony Jewett

STAFF PRESENT: City Administrator Dan Madsen, City Engineer Steve Hegland with Hakanson Anderson,

GUEST: Howard Bennis

2. PLEDGE OF ALLEGIANCE:

The Council recited the Pledge of Allegiance

3. APPROVE THE CONSENT AGENDA:

Motion was made by Jewett and seconded by Scherschligt to approve the consent agenda as presented, and to approve the following items;

A. Approve August 3rd, 2026 Workshop and City Council Meeting Minutes
B. Approve the Payment of Claims
C. Approve Request to Pay Application #2 -2026 Street Improvement Project

Motion Carried, voting in favor was Mayor Carlson and Councilmembers Scherschligt, Studer, Jewett and Erdmann.

4. SENATOR ANN JOHNSON STEWART

Senator Ann Johnson Stewart addressed the Council and provided a legislative update regarding current activities and issues being considered by the Minnesota Senate. She discussed matters affecting local communities and answered questions from the Council.

5. MATTERS FROM THE FLOOR:
None

6. PLANNING AND ZONING MATTERS

None

7. UNFINISHED BUSINESS:

None

8. NEW BUSINESS:

A. Fire Department Budget:

Administrator Madsen and Councilmember Jewett reviewed the proposed 2027 Excelsior Fire District Budget**.** The overall budget is approximately $2.9 million, a 6.39% increase from 2026, primarily due to staff compensation increases and the addition of a Battalion Chief.

Deephaven's share of the 2027 budget is approximately $854,744**,** based on the City's 29.47% share of the Fire District's tax capacity.

Council discussed the proposed Uninterrupted Power Supply system included in the capital budget and whether the Fire Department should participate in the expense. The Fire Board will continue to review the need for the system and possible alternatives.

Motion was made by Jewett and seconded by Studer to approve the 2027 Excelsior Fire District Operating Expense Budget in the amount of $2,500,796.00, with Deephaven's share totaling $737,045.00.

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

Motion was mde by Jewett and seconded by Studer to approve the 2027 Excelsior Fire District Capital Expense Budget, without the Uninterrupted Power Supply system (UPS) project expense, in the amount $324,355.00 with Deephaven's share $95,587.00.

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

B. Deephaven 2027 Police Service Agreements:

Administrator Madsen provided an update on the possibility of expanding Deephaven Police Department services to the City of Greenwood. Staff have been working with Greenwood and Woodland to discuss a potential Police Services Agreement and a cost-sharing formula based on homes, tax capacity, and incidents. An additional patrol officer would be needed if services were expanded to Greenwood.

Woodland has expressed general support for the concept but raised concerns regarding the additional costs and the proposed cost-sharing formula. Staff from Deephaven, Woodland, and Greenwood will continue discussions and work through the outstanding concerns. No action was taken.

C. 2027 Marina Fees:

Administrator Madsen reviewed the proposed 2027 Marina rates. The Marina Fund continues to have a healthy fund balance; however, future expenses are anticipated for repairs and replacement of existing docks and marina facilities, along with the possible expansion of dock slips in St. Louis Bay.

Proposed increases for 2027 include $200 for docks, $25 for buoys, and $15 per foot for shore space. No increases are proposed for slides or canoe/paddleboard racks. Deephaven's rates would still remain among the lower rates compared to neighboring marinas.

Council discussed the proposed rates and future marina needs. No action was taken. The rates will be brought back for consideration at a future meeting.

D. Emergency Well Repair:

Public Works Supervisor Kask reported an issue with the City Hall water well, which also serves the Fire Station. The existing pressure tanks have failed, causing sand and debris to enter the plumbing system. Don Stodola Well Company recommended replacing all four pressure tanks, adding maintenance valves, and flushing the main water line.

The estimated cost of the repairs is $20,000–$23,000, with staff recommending approval of the work at a cost not to exceed $25,000.

Motion was made by Studer and seconded by Erdmann to Approve Don Stodola Well Company to replace the pressure tanks with the addition of maintenance valve installation and air assist flushing of the main line coming to City Hall. Final cost not to exceed $25,000.

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

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260301.00,082526PAY1,PAY260825,PAY260902

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
10100 CASH					
42614	08/25/26	**Excelsior Auto Body Inc**			
E 101-42100-333		VEHICLE MAINTENANCE	$8,637.35	8835	PD vehicle repair
		Total	$8,637.35		
42615	08/25/26	**ALLIED BLACKTOP COMPANY**			
E 402-43100-590		CAPITAL OUTLAY	$89,550.50	15276	2026 chip seal application
		Total	$89,550.50		
42616	08/25/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$52.00	4279229123	uniform service
		Total	$52.00		
42617	08/25/26	**CLS Operating**			
E 101-42100-333		VEHICLE MAINTENANCE	$228.90	16224 7/31/2	7/2026 PD car washes
		Total	$228.90		
42618	08/25/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$50.43	A486828	bee killer
E 101-45100-229		R&M SUPPLIES	$198.40	B460158	bee killer, chain loops
E 101-45100-229		R&M SUPPLIES	$67.93	B460496	softener salt, batteries
		Total	$316.76		
42619	08/25/26	**DELTA DENTAL OF MINNESOTA**			
G 101-21711		DENTAL FAMILY - NON T	$2,037.55	CNS0002240	9/2026 Dental Insurance
		Total	$2,037.55		
42620	08/25/26	**ECM PUBLISHERS INC**			
E 101-41400-351		LEGAL NOTICES	$224.00	1110569	Ordinance 09-29 Amendment publishing
E 101-41400-351		LEGAL NOTICES	$57.37	1110570	8/18/2026 PH - 19620 Cottagewood Rd variance
		Total	$281.37		
42621	08/25/26	**ECONO SIGNS LLC**			
E 101-43900-226		SIGNS	$226.74	101004668	crosswalk signs
		Total	$226.74		
42622	08/25/26	**Haugo Geotechnical Services LLC**			
E 404-43100-590		CAPITAL OUTLAY	$4,153.00	16612	7/13 - 8/16 Geotechnical testing for 2026 Street Project
		Total	$4,153.00		
42623	08/25/26	**HOME DEPOT CREDIT SERVICES**			
E 101-45100-249		MINOR EQUIPMENT	$168.36	1032002	Tennis court backboard supplies
E 101-45100-229		R&M SUPPLIES	$602.13	3024578	hoses, cleaning supplies, & paper products for parks
E 101-43900-211		UNIFORMS	$59.70	3024578	Sun protection hats - PW
E 101-42100-219		OPERATIONAL SUPPLIE	$57.15	5024445	Stakes for PD
		Total	$887.34		
42624	08/25/26	**JEFF KASK**			
E 101-41900-307		JANITORIAL SERVICES	$300.00	8/19/2026	Clean City Hall/Police Dept/Public Works Dept
		Total	$300.00		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260301.00,082526PAY1,PAY260825,PAY260902

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
42625	08/25/26	**LMCC**			
E 101-41100-309		PROFESSIONAL SERVIC	$100.00	1794	Video services for 8/18/2026 Planning Commission meeting
		Total	$100.00		
42626	08/25/26	**METRO SALES INC**			
E 101-41900-229		R&M SUPPLIES	$46.00	INV3161291	8/13 - 11/12 CH copier contract
E 101-41900-229		R&M SUPPLIES	$1,377.21	INV3161291	5/13 - 8/12 CH copier usage
		Total	$1,423.21		
42627	08/25/26	**Office of MNIT Services**			
E 101-42100-309		PROFESSIONAL SERVIC	$14.70	W26070678	7/2026 PD language line
		Total	$14.70		
42628	08/25/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$37.47	3251481418	epoxy glue
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$23.98	3251482010	vent cleaner
		Total	$61.45		
42629	08/25/26	**Steiner & Koppelman**			
R 101-34960		REFUNDS	$5,000.00	D-25024 Escr	3935 Walden Shores Rd Escrow Refund
		Total	$5,000.00		
42630	08/25/26	**VERIZON WIRELESS**			
E 101-42100-321		COMMUNICATIONS-TEL	$313.74	6150934563	7/13 - 8/12 PD Cells & Hotspots
E 101-43900-321		COMMUNICATIONS-TEL	$80.04	6150934563	7/13 - 8/12 PW iPad service
E 101-45100-321		COMMUNICATIONS-TEL	$97.28	6150934563	7/13 - 8/12 Beach Patrol Cells
		Total	$491.06		
42631	08/25/26	**WESTYS ELECTRIC INC**			
E 101-45100-409		R&M CONTRACTURAL-O	$380.00	6801	fountain panel replacement
		Total	$380.00		
42632	08/25/26	**WEX BANK CIRCLE K**			
E 602-43200-212		FUEL	$427.96	114457842	sewer fuel
E 101-43900-212		FUEL	$2,658.36	114457842	pw fuel
		Total	$3,086.32		
42633	08/25/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$170.00	327172	asphalt
E 101-43100-224		MAINTENANCE	$175.95	327227	asphalt
		Total	$345.95		
42658	09/02/26	**CINTAS CORP**			
E 101-43900-211		UNIFORMS	$187.00	4280001558	uniform service / matts
		Total	$187.00		
42659	09/02/26	**CITY OF WOODLAND**			
E 101-41900-439		MISCELLANEOUS	$718.64	Jan - July 20	Jan - July 2026 Permit Revenue 101-32211
E 101-41900-439		MISCELLANEOUS	$54,761.11	Jan - July 20	Jan - July 2026 Permit Revenue 101-32212
E 101-41900-439		MISCELLANEOUS	$10,495.00	Jan - July 20	Jan - July 2026 Permit Revenue 101-32213
E 101-41900-439		MISCELLANEOUS	$8,903.80	Jan - July 20	Jan - July 2026 Permit Revenue 101-32230

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260301.00,082526PAY1,PAY260825,PAY260902

Check #	Check Date	Vendor Name	Amount	Invoice	Comment
		Total	$74,878.55		
42660	09/02/26	**DEAKYNES TRUE VALUE HARDWARE**			
E 101-45100-229		R&M SUPPLIES	$27.97	A487457	tape
E 101-42100-201		OFFICE SUPPLIES	$19.98	B460594	PD spray paint
		Total	$47.95		
42661	09/02/26	**LMCIT Insurance Trust**			
E 101-41100-369		CITY INSURANCE	$41,082.06	40002956 8/2	2025 - 2026 Work Comp Insurance
E 601-49400-369		CITY INSURANCE	$11.07	40002956 8/2	2025 - 2026 Work Comp Insurance
E 602-43200-369		CITY INSURANCE	$3,446.35	40002956 8/2	2025 - 2026 Work Comp Insurance
E 604-43150-369		CITY INSURANCE	$30.57	40002956 8/2	2025 - 2026 Work Comp Insurance
E 605-45100-369		CITY INSURANCE	$445.95	40002956 8/2	2025 - 2026 Work Comp Insurance
		Total	$45,016.00		
42662	09/02/26	**MTI DISTRIBUTING INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$385.71	153618700	toro groundsmaster parts
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$219.96	153659900	togo bearings
		Total	$605.67		
42663	09/02/26	**OREILLY AUTOMOTIVE INC**			
E 101-43900-221		EQUIP/VEHICLE SUPPLI	$531.68	3251482877	Filters, shop supplies
E 101-42100-333		VEHICLE MAINTENANCE	$139.20	3251482877	police brake pads
E 101-42100-333		VEHICLE MAINTENANCE	($139.20)	3251-482964	PD brake pads return
E 101-42100-333		VEHICLE MAINTENANCE	$604.12	3251482990	pads, rotors, squad 166
E 101-42100-333		VEHICLE MAINTENANCE	$249.56	3251483001	rotors, 164
		Total	$1,385.36		
42664	09/02/26	**STANDARD INSURANCE COMPANY**			
G 101-21715		LIFE INSURANCE-NON T	$496.69	00 772587 00 9/2026	Life Insurance
		Total	$496.69		
42665	09/02/26	**U.S. BANK EQUIPMENT FINANCE**			
E 101-42100-309		PROFESSIONAL SERVIC	$282.42	588912345	8/10 - 9/10 PD copier contract
		Total	$282.42		
42666	09/02/26	**WM MUELLER & SONS INC**			
E 101-43100-224		MAINTENANCE	$217.60	327407	asphalt
E 101-43100-224		MAINTENANCE	$260.10	327466	asphalt
		Total	$477.70		
		10100	$240,951.54		

CITY OF DEEPHAVEN

*Check Detail Register©

Batch: PAY20260301.00,082526PAY1,PAY260825,PAY260902

Check #	Check Date	Vendor Name	Amount	Invoice	Comment

Fund Summary

10100 CASH	
101 GENERAL FUND	$142,886.14
402 CAPITAL IMPROVEMENT FUND	$89,550.50
404 2026 STREET IMPROVEMENT PROJ	$4,153.00
601 WATER FUND	$11.07
602 SEWER FUND	$3,874.31
604 STORM WATER MGMT FUND	$30.57
605 MARINA FUND	$445.95
	$240,951.54

ITEM 3C

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.gov

September 8, 2026

To: Honorable Mayor Kent Carlson
Deephaven City Council

Cc: Dan Madsen, City Administrator / Special Counsel

From: Cory Johnson, Chief of Police

Re: Renewal of BCA Joint Powers Agreement and Court Data Service Agreement

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The Police Department maintains a Master Joint Powers Agreement (JPA) with the Minnesota Bureau of Criminal Apprehension (BCA) that gives the Police Department access to the state's criminal justice data communications network and related systems and tools used in daily law enforcement operations. This agreement is renewed on a five-year cycle, and the current term is expiring.

The renewal does not change current department practices, processes, requirements, or obligations. The new agreement carries the same five-year term as the prior agreement. A separate Court Data Services Subscriber Amendment is also being renewed alongside the Master JPA. This amendment allows the Police Department to access and submit Court Records through the BCA's systems, which is necessary to transfer data to the Minnesota court system.

Recommendation:
Sign the new JPA and Resolution attached.

State of Minnesota
Joint Powers Agreement

This Agreement is between the State of Minnesota, acting through its Department of Public Safety on behalf of the Bureau of Criminal Apprehension ("BCA"), and the City of Deephaven on behalf of its Police Department ("Governmental Unit"). The BCA and the Governmental Unit may be referred to jointly as "Parties."

Recitals

Under Minn. Stat. § 471.59, the BCA and the Governmental Unit are empowered to engage in agreements that are necessary to exercise their powers. Under Minn. Stat. § 299C.46, the BCA must provide a criminal justice data communications network to benefit political subdivisions as defined under Minn. Stat. § 299C.46, subd. 2 and subd. 2(a). The Governmental Unit is authorized by law to utilize the criminal justice data communications network pursuant to the terms set out in this Agreement. In addition, BCA either maintains repositories of data or has access to repositories of data that benefit authorized political subdivisions in performing their duties. The Governmental Unit wants to access data in support of its official duties.

The purpose of this Agreement is to create a method by which the Governmental Unit has access to those systems and tools for which it has eligibility, and to memorialize the requirements to obtain access and the limitations on the access.

Agreement

1 Term of Agreement

1.1 Effective Date. This Agreement is effective on **October 15, 2026**, or the date the BCA obtains all required signatures under Minn. Stat. § 16C.05, subdivision 2, whichever is later.

1.2 Expiration Date. This Agreement expires five years from the date it is effective.

2 Agreement Between the Parties

2.1 General Access. BCA agrees to provide Governmental Unit with access to the Minnesota Criminal Justice Data Communications Network (CJDN) and those systems and tools which the Governmental Unit is authorized by law to access via the CJDN for the purposes outlined in Minn. Stat. § 299C.46.

2.2 Methods of Access.

The BCA offers three (3) methods of access to its systems and tools. The methods of access are:

A. **Direct access** occurs when individual users at the Governmental Unit use the Governmental Unit's equipment to access the BCA's systems and tools. This is generally accomplished by an individual user entering a query into one of BCA's systems or tools.

B. **Indirect Access** occurs when individual users at the Governmental Unit go to another Governmental Unit to obtain data and information from BCA's systems and tools. This method of access generally results in the Governmental Unit with indirect access obtaining the needed data and information in a physical format like a paper report.

C. **Computer-to-Computer System Interface** occurs when the Governmental Unit's computer exchanges data and information with BCA's computer systems and tools using an interface. Without limitation, interface types include: state message switch, web services, enterprise service bus and message queuing.

For purposes of this Agreement, Governmental Unit employees or contractors may use any of these

methods to use BCA's systems and tools as described in this Agreement. Governmental Unit will select a method of access and can change the methodology following the process in Clause 2.10.

2.3 Federal Systems Access. In addition, pursuant to 28 CFR §20.30-38 and Minn. Stat. §299C.58, BCA may provide Governmental Unit with access to the Federal Bureau of Investigation (FBI) National Crime Information Center.

2.4 Governmental Unit Policies. Both the BCA and the FBI's Criminal Justice Information Systems (FBI-CJIS) have policies, regulations and laws on access, use, audit, dissemination, hit confirmation, logging, quality assurance, screening (pre-employment), security, timeliness, training, use of the system**,** and validation. Governmental Unit has created its own policies to ensure that Governmental Unit's employees and contractors comply with all applicable requirements. Governmental Unit ensures this compliance through appropriate enforcement. These BCA and FBI-CJIS policies and regulations, as amended and updated from time to time, are incorporated into this Agreement by reference. The policies are available at https://bcanextest.x.state.mn.us/launchpad/.

2.5 Governmental Unit Resources. To assist Governmental Unit in complying with the federal and state requirements on access to and use of the various systems and tools, additional information on appropriate use is found in the Minnesota Bureau of Criminal Apprehension Policy on Appropriate Use of Systems and Data, available on the CJIS Launch Pad using the link above in section 2.4.

2.6 Access Granted.

A. Governmental Unit is granted permission to use all current and future BCA systems and tools for which Governmental Unit is eligible. Eligibility is dependent on Governmental Unit (i) satisfying all applicable federal or state statutory requirements; (ii) complying with the terms of this Agreement; and (iii) acceptance by BCA of Governmental Unit's written request for use of a specific system or tool.

B. To facilitate changes in systems and tools, Governmental Unit grants its Authorized Representative authority to make written requests for those systems and tools provided by BCA that the Governmental Unit needs to meet its criminal justice obligations and for which Governmental Unit is eligible.

2.7 Future Access. On written request from the Governmental Unit, BCA also may provide Governmental Unit with access to those systems or tools which may become available after the signing of this Agreement, to the extent that the access is authorized by applicable state and federal law. Governmental Unit agrees to be bound by the terms and conditions contained in this Agreement that when utilizing new systems or tools provided under this Agreement.

2.8 Limitations on Access. BCA agrees that it will comply with applicable state and federal laws when making information accessible. Governmental Unit agrees that it will comply with applicable state and federal laws when accessing, entering, using, disseminating, and storing data. Each party is responsible for its own compliance with the most current applicable state and federal laws.

2.9 Supersedes Prior Agreements. This Agreement supersedes any and all prior agreements between the BCA and the Governmental Unit regarding access to and use of systems and tools provided by BCA.

2.10 Requirement to Update Information. The parties agree that if there is a change to any of the information whether required by law or this Agreement, the party will send the new information to the other party in writing within 30 days of the change. This clause does not apply to changes in systems or tools provided under this Agreement.

This requirement to give notice additionally applies to changes in the individual or organization serving the Governmental Unit as its prosecutor. Any change in performance of the prosecutorial function must be provided to the BCA in writing by giving notice to the Service Desk, BCA.ServiceDesk@state.mn.us.

2.11 Transaction Record. The BCA creates and maintains a transaction record for each exchange of data utilizing its systems and tools. In order to meet FBI-CJIS requirements and to perform the audits described in Clause

7, there must be a method of identifying which individual users at the Governmental Unit conducted a particular transaction.

If Governmental Unit uses either direct access as described in Clause 2.2A or indirect access as described in Clause 2.2B, BCA's transaction record meets FBI-CJIS requirements.

When Governmental Unit's method of access is a computer-to-computer interface as described in Clause 2.2C, the Governmental Unit must keep a transaction record sufficient to satisfy FBI-CJIS requirements and permit the audits described in Clause 7 to occur.

If a Governmental Unit accesses data from the Driver and Vehicle Services Division in the Minnesota Department of Public Safety and keeps a copy of the data, Governmental Unit must have a transaction record of all subsequent access to the data that are kept by the Governmental Unit. The transaction record must include the individual user who requested access, and the date, time and content of the request. The transaction record must also include the date, time and content of the response along with the destination to which the data were sent. The transaction record must be maintained for a minimum of six (6) years from the date the transaction occurred and must be made available to the BCA within one (1) business day of the BCA's request.

2.12 Court Information Access. Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Governmental Unit if the Governmental Unit completes the Court Data Services Subscriber Amendment, which upon execution will be incorporated into this Agreement by reference. These BCA systems and tools are identified in the written request made by the Governmental Unit under Clause 2.6 above. The Court Data Services Subscriber Amendment provides important additional terms, including but not limited to privacy (see Clause 8.2, below), fees (see Clause 3 below), and transaction records or logs, that govern Governmental Unit's access to and/or submission of the Court Records delivered through the BCA systems and tools.

2.13 Vendor Personnel Screening. The BCA will conduct all vendor personnel screening on behalf of Governmental Unit as is required by the FBI CJIS Security Policy. The BCA will maintain records of the federal, fingerprint-based background check on each vendor employee as well as records of the completion of the security awareness training that may be relied on by the Governmental Unit.

3 Payment

The Governmental Unit currently accesses the criminal justice data communications network described in Minn. Stat. § 299C.46. Under the BCA's CJDN Fee Structure, the BCA will bill the Governmental Unit annually in the amount of Two Thousand Forty and 00/100 Dollars ($2,040.00). The annual charge may be modified to reflect the appropriate charges required under the BCA's CJDN Fee Structure, including applicable fees for VPN access.

The Governmental Unit will identify its contact person for billing purposes, and will provide updated information to BCA's Authorized Representative within ten business days when this information changes.

If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, additional fees, if any, are addressed in that amendment.

4 Authorized Representatives

The BCA's Authorized Representative is the person below, or her successor:

Name:	Katie Meiers, Deputy Superintendent
Address:	Minnesota Department of Public Safety; Bureau of Criminal Apprehension 1430 Maryland Avenue Saint Paul, MN 55106
Telephone:	51-793-2425
Email Address:	Kathryn.Meiers@state.mn.us

The Governmental Unit's Authorized Representative is the person below, or his successor:

Name:	Cory Johnson, Police Chief
Address:	20225 Cottagewood Road Deephaven, MN 55331
Telephone:	(952) 474-7555
Email Address:	coryj@deephavenpolice.gov

5 Assignment, Amendments, Waiver, and Agreement Complete

5.1 Assignment. Neither party may assign nor transfer any rights or obligations under this Agreement.

5.2 Amendments. Any amendment to this Agreement, except those described in Clauses 2.6 and 2.7 above must be in writing and will not be effective until it has been signed and approved by the same parties who signed and approved the original agreement, their successors in office, or another individual duly authorized.

5.3 Waiver. If either party fails to enforce any provision of this Agreement, that failure does not waive the provision or the right to enforce it.

5.4 Agreement Complete. This Agreement contains all negotiations and agreements between the BCA and the Governmental Unit. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6 Liability

Each party will be responsible for its own acts and behavior and the results thereof and shall not be responsible or liable for the other party's actions and consequences of those actions. The Minnesota Torts Claims Act, Minn. Stat. § 3.736 and other applicable laws govern the BCA's liability. The Minnesota Municipal Tort Claims Act, Minn. Stat. Ch. 466 and other applicable laws, governs the Governmental Unit's liability.

7 Audits

7.1 Under Minn. Stat. § 16C.05, subd. 5, the Governmental Unit's books, records, documents, internal policies and accounting procedures and practices relevant to this Agreement are subject to examination by the BCA, the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

Under Minn. Stat. § 6.551, the State Auditor may examine the books, records, documents, and accounting procedures and practices of BCA. The examination shall be limited to the books, records, documents, and accounting procedures and practices that are relevant to this Agreement.

7.2 Under applicable state and federal law, the Governmental Unit's records are subject to examination by the BCA to ensure compliance with laws, regulations and policies about access, use, and dissemination of data.

7.3 If the Governmental Unit accesses federal databases, the Governmental Unit's records are subject to examination by the FBI and BCA; the Governmental Unit will cooperate with FBI and BCA auditors and make any requested data available for review and audit.

7.4 If the Governmental Unit accesses state databases, the Governmental Unit's records are subject to examination by the BCA: the Governmental Unit will cooperate with the BCA auditors and make any requested data available for review and audit.

7.5 To facilitate the audits required by state and federal law, Governmental Unit is required to have an inventory of the equipment used to access the data covered by this Agreement and the physical location of each.

8 Government Data Practices

8.1 BCA and Governmental Unit. The Governmental Unit and BCA must comply with the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, as it applies to all data accessible under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Governmental Unit under this Agreement. The remedies of Minn. Stat. §§ 13.08 and 13.09 apply to the release of the data referred to in this clause by either the Governmental Unit or the BCA.

8.2 Court Records. If Governmental Unit chooses to execute the Court Data Services Subscriber Amendment referred to in Clause 2.12 in order to access and/or submit Court Records via BCA's systems, the following provisions regarding data practices also apply. The Court is not subject to Minn. Stat. Ch. 13 but is subject to the *Rules of Public Access to Records of the Judicial Branch* promulgated by the Minnesota Supreme Court. All parties acknowledge and agree that Minn. Stat. § 13.03, subdivision 4(e) requires that the BCA and the Governmental Unit comply with the *Rules of Public Access* for those data received from Court under the Court Data Services Subscriber Amendment. All parties also acknowledge and agree that the use of, access to or submission of Court Records, as that term is defined in the Court Data Services Subscriber Amendment, may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law. All parties acknowledge and agree that these applicable restrictions must be followed in the appropriate circumstances.

9 Investigation of Alleged Violations; Sanctions

For purposes of this clause, "Individual User" means an employee or contractor of Governmental Unit.

9.1 Investigation. The Governmental Unit and BCA agree to cooperate in the investigation and possible prosecution of suspected violations of federal and state law referenced in this Agreement. Governmental Unit and BCA agree to cooperate in the investigation of suspected violations of the policies and procedures referenced in this Agreement. When BCA becomes aware that a violation may have occurred, BCA will inform Governmental Unit of the suspected violation, subject to any restrictions in applicable law. When Governmental Unit becomes aware that a violation has occurred, Governmental Unit will inform BCA subject to any restrictions in applicable law.

9.2 Sanctions Involving Only BCA Systems and Tools.

The following provisions apply to BCA systems and tools not covered by the Court Data Services Subscriber Amendment. None of these provisions alter the Governmental Unit internal discipline processes, including those governed by a collective bargaining agreement.

9.2.1 For BCA systems and tools that are not covered by the Court Data Services Subscriber Amendment, Governmental Unit must determine if and when an involved Individual User's access to systems or tools is to be temporarily or permanently eliminated. The decision to suspend or terminate access may be made as soon as alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. Governmental Unit must report the status of the Individual User's access to BCA without delay. BCA reserves the right to make a different

determination concerning an Individual User's access to systems or tools than that made by Governmental Unit and BCA's determination controls.

9.2.2 If BCA determines that Governmental Unit has jeopardized the integrity of the systems or tools covered in this Clause 9.2, BCA may temporarily stop providing some or all the systems or tools under this Agreement until the failure is remedied to the BCA's satisfaction. If Governmental Unit's failure is continuing or repeated, Clause 11.1 does not apply and BCA may terminate this Agreement immediately.

9.3 Sanctions Involving Only Court Data Services

The following provisions apply to those systems and tools covered by the Court Data Services Subscriber Amendment, if it has been signed by Governmental Unit. As part of the agreement between the Court and the BCA for the delivery of the systems and tools that are covered by the Court Data Services Subscriber Amendment, BCA is required to suspend or terminate access to or use of the systems and tools either on its own initiative or when directed by the Court. The decision to suspend or terminate access may be made as soon as an alleged violation is discovered, after notice of an alleged violation is received, or after an investigation has occurred. The decision to suspend or terminate may also be made based on a request from the Authorized Representative of Governmental Unit. The agreement further provides that only the Court has the authority to reinstate access and use.

9.3.1 Governmental Unit understands that if it has signed the Court Data Services Subscriber Amendment and if Governmental Unit's Individual Users violate the provisions of that Amendment, access and use will be suspended by BCA or Court. Governmental Unit also understands that reinstatement is only at the direction of the Court.

9.3.2 Governmental Unit further agrees that if Governmental Unit believes that one or more of its Individual Users have violated the terms of the Amendment, it will notify BCA and Court so that an investigation as described in Clause 9.1 may occur.

10 Venue

Venue for all legal proceedings involving this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

11 Termination

11.1 Termination. The BCA or the Governmental Unit may terminate this Agreement at any time, with or without cause, upon 30 days' written notice to the other party's Authorized Representative.

11.2 Termination for Insufficient Funding. Either party may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination must be by written notice to the other party's authorized representative. The Governmental Unit is not obligated to pay for any services that are provided after notice and effective date of termination. However, the BCA will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. Neither party will be assessed any penalty if the agreement is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. Notice of the lack of funding must be provided within a reasonable time of the affected party receiving that notice.

12 Continuing Obligations

The following clauses survive the expiration or cancellation of this Agreement: Liability; Audits; Government Data Practices; 9. Investigation of Alleged Violations; Sanctions; and Venue.

The Parties indicate their agreement and authority to execute this Agreement by signing below.

1. CITY OF DEEPHAVEN

Name: Kent Carlson

Signed: _____

Title: Mayor

Date: _____

Name: Dan Madsen

Signed: _____

Title: City Administrator/Special Counsel

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with delegated authority)

Date: _____

3. COMMISSIONER OF ADMINISTRATION
As delegated to the Office of State Procurement

By: _____

Date: _____

ADMIN ID: _____

COURT DATA SERVICES SUBSCRIBER AMENDMENT TO CJDN SUBSCRIBER AGREEMENT

This Court Data Services Subscriber Amendment ("Subscriber Amendment") is entered into by the State of Minnesota, acting through its Department of Public Safety, Bureau of Criminal Apprehension, ("BCA") and City of Deephaven ("Agency"), and by and for the benefit of the State of Minnesota acting through its State Court Administrator's Office ("Court") who shall be entitled to enforce any provisions hereof through any legal action against any party.

Recitals

This Subscriber Amendment modifies and supplements the Agreement between the BCA and Agency, SWIFT Contract Number 294402, of even or prior date, for Agency use of BCA systems and tools (referred to herein as "the CJDN Subscriber Agreement"). Certain BCA systems and tools that include access to and/or submission of Court Records may only be utilized by the Agency if the Agency completes this Subscriber Amendment. The Agency desires to use one or more BCA systems and tools to access and/or submit Court Records to assist the Agency in the efficient performance of its duties as required or authorized by law or court rule. Court desires to permit such access and/or submission. This Subscriber Amendment is intended to add Court as a party to the CJDN Subscriber Agreement and to create obligations by the Agency to the Court that can be enforced by the Court. It is also understood that, pursuant to the Master Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA, the BCA is authorized to sign this Subscriber Amendment on behalf of Court. Upon execution the Subscriber Amendment will be incorporated into the CJDN Subscriber Agreement by reference. The BCA, the Agency and the Court desire to amend the CJDN Subscriber Agreement as stated below.

The CJDN Subscriber Agreement is amended by the addition of the following provisions:

1. **TERM; TERMINATION; ONGOING OBLIGATIONS.** This Subscriber Amendment shall be effective on the date finally executed by all parties and shall remain in effect until expiration or termination of the CJDN Subscriber Agreement unless terminated earlier as provided in this Subscriber Amendment. Any party may terminate this Subscriber Amendment with or without cause by giving written notice to all other parties. The effective date of the termination shall be thirty days after the other party's receipt of the notice of termination, unless a later date is specified in the notice. The provisions of sections 5 through 9, 12.b., 12.c., and 15 through 24 shall survive any termination of this Subscriber Amendment as shall any other provisions which by their nature are intended or expected to survive such termination. Upon termination, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

2. **Definitions**. Unless otherwise specifically defined, each term used herein shall have the meaning assigned to such term in the CJDN Subscriber Agreement.

a. **"Authorized Court Data Services"** means Court Data Services that have been authorized for delivery to CJDN Subscribers via BCA systems and tools pursuant to an Authorization Amendment to the Joint Powers Agreement for Delivery of Court Data Services to CJDN Subscribers ("Master Authorization Agreement") between the Court and the BCA.

b. **"Court Data Services"** means one or more of the services set forth on the Justice Agency Resource webpage of the Minnesota Judicial Branch website (for which the current address is www.courts.state.mn.us) or other location designated by the Court, as the same may be amended from time to time by the Court.

c. "**Court Records**" means all information in any form made available by the Court to Subscriber through the BCA for the purposes of carrying out this Subscriber Amendment, including:

i. "**Court Case Information**" means any information in the Court Records that conveys information about a particular case or controversy, including without limitation Court Confidential Case Information, as defined herein.

ii. "**Court Confidential Case Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that conveys information about a particular case or controversy.

iii. "**Court Confidential Security and Activation Information"** means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access and that explains how to use or gain access to Court Data Services, including but not limited to login account names, passwords, TCP/IP addresses, Court Data Services user manuals, Court Data Services Programs, Court Data Services Databases, and other technical information.

iv. "**Court Confidential Information**" means any information in the Court Records that is inaccessible to the public pursuant to the Rules of Public Access, including without limitation both i) Court Confidential Case Information; and ii) Court Confidential Security and Activation Information.

d. "**DCA**" shall mean the district courts of the state of Minnesota and their respective staff.

e. "**Policies & Notices**" means the policies and notices published by the Court in connection with each of its Court Data Services, on a website or other location designated by the Court, as the same may be amended from time to time by the Court. Policies & Notices for each Authorized Court Data Service identified in an approved request form under section 3, below, are hereby made part of this Subscriber Amendment by this reference and provide additional terms and conditions that govern Subscriber's use of Court Records accessed through such services, including but not limited to provisions on access and use limitations.

f. "**Rules of Public Access**" means the Rules of Public Access to Records of the Judicial Branch promulgated by the Minnesota Supreme Court, as the same may be amended from time to time, including without limitation lists or tables published from time to time by the Court entitled *Limits on Public Access to Case Records or Limits on Public Access to Administrative Records*, all of which by this reference are made a part of this Subscriber Amendment. It is the obligation of Subscriber to check from time to time for updated rules, lists, and tables and be familiar with the contents thereof. It is

contemplated that such rules, lists, and tables will be posted on the Minnesota Judicial Branch website, for which the current address is www.courts.state.mn.us.

g. "**Court**" shall mean the State of Minnesota, State Court Administrator's Office.

h. **"Subscriber"** shall mean the Agency.

i. "**Subscriber Records**" means any information in any form made available by the Subscriber to the Court for the purposes of carrying out this Subscriber Amendment.

3. REQUESTS FOR AUTHORIZED COURT DATA SERVICES. Following execution of this Subscriber Amendment by all parties, Subscriber may submit to the BCA one or more separate requests for Authorized Court Data Services. The BCA is authorized in the Master Authorization Agreement to process, credential and approve such requests on behalf of Court and all such requests approved by the BCA are adopted and incorporated herein by this reference the same as if set forth verbatim herein.

a. **Activation**. Activation of the requested Authorized Court Data Service(s) shall occur promptly following approval.

b. **Rejection**. Requests may be rejected for any reason, at the discretion of the BCA and/or the Court.

c. **Requests for Termination of One or More Authorized Court Data Services**. The Subscriber may request the termination of an Authorized Court Data Services previously requested by submitting a notice to Court with a copy to the BCA. Promptly upon receipt of a request for termination of an Authorized Court Data Service, the BCA will deactivate the service requested. The termination of one or more Authorized Court Data Services does not terminate this Subscriber Amendment. Provisions for termination of this Subscriber Amendment are set forth in section 1. Upon termination of Authorized Court Data Services, the Subscriber shall perform the responsibilities set forth in paragraph 7(f) hereof.

4. SCOPE OF ACCESS TO COURT RECORDS LIMITED. Subscriber's access to and/or submission of the Court Records shall be limited to Authorized Court Data Services identified in an approved request form under section 3, above, and other Court Records necessary for Subscriber to use Authorized Court Data Services. Authorized Court Data Services shall only be used according to the instructions provided in corresponding Policies & Notices or other materials and only as necessary to assist Subscriber in the efficient performance of Subscriber's duties required or authorized by law or court rule in connection with any civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body. Subscriber's access to the Court Records for personal or non-official use is prohibited. Subscriber will not use or attempt to use Authorized Court Data Services in any manner not set forth in this Subscriber Amendment, Policies & Notices, or other Authorized Court Data Services documentation, and upon any such unauthorized use or attempted use the Court may immediately terminate this Subscriber Amendment without prior notice to Subscriber.

5. GUARANTEES OF CONFIDENTIALITY. Subscriber agrees:

a. To not disclose Court Confidential Information to any third party except where necessary to carry out the Subscriber's duties as required or authorized by law or court rule in connection with any

civil, criminal, administrative, or arbitral proceeding in any Federal, State, or local court or agency or before any self-regulatory body.

b. To take all appropriate action, whether by instruction, agreement, or otherwise, to insure the protection, confidentiality and security of Court Confidential Information and to satisfy Subscriber's obligations under this Subscriber Amendment.

c. To limit the use of and access to Court Confidential Information to Subscriber's bona fide personnel whose use or access is necessary to effect the purposes of this Subscriber Amendment, and to advise each individual who is permitted use of and/or access to any Court Confidential Information of the restrictions upon disclosure and use contained in this Subscriber Amendment, requiring each individual who is permitted use of and/or access to Court Confidential Information to acknowledge in writing that the individual has read and understands such restrictions. Subscriber shall keep such acknowledgements on file for one year following termination of the Subscriber Amendment and/or CJDN Subscriber Agreement, whichever is longer, and shall provide the Court with access to, and copies of, such acknowledgements upon request. For purposes of this Subscriber Amendment, Subscriber's bona fide personnel shall mean individuals who are employees of Subscriber or provide services to Subscriber either on a voluntary basis or as independent contractors with Subscriber.

d. That, without limiting section 1 of this Subscriber Amendment, the obligations of Subscriber and its bona fide personnel with respect to the confidentiality and security of Court Confidential Information shall survive the termination of this Subscriber Amendment and the CJDN Subscriber Agreement and the termination of their relationship with Subscriber.

e. That, notwithstanding any federal or state law applicable to the nondisclosure obligations of Subscriber and Subscriber's bona fide personnel under this Subscriber Amendment, such obligations of Subscriber and Subscriber's bona fide personnel are founded independently on the provisions of this Subscriber Amendment.

6. APPLICABILITY TO PREVIOUSLY DISCLOSED COURT RECORDS. Subscriber acknowledges and agrees that all Authorized Court Data Services and related Court Records disclosed to Subscriber prior to the effective date of this Subscriber Amendment shall be subject to the provisions of this Subscriber Amendment.

7. LICENSE AND PROTECTION OF PROPRIETARY RIGHTS. During the term of this Subscriber Amendment, subject to the terms and conditions hereof, the Court hereby grants to Subscriber a nonexclusive, nontransferable, limited license to use Court Data Services Programs and Court Data Services Databases to access or receive the Authorized Court Data Services identified in an approved request form under section 3, above, and related Court Records. Court reserves the right to make modifications to the Authorized Court Data Services, Court Data Services Programs, and Court Data Services Databases, and related materials without notice to Subscriber. These modifications shall be treated in all respects as their previous counterparts.

a. Court Data Services Programs. Court is the copyright owner and licensor of the Court Data Services Programs. The combination of ideas, procedures, processes, systems, logic, coherence and methods of operation embodied within the Court Data Services Programs, and all information contained in documentation pertaining to the Court Data Services Programs, including but not limited to manuals, user documentation, and passwords, are trade secret information of Court and its licensors.

b. Court Data Services Databases. Court is the copyright owner and licensor of the Court Data Services Databases and of all copyrightable aspects and components thereof. All specifications and

information pertaining to the Court Data Services Databases and their structure, sequence and organization, including without limitation data schemas such as the Court XML Schema, are trade secret information of Court and its licensors.

c. Marks. Subscriber shall neither have nor claim any right, title, or interest in or use of any trademark used in connection with Authorized Court Data Services, including but not limited to the marks “MNCIS” and “Odyssey.”

d. Restrictions on Duplication, Disclosure, and Use. Trade secret information of Court and its licensors will be treated by Subscriber in the same manner as Court Confidential Information. In addition, Subscriber will not copy any part of the Court Data Services Programs or Court Data Services Databases, or reverse engineer or otherwise attempt to discern the source code of the Court Data Services Programs or Court Data Services Databases, or use any trademark of Court or its licensors, in any way or for any purpose not specifically and expressly authorized by this Subscriber Amendment. As used herein, "trade secret information of Court and its licensors" means any information possessed by Court which derives independent economic value from not being generally known to, and not being readily ascertainable by proper means by, other persons who can obtain economic value from its disclosure or use. "Trade secret information of Court and its licensors" does not, however, include information which was known to Subscriber prior to Subscriber’s receipt thereof, either directly or indirectly, from Court or its licensors, information which is independently developed by Subscriber without reference to or use of information received from Court or its licensors, or information which would not qualify as a trade secret under Minnesota law. It will not be a violation of this section 7, sub-section d, for Subscriber to make up to one copy of training materials and configuration documentation, if any, for each individual authorized to access, use, or configure Authorized Court Data Services, solely for its own use in connection with this Subscriber Amendment. Subscriber will take all steps reasonably necessary to protect the copyright, trade secret, and trademark rights of Court and its licensors and Subscriber will advise its bona fide personnel who are permitted access to any of the Court Data Services Programs and Court Data Services Databases, and trade secret information of Court and its licensors, of the restrictions upon duplication, disclosure and use contained in this Subscriber Amendment.

e. Proprietary Notices. Subscriber will not remove any copyright or proprietary notices included in and/or on the Court Data Services Programs or Court Data Services Databases, related documentation, or trade secret information of Court and its licensors, or any part thereof, made available by Court directly or through the BCA, if any, and Subscriber will include in and/or on any copy of the Court Data Services Programs or Court Data Services Databases, or trade secret information of Court and its licensors and any documents pertaining thereto, the same copyright and other proprietary notices as appear on the copies made available to Subscriber by Court directly or through the BCA, except that copyright notices shall be updated and other proprietary notices added as may be appropriate.

f. Title; Return. The Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and configuration material, if any, and logon account information and passwords, if any, made available by the Court to Subscriber directly or through the BCA and all copies, including partial copies, thereof are and remain the property of the respective licensor. Except as expressly provided in section 12.b., within ten days of the effective date of termination of this Subscriber Amendment or the CJDN Subscriber Agreement or within ten days of a request for termination of Authorized Court Data Service as described in section 4, Subscriber shall either: (i) uninstall and return any and all copies of the applicable Court Data Services Programs and Court Data Services Databases, and related documentation, including but not limited to training and

configuration materials, if any, and logon account information, if any; or (2) destroy the same and certify in writing to the Court that the same have been destroyed.

8. INJUNCTIVE RELIEF. Subscriber acknowledges that the Court, Court's licensors, and DCA will be irreparably harmed if Subscriber's obligations under this Subscriber Amendment are not specifically enforced and that the Court, Court's licensors, and DCA would not have an adequate remedy at law in the event of an actual or threatened violation by Subscriber of its obligations. Therefore, Subscriber agrees that the Court, Court's licensors, and DCA shall be entitled to an injunction or any appropriate decree of specific performance for any actual or threatened violations or breaches by Subscriber or its bona fide personnel without the necessity of the Court, Court's licensors, or DCA showing actual damages or that monetary damages would not afford an adequate remedy. Unless Subscriber is an office, officer, agency, department, division, or bureau of the state of Minnesota, Subscriber shall be liable to the Court, Court's licensors, and DCA for reasonable attorneys fees incurred by the Court, Court's licensors, and DCA in obtaining any relief pursuant to this Subscriber Amendment.

9. LIABILITY. Subscriber and the Court agree that, except as otherwise expressly provided herein, each party will be responsible for its own acts and the results thereof to the extent authorized by law and shall not be responsible for the acts of any others and the results thereof. Liability shall be governed by applicable law. Without limiting the foregoing, liability of the Court and any Subscriber that is an office, officer, agency, department, division, or bureau of the state of Minnesota shall be governed by the provisions of the Minnesota Tort Claims Act, Minnesota Statutes, section 3.376, and other applicable law. Without limiting the foregoing, if Subscriber is a political subdivision of the state of Minnesota, liability of the Subscriber shall be governed by the provisions of Minn. Stat. Ch. 466 (Tort Liability, Political Subdivisions) or other applicable law. Subscriber and Court further acknowledge that the liability, if any, of the BCA is governed by a separate agreement between the Court and the BCA dated December 13, 2010 with DPS-M -0958.

10. AVAILABILITY. Specific terms of availability shall be established by the Court and communicated to Subscriber by the Court and/or the BCA. The Court reserves the right to terminate this Subscriber Amendment immediately and/or temporarily suspend Subscriber's Authorized Court Data Services in the event the capacity of any host computer system or legislative appropriation of funds is determined solely by the Court to be insufficient to meet the computer needs of the courts served by the host computer system.

11. [reserved]

12. ADDITIONAL USER OBLIGATIONS. The obligations of the Subscriber set forth in this section are in addition to the other obligations of the Subscriber set forth elsewhere in this Subscriber Amendment.

a. Judicial Policy Statement. Subscriber agrees to comply with all policies identified in Policies & Notices applicable to Court Records accessed by Subscriber using Authorized Court Data Services. Upon failure of the Subscriber to comply with such policies, the Court shall have the option of immediately suspending the Subscriber's Authorized Court Data Services on a temporary basis and/or immediately terminating this Subscriber Amendment.

b. Access and Use; Log. Subscriber shall be responsible for all access to and use of Authorized Court Data Services and Court Records by Subscriber's bona fide personnel or by means of Subscriber's equipment or passwords, whether or not Subscriber has knowledge of or authorizes such access and use. Subscriber shall also maintain a log identifying all persons to whom Subscriber has disclosed its Court Confidential Security and Activation Information, such as user ID(s) and password(s), including the date of such disclosure. Subscriber shall maintain such logs for a minimum period of six years from the date of disclosure, and shall provide the Court with access to, and copies of, such logs

upon request. The Court may conduct audits of Subscriber's logs and use of Authorized Court Data Services and Court Records from time to time. Upon Subscriber's failure to maintain such logs, to maintain accurate logs, or to promptly provide access by the Court to such logs, the Court may terminate this Subscriber Amendment without prior notice to Subscriber.

c. Personnel. Subscriber agrees to investigate, at the request of the Court and/or the BCA, allegations of misconduct pertaining to Subscriber's bona fide personnel having access to or use of Authorized Court Data Services, Court Confidential Information, or trade secret information of the Court and its licensors where such persons are alleged to have violated the provisions of this Subscriber Amendment, Policies & Notices, Judicial Branch policies, or other security requirements or laws regulating access to the Court Records.

d. Minnesota Data Practices Act Applicability. If Subscriber is a Minnesota Government entity that is subject to the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, Subscriber acknowledges and agrees that: (1) the Court is not subject to Minn. Stat. Ch. 13 (see section 13.90) but is subject to the Rules of Public Access and other rules promulgated by the Minnesota Supreme Court; (2) Minn. Stat. section 13.03, subdivision 4(e) requires that Subscriber comply with the Rules of Public Access and other rules promulgated by the Minnesota Supreme Court for access to Court Records provided via the BCA systems and tools under this Subscriber Amendment; (3) the use of and access to Court Records may be restricted by rules promulgated by the Minnesota Supreme Court, applicable state statute or federal law; and (4) these applicable restrictions must be followed in the appropriate circumstances.

13. FEES; INVOICES. Unless the Subscriber is an office, officer, department, division, agency, or bureau of the state of Minnesota, Subscriber shall pay the fees, if any, set forth in applicable Policies & Notices, together with applicable sales, use or other taxes. Applicable monthly fees commence ten (10) days after notice of approval of the request pursuant to section 3 of this Subscriber Amendment or upon the initial Subscriber transaction as defined in the Policies & Notices, whichever occurs earlier. When fees apply, the Court shall invoice Subscriber on a monthly basis for charges incurred in the preceding month and applicable taxes, if any, and payment of all amounts shall be due upon receipt of invoice. If all amounts are not paid within 30 days of the date of the invoice, the Court may immediately cancel this Subscriber Amendment without notice to Subscriber and pursue all available legal remedies. Subscriber certifies that funds have been appropriated for the payment of charges under this Subscriber Amendment for the current fiscal year, if applicable.

14. MODIFICATION OF FEES. Court may modify the fees by amending the Policies & Notices as provided herein, and the modified fees shall be effective on the date specified in the Policies & Notices, which shall not be less than thirty days from the publication of the Policies & Notices. Subscriber shall have the option of accepting such changes or terminating this Subscriber Amendment as provided in section 1 hereof.

15. WARRANTY DISCLAIMERS.

a. WARRANTY EXCLUSIONS. EXCEPT AS SPECIFICALLY AND EXPRESSLY PROVIDED HEREIN, COURT, COURT'S LICENSORS, AND DCA MAKE NO REPRESENTATIONS OR WARRANTIES OF ANY KIND, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF FITNESS FOR A PARTICULAR PURPOSE OR MERCHANTABILITY, NOR ARE ANY WARRANTIES TO BE IMPLIED, WITH RESPECT TO THE INFORMATION, SERVICES OR COMPUTER PROGRAMS MADE AVAILABLE UNDER THIS AGREEMENT.

b. ACCURACY AND COMPLETENESS OF INFORMATION. WITHOUT LIMITING THE GENERALITY OF THE PRECEDING PARAGRAPH, COURT, COURT'S LICENSORS, AND DCA MAKE NO WARRANTIES AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED IN THE COURT RECORDS.

16. RELATIONSHIP OF THE PARTIES. Subscriber is an independent contractor and shall not be deemed for any purpose to be an employee, partner, agent or franchisee of the Court, Court's licensors, or DCA. Neither Subscriber nor the Court, Court's licensors, or DCA shall have the right nor the authority to assume, create or incur any liability or obligation of any kind, express or implied, against or in the name of or on behalf of the other.

17. NOTICE. Except as provided in section 2 regarding notices of or modifications to Authorized Court Data Services and Policies & Notices, any notice to Court or Subscriber hereunder shall be deemed to have been received when personally delivered in writing or seventy-two (72) hours after it has been deposited in the United States mail, first class, proper postage prepaid, addressed to the party to whom it is intended at the address set forth on page one of this Agreement or at such other address of which notice has been given in accordance herewith.

18. NON-WAIVER. The failure by any party at any time to enforce any of the provisions of this Subscriber Amendment or any right or remedy available hereunder or at law or in equity, or to exercise any option herein provided, shall not constitute a waiver of such provision, remedy or option or in any way affect the validity of this Subscriber Amendment. The waiver of any default by either Party shall not be deemed a continuing waiver, but shall apply solely to the instance to which such waiver is directed.

19. FORCE MAJEURE. Neither Subscriber nor Court shall be responsible for failure or delay in the performance of their respective obligations hereunder caused by acts beyond their reasonable control.

20. SEVERABILITY. Every provision of this Subscriber Amendment shall be construed, to the extent possible, so as to be valid and enforceable. If any provision of this Subscriber Amendment so construed is held by a court of competent jurisdiction to be invalid, illegal or otherwise unenforceable, such provision shall be deemed severed from this Subscriber Amendment, and all other provisions shall remain in full force and effect.

21. ASSIGNMENT AND BINDING EFFECT. Except as otherwise expressly permitted herein, neither Subscriber nor Court may assign, delegate and/or otherwise transfer this Subscriber Amendment or any of its rights or obligations hereunder without the prior written consent of the other. This Subscriber Amendment shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns, including any other legal entity into, by or with which Subscriber may be merged, acquired or consolidated.

22. GOVERNING LAW. This Subscriber Amendment shall in all respects be governed by and interpreted, construed and enforced in accordance with the laws of the United States and of the State of Minnesota.

23. VENUE AND JURISDICTION. Any action arising out of or relating to this Subscriber Amendment, its performance, enforcement or breach will be venued in a state or federal court situated within the State of Minnesota. Subscriber hereby irrevocably consents and submits itself to the personal jurisdiction of said courts for that purpose.

24. INTEGRATION. This Subscriber Amendment contains all negotiations and agreements between the parties. No other understanding regarding this Subscriber Amendment, whether written or oral, may be used

to bind either party, provided that all terms and conditions of the CJDN Subscriber Agreement and all previous amendments remain in full force and effect except as supplemented or modified by this Subscriber Amendment.

IN WITNESS WHEREOF, the Parties have, by their duly authorized officers, executed this Subscriber Amendment in duplicate, intending to be bound thereby.

1. SUBSCRIBER (AGENCY)

Subscriber must attach written verification of authority to sign on behalf of and bind the entity, such as an opinion of counsel or resolution.

Name: Kent Carlson

Signed: _____

Title: Mayor

Date: _____

Name: Dan Madsen

Signed: _____

Title: City Adminstrator/Special Counsel

Date: _____

2. DEPARTMENT OF PUBLIC SAFETY, BUREAU OF CRIMINAL APPREHENSION

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with delegated authority)

Date: _____

3. COMMISSIONER OF ADMINISTRATION
delegated to Materials Management Division

By: _____

Date: _____

4. COURTS
Authority granted to Bureau of Criminal Apprehension

Name: _____
(PRINTED)

Signed: _____

Title: _____
(with authorized authority)

Date: _____

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Kent Carlson on Tuesday, September 8, 2026, at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following Council Members were present: Carlson, Scherschligt, Jewett, Studer and Erdmann. The following were absent: None. A motion to adopt the following resolution was made by _____, seconded by _____.

RESOLUTION # XX-XX

RESOLUTION APPROVING STATE OF MINNESOTA JOINT POWERS AGREEMENTS WITH THE CITY OF DEEPHAVEN ON BEHALF OF ITS POLICE DEPARTMENT

WHEREAS, the City of Deephaven on behalf of its Police Department desires to enter into Joint Powers Agreements with the State of Minnesota, Department of Public Safety, Bureau of Criminal Apprehension to use systems and tools available over the State's criminal justice data communications network for which the City is eligible. The Joint Powers Agreements further provide the City with the ability to add, modify and delete connectivity, systems and tools over the five year life of the agreement and obligates the City to pay the costs for the network connection.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Deephaven, Minnesota as follows:

1. That the State of Minnesota Joint Powers Agreements by and between the State of Minnesota acting through its Department of Public Safety, Bureau of Criminal Apprehension and the City of Deephaven on behalf of its Police Department, are hereby approved.

2. That the Chief of Police, Cory Johnson, or his or her successor, is designated the Authorized Representative for the Police Department. The Authorized Representative is also authorized to sign any subsequent amendment or agreement that may be required by the State of Minnesota to maintain the City's connection to the systems and tools offered by the State.

3. That Kent Carlson, the Mayor for the City of Deephaven, and Dan Madsen, the City Administrator, are authorized to sign the State of Minnesota Joint Powers Agreements.

Passed and Adopted by the Council on this _____ day of _____-, _____.

CITY OF DEEPHAVEN

_____
By: Kent Carlson
Its Mayor

ATTEST:_____
By: Dan Madsen
Its City Administrator/Special Counsel

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Meeting
Tuesday, September 8th, 2026
Consent Agenda:

Recommended Motion: Approve the Lake Minnetonka Communications Commission (LMCC) 2027 Budget as presented.

Dear Mayor Carlson and Councilmembers,

Each year, the City Council reviews and approves the Lake Minnetonka Communications Commission (LMCC) budget.

The LMCC Full Commission approved the 2027 budget at its August 13th meeting. The proposed budget includes $138,785 in revenues and $157,165.99 in expenses**.** The difference of approximately $18,381 will be covered using reserve funds from the sale of the LMCC building.

Although approval from the individual cities is not required under the Joint Powers Agreement, LMCC asks its member cities to approve the budget each year as a vote of confidence.

The Council is being asked to review and approve the LMCC 2027 Budget as presented**.**

Sincerely,

Kimberly Lenarz-Greenwaldt
City Clerk
Deephaven, Minnesota

LMCC-TV.org
Lake Minnetonka Communications Commission

2145 DANIELS STREET ▪ BOX 117 ▪ LONG LAKE, MN 55356-9274 ▪ 952.471.7125 ▪ tyler@lmcc-tv.org

DEEPHAVEN
EXCELSIOR
GREENWOOD
INDEPENDENCE
LONG LAKE
LORETTO
MINNETONKA BEACH
ST. BONIFACIUS
SHOREWOOD
SPRING PARK
WOODLAND

8/17/26

To All LMCC Member Cities,

Attached, please find a copy of the Lake Minnetonka Communications Commission's 2027 budget. The budget was unanimously approved last Thursday night at our August 13th Full Commission meeting.

Our 2027 budget is balanced with the use of reserve funds from the sale of our building last year to cover the deficit caused by cable-cord cutting.

I ask that you bring the LMCC's budget to your city council for approval. Please feel free to contact me *or* your LMCC Commissioner if you have any questions.

Note: City approval is not required under our Joint Powers Agreement, but your city's vote of confidence is greatly appreciated.

Thank you for your support of the Lake Minnetonka Communications Commission!

Tyler Rabe, LMCC Operations Manager

	A	B	C	D	E	F
1	**Lake Minnetonka Communications Commission:**					
2	***Approved 2027 Budget***					
3				**2025**	**2026**	***2027***
4			**Code #:**	**Actuals**	**Budget**	***Budget***
5	**Budget Revenues:**					
6	Mediacom - Franchise Fees		**990.1**	$ 147,499.32	$ 120,731.79	$ 95,956.00
7	Midco - Franchise Fees		**990.1**	$ -	$ -	$ 8,928.00
8	Mediacom - Peg Fees		**915.2**	$ 33,831.35	$ 28,148.42	$ 21,064.00
9	Midco - Peg Fees		**915.2**	$ -	$ -	$ 3,137.00
10	Commercial Production		**930.2**	$ 11,500.00	$ 4,800.00	$ 9,700.00
11	Insurance Refunds/Misc		**940.1**	$ 711.00	$ -	$ -
12	**Revenues Total:**			**$ 193,541.67**	**$ 153,680.21**	**$ 138,785.00**
13						
14	Franchise Salaried Full -Time	Franchise	**101**	$ 94,668.86	$ 67,980.00	$ 70,019.40
15	PEG Prod. Full Time Salaries	PEG	**102**	$ 62,988.38	$ -	$ -
16	PEG Prod. PERA	PEG	**120**	$ 4,723.88	$ -	$ -
17	Franchise PERA Contributions	Franchise	**121**	$ 7,100.08	$ 4,332.97	$ 5,251.29
18	Franchise FICA Contributions	Franchise	**122**	$ 6,779.09	$ 4,758.60	$ 4,755.20
19	PEG Prod. FICA	PEG	**123**	$ 4,093.70	$ -	$ -
20	Minnesota Paid Leave	Franchise	**125**	$ -	$ 448.07	$ 464.10
21	Franchise Health Insurance	Franchise	**131**	$ 16,568.63	$ 7,076.78	*$ 12,000.00*
22	PEG Prod. Health Insurance	PEG	**132**	$ 8,215.12	$ -	$ -
23	Franchise Worker's Comp. Ins.	Franchise	**151**	$ 258.50	$ 561.50	$ 206.00
24	PEG Prod. Worker's Comp. Ins.	PEG	**152**	$ 258.50	$ -	$ -
25	**Personnel Expenses Total:**			**$ 205,654.74**	**$ 85,157.92**	**$ 92,695.99**
26						
27	Office Supplies	Franchise	**200**	$ 2,499.89	$ 1,000.00	$ 500.00
28	Repairs & Maintenance Supplies	PEG	**220**	$ -	$ 100.00	$ -
29	Studio Expendables	PEG	**221**	$ 106.45	$ 200.00	$ -
30	Audit/Accounting Fees	Franchise	**301**	$ 5,840.60	$ 5,200.00	$ 7,005.00
31	Access Contractors Studio	PEG	**302**	$ 22,517.25	$ 25,000.00	$ 22,500.00
32	Legal Fees	Franchise	**304**	$ 812.00	$ 2,500.00	$ 1,500.00
33	Copier Expense	Franchise	**309**	$ 39.99	$ -	$ -
34	Payroll Services	Franchise	**314**	$ 3,691.29	$ 3,150.00	$ 3,200.00
35	Janitorial Services	Franchise	**318**	$ 2,517.90	$ -	$ -
36	Security Services	Franchise	**319**	$ 980.00	$ 335.00	$ 550.00
37	Telephone/Communications	Franchise	**321**	$ 2,071.64	$ 1,800.00	$ 1,100.00
38	Postage	Franchise	**322**	$ 588.00	$ 350.00	$ 165.00
39	Computer Consulting	Franchise	**325**	$ 1,287.23	$ 500.00	$ 400.00
40	Mileage	Franchise	**332**	$ 381.42	$ 100.00	$ 500.00
41	Insurance	Franchise	**360**	$ 5,412.00	$ 2,875.00	$ 2,430.00
42	Utilities	Franchise	**380**	$ 10,600.06	$ -	$ -
43	Refuse & Recycling	Franchise	**384**	$ 11,126.22	$ -	$ -
44	Bank Finance Fees	Franchise	**395**	$ 368.47	$ -	$ -
45	Contracted Maintenance	Franchise	**401**	$ 1,268.00	$ -	$ -
46	Maintenance Repair Equipment	Franchise	**404**	$ 9,220.00	$ -	$ -
47	Building Rent	Franchise	**412**	$ 3,750.00	$ 15,000.00	$ 15,885.00
48	Equipment Rental	Franchise	**413**	$ 184.18	$ -	$ -
49	Advertising	Franchise	**440**	$ -	$ -	$ -
50	Van Operation	PEG	**441**	$ 1,087.24	$ 1,500.00	$ 315.00
51	Web Streaming/Broadband	Franchise	**442**	$ 4,202.68	$ 4,000.00	$ 3,225.00
52	Licenses	Franchise	**443**	$ 1,768.46	$ 1,750.00	$ 225.00
53	Building Improvements	Franchise	**445**	$ 926.76	$ -	$ -
54	Fund Contingency	Franchise	**740**	$ 47.83	$ -	$ -
55	**Expenses Total:**			**$ 93,295.56**	**$ 65,360.00**	**$ 59,500.00**
56						
57	Capital Outlay	PEG	**720**	$ 1,986.53	$ 5,000.00	$ 2,750.00
58	Capital Licenses	PEG	**722**	$ 3,290.80	$ 2,750.00	$ 2,220.00
59	**Capital Expenses Total:**			**$ 5,277.33**	**$ 7,750.00**	**$ 4,970.00**
60						
61	Franchise Renewal Legal/Consul	Franchise	**733**	$ 12,713.20	$ -	$ -
62	**Special Projects Total:**			**$ 12,713.20**	**$ -**	**$ -**
63						
64	**ALL Expenses Total:**			**$ 316,940.83**	**$ 158,267.92**	**$ 157,165.99**
65						
66	**Revenues Total:**			**$ 193,541.67**	**$ 153,680.21**	**$ 138,785.00**
67	**ALL Expenses Total:**			**$ (316,940.83)**	**$ (158,267.92)**	**$ (157,165.99)**
68	**Funding Balance After ALL Expenses:**			**$ (123,399.16)**	**$ (4,587.71)**	**$ (18,380.99)**
69	**Transfer from Pershing Investments:**			**$ 65,000.00**	**$ 4,587.71**	**$ 18,380.99**
70	**Total After Transfer from Pershing Investments:**			$ -	$ -	$ 710,437.42

Item 5A

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
September 8, 2026

APPLICATION INFORMATION

APPLICANT: Heather Edington, Albertsson Hansen Architecture and Interior Design

PROPERTY OWNER(S): Daniel Nilsson and Melissa French Nilsson

LOCATION: 18600 Minnetonka Blvd (please see attached Location Map)

ZONING: R-2, Residential

SYSNOPSIS: Applicant is requesting a Showcase Event Permit to include the new residence at 18600 Minnetonka Boulevard in the upcoming Homes by Architects Tour (please see attached narrative)

STAFF RECOMMENDATION: Motion to Approve

REQUEST

The single-family home located at 18600 Minnetonka Boulevard was recently completed. The architect (Albertsson Hansen Architecture and Interior Design) would like to include it in the Homes by Architects Tour, which is being held September 19 and 20 from 10:00 a.m. to 5:00 p.m. each day.

The zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit. City Code does not require Planning Commission action on Showcase Event requests.

Traffic
The applicant estimates there will be around 800-1000 visitors each day. The applicant is going to use the parking lot at St. Therese Church for visitors and be shuttled to the open house shuttle that seats 27 patrons. Representatives of Albertsson Hansen Architecture and Interior Design have met with Police Chief Cory Johnson, who has approved the proposed traffic management plan (please see attached letter).

Facilities & Insurance
The Zoning Ordinance requires the applicant provide general liability insurance to cover injury and property damage. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

Public Hearing

A public hearing notice was mailed to all property owners within 350 feet of the subject property. As of this writing, the city has not received any written comments regarding the requested showcase event.

STAFF RECOMMENDATION

Staff recommends **approval** of the Showcase Event Permit for Albertsson Hansen Architecture and Interior Design, for the property located at 18600 Minnetonka Boulevard in the Homes by Architects Tour, which is being held September 19 and 20, from 10:00 a.m. to 5:00 pm each day.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The applicant has worked with city staff to create a safe environment for the showcase event.**

Section 1355.07(b) – the Showcase Event will not cause undue traffic hazards, congestion or parking shortages: **Visitors will be parking at St. Therese Church parking lot and will be using a shuttle to get to the open house. No Parking signs will be placed on Minnetonka Boulevard.**

Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the applicant is responsible for the cost of any of the above-mentioned damage.**

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1. I move that the City Council accept the recommendation and findings of the staff to **approve** the Showcase Event Permit for Albertsson Hansen Architecture and Interior Design, for the property located at 18600 Minnetonka Boulevard to participate in the Homes by Architects Tour, as proposed.

2. I move that the City Council **deny** the Showcase Event Permit for Albertsson Hansen Architecture and Interior Design, for the property located at 18600 Minnetonka Boulevard to participate in the Homes by Architects Tour. The motion is based on the following findings: _____.

3. Other motion …

Attachments:

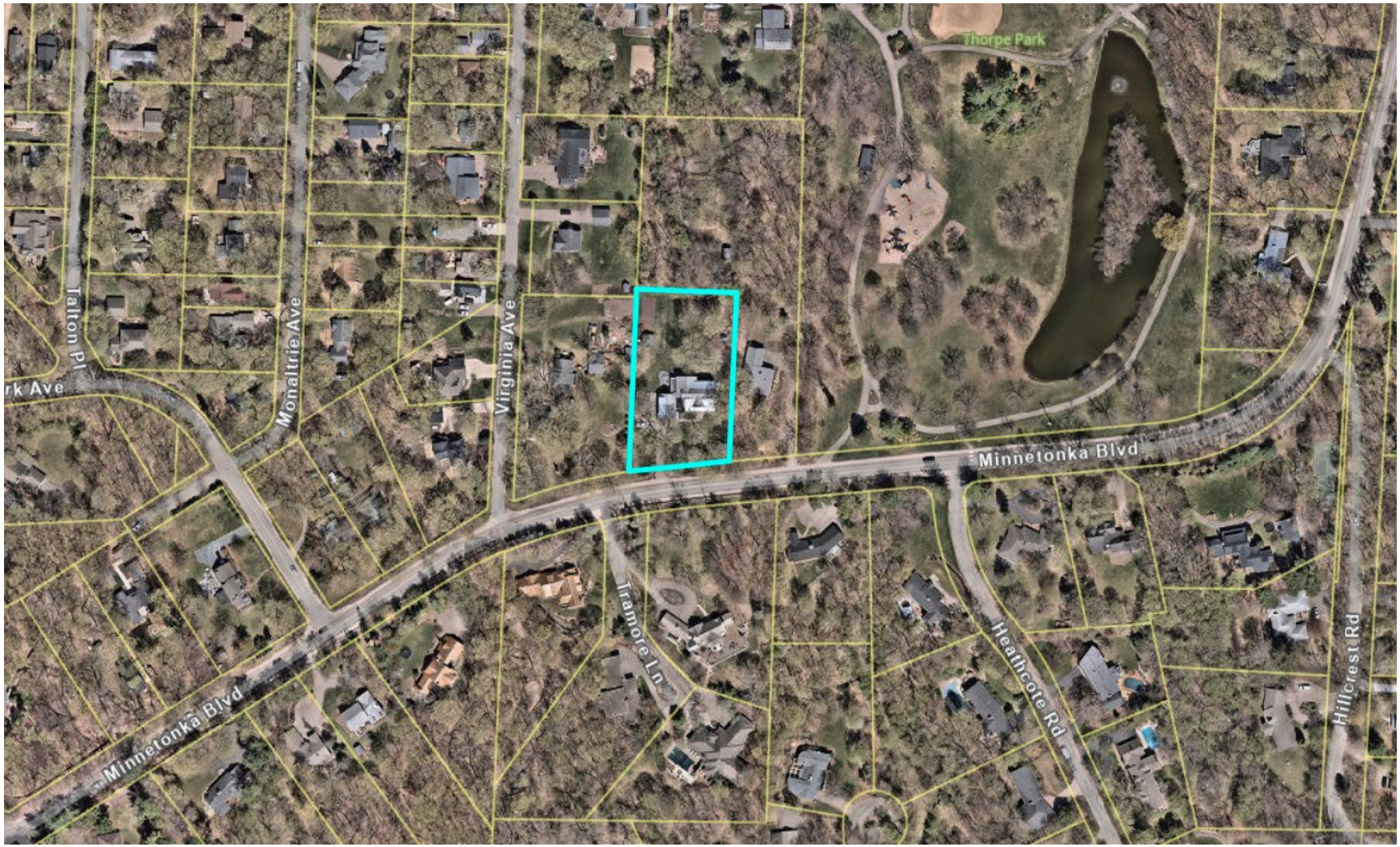
1) Location Map
2) Applicant's Narrative
3) Site Plan
4) Police Chief Letter
5) Insurance Form
6) Photo of House
7) Draft Resolution

Key Dates:

~~Application complete:~~	~~July 24, 2026~~
~~Notice of Public Hearing published:~~	~~August 28, 2026~~
City Council Public Hearing:	September 8, 2026
60 Day Deadline:	September 22, 2026
120 Day Deadline (if necessary):	November 21, 2026

Note: MN statue 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

LOCATION MAP
18600 Minnetonka Blvd



N


18600


18600

City of Deephaven Special Event Narrative

Event: AIA Minnesota, Homes by Architects Tour

Date/Time: Saturday and Sunday September 19–20, 2026, 10:00 a.m.–5:00 p.m. daily.

Locations: Home by **David Heide Design Studio**
19380 Walden Trail, Wayzata, MN 55391

Home by **Albertsson Hansen Architecture and Interior Design**
18600 Minnetonka Blvd, Wayzata, MN 55391

Event Descriptions:

- **Ticketing:** This tour is open to paid guests only. Tickets are sold through AIA Minnesota.
- **Guest Flow:** Guests will use designated routes at each home:
  - **Albertsson Hansen:** Enter front door; exit garage.
  - **David Heide Design Studio:** Enter front door; exit lakeside.
- **Estimated Visit Time:** Tour attendees are expected to spend 20–30 minutes at each home.
- **On-Site Staffing:** Each home will be staffed by employees from its respective firm.

Anticipated Attendance:

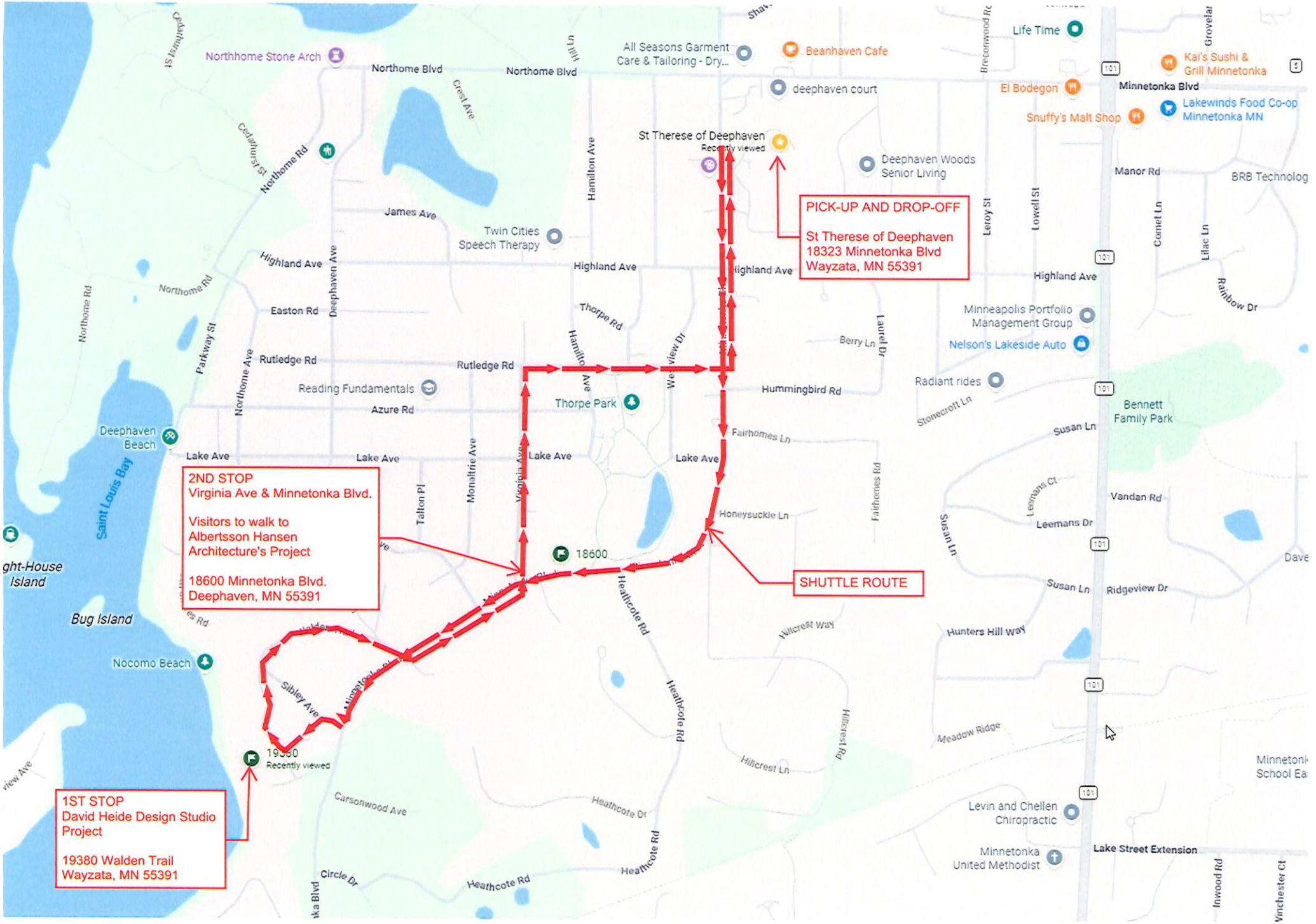
- **Expected Attendance:** Approximately 800–1,000 attendees are expected each day, for an estimated total of 2,000 attendees over the two-day event.

Shuttle Service:

- **Transportation:** A 30-passenger trolley and a 27-passenger executive minibus have been secured for both days through Renee's Limousines (763-551-1919).
- **Service Frequency:** Shuttle service will run approximately every 10 minutes.
- **Park and Ride:** Pick-up and drop-off will be at St. Therese of Deephaven. A DHDS staff member will be stationed in the parking lot to answer questions and assist guests.
- **1st Stop:** DHD Studio— at the end of the driveway.
- **2nd Stop:** A&H Architecture — shuttle drop-off will be on Virginia Avenue at the intersection with Minnetonka Boulevard. Attendees will walk from the shuttle stop to the house.

Final Remark

Both David Heide Design Studio and Albertsson Hansen Architecture and Interior Design have extensive experience coordinating successful home tours. Together, the firms are prepared to welcome attendees, support efficient guest flow, and help ensure a smooth and enjoyable tour experience.


PICK-UP AND DROP-OFF
St Therese of Deephaven
18323 Minnetonka Blvd
Wayzata, MN 55391
2ND STOP
Virginia Ave & Minnetonka Blvd.
Visitors to walk to
Albertsson Hansen
Architecture's Project
18600 Minnetonka Blvd.
Deephaven, MN 55391
SHUTTLE ROUTE
1ST STOP
David Heide Design Studio
Project
19380 Walden Trail
Wayzata, MN 55391
St Therese of Deephaven
Recently viewed
18600
19380
Recently viewed
Northhome Stone Arch
Northome Blvd
All Seasons Garment
Care & Tailoring - Dry...
Beanhaven Cafe
deephaven court
Life Time
Kai's Sushi &
Grill Minnetonka
El Bodegon
Minnetonka Blvd
Lakewinds Food Co-op
Minnetonka MN
Snuffy's Malt Shop
Deephaven Woods
Senior Living
Manor Rd
BRB Technolog
James Ave
Twin Cities
Speech Therapy
Highland Ave
Easton Rd
Deephaven Ave
Thorpe Rd
Minneapolis Portfolio
Management Group
Nelson's Lakeside Auto
Rainbow Dr
Rutledge Rd
Reading Fundamentals
Azure Rd
Thorpe Park
Hummingbird Rd
Radiant rides
Bennett
Family Park
Deephaven
Beach
Lake Ave
Saint Louis Bay
Fairhomes Ln
Susan Ln
Honeysuckle Ln
Vandan Rd
Leemans Dr
Ridgeview Dr
Hunters Hill Way
Bug Island
Nocomo Beach
Sibley Ave
Heathcote Rd
Hillcrest Way
Meadow Ridge
Hillcrest Ln
Carsonwood Ave
Heathcote Dr
Circle Dr
Levin and Chellen
Chiropractic
Minnetonka
United Methodist
Lake Street Extension

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.gov

7/14/2026

To: Pat Smith, City Planner

Cc: Elizabeth Mueller, David Heide Design Studio

From: Cory Johnson, Chief of Police

Re: **AIA Homes by Architects Tour- 18600 Minnetonka Blvd. & 19380 Walden Trl.**
September 19-20, 10:00 to 5:00pm

This memorandum outlines the parking and traffic management plan for the upcoming Architect Tour scheduled for September 19–20, 2026. This plan has been coordinated with Elizabeth Mueller of David Heide Design Studios.

Event Details & Locations

- **Event Dates:** Saturday, September 19 and Sunday, September 20, 2026.
- **Featured Properties:** One residence located on Minnetonka Boulevard and one residence located on Walden Trail.
- **Central Parking:** St. Therese Church.

Traffic & Shuttle Operations

To ensure zero impact on neighborhood traffic, a continuous shuttle service will transport guests from the St. Therese Church to the tour homes under the following strict conditions:

- **St. Therese Church lot:** All guest vehicles must park in the designated church lot. No guest vehicle parking is permitted near the event homes.
- **Minnetonka Boulevard Operations:** Shuttle buses are strictly prohibited from stopping, idling, or parking on Minnetonka Boulevard.
- **Virginia Avenue Drop-Off:** The designated pick-up and drop-off zone for the Minnetonka Boulevard home will be located entirely on Virginia Avenue.
- **Walden Trail Operations:** Shuttles will transport guests directly to and from the second home location on Walden Trail.

Parking Enforcement & Compliance

- **Onsite Street Parking:** No onsite street parking is allowed for attendees on neighborhood streets surrounding either property.
- **Event Staffing:** David Heide Design Studio will deploy dedicated staff members at both residential sites. Staff will actively direct vehicles, enforce the "no street parking" rule, and guide any errant traffic back to the St. Therese Church lot.
- **Police Department Assessment:** The police department supports and approves this arrangement. Law enforcement has verified that these mitigation strategies will prevent congestion and maintain the normal flow of neighborhood traffic.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/23/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kraus-Anderson Insurance Agency, Inc. 420 Gateway Blvd Burnsville MN 55337	**CONTACT NAME:** Certificates Department **PHONE (A/C, No, Ext):** 952-707-8200 **FAX (A/C, No):** 952-890-0535 **E-MAIL ADDRESS:** certificates@kainsurance.com
INSURED ALBEHAN-01 Albertsson Hansen Architecture Ltd 2800 Lyndale Ave S Ste 220 Minneapolis MN 55408	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Valley Forge Insurance Company 20508 **INSURER B :** RLI Insurance Company 13056 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1304654093 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			6021729328	11/20/2025	11/20/2026	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [X] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X XCU						MED EXP (Any one person)	$ 10,000
	X Broad Form PD						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	[ ] POLICY [X] PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY			6021729328	11/20/2025	11/20/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	[X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						[ ] PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? [ ] N/A						E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$
B	Architects & Engineers Professional Liability - Claims Made & Reported			RDP0060878	1/3/2026	1/3/2027	EACH CLAIM AGGREGATE	1,000,000 1,000,000

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

CERTIFICATE HOLDER

City of Deephaven
20225 Cottagewood Rd,
Deephaven MN 55331

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

A Resolution Approving a Showcase Event Permit for property located at 18600 Minnetonka Boulevard/Homes by Architects Tour

WHEREAS, Albertsson Hansen Architecture and Interior Design ("Applicant") has made application for a Showcase Event Permit to participate in the Homes by Architects Tour for real property located at 18600 Minnetonka Boulevard, Deephaven, Minnesota, PID 19-117-22-21-0004; and

WHEREAS, Section 1355.03 of the zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit; and

WHEREAS, City Code does not require Planning Commission action on Showcase Event requests; and

WHEREAS, notice given to neighboring property owners; and a public hearing held before the City Council on September 8, 2026 to consider the application; and

NOW, THEREFORE, the City Council of the City of Deephaven, Minnesota, does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 18600 Minnetonka Boulevard, Deephaven, Minnesota is host to a single-family residence.

2. A new single-family home has been built on the property and the architect would like to include it in the Homes by Architects Tour. The applicant will be hosting the tour on September 19 and 20 from 10 a.m. to 6 p.m. both days.

3. The applicant plans to have visitors park in the parking lots located at St. Therese Church and take a shuttle to the site.

4. The applicant has spoken with the Deephaven Police Department regarding their parking plan. The Police Department has approved the proposal.

5. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota does hereby **approves** the request for a Showcase Event Permit for the property located at 18600 Minnetonka Boulevard.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The Applicant has worked with city staff to create a safe environment for the showcase event.**

Section 1355.07(b) – the Showcase Event will not cause undue traffic hazards, congestion or parking shortages: **Visitors will be parking at the St. Therese Church parking lot and will be using a shuttle to get to the open house. No Parking signs will be placed on Minnetonka Boulevard.**

Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the Applicant is responsible for the cost of any of the above-mentioned damage.**

Councilmember	Aye	Nay	Abstain	Absent
Kent Carlson				
John Studer				
Tony Jewett				
Emily Scherschligt				
Tom Erdmann				

ADOPTED THIS 8th DAY OF SEPTEMBER, 2026 BY THE CITY COUNCIL OF DEEPHAVEN, MINNESOTA.

CITY OF DEEPHAVEN

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

Item 5B

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
September 8, 2026

APPLICATION INFORMATION

APPLICANT: David Heide, Davide Heide Design Studio

PROPERTY OWNER(S): Barbara Burgum

LOCATION: 19380 Walden Trail (please see attached Location Map)

ZONING: R-2, Residential

SYSNOPSIS: Applicant is requesting a Showcase Event Permit to include the renovated residence at 19380 Walden Trail in the upcoming Homes by Architects Tour (please see attached narrative)

STAFF RECOMMENDATION: Motion to Approve

REQUEST

The single-family home located at 19380 Walden Trail was recently renovated. The architect (David Heide Design Studio) would like to include it in the Homes by Architects Tour, which is being held September 19 and 20 from 10:00 a.m. to 5:00 p.m. each day.

The zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit. City Code does not require Planning Commission action on Showcase Event requests.

Traffic
The applicant estimates there will be around 800-1000 visitors each day. The applicant is going to use the parking lot at St. Therese Church for visitors and be shuttled to the open house shuttle that seats 27 patrons. Representatives of David Heine Design Studio have met with Police Chief Cory Johnson, who has approved the proposed traffic management plan (please see attached letter).

Facilities & Insurance
The Zoning Ordinance requires the applicant provide general liability insurance to cover injury and property damage. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

Public Hearing

A public hearing notice was mailed to all property owners within 350 feet of the subject property. As of this writing, the city has not received any written comments regarding the requested showcase event.

STAFF RECOMMENDATION

Staff recommends **approval** of the Showcase Event Permit for David Heine Design Studio, for the property located at 19380 Walden Trail in the Homes by Architects Tour, which is being held September 19 and 20, from 10:00 a.m. to 5:00 pm each day.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The applicant has worked with city staff to create a safe environment for the showcase event.**

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Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the applicant is responsible for the cost of any of the above-mentioned damage.**

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1. I move that the City Council accept the recommendation and findings of the staff to **approve** the Showcase Event Permit for David Heine Design Studio, for the property located at 19380 Walden Trail to participate in the Homes by Architects Tour, as proposed.

2. I move that the City Council **deny** the Showcase Event Permit for David Heine Design Studio, for the property located at 19380 Walden Trail to participate in the Homes by Architects Tour. The motion is based on the following findings: _____.

3. Other motion …

Attachments:

1) Location Map
2) Applicant's Narrative
3) Site Plan
4) Police Chief Letter
5) Insurance Form
6) Photo of House
7) Draft Resolution

Key Dates:

~~Application complete:~~	~~July 24, 2026~~
~~Notice of Public Hearing published:~~	~~August 28, 2026~~
City Council Public Hearing:	September 8, 2026
60 Day Deadline:	September 22, 2026
120 Day Deadline (if necessary):	November 21, 2026

Note: MN statue 15.99 requires a council decision within 60 days. The council may approve or modify a request based on verbal findings of fact and the applicant may proceed with their project. However, if the council denies the request, the council must state in writing the reasons for denial at the time that it denies the request. The council may extend the 60-day time limit by providing written notice to the applicant including the reason for the extension and its anticipated length (may not exceed 60 additional days unless approved by the applicant in writing).

LOCATION MAP
19380 Walden Trail



City of Deephaven Special Event Narrative

Event: AIA Minnesota, Homes by Architects Tour

Date/Time: Saturday and Sunday September 19–20, 2026, 10:00 a.m.–5:00 p.m. daily.

Locations: Home by **David Heide Design Studio**
19380 Walden Trail, Wayzata, MN 55391

Home by **Albertsson Hansen Architecture and Interior Design**
18600 Minnetonka Blvd, Wayzata, MN 55391

Event Descriptions:

- **Ticketing:** This tour is open to paid guests only. Tickets are sold through AIA Minnesota.
- **Guest Flow:** Guests will use designated routes at each home:
  - **Albertsson Hansen:** Enter front door; exit garage.
  - **David Heide Design Studio:** Enter front door; exit lakeside.
- **Estimated Visit Time:** Tour attendees are expected to spend 20–30 minutes at each home.
- **On-Site Staffing:** Each home will be staffed by employees from its respective firm.

Anticipated Attendance:

- **Expected Attendance:** Approximately 800–1,000 attendees are expected each day, for an estimated total of 2,000 attendees over the two-day event.

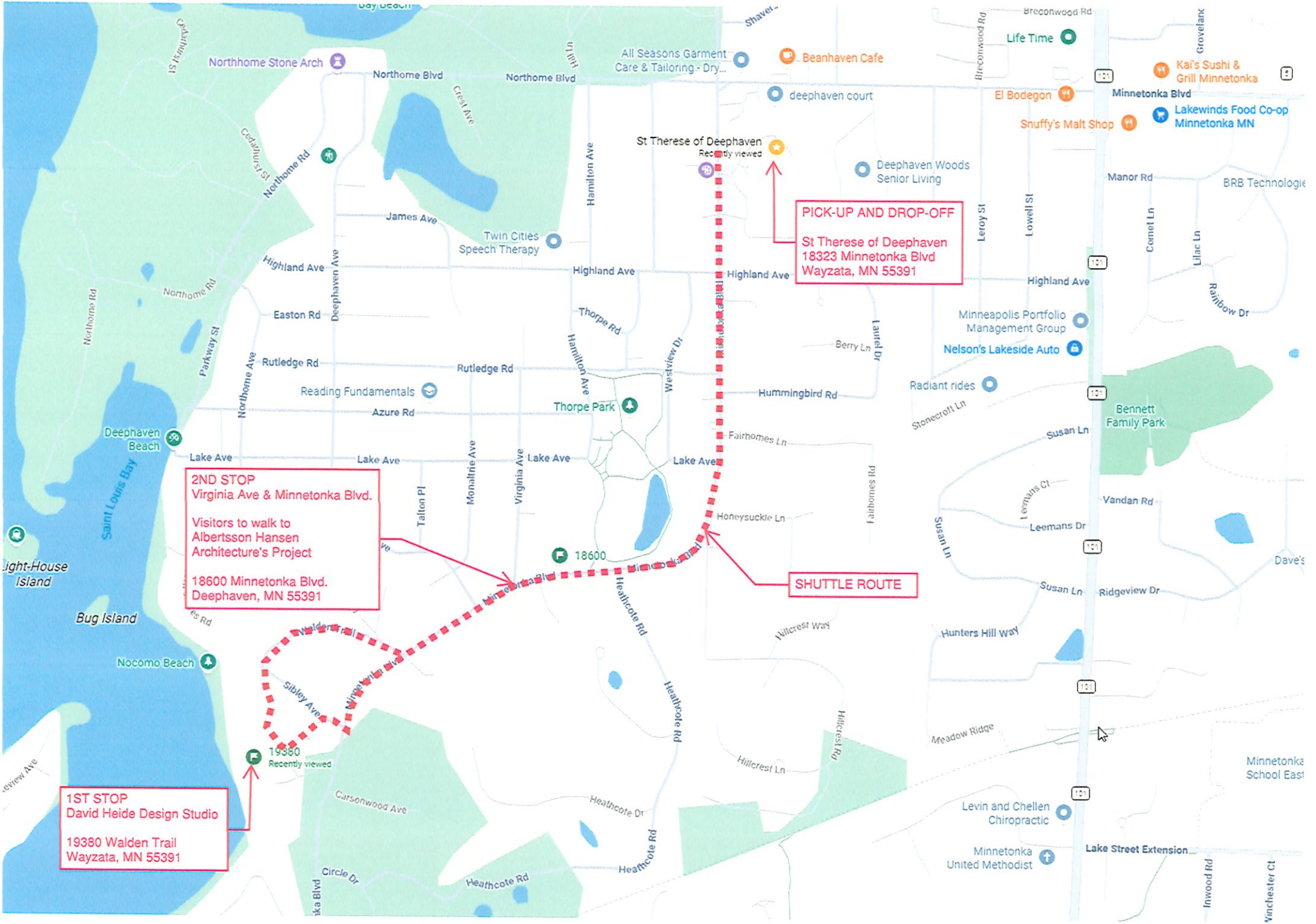
Shuttle Service:

- **Transportation:** A 30-passenger trolley and a 27-passenger executive minibus have been secured for both days through Renee's Limousines (763-551-1919).
- **Service Frequency:** Shuttle service will run approximately every 10 minutes.
- **Park and Ride:** Pick-up and drop-off will be at St. Therese of Deephaven. A DHDS staff member will be stationed in the parking lot to answer questions and assist guests.
- **1st Stop:** DHD Studio— at the end of the driveway.
- **2nd Stop:** A&H Architecture — shuttle drop-off will be on Virginia Avenue at the intersection with Minnetonka Boulevard. Attendees will walk from the shuttle stop to the house.

Final Remark

Both David Heide Design Studio and Albertsson Hansen Architecture and Interior Design have extensive experience coordinating successful home tours. Together, the firms are prepared to welcome attendees, support efficient guest flow, and help ensure a smooth and enjoyable tour experience.




PICK-UP AND DROP-OFF
St Therese of Deephaven
18323 Minnetonka Blvd
Wayzata, MN 55391
2ND STOP
Virginia Ave & Minnetonka Blvd.
Visitors to walk to
Albertsson Hansen
Architecture's Project
18600 Minnetonka Blvd.
Deephaven, MN 55391
SHUTTLE ROUTE
1ST STOP
David Heide Design Studio
19380 Walden Trail
Wayzata, MN 55391
St Therese of Deephaven
Recently viewed
18600
19380
Recently viewed
Northhome Stone Arch
All Seasons Garment Care & Tailoring - Dry...
Beanhaven Cafe
deephaven court
Life Time
El Bodegon
Kai's Sushi & Grill Minnetonka
Lakewinds Food Co-op Minnetonka MN
Snuffy's Malt Shop
Deephaven Woods Senior Living
Twin Cities Speech Therapy
Minneapolis Portfolio Management Group
Nelson's Lakeside Auto
Radiant rides
Reading Fundamentals
Thorpe Park
Deephaven Beach
Nocomo Beach
Bug Island
Saint Louis Bay
Bennett Family Park
Minnetonka School East
Levin and Chellen Chiropractic
Minnetonka United Methodist
Minnetonka Blvd
Northome Blvd
Highland Ave
Rutledge Rd
Azure Rd
Lake Ave
Hummingbird Rd
Fairhomes Ln
Honeysuckle Ln
Heathcote Rd
Hillcrest Ln
Nilcrest Way
Hunters Hill Way
Meadow Ridge
Susan Ln
Ridgeview Dr
Vandan Rd
Leemans Dr
Lake Street Extension
Carsonwood Ave
Circle Dr
Sibley Ave
James Ave
Easton Rd
Thorpe Rd
Berry Ln
Stonecroft Ln
Manor Rd
BRB Technologie
Rainbow Dr
Lilac Ln
Comet Ln
Lowell St
Leroy St
Laurel Dr
Westview Dr
Hamilton Ave
Deephaven Ave
Northome Ave
Parkway St
Talton Pl
Monalrie Ave
Virginia Ave
Faithomes Rd
Hillcrest Rd
Inwood Rd
Vinchester Ct
Breconwood Rd
Groveland
Light-House Island

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.gov

7/14/2026

To: Pat Smith, City Planner

Cc: Elizabeth Mueller, David Heide Design Studio

From: Cory Johnson, Chief of Police

Re: **AIA Homes by Architects Tour- 18600 Minnetonka Blvd. & 19380 Walden Trl.**
September 19-20, 10:00 to 5:00pm

This memorandum outlines the parking and traffic management plan for the upcoming Architect Tour scheduled for September 19–20, 2026. This plan has been coordinated with Elizabeth Mueller of David Heide Design Studios.

Event Details & Locations

- **Event Dates:** Saturday, September 19 and Sunday, September 20, 2026.
- **Featured Properties:** One residence located on Minnetonka Boulevard and one residence located on Walden Trail.
- **Central Parking:** St. Therese Church.

Traffic & Shuttle Operations

To ensure zero impact on neighborhood traffic, a continuous shuttle service will transport guests from the St. Therese Church to the tour homes under the following strict conditions:

- **St. Therese Church lot:** All guest vehicles must park in the designated church lot. No guest vehicle parking is permitted near the event homes.
- **Minnetonka Boulevard Operations:** Shuttle buses are strictly prohibited from stopping, idling, or parking on Minnetonka Boulevard.
- **Virginia Avenue Drop-Off:** The designated pick-up and drop-off zone for the Minnetonka Boulevard home will be located entirely on Virginia Avenue.
- **Walden Trail Operations:** Shuttles will transport guests directly to and from the second home location on Walden Trail.

Parking Enforcement & Compliance

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 7/14/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Kraus-Anderson Insurance Agency, Inc. 420 Gateway Blvd Burnsville MN 55337	**CONTACT NAME:** Certificates Department **PHONE (A/C, No, Ext):** 952-707-8200 **FAX (A/C, No):** 952-890-0535 **E-MAIL ADDRESS:** certificates@kainsurance.com
INSURED DAVIHEI-01 David Heide Design, LLC 235 Lexington Parkway S St. Paul MN 55105	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Continental Casualty Company — 20443 **INSURER B :** Travelers Casualty and Surety — 31194 **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1449411282 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		7012760983	5/6/2026	5/6/2027	EACH OCCURRENCE	$ 1,000,000
	[ ] CLAIMS-MADE [ ] OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
	X XCU; BFPD						MED EXP (Any one person)	$ 10,000
	X Contractual Liab						PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY X PRO-JECT [ ] LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	[ ] OTHER:							$
A	AUTOMOBILE LIABILITY			7012760983	5/6/2026	5/6/2027	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	[ ] ANY AUTO						BODILY INJURY (Per person)	$
	[ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	[ ] UMBRELLA LIAB [ ] OCCUR						EACH OCCURRENCE	$
	[ ] EXCESS LIAB [ ] CLAIMS-MADE						AGGREGATE	$
	[ ] DED [ ] RETENTION $							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N			7012760997	5/6/2026	5/6/2027	X PER STATUTE [ ] OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? [N] (Mandatory in NH)	N/A					E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000
B	Professional Liability Architects and Engineers Claim Made and Reported			105245032	5/6/2026	5/6/2027	Limit of Liability Aggregate	2,000,000 2,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The Certificate Holder is an Additional Insured under the Commercial General Liability when required by written contract.
RE: Homes By Architects Tour September 26 & 27, 2026

CERTIFICATE HOLDER

AIA Minnesota
43 SE Main St, Ste 238
Minneapolis, MN 55414

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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

A Resolution Approving a Showcase Event Permit for property located at 19380 Walden Trail/Homes by Architects Tour

WHEREAS, David Heine Design Studio ("Applicant") has made application for a Showcase Event Permit to participate in the Homes by Architects Tour for real property located at 19380 Walden Trail, Deephaven, Minnesota, PID 24-117-23-14-0020; and

WHEREAS, Section 1355.03 of the zoning ordinance permits the public showing of residential structures with the issuance of a Showcase Event Permit; and

WHEREAS, City Code does not require Planning Commission action on Showcase Event requests; and

WHEREAS, notice given to neighboring property owners; and a public hearing held before the City Council on September 8, 2026 to consider the application; and

NOW, THEREFORE, the City Council of the City of Deephaven, Minnesota, does hereby make the following:

FINDINGS OF FACT

1. That the real property located at 19380 Walden Trail, Deephaven, Minnesota is host to a single-family residence.

2. The single-family home was recently renovated, and the architect would like to include it in the Homes by Architects Tour. The applicant will be hosting the tour on September 19 and 20 from 10 a.m. to 6 p.m. both days.

3. The applicant plans to have visitors park in the parking lots located at St. Therese Church and take a shuttle to the site.

4. The applicant has spoken with the Deephaven Police Department regarding their parking plan. The Police Department has approved the proposal.

5. The applicant has submitted proof of insurance coverage that exceeds the city's required coverage amounts.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota does hereby **approves** the request for a Showcase Event Permit for the property located at 18600 Minnetonka Boulevard.

FINDINGS BASED ON THE REVIEW AND APPROVAL PROCESS IN SECTION 1355.07 OF THE SHOWCASE EVENTS ORDINANCE:

Section 1355.07(a) – the Showcase Event will not endanger the public health, safety or general welfare of its (City of Deephaven) residents: **The Applicant has worked with city staff to create a safe environment for the showcase event.**

Section 1355.07(b) – the Showcase Event will not cause undue traffic hazards, congestion or parking shortages: **Visitors will be parking at the St. Therese Church parking lot and will be using a shuttle to get to the open house. No Parking signs will be placed on Walden Trail.**

Section 1355.07(c) – the Showcase Event will not impose an excessive burden on the City or its residents or cause damage to private property, parks, streets, right-of-ways or other public property: **The City is within its rights to impose conditions on any approval that the Applicant is responsible for the cost of any of the above-mentioned damage.**

Councilmember	Aye	Nay	Abstain	Absent
Kent Carlson				
John Studer				
Tony Jewett				
Emily Scherschligt				
Tom Erdmann				

ADOPTED THIS 8th DAY OF SEPTEMBER, 2026 BY THE CITY COUNCIL OF DEEPHAVEN, MINNESOTA.

CITY OF DEEPHAVEN

_____
Kent M. Carlson, Mayor

ATTEST:

_____
Dan Madsen, City Administrator

Item 5C

STAFF REPORT
Pat Smith, Planning Director

Deephaven City Council
September 8, 2026

APPLICATION INFORMATION

APPLICANT: Cal Schmidt

PROPERTY OWNER(S): Cal Schmidt

LOCATION: 19155 Lake Street (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Artificial turf with an impermeable base was installed in the backyard of this new house increasing the hardcover from 24.99% to 40.12% (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

120-DAY REVIEW DEADLINE: October 15, 2026

BACKGROUND/REQUEST

The applicant recently completed building a new house and installed 2,196 square feet of artificial turf in the backyard. The subbase under the turf is compacted and is therefore considered hardcover for stormwater calculations, increasing the hardcover from 24.99% to 40.12% (please see attached survey). To mitigate the additional hardcover, the applicant is proposing to construct an infiltration trench along the edge of the artificial turf.

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 on the two downward sides of the artificial turf. The project exceeds the 25% hardcover limit by 2,264 square feet, which requires 189 cubic feet of stormwater mitigation. The proposed infiltration trench is sized to provide 197 cubic feet of stormwater mitigation (after applying the City's 25% reduction). The resulting effective hardcover is 24.3%.

The attached Drainage Map shows the existing and proposed drainage patterns. Under the previous conditions and current conditions, the majority of the stormwater drains southwest to the local basin in the backyard of the vacant property at 19190 Park Avenue. The infiltration trench surrounding the area with artificial turf will now capture stormwater runoff from the majority of the backyard. 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 increase the hardcover to 40.12% for artificial turf in the backyard of the property located at 19155 Lake Avenue, as it has been determined that the stormwater from the proposed addition will not negatively impact neighboring properties, subject to the following conditions:

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

2. Prior to issuance of the final Certificate of Occupancy, 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 5, 2026.

PLANNING COMMISSION ACTION TAKEN ON 7/21/26 (on a 5-1 vote)

Moved to accept the recommendation and findings of staff and recommend the City Council **approve** a conditional use permit to increase the hardcover to 40.12% for artificial turf in the backyard of the property located at 19155 Lake Avenue, as presented.

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1) I move the City Council accept the recommendation and findings of staff and the Planning Commission and **approve** a conditional use permit to increase the hardcover to 40.12% for artificial turf in the backyard of the property located at 19155 Lake Avenue, as presented.

OR

2) I move the City Council **deny** the conditional use permit to increase the hardcover to 40.12% for artificial turf in the backyard of the property located at 19155 Lake Avenue. The motion is based on the following findings: _____.

Attachments:

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

LOCATION MAP
19155 Lake Avenue



N







Surveyors Certificate

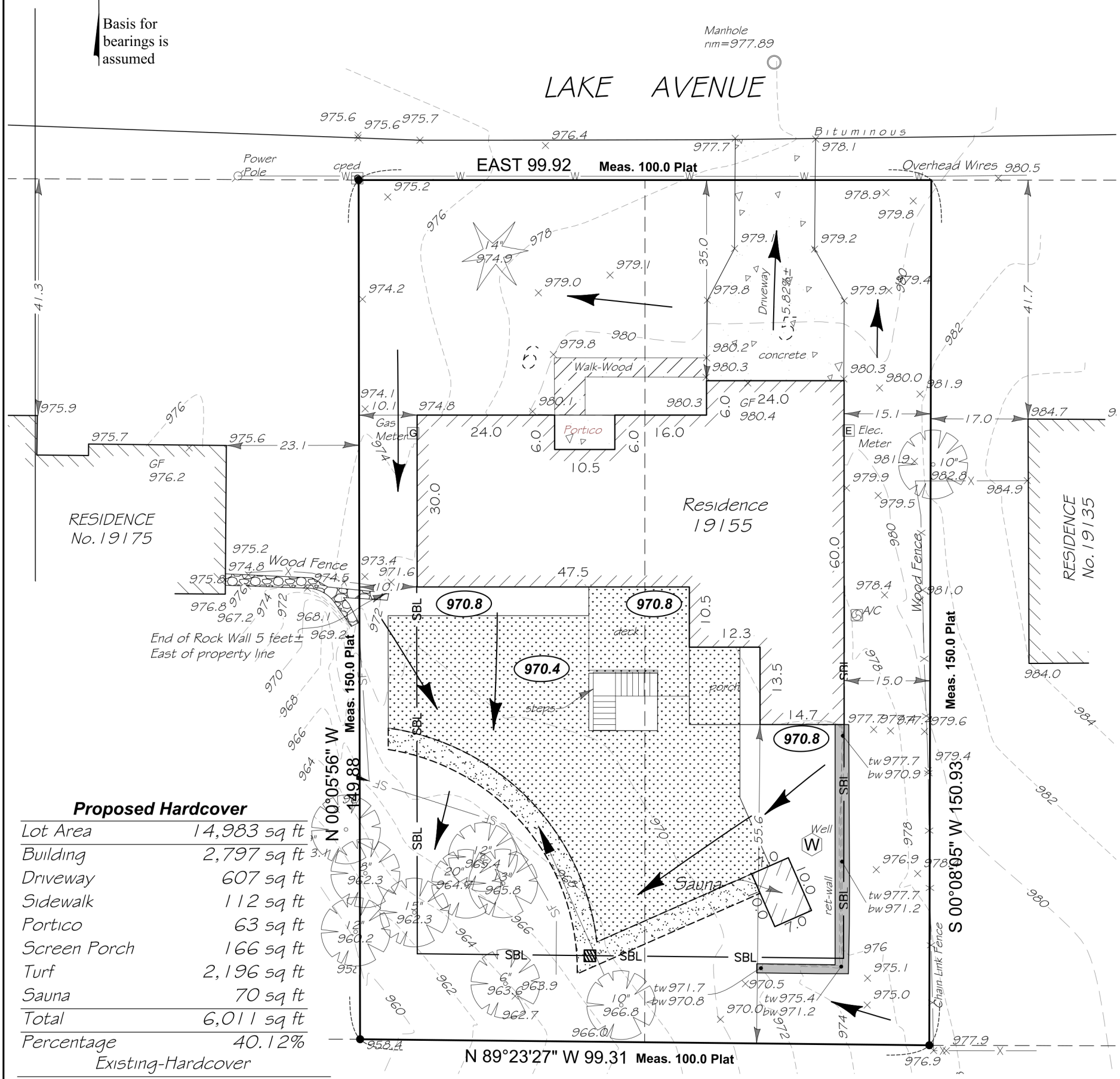
Final Grade Survey For:

DETAIL HOMES

Property located in Section
24, Township 117, Range 23,
Hennepin County, Minnesota

Basis for bearings is assumed

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Wood Hub Set for excavation only
- Denotes Existing Contours
- Denotes Proposed Contours
- x000.0 Denotes Existing Elevation
- 000.0 Denotes Proposed Elevation
- Denotes Surface Drainage



Proposed Hardcover

Lot Area	14,983 sq ft
Building	2,797 sq ft
Driveway	607 sq ft
Sidewalk	112 sq ft
Portico	63 sq ft
Screen Porch	166 sq ft
Turf	2,196 sq ft
Sauna	70 sq ft
Total	6,011 sq ft
Percentage	40.12%

Existing-Hardcover

Lot Area	14,983 sq ft
Residence	2,797 sq ft
Shed	70 sq ft
Deck	280 sq ft
Portico	63 sq ft
Porch	166 sq ft
Walk-Wood	125 sq ft
Driveway-Concrete	673 sq ft
Total	4,174 sq ft
Percentage	27.86%

"As-Built Elevations"

First Floor	982.0
Garage Floor	980.4
Basement Floor	971.3

982.0	Proposed First Floor Elevation
981.0	Proposed Top of Foundation
980.5	Proposed Garage Floor
971.3	Proposed Basement Floor

Type of Building: Full Basement Walkout

Property Zoned R-3, Residential

Building Setback Requirements per Zoning Ordinance
- Front - 35 feet
- Side House - 10 feet minimum with 25 feet total
- Side Street - 25 feet with 10 feet interior
- Rear - 15 feet

Maximum Building Height: 33 feet

Note: Steps Connected to Porch are Pervious

NOTE: The only easements shown are from plats of record or information provided by client.

Legal Description
Lots 5 and 6, Block 5, DEEPHAVEN PARK SUBDIVISION NO 3
Hennepin County, Minnesota

Project No. 89297B | Scale: 1" = 20'
F.B.No. 1118-12 | Drawn By AJC
Address: 19155 Lake Ave. Deephaven, MN

rev

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
DemarcInc.com

I certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed this 1st day of April 2026.

Signed
Gregory R. Prasch, Minn. Reg. No. 24992

F:\survey\deephaven park subdivision no 3 - hennepin\5-6-5\01 Surveying - 89297\01 CAD\01 Source\02 Final Grade.dwg

STORMWATER MANAGEMENT REQUIREMENTS:

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

14,989 SF (TOTAL AREA) X 0.25 = 3,747 SF (MAXIMUM HARDCOVER)
6,011 SF (PROP. HARDCOVER) - 3,747 SF = 2,264 SF (OVERAGE)

REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:
2,316 SF X (1.0/12) FT = 189 CF

75% REDUCTION PER CITY CREDIT:
193 CF / 0.75 = 252 CF

INFILTRATION WILL PROVIDE ONSITE RETENTION IN PROPOSED FRENCH DRAIN:

89 FT X 3.7 FT X 2 FT X 0.40 (40% VOIDS) = 263 CF

263 CF X 75% (REDUCTION PER CITY CREDIT) = 197 CF

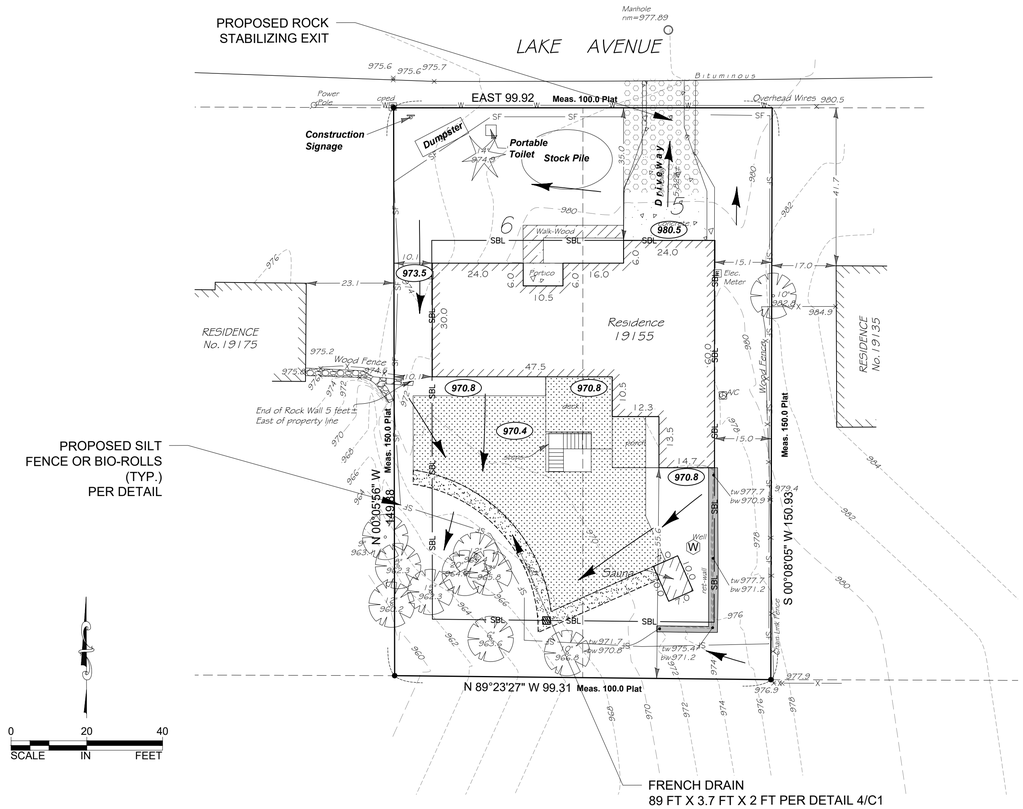
EFFECTIVE HARDCOVER = 24.3%

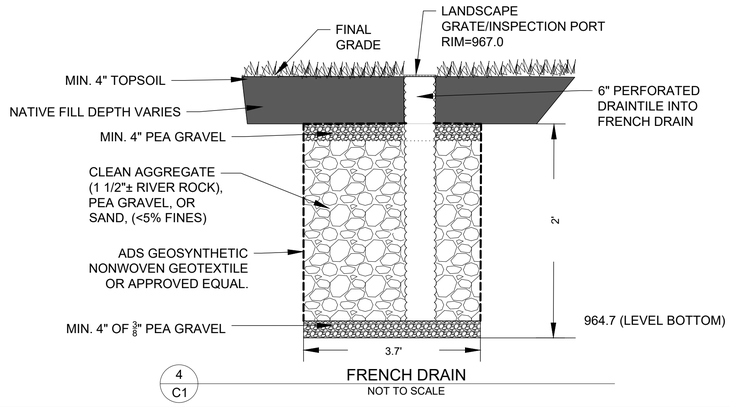
Existing Hardcover	
Lot Area	14,983 sq ft
Building	862 sq ft
Deck	111 sq ft
Stoop	39 sq ft
Concrete	954 sq ft
Pavers	310 sq ft
Total	2,276 sq ft
Percentage	15.19%

Proposed Hardcover	
Lot Area	14,983 sq ft
Building	2,797 sq ft
Driveway	607 sq ft
Sidewalk	112 sq ft
Portico	63 sq ft
Screen Porch	166 sq ft
Total	3,745 sq ft
Percentage	24.99%

Note: Steps Connected to Porch are Pervious

Proposed Hardcover (With Turf)	
Lot Area	14,983 sq ft
Building	2,797 sq ft
Driveway	607 sq ft
Sidewalk	112 sq ft
Portico	63 sq ft
Screen Porch	166 sq ft
Turf	2,196 sq ft
Sauna	70 sq ft
Total	6,011 sq ft
Percentage	40.12%





4/C1 FRENCH DRAIN
NOT TO SCALE

F:\survey\deephaven park subdivision no 3 - henneprin\5-6-5101 Surveying - 89297\01 CAD\01 Source\02 Final Grade.dwg

DESIGNED BY: JAP
DRAWN BY: JPF
CHECKED BY: GRP

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.

JEFFREY A. PRASCH, P.E.
DATE: 02.07.25 LIC. NO.: 52706

REVISIONS	
02.20.25	CLIENT COMMENTS
03.03.25	CLIENT COMMENTS
03.11.25	CITY COMMENTS
08.15.25	CLIENT COMMENTS
05.21.26	TURF PERMEABILITY
05.27.26	FRENCH DRAIN
06.01.26	REVISIONS

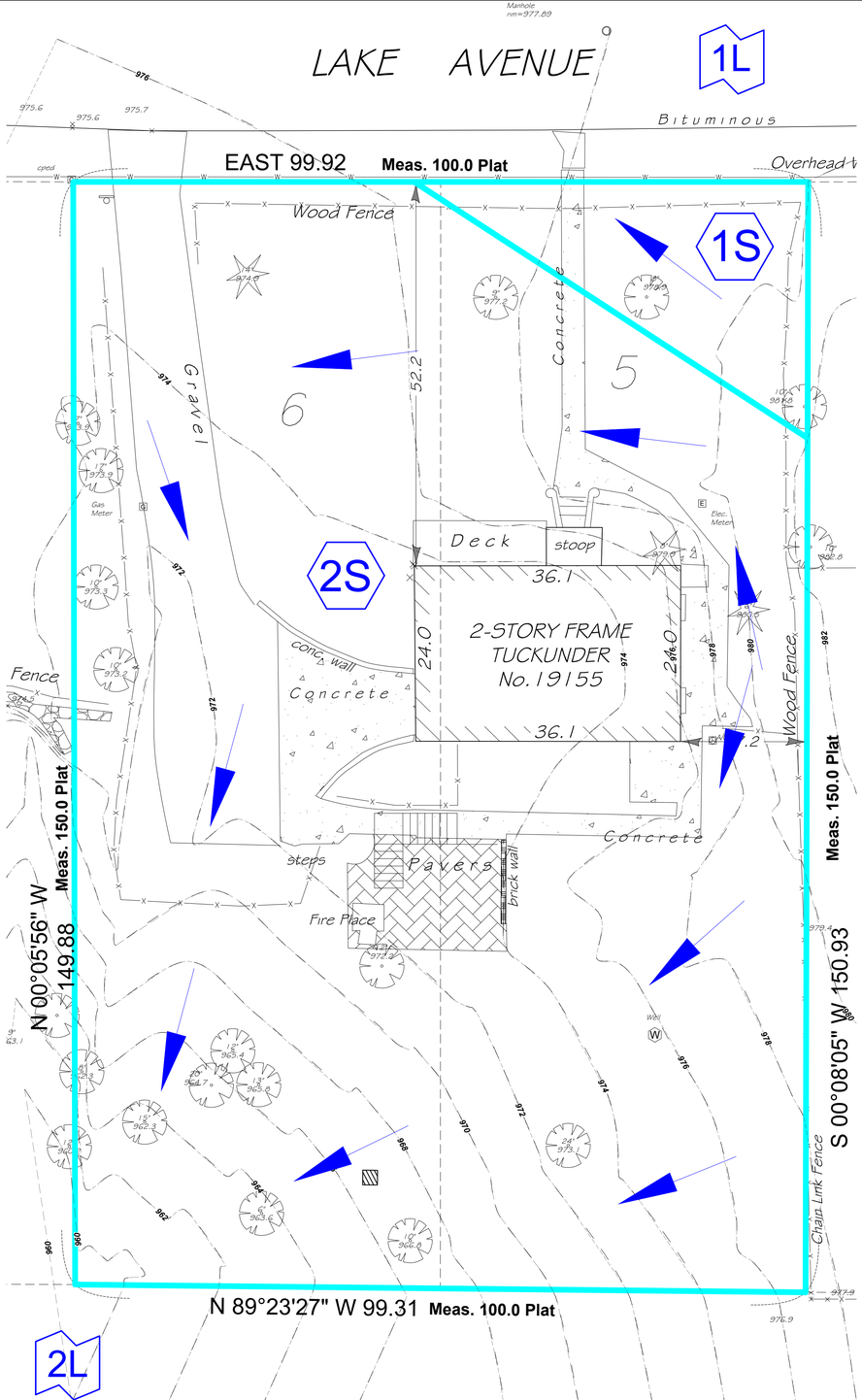
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DemarcInc.com

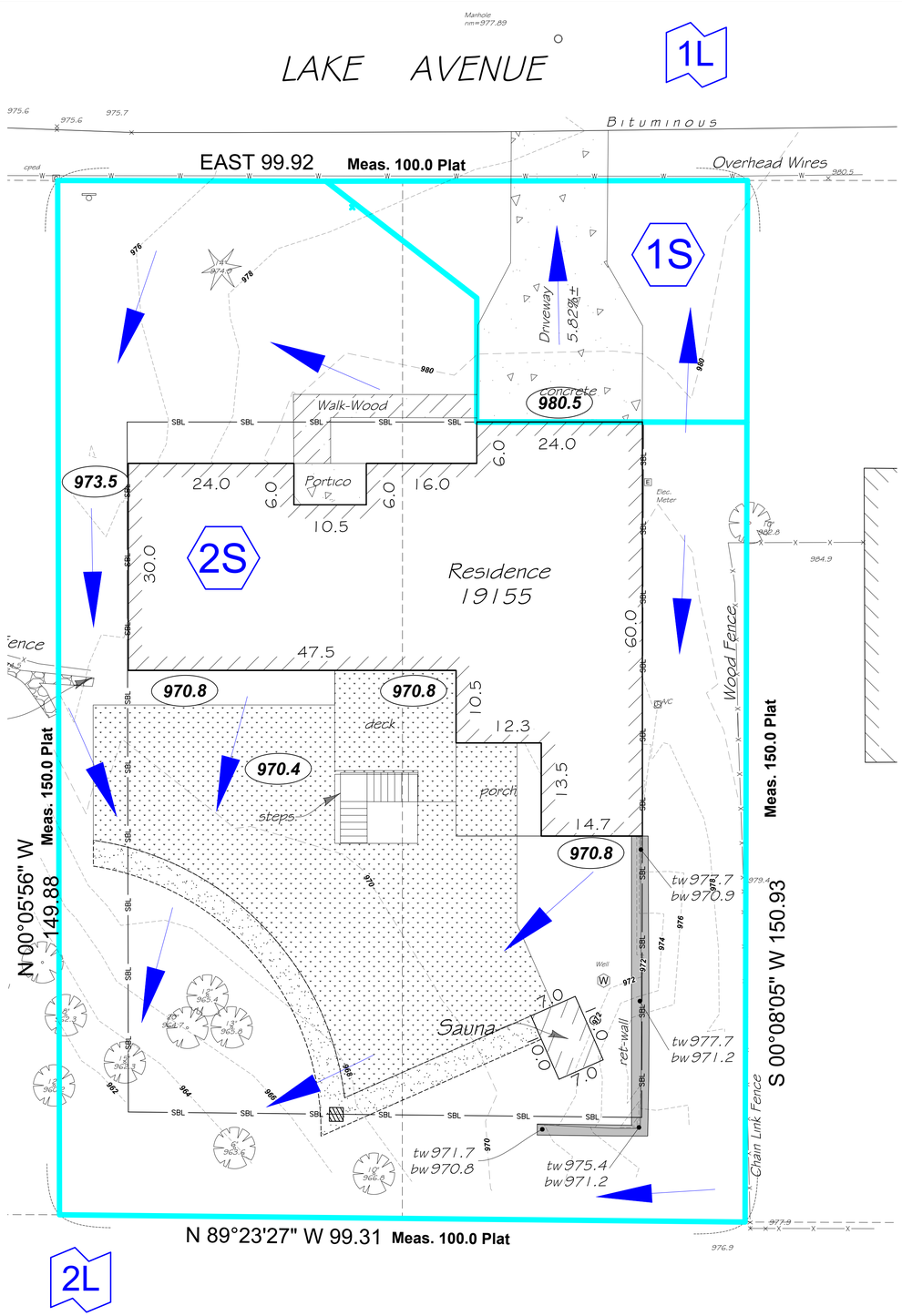
DETAIL HOMES
719 SYNDICATE STREET
ST. PAUL, MINNESOTA 55116

LOT 5 & 6, BLOCK 5,
DEEPHAVEN PARK SUBDIVISION NO 3
19155 LAKE AVE.
DEEPHAVEN, MN

STORMWATER PLAN

PROJECT: 89297
SHEET NO. C1 OF C1





LEGEND

- 1S — SUBCATCHMENT NUMBER
- 1P — POND/CATCH BASIN NUMBER
- 1L — LINK NUMBER
- 1R — REACH NUMBER
- DRAINAGE ARROW

0 10 20
SCALE IN FEET

DEMARC
LAND SURVEYING & ENGINEERING

EXISTING DRAINAGE AREAS (LEFT) AND
PROPOSED DRAINAGE AREAS (RIGHT)

LOT 5 & 6, BLOCK 5,
DEEPHAVEN PARK SUBDIVISION NO 3
19155 LAKE AVE
DEEPHAVEN, MINNESOTA

FIGURE 1

06.01.2026

MAIN LEVEL NOTES:

DIMENSIONS ARE FROM FACE OF SHEATHING TO CENTER OF STUD

ROOF TRUSSES ARE CALLED OUT AT 24" O.C.
ROOF SYSTEM DESIGNER VERIFY SPACING AND ADJUST AS ALLOWED BY SPANS

CEILING HEIGHT @ 9'-1-1/8" UNLESS NOTED
T.O. WINDOW FRAMES SET @ 96" FROM FLOOR UNLESS NOTED

EXTERIOR WALLS TO HAVE 3/4" RAINSCREEN DETAIL

ALL INTERIOR WALLS TO HAVE 5/8" GYP. BOARD FINISH

ALL DOORS AND WINDOWS TO HAVE SHEETROCK RETURNS WITH WOOD/STONE SILL PER LOCATION.

WINDOW FRAMED MULLS SPECIFIED BY KOLBE WINDOWS, VIEW FINAL CUT SHEET FOR SIZES, ROUGH OPENINGS, AND MULLS. MULLS SHOWN ON PLAN ARE PROVIDED BY KOLBE SPECS.

VERIFY FINAL ROUGH OPENING SIZES FOR DOORS TO DETERMINE INTERIOR FRAMED MULL FROM DOORS TO WINDOWS

WDW MFG. TO PROVIDE EXTENSION JAMBS TO ACCOMMODATE FOR EXTERIOR RAINSCREEN DETAIL

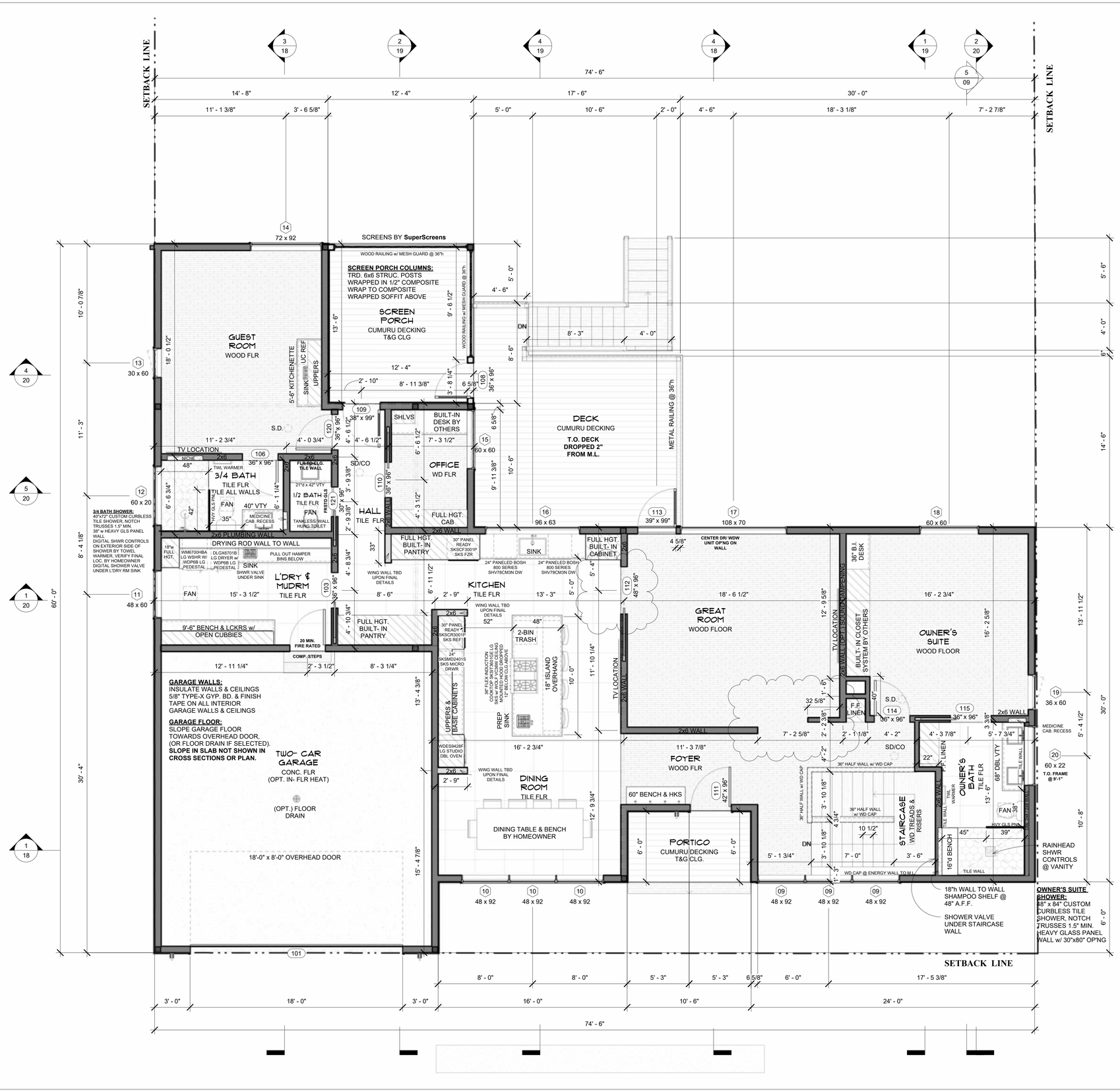
CONTRACTOR TO VERIFY FINAL FRAME SIZES AND ROUGH OPENINGS SPECIFIED BY WDW MFG. PRIOR TO FRAMING, ADJUST AS NECESSARY

FLOOR MATERIAL AS REQUESTED BY HOMEOWNER:
WOOD FLOOR = 2.25" EXPOSURE WHITE OAK PLANK FLOORING
TILE FLOOR = 30" x 30" TILE FLOORING
VERIFY FINAL SELECTIONS

PROVIDE INSULATION/ SOUND DAMPENING AT ALL COMMON WALLS TO PRIVATE ROOMS.

WINDOW NOTE:
KOLBE WINDOWS (AL LINE) ARE CALLED OUT ON PLAN BY WINDOW FRAME SIZE IN INCHES (INCHES ON SCHEDULE). EXTERIOR WINDOW COLOR TO BE BLACK PER ELEVATION. WINDOW MANUFACTURER TO SPECIFY CLOSEST MATCHING SIZES & VERIFY EGRESS COMPLIANCE AND PROVIDE WINDOW SCHEDULE WITH ROUGH OPENINGS. WINDOW & DOOR HEADERS TO BE 2)2x10 UNLESS NOTED (PER MFG. SPECS.)

STRUCTURAL NOTE:
BEAM SIZES & ALL STRUCTURAL CONSIDERATIONS SPECIFIED ON THIS SET OF PLANS MUST BE REVIEWED BY THE FLOOR SYSTEM DESIGNER OR BY A STRUCTURAL ENGINEER AND CONFIRMED TO BE STRUCTURALLY SOUND. BASED ON THAT REVIEW IF THERE ARE ANY CHANGES OR ADDED BEAM SIZES, LOCATION , ETC. THESE CHANGES MUST BE BROUGHT TO THE GENERAL CONTRACTORS ATTENTION.



1 MAIN LEVEL
1/4" = 1'-0"

DAVID CHARLEZ DESIGNS
18476 KENRICK AVE SUITE 202
LAKEVILLE, MN 55044
TEL: 952.428.8200
EM: Dave@DavidCharlezDesigns.com

DETAIL HOMES

BUILDER
Detail Homes, Inc.
St. Paul, MN 55015

REVISION SCHEDULE

Number	Date	Issued by
Rev 3 - VE Changes	12.05.24	LMC
Rev 4 - Final Rev	12.13.24	LMC
Rev 5 - Appliances	12.18.24	LMC
Rev 6 - Wdws, Site, Bath	02.13.25	LMC
Rev 7 - Framing & Fnd Chngs	04.08.25	LMC
Rev 8 - Wdw Chngs & Detail	05.07.25	LMC
Rev 9 - Great Rm	05.29.25	LMC

ORIGINAL PLAN ISSUE
08.23.2024

RE-ISSUE
5/29/2025
9:07:50 AM

PROJECT
Schmidt Residence
19155 Lake Avenue
Deephaven, MN 55391

PROJECT #
DET - Schmidt Residence-
CD - Rev 4 / Updated Struc

DRAWN BY
LMC

DESCRIPTION
Main Level

a

Notes: Dimensions, details and conformation to all local codes are to be verified by owner and contractor prior to the start of construction. The designer of the home is not a licensed structural engineer or architect and will assume no responsibility for items including, but not limited to : construction technique, quality of material, workmanship, code adherence, safety, water proofing, insulation, radon, mold/mildew or other designs, specification or construction issues. It is recommended that a licensed engineer review all plans for structural integrity and verify that the home meets code for extraordinary wind or other natural stresses such as flooding, snowfall or substandard bearing soil. All structural members on the plans should be verified by the manufacturer and their licensed engineering staff. Is is also recommended that a licensed contractor be commissioned to construct the home. All door and window size are approximate rough openings. Specific manufacturer sizes vary and egress openings should be confirmed prior to construction. The home should be flashed and enclosed to meet local code. Sizes of material and products reflect accepted industry standards and in no way indicate a specific manufacturer. All building components to be installed and constructed to selected manufacturer specified installation techniques and in accordance with local building codes. Optional items may be shown on the home, within the landscaping/site plan or in the rendering for illustrative purpose only. Consult builder for standard or included features. c David Charlez Designs 2025. Do not replicate with out permission (952)428-8200. David Charlez Design retains rights to all plans and detail shown.

4 Carpinus betulus 'Fastigiata'
10' spacing

10 Diervilla 'Dwarf Bush Honeysuckle'
4' spacing

Rock Spillway Under Sauna Eves
(omit if there's a gutter, and replace with small spillway at downspout extension

1 Alnus hitsuta 'Harbin'

No Edging

Existing Tree

5 Alnus hitsuta 'Harbin'
Placement determined onsite
Mulch rings
No edging

Existing Trees

Existing Tree

Alluminum Bed Edging

Sauna View Plants

5 Athyrium 'Lady in Red' Fern

12 Ligularia dentata 'Britt Marie Crawford'

9 Heuchera 'Autumn Bride'

9 Aruncus aethusifolius 'Misty Lace'

12 Mukdenia rossii 'Karasuba'

4 Calamintha 'Calamintha'

7 Calamagrostis brachytricha 'Feather Reed'

12 Carex pensylvanica
'Pennsylvania Oak Sedge Grass'

5 Chelone 'Hot Lips' Turtlehead

CHANGE ORDER ITEMS
-fence
-turf
-turf base
-diervilla
-perennials?
-drain pipe
-spillway

4'-8"

5'-6"
Maintain swale
under the gravel

Gravel

Make 24" W gravel, 16 SF

10' door

7 Rhus aromatica 'Fragrant Sumac'
Planted close to back of wall

48 Calamagrostis brachytricha

6 Amelanchier 'Autumn
Brilliance' Serviceberry

Well

Fusion Elite Artificial Turf -
2318 SF

Steep Drop Off
No Edging

49 Diervilla 'Dwarf Bush Honeysuckle'
2.5' spacing to create a hedge

Stairway Plants

1 Amsonia hubrichtii 'Blue Star'

2 Rudbeckia 'American Gold Rush'

5 Allium 'Windy City'

12 Mukdenia rossii 'Karasuba'

17 Carex pensylvanica 'Pennsylvania Oak Sedge Grass'

12 Asarum 'Canadense'

11 Iris Cristata

3 Ligularia dentata 'Britt Marie Crawford'

Make 24" W gravel, 20 SF

3'-6"

Bed prep and
Leave open soil
after bed prep
Field to Supply Mulch

End of Aluminum edging
even with back house corner

3' 6" wide deck
match the height of the house door
The boardwalk will be about 7" higher
than the sauna deck
Decking to be Gray Accoya
Support Structure to be
Ground Treated lumber

61'-3½"

24'-4"

post

post

post

Steep Drop Off
No Edging

Door

9'

New 16 lf fence, 6' tall
Return to house is double gate
Cedar Horizontal Board

Steep Drop Off

2 Amelanchier 'Autumn Brilliance' Serviceberry

10'-8½"

View
(Exercise room)

17'-6"

Short Belgard wall to match existing

4'-7"

Mulch Bed
143 SF

Above screen room perimeter

Door

Neighbor's wall

Neighbor's fence
Note to assess the area where the new fence and neighbor's fence will meet after grading. May need some work to get the grade blended

Client to redirect the
downspout extension

4'

View
(Basement)

Lighting and Irrigation contuits

Existing Tree
Keep? Remove?
Assess after side yard
rough grading is complete

Spigot
Artificial Turf aligns with
the above deck perimeter

Mulch Path
3" Deep
855 SF excluding planting area

Aluminum Edging

28 Calamagrostis brachytricha

Trap Gravel

Start / Stop Edging around
tree roots as needed

Door

Trap Gravel with plants within

Existing Tree
Keep? Remove?
Assess after side yard
rough grading is complete

Start / Stop Edging around
tree roots as needed

Mulch Path
763 SF
3" thick
With soil
stabilization
blanket

15 Diervilla lonicera
'Dwarf Bush Honeysuckle'
4' spacing (approximately)

Small planting to block
view of mulch area
and hide view of trash
cans from neighbor

11'-6"

Kitchen

Mulch Bed
46 SF

Stairway

1 Alnus hitsuta 'Harbin'

19 Calamagrostis brachytricha

6 Ligularia dentata 'Britt Marie Crawford'

6 Calamintha 'Calamintha'

18 Sesleria 'Autumn Moor Grass'

Mulch Bed
307 SF

New walkway

New planter here too?
If so, Client purchased and installed planter

Client purchased and Installed planter

12'-8½"

3'-5"

New driveway

Approximate area for future True Grid Root parking pad
No Irrigation lines to run through this area,
or be more than 3" deep for product installation

Make 24" W gravel, 76 SF

Low Mow Fescue
1889SF

The future parking area should be relatively level,
as the driveway allows

24'-7"

Sod
678 SF

15'-3½"

2'-8"

5 Populus tremuloides var. ne arb 'Prairie Gold Aspen'
4D Mulch Rings
Aluminum edging
8' Spacing

Approximate location of neighbor's tree
(not measured)

3000 SF of total plant beds to be mulched
1237 SF of pathway mulch, 3" thick

N

0 5 10 20
SCALE IN FEET

field
OUTDOOR SPACES
412 Harding St. NE
Minneapolis, MN 55413
612-789-9381
fieldoutdoorspaces.com

Cal & Jessica Schmidt
19155 Lake Ave.
Deephaven, MN

Designer:	Date/Rev#:	Scale:
Karina Greenwood	02/25/26 rvsd 03/13/26 rvsd 04/01/26	1'=8' (24x36)

ForeverLawn PFAS Safety Statement

Since our inception, ForeverLawn has prioritized both quality and integrity of product, understanding that to properly serve our customers and communities we must provide a solution that enhances and fosters safety, accessibility, and longevity. Guided by this conviction, we have selected both materials and partners with the utmost caution to ensure we produce the best and safest synthetic grass solutions.

As a result of this, we say with absolute certainty that the entire ForeverLawn family of products are not constructed with any per- and/or polyfluoroalkyl substances (PFAS) and have reverified with our suppliers that all components used are PFAS-free. It should be noted that while our materials and products are not manufactured with PFAS, certain processes and environmental conditions can cause trace amounts of PFAS to appear on specific products. However, these residual quantities are negligible when compared to other common household items and do not pose any known safety concerns.

It is commonly known that many products we engage with every day contain some PFAS. For example, a toothbrush might have up to 800 parts per million of PFAS. Makeup, medicines, and other personal care products may contain several thousand parts per million. In contrast, independent testing of our product components have verified that our products contain less than 100 parts per million - far less than these everyday products.

As such, we oppose statements claiming that "all artificial turf is made with toxic PFAS compounds,"[1] and instead stand by the proven safety of our products which help preserve the well-being of our customers and their environments.

Synthetic turf has time and time again been shown to safeguard and enhance community life. Synthetic turf protects water sources by eliminating chemical runoff from pesticides and fertilizers.[2] Athletes using synthetic turf field facilities have comparable or even lower carcinogenic exposure levels when compared to groups of their peers.[3] Furthermore, synthetic turf increases usability of spaces by up to 300% when compared to even the most intensely maintained natural grass spaces.[4]

ForeverLawn also proudly offers a variety of proprietary and proven safety features within our products and systems, including antistatic and antimicrobial product qualities, superior G-MAX ratings, up to 15-foot critical fall height ratings, and surfaces exceeding ADA accessibility specifications.

ForeverLawn is fully committed to improving our communities' safety, from the production to the applications of our products. We are continuously seeking ways to enhance and improve these offerings, even as we lead the industry in safety, accessibility, and longevity. We look forward to continually serving our customers with the best products and practices available.



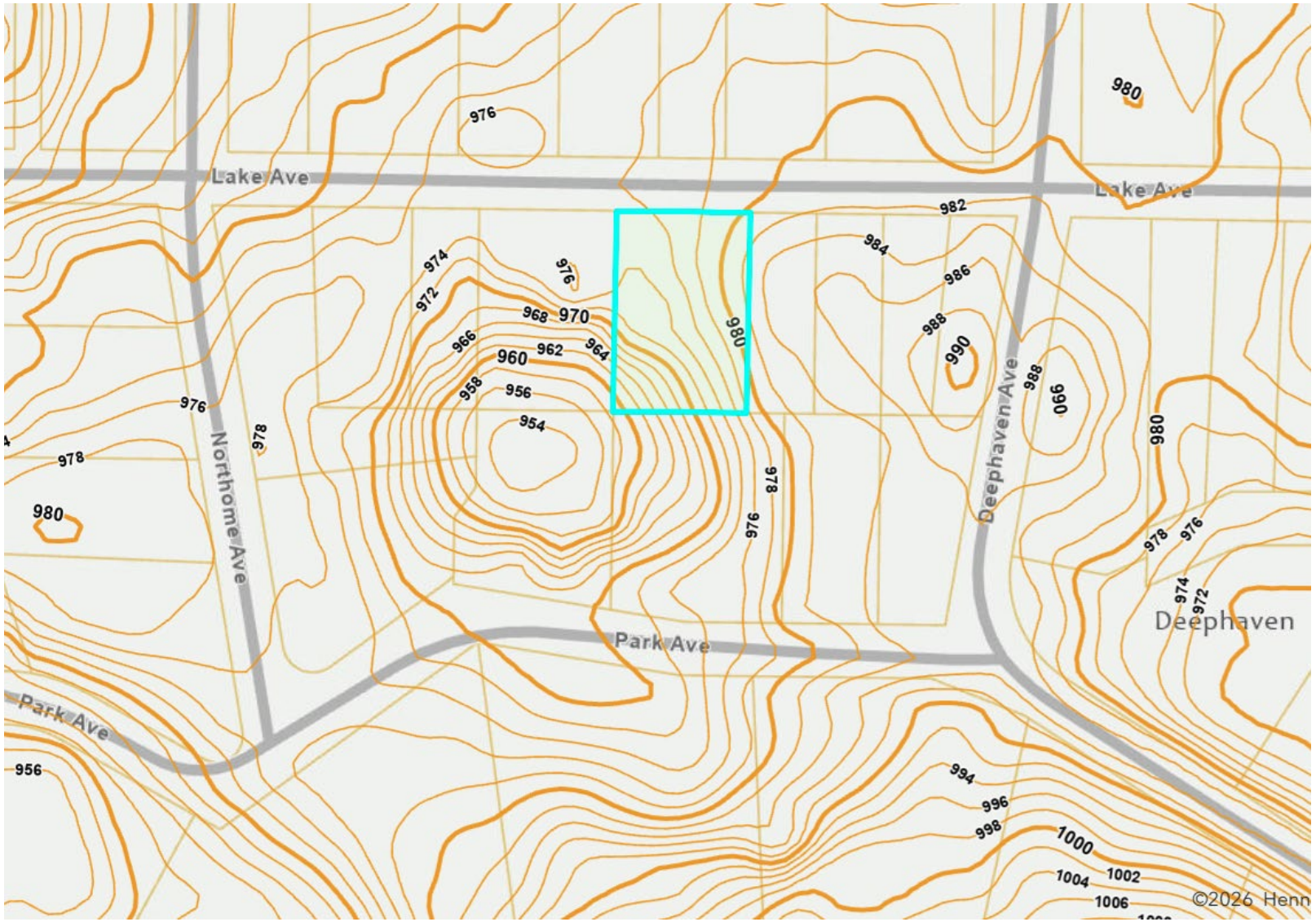
Brian Karmie
Co-Founder of ForeverLawn



Tom Fulk
Supply Chain & Production Specialist

1 Perkins, Tom. "Boston Bans Artificial Turf in Parks Due to Toxic 'Forever Chemicals'." The Guardian, Guardian News and Media, 30 Sept. 2022, https://www.theguardian.com/environment/2022/sep/30/boston-bans-artificial-turf-toxic-forever-chemicals-pfas.
2 "Issue Briefs & Position Statements for STC Members." Synthetic Turf Council, https://www.syntheticturfcouncil.org/general/ custom.asp?page=Position_Statements.
3 Peterson, Michael K., et al. "Comprehensive Multipathway Risk Assessment of Chemicals Associated with Recycled ('Crumb') Rubber in Synthetic Turf Fields." Environmental Research, vol. 160, 1 Mar. 2018, pp. 256–268., https://doi.org/10.1016/j.envres.2017.09.019.
4 "Issue Briefs & Position Statements for STC Members." Synthetic Turf Council, https://www.syntheticturfcouncil.org/general/custom.asp?page=Position_Statements.

LOCAL DRAINAGE MAP



To the City of Deephaven Planning Commission

From: Jeff McKinney, 19140 Lake Avenue

Response to the concerns for increasing hardcover at 19155 Lake Avenue:

There are several concerns that I have with the hardcover being increased prior to a variance. They had a clean sheet design build approved for the slight overage prior to building their new home at 27.86%.

1. The overage of hardcover increased by 2.86% and is now 15.12% over the 25% maximum hardcover limit.

Design Alternatives need to be considered so the hardcover maximum is closer to the 25% maximum or stays at 27.86%.

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

Re: Public Hearing – July 21, 2026
Application for 19155 Lake Avenue

Dear Members of the Planning Commission,

The engineering review notes that **existing runoff from the property generally drains to the southwest, where it collects and infiltrates within neighboring rear yards.** Given this existing condition, I respectfully request clarification on the following engineering questions before any approval is granted:

1. **Professional Drainage Analysis**
   - Has a licensed professional engineer completed a drainage analysis demonstrating that the proposed infiltration trench will not increase runoff, groundwater migration, soil saturation, or erosion on adjacent properties under post-development conditions?
2. **Heavy Rainfall and Design Storms**
   - Has the proposed system been evaluated for larger storm events beyond the minimum required water-quality storage volume to demonstrate that neighboring properties will not experience increased runoff or altered drainage patterns during heavy rainfall?
3. **Winter and Spring Snowmelt**
   - Has the performance of the infiltration trench been evaluated during winter conditions and spring snowmelt when frozen or partially frozen soils can significantly reduce infiltration capacity and increase surface runoff?
4. **Overflow Routing**
   - If the infiltration trench reaches capacity during an extreme rainfall event or while infiltration is reduced due to frozen or saturated soils, where is the overflow intended to discharge, and has it been demonstrated that this overflow will not adversely impact neighboring properties?
5. **Groundwater Impacts**
   - Has an evaluation been completed to determine whether concentrating infiltration in one location could increase groundwater levels, groundwater migration, or subsurface seepage that could contribute to erosion or saturation on adjacent properties?
6. **Long-Term Performance**
   - Beyond the initial storage-volume calculation, has the City's review evaluated the long-term hydraulic performance of the infiltration trench, including reductions in infiltration capacity due to sediment accumulation, soil compaction, seasonal groundwater fluctuations, and routine maintenance requirements?
7. **Protection of Adjacent Property Owners**
   - Has the City determined that the proposed stormwater management system will maintain pre-development runoff characteristics and avoid transferring drainage

or erosion impacts to surrounding properties, particularly given that the receiving drainage area consists of neighboring rear yards rather than a municipal storm sewer system?

Given the existing drainage conditions and the reliance on natural infiltration within neighboring rear yards, I respectfully request that any approval be contingent upon a comprehensive drainage and stormwater analysis prepared by a licensed professional engineer. The analysis should demonstrate that the proposed improvements will not increase runoff, groundwater migration, soil saturation, or erosion on adjacent properties during normal rainfall, major storm events, or seasonal snowmelt, both immediately following construction and over the long-term life of the stormwater management system.

I am not trying to be a burden and/or halt any neighbor from home improvements. I am simply hoping that what may be allowed in this case does not "sink" other neighboring properties in the long run.

Thank you,

Janie McMichael
3865 Northome Avenue

952-250-4728

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

Re: Public Hearing – July 21, 2026
Application for 19155 Lake Avenue

Dear Members of the Planning Commission,

I am a neighboring property owner at 3865 Northome Avenue writing regarding the proposed hardcover variance and infiltration trench for the property located at 19155 Lake Avenue.

My comments are not intended to oppose my neighbor's project, but rather to ensure that any approval is supported by sound engineering and does not unintentionally create adverse impacts for surrounding properties.

According to the public notice, the proposed artificial turf increases the property's effective hardcover from **27.86% to 40.12%**, substantially exceeding the City's standard maximum of 25%. The proposed mitigation for this increase is an infiltration trench located along the edge of the artificial turf.

My concern is whether this proposed mitigation has been demonstrated through engineering analysis to adequately manage the additional stormwater generated by such a significant increase in impervious surface.

Unlike many municipalities, Deephaven relies primarily on natural drainage systems because there is no municipal storm sewer network serving this area. The wooded lowland between our properties functions as part of the existing drainage and infiltration system. My property already experiences erosion issues during periods of heavy rainfall and seasonal snowmelt, which suggests that the existing drainage system is already under stress.

From an engineering standpoint, I respectfully request that the Planning Commission consider the following questions before making a recommendation:

- Has a licensed professional engineer demonstrated that the proposed infiltration trench has sufficient capacity to manage runoff generated by the increased hardcover during larger storm events, not just average rainfall?
- Has the analysis evaluated runoff during spring snowmelt, when frozen soils can significantly reduce infiltration capacity and increase surface runoff?

- Has the design considered long-term performance, including sediment accumulation, maintenance requirements, and potential reductions in infiltration capacity over time?
- Has groundwater movement from the infiltration trench been evaluated to determine whether it could increase groundwater seepage, erosion, or saturation on neighboring properties?
- Has an analysis been completed to demonstrate that runoff rates, runoff volumes, and drainage patterns leaving the site will be no greater than existing conditions?
- Has the City evaluated whether concentrating infiltration in one location could unintentionally increase subsurface flow or discharge toward adjacent properties?
- How does this affect properties, like myself, that have a lower elevation than the property in question. Does the area intended to take the water receive it at a higher volume and at a quicker rate? Will we see higher volumes of water with the addition of more hardcover?

As neighboring property owners, we depend on the City's review process to ensure that drainage improvements on one parcel do not transfer water-related impacts onto another. While an infiltration trench may be an appropriate component of stormwater management, I believe it should be supported by a comprehensive engineering evaluation demonstrating that surrounding properties will not experience increased runoff, groundwater migration, erosion, or flooding during either major rainfall events or seasonal snowmelt.

Therefore, I respectfully request that the Planning Commission requires a professional drainage and stormwater analysis, prepared by a licensed civil engineer, that evaluates the effects of the proposed improvements on all surrounding properties. This analysis should demonstrate that the project will not increase runoff, alter natural drainage patterns, or create additional erosion or water management issues for neighboring homeowners.

If such an analysis has already been completed, I respectfully request that it be made available for review by neighboring property owners prior to any final decision.

Thank you for your consideration of these comments and for your commitment to protecting both private property rights and the long-term integrity of Deephaven's natural drainage systems.

This request is not intended to prevent my neighbor from improving their property. Rather, it is to ensure that any variance from the City's established hardcover limits is supported by sufficient engineering evidence demonstrating that the additional runoff is fully mitigated and that the burden of managing that runoff is not shifted to adjacent property owners or

the City's natural drainage systems. I grew up in Deephaven along with my brothers, who are also Deephaven residents. I have been at 3865 Northome Ave and 19190 Park Avenue for 25 years, as well as my family, the Budds, since the 1920s! I just want to ensure the best for all our residents and that there aren't any negative outcomes from this project.

Respectfully,

Janie McMichael
3865 Northome Avenue

Janie McMichael

952-250-4728

Hakanson Anderson

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

June 5, 2026

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

RE: 19155 Lake Avenue Site Plan Review

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

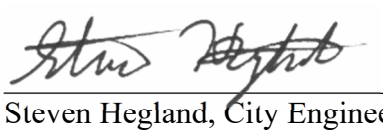
1. Stormwater Plan by Demarc Land Surveying & Engineering revision dated 6/1/2026
2. Landscape Plan by Field Outdoor Spaces revision dated 4/1/26
3. Drainage Figures by Demarc Land Surveying & Engineering dated 6/1/2026
4. Final Grade Survey for Detail Homes by Demarc Land Surveying & Engineering 4/1/2026

We offer the following comments:

1. The existing site generally drains to the southwest of the property where it collects and infiltrates within a collection area in the neighborhood rear yards. A small portion of the front yard is routed to Lake Avenue where it is collected and routes west within the Right of Way.
2. The home at 19155 Lake Ave was constructed with a proposed lot coverage of 24.99% which is within the lot coverage as allowed by City Code. However, the property owners is proposing a synthetic turf material to be used for the backyard area. The materials used for the construction of the synthetic turf itself are permeable however the subbase is compacted during the construction of these system which causes this system to be considered hardcover for stormwater calculations.
3. The proposed synthetic turf along with the sauna equate to 2,266 sf of additional hardcover which causes the hardcover for the lot to be in excess of the 25% as allowed by section 1302.05 of the City Zoning ordinance and therefore stormwater mitigation is required. The applicant is proposing to mitigate the additional hardcover with an infiltration trench located along the edge of the synthetic turf.
4. The proposed impervious area exceeds the allowable impervious coverage by 2,264 square feet. One inch of stormwater storage over this additional impervious surface equates to approximately 189 cubic feet of storage. Applying the 75 percent stormwater BMP credit, the minimum required stormwater storage volume is 252 cubic feet. The infiltration trench proposed by the applicant provided 263 cubic feet of stormwater storage.

5. Given some construction has occurred at the site, the applicant shall ensure that the bottom of the BMP is scarified and adequate for infiltration of the collected runoff at the time of the BMP construction.
6. 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.
7. The applicant shall provide a maintenance agreement for the proposed BMP's which defines the maintenance responsibilities, maintenance activities and reporting requirements.
8. 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 19155 Lake Avenue

WHEREAS, Cal Schmidt ("Applicant") is seeking a conditional use permit to exceed the hardcover limit at 191500 Lake Avenue, Deephaven, Minnesota, PID 24-117-23-11-0047; and

WHEREAS, the Applicant submitted an application on June 4, 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 15.12%; and

WHEREAS, the City Council has received the staff report at its meeting on September 8, 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 19155 Lake Avenue, 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 15.12%.

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

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves the conditional use permit to exceed the hardcover limit by 15.2% at 19155 Lake Avenue, subject to the following condition:

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

2. Prior to issuance of a Certificate of Occupancy, 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 5, 2026.

ADOPTED THIS 8th DAY OF SEPTEMBER, 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:

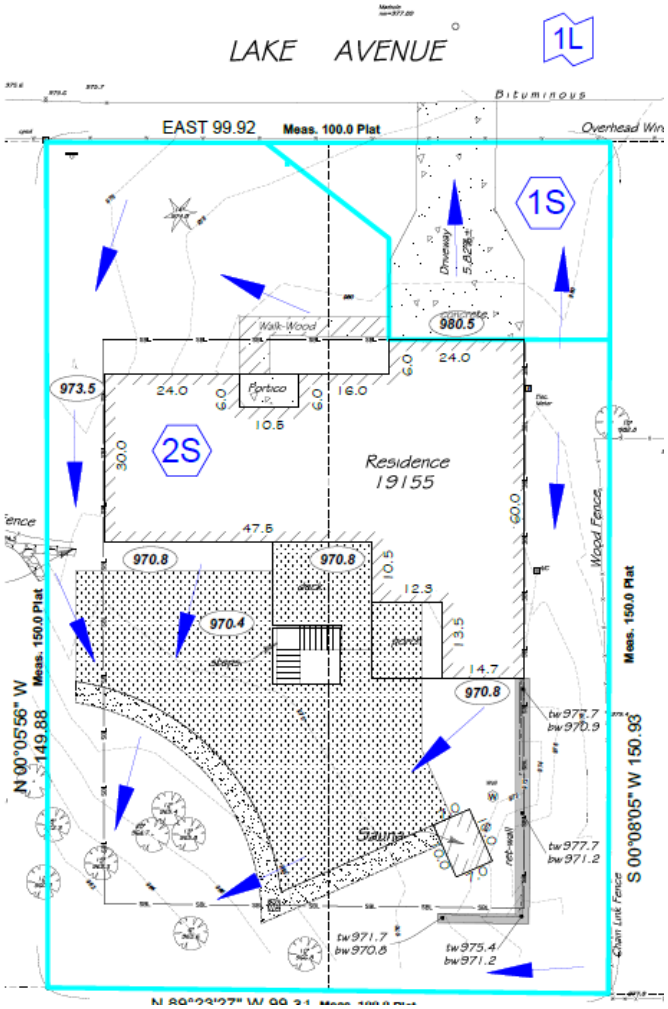
_____
Dan Madsen, City Administrator

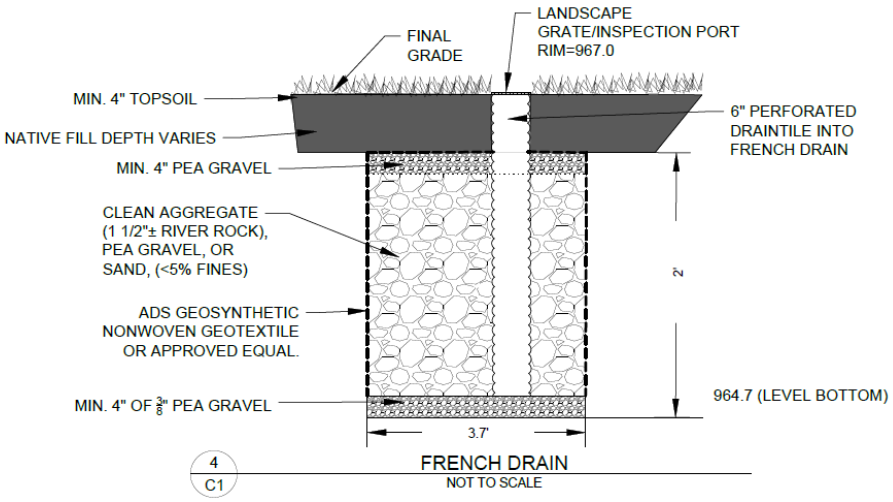
EXHIBIT A

Legal Description

Lots 5 and 6, Block 5, Deephaven Park Subdivision No. 3, Hennepin County, MN

EXIBIT B
STORMWATER MANAGEMENT





4
C1
FRENCH DRAIN
NOT TO SCALE

Item 5D

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
September 8, 2026

APPLICATION INFORMATION

APPLICANT: Jeff McCall, Jeff McCall Construction Company, Inc.

PROPERTY OWNER(S): Adam Blair

LOCATION: 19620 Cottagewood Rd (please see attached Location Map)

ZONING: R-2, Residential

SYSNOPSIS: Applicant is requesting a lake yard setback variance for a screen porch (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60/120-DAY REVIEW DEADLINE: October 6, 2026/December 5, 2026

BACKGROUND/REQUEST

The house was constructed in 1947 with non-conforming lake yard setbacks. The applicant submitted a building permit for a deck and a trellis on June 17, 2026. Staff approved the building permit without realizing the extent of the trellis. A resident questioned if a variance for the pergola was approved. Staff inspected the site and told the property owner and contractor that variance is required for the pergola. Work could continue on the deck as the deck does not need a variance, but work on the pergola needed to stop.

The deck, which is under 3.5 feet and is not subject to the lake yard setback, is proposed to be setback 53.3 feet from Lake Minnetonka. The pergola is proposed to be setback 68 feet from Lake Minnetonka. A 75-foot lake setback is required for all structures.

The Planning Commission recommended approval of a variance for the proposed pergola to encroach 21.7 feet into the lake yard setback. Since the Planning Commission meeting, the applicant has revised the plans. Instead of a pergola, the applicant is proposing a screen porch that would encompass the south half of the deck. The lake yard setback variance request is reduced from 21.7 feet to 7 feet.

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

1) ***Is the variance in harmony with the purpose and intent of the ordinance?***
   Staff Comment: The primary reason for the lake yard setback is to preserve views of Lake Minnetonka from neighboring property owners. The location of the deck and screen porch do not obstruct the views of Lake Minnetonka for neighboring property owners. The proposed screen porch will have minimal impact on views from Lake Minnetonka and will not affect the water quality of Lake Minnetonka.

2) ***Does the proposal put property to use in a reasonable manner?***
   Staff Comment: A screen porch is a reasonable use.

3) ***Are there unique circumstances to the property not created by the landowner?***
   Staff Comment: The house was built within the 75-foot lake yard setback making it impossible to build a deck with a screen porch without a variance.

4) ***Will the variance, if granted, alter the essential character of the locality?***
   Staff Comment: No, the proposed screen porch is hidden between the house and the detached garage. The encroachment into the lake yard setback is minimal.

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 August 18, 2026. Public comments are attached.

STAFF RECOMMENDATION

Staff recommends approval of the variance to encroach seven feet into the lake yard setback for a screen porch.

LOCATION MAP
19620 Cottagewood Road



PLANNING COMMISSION ACTION TAKEN ON 8/18/26 (on a 3-1 vote)

Moved to accept the recommendation and findings of the staff and recommend the City Council **approve** a variance to encroach 21.7 feet into the lake yard setback to build a pergola at 19620 Cottagewood Road, as presented.

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1) I move the City Council accept the recommendation and findings of the staff and the Planning Commission and **approve** a variance to encroach seven feet into the lake yard setback to build a screen porch at 19620 Cottagewood Road, as presented.

OR

2) I move the City Council **deny** a variance to encroach seven feet into the lake yard setback to build a screen porch at 19620 Cottagewood Road.

Attachments:

1) Location Map
2) Applicant's Narrative
3) Photos of Screen Porch Under Construction
4) Proposed Survey
5) Building Permit Application
6) Public Comment
7) Enforcement Timeline for Shed Located at 19610 Cottagewood Road
8) Draft Resolution

DEEPHAVEN CITY COUNCIL — REVISED VARIANCE REQUEST

Revised Proposal & Project History

We followed the City permitting process before beginning construction. The project plans were submitted to the City, we were initially advised that a variance was **not required**, and a building permit was issued.

Construction then proceeded under that permit, including approximately half of the pergola roof. We were subsequently informed that the pergola required a lake-yard setback variance. **Work affecting that portion of the project (variance is required for pergola structure) stopped at that time**, and we began working through the variance process with the City.

Following the Planning Commission meeting, where the 21.7' variance (based on the original plan) and was debated and approved 3-1, we took the opportunity to **redesign the project to better align it with the shoreline setback** rather than simply continue pursuing the original design.

The original proposal contemplated approximately **21.7 feet of maximum encroachment**. The revised design reduces this to approximately **7 feet at the narrowest point (variance shape is a triangle)**, consisting only of a **small triangular portion of open pergola framing**.

The redesign creates a **more open deck area on the lakeside** and places a screened/protected outdoor area farther landward. That area is intended to accommodate a hot tub and provide appropriate privacy, visual screening, and safety enclosure. **The hot tub is fully outside the area for which the variance is requested.**

Practical Difficulty / Property Geometry

The practical difficulty results primarily from the unusual relationship between the existing home and shoreline.

The **plane of the existing house sits at an angle to the plane of the OHWL**. Consequently, the 75-foot setback crosses the project diagonally, creating the small triangular variance area rather than a uniform encroachment along the structure. Our patio door on East side of building walks out to the outdoor living space most naturally aligned on our lot.

The OHWL is also difficult to visually identify on the property because it begins approximately at the **landward edge of an extensive cattail bed**, while the cattails themselves extend approximately **30 feet farther toward the open lake**. Our own field measurements do not make it clear that the revised pergola actually crosses the 75-foot setback to where water begins. Nevertheless, we are relying on the City's/surveyed determination using the OHWL and requesting the limited variance rather than relying on our own measurements.

Questions

1. Why is a variance still needed?
The **existing house sits at an angle to the OHWL**, causing the 75-foot setback to cross the project diagonally. The revised request involves only a **small triangular portion of open pergola framing (to avoid reconstruction as well as refocus the project toward a much smaller screened in area on non-lakeward side)**, with a maximum encroachment of approximately 7 feet.

2. How is the revised proposal different?
We redesigned the project to better align with the shoreline setback, reducing the maximum requested encroachment from approximately **21.7 feet to approx 7 feet**. The lakeside area is now more open, while the screened/protected area only requires a 7' lake yard variance and **hot tub is entirely outside the variance area with screening (noted in city code) and security in place**.

3. Why not remove the remaining pergola inside the setback?
We have already removed the more intensive improvements from the variance area. What remains is a **small triangle of open pergola framing** that maintains the continuity and usefulness of the pergola over the permitted deck while substantially reducing the original request. The visibility of this area is extremely limited to anyone not standing on our property.

Allowing this limited 7-foot variance balances reasonable use of our outdoor space with the **unusual angle between the existing home and OHWL**. As shown in the accompanying photographs, the variance area is **highly screened and has minimal visibility from neighboring properties, the street and the lake.**

4. Why did construction begin before obtaining a variance?
We followed the City's permitting process, were initially advised that a variance was **not required**, and received a building permit. Construction proceeded under that approval, including approximately half of the pergola roof. When we were later informed that a variance was required, **we stopped the affected work on the pergola back in July** and began the variance process.

5. Could the pergola later become finished living space?
The pergola was **not designed or constructed as finished or conditioned space**; doing so would require a substantial redesign. Any future structural change would also have to follow the City's normal **zoning, building, setback and permitting requirements** and obtain any required approvals. This variance request is not seeing **pre-approval of any future enclosure or conversion it is simply defining an outdoor space adjacent to our home in a very screened area of the lake (30' cattails and the variance area itself not visible from neighboring properties or the street).**

Photographs exhibit:

Variance area is on left (triangle between left 2 posts extending back about 7 feet near where window is next to visible patio door on accessory building)



View from variance area toward lake:



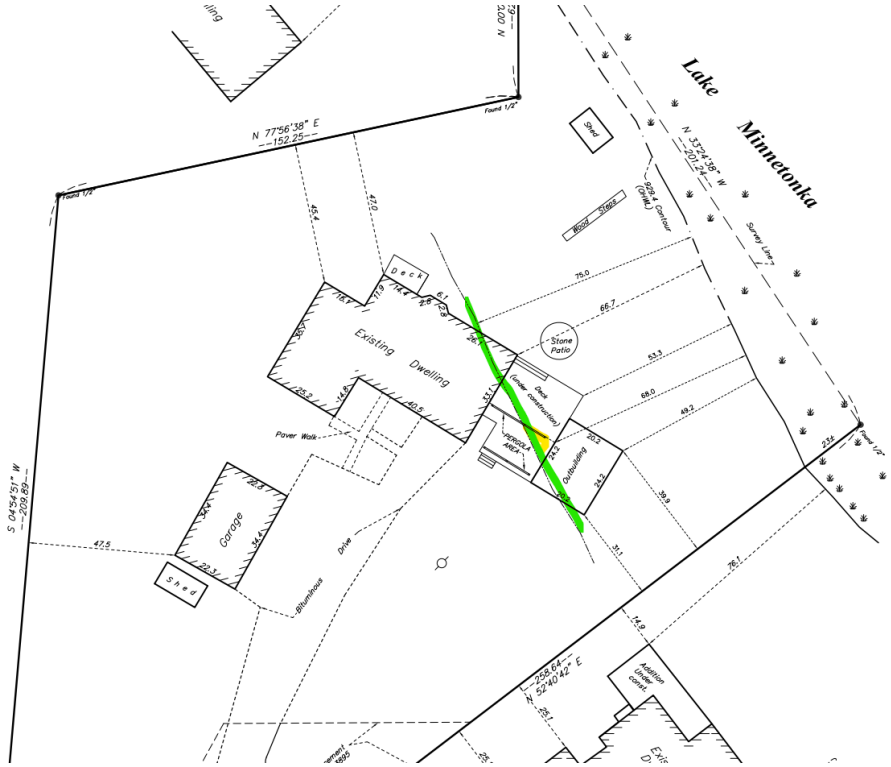
View from variance area toward street side:



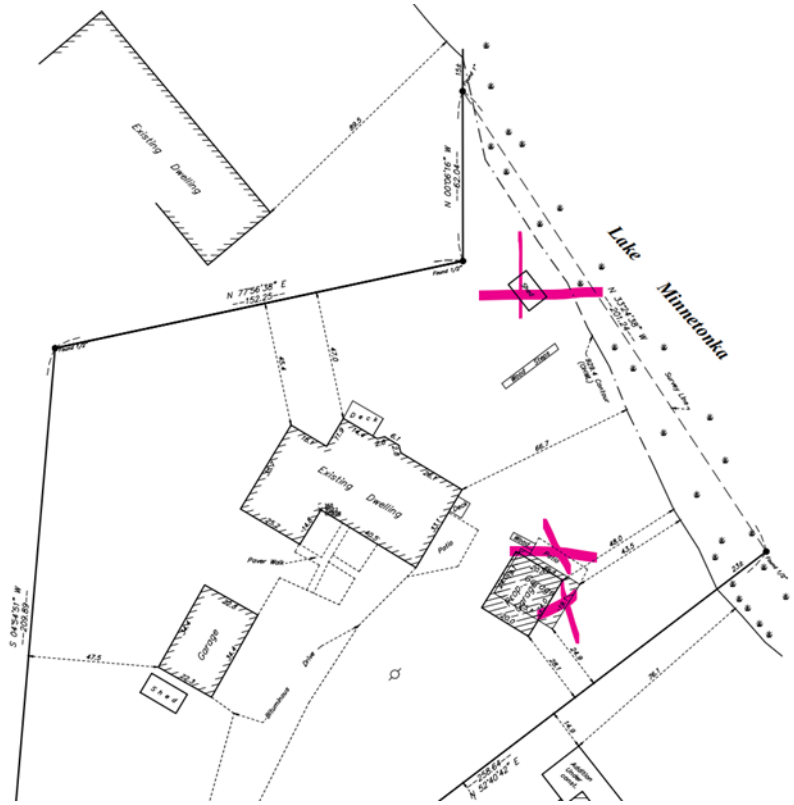
View from lake facing pergola (note that variance area is left portion of pergola), located in back back of carsons bay (only entrance is 6’ clearance under Minnetonka Blvd bridge)



Area hi-lited in yellow is area requiring variance measuring from OHWL line (areas behind lake setback line depicted in green) are all conforming to planning and zoning code. At it's closest point (point of triangle) it is 7' into lakeward side of 75' setback requirement.



During 2024 we removed a shed and incorporated planning commission feedback into our reconstruction of the accessory building (grandfathered in) by improving on both lake and lot line setbacks:






bryant



BUILDING PERMIT APPLICATION

20225 Cottagewood Road
Deephaven, MN 55331
(952) 474-4755

Permit # D-26492
Receipt # _____
Date: 7.9.26

Site Address:	19620 Cottagewood road		
Type of Property:	☑ Residential	☐ Commercial	
Applicant is:	☐ Owner	☑ Contractor	
Property Owner			
Name:	Adam Blair	Email: adamjblair@gmail.com	
Street Address:		Phone: 218-343-6855	
Contractor Information			
Company Name:	Jeff McCall Const. Co. Inc	Office Phone: 612-718-4345	
Street Address:	3603 Croftview Terrace		
City, State, Zip	Minnetonka, Mn. 55345		
Contact Person:	Jeff McCall	License#: BC0005858	
	Email: mccallinc@msn.com	Cell Phone: 612-718-4345	

RECEIVED
JUN 26 2026
Metro West Inspection
Application Received

Type and Detailed Description of Work

Type of Work: ☐ New ☐ Addition ☐ Interior Alteration/Remodel ☐ Repair ☐ Demo ☐ Reroof ☐ Pool ☐ Accessory Structure ☐ Residing ☑ Deck ☐ Other_____

Completion Date: 10-1-2026

Estimated Value: (include mechanical & plumbing values) $ 48000

Detailed Description of Work to be Performed: Construction of ground level Deck w/Trellis

The undersigned hereby agrees that, in case such permit is granted, that all work which shall be done and all materials which shall be used shall comply with the plans and specifications herewith submitted and with all the ordinances of said City of Deephaven and the laws of the State of Minnesota regarding actions taken pursuant to this permit. Signature of this application by the legal property owner or a licensed contractor, as the owner's representative, authorizes the City Zoning Administrator or designee and the City Building Official or designee to enter upon the property to perform needed inspections. Entry may be without prior notice. I agree to pay all plan review fees even if I choose not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to a penalty.

Applicant Signature: [signature] **Date:** 6/17/2026

Office Use Only

Fees		**Approvals**	
Building Permit Fee:		Zoning: [signature]	Date: 6/26/26
Plan Check Fee:		Building: [signature]	Date:
State Surcharge:		Fire:	Date:
Load Limit Fee:		Special Conditions:	
OCC. Certificate ($15):			
Metropolitan SAC:		**Type of Construction**	
Administrative Fee ($20)		Occupancy Type:	
Engineering Fee – New SF ($250):		Construction Type:	
Engineering Fee – Additions ($100)		Code:	
Construction Impact Escrow ($5,000):		Occupancy Group:	
Total Due:			

Applications can be submitted via mail, email to info@deephaven.gov or in person. Payment can be cash, check or credit card (3.25% convenience fee). For questions, call (952) 474-4755.

Building Inspector (Metro West): 763-479-1720

Updated 2026

INSPECTOR'S COPY

Adam Blair
19620 Cottagewood Rd.
Deephaven, MN 55331
Adamjblair@gmail.com

South Elevation
1/8" = 1' Scale

Floor Plan 1/8" = 1' Scale

Section
1/4" = 1' Scale

Step Detail

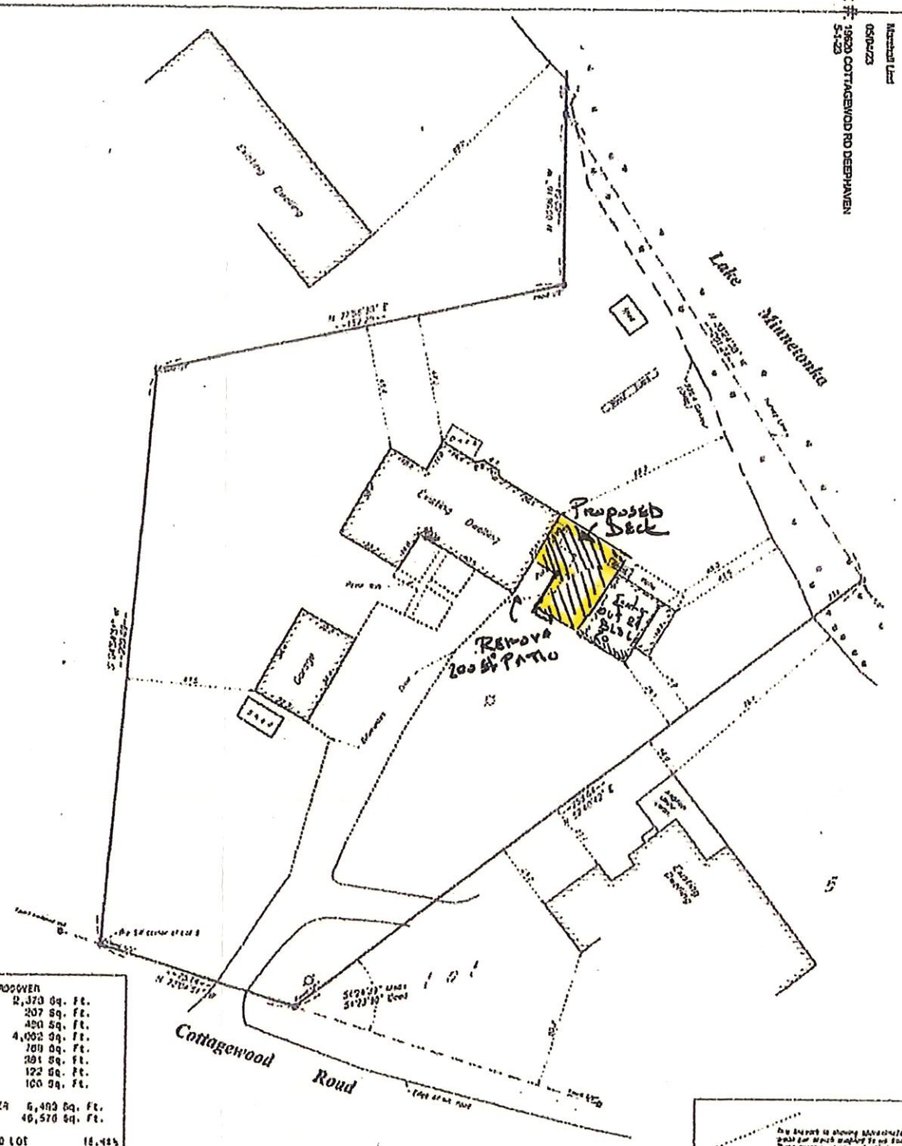
- Ledger 2x10
- Joist 2x10 12" oc
- Beam (3) 2x12
- Footing - 18"x42 (9)

Jeff McCall Const. Co. Inc.
8603 Crestview Terrace
Minnetonka, MN 55345
612-418-4345 ~ Est. 1980
Mccallinc@msn.com
Jeffmccallconstruction.com

LEGAL DESCRIPTION
That part of Lot 6, lying Southeasterly of a line drawn Northeasterly at an angle of 54 degrees 23 minutes 30 seconds from the Southerly line of said Lot 6 from a point on said Southerly line distant 75.0 feet Easterly of the Southwest corner of said Lot 6, Block 2, Deephaven Shore Acres

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. 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.
7. It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.
8. Showing and tabulating impervious surface coverage of the lot for your review and for the review of such governmental agencies that may have jurisdiction over these requirements to verify they are correctly shown before proceeding with construction.

STANDARD SYMBOLS & CONVENTIONS
- "●" Denotes iron survey marker, set, unless otherwise noted



LEGEND
- CB = CATCH BASIN
- GM = GAS METER
- HH = HAND HOLE
- PP = POWER POLE
- SB = SPRINKLER
- TP = TELEPHONE PED
- TRANS = ELEC. TRANSFORMER
- WELL = WELL
- WV = GATE VALVE
- LP = LIGHT POLE
- MH = MANHOLE
- OHW = OVERHEAD WIRES
- SAN = SANITARY SEWER LINE
- WAT = WATER LINE
- GAS = GAS LINE
- STM = STORM SEWER LINE
- OHW = OVERHEAD WIRES LINE
- CONCRETE SURFACE

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

EXISTING HARDCOVER	
House	2,373 Sq. Ft.
Existing Decks	207 Sq. Ft.
Garage East	470 Sq. Ft.
Bituminous Driveway	4,002 Sq. Ft.
Garage West	768 Sq. Ft.
Patio/Pavers	391 Sq. Ft.
Shed South	122 Sq. Ft.
Shed North	100 Sq. Ft.
Patio Rear East Garage	130 Sq. Ft.
TOTAL EXISTING HARDCOVER	8,606 Sq. Ft.
AREA OF LOT TO CHK	46,578 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	18.5%

PROPOSED HARDCOVER	
House	2,373 Sq. Ft.
Existing Decks	207 Sq. Ft.
Proposed Garage	420 Sq. Ft.
Bituminous Driveway	4,002 Sq. Ft.
Garage West	768 Sq. Ft.
Patio/Pavers	391 Sq. Ft.
Shed South	122 Sq. Ft.
Shed North	100 Sq. Ft.
TOTAL EXISTING HARDCOVER	8,493 Sq. Ft.
AREA OF LOT TO CHK	46,578 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	18.4%

By:
Date:
Permit #: 19620 COTTAGEWOOD RD DEEPHAVEN 54-23

Mitchell Ltd
02/24/23

CITY OF MINNETONKA
REVIEWED FOR CODE COMPLIANCE
Subject to corrections noted on plans
Excludes work in the right-of-way

42370
FEBRUARY 9, 2023

ADAM BLAIR

19620 COTTAGEWOOD ROAD DEEPHAVEN, MN

DATE	REVISION DESCRIPTION

DATE OF SURVEY: FEBRUARY 8, 2023
REVISIONS: FEBRUARY 9, 2023

EXISTING CONDITIONS SURVEY

230075 TB

22 X 34

S1

INSPECTOR'S COPY

LEGAL DESCRIPTION:

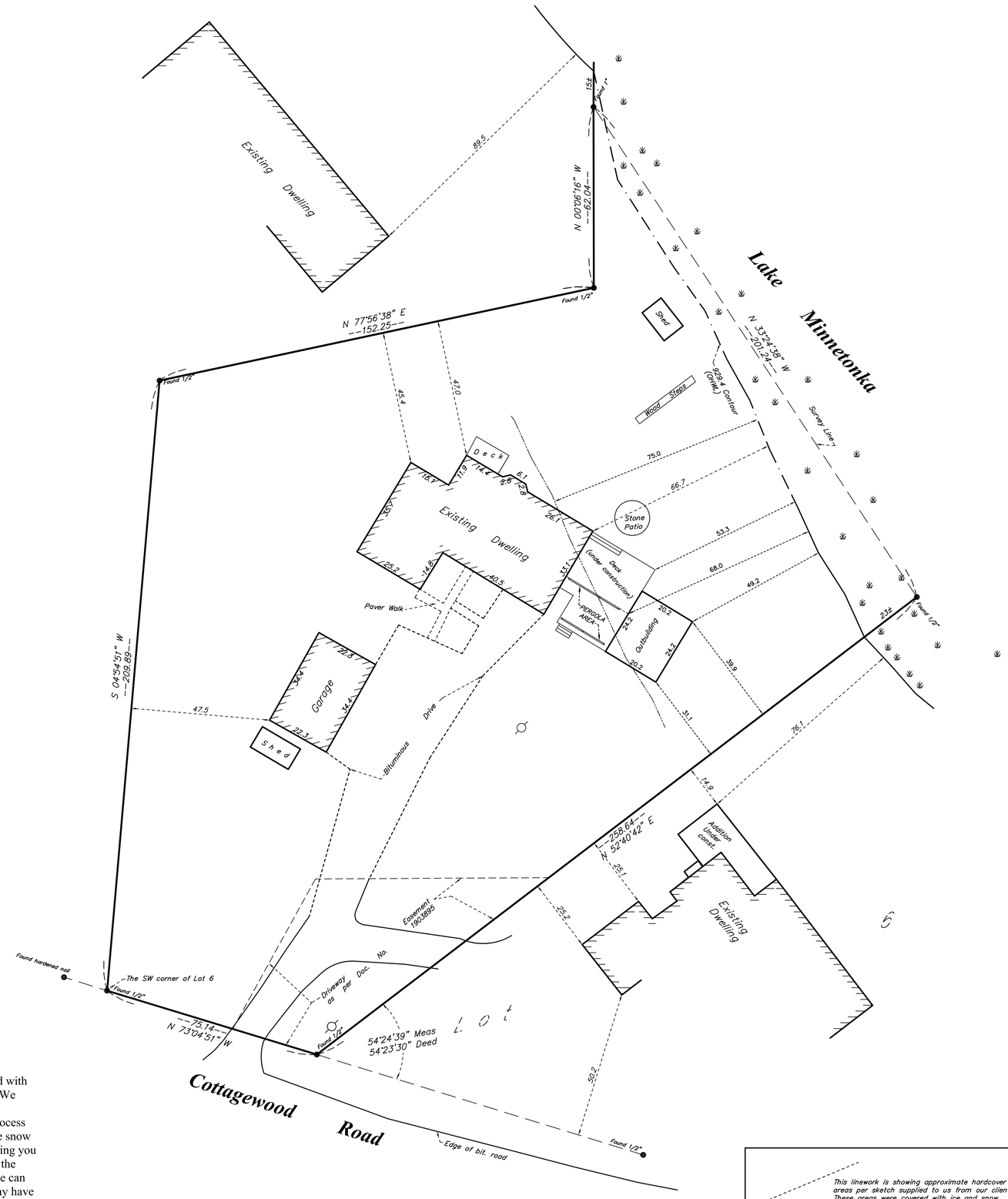
That part of Lot 6, lying Southeasterly of a line drawn Northeasterly at an angle of 54 degrees 23 minutes 30 seconds from the Southerly line of said Lot 6 from a point on said Southerly line distant 75.0 feet Easterly of the Southwest corner of said Lot 6, Block 2, Deephaven Shore Acres.

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2. Showing the location of observed existing improvements we deem necessary for the survey.
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7. It should be noted that this survey was done under snow and ice conditions and that all improvements may or may not have been shown correctly. While we did our best to locate all improvements under the snow and ice, we can't be sure that all improvements were shown. Please look over the survey to be sure everything you need shown is shown correctly.
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STANDARD SYMBOLS & CONVENTIONS:

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



LEGEND

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

EXISTING HARDCOVER

House	2,373 Sq. Ft.
Existing Decks	152 Sq. Ft.
Outbuilding	489 Sq. Ft.
Bituminous Driveway	4,062 Sq. Ft.
Garage West	768 Sq. Ft.
Pavers	109 Sq. Ft.
Shed South	122 Sq. Ft.
Shed North	100 Sq. Ft.
Stone Patio	113 Sq. Ft.
New Deck	772 Sq. Ft.
TOTAL EXISTING HARDCOVER	9,060 Sq. Ft.
AREA OF LOT TO OHW	46,578 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	19.5±%

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

This linework is showing approximate hardcover areas per sketch supplied to us from our client. These areas were covered with ice and snow and we are unable to locate them accurately. These areas are show as approximate.

Advance
Surveying & Engineering, Co.

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

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom

42379

LICENSE NO.

FEBRUARY 9, 2023

DATE:

DRAWING ORIENTATION & SCALE

N

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

ADAM BLAIR

19620 COTTAGEWOOD ROAD DEEPHAVEN, MN

DATE	REVISION DESCRIPTION
3/13/24	TO SHOW DRIVEWAY EASEMENT, NO OTHER UPDATES DONE FOR THIS REV.
8/13/26	SHOW NEW OUTBUILDING/DECK
8/25/26	SHOW PERGOLA FRAMING

DATE SURVEYED: FEBRUARY 8, 2023

DATE DRAFTED: FEBRUARY 9, 2023

SHEET TITLE

EXISTING CONDITIONS SURVEY

DRAWING NUMBER

230075 TB

SHEET SIZE *22 X 34*

SHEET NUMBER

S1

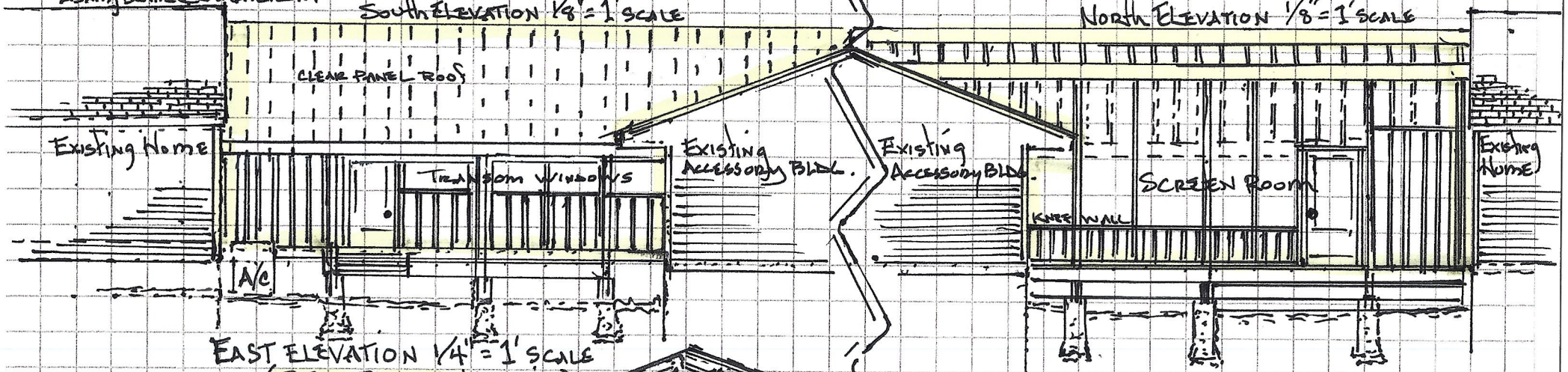
SHEET 1 OF 1

ADAM BLAIR
19620 COTTAGEWOOD RD.
DEEPHAVEN, MN. 55331
ADAM.J.BLAIR@GMAIL.COM

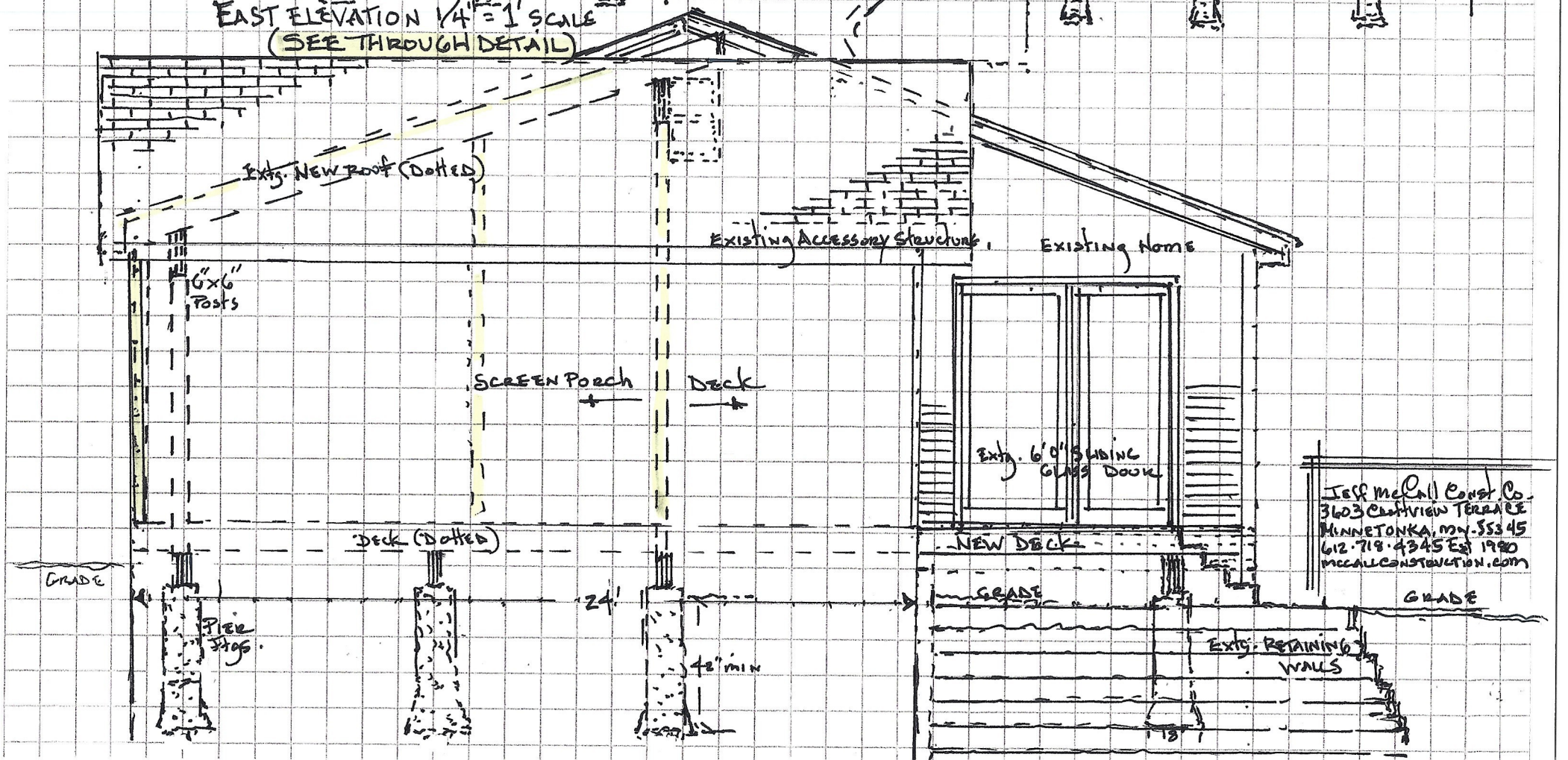
PROPOSED SCREEN ROOM (HIGHLIGHTED)

(FROM DRIVEWAY)
SOUTH ELEVATION 1/8" = 1' SCALE

(FROM LAKE)
NORTH ELEVATION 1/8" = 1' SCALE

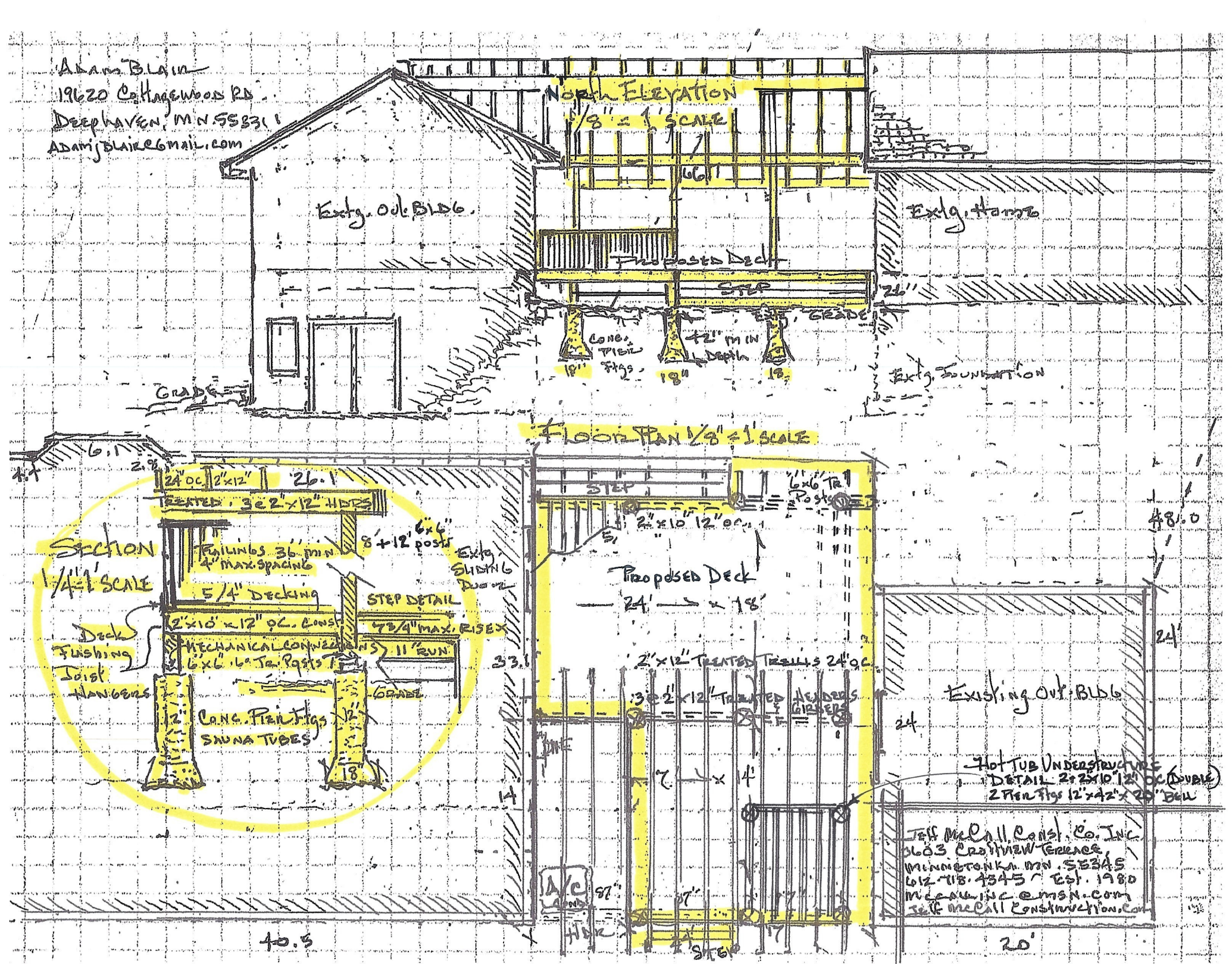


EAST ELEVATION 1/4" = 1' SCALE
(SEE THROUGH DETAIL)



JEFF McCALL CONST. CO.
3603 CLIFFVIEW TERRACE
MINNETONKA, MN. 55345
612-718-4345 EST. 1980
MCCALLCONSTRUCTION.COM

Adam Blair
19620 Cottagewood Rd
Deephaven, MN 55331
Adamjblair6@gmail.com



JARRETT REED

19610 Cottagewood Road · Deephaven, Minnesota 55331

To: City Manager Dan Madsen and Members of the Deephaven City Council

From: Jarrett Reed, 19610 Cottagewood Road, Deephaven, MN 55331

Date: September 1st, 2026

Re: **Lake Yard Setback Variance for a Pergola at 19620 Cottagewood Road**
Planning Commission recommendation of August 18, 2026

SUMMARY

I respectfully request that the Council deny the requested variance.

The applicant **has not** demonstrated the practical difficulties required by Minnesota law and the Deephaven Zoning Ordinance. The Planning Commission's recommendation relies on an incomplete record, omits a required finding, and does not adequately address whether the circumstances are unique to the property or were created by the landowner.

In addition, the City's treatment of this application differs significantly from its handling of a similar setback violation on the adjoining property under the same ordinance and by the same Planning Director. If the Council determines that different outcomes are warranted, I respectfully request that it explain the basis for that distinction in its findings.

Alternatively, if the Council is not prepared to deny the variance, I ask that it table the matter and remand it to the Planning Commission for a complete record. In either case, I ask that the Council adopt written findings addressing each of the five variance criteria required by ordinance.

PRIOR PLANNING OFFICE ACTIONS

State shoreland rules require consideration of adjacent development patterns, and Minnesota law requires zoning regulations to be applied uniformly within a district.

I am not requesting enforcement action against my neighbor. Rather, I ask the Council to consider how the same office applied the same setback provision in two closely related situations.

	19610 COTTAGEWOOD (2024)	19620 COTTAGEWOOD (2026)
Provision	75-foot lake setback	Same provision
Planning Director	Patrick Smith	Patrick Smith
Encroachment	**Approximately 7 feet**	**21.7 feet**
Physical constraint	Steep hill prevented relocation into compliance	No constraint identified in the record

	19610 COTTAGEWOOD (2024)	19620 COTTAGEWOOD (2026)
Sequence	Structure existed; enforcement initiated	Structure partially built; variance sought after stop-work action
Planning Office response	Violation notice from City attorney; 18-day compliance deadline; **stated risk of "90 days in jail and/or $1000"**	Staff recommendation for approval; findings drafted before hearing; no conditions proposed
Variance guidance	Staff expressed uncertainty regarding approval and did not provide requested variance history	Approval recommended before public hearing
Outcome	Structure removed	Planning Commission recommended approval, 3–1

If the Council concludes these situations warrant different outcomes, I respectfully ask that it explain the distinction in its findings.

REQUIRED FINDINGS VS. RECORD PRESENTED

Section 1315.03 requires findings on five criteria. Section 1315.05 allows approval only when the evidence supports each criterion. Minnesota law places the burden on the applicant, and the statutory variance test is conjunctive: **all required elements must be satisfied.**

The following quotations are taken from the staff report dated August 14, 2026.

(a) Harmony with the Purpose and Intent of the Ordinance

> STAFF FINDING
> *The primary reason for the lake yard setback is to preserve views of Lake Minnetonka from neighboring property owners.*

ISSUE

The ordinance does not identify preservation of private views as the purpose of the setback. **Shoreland regulations focus on water quality, vegetation, and natural character.**

On August 14, the DNR reviewer described the setback as being established "to offset a flexibility request for increased building height and increased impervious cover in commercial zones." **Limiting the purpose to views substantially narrows the ordinance's stated intent.**

(b) Consistency with the Comprehensive Plan

> STAFF FINDING
> *None.*

ISSUE

The ordinance requires five findings. The staff report addresses only four. The required comprehensive-plan finding is entirely absent.

(c) Reasonable Use of the Property

> STAFF FINDING
>
> *A pergola is a reasonable use with a deck.*

ISSUE

This is a conclusion rather than a factual finding and addresses the wrong question.

The property already contains a residence, garage, accessory structure, and, under staff's own analysis, a conforming deck that does not require a variance. **The relevant question is whether the property can be put to reasonable use without the requested variance for the pergola itself.**

(d) Unique Circumstances Not Created by the Landowner

> STAFF FINDING
>
> *The house was built within the 75-foot lake yard setback making it impossible to build a deck with a pergola without a variance.*

ISSUE

This finding addresses neither uniqueness nor whether the condition was created by the landowner.

The condition is not unique. Many older homes along Carson's Bay are located within the setback, and the applicant's narrative references similar shoreline structures. The report also does not address whether the hardship was self-created, despite the pergola being partially constructed before the variance application was filed.

Additionally, the record does not explain why the pergola could not be relocated outside the setback.

(e) Essential Character of the Locality

> STAFF FINDING
>
> *No, the proposed pergola is hidden between the house and the detached garage.*

ISSUE

Visibility is not the same as neighborhood character.

The character of this shoreline has also been shaped by prior City enforcement actions requiring removal of accessory structures from the setback area, including on both adjoining properties.

CONCLUSION

The applicant has not demonstrated practical difficulties as required by Minnesota law and the Deephaven Zoning Ordinance.

The condition identified by staff appears common along this shoreline rather than unique to the property. The record also does not address whether the difficulty was created by the landowner, despite construction having begun before approvals were obtained.

For these reasons, I respectfully request that the Council deny the variance.

If the Council is not prepared to deny the application, I ask that it table the matter and remand it to the Planning Commission for a complete record. In either case, I ask that the Council adopt written findings addressing each of the five variance criteria required by ordinance.

Thank you for your consideration.

Jarrett Reed
19610 Cottagewood Road
Deephaven, MN 55331

To: Deephaven Planning Commission **c/o** Patrick Smith, Planning Director **Re:** Variance application — 19620 Cottagewood Road, Permit D-26492 — request for denial

From: Jarrett Reed, 19610 Cottagewood Road **Date:** August 2026

Members of the Commission,

I own the property immediately adjacent to the applicant at 19610 Cottagewood Road. I ask the Commission to recommend denial of the requested variance from the 75-foot lake yard setback.

Section 1315.02 of the City Code, tracking Minn. Stat. § 462.357, subd. 6, permits a variance only on a showing of practical difficulties, defined as three requirements that must all be met. I address each below, and then raise a question about the record before you.

Second, — Section 1315.02(a)(2): the plight must not be created by the landowner.

The ordinance requires that "the plight of the landowner is due to circumstances unique to the property **not created by the landowner**."

The permit file sets out the sequence. The application for Permit D-26492 was signed June 17, 2026 and describes the work as "Construction of ground level Deck w/Trellis," with "Deck" checked as the type of work. The permit issued July 9, 2026. Construction proceeded. The requirement for a variance was identified only after the structure was raised with the City in late July, at which point the City directed the contractor and owner to stop work on the pergola. The variance application followed.

Whatever difficulty the applicant now faces exists because the structure was built first and permission sought afterward. That is a self-created plight, and the ordinance excludes it in terms.

I would ask the Commission to weigh what approval would signal. If a structure built without a required variance can be regularized by applying after a stop-work order, the practical lesson for the next applicant is to begin construction and seek permission later.

First — Section 1315.02(a)(1) ds: the proposal must be a reasonable use the ordinance does not permit.

The ordinance requires "that the property owner proposes to use the property in a reasonable manner **not permitted** by the zoning ordinance."

The property already enjoys reasonable use. It has a house, two garages, accessory structures, existing decks, and now a 432-square-foot deck that the City has determined complies with the

setback. The variance is not sought to make the property usable. It is sought to place a roof structure over a deck.

Denying this variance leaves the applicant with the full reasonable use of the property, including the deck. The ordinance does not treat the absence of an amenity as a difficulty in the use of land.

Third — Section 1315.02(a)(2): the circumstances must be unique to the property.

The same subsection requires that the plight arise from "circumstances **unique to the property**." Subsection (a)(2) therefore sets two separate requirements, and both must be satisfied.

Uniqueness means physical characteristics of the land — lot dimensions, slope, soils, wetlands, mature vegetation — that prevent compliance. The lot here is 40,578 square feet. Nothing in the application identifies any physical feature that makes compliance impossible. I would ask the Commission to require the applicant to state what characteristic of this property, as distinct from a preferred location for the structure, prevents compliance with the setback.

Fourth — Section 1315.02(a)(3): the variance must not alter the essential character of the locality.

The ordinance requires that "the variance, if granted, **will not alter the essential character of the locality**."

The Commission has a recent record on this exact property. In April 2023, the Council granted a five-foot height variance for an accessory structure at 19620 Cottagewood Road. The minutes record the stated basis for that approval: the lake yard setback would be improved, the side yard setback would be improved, the amount of accessory structure would be improved, and the neighbor was in support. The staff report noted the site already exceeded the maximum accessory structure size by 470 square feet.

Every factor relied on then runs the other way now. The lake yard setback is not improved — new permanent construction is proposed inside it. The amount of structure is not reduced. And the adjacent owner is not in support.

I would add that the plans describe something more substantial than the word "trellis" conveys: nine concrete pier footings, eighteen inches in diameter and forty-two inches deep, carrying 6×6 posts, three 2×12 girders, and 2×12 members at 24 inches on center. This is permanent construction inside the shoreline setback, not a light garden feature.

A question about the record.

The survey submitted with the permit application is an Existing Conditions Survey dated February 9, 2023, prepared in connection with the earlier accessory structure project. Its hardcover table still lists a "Proposed Garage 480 Sq. Ft." and does not account for the 432 square feet of new deck. I was unable to locate on it any dimension showing the distance from the proposed structure to the ordinary high water line at elevation 929.4.

Section 1312.03 requires that the survey accompanying a permit application show setbacks to the Ordinary High Water Level at elevation 929.4. When the City applied this setback to a shed on my own property in 2024, the Planning Director wrote to me that the required setback "is shown on your survey" — and it was. The same documentation seems necessary here, and for the same reason: the Commission is being asked to grant relief from a setback without a current document establishing how far inside that setback the structure sits.

If the Commission is not prepared to recommend denial, I would ask in the alternative that it table the application until a current certified survey is submitted showing the distance from the proposed structure to the ordinary high water line. The Commission should not have to estimate the extent of the encroachment it is being asked to permit.

A note on consistency.

The City has applied this setback evenly on both of our properties. The 2023 approval at 19620 was conditioned on removal of a 100-square-foot shed near the lake, and that shed was removed. In 2024, the City determined that a small storage shed on my own lot violated the same 75-foot setback. I was told in writing that "all structures must meet the 75-foot setback from the OHWL." I had no equipment to move it, so I took it apart by hand over the course of a month, carried it to the top of my driveway, and the City hauled away the debris.

Two neighbors, the same line, both held to it. That is a consistent record and it is the right one. I am not asking the Commission to be harder on my neighbor than the City was on me. I am asking that the same rule apply.

If the Commission is nonetheless inclined to recommend approval, I ask that it adopt written findings addressing each of the five questions required by Section 1315.03, and in particular an express finding on whether the difficulty was created by the landowner.

Thank you for your time and for your service to the City.

Respectfully,

Jarrett Reed 19610 Cottagewood Road Deephaven, MN 55331 612-505-0482

Pat Smith

From: Toot, Ryan (He/Him/His) (DNR) <Ryan.Toot@state.mn.us>
Sent: Friday, August 14, 2026 9:02 AM
To: Pat Smith
Subject: Re: 19620 Cottagewood Road Varianc

External (ryan.toot@state.mn.us)

INKY is learning... Graymail Spam Phish More... FAQ Protection by INKY

Hi Pat,

Thanks for the opportunity to review.

As I understand, the Lake Minnetonka structure setback in Deephaven Shoreland Ordinances is 100'. 75' is for lakes other than Minnetonka.

For awareness only and not justification of the variance or reasoning against it, this setback, which is further than required by state rule, was established to offset a flexibility request for increased building height and increased imperious cover in commercial zones.

DNR has no comment on the variance application.

Ryan Toot (he/him)
North Metro Area Hydrologist | Central Region | Ecological and Water Resources

Minnesota Department of Natural Resources
1200 Warner Rd
St. Paul, MN 55106
Office: 651-259-5822
Email: ryan.toot@state.mn.us

DEPARTMENT OF NATURAL RESOURCES

From: Pat Smith <pat@deephaven.gov>
Sent: Thursday, August 13, 2026 8:19 PM
To: Toot, Ryan (He/Him/His) (DNR) <Ryan.Toot@state.mn.us>
Subject: 19620 Cottagewood Road Varianc

You don't often get email from pat@deephaven.gov. Learn why this is important

19610 Cottagewood Road - Enforcement Timeline

- November 10, 2022 – City Council grants Jarrett Reed and Sen Truong, property owners of 19610 Cottagewood Road, a variance to encroach 5.3 feet into the side yard setback and 2.5 feet into the lake yard setback for a screen porch addition with the condition that the proposed house addition shall be developed in substantial conformance with the plans as approved and as conditionally revised by the City Council. The property owners proposed removing the non-conforming shed and the gravel on the west side of the house to reduce the hardcover from 28.8% to 22.9%. Proposed survey is attached.
- April 17, 2023 – City Council grants Adam Blair, property owner of 19620 Cottagewood Road, a variance to expand the height of a non-conforming shed with a condition that the property owner remove a 100-square-foot shed near Lake Minnetonka.
- February 2, 2024 – staff receives an email from Adam Blair (19620 Cottagewood Road) notifying staff that Jarrett Reed (owner of 19610 Cottagewood Road) moved the shed, that was supposed to be removed, to the other side of the house instead. Adam Blair asked if the City granted a Lake Yard setback variance for Jarrett Reed's shed while requiring the removal of his shed near Lake Minnetonka.
- April 22, 2024 – staff sent first letter noting that the shed was not part of the approved plans when a variance was granted and would have to be removed by May 8, 2024.
- May 24, 2024 – staff sent Jarrett Reed a variance application if he wanted to ask the City Council permission to keep the shed on the east side of the house.
- May 27, 2024 – received an email from Jarrett Reed asking if his lot falls within the definition of a wetland (would be subject to the 25-foot wetland setback versus the 75-foot Lake Yard setback).
- June 26, 2024 – staff sent second letter stating the shed does not meet the 75-foot lake yard setback and would have to be removed by July 14, 2024, to avoid being issued a citation.
- March 28, 2025 – staff sent a third letter stating that the City Attorney has determined that the shed is in violation of Section 1302.04 (75-foot lake yard setback), and would have to be removed by April 25, 2025 to avoid being issued a citation.
- May 2, 2025 – received an email from Jarrett Reed requesting a variance but asked to waive the variance application fee.
- May 6, 2025 – Jarrett Reed asks city staff if the City would be willing to haul the debris away if he removes the shed so that "doesn't force me to pay more money."
- June 17, 2025 – City agrees to remove debris. Jarrett Reed removes the shed from the east side of his house and places debris along Cottagewood Road, which Public Works removes.

LEGAL DESCRIPTION:

Par 1:
Lot 9, Auditor's Subdivision No. 141, Hennepin County, Minn.

Par 2:
That part of Government Lot 6, Section 24, Township 117, Range 23 lying East of the East line of Deephaven Shore Acres.

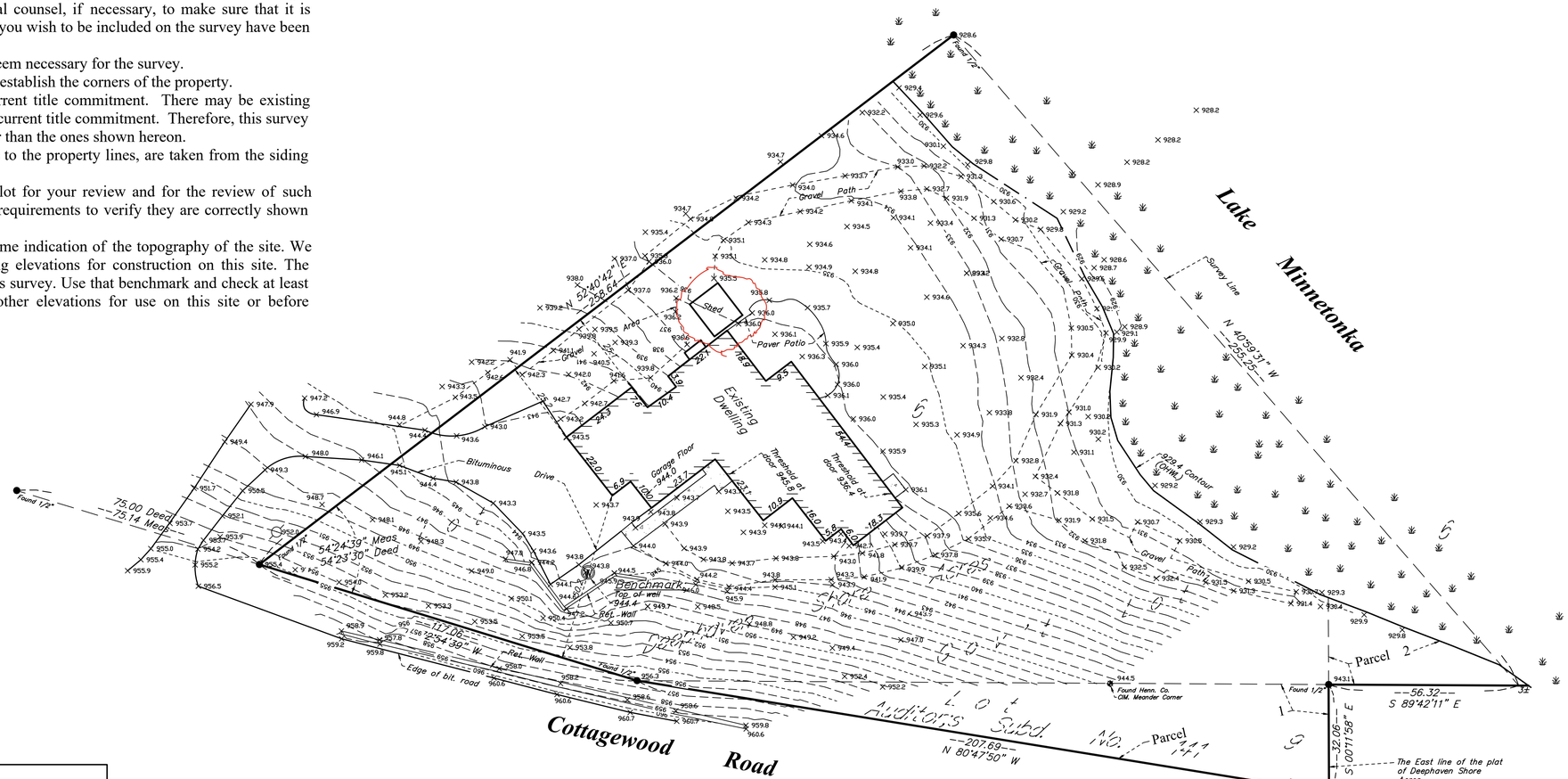
Par 3:
That part of Lot 6, lying Southeasterly of a line drawn Northeasterly at an angle of 54 degrees 23 minutes 30 seconds from the Southerly line of said Lot 6 from a point on said Southerly line distant 75.0 feet Easterly of the Southwest corner of said Lot 6, Block 2, Deephaven Shore Acres.

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 construction.
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.

STANDARD SYMBOLS & CONVENTIONS:

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



LEGEND

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

EXISTING HARDCOVER

House	2,994 Sq. Ft.
Paver Patio	553 Sq. Ft.
Bituminous Driveway	1,691 Sq. Ft.
Shed	126 Sq. Ft.
Concrete Surfaces	192 Sq. Ft.
Gravel Areas	4,374 Sq. Ft.
TOTAL EXISTING HARDCOVER	9,930 Sq. Ft.
AREA OF LOT TO OHW	34,487 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	28.8%

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

N

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

CHRISTIAN DEAN ARCHITECTURE

19610 COTTAGEWOOD ROAD DEEPHAVEN, MN

Advance
Surveying & Engineering, Co.

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

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
AUGUST 23, 2022
DATE

DATE SURVEYED: AUGUST 22, 2022

DATE DRAFTED: AUGUST 23, 2022

SHEET TITLE
EXISTING CONDITIONS SURVEY

DRAWING NUMBER
221565 TB

SHEET SIZE *22 X 34*

SHEET NO.
S1

SHEET 1 OF 1

City Council Approved
Survey - 2022

LEGAL DESCRIPTION:

Par 1:
Lot 9, Auditor's Subdivision No. 141, Hennepin County, Minn.

Par 2:
That part of Government Lot 6, Section 24, Township 117, Range 23 lying East of the East line of Deephaven Shore Acres.

Par 3:
That part of Lot 6, lying Southeasterly of a line drawn Northeasterly at an angle of 54 degrees 23 minutes 30 seconds from the Southerly line of said Lot 6 from a point on said Southerly line distant 75.0 feet Easterly of the Southwest corner of said Lot 6, Block 2, Deephaven Shore Acres.

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

STANDARD SYMBOLS & CONVENTIONS:

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

GRADING & EROSION CONTROL NOTES:

BEFORE DEMOLITION AND GRADING BEGIN

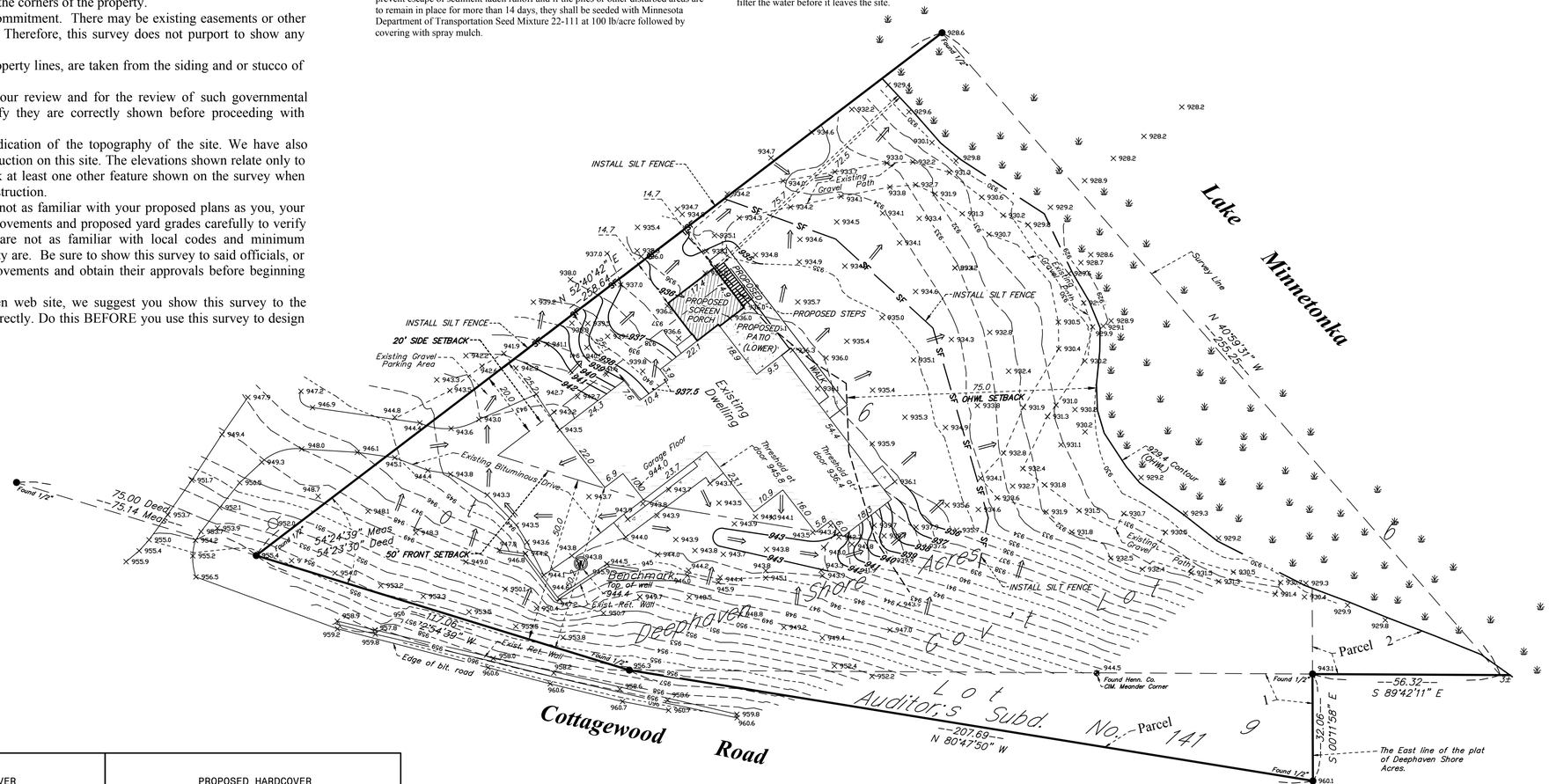
- Install silt fence/bio roll around the perimeter of the construction area.
- Sediment control measures must remain in place until final stabilization has been established and then shall be removed. Sediment controls may be removed to accommodate short term construction activity but must be replaced before the next rain.
- A temporary rock construction entrance shall be established at each access point to the site and a 6 inch layer of 1 to 2 inch rock extending at least 50 feet from the street into the site and shall be underlain with permeable geotextile fabric. The entrance shall be maintained during construction by top dressing or washing to prevent tracking or flow of sediments onto public streets, walks or alleys. Potential entrances that are not so protected shall be closed by fencing to prevent unprotected exit from the site.
- Contractor shall install inlet protection on all existing storm sewer inlets in accordance with the city standard details. 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:

- 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.
- A separate container shall be placed for disposal of hazardous waste. Hazardous wastes shall be disposed of in accordance with MPCA requirements.
- Concrete truck washout shall be in the plastic lined ditch and dispose of washings as solid waste.
- Sediment control devices shall be regularly inspected and after major rainfall events and shall be cleaned and repaired as necessary to provide downstream protection.
- Streets and other public ways shall be inspected daily and if litter or soils has been deposited it shall promptly be removed.
- 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.
- If it becomes necessary to pump the excavation during construction, pump discharge shall be into the stockpile areas so that the double silt fence around these areas can filter the water before it leaves the site.
- Temporary erosion control shall be installed no later tha… first disturbed and shall consist of broadcast seeding wi… Transportation Seed Mixture 22-111 at 100 lb/acre follo… mulch.
- Erosion control measures shown on the erosion control … 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.



LEGEND

- = CATCH BASIN
- GM = GAS METER
- = FIRE HYDRANT
- = POWER POLE
- MH = MANHOLE
- = TELEPHONE PED.
- = ELEC. TRANSFORMER
- W = WELL
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- —X—X— = FENCE LINE
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- —— W —— = WATER LINE
- —— G —— = GAS LINE
- —— ST —— = STORM DRAIN LINE
- —— E —— = OVERHEAD UTILITY LINE
- — —835— — = EXISTING CONTOUR
- X 835.5 = EXISTING SPOT ELEVATION
- —835— = PROPOSED CONTOUR
- 835.5 = PROPOSED SPOT ELEVATION
- = DRAINAGE ARROW
- —SF— = PROPOSED SILT FENCE
- = CONCRETE SURFACE

EXISTING HARDCOVER	
House	2,994 Sq. Ft.
Paver Patio	553 Sq. Ft.
Bituminous Driveway	1,691 Sq. Ft.
Shed	126 Sq. Ft.
Concrete Surfaces	192 Sq. Ft.
Gravel Areas	4,374 Sq. Ft.
TOTAL EXISTING HARDCOVER	9,930 Sq. Ft.
AREA OF LOT TO OHW	34,487 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	28.8%

PROPOSED HARDCOVER	
House	2,994 Sq. Ft.
Screen Porch	253 Sq. Ft.
Rear Patio/Walk	450 Sq. Ft.
Bituminous Driveway	1,691 Sq. Ft.
Concrete Surfaces	192 Sq. Ft.
Gravel Areas	2,330 Sq. Ft.
TOTAL PROPOSED HARDCOVER	7,910 Sq. Ft.
AREA OF LOT TO OHW	34,487 Sq. Ft.
PERCENTAGE OF HARDCOVER TO LOT	22.9%

DATE	REVISION DESCRIPTION

DRAWING ORIENTATION & SCALE

N

SCALE - 1" = 20'

0 20 40

CLIENT NAME / JOB ADDRESS

CHRISTIAN DEAN ARCHITECTURE

19610 COTTAGEWOOD ROAD DEEPHAVEN, MN

Advance
Surveying & Engineering, Co.

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

I HEREBY CERTIFY THAT THIS PLAN, SURVEY OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Thomas M. Bloom
42379
LICENSE NO.
SEPTEMBER 7, 2022
DATE

DATE SURVEYED: AUGUST 22, 2022

DATE DRAFTED: SEPTEMBER 7, 2022

SHEET TITLE

PROPOSED SURVEY

DRAWING NUMBER

221721 JR

SHEET SIZE *22 X 34*

SHEET NO.

S1

SHEET 1 OF 1

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

A Resolution Approving a Variance to Encroach into the Lake Yard Setback for a Screen Porch at 19620 Cottagewood Road

WHEREAS, Adam Blair ("Applicant") has applied for a variance to encroach seven feet into the lake yard setback for a screened porch at 19620 Cottagewood Road, Deephaven, Minnesota, PID 24-117-23-43-0019; and

WHEREAS, the Applicant submitted an application on August 7, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the variance request on August 18, 2026, and voted to accept the recommendation and findings of staff and recommend the City Council approve a variance to encroach 21.7 feet into the lake yard setback for a pergola; and

WHEREAS, the City Council has received the staff report at its meeting on September 8, 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 19620 Cottagewood Road, Deephaven, Minnesota, is a single lot of record located within the R-2 Zoning District. This property is used for single family residential purposes.

2) All structures have a 75-foot lake yard setback.

3) The Applicant plans to add a screen porch between the house and the detached garage. The screen porch would be 68 feet from Lake Minnetonka.

4) The encroachment of the screen porch is minor and remain in harmony with the purpose and intent of the ordinance.

5) A small screen porch is a reasonable use of the property.

6) The house was built within the 75-foot lake yard setback making it impossible to build a deck with a screen porch without a variance.

7) The proposed screen porch would not alter the essential character of the locality. The proposed screen porch is hidden between the house and the detached garage, and the encroachment into the lake setback is minimal.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Deephaven, Minnesota, hereby approves a variance to for a screen porch to encroach seven feet into the lake yard setback at 19620 Cottagewood Road as proposed, subject to the following conditions:

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

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

ADOPTED THIS 8th DAY OF SEPTEMBER, 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

ADDENDUM TO SUBMISSION OF JARRETT REED

Blair Variance Application | September 8, 2026 City Council Meeting

Submitted by Jarrett Reed | jarrett@thegildedrooster.com | Submitted: September 8, 2026

PURPOSE OF THIS ADDENDUM

This addendum supplements my prior written submission and letter to the City Clerk dated September 7, 2026. Section 1 sets out the complete enforcement correspondence record: it reproduces every entry of Attachment 7 to the council packet and inserts, in chronological order, four email communications omitted from it. It is offered as a replacement for Attachment 7. Sections 2 and 3 address two further matters: the hardcover condition referenced in the packet and a procedural concern regarding the revised project scope.

SECTION 1 — COMPLETE CORRESPONDENCE RECORD (AMENDED ATTACHMENT 7, WITH EXHIBITS A–D)

Attachment 7 to the council packet ("19610 Cottagewood Road – Enforcement Timeline") contains eleven entries. It moves from June 26, 2024 directly to March 28, 2025, and it records no communication from me before May 27, 2024. Four emails fall in those gaps. The timeline below reproduces each of the City's eleven entries, in the City's own words, and inserts the four omitted emails where they belong chronologically. Entries drawn from the packet are marked ATTACHMENT 7; the four supplemented entries are marked OMITTED and are lettered as Exhibits A–D. The omitted emails are reproduced in pertinent part; originals are available to the City Clerk upon request and will be provided at the meeting.

November 10, 2022 City Council → Jarrett Reed and Sen Truong **ATTACHMENT 7**

City Council grants Jarrett Reed and Sen Truong, property owners of 19610 Cottagewood Road, a variance to encroach 5.3 feet into the side yard setback and 2.5 feet into the lake yard setback for a screen porch addition, with the condition that the proposed house addition be developed in substantial conformance with the plans as approved and as conditionally revised by the City Council. The property owners proposed removing the non-conforming shed and the gravel on the west side of the house to reduce hardcover from 28.8% to 22.9%.

April 17, 2023 City Council → Adam Blair **ATTACHMENT 7**

City Council grants Adam Blair, property owner of 19620 Cottagewood Road, a variance to expand the height of a non-conforming shed, with a condition that the property owner remove a 100-square-foot shed near Lake Minnetonka.

February 2, 2024 Adam Blair → City staff **ATTACHMENT 7**

Staff receives an email from Adam Blair notifying staff that Jarrett Reed moved the shed that was supposed to be removed to the other side of the house instead, and asking whether the City granted a lake yard setback variance for Reed's shed while requiring the removal of Blair's shed near Lake Minnetonka.

April 22, 2024 City staff → Jarrett Reed **ATTACHMENT 7**

Staff sends a first letter noting that the shed was not part of the approved plans when the variance was granted and would have to be removed by May 8, 2024.

May 10, 2024 Jarrett Reed → Patrick Smith **OMITTED FROM ATTACHMENT 7 · EXHIBIT A**

Context: My first email to the Planning Director raising equal enforcement. It was sent after the City's April 22 letter but six weeks before the June 26, 2024 enforcement letter, and before any citation was threatened. Attachment 7 records no communication from me until May 27, 2024, which creates the impression that I raised enforcement equity only after enforcement escalated. The documentary record shows I raised it first.

> *"I want to make sure that the same standard for enforcement of recent variance applications is upheld for shed setbacks, fence setbacks, building heights and construction signing (duration post project) for other projects in my area that can be seen from the road. Are these standards being upheld for others in my vicinity?"*

May 24, 2024 City staff → Jarrett Reed **ATTACHMENT 7**

Staff sends Jarrett Reed a variance application in case he wished to ask the City Council for permission to keep the shed on the east side of the house.

May 27, 2024 Jarrett Reed → City staff **ATTACHMENT 7**

Staff receives an email from Jarrett Reed asking whether his lot falls within the definition of a wetland (which would be subject to the 25-foot wetland setback rather than the 75-foot lake yard setback).

June 26, 2024 City staff → Jarrett Reed **ATTACHMENT 7**

Staff sends a second letter stating that the shed does not meet the 75-foot lake yard setback and would have to be removed by July 14, 2024, to avoid being issued a citation.

July 1, 2024 Patrick Smith → Jarrett Reed **OMITTED FROM ATTACHMENT 7 · EXHIBIT B**

Context: First explicit criminal citation threat, issued in response to my July 1 letter contesting the enforcement basis. Attachment 7 records nothing between June 26, 2024 and March 28, 2025.

> *"The citation is 90 days in jail and/or $1000. You can be issued a citation as long as the shed remains in violation of the zoning ordinance."*

July 2, 2024 Jarrett Reed → Patrick Smith **OMITTED FROM ATTACHMENT 7 · EXHIBIT C**

Context: My contemporaneous acknowledgment of the City's enforcement threat. Confirms I received and understood the July 1 citation warning.

> *"Thanks for providing the recourse (jail and/or fine) for non-compliance. While jailing a resident seems extreme, I understand the rule."*

July 3, 2024 Patrick Smith → Jarrett Reed **OMITTED FROM ATTACHMENT 7 · EXHIBIT D**

Context: Deadline restated by the City. I subsequently requested a variance (see May 2, 2025) and, following resolution of that process, removed the shed in June 2025.

> *"You must bring the shed into compliance with the zoning ordinance by July 14, 2024, or a citation will be issued."*

March 28, 2025 City staff → Jarrett Reed **ATTACHMENT 7**

Staff sends a third letter stating that the City Attorney has determined that the shed is in violation of Section 1302.04 (75-foot lake yard setback) and would have to be removed by April 25, 2025, to avoid being issued a citation.

May 2, 2025 Jarrett Reed → City staff **ATTACHMENT 7**

Staff receives an email from Jarrett Reed requesting a variance and asking that the variance application fee be waived.

May 6, 2025 Jarrett Reed → City staff **ATTACHMENT 7**

Jarrett Reed asks whether the City would be willing to haul the debris away if he removes the shed, so that it "doesn't force me to pay more money."

June 17, 2025 City of Deephaven / Jarrett Reed **ATTACHMENT 7**

City agrees to remove debris. Jarrett Reed removes the shed from the east side of his house and places the debris along Cottagewood Road, which Public Works removes.

Descriptions marked ATTACHMENT 7 are taken from the City's timeline as printed in the September 8, 2026 council packet and are reproduced here without alteration of substance. Their inclusion is for completeness of the record and does not indicate my agreement with every characterization in them.

SECTION 2 — HARDCOVER CONDITION

The council packet references a condition in my 2022 variance related to impervious surface coverage. I want to address this directly for the record.

I understand that my approved plans included an impervious surface condition, and that the city interpreted the shed's removal as required by those plans. I accept that characterization. The shed was removed in June 2025, and that matter is fully resolved.

I raise it here only to note two things: first, I was not aware during the 2022 approval process that the condition had been characterized as a removal requirement, as no separate written stipulation was provided to me at the time — the condition was embedded in the approved plan documents rather than stated explicitly in the variance resolution. Second, I would welcome confirmation from staff on where the removal requirement appears in the formal variance record, for my own reference going forward.

This is not a dispute. The shed is gone. I raise it only to ensure the record accurately reflects that my compliance was voluntary and complete once the requirement was made clear to me.

SECTION 3 — PROCEDURAL NOTE: PROJECT SCOPE CHANGE

The project before the Council tonight — a screen porch with a 7-foot encroachment into the 75-foot lake setback — is materially different from the project reviewed and approved 3–1 by the Planning Commission on August 18, 2026.

The Planning Commission acted on a pergola with a 21.7-foot encroachment. Following that vote, Mr. Blair's submission to the Council acknowledges that he 'took the opportunity to redesign' the project. The revised project was not returned to the Planning Commission for evaluation.

The Planning Commission exists precisely to evaluate projects of this kind — a structure requiring a setback variance in the lake yard. The redesigned project may have a smaller encroachment, but it is a structurally and functionally different project from what the Commission reviewed. I respectfully submit that the Council should consider whether the revised scope warrants a remand to the Planning Commission before final action tonight, consistent with the city's standard review process.

Originals of Exhibits A–D are available to the City Clerk upon request and will be provided at the meeting. | Addendum submitted by Jarrett Reed | September 8, 2026

Item 5E

STAFF REPORT

Pat Smith, Planning Director

Deephaven City Council
September 8, 2026

APPLICATION INFORMATION

APPLICANT: Steve Schwieters, Wooddale Builders, Inc.

PROPERTY OWNER(S): Steve Schwieters (18445 Northome Blvd) and Austin Zurn (18425 Northome Blvd)

LOCATION: 18445 & 18425 Northome Blvd (please see attached Location Map)

ZONING: R-3, Residential

SYSNOPSIS: Applicant is proposing to reconfigure two existing lots to build two new houses on the two lots and is requesting a Conditional Use Permit to exceed the hardcover limit for the two new houses (please see attached narrative)

PLANNING COMMISSION RECOMMENDATION: Recommended Approval

STAFF RECOMMENDATION: Approval

60-DAY/120-DAY REVIEW DEADLINE: September 19, 2026/November 18, 2026

BACKGROUND/REQUEST

The house at 18425 Northome Boulevard was constructed in 1912 according to Hennepin County property records. The house at 18445 Northome Boulevard was constructed in 1920 according to Hennepin County property records.

Parcel 1 (18445 Northome Boulevard) has a lot area of 15,027 square feet and a road frontage of 100.67 feet. Parcel 2 (18425 Northome Boulevard) is L-shaped, has a lot area of 17,585 square feet, and a road frontage of 50.34 feet. The backyard is essentially unusable, and the side yard setbacks (25 feet along Montgomerie Avenue and 10 feet from the interior lot line) result in a lot that is unbuildable without a variance.

The applicant is proposing to reconfigure the two lots to make both lots more functional and usable.

Preliminary Plat Review
The Subdivision Ordinance allows lot split/consolidation without platting the properties if variances are not required. Both of the two new lots require a variance from the minimum lot size of 20,000 square feet. The table below compares the required and proposed lot standards of the proposed subdivision:

	Permitted/ Required	Proposed
Minimum Lot Size – 18425 Northome	20,000 SF	16,032 SF
Minimum Lot Size – 18445 Northome	20,000 SF	16,581 SF
Minimum Road Frontage – 18425 Northome	50 feet	80.48 feet
Minimum Road Frontage – 18445 Northome	50 feet	70.53 feet

Section 1200.10 of the Subdivision Ordinance lists the design standards for preliminary and final plats. One of the design standards is that "lot size, width, depth, shape and orientation, and the minimum building setback lines should be appropriate for the location of the subdivision and for the type of development and use contemplated, all to conform to the requirements of the Zoning Code."

Staff believes the proposed shape, size and orientation of the proposed two new lots are appropriate for the location.

Zoning Analysis
The applicant has submitted preliminary building plans for the two proposed reconfigured lots. The tables below compare the required and proposed setbacks and hardcover.

	Permitted/ Required	Proposed Lot 1 (18425 Northome Ave)
Front Yard Setback	35 feet	36.2 feet
Interior Side Yard Setback – West	10 feet	10 feet
Exterior Side Yard Setback – East	25 feet	25 feet
Rear Yard Setback	15 feet	62 feet
Hardcover (max.)	25%	**30.4%**
Building Coverage (max.)	3,404 SF	3,077 SF

	Permitted/ Required	Proposed Lot 2 (18445 Northome Ave)
Front Yard Setback	35 feet	35.7 feet
Side Yard Setback – West	25 feet combined	10 feet
Side Yard Setback – East	25 feet combined	15.5 feet
Rear Yard Setback	15 feet	62 feet
Hardcover (max.)	25%	**30%**
Building Coverage (max.)	3,487 SF	3,077 SF

Variance Request

Minimum Lot Size
Section 1302.05(2) of the zoning ordinance requires a minimum lot size of 20,000 square feet for lots in the R-3 zoning district. The two proposed lots are 16,032 square feet and 16,581 square feet. Of the 32 lots along Montgomerie Avenue and Hamilton Avenue, 14 are smaller in area than the two proposed new lots (see attached map).

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

1) Is the variance in harmony with the purpose and intent of the ordinance and Comprehensive Plan?
Staff Comment: The principal justification for minimum lot size is to ensure new lots have sufficient space for new homes and managing stormwater. The proposed plat does not create any new lots. The two new lots are appropriate size for the area and for the two new houses proposed for the two lots.

2) Does the proposal put property to use in a reasonable manner?
Staff Comment: Yes, having two functional lots is a reasonable use.

3) Are there unique circumstances to the property not created by the landowner?
Staff Comment: The owners did not plat the two existing lots. The L-shaped lot creates an unusable area in the backyard of the lot at 18425 Northome Avenue, and the narrow lot width of 18425 Northome Avenue prohibits any new house or addition without requiring a setback variance.

4) Will the variance, if granted, alter the essential character of the locality?
Staff Comment: No, 43% (14 of 32) of the lots in the area are smaller in area than the two proposed new lots.

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.

Both of the two new houses would exceed the 25% hardcover limit. To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing rain gardens in the rear yard of each lot. Both rain gardens have been located to retain the maximum the amount of stormwater possible.

The attached Drainage Map shows the existing and proposed drainage patterns. Currently all stormwater drains off the property toward to the property located at 3445 Hamilton Avenue. With the proposed improvements, the amount of stormwater draining towards the property at 3445 Hamilton Avenue will be reduced significantly. The City Engineer's review letter will be sent to the Planning Commission on Monday, August 17, 2026.

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 August 18, 2026. Public comments are attached.

STAFF RECOMMENDATION

STAFF RECOMMENDATION

The proposed plat will result in two new lots that are more functional and useable than the two lots originally platted. The proposed development will improve the stormwater holding capacity for the area. The proposed grading variance will improve the stormwater drainage for the two future homes while still maintaining the character of the neighborhood.

Staff recommends **approval** of the preliminary and final plat, the minimum lot size variance, and the Conditional Use Permit to exceed the hardcover limit in conjunction with replatting the two lots located at 18425 and 18445 Northome Boulevard as proposed, subject to the following conditions:

1. The variance shall expire one year from the date of adoption of the resolution if not acted upon; City approval will be required for any subsequent extension.
2. The proposed development shall be developed in substantial conformance with the plans as approved and as conditionally revised by the City Council.

3. The applicant shall comply with all requirements of City Engineer letter dated August 14, 2026.
4. Prior to City Council approval of the Final Plat, submit evidence of Title for City Attorney review.
5. Prior to recording of the Final Plat, submit mortgage lender's consent to the plat to City.
6. County Surveyor approves the Final Plat.
7. The Final Plat is recorded and all applicable permits are applied for by the applicants with all supporting documentation and issued prior to the start of construction.
8. All fees incurred by the City for the review of the Preliminary and Final Plat must be paid prior to the release of the escrow submitted by the applicant.

PLANNING COMMISSION ACTION TAKEN ON 8/18/26 (on 4-0 vote)

Moved to accept the recommendation and findings of staff and recommend the City Council **approve** the preliminary plat, the minimum lot size variances, and the Conditional Use Permit to exceed the hardcover limit by 5% for the new house proposed for 18445 Northome Boulevard and 5.4% for the new house proposed for 18425 Northome Boulevard, as proposed.

CITY COUNCIL ACTION REQUESTED

Possible motions include:

1) I move the City Council accept the recommendation and findings of staff and the Planning Commission and **approve** the preliminary plat, the minimum lot size variances, and the Conditional Use Permit to exceed the hardcover limit by 5% for the new house proposed for 18445 Northome Boulevard and 5.4% for the new house proposed for 18425 Northome Boulevard, as proposed.

OR

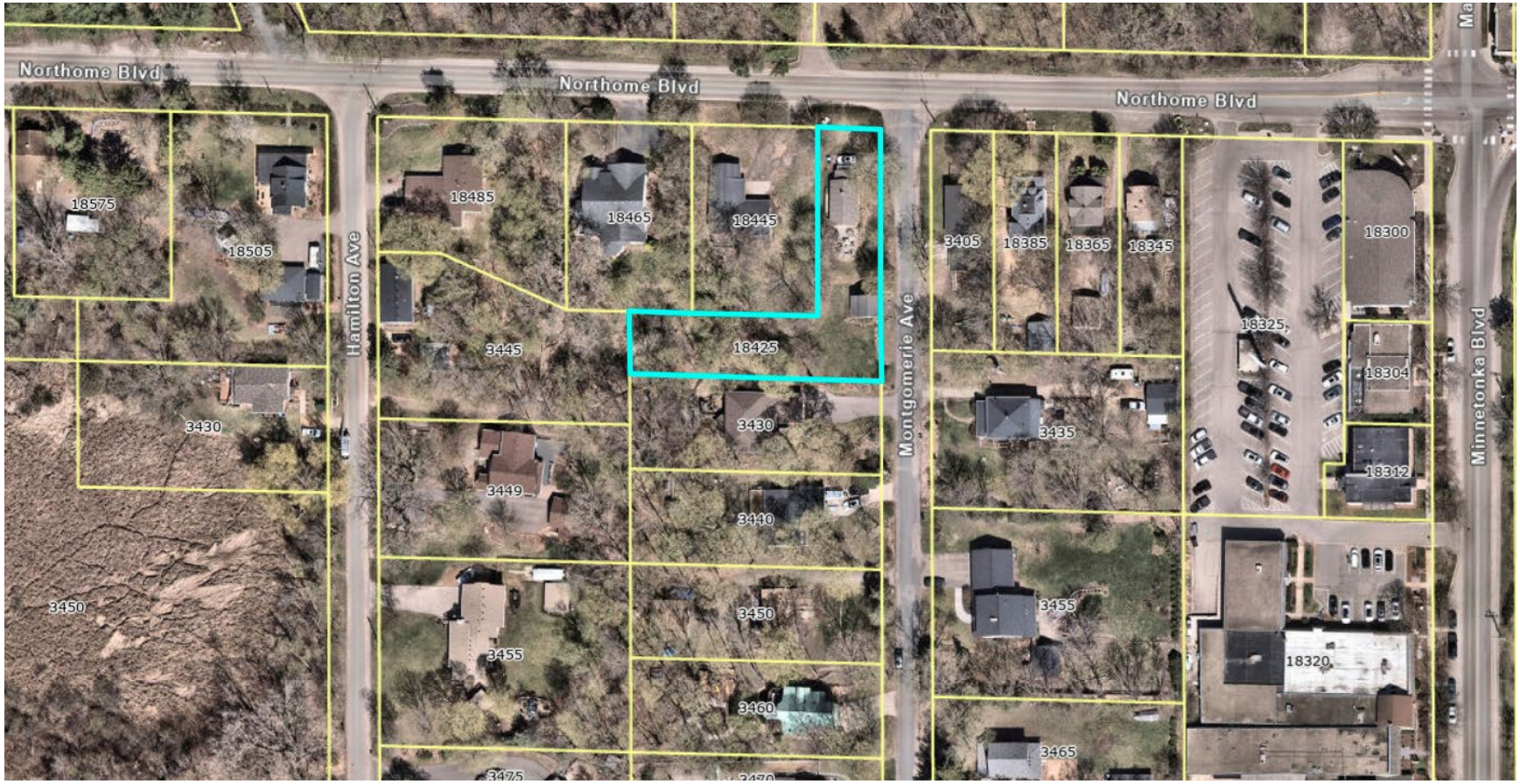
2) I move the City Council **deny** the preliminary plat, the minimum lot size variances, and the Conditional Use Permit to exceed the hardcover limit by 5% for the new house proposed for 18445 Northome Boulevard and 5.4% for the new house proposed for 18425 Northome Boulevard. The motion is based on the following findings:_____.

Attachments:

1) Location Map
2) Photos of Existing Residences
3) Existing Survey
4) Grading Plan
5) Preliminary Plat
6) Proposed Elevations

7) Map of Neighboring Lot Sizes
8) Public Comment
9) Engineering Comment
10) Draft Resolution

LOCATION MAP
18425 & 18445 Northome Boulevard



N



WOODDALE BUILDERS



MAIN FLOOR LIVING

Mike Steadman

mike.steadman@compass.com

612-296-0900

COMPASS

SATHRE-BERGQUIST, INC.

14000 25TH AVENUE NORTH, PLYMOUTH, MN, 55447

TEL:(952)476-6000 WEB:WWW.SATHRE.COM

Project: Burton Hollow – Preliminary and Final Plat Narrative

Prepared For: Wooddale Builders, Inc.

Prepared By: Sathre-Bergquist, Inc.

Date: July 13, 2026

Narrative: Preliminary and final plat application to re-plat two existing lots to balance out the buildable area of each lot.

Legal Descriptions

Parcel 1:

Owner: Wooddale Homes, LLC.

PID: 18-117-22-31-0037

18445 Northhome Blvd

Area: 15,027 sf (0.34 ac)

Legal Description: Lot 62 and 63 “Deephaven Park”, Hennepin County, MN

Parcel 2:

Owner: Austin Zurn

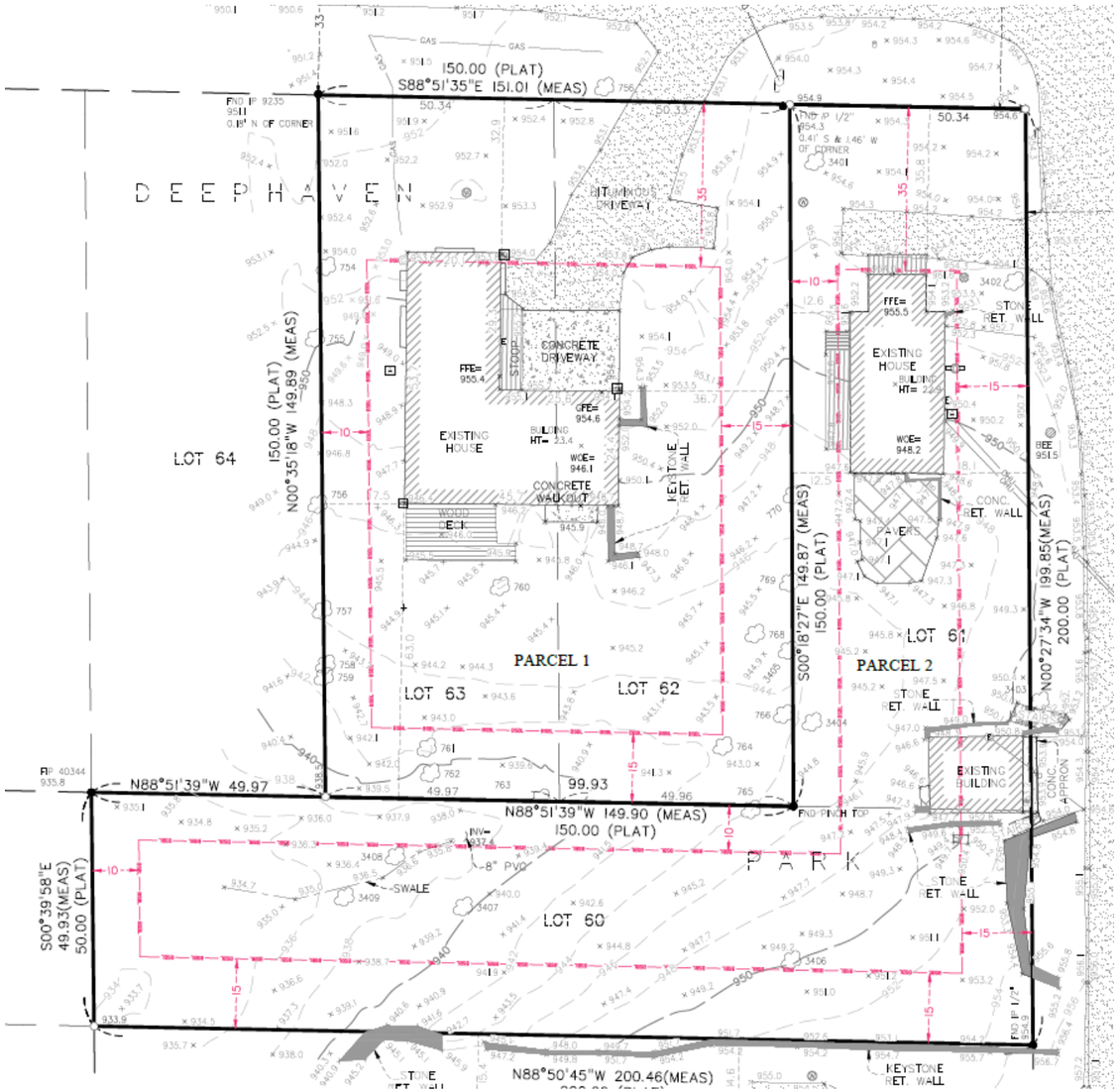
PID: 18-117-22-31-0036

18425 Northhome Blvd

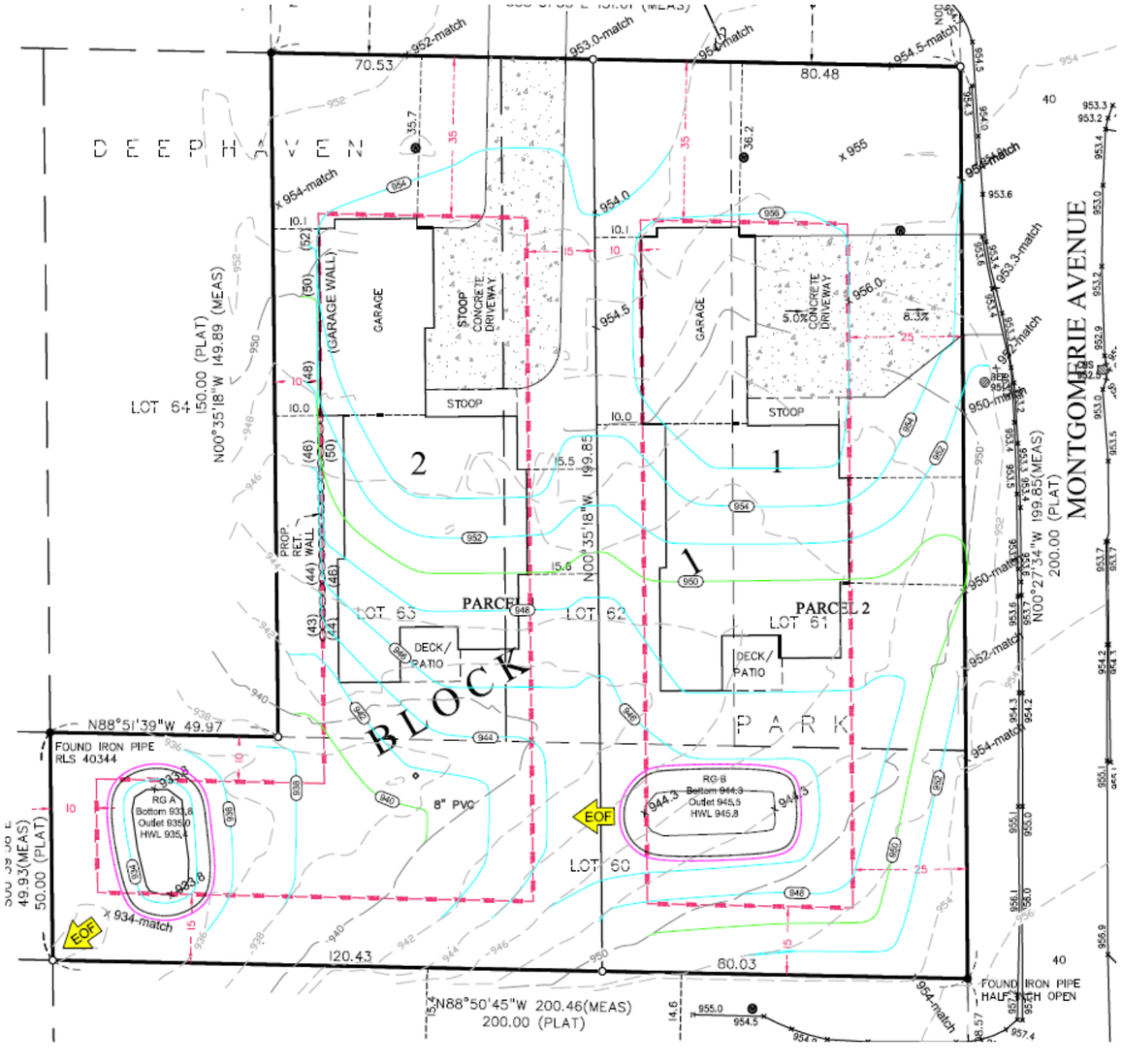
Area: 17,585 sf (0.40 ac)

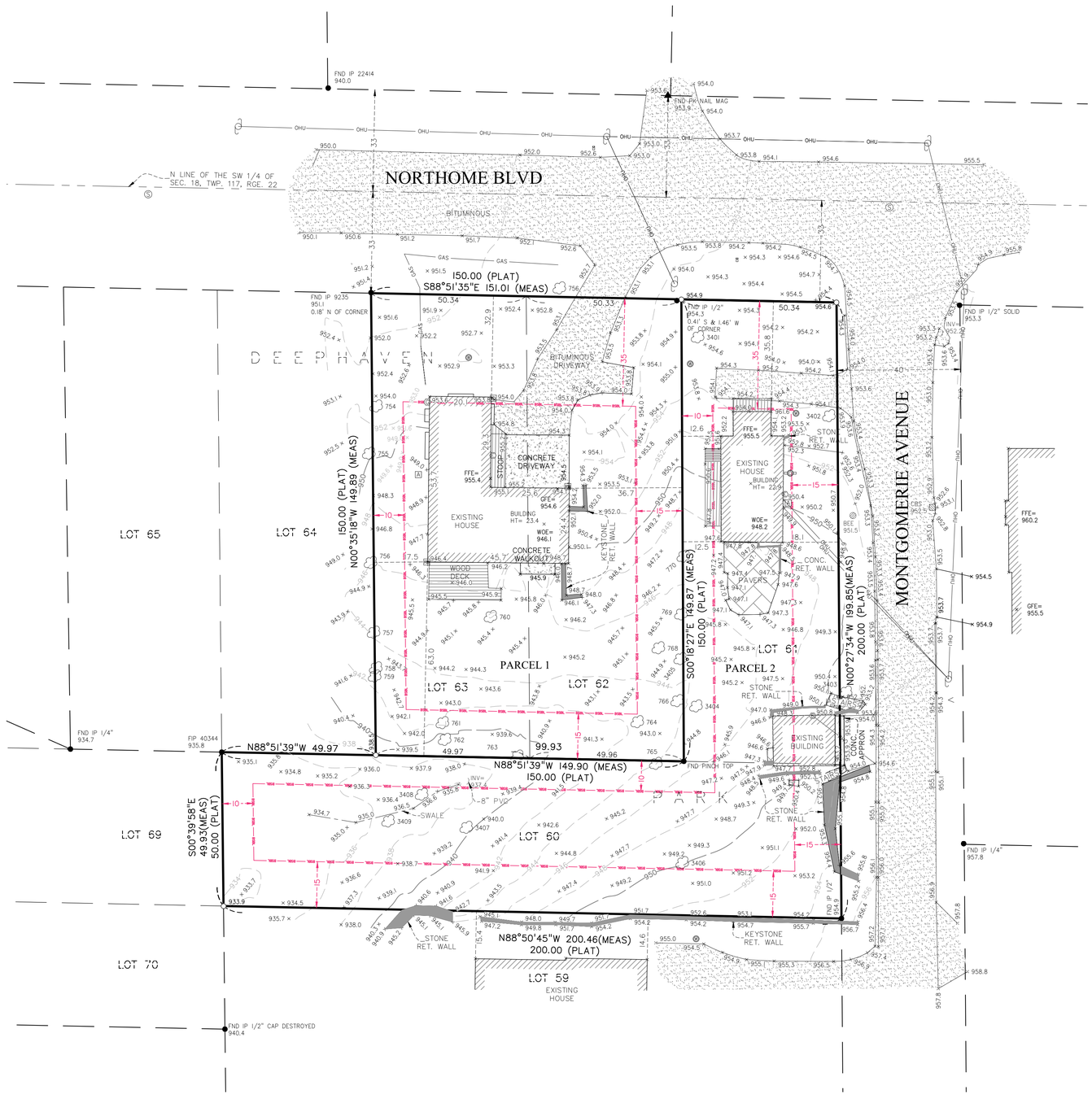
Legal Description: Lot 60 and 61 “Deephaven Park”, Hennepin County, MN

Existing



Proposed





DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1
Lot 62 and Lot 63, "Deephaven Park"
Torrens property - Certificate of Title No. 1598462

PARCEL 2
Lot 60 and Lot 61, "Deephaven Park"
Torrens property - Certificate of Title No. 1506586

STANDARD NOTES

1) **Site Address**:
PARCEL 1: 18445 Northome Blvd, Deephaven, MN 55391
PARCEL 2: 18425 Northome Blvd, Deephaven, MN 55391

2) A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.

3) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of 11/04/2016.

4) **Parcel Area Information**:
PARCEL 1: Gross Area: 15,027s.f. ~ 0.34 acres
PARCEL 2: Gross Area: 17,585s.f. ~ 0.40 acres
*We do not affirmatively insure the quantity of acreage set forth in the description

5) **Benchmark**: Elevations are based on MN/DOT Geodetic Station Name: 2706 K which has an elevation of: 894.94 feet (NAVD88).

6) **Zoning Information**: The current Zoning for the subject property is R-3 (Residential District 3 per the City of Deephaven's zoning map dated February 2025. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Principal Structure Setbacks - Street(s): 35 feet (Northome Blvd)
Side: Sum of 25 feet. 10 feet min.
Rear: 15 feet
Height: 33 feet
Hardcover: 25 percent of lot area

*Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process prior to any planning or construction.

We have not received the current zoning classification and building setback requirements from the insurer.

7) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

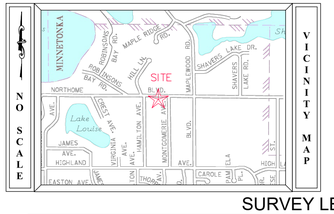
8) Features on the site were located to the best of our ability. Due to seasonal conditions at the time of this certification additional features may not have been visible and therefore not shown hereon.

Hardcover Parcel 1

Lot Area	=	15,027 S.F.
House Area	=	1,733 S.F.
Stoop Area	=	1,733 S.F.
Bit Driveway Area	=	1,042 S.F.
Con Driveway Area	=	354 S.F.
Concrete Area	=	40 S.F.
Stone Retwall Area	=	41 S.F.
Deck Area	=	249 S.F.
Total Area	=	3,552 S.F.
Coverage =	23.64%	

Hardcover Parcel 2

Lot Area	=	17,585 S.F.
House Area	=	792 S.F.
Garage Area	=	330 S.F.
Bit Driveway Area	=	385 S.F.
Paver Patio Area	=	366 S.F.
Stone Step Area	=	35 S.F.
Concrete Area	=	47 S.F.
Stone Retwall Area	=	175 S.F.
Deck Area	=	181 S.F.
Total Area	=	2,311 S.F.
Coverage =	13.14%	





Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM/PH	1	JPR	6/1/2026	ADDED PARCEL 2 DATA
DRAWN	2	CMT	6/18/2026	ADD HARDCOVER DATA
GMK				
CHECKED				
CMT				
DATE				
12/04/2025				

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

Dated this 17th day of December, 2025.

Colyn M. Tvete, PLS Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.18
Hennepin County

DEEPHAVEN, MINNESOTA

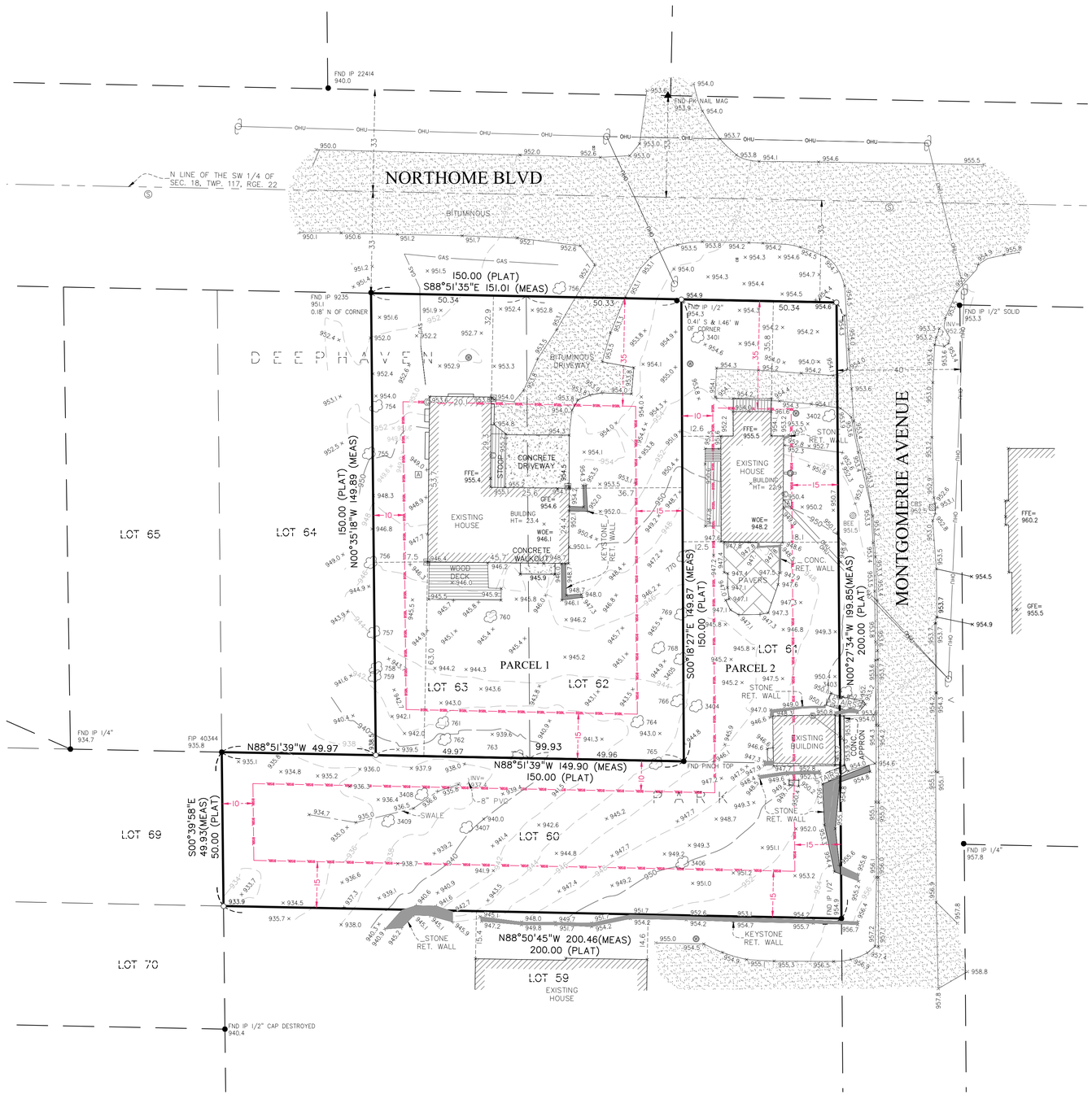
CERTIFICATE OF SURVEY

PREPARED FOR:

WOODDALE BUILDERS

FILE NO. 9745-194

1/1



DESCRIPTION OF PROPERTY SURVEYED

PARCEL 1
Lot 62 and Lot 63, "Deephaven Park"
Torrens property - Certificate of Title No. 1598462

PARCEL 2
Lot 60 and Lot 61, "Deephaven Park"
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PARCEL 2: 18425 Northome Blvd, Deephaven, MN 55391

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3) **Flood Zone Information**: X (area determined to be outside of the 0.2% annual chance floodplain) per Flood Insurance Rate Map, Community Panel No. 27053C0309F, effective date of 11/04/2016.

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Hardcover: 25 percent of lot area

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We have not received the current zoning classification and building setback requirements from the insurer.

7) **Utilities**: We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encumbering the subject property we are unaware. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercise before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

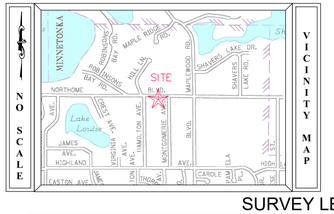
8) Features on the site were located to the best of our ability. Due to seasonal conditions at the time of this certification additional features may not have been visible and therefore not shown hereon.

Hardcover Parcel 1

Lot Area	=	15,027 S.F.
House Area	=	1,733 S.F.
Stoop Area	=	1,733 S.F.
Bit Driveway Area	=	1,042 S.F.
Con Driveway Area	=	354 S.F.
Concrete Area	=	40 S.F.
Stone Retwall Area	=	41 S.F.
Deck Area	=	249 S.F.
Total Area	=	3,552 S.F.
Coverage =	23.64%	

Hardcover Parcel 2

Lot Area	=	17,585 S.F.
House Area	=	792 S.F.
Garage Area	=	330 S.F.
Bit Driveway Area	=	385 S.F.
Paver Patio Area	=	366 S.F.
Stone Step Area	=	35 S.F.
Concrete Area	=	47 S.F.
Stone Retwall Area	=	175 S.F.
Deck Area	=	181 S.F.
Total Area	=	2,311 S.F.
Coverage =	13.14%	





Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40
SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
- PK NAIL MONUMENT SET
- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
- A/C UNIT
- CABLE TV PEDESTAL
- ELECTRIC TRANSFORMER
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC OUTLET
- YARD LIGHT
- LIGHT POLE
- FIBER OPTIC MANHOLE
- FIRE DEPT. HOOK UP
- FLAG POLE
- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
- GENERATOR
- GUARD POST
- HAND HOLE
- MAIL BOX
- PIEZOMETER
- POWER POLE
- GUY WIRE
- ROOF DRAIN
- LIFT STATION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
- WATER SPIGOT
- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- SIGN
- SOIL BORING
- WOE WALKOUT ELEVATION
- FFE FIRST FLOOR ELEVATION
- GFE GARAGE FLOOR ELEVATION
- TOF TOP OF FOUNDATION ELEV.
- LOE LOWEST OPENING ELEV.
- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
- CONCRETE CURB
- CONTOUR EXISTING
- CONTOUR PROPOSED
- GUARD RAIL
- DRAIN TILE
- ELECTRIC UNDERGROUND
- FENCE
- FIBER OPTIC UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- TREE LINE
- SANITARY SEWER
- STORM SEWER
- TELEPHONE UNDERGROUND
- RETAINING WALL
- UTILITY UNDERGROUND
- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM/PH	1	JPR	6/1/2026	ADDED PARCEL 2 DATA
DRAWN	2	CMT	6/18/2026	ADD HARDCOVER DATA
GMK				
CHECKED				
CMT				
DATE				
12/04/2025				

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

Dated this 17th day of December, 2025.

Colyn M. Tvete, PLS Minnesota License No. 62269
ctvete@sathre.com

SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

TWP:117-RGE.22-SEC.18
Hennepin County

DEEPHAVEN, MINNESOTA

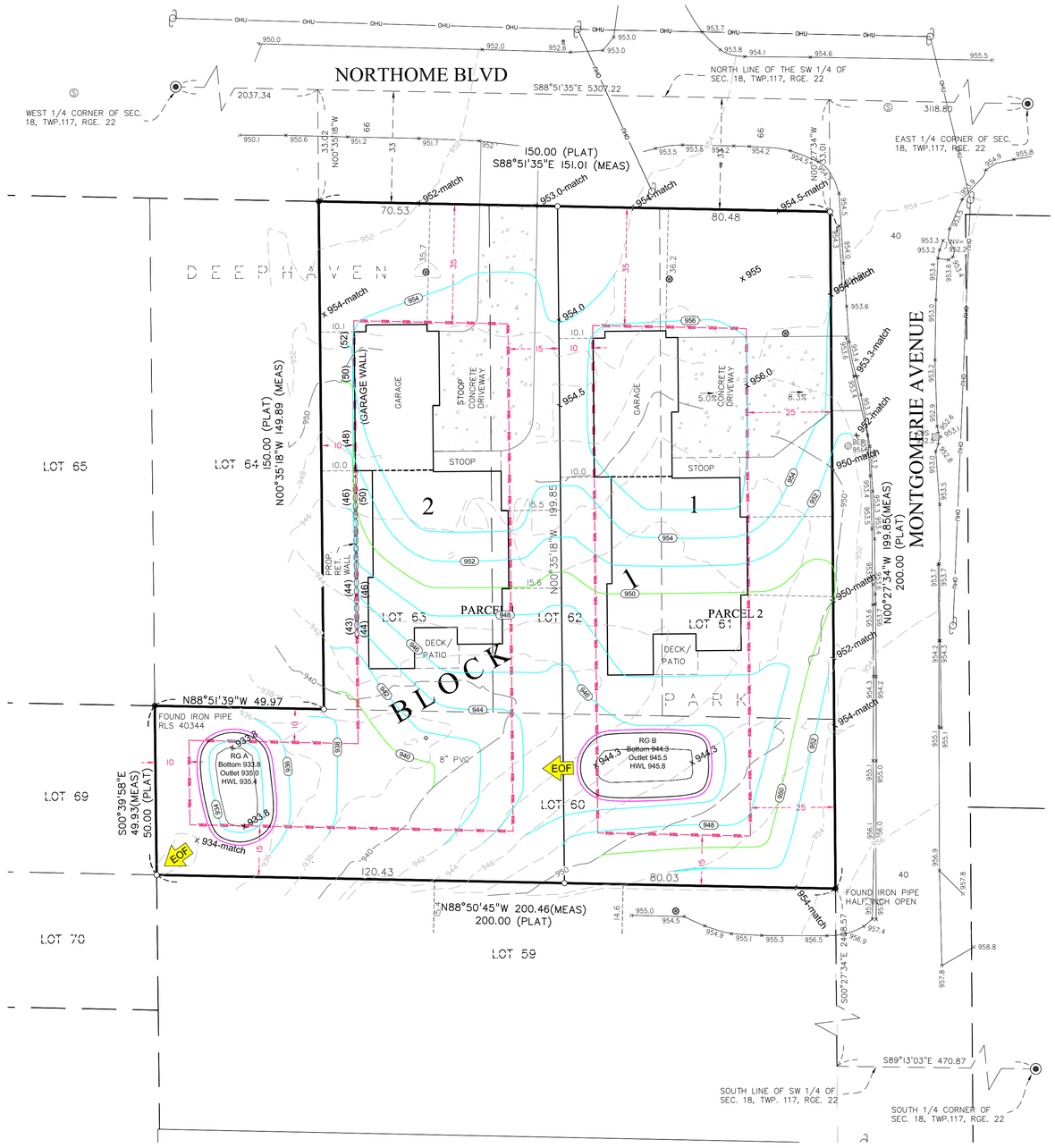
CERTIFICATE OF SURVEY

PREPARED FOR:

WOODDALE BUILDERS

FILE NO. 9745-194

1/1



Proposed Hardcover - Lot 1

Lot Area	=	16,032 S.F.
House Area	=	3,077 S.F.
Driveway Area	=	1,517 S.F.
Stoop Area	=	120 S.F.
Deck/Patio Area	=	156 S.F.
Total Area	=	4,870 S.F.
Coverage = 30.4%		

Proposed Hardcover - Lot 2

Lot Area	=	16,581 S.F.
House Area	=	3,077 S.F.
Driveway Area	=	1,627 S.F.
Stoop Area	=	120 S.F.
Deck/Patio Area	=	156 S.F.
Total Area	=	4,977 S.F.
Coverage = 30.0%		

NORTH

Bearings are based on the Hennepin County Coordinate System (NAD 83 - 1986 adj.)

20 10 0 10 20 40

SCALE IN FEET

SURVEY LEGEND

- CAST IRON MONUMENT
- IRON PIPE MONUMENT SET
- IRON PIPE MONUMENT FOUND
- DRILL HOLE FOUND
- CHISELED "X" MONUMENT SET
- CHISELED "X" MONUMENT FOUND
- REBAR MONUMENT FOUND
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- PK NAIL MONUMENT FOUND
- PK NAIL W/ ALUMINUM DISC
- SURVEY CONTROL POINT
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- FUEL PUMP
- FUEL TANK
- PROPANE TANK
- GAS METER
- GAS VALVE
- GAS MANHOLE
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- SANITARY CLEANOUT
- STORM MANHOLE
- STORM DRAIN
- CATCH BASIN
- FLARED END SECTION
- TREE CONIFEROUS
- TREE DECIDUOUS
- TREE CONIFEROUS REMOVED
- TREE DECIDUOUS REMOVED
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY MANHOLE
- UTILITY PEDESTAL
- UTILITY VAULT
- WATERMAIN MANHOLE
- WATER METER
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- WELL
- MONITORING WELL
- CURB STOP
- GATE VALVE
- HYDRANT
- IRRIGATION VALVE
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- SIGN
- SOIL BORING

WOE WALKOUT ELEVATION
FFE FIRST FLOOR ELEVATION
GFE GARAGE FLOOR ELEVATION
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LOE LOWEST OPENING ELEV.

- CONCRETE
- BITUMINOUS
- BUILDING SETBACK LINE
- CABLE TV
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- WATERMAIN
- TRAFFIC SIGNAL
- RAILROAD TRACKS
- RAILROAD SIGNAL
- RAILROAD SWITCH
- SATELLITE DISH
- WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
XXX	1	ABE	7/21/2026	Update driveway and add grading to pre plat
DRAWN				
XXX				
CHECKED				
XXX				
DATE				
7/13/26				

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ENGINEERS SURVEYORS DESIGNERS PLANNERS
SATHRE-BERGQUIST, INC.
14000 25TH AVENUE NORTH, SUITE 120
PLYMOUTH MN 55447 (952) 476-6000
WWW.SATHRE.COM

DEEPHAVEN, MINNESOTA

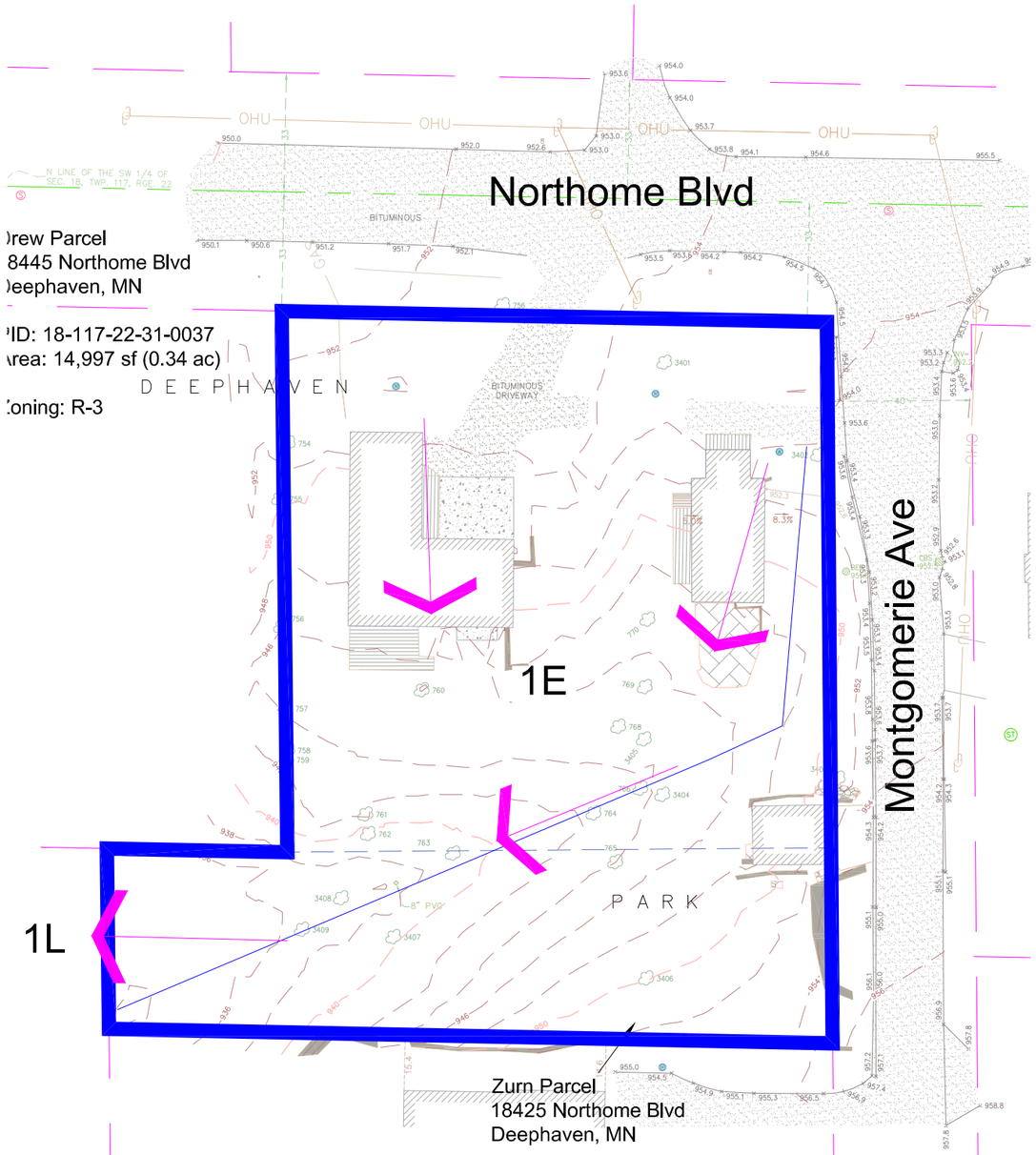
PRELIMINARY PLAT

PREPARED FOR:

WOODDALE BUILDERS INC.

FILE NO. 9745-194

1 / 1



Drew Parcel
8445 Northome Blvd
Deephaven, MN

PID: 18-117-22-31-0037
Area: 14,997 sf (0.34 ac)

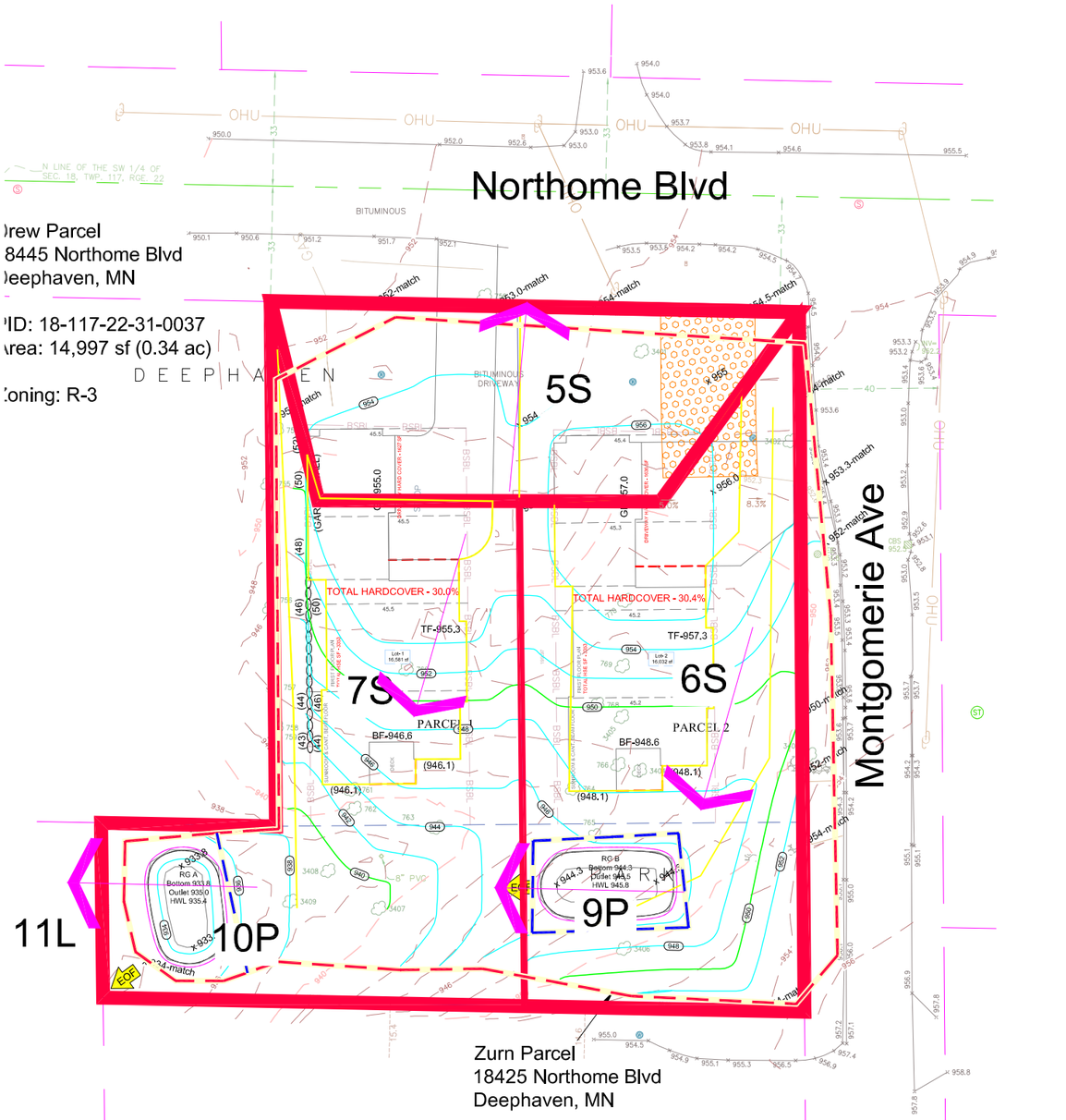
Zoning: R-3

Zurn Parcel
18425 Northome Blvd
Deephaven, MN

PID: 18-117-22-31-0036
Area: 17,497 sf (0.40 ac)

Zoning: R-3

EXISTING AREA MAP



PROPOSED AREA MAP

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX	01	CAW	07/21/26	UPDATED DRIVEWAY / GRADING PLAN
DRAWN BY				
XXX				
CHECKED BY				
XXX				
DATE				
XX-XX-XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITIMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 24728

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DEEPHAVEN, MINNESOTA

DRAINAGE AREA MAP
BURTON HOLLOW
WOODDALE BUILDERS

FILE NO.
9745-194

DA MAP 3

BURTON HOLLOW

R.T. DOC. NO._____

KNOW ALL PERSONS BY THESE PRESENTS: That Wooddale Builders, Inc., a Minnesota coporation, owner of the following described property:

Lot 60, 61, 62, and 63 "Deephaven Park", Hennepin County, Minnesota.

Has caused the same to be surveyed and platted as BURTON HOLLOW and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof said Wooddale Builders, Inc., a Minnesota coporation, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: Wooddale Builders, Inc., a Minnesota coporation

_____
Steven Schwieters, President

STATE OF MINNESOTA, COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Steven Schwieters, President of Wooddale Builders, Inc., a Minnesota coporation, on behalf of the company.

_____ _____ My Commission Expires:_____
Notary Public, _____ County, Minnesota (Signature) (Notary Printed Name)

SURVEYORS CERTIFICATE

I Colyn M. Tvete do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined by Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20____.

_____
Colyn M. Tvete, Licensed Land Surveyor
Minnesota License No. 62269

STATE OF MINNESOTA, COUNTY OF HENNEPIN

This instrument was acknowledged before me this _____ day of _____, 20____, by Colyn M. Tvete, a Licensed Land Surveyor, Minnesota License No. 62269.

_____ _____ My Commission Expires:_____
Notary Public, Hennepin County, Minnesota (Signature) (Notary Printed Name)

CITY COUNCIL, CITY OF MINNETONKA, MINNESOTA

This plat of BURTON HOLLOW was approved and accepted by the City Council of the City of Deephaven, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Deephaven, Minnesota

By:_____, Mayor By:_____, Clerk

COUNTY AUDITOR
Hennepin County, Minnesota

I hereby certify that taxes payable in _____and prior years have been paid for land described on this plat, dated this _____ day of_____, 20____.

Daniel Rogan, County Auditor By:_____, Deputy

SURVEY DIVISION
Hennepin County, Minnesota

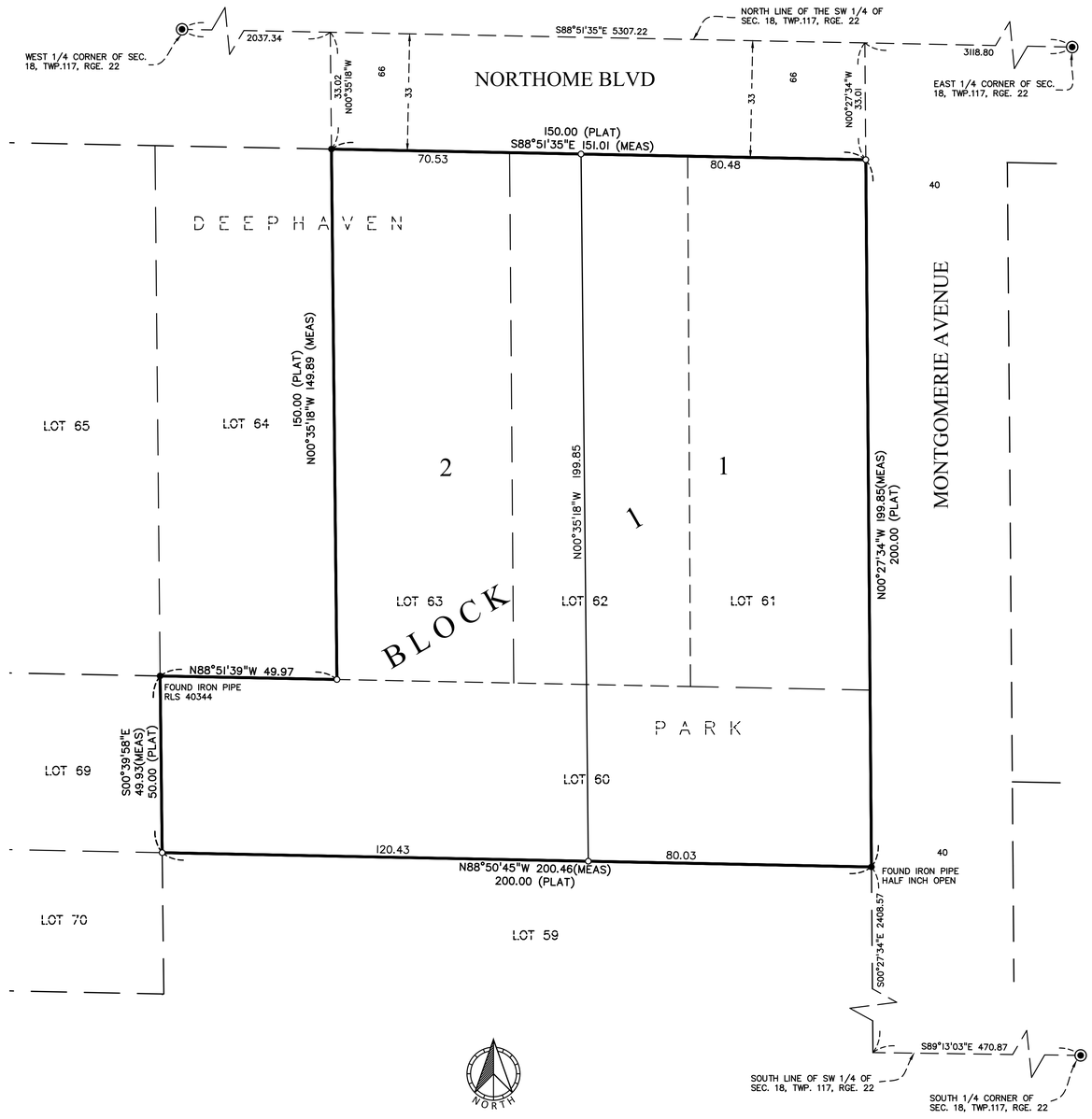
Pursuant to Minnesota Statutes Section 383B.565 (1969), this plat has been approved this _____ day of _____, 20____.

Chris F. Mavis, County Surveyor By: _____

COUNTY RECORDER
Hennepin County, Minnesota

I hereby certify that the within plat of BURTON HOLLOW was recorded in this office this _____ day of _____, 20____, at _____o'clock ____M.

Amber Bougie, County Recorder By:_____, Deputy



- Denotes a 1/2 inch by 14 inch iron pipe monument set and marked by License No. 62269 in accordance with Minnesota State Statute 505.021, Subd. 10.
- Denotes a 1/2 inch pipe monument found and marked by License No. 9235, unless shown otherwise.
- Denotes a Found Hennepin County Cast-Iron-Monument

The basis for the bearing system is the north line of the Southwest quarter of Section 18, Township 117, Range 22, which is assumed to bear South 88 degrees 51 minutes 35 seconds East.

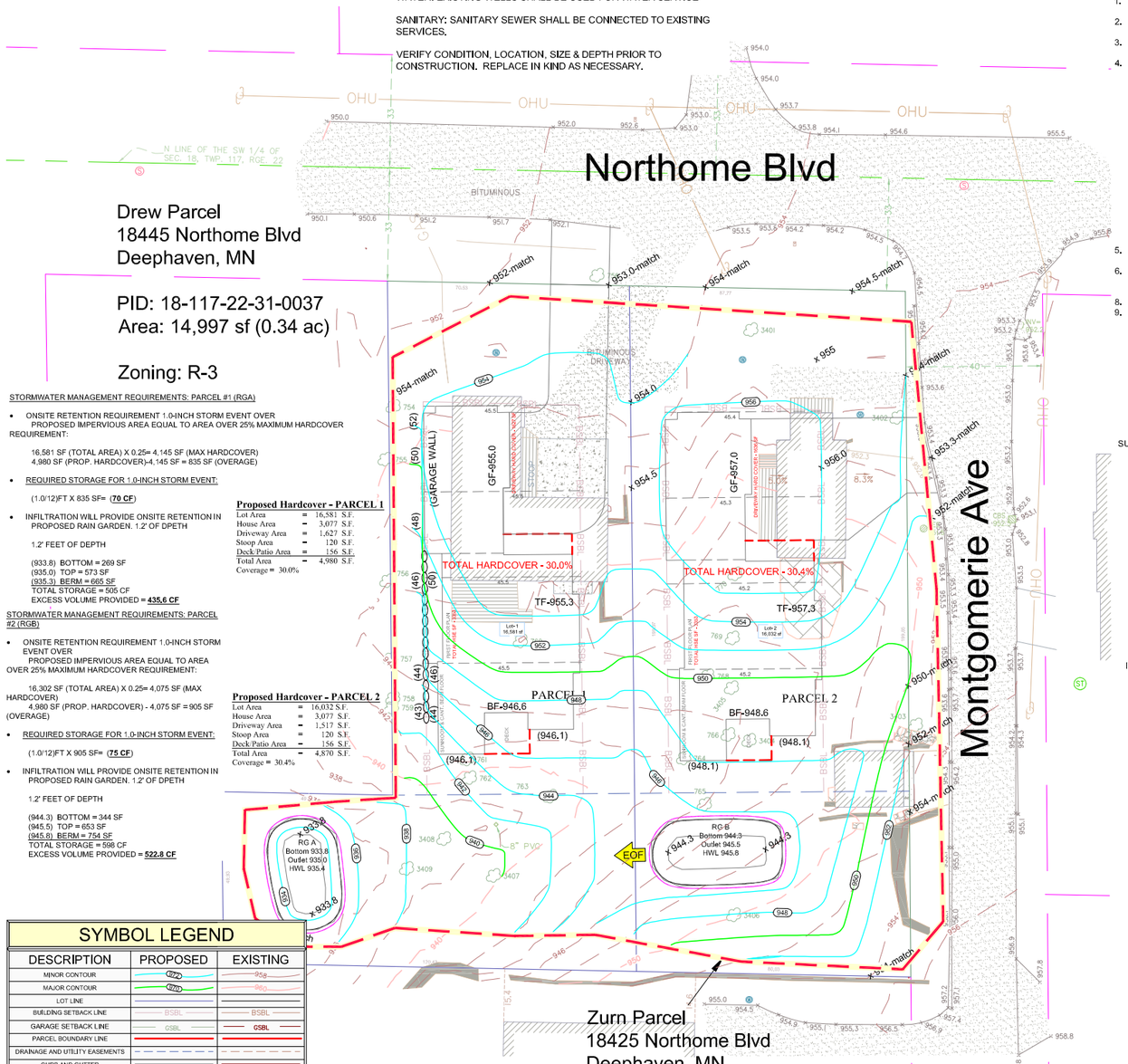
20 10 0 10 20 40
SCALE IN FEET

SATHRE-BERGQUIST, INC.

UTILITY SERVICE NOTE:
WATER: EXISTING WELLS SHALL BE USED FOR WATER SERVICE

SANITARY: SANITARY SEWER SHALL BE CONNECTED TO EXISTING SERVICES.

VERIFY CONDITION, LOCATION, SIZE & DEPTH PRIOR TO CONSTRUCTION. REPLACE IN KIND AS NECESSARY.



Drew Parcel
18445 Northome Blvd
Deephaven, MN

PID: 18-117-22-31-0037
Area: 14,997 sf (0.34 ac)

Zoning: R-3

STORMWATER MANAGEMENT REQUIREMENTS: PARCEL #1 (RGA)

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

  16,581 SF (TOTAL AREA) X 0.25= 4,145 SF (MAX HARDCOVER)
  4,980 SF (PROP. HARDCOVER)-4,145 SF = 835 SF (OVERAGE)

- REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:

  (1.0/12)FT X 835 SF= (**70 CF**)

- INFILTRATION WILL PROVIDE ONSITE RETENTION IN PROPOSED RAIN GARDEN. 1.2' OF DPETH

  1.2' FEET OF DEPTH

  (933.8) BOTTOM = 269 SF
  (935.0) TOP = 573 SF
  (935.3) BERM = 665 SF
  TOTAL STORAGE = 505 CF
  EXCESS VOLUME PROVIDED = **435.6 CF**

Proposed Hardcover - PARCEL 1

Lot Area	=	16,581 S.F.
House Area	=	3,077 S.F.
Driveway Area	=	1,627 S.F.
Stoop Area	=	120 S.F.
Deck/Patio Area	=	156 S.F.
Total Area	=	4,980 S.F.
Coverage =		30.0%

STORMWATER MANAGEMENT REQUIREMENTS: PARCEL #2 (RGB)

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

  16,302 SF (TOTAL AREA) X 0.25= 4,075 SF (MAX HARDCOVER)
  4,980 SF (PROP. HARDCOVER) - 4,075 SF = 905 SF (OVERAGE)

- REQUIRED STORAGE FOR 1.0-INCH STORM EVENT:

  (1.0/12)FT X 905 SF= (**75 CF**)

- INFILTRATION WILL PROVIDE ONSITE RETENTION IN PROPOSED RAIN GARDEN. 1.2' OF DPETH

  1.2' FEET OF DEPTH

  (944.3) BOTTOM = 344 SF
  (945.5) TOP = 653 SF
  (945.8) BERM = 754 SF
  TOTAL STORAGE = 598 CF
  EXCESS VOLUME PROVIDED = **522.8 CF**

Proposed Hardcover - PARCEL 2

Lot Area	=	16,032 S.F.
House Area	=	3,077 S.F.
Driveway Area	=	1,517 S.F.
Stoop Area	=	120 S.F.
Deck/Patio Area	=	156 S.F.
Total Area	=	4,870 S.F.
Coverage =		30.4%

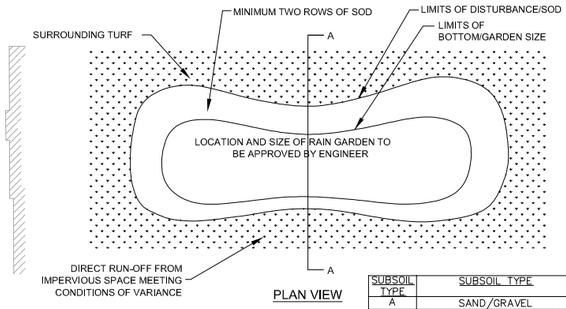
SYMBOL LEGEND

DESCRIPTION	PROPOSED	EXISTING
MINOR CONTOUR	952	958
MAJOR CONTOUR	950	960
LOT LINE		
BUILDING SETBACK LINE	BSBL	BSBL
GARAGE SETBACK LINE	GSBL	GSBL
PARCEL BOUNDARY LINE		
DRAINAGE AND UTILITY EASEMENTS		
CURB AND GUTTER		
RIGHT-OF-WAY		
BACKYARD CATCH BASIN		
CATCH BASIN		
STORM SEWER MANHOLE		
FLARED END SECTION W/RIPRAP		
SANITARY SEWER MANHOLE		
HYDRANT		
GATE VALVE		
DRAIN FLOW/RUNOFF ARROW		
EMERGENCY OVERFLOW SWALE	EOF	
SILT FENCE -PRE CONSTRUCTION)		
SILT FENCE -POST CONSTRUCTION)		
SPOT ELEVATION	x 960.0	x 960.0
TBC SPOT ELEVATION	x 960.00	

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

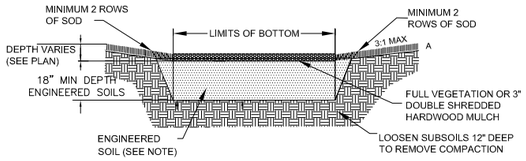
CONSTRUCTION NOTES

1. INSTALL SILT FENCE AS SHOWN ON PLAN, AS REQUIRED BY THE CITY OF MINNETONKA OR DIRECTED BY THE ENGINEER.
2. INSPECT SILT FENCE, AND ROCK ENTRANCE BERM AFTER ALL RAINFALL EVENTS AS REQUIRED BY THE NPDES PERMIT.
3. PADS 3:1 MAX.
4. RESTORATION - 0.7 ACRES
   A. RESTORE ALL DISTURBED AREAS WITH MIN 6" OF TOPSOIL, OR EXISTING ON-SITE ORGANIC MTRL.
   B. SEED POND SLOPES AND DETENTION AREAS WITH MN/DOT 310 OR BWSR P8 SEED MIX AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. SEED WETLAND BUFFER AREAS WITH MN/DOT 350-MESIC PRAIRIE (36.5 PLS LBS/AC) OR BWSR 35-241 SEED MIX AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (REFER TO WETLAND CREATION/BANKING PLAN FOR WETLAND SEED MIX REQUIREMENTS).
   C. SEED ALL OTHER DISTURBED AREAS WITH RESIDENTIAL TURN 270 AT A RATE OF 100 LBS./ACRE AND FERTILIZE WITH 20-0-10 AT 100 LBS./ACRE. (UNLESS OTHERWISE NOTED)
   D. ONLY PHOSPHOROUS FREE FERTILIZER IS TO BE USED ON SITE.
   E. MULCH WITH TYPE 1 AT A RATE OF 2 TONS/ACRE AND DISC ANCHOR IMMEDIATELY AFTER PLACEMENT. USE WOODFIBER BLANKET ON ALL SLOPES 3:1 (FT) OR GREATER.
   F. MAINTAIN ALL SILT FENCE UNTIL TURF HAS BEEN ESTABLISHED.
   G. RESTORATION WORK WILL BE COMPLETED WITHIN 72 HOURS OF GRADING COMPLETION.
   H. ALL WETLAND BUFFERS AND FULL CONSERVATION EASEMENT SHALL BE FULLY ESTABLISHED IN NATIVE VEGETATION BY A QUALIFIED RESTORATION COMPANY. NO TURF OR LAWN MAINTENANCE ACTIVITIES ARE ALLOWED WITHIN THE BUFFER AREAS. ANY EROSION BLANKET INSIDE THE CONSERVATION EASEMENT MUST BE FULLY BIODEGRADEABLE SUCH AS S31BD OR S32BD.
5. GRADE BACK 1:1 - 3' FROM FACE OF ALL RETAINING WALLS
6. SILT FENCE - BEFORE GRADING - 730 LF
   AFTER GRADING - 180 LF
8. TOPSOIL SHALL BE STOCKPILED AND SAVED FOR RESPREAD AFTER CONSTRUCTION IS COMPLETE.
9. ALL STORM WATER BMPS SHALL BE HAVE D&U CREATED AND RECORDED TO ENCOMPASS ENTIRE FEATURE UPON FINAL CONSTRUCTION - SIZE AND LOCATION TO BE BASED ON CUSTOM HOME DESIGN



PLAN VIEW

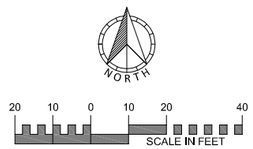
SUBSOIL TYPE	SUBSOIL TYPE	RECOM. DEPTH
A	SAND/GRAVEL	12"–18"
B	SAND WITH CLAY OR SILT	9"–12"
C	CLAY OR SILT WITH SAND	6"–9"
D	CLAYS OR SILTS	6"



CROSS SECTION

1. FINAL GRADE AND MULCHING SHALL BE DONE BY HAND.
2. NO EQUIPMENT WILL BE ALLOWED ON THE RAIN GARDEN AFTER EXCAVATION BEGINS.
3. PERIMETER EROSION CONTROL SHALL BE INSTALLED AND REMAIN IN PLACE UNTIL TURF IS
4. OWNER IS RESPONSIBLE FOR NOTIFYING ENGINEER FOR INSPECTION OF RAIN GARDEN FOR
   (1) FINALIZING RAIN GARDEN SIZE AND LOCATION.
   (2) OBSERVATION OF EXCAVATION AND SCARIFYING OF SUBSOIL.
   (3) APPROVAL TO BACKFILL WITH ENGINEERED SOILS.
   (4) FINAL INSPECTION WITH MULCH AND PLANTS INSTALLED.

ENGINEERED SOIL
TOP 6" OF RAING GARDEN SHALL BE ENGINEERED SOILS.
USE ON SITE SOILS FOR THE REMAINING 12" PROVIDED THAT SAND SEEM IS INTERSECTED WHEN BASIN IS CONSTRUCTED. SHOULD SAND SEEM NOT BE FOUND THEN THE ENGINEERED SOILS LISTED BELOW SHALL BE USED.
(DCSWCD MIX B)
80% COARSE-WASHED SAND (MNDOT 3126)
20% LEAF-LITTER COMPOST (ORGANIC, GRADE 2, MNDOT 3890) NO TOPSOIL OR ON-SITE SOILS MAY BE USED IN ENGINEERED SOIL MIX UNLESS APPROVED BY THE ENGINEER. 3 RING INFILTROMETOR TESTING AND INFILTRATION TEST ON ENGINEERED SOILS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.



GENERAL NOTES:

1. THE GRADING CONTRACTOR IS RESPONSIBLE FOR ALL STORM WATER INSPECTIONS ACCORDING TO THE MPCA STORM WATER PERMIT. THIS INCLUDES BOTH WEEKLY INSPECTIONS AND INSPECTIONS DONE AFTER A 0.5" RAIN EVENT. A COPY OF THE INSPECTION REPORT MUST BE EMAILED TO THE ENGINEER AND DEVELOPER ON A WEEKLY BASIS.

2. THE CONTRACTOR SHALL PLACE INLET PROTECTION DEVICES IN ACCORDANCE WITH THE CITY OF MINNETONKA DETAIL FOR ALL STORM SEWER INLETS AND MAINTAIN THEM AS AN EFFECTIVE SILT CONTROL DEVICE. INLET PROTECTION SHALL BE REMOVED WHEN RESTORATION HAS BEEN ESTABLISHED.

3. ALL RETAINING WALLS WILL REQUIRE A STRUCTURAL DESIGN, A BUILDING PERMIT & A FINAL INSPECTION REPORT.

4. A 1"-2" CRUSHED ROCK ENTRANCE BERM SHALL BE PLACED AT THE SITE ENTRANCE, TO REPLACE SILT FENCE, AND MINIMIZE EROSION ON TO THE STREETS. THE ROCK BERMS SHALL BE THE WIDTH OF THE ENTRANCE AND 2 FEET HIGH WITH 4:1 SLOPES. (SEE DETAIL).

5. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD AND STREET AREAS THROUGHOUT CONSTRUCTION.

6. THE CONTRACTOR SHALL ATTEMPT TO PREVENT SOIL MATERIALS FROM LEAVING THE SITE BY EROSION AND VEHICLE WHEEL TRACKING. HE SHALL BE RESPONSIBLE FOR CLEANING OF STREET, BOULEVARD AND UTILITY FACILITIES THAT RECEIVE ANY ERODED OR TRACKED SOIL MATERIAL OR OTHER CONSTRUCTION DEBRIS OR MATERIAL.

7. EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

8. BUILDING PADS ARE 105' DEEP, UNLESS OTHERWISE NOTED. THE FRONT AND REAR BUILDING PAD LINES ARE SHOWN ON THE PLAN. THE ENGINEER SHOULD BE CONTACTED IF THE CONTRACTOR HAS ANY QUESTIONS REGARDING BUILDING PADS. REAR PAD ELEVATIONS SHOULD BE ESTABLISHED BASED OFF THE 2:1 SLOPE FROM THE 26' FLAT BENCH, OR AT MOST 50' BEHIND FRONT OF PAD.

9. STAKING OFF AND MARKING OF PROPOSED INFILTRATION FACILITIES TO PREVENT SOIL COMPACTION BY HEAVY EQUIPMENT, STOCKPILING OF MATERIALS, AND TRAFFIC. IF INFILTRATION FACILITIES ARE IN PLACE DURING CONSTRUCTION ACTIVITIES, BEST PRACTICES MUST BE DEPLOYED TO PREVENT SEDIMENT AND OTHER MATERIAL FROM ENTERING THE PRACTICE(S). INFILTRATION FACILITIES MUST NOT BE EXCAVATED TO WITHIN 3FT OF FINAL GRADE UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN CONSTRUCTED AND FULLY STABILIZED. ANY ACCUMULATED SEDIMENT IN AN INFILTRATION FACILITY MUST BE REMOVED IN A MANNER THAT PREVENTS COMPACTION OF THE FACILITY BOTTOM. TO PROVIDE A WELL-AERATED, HIGHLY POROUS SURFACE, THE SOILS BELOW AN INFILTRATION PRACTICE MUST BE LOOSENED TO A MINIMUM OF 18 INCHES PRIOR TO INSTALLATION OR PLANTING.

10. ALL DISTURBED AREAS MUST BE STABILIZED WITHIN 7 CALENDAR DAYS AFTER LAND-DISTURBING WORK HAS TEMPORARILY OR PERMANENTLY CEASED ON A PROPERTY THAT DRAINS TO AN IMPAIRED WATER, WITHIN 14 DAYS OTHERWISE.

11. CONSTRUCTION SHOULD INCLUDE MINIMIZATION OF THE DISTURBANCE INTENSITY AND DURATION, INCLUDING PHASING OF DISTURBANCE TO MINIMIZE QUANTITY OF DISTURBED AREA AT ANY ONE TIME.

12. SOILS SURFACES COMPACTED DURING CONSTRUCTION & REMAINING PERVIOUS UPON COMPLETION OF CONSTRUCTION MUST BE DECOMPACTED TO ACHIEVE:
   A. A SOIL COMPACTION TESTING PRESSURE OF LESS THANT 1,400KPA OR 200PSI IN THE UPPER 12" OF SOIL OR:
   B. A BULK DENSITY OF LESS THAN 1.4G PER CC OR 87 LB/FT^3 IN THE UPPER 12" OF SOIL
   IN ADDITION, UTILITIES, TREE ROOTS, AND OTHER EXISTING VEGITATION MUST BE PROTECTED UNTIL FINAL REVEGITATION OR OTHER STABILIZATION OF THE SITE.

13. PROTECTION OF NATURAL TOPOGRAPHY AND SOILS CONDITIONS, INCLUDED RETENTION ON SITE OF NATIVE TOPSOIL TO THE GREATEST EXTENT POSSIBLE9PER RULE C SUBSECTION 3,1A)

14. THE PERMITTEE WILL INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL FACILITIES AND SOIL STABILIZATION MEASURES TO ENSURE INTEGRITY & EFFECTIVENESS. THE PERMITTEE WILL REPAIR, REPLACE OR SUPPLEMENT ALL NON FUNCTIONAL BMPS WITH FUNCTIONAL BMPS WITHIN 48HRS OF DISCOVERY & PRIOR TO THE NEXT PRECIPITATION EVENT UNLESS ADVERSE CONDITIONS PRECLUDE ACCESS TO THE RELEVANT AREA OF THE SITE, IN WHICH CASE THE REPAIR MUST BE COMPLETED AS SOON AS CONDITIONS ALLOW. WHEN ACTIVE LAND-DISTURBING ACTIVITIES ARE NOT UNDERWAY THE PERMITTEE WILL PERFORM THESE RESPONSIBILITIES AT LEAST WEEKLY UNTIL VEGETATIVE COVER IS ESTABLISHED. THE PERMITTEE WILL MAINTAIN A LOG OF ACTIVITIES UNDER THIS SECTION FOR INSPECTION BY THE DISTRICT ON REQUEST.

UTILITY NOTES:

1. EXISTING SERVICES TO BE REUSED AS APPROPRIATE.
2. CONTRACTOR SHALL VERIFY LOCATIONS, ELEVATIONS & CONDITION OF ALL EXISTING SERVICES. - REMOVE AND REPLACE AS NECESSARY PRIOR TO CONNECTION
3. REPLACEMENT SERVICES (IF NEEDED) SHALL BE

   SANITARY: 6" PVC SDR26 AND RISER TO BE SDR 26.

   WATER TO BE 1.5" COPPER - MAINTAIN 7.5FT COVER.
   ONE CONTIGUOUS PIECE, NO JOINTS OR SPLICING ALLOWED IN ROW

   **REMOVE & REPLACE STREET IN KIND AS NECESSARY FOR NEW SERVICES CONNECTIONS AS NEEDED. SHOULD EXISTING SERVICE BE REMOVED, REMOVE BACK TO MAIN - CORP STOP SHALL BE SHUT OFF AT MAIN PRIOR TO TAPPING NEW SERVICE.
4. CURB BOXES TO HAVE EXTENSION RODS TO CURB STOP.
5. ALL SEWER SERVICES ARE LOCATED 3' DOWNSTREAM OF WATER SERVICES.
6. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, VERIFY EXISTING INVERT LOC. & ELEV. AND NOTIFY THE OWNER OF ANY DIFFERENCES. PRIOR TO BEGINNING CONSTRUCTION
7. UNLESS OTHERWISE NOTED, OR AS SPECIFIED IN THE ABOVE NOTE, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 1999 ED. OF THE "STANDARD UTILITIES SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION BY THE CITY ENGINEERING ASSOCIATION OF MINN." AND TO THE "STANDARD SPECIFICATION FOR HIGHWAY CONSTRUCTION" MINN. DEPT. OF TRANS., 2000 EDITION, INCLUDING THE CURRENT ADDENDUM.
9. WATER SERVICE TO HAVE CURB STOP & BOX INSTALLED.
10. CONNECT TO WATERMAIN WITH CORPORATION STOP AND TAPPING SADDLE .
11. CORPORATIONS MUELLER H15000 OR FORD F 600
    SADDLES SMITH-BLAIR 315 OR 317
12. ALL STORM WATER BMPS SHALL BE HAVE D&U CREATED AND RECORDED TO ENCOMPASS ENTIRE FEATURE UPON FINAL CONSTRUCTION - SIZE AND LOCATION TO BE BASED ON CUSTOM HOME DESIGN

Zurn Parcel
18425 Northome Blvd
Deephaven, MN

PID: 18-117-22-31-0036
Area: 17,497 sf (0.40 ac)

Zoning: R-3

DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX	01	CAW	07/21/26	UPDATED DRIVEWAY / GRADING PLAN
DRAWN BY				
XXX				
CHECKED BY				
XXX				
DATE				
XX-XX-XX				

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Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DEEPHAVEN, MINNESOTA

PRELIMINARY GRADING & UTILITY PLAN
BURTON HOLLOW
WOODDALE BUILDERS

FILE NO.
9745-194

01

3

LOT SIZE


Northome Blvd
Hamilton Ave
Montgomerie Ave
Minnetonka Blvd

Burton Hollow

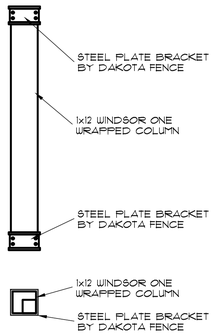
Deephaven, Minnesota

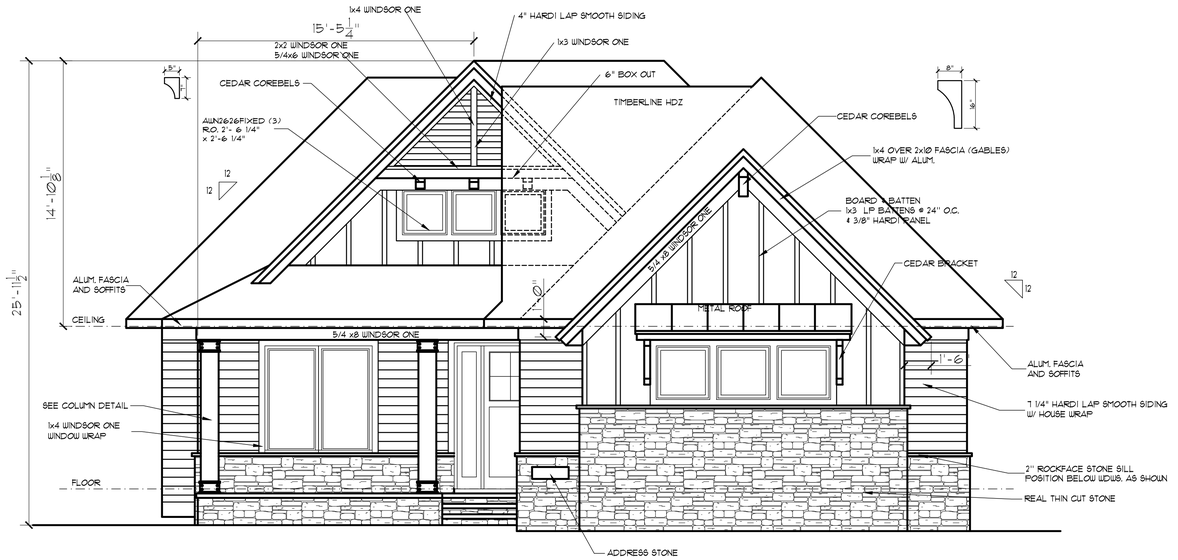
Project # 9745-194 **Date** July 13, 2026

Prepared for: Wooddale Builders Inc.
6117 Blue Circle Drive
Minnetonka, MN 55343
Contact: Steve Schwieters
tel: 952-345-0543

Prepared by: Sathre-Bergquist, Inc.
14000 25th Ave. N. #120
Plymouth, MN 55447
Contact: Bob Molstad
tel: 952-476-6000

BLOCK 1	GROSS AREA				WETLAND AREA		NET AREA				WIDTH @ SETBACK		
Lot 1	16,032	s.f.	0.37	acres	0	s.f.	16,032	s.f.	0.37	acres	80.4	+/-	l.f.
Lot 2	16,581	s.f.	0.38	acres	0	s.f.	16,581	s.f.	0.38	acres	70.5	+/-	l.f.
Total	32,613	s.f.	0.75	acres	0	s.f.	32,613	s.f.	0.75	acres			





FRONT ELEVATION

SCALE 1/4" = 1'-0"

FLASHING

FLASHING TO BE INSTALLED UNDER R.S. PLYWOOD PANELS, JUNCTION OF ROOF AND WALLS, CHIMENYS, ROOF VALLEYS, CHANGE OF SIDING MATERIALS, OR WHERE SIDING MEETS A TRIM BOARD AT BOTTOM OF A WALL

PATIO DOORS TO HAVE FLASHING UNDER THRESHOLD AND BEHIND THRESHOLD SUPPORT.

ALL OPENINGS TO EXTERIOR MUST BE CAULKED & FLASHED

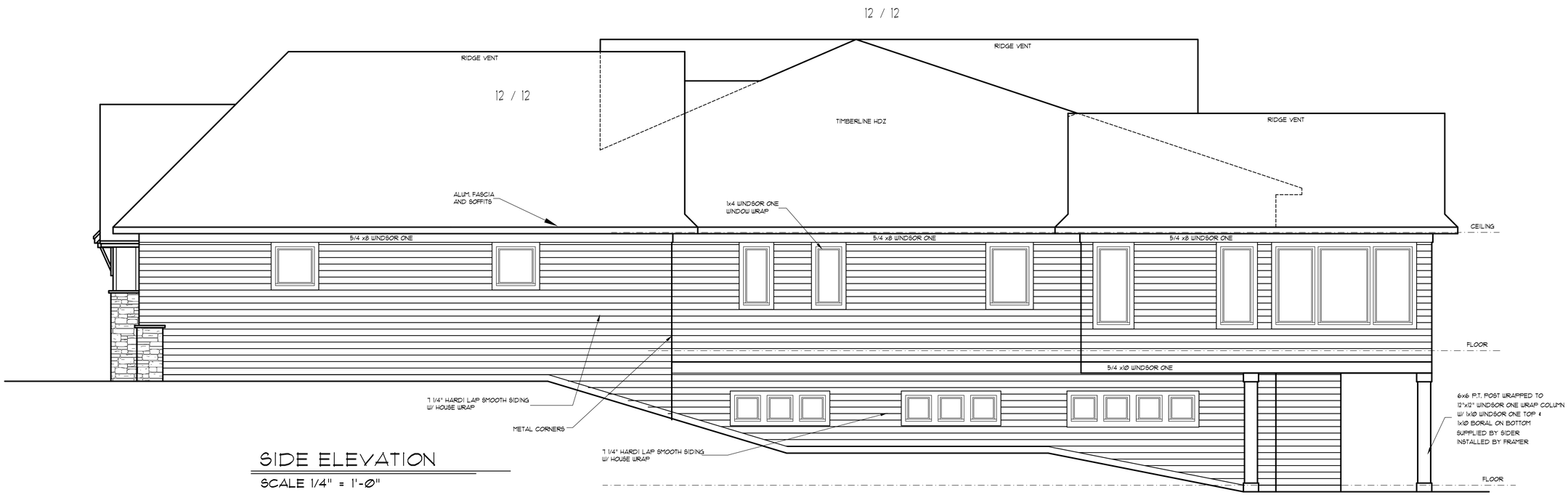
ICE DAM PROTECTION

1 LAYER OF #40 COATED ROOFING OR COATED GLASS G BASE SHEET SHALL BE APPLIED FROM THE EAVES TO A LINE 24" INSIDE THE EXTERIOR WALL LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%

NOTE:
GUTTER COMPLETE HOUSE



SIDE ELEVATION

SCALE 1/4" = 1'-0"

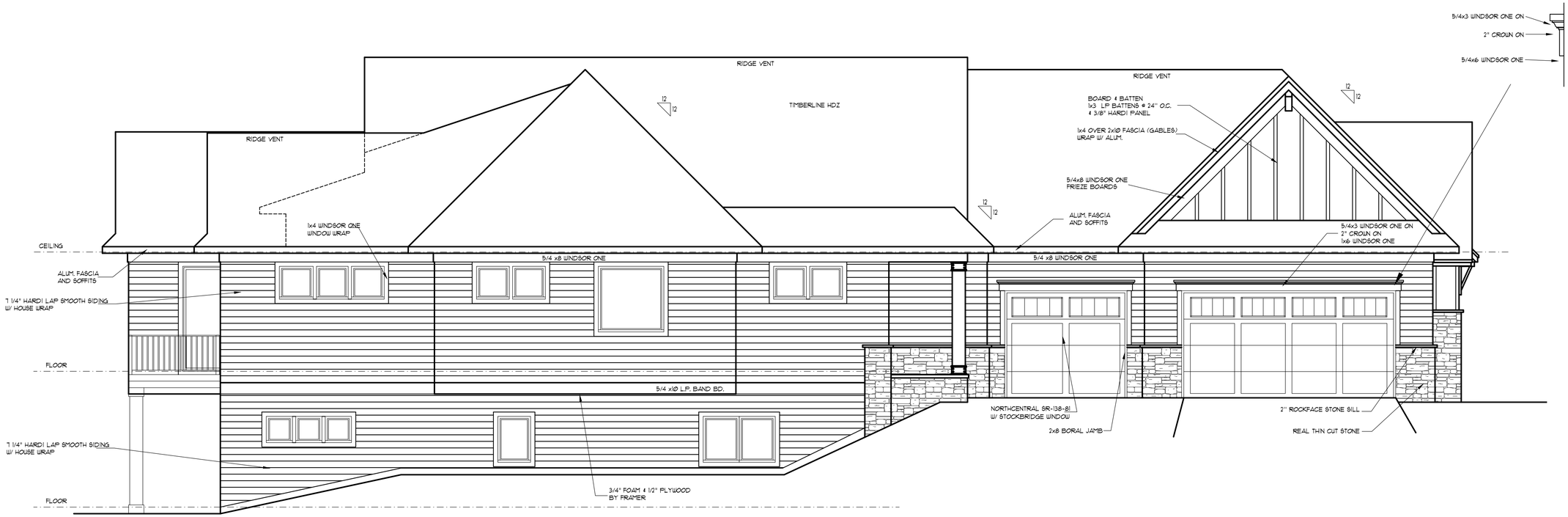
DRAWN BY:
MATT J.

REVISIONS
11-11-24 BIDS
1-8-25 PERMIT
1-27-25 ENG

HERITAGE MODEL
592 HARBOR COURT
SHOREVIEW, MN
LOT 7, BLOCK 2 HARBOR SHORES

WOODDALE BUILDERS, INC.
6117 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-345-0543

SHEET NO.
A1
OF
5



SIDE ELEVATION

SCALE 1/4" = 1'-0"

NOTE:
GUTTER COMPLETE HOUSE

FLASHING

FLASHING TO BE INSTALLED UNDER
R.S. PLYWOOD PANELS, JUNCTION OF
ROOF AND WALLS, CHIMENYS,
ROOF VALLEYS, CHANGE OF SIDING
MATERIALS, OR WHERE SIDING MEETS
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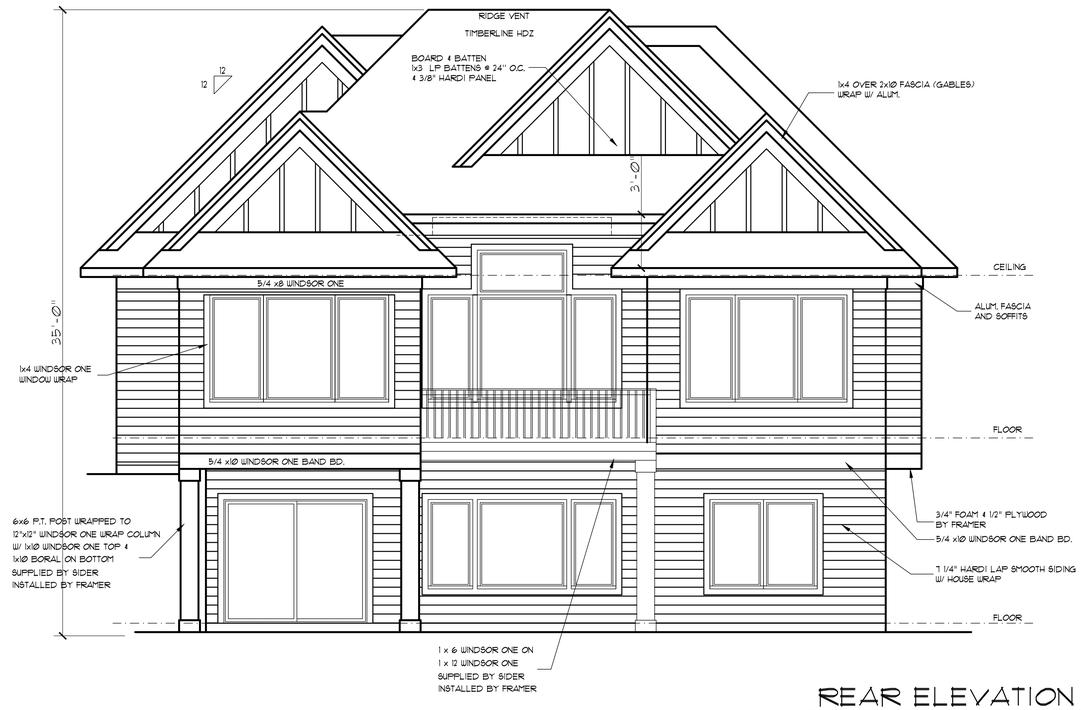
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LINE WITH ALL LAPS CEMENTED TOGETHER

ATTIC VENTILATION

PROVIDE ATTIC VENTILATION EQUAL
TO 1/300 OF ATTIC AREA.
ROOF VENTS - 50%
SOFFIT VENTS - 50%



REAR ELEVATION

SCALE 1/4" = 1'-0"

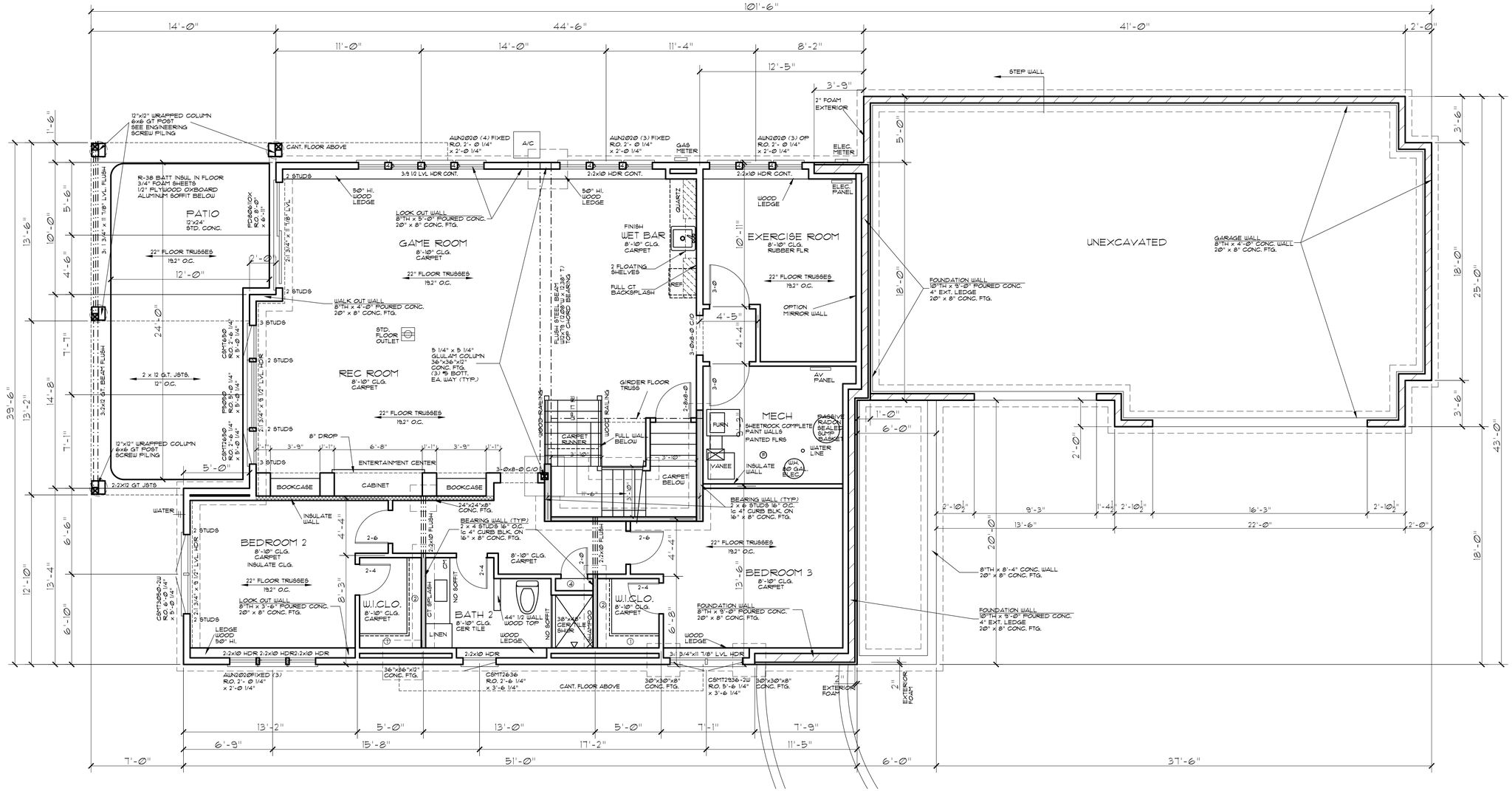
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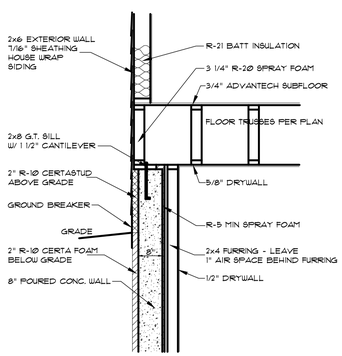
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1-8-25 PERMIT
1-27-25 ENG

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WOODDALE BUILDERS, INC.
6117 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-345-0343

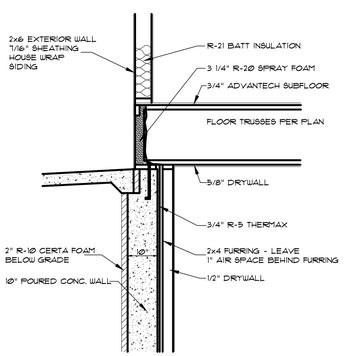
SHEET NO.
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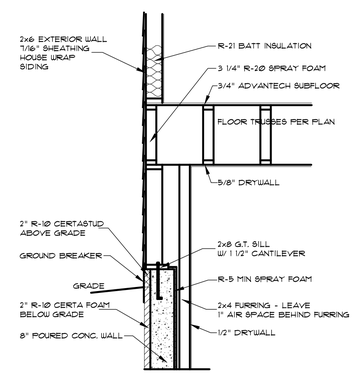
EXT. INSUL. FOUNDATION WALL

SCALE 1/2" = 1'-Ø"



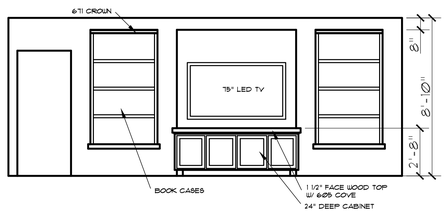
GARAGE FOUND. INSUL

SCALE 1/2" = 1'-Ø"



EXT. INSUL. KNEEWALL

SCALE 1/2" = 1'-Ø"



REC ROOM CABINET

SCALE 1/4" = 1'-Ø"

BASEMENT:

WALLS:

POURED CONC.:	9'-Ø"
WINDOWS AND DOORS:	
TOP OF R.O.:	6'-11"

ANDERSON 100 WINDOWS & PATIO DRS R.O. ARE 3/4" LARGER THAN FRAME

LOWER LEVEL
FINISHED SQ. FT.

FINISH	
REC. ROOM & HALLWAY (INCLUDES UNDER STAIRS)	947 SQ. FT.
BEDROOM #2	234 SQ. FT.
BEDROOM #3	232 SQ. FT.
3/4 BATH	93 SQ. FT.
EXERCISE ROOM	192 SQ. FT.
TOTAL FINISH	1698 SQ. FT.

FOUNDATION PLAN

SCALE 1/4" = 1'-Ø"

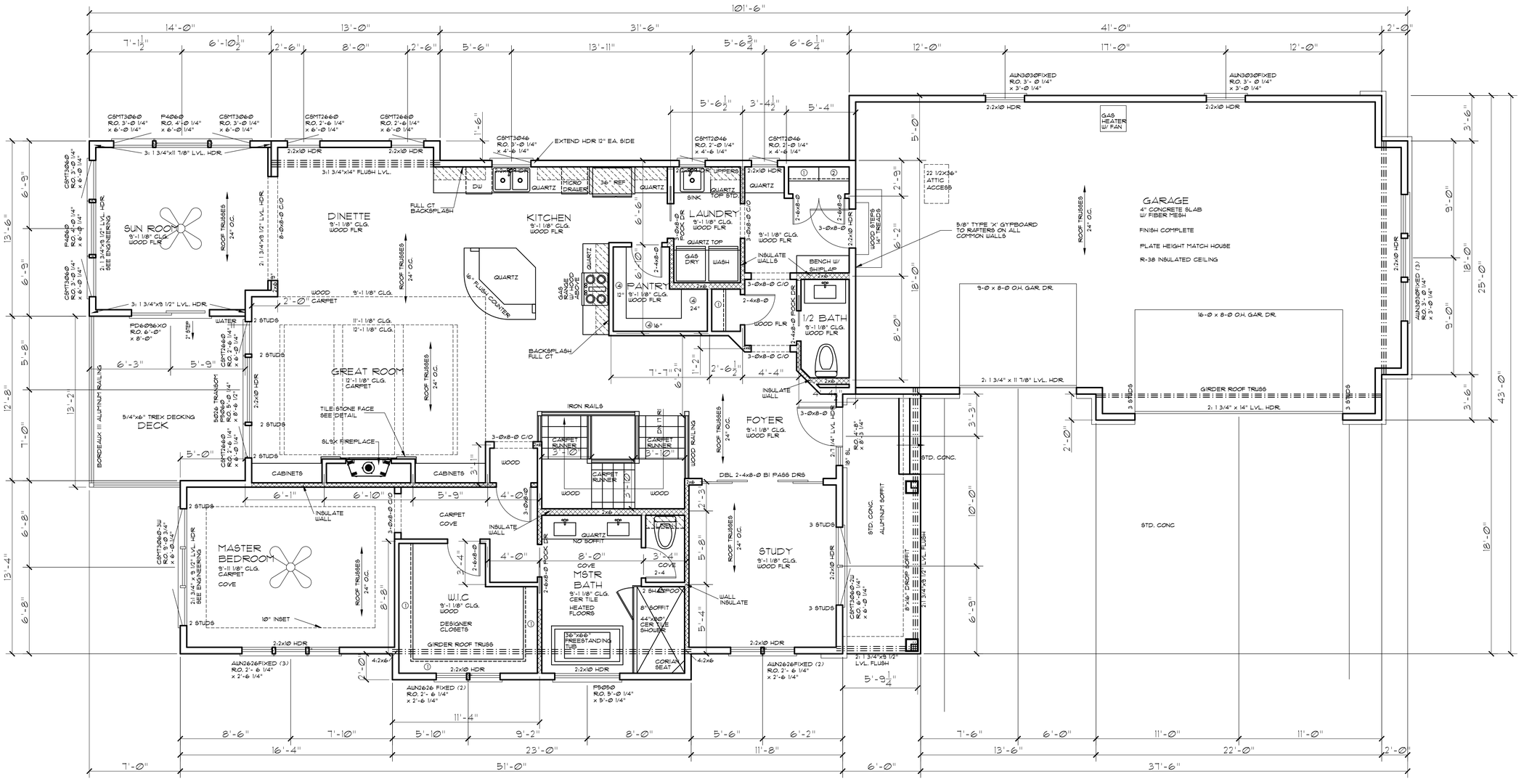
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MATT J.

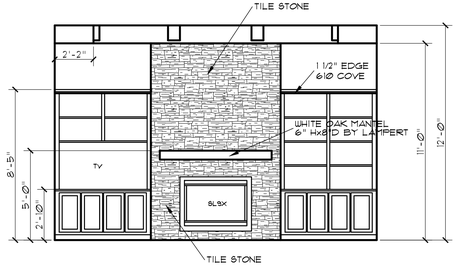
REVISIONS
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1-8-25 PERMIT
1-27-25 ENG

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592 HARBOR COURT
SHOREVIEW, MN
LOT 7, BLOCK 2 HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-345-0543

SHEET NO.
A3
OF
5





FIREPLACE DETAIL

SCALE 1/4" = 1'-0"

MAIN FLOOR:	
WALLS:	
PLATE HEIGHT:	9'-1 1/8"
WINDOWS AND DOORS:	
TOP OF R.O.:	8'-0"
ANDERSON 100 WINDOWS & PATIO DRS	
R.O. ARE 3/4" LARGER THAN FRAME	

MAIN LEVEL FINISHED SQ. FT.	
MAIN FLOOR & 4 SEASON	2063 SQ. FT.
DECK	155 SQ. FT.
GARAGE	1014 SQ. FT.

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

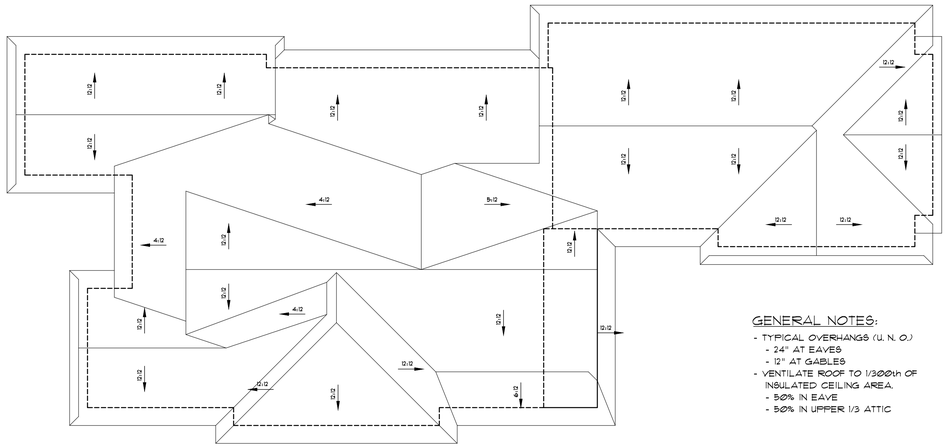
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PH. 952-345-0343

SHEET NO.
A4
OF
5

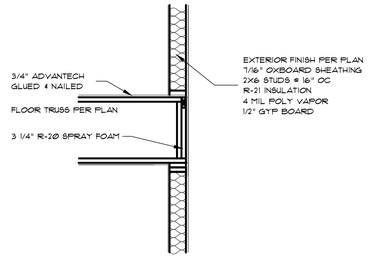


GENERAL NOTES:

- TYPICAL OVERHANGS (U. N. O.)
  - 24" AT EAVES
  - 12" AT GABLES
- VENTILATE ROOF TO 1/300th OF INSULATED CEILING AREA.
  - 50% IN EAVE
  - 50% IN UPPER 1/3 ATTIC

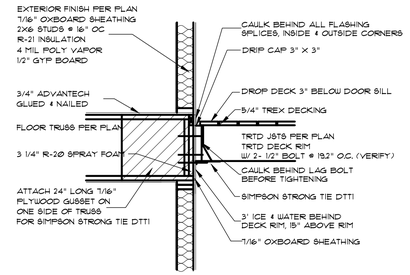
ROOF PLAN

SCALE 1/8" = 1'-0"



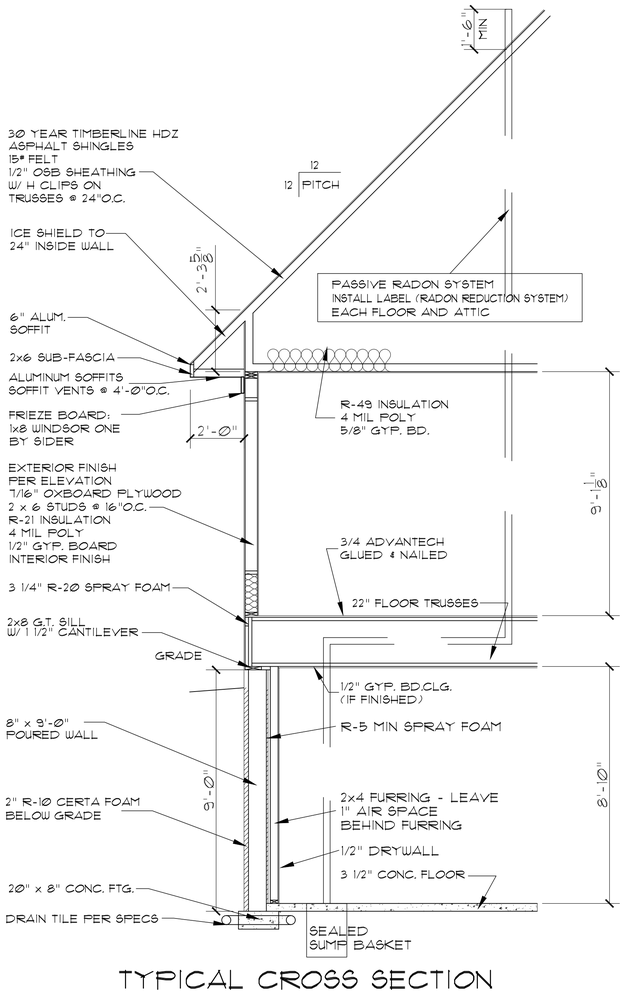
RIM DETAIL

SCALE 1/2" = 1'-0"



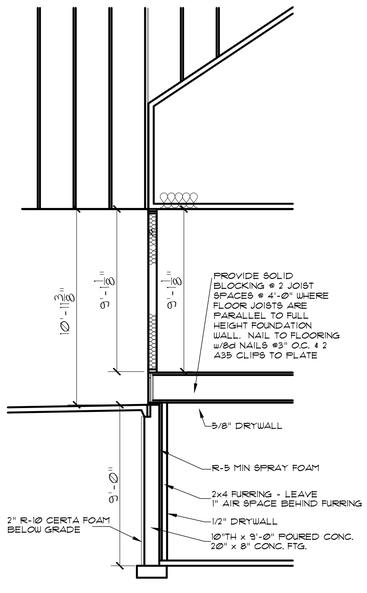
DECK LEDGER DETAIL

SCALE 1/2" = 1'-0"



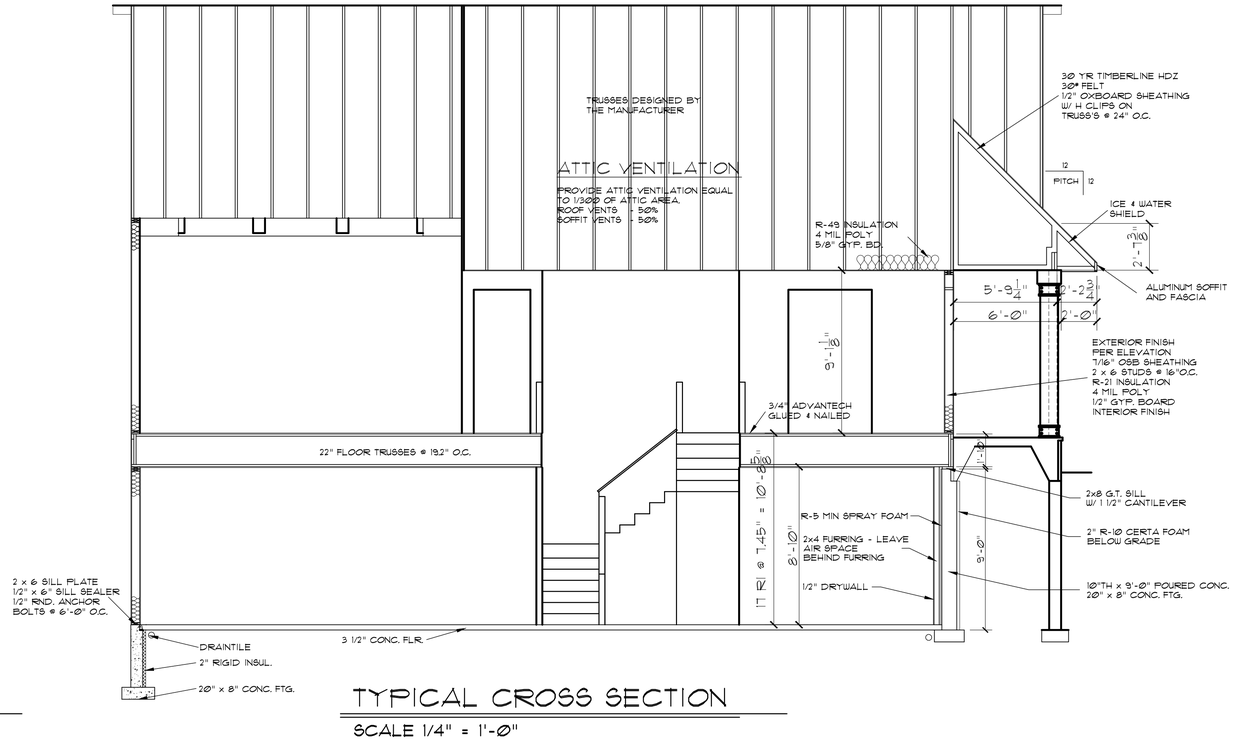
TYPICAL CROSS SECTION

SCALE 3/8" = 1'-0"



GARAGE/ HOUSE SECTION

SCALE 1/4" = 1'-0"



TYPICAL CROSS SECTION

SCALE 1/4" = 1'-0"

DRAWN BY:
MATT J.

REVISIONS
11-11-24 BIDS
1-8-25 PERMIT
1-27-25 ENG

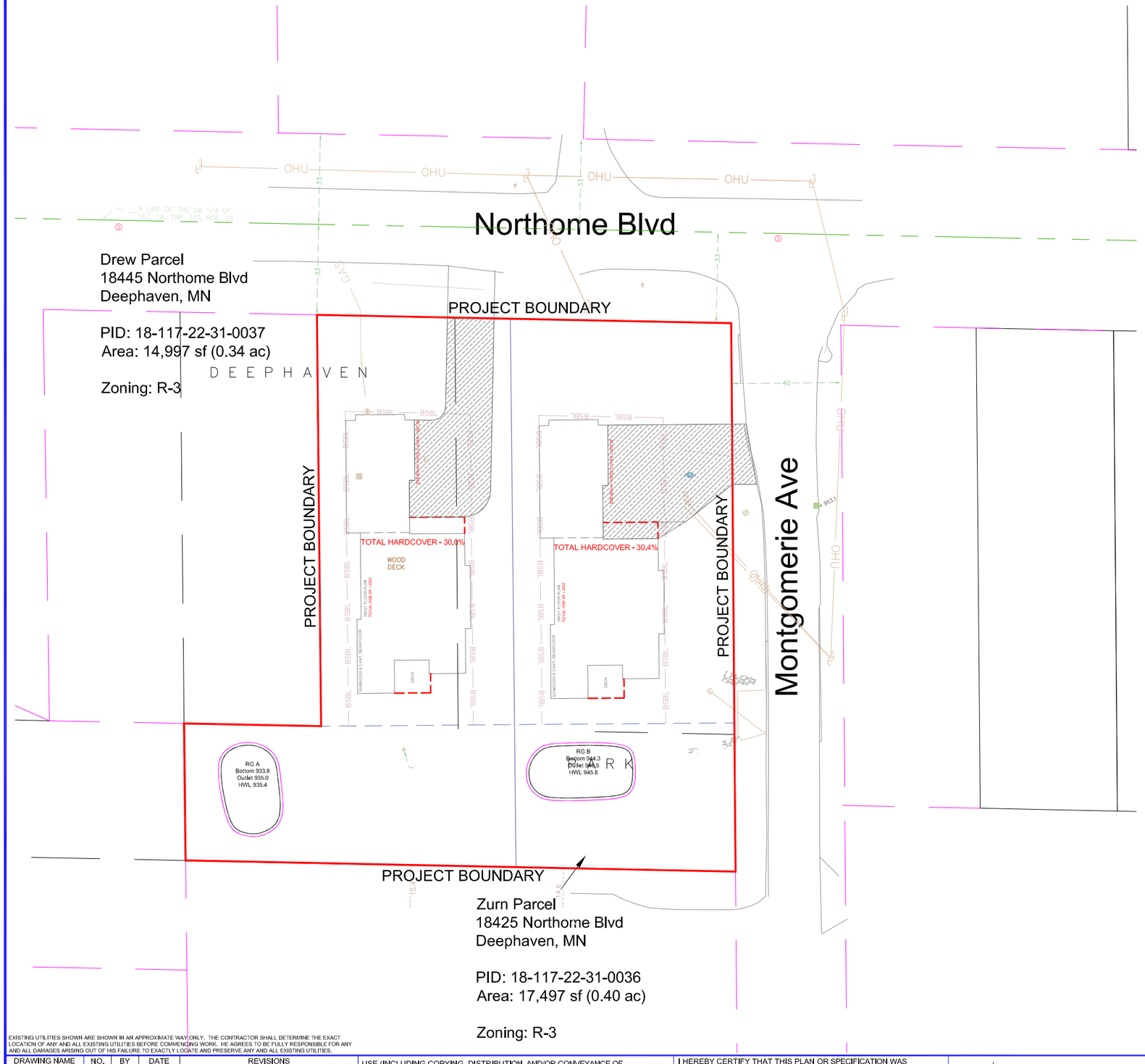
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592 HARBOR COURT
SHOREVIEW, MN
LOT 7, BLOCK 2 HARBOR SHORES

WOODDALE BUILDERS, INC.
617 BLUE CIRCLE DR. SUITE 101
MINNETONKA, MN 55343
PH. 952-345-0543

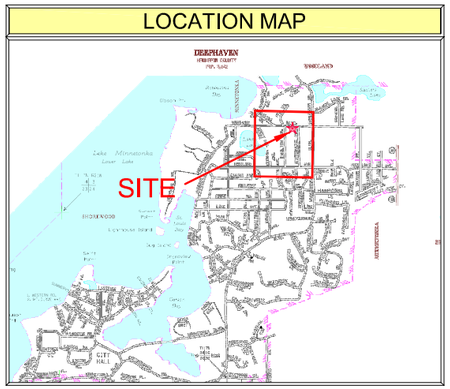
SHEET NO.
A5
OF
5


18425 Northome Blvd


18445 Northome Blvd



LOCATION MAP



SHEET INDEX TABLE

SHEET	Description
SP	SITE PLAN
COS	CERTIFICATE OF SURVEY (EXISTING CONDITIONS)
PP	PRELIMINARY PLAT
01-03	PRELIMINARY GRADING & UTILITY PLAN

Notes:
Lots: 2 Single Family Lots
Front Yard Setback: 35'
Side Yard Setback: 15'/10', 25' Total
Side Yard Setback Corner Lot: 25'
Rear Yard Setback: 15'

PREPARED BY	PREPARED FOR
ENGINEER SATHRE-BERGQUIST, INC. 14000 25th Ave N, Suite 120 Plymouth, MN 55447 PHONE: (952) 476-6000 FAX: (952) 476-0104 CONTACT : ROBERT S. MOLSTAD, P.E. EMAIL: MOLSTAD@SATHRE.COM	DEVELOPER WOODDALE BUILDERS, 6117 Blue Circle Dr Ste# 101 Minnetonka, MN 55343 CONTACT: STEVE SCHWIETERS PHONE: (612) 363-3598

NORTH

20 10 0 10 20 40
SCALE IN FEET

EXISTING UTILITIES SHOWN ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ANY AND ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES ARISING OUT OF HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL EXISTING UTILITIES.

DRAWING NAME	NO.	BY	DATE	REVISIONS
XXX	01	CAW	07/21/26	UPDATED DRIVEWAY / GRADING PLAN
DRAWN BY				
XXX				
CHECKED BY				
XXX				
DATE				
XX-XX-XX				

USE (INCLUDING COPYING, DISTRIBUTION, AND/OR CONVEYANCE OF INFORMATION) OF THIS PRODUCT IS STRICTLY PROHIBITED WITHOUT SATHRE-BERGQUIST, INC.'s EXPRESS WRITTEN AUTHORIZATION. USE WITHOUT SAID AUTHORIZATION CONSTITUTES AN ILLEGITIMATE USE AND SHALL THEREBY INDEMNIFY SATHRE-BERGQUIST, INC. OF ALL RESPONSIBILITY. SATHRE-BERGQUIST, INC. RESERVES THE RIGHT TO HOLD ANY ILLEGITIMATE USER OR PARTY LEGALLY RESPONSIBLE FOR DAMAGES OR LOSSES RESULTING FROM ILLEGITMATE USE.

I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert S. Molstad

ROBERT S. MOLSTAD, P.E.
Date: 07/13/26 Lic. No. 26428

ENGINEERS SURVEYORS DESIGNERS PLANNERS

SATHRE-BERGQUIST, INC.
14000 25TH AVE N #120 PLYMOUTH, MN. 55447 (952) 476-6000

CITY PROJECT NO.
--

DEEPHAVEN,
MINNESOTA

SITE PLAN
BURTON HOLLOW
WOODDALE BUILDERS

FILE NO.
9745-194

SP
SP

Pat Smith

From: Steve Lacny <lacny76@gmail.com>
Sent: Monday, August 24, 2026 12:26 PM
To: Pat Smith
Subject: My name is Steve Lacny, I live at 18465 Northome Blvd Deephaven 55391, next door to the proposed property division. I'm in favor of this request, I believe it will beautify the neighborhood & increase the value of the adjoining properties.

Caution: External (lacny76@gmail.com)

First-Time Sender Details

Safe Spam Phish More... FAQ Protection by INKY

Sincerely,
Steven M. Lacny

Hakanson Anderson

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

August 13, 2026

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

RE: Burton Hollow Preliminary Plat Plan Review

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

1. Certificate of Survey by Sathre Bergquist, Inc dated 6/18/2026
2. Site Plan by Sathre Bergquist, Inc dated 7/21/2026
3. Preliminary Plat by Sathre Bergquist, Inc. dated 7/21/2026
4. Final Plat for Burton Hallow by Sathre Bergquist, Inc.
5. Grading Plan by Sathre Berguest, Inc. dated 7/21/2026

We offer the following comments:

1. The applicant is proposing to plat a two-lot development for the construction of two single family residential homes.
2. The existing site generally drains from northeast to southwest where it discharges through the neighboring parcels to a low area which holds and infiltrates the drainage.
3. The proposed total impervious coverage for each of the lots is in excess of the 25% as allowed by section 1302.05 of the City Zoning ordinance and stormwater mitigation is required. The applicant is proposing to mitigate the additional hardcover with two infiltration basins located along the southwestern corner of each of the lots.
4. The combined impervious surface of the lots is increasing from 5,863-sf to 9,850-sf. The proposed impervious area exceeds the allowable impervious coverage by 835-ft and 905-ft respectively. These lots require 93-cf and 100-cf of storage with 505-cf and 598-cf provided for each of the lots.
5. The applicant shall provide hydraulic modeling for the proposed lots and downstream collection area showing the existing and proposed conditions of the site and downstream collection area.
6. The applicant will be required to obtain the necessary watershed permits for the proposed improvements. A copy of the permit approval shall be provided to the City upon final approval.
7. According to the USDA Web Soil Survey, the site soils are potentially classified as Hydrologic Soil Group A. The stormwater treatment system shall be designed to fully

drain within 48 hours based on the applicable hydrologic soil group. Soil borings or potholing shall be conducted to verify soil conditions and infiltration capacity prior to placing material.

8. The applicant shall provide a maintenance agreement for the proposed BMP's which defines the maintenance responsibilities, maintenance activities and reporting requirements.
9. The applicant shall coordinate with the City Engineer to observe the construction of the BMP to ensure compliance with the approved plans.
10. The existing wells are proposed to be used for the two homes. The applicants shall be responsible for ensuring the wells are adequate to provide service to the homes.
11. The site plan shows two wells on parcel 1. The well not used by the home shall be abandoned in accordance with the MDH requirements.
12. At the time of building permit, the sanitary sewer services shall be shown on the building permit plans.
13. There is an existing storm lines that drains a portion of Montgomerie Ave through the site. The applicant shall be responsible for verifying the routing of the storm sewer line. This storm line shall be shown on the development plans and a 20' easement provided over the storm line.
14. The applicant shall be responsible for providing easements around the perimeter of the development in accordance with City Zoning Code.
15. The grading along the west side of Parcel 1 shall be confirmed with the building plans for the lot. The elevations through the site may require adjustments in the building footings to ensure the grading matches the building plan.
16. The swale along the west side of the retaining wall shall be adjusted to ensure runoff stays within the lot and is routed to the BMP.

Sincerely,

Steven Hegland, City Engineer

Hakanson Anderson

RESOLUTION NO. XX-26

Motion by Member: _____
Seconded by Member: _____

A Resolution Approving a Preliminary and Final Plat, Conditional Use Permit to Exceed the Hardcover Limit, and Minimum Lot Size Variance for 18445 Northome Boulevard and 18425 Northome Boulevard

WHEREAS, Steve Schwieters ("Applicant") is seeking a conditional use permit to exceed the hardcover, a minimum lot size variance and Preliminary and Final Plat approval to replat the two properties located at 18425 Northome Boulevard and 18445 Northome Boulevard, Deephaven, Minnesota, PID 18-117-22-31-0036 and PID 18-117-22-31-0037; and

WHEREAS, the Applicant submitted an application on July 21, 2026; and

WHEREAS, the Planning Commission held a Public Hearing on the conditional use permit, variance and replat request on August 18, 2026 and voted to accept the recommendation and findings of staff and recommended the City Council approve the replat, a minimum lot size variance of 2,503 square feet for the reconfigured lot at 18425 Northome Boulevard, a minimum lot size variance of 5,003 square feet for the reconfigured lot at 18445 Northome Boulevard, a conditional use permit to exceed the hardcover limit by 5% for a new house at 18425 Northome Boulevard and a conditional use permit to exceed the hardcover limit by 5.4% for a new house at 18445 Northome Boulevard; and

WHEREAS, the City Council has received the staff report at its meeting on September 8, 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 18425 Northome Boulevard and 18445 Northome Boulevard, Deephaven, Minnesota, are single lots of record located within the R-3 District. Both properties are used for single family residential purposes.

2. The Applicant has made application for a Preliminary and Final Plat to reconfigure the two lots.

3. The minimum lot size for the R-3 zoning district is 20,000 square feet.

4. The lot at 18425 Northome Boulevard is currently 17,585 square feet in area. The proposed new lot size is 17,497 square feet. A minimum lot size variance of 2,503 square feet is required for the new lot at 18425 Northome Boulevard.

5. The lot at 18445 Northome Boulevard is currently 15,027 square feet in area. The proposed new lot size is 14,997 square feet. A minimum lot size variance of 5,003 square feet is required for the new lot at 18445 Northome Boulevard.

6. The applicant has submitted house plans for both lots. The proposed house for the lot at 18425 Northome Boulevard would exceed the hardcover limit by 5%. The proposed house for the lot at 18445 Northome Boulevard would exceed the hardcover limit by 5.4%.

7. 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 Preliminary and Final Plat, minimum lot size variances of 2,503 square feet and 5,003 square feet, a conditional use permit to exceed the hardcover limit by 5% for a new house at 18425 Northome Boulevard and a conditional use permit to exceed the hardcover limit by 5.4% for a new house at 18445 Northome Boulevard, subject to the following condition:

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

2. Prior to issuance of a building permit, the property owner enters into a stormwater maintenance agreement with the City.

3. The applicant shall comply with all requirements of City Engineer letter dated August 13, 2026.

4. County Surveyor approves the Final Plat.

5. The Final Plat is recorded and all applicable permits are applied for by the applicants with all supporting documentation and issued prior to the start of construction.

6. All fees incurred by the City for the review of the Preliminary and Final Plat must be paid prior to the release of the escrow submitted by the applicant.

ADOPTED THIS 8th DAY OF SEPTEMBER, 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

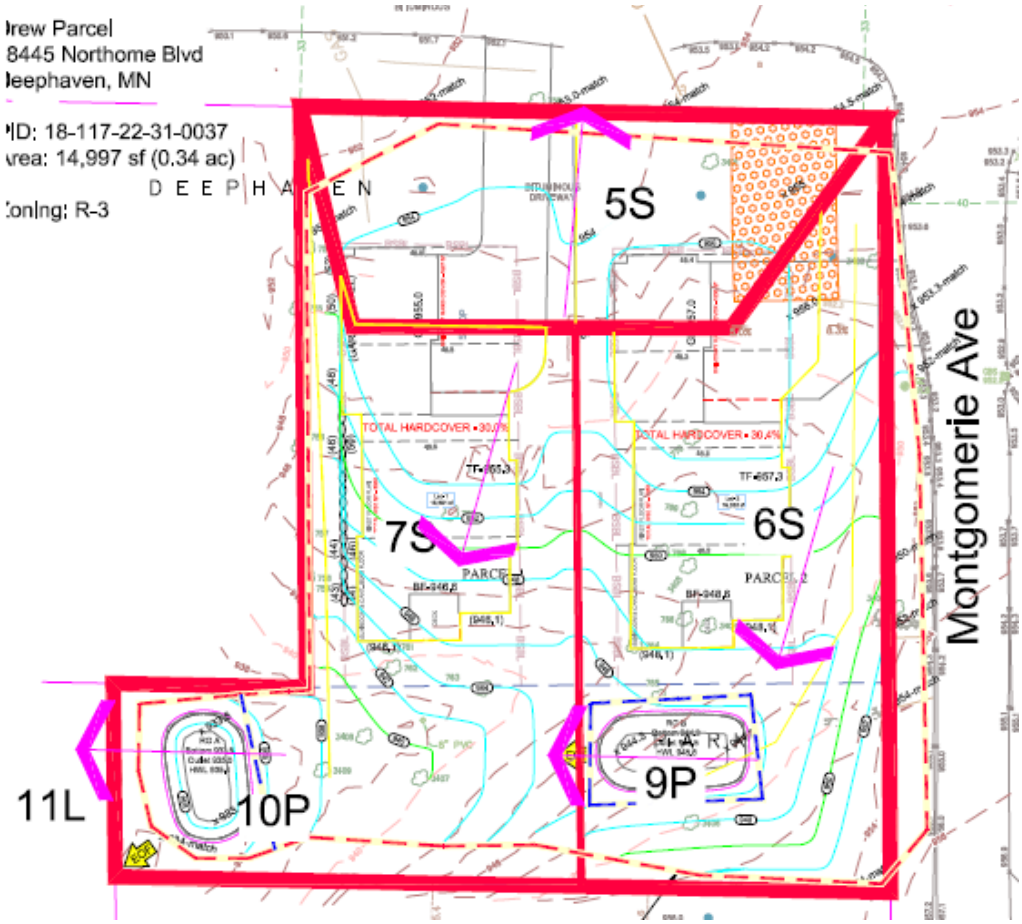
Legal Description

18425 Northome Boulevard

Lots 60 and 61, Deephaven Park, Hennepin County, MN

18445 Northome Boulevard
Lots 62 and 63, Deephaven Park, Hennepin County, MN

EXIBIT B
STORMWATER MANAGEMENT



DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Council Agenda: Old Business
6 p.m. | 7 p.m. Tuesday, September 8, 2026
Resolution Adopting the 2026 Preliminary
Property Tax Levy, Payable in 2027

Recommended Motion: None. No action is required, the Preliminary Levy does not need to be approved and certified until the Monday, September 21, 2026, Council Meeting.

Alternative Recommended Motion: Approve Resolution Establishing 2026 Preliminary Property Tax Levy, Payable in 2027. This is available if the Council is comfortable with the Preliminary Levy and Draft Budgets as presented.

Preliminary Levy and Budget Summary:
The only action needed before September 30th is the passage of a Resolution establishing the Preliminary Property Tax Levy as the ceiling on what will be levied for 2027.

- The attached Resolution reflects the attached Draft 2027 Budget, inclusive of a 7th Police Officer. This is an estimated cost of approximately $175,000, but will likely be less based upon hiring range and timing of any potential hire. If the Greenwood Police Services Agreement is not approved, this expense can be removed from the 2027 Draft Budget and Levy.
- The General Fund Property Tax Levy is currently projected to be $3,820,924.60. If approved, this would reflect an increase of $331,258.60, or 9.49%, from the 2026 Final Levy of $3,489,666.
- The Capital Improvement Fund Levy is currently projected to be $1,100,000. If approved, this would reflect an increase of $100,000, or 9.09%, from the 2026 Final CIP Levy of $1,000,000. This fund has a current negative balance of 283,133 coming into 2026. With the delay of the Pavilion Project, this fund balance should end 2026 in a positive state of approximately $220,000 at the end of 2026. We will update the CIP Spreadsheet when we have more capital expenses factored later this year and upon completion of the 2026 Street Project.
- The Debt Service Levy is currently projected to be $189,315. If approved, this would reflect a decrease of $1,470, or .78%, from the 2026 Final Levy of $190,785. The 2026A Series Bond has a payment in the amount of $128,418.75, but that payment was capitalized upon bond issuance and has already been reserved for payment.
- Overall, if left unchanged, the 2027 Draft Preliminary Property Tax Levy would be in the amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451.

The City Council met in Workshop on July 6, August 3, August 17 and September 8 to discuss the Draft 2027 Deephaven General Fund Budget, Draft 2027 Enterprise Fund Budgets, and review the Draft 2026 Preliminary Property Tax Levy payable in 2027. While the Council has

recently reviewed all budgets to gauge the wholistic impact of the City's financial operations, the only true action item here in September is the approval of the Preliminary Property Tax Levy that will need to be certified to the County no later than September 30, 2026. No formal action is necessary at this meeting, as the Council has one more scheduled meeting prior to this deadline. If, however, the Council is comfortable with the amount of the Preliminary Levy, the Council could approve the attached Resolution Adopting the 2026 Preliminary Property Tax Levy, Payable in 2027.

The Draft Budget provided herein for review remains largely unchanged from prior versions presented for discussion and review. The one adjustment that was made was the inclusion of a 7th Police Officer in the Police Budget that reflects the potential agreement with the City of Greenwood. The estimated cost of this officer, for preliminary levy purposes, is factored at $175,000. This is the highest estimated cost this position would have on the budget, and factors a lateral hire commanding the highest current pay for an officer, with full estimated overtime compensation and family health insurance – all factored with the potential 4% cost of living increase and factored 10% increase in health insurance expense for 2027. Staff believe these numbers can be reduced as we move into the final property tax levy process and have more time to refine actual health insurance and cost increases, and arrive at a better timeline and gameplan for potentially hiring a 7th officer. If the Greenwood Police Services Agreement is not approved, this would be removed from the budget.

In an effort to offset this potential cost increase, Staff have reduced the Contingency line item to $0 and the draft preliminary levy was increased by $75,000. These shifts result in a current Draft 2027 Preliminary Property Tax Levy in the amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451.

As provided in prior Memorandums, this preliminary budget and levy process reflects what Staff believe will be the worst-case budget scenarios and impacts. They also look forward and set the City up for success in future projects and initiatives. If the Council wanted to lower the preliminary levy, the Council could elect to reduce the CIP Levy by $100,000 to the amount levied last year, or more. This, however, would set us back in stepping up our property tax levy to mitigate the impact of a potential bond issuance for the 2029 Street Improvement Project. It would also limit the increase of the CIP Fund Balance that is otherwise available for Park projects, equipment replacement and other capital expenses.

Staff are confident there can be other budget reductions to the 2027 projected budget as we continue to move through the 2026 budget year. Additionally, the Council could look to reduce the 2027 levy by increasing the transfer from Enterprise Funds. As a final option, while not recommended, the Council could approve the use of the Fund Balance to fill any deficits in the 2027 General Fund Budget. While this would result in the City approving an unbalanced budget for 2027, there is a case that can be made to use the fund balance to lower the levy as the City of Greenwood would be repaying half of the cost of the 7th officer hire if the PD Services

Agreement is approved Greenwood would be reimbursing 25% of the actual officer costs in both 2028 and 2029, in addition to their annual Polce Services contractual payment in the approximate amount of $335,000 in 2029 and thereafter.

Attached for your review is a draft of a Resolution that would formally adopt the 2027 Preliminary Property Tax Levy. Members of the Council and Staff can discuss and review the budgets and this Resolution at our meeting on Tuesday, September 8th, and Staff can answer any questions the Council may have.

Thank you, and as always, please send any questions, comments or requests for additional information you may have.

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Kent Carlson on Tuesday, September 8, 2026, at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following Council Members were present: Carlson, Scherschligt, Jewett, Studer and Erdmann. The following were absent: None. A motion to adopt the following resolution was made by _____, seconded by _____.

RESOLUTION # XX-XX
A RESOLUTION ADOPTING THE 2026 PRELIMINARY PROPERTY TAX LEVY, PAYABLE IN 2027

WHEREAS, the Council held budget workshop meetings on July 6, August 3, August 17 and September 8 to discuss the proposed preliminary 2027 Budgets, Ad Valorem Property Tax Levy, Debt Service Property Tax Levy and Capital Improvement Fund Property Tax Levy anticipated for 2027; and

WHEREAS, the Deephaven Preliminary Property Tax Levy is required to be certified to the Hennepin County Auditor no later than September 30, 2026 pursuant to MINN. STAT. §275.065, subd. 1; and

WHEREAS, the Debt Service Levy for the 2019A Series Street Reconstruction Bond requires the 2027 amount to be levied for that debt as $189,315; the new 2026A Series Bond has a payment due in the amount of $128,418.75 which will be paid from available funds that were capitalized and held upon issuance of the 2026A Series Bond.

WHEREAS, the City of Deephaven Capital Improvement Fund Levy is proposed in the amount $1,100,000 to fund the City's Capital Improvement Fund equipment purchases and infrastructure improvements scheduled for 2027 and beyond; and

WHEREAS, the Ad Valorem levy is recommended to be set at $3,820,924.60 to fund municipal operations in 2027; and

WHEREAS, the combined total of these levies establishes the 2027 Draft Preliminary Property Tax Levy, which would be in the final amount of $5,110,239.60. This reflects an increase of $429,788.60, or 9.18%, from the 2026 Final Property Tax Levy in the amount of $4,680,451; and

WHEREAS, the City of Deephaven will hold its annual Truth in Taxation Public Hearing and review the Final 2026 Property Tax Levy, Payable in 2027, at 7 p.m., Monday, December 7, 2026.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Deephaven, County of Hennepin, State of Minnesota, that the following sums of money as per the attached budget be

levied and collectible in 2027 upon the taxable property in said City of Deephaven for the following purposes:

Debt Service Levy*	$	189,315
Capital Improvement	$	1,100,000
Ad Valorem (General) Levy	$	3,820,924.60
Total Preliminary Property Tax Levy:	**$**	**5,110,239.60**

*The 2026A Series Bond has a 2027 payment due in the amount of $128,418.75 which will be paid from available funds that were capitalized and held upon issuance of the 2026A Series Bond. No property tax levy is necessary for this payment.

BE IT FURTHER RESOLVED that the City Clerk shall submit the Preliminary Levy to the Hennepin County Auditor prior to September 30, 2026.

BE IT ALSO RESOLVED that the City of Deephaven will hold the annual Truth in Taxation Public Hearing to review the 2027 Budget and Final 2027 Property Tax Levy at 7 p.m., Monday, December 7, 2026, at Deephaven City Hall, 20225 Cottagewood Road, Deephaven, Minnesota 55331.

Adopted by the Council of the City of Deephaven, Minnesota on Tuesday, September 8, 2026. The following Council Members voted in favor: Carlson, Scherschligt, Studer, Jewett and Erdmann. The following members voted against or abstained: None. Where upon the motion was declared passed and executed.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenarz-Greenwaldt, City Clerk

Deephaven General Fund Revenues

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	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	31.20%	$3,489,666.00	**$3,820,924.60**	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	196.68%	$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	**$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	78.26%	$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	32.03%	$3,500,166.00	**$3,831,424.60**	
Licenses and Permits										
101-32110	Alcohol / Tobacco Licenses	$1,742.00	$725.00	$700.00	$725.00	$0.00	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	23.11%	$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	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	59.01%	$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	**$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	20.00%	$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	87.75%	$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	65.89%	$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	102.92%	$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	156.25%	$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	**$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	9.29%	$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	50.00%	$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	58.12%	$174,699.32	**$191,410.23**	
101-39600	Woodland Administrative Services	$45,490.00	$5,213.50		$94,140.00	$54,205.86	50.00%	$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	50.00%	$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%	$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	**$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%	$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%	$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	148.68%	$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	82.25%	$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	81.54%	$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%	$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**	**76.30%**	**$564,747.32**	$691,483.85	
Intergovernmental Revenues										
101-33416	POST Reimbursement	$7,104.00	$5,050.99	$0.00	$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	0.40%	$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	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	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	**$0.00**	
	Public Safety Aid	$0.00	$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**	**0.26%**	**$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	46.45%	$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	50.00%	$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	50.00%	$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	50.00%	$20,000.00	**$20,000.00**	Salaries and equipment, increased based upon Compensation
101-39200	Sewer Fund Transfers	$38,424.00	$70,611.00	$0.00	$160,000.00	$107,500.00	50.00%	$215,000.00	**$190,000.00**	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**	**49.77%**	**$550,000.00**	$525,000.00	
Miscellaneous Income										

101-36100	Special Assessments	$161.00	$1,436.90	$0.00	$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	$7,798.21	25.99%	$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	**$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%	$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	**$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	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	**$0.00**	
101-34950	Sale of Property	$1,063.00	$0.00	$2,600.00	$0.00	$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	**$0.00**	
	Total Miscellaneous Income	**-$112,433.00**	**$204,362.90**	**$500,514.00**	**$284,600.00**	**$75,897.63**	**207.94%**	**$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**	**$2,183,733.11**	**39.98%**	**$5,461,846.52**	**$5,901,063.45**	

Deephaven General Fund Expenses

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	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	51.13%	$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	49.34%	$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	50.04%	$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	51.36%	$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%	$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	112.50%	$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	62.40%	$59,723.28	**$65,695.61**	Factors 10% increase. 4 Employees, 2 Single 2 Family
	Dental Insurance	$0.00	$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	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	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	50.00%	$26,400.00	**$26,400.00**	Council Pay
101-41100-121	Pera	$240.00	$240.00	$240.00	$180.00	$120.00	6.06%	$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	50.00%	$1,636.80	**$1,636.80**	6.2% S.S.
101-41100-123	Medicare	$383.00	$377.00	$383.00	$383.00	$191.40	50.00%	$382.80	**$382.80**	1.45% Medicare
101-41100-124	MN Paid Leave	N/A	N/A	N/A	N/A	$58.08	0.00%	$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	78.52%	$300.00	**$500.00**	
101-41100-301	Auditing	$16,950.00	$16,500.00	$25,466.00	$38,900.00	$28,050.00	178.10%	$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	66.33%	$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	467.94%	$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	18.53%	$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	**$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	79.07%	$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	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	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	14.73%	$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	**$0.00**	Excelsior Fireworks Program
101-41100-439	Miscellaneous	$0.00	$2,102.00	$566.00	$0.00	$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	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	0.00%	$500.00	**$200.00**	Supplies, ballots
101-41200-219	Election Operational Supplies	$0.00	$0.00	$3,021.00	$0.00	$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	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	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	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	**$0.00**	Meals and Mileage reimbursement
101-41200-372	Election Meals	$927.00	$0.00	$3,357.00	$0.00	$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	20.23%	$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	18.36%	$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	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	88.63%	$43,000.00	**$45,000.00**	Software Support, IT, GovOffice Website, PSN,
101-41400-313	Computer	$0.00	$0.00	$10,493.00	$766.00	$0.00	0.00%	$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	60.00%	$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	48.99%	$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	80.18%	$5,500.00	**$6,500.00**	
101-41400-331	Training Expenses	$833.00	$0.00	$669.00	$845.00	$1,139.46	75.96%	$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	**$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	44.79%	$3,000.00	**$3,000.00**	
101-41400-371	Registration	**$0.00**	**$0.00**	**$350.00**	$175.00	$845.00	28.17%	$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	130.56%	$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	**$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	59.10%	$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	**$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	46.34%	$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	43.13%	$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	35.69%	$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	116.72%	$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	88.51%	$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	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%	$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**	**61.84%**	**$1,047,388.64**	**$1,136,165.72**	
Public Safety Expenses										
101-42100-101	Salaries	$786,411.00	$807,987.00	$939,492.00	$993,303.00	$555,356.83	52.27%	$1,062,484.80	**$1,237,723.97**	7 Union officers, Chief, Lieutenant, PD Admin Asst.
101-42100-102	Salaries - Overtime		$958.00	$4,910.00	$23,333.00	$16,686.21	59.51%	$28,041.30	**$34,906.50**	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	48.24%	$193,023.12	**$215,613.35**	17.7%, inlc. Overtime
101-42100-122	Social Security	$4,604.00	$4,861.00	$10,740.00	$5,549.00	$3,020.72	53.60%	$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	52.20%	$15,812.63	**$18,453.14**	1.45% Medicare
101-42100-124	MN Paid Leave					$2,558.53	0.00%		**$11,199.15**	0.88% MN Paid Leave
101-42100-127	HSA US Bank		$28,140.00		$27,625.00	$29,250.00	100.00%	$29,250.00	**$35,750.00**	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	61.32%	$140,383.80	**$177,453.14**	Factors 10% increase. 9 Employees, 5 Family, 4 Single
	Dental Insurance						0.00%	$11,394.97	**$6,559.56**	Factors 10% increase eff. 7/1/2027. 9 employees
	Life Insurance						0.00%	$2,251.44	**$112.20**	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	36.29%	$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	40.42%	$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	43.87%	$21,000.00	**$21,000.00**	
101-42100-214	Forms/Printing	$260.00	$889.00	$222.00	$844.00	$0.00	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	7.27%	$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	34.72%	$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%	$0.00		Combined with Equipment Maintenance: 101-42100-319
101-42100-229	R&M Supplies				$78.00		0.00%			
101-42100-231	Firearm Training Supplies	$2,806.00	$4,203.11	$4,976.00	$6,397.00	$5,428.52	75.40%	$7,200.00	**$7,200.00**	
101-42100-249	Minor Equipment	$1,251.00	$1,328.00	$519.00	$333.00	$43.99	2.75%	$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	20.00%	$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	42.30%	$57,856.92	**$51,800.00**	Deephaven and Woodland Prosecuting Attorney Fees
101-42100-309	Professional Services	$34,617.00	$49,103.00	$75,578.00	$54,519.00	$74,781.68	123.28%	$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				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	44.56%	$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	41.77%	$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	40.19%	$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	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	66.20%	$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	48.51%	$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	153.49%	$500.00	**$800.00**	
101-42100-433	Dues/Subscriptions	$2,709.00	$2,355.00	$1,328.00	$2,034.00	$1,548.50	31.89%	$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**	**54.42%**	**$1,755,208.53**	**$2,013,406.98**	
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	80.38%	$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	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			0.00%		**$117,699.54**	2026 SCBA & Chiller Capital Purchase Prepaid in 2025
	Fire District Expense	**$602,613.00**	**$733,459.00**	**$846,888.00**	**$952,145.00**	**$523,632.20**	**58.09%**	**$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	53.30%	$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	49.76%	$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	52.31%	$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	53.76%	$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%	$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	25.00%	$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	74.44%	$29,861.64	**$24,041.95**	Factors 10% increase. 1 Single HSA, 1 Single non-HSA
	Dental Insurance	$0.00	$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	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	9.91%	$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	72.19%	$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	21.12%	$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	92.16%	$110,000.00	**$127,750.00**	**Metro West Inspection Cost**
101-42400-331	Transp/Training	$0.00	$0.00		$250.00		0.00%	$500.00	**$500.00**	
101-42400-433	Dues/Subscriptions	$699.00	$632.00	$647.00	$733.00	$20.50	2.93%	$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**	**64.64%**	**$393,074.01**	**$402,156.32**	

Public Works Expenses										
101-43900-101	Salaries Full Time	$235,600.00	$260,683.00	$336,179.00	$458,001.00	$240,802.64	48.56%	$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	84.85%	$13,670.25	**$14,365.73**	
101-43900-106	Seasonal	$0.00	$2,016.00	$13,584.00	$12,768.00	$6,200.00	31.00%	$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	49.53%	$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	47.36%	$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	48.76%	$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%	$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	100.00%	$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	60.83%	$80,660.52	**$88,726.57**	Factors 10% increase. 3 Family, 2 Single
	Dental Insurance	$0.00	$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	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	43.11%	$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	#DIV/0!	$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	#DIV/0!	$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	35.93%	$6,000.00	**$6,000.00**	General Engineering, Not Project Related
101-43100-309	Street Other Professional Services	$0.00	$0.00	$0.00	$41,385.00	$14,802.50	37.01%	$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	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	46.23%	$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	39.68%	$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	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%	$0.00	**$1,000.00**	
101-43900-201	Office Supplies	$0.00	$0.00	$0.00	$397.00	$0.00	0.00%	$300.00	**$300.00**	
101-43900-211	Uniforms	$0.00	$1,979.00	$2,331.00	$2,270.00	$3,641.56	91.04%	$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	32.99%	$36,000.00	**$36,000.00**	
101-43900-219	Operational Supplies	$0.00	$12.00	$1,175.00	$0.00	$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	29.79%	$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	6.24%	$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	31.79%	$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	**$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	58.82%	$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	64.45%	$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	41.93%	$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	108.54%	$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%	$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	1.17%	$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	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	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	47.52%	$1,003,443.86	**$1,061,342.65**	

Parks and Recreation Expense										
	Beach Patrol Salaries	N/A	N/A	N/A	N/A	**$0.00**	0.00%	**$0.00**	**$55,000.00**	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%**	**$0.00**	**$4,650.00**	Beach Patrol FICA
101-45100-123	Medicare	N/A	N/A	$592.00	$569.00	**$293.86**	**0.00%**	**$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%**	**$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	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	243.76%	$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	80.02%	$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	59.82%	$20,000.00	$20,000.00	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	39.33%	$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%	$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	45.41%	$65,000.00	$8,650.00	Weed/fertilizer application, used to include Beach Patrol Salaires
101-45100-381	Electricity	$6,825.00	$6,386.00	$3,327.00	$6,893.00	$4,022.92	50.29%	$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	51.82%	$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	23.66%	$40,000.00	$40,000.00	Tree and pond treatments, Ash Tree Removal
101-45100-419	Rental	$1,449.00	$949.00	$1,704.00	$2,235.00	$960.71	80.06%	$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	23.92%	$12,000.00	$12,000.00	Thorpe, Childrens, City Hall
	Parks and Recreation Expenses	**$78,833.00**	**$83,147.55**	**$121,963.00**	**$219,034.00**	**$76,525.82**	**45.09%**	**$169,700.00**	**$153,247.50**	

Contingency									
101-41400-229	**Contingency**	$0.00	$0.00	$18,382.00	$2,600.00	**$997.00**	**0.59%**	**$169,203.17**	**$0.00**

Total General Fund Expenses	**$2,128,620.00**	**$2,516,202.02**	**$2,866,676.00**	**$5,100,749.00**	**$2,935,041.45**	**53.96%**	**$5,439,467.20**	**$5,901,063.45**

Revenues	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027
Ad Valorem Taxes	$2,479,382.00	$2,678,878.00	$2,988,393.00	$3,143,938.00	$1,121,022.86	32.03%	$3,500,166.00	**$3,831,424.60**
Licenses and Permits	$356,681.00	$452,030.10	$433,405.00	$610,899.00	$281,128.12	65.89%	$426,650.00	**$420,625.00**
Charges for Service	$299,886.00	$328,060.93	$518,137.00	$636,158.00	$430,926.84	76.30%	$564,747.32	**$691,483.85**
Intergovernmental Revenues	$302,046.00	$473,150.99	$339,358.00	$427,333.00	$1,000.00	0.26%	$383,783.20	**$396,000.00**
Fines, Penalties & Transfers	$67,259.00	$103,552.00	$33,532.00	$426,254.00	$273,757.66	49.77%	$550,000.00	**$525,000.00**
Miscellaneous Income	-$112,433.00	$204,362.90	$500,514.00	$284,600.00	$75,897.63	207.94%	$36,500.00	**$36,530.00**
Total Revenues	**$3,392,821.00**	**$4,240,034.92**	**$4,813,339.00**	**$5,529,182.00**	**$2,183,733.11**	**39.98%**	**$5,461,846.52**	**$5,901,063.45**

Expenditures	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027
Administrative Expeense	$651,772.00	$782,785.60	$837,928.00	$1,038,503.00	$647,739.47	61.84%	$1,047,388.64	**$1,136,165.72**
Public Safety Expense	$1,198,655.00	$1,296,828.11	$1,513,832.00	$1,572,104.00	$955,163.94	54.42%	$1,755,208.53	**$2,013,406.98**
Excelsior Fire District	$602,613.00	$733,459.00	$846,888.00	$952,145.00	$523,632.20	58.09%	$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	64.64%	$393,074.01	**$402,156.32**
Public Works Expense	$527,272.00	$628,057.39	$800,296.00	$902,196.00	$476,885.19	47.52%	$1,003,443.86	**$1,061,342.65**
Parks and Recreation Expense	$78,833.00	$83,147.55	$121,963.00	$219,034.00	$76,525.82	45.09%	$169,700.00	**$153,247.50**
Contingency	$0.00	$0.00	$18,382.00	$2,600.00	$997.00	0.59%	$169,203.17	**$0.00**
Total Expenditures	**$3,327,275.00**	**$3,813,030.13**	**$4,380,508.00**	**$5,100,749.00**	**$2,935,041.45**	**53.96%**	**$5,439,467.20**	**$5,901,063.45**

Year	Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2026
Total Revenues	$3,392,821.00	$4,240,034.92	$4,813,339.00	$5,529,182.00	$2,183,733.11	39.98%	$5,461,846.52	**$5,901,063.45**
Total Expenditures	$3,327,275.00	$3,813,030.13	$4,380,508.00	-$5,100,749.00	-$2,935,041.45	53.96%	$5,439,467.20	**$5,901,063.45**
Revenues over (under) Expense	$65,546.00	$427,004.79	$432,831.00	$428,433.00	-$751,308.34		$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 = $23,030.96; City Hall has 2 Single, 2 Family = $65,695.61
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; 57.15; 74.15; 87.61) times 2080 hours = $1,237,723.97
Overtime line item computed adding one new officer as hourly average for officers, excluing Chief and Asst. Chief (47.52; 54.87; 56.86; 57.15; 57.15; 57.15; 57.15) times 1.5 for OT Compensation times 60 hrs per officer for 7 officers = $34,906.50
Health Insurance 10% increase Projections adding one new officer: Single HSA = $9,816.84; Family at 80% City Cost = $23,030.96; The Police Department is projected 5 Family and 5 Single = $177,453.14
Dental Insurance 10% increase projection: $655.96 per employee x10 = $6,559.56
Life Insurance 10% increase projection: $112.20 per employee x10 = $1,122.00

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 = $23,030.96; Public Works has 2 Single and 3 Family = $88,726.57
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 Capital Improvement Plan

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	YTD 2026	Projected 2026	Draft 2027	Draft 2028	2026 Notes	2027 Notes	2028 Notes
Capital Improvement Revenues														
Interest Income	$12,487	$148	$8,251	$200	$0	$0	$200	$0	$200	$0	$0			
Franchise Fees	$94,641	$94,392	$94,915	$94,500	$163,365	$189,494	$220,000	$95,026	$220,000	$200,000	$200,000			
Tax Levy	$394,469	$394,994	$445,081	$450,000	$700,000	$900,000	$1,000,000	$500,000	$1,000,000	$1,100,000	$586,707	Reflects reduced levy for 2026 Project	Reflects reduced levy for 2026 Project	
Grant / State Aid / Rescue Funds	$20,000	$750,000	$0	$0	$0	$300,000	$0	$0	$0	0	0			
Vehicle Forfeitures	$0	$9,430	$0	$0	$0	$0	N/A	$0	N/A	0	0			
Sale of Equipment	$0	$52,300	$0	$65,000	$50,905	$21,025	$65,000	$65,000	$0	$25,000	$25,000	Trade in value of old CAT Wing Plow- $65,000 but came off of purchase price		
General Fund Transfer	$200,000	$150,000	$200,000	$0	$0		N/A	N/A	N/A	N/A	N/A			
Enterprise Fund Transfers	$0	$16,000	$32,000	$52,000	$70,000	$0	$0	$0	$0	$0	$0	Discontinued		
Small Cities Road Aid					$58,558	$0	$62,160.00	$0	$62,160.00	$57,407.00	$57,407.00			
Bond Proceeds	$78,227	$0	$0	$0	$293,058	$0	$0	$0	$0	0	0			
Miscelaneous Revenues	$100,400	$6,393	$0	$0	$21,809	$500	$0	$0	$0	0	0			
Total CIP Revenues	**$900,224**	**$1,473,657**	**$780,247**	**$661,700**	**$1,357,695**	**$1,411,019**	**$1,347,360**	**$660,026**	**$1,282,360**	**$1,382,407**	**$869,114**			

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	YTD 2026	Projected 2026	Draft 2027	Draft 2028			
Capital Improvement Expenses														
City Hall	N/A	N/A	N/A	N/A	$52,143	$230,134	$55,000	$0	$55,000	$125,000	$0			
Police Department	N/A	N/A	N/A	N/A	$361,447	$42,058	$15,000	$33,000	$33,000	$142,000	$154,200	$33k PD Server		
Public Works	N/A	N/A	N/A	N/A	$625,795	$219,683	$318,000	$316,624	$251,624	$87,000	$0	2026 Cat Loader, Wing and Plow Council approved 11.3.2025		
Park and Rec.	N/A	N/A	N/A	N/A	$2,755	$692,511	$605,000	$63,376	$605,000	$180,500	$15,000	Village Hall Pavillion ($550,000), Retaining Wall; Thorpe Park Concrete Borders		
Roads and Streets	N/A	N/A	N/A	N/A	$495,072	$322,164	$140,000	$191,912	$592,927	$180,000	$180,000	$132,669 Fog and Chip / $305,469.43 Street Project Engineering Fees / $154,788.37 2026 Street Project Additional Construction / Admin Expense		
Total CIP Expense	**$835,055**	**$1,612,511**	**$905,710**	**$1,100,413**	**$1,537,212**	**$1,506,550**	**$1,133,000**	**$604,912**	**$1,537,551**	**$714,500**	**$349,200**			

Equipment Purchases Only	2026	Draft 2027	Draft 2028
Projected Revenues	$1,282,360	$1,382,407	$869,114
Projected Expenses	$1,537,551	$714,500	$349,200
Projected Total	-$255,191	$667,907.00	$519,914

2027 Total Equipment Expense	$865,236	Note: If we buy everything next year projected in our CIP Plan
2027 Total Depreciation Expense	$516,586	If we fully funded depreciation, it is recommended we do not fund next year.
Total 2027 CIP Expense	$1,381,822	Note: Cost of all CIP purchases and fully funded depreciation

2028 Total Current Expense	$349,200	Note: If we buy everything next year projected in our CIP Plan
2028 Total Depreciation Expense	$512,052	If we fully funded depreciation, we could partially fund based upon projections
Total 2028 CIP Expense	$861,252	Note: Cost of all CIP purchases and fully funded depreciation

	Final 2020	Final 2021	Final 2022	Final 2023	Final 2024	Final 2025	Budget 2026	Draft 2027	Draft 2028
Capital Fund Balance	$501,301	$435,278	$309,815	-$8,085	-$187,602	-283,133	-538,324	$29,583	$449,497
							Includes $255,191 with deficit from 2026 Street Project		

City Hall Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Computers (7 Stations)	$35,000	4	2027	$8,750		
Server	$25,000	5	2030	$5,000		
Software / Programs	$65,000	10	2027	$6,500		Moved again to 2027, has been in CIP since 2024
Website	$25,000	10	2027	$2,500		Moved again to 2027, has been in CIP since 2024
Phone System	$12,000	7	2032	$1,714		
Copier / Scanner	$9,800	6	2031	$1,633		
City Hall HVAC Sytem	$15,000	15	2039	$1,000		
PD HVAC System	$30,000	15	2026	$2,000		
A/V Equipment	$58,000	10	2025	$5,800		
Generator	$82,000	25	2053	$3,280		
Furnishings	$25,000	15	2026	$1,667		
Roof	$75,000	25	2050	$3,000		
Total CIP Expense	**$456,800**			**$42,844**		

2026 CIP Expense	**$55,000**
2026 Depreciated Expense	**$42,844**
2027 CIP Expense	**$125,000**
2027 Depreciated Expense	**$42,844**

2028 CIP Expense	**$0**
2028 Depreciated Expense	**$42,844**
2027 Projected Expense	**$167,844**
2028 Projected Expense	**$42,844**

Police Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding	
2023 Dodge Durango GT 60 mo. Lease	$66,000	5	2028	$13,200	$6,151	
2023 Dodge Durango Police 48 mo.Lease	$66,000	4	2027	$16,500	$5,663	
2023 Dodge Durango Police 48 mo.Lease	$66,000	4	2027	$16,500	$5,663	
2025 Dodge Durango Police Car	$66,000	4	2029	$16,500		Purchased in 2024
2025 Dodge Durango Police Car	$66,000	4	2029	$16,500		Purchased in 2024
2024 Xerox/Fax Machine	$6,500	6	2034	$1,083		
2024 Livescan Fingerprint Machine	$30,000	10	2034	$3,000		
2022 (4) Squad Laptops	$13,200	6	2028	$2,200		
2023 (5) AED's	$15,000	8	2031	$1,875		
2019 (5) Police Rifles	$10,000	8	2027	$1,250		
2013 (2) Civil Defense Sirens	$40,000	20	2033	$2,000		
2020 Police Server	$30,000	5	2026	$6,000		
Taser VR Traning System	$10,830	5	2030	$2,166		
2015 Police Department Camera System	$21,000	10	2034	$2,100		Purchased in 2024
2012 Replacement Police Management System	$75,000	15	2028	$5,000		
Total CIP Expense	**$506,530.00**			**$105,874**		

2026 CIP Expense	**$30,000**
2026 Depreciated Expense	**$105,874**

2027 CIP Expense	**$142,000**
2027 Depreciated Expense	**$105,874**

2028 CIP Expense	**$154,200**
2028 Depreciated Expense	**$105,874**
2027 Projected Expense	**$247,874**
2028 Projected Expense	**$260,074**

Notes: Not Depreciated - To be included in annual operating budget as expenses when needed.			
2024 (8) Glock 9mm Handguns	5,000	7	2031
2023 (8) Portable Radios Leased		7	2030
2024 (6) Mobile Radios Leased		10	2033
2024 (4) LPR Sqd Camera Lease	71,670	5	2029
2024 (8) Body Camera Lease	28,700	5	2029
2018 (2) Radar Units	6,000	7	2025
2019 (2) Radar Units	6,000	7	2026
2022 (2) Garage Doors	6,000	10	2032
2023 (2) Office Computers	4,500	5	2027
2020 (4) Office Computers	9,000	5	2025
2020 Tasers (8) (4 yr Lease, 10K per year)	10,000	4	2025
2019 Lidar	5,000	10	2029
2014 (4) Portable Ballistic Shields	7,000	12	2026
2019 (2) Portable Speed Monitors	6,300	8	2027
2020 (5) Rifle Suppressors	3,400	8	2028
2025 (1) Radar Unit	4,000	7	2032
2012 (2) Portable Weighing Scales	6,000	20	2032

Public Works Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
2023 Skidsteer Trailer	$18,000.00	30	2054	$600.00	
2024 Toolcat	$87,128.00	10	2034	$8,712.80	
2024 Crack Filling Machine	$115,972.00	12	2036	$9,664.33	
2024 Roller Rd 12 Whacker	$22,500.00	20	2044	$1,125.00	
2022 Blacktop Trailer	$34,500.00	15	2037	$2,300.00	
2007 Freightliner Water Truck and Tank	$210,000.00	15	2031	$14,000.00	
2006 Tractor / Flail Side Arm John Deere	$70,000.00	20	2029	$3,500.00	
2026 Cat Loader	$316,624.00	15	2026	$21,108.27	$248,624
2023 Ford F150 Pickup Truck	$56,020.00	10	2033	$5,602.00	
2024 Toro Groundsmaster Mower, Blower	$61,000.00	10	2034	$6,100.00	
2015 Freightliner Plow Truck	$265,000.00	15	2030	$17,666.67	
2016 Freightliner Plow Truck	$265,000.00	15	2031	$17,666.67	
2017 Bobcat 650 / Sweeper, Bucket, Broom	$65,000.00	10	2027	$6,500.00	
2019 Toro Groundsmaster 7200	$22,000.00	8	2027	$2,750.00	
2019 Ford F450 Super Duty Pickup	$96,500.00	10	2029	$9,650.00	
2022 Ford F350 Dump Truck Lease	$98,000.00	10	2033	$9,800.00	$9,542
2024 Freightliner Plow Truck Lease	$282,000.00	15	2039	$18,800.00	
Public Works Shop	$2,340,362.00	50	2040	$46,800.00	
Sand / Salt Shed	$591,410.00	40	2043	$14,785.00	
Total CIF Expense	**$5,017,016.00**			**$217,131**	

2026 CIP Expense	$318,000
2026 Depreciated Expense	$217,131

2027 CIP Expense	$87,000
2027 Depreciated Expense	$217,131

2028 CIP Expense	$0
2028 Depreciated Expense	$217,131
2027 Projected Expense	$304,131
2028 Projected Expense	$217,131

Parks and Rec. Capital Outlay Expense	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding

Children's Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Playground Slide	$20,000	30	2029	$666.67	
Playground Boat	$15,000	30	2029	$500	
Gazebo	$35,000	35	2034	$1,000	
Brick Pavers	$15,000	30	2050	$500	
Irrigation System	$15,000	30	2029	$500	
Sculpture	$37,000	30	2029	$1,233.33	
Fountain	$5,000	30	2029	$166.67	
Subtotal Expense	**$142,000**			**$4,567**	

Village Hall Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Gazebo	$50,000	50	2030	$1,000		
Tennis Court Reconstruction (2025)	$155,000	25	2050	$6,200	$54,792	For fencing install
Tennis Court Resurfacing	$20,250	5	2029	$4,050		
Tennis Court Backboard	$5,000	25	2030	$200		
Retaining Walls (2)	$20,000	30	2026	$666.67		
Warming House	$550,000	25	2026	$22,000	$7,965	
Ice Rink Lights	$70,000	30	2030	$2,333.33		
Ballfield Backstop	$5,000	25	2030	$200		
Hockey Rink	$564,783	40	2065	$14,120	$619	
Playground Equipment	$35,000	25	2043	$1,400		
Subtotal Expense	**$1,475,033**			**$52,170**		

Thorpe Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Multi-use Playground	$75,000	25	2035	$3,000	
Dinosaur Playground	$50,000	25	2030	$2,000	
Multi-colored Playground	$50,000	25	2030	$2,000	
Climbing Structure	$18,000	20	2030	$900	
Picnic Shelter	$35,000	35	2033	$1,000	
Ballfield Backstops (2)	$10,000	15	2028	$666.67	
Hockey Rink Lights	$70,000	25	2042	$2,800	
Warming House (2023)	$400,000	40	2063	$10,000	
Hockey Rink Asphalt Surface (Concrete)	$110,000	20	2037	$5,500	
Hockey Rink Boards (Fiberglass)	$75,000	25	2042	$3,000	
Tennis Court Resurfacing (2023)	$27,000	10	2033	$2,700	
Tennis Court Reconstruction	$100,000	25	2047	$4,000	
Tennis Court Backboard	$5,000	15	2037	$333.33	

Asphalt Path	$170,000	20	2043	$8,500		
Basketball Court	$40,000	25	2032	$1,600		
Basketball Resurface	$15,000	10	2025	$1,500		Occurred in 2025 - $8,264
Pond Fountain	$8,000	10	2025	$800		Occurred in 2025 - $7,475
Playground Concrete Borders	$35,000	20	2026	$1,750		
Subtotal Expense	**$1,293,000**			**$52,050**		

Shuck Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Playground Equipment	$35,000	20	2040	$1,750	
Tennis Court Reconstruction	$100,000	25	2045	$4,000	
Tennis Court Resurfacing	$27,000	10	2030	$2,700	
Subtotal Expense	**$162,000**			**$8,450**	

Haralson Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Platform Court Resurfacing	$20,000	6	2027	$3,333.33	
Platform Court Lighting	$20,000	15	2037	$1,333.33	
New Platform Court	$200,000	20	2037	$10,000.00	
Subtotal Expense	**$240,000**			**$14,666.67**	

Burton Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Stone Stairs	$7,000	25	2035	$280	
Subtotal Expense	**$7,000.00**			**$280.00**	

Pump Park	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
Asphalt Path	$0	0	0	$0		Park Board recommended removal, no replacement
Subtotal Expense	**$20,000.00**			**$0.00**		

Linwood Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (48')	$8,000	10	2030	$800	
Subtotal Expense	**$8,000.00**			**$800.00**	

Sandy Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (110')	$10,000	10	2030	$1,000	
Subtotal Expense	**$10,000.00**			**$1,000.00**	

Rocky Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Dock (90')	$9,000	10	2036	$900	
Subtotal Expense	**$9,000.00**			**$900.00**	

Nocomo Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Parking Lot	$80,000	25	2050	$3,200	
Subtotal Expense	**$80,000.00**			**$3,200.00**	

Robinson's Bay Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Border Fence	$5,000	15	2028	$333	
Dock (60')	$9,000	10	2036	$900	
Subtotal Expense	**$14,000**			**$1,233**	

Deephaven Beach	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding
Lights (8)	$40,000	20	2027	$2,000	
Lake Avenue Bollards (7)	$10,500	25	2027	$420	
Sport Court	$35,000	20	2027	$1,750	
Sport Court Parking Bollards (12)	$25,000	25	2027	$1,000	
Asphalt Path (200')	$50,000	25	2027	$2,000	
Sun Arbor	$25,000	20	2039	$1,250	
Swimming Dock	$60,000	20	2037	$3,000	
Subtotal Expense	**$245,500**			**$11,420**	

Total CIF Expense	**$3,705,533.00**			**$150,736.24**	

2026 CIP Expense	**$605,000**
2026 CIP Depreciation Expensee	**$150,736**

2027 CIP Expense	**$180,500**
2027 Depreciated Expense	**$150,736**

2028 CIP Expense	**$15,000**
2028 Depreciated Expense	**$150,736**
2027 Projected Expense	**$331,236**
2028 Projected Expense	**$165,736**

Roads and Streets Capital Budget	Final 2025	Budget 2026	Draft 2027	Draft 2028
Chip and Fog Seal Coat, Maltine Treatment	119,624	140,000	180,000	180,000

2027 Projected Expense	**$180,000**
2028 Projected Expense	**$180,000**

2026 Street Project - 2026 Expenses YTD $191,912.33

Sewer Fund Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
Lift Station Control Panels	$140,000.00	20	2026	$7,000.00	
2015 F350 Sewer Service Truck	$65,000.00	15	2030	$4,333.33	
Portable Generator	$34,000.00	20	2034	$1,700.00	
Total CIF Expense	**$239,000.00**			**$13,033**	

2026 CIP Expense	**$140,000**
2026 Depreciated Expense	**$13,033**

2027 CIP Expense	**$0**
2027 Depreciated Expense	**$13,033**

2028 CIP Expense	**$0**
2028 Depreciated Expense	**$13,033**
2027 Projected Expense	**$13,033**
2028 Projected Expense	**$13,033**

Stormwater Fund Capital Outlay Expense	Replacement Cost	Depreciation	Replacement	Annual Cost	Current Funding
Steam Generator	$4,500.00	20	2027	$225.00	
Total CIF Expense	$4,500.00			$225	

2026 CIP Expense	$0
2026 Depreciated Expense	$225

2027 CIP Expense	$4,500
2027 Depreciated Expense	$225

2028 CIP Expense	$0
2028 Depreciated Expense	$225
2027 Projected Expense	$4,725
2028 Projected Expense	$225

Marina Fund Capital Outlay Expense	Total Cost	Depreciation	Replacement	Annual Cost	Current Funding	
St Louis Bay	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Cruiser Docks (53)	$156,000	25	2034	$6,240.00		
Light Poles (4)	$20,000	25	2025	$800		look into
Dock Lights (5)	$4,000	10	2029	$400		
Launch Ramp	$40,000	20	2040	$2,000		
Breakwater	$26,000	25	2031	$1,040		
Sidewalk (250')	$15,000	20	2032	$750		
Rip Rap (300')	$22,500	20	2031	$1,125		
Breakwater Dock	$17,000	25	2033	$680		
Subtotal Expense	**$300,500**			**$13,035**		
Carson's Bay	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Cruiser Docks (40)	$105,000	25	2037	$4,200		
Dock Lights (4)	$3,000	15	2035	$200		
Subtotal Expense	**$108,000**			**$4,400**		
Public Launch	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
Driveway	$10,000	25	2026	$400		
Dock (48')	$12,000	20	2041	$600		
Launch	$18,250	15	2026	$1,217		Fixed in 2025
Subtotal Expense	**$40,250**			**$2,217**		
Equipment	**Total Cost**	**Depreciation**	**Replacement**	**Annual Cost**	**Current Funding**	
1978 Pontoon Trailer	$5,000	25	2028	$200		
Pontoon Motor	$3,000	20	2028	$150		
1995 Pontoon	$15,000	25	2028	$600		
Security Camera System	$7,500	15	2034	$500		
Subtotal Expense	**$30,500**			**$1,450**		

Total CIF Expense	**$479,250.00**
	$21,101.67

2026 CIP Expense	**$28,250**
2026 CIP Depreciation Expensee	**$21,102**

2027 CIP Expense	**$0**
2027 Depreciated Expense	**$21,102**

2028 CIP Expense	**$23,000**
2028 Depreciated Expense	**$21,102**

2027 Projected Expense	**$21,102**
2028 Projected Expense	**$44,102**

Budget Item	2020 Actual	2021 Actual	2022 Actual	2023 Budget	2023 Projected	2024 Budget
Revenues						
Interest Income	12,487	148	8,251	200	200	200
Franchise Fees	94,641	94,392	94,915	94,500	94,500	189,000
Tax Levy	394,469	394,994	445,081	450,000	450,000	700,000
Grant / State Aid / Rescue Funds	20,000	750,000	0	100,000	0	0
Small Cities Road Aid	0	72,871	0	0	0	83,792
Vehicle Forfeitures	0	9,430	0	0	0	0
Sale of Equipment	0	52,300	0	90,000	65,000	0
General Fund Transfer	200,000	150,000	200,000	0	0	0
Marina Fund Transfer	0	16,000	32,000	52,000	52,000	70,000
Bond Proceeds	78,227	0	0	0	0	0
Other Revenues	100,400	6,393	0	0	0	0
Total Revenues	900,224	1,546,528	780,247	786,700	661,700	1,042,992
Expenditures						
Computers/Server/Technology	5,423	0	0	54,000	28,250	0
Admin. Equipment	0	0	0	10,000	8,000	12,000
City Hall Improvements	0	87,239	13,002	0	0	4,000
Vehicles / Plow Truck	0	0	34,140	65,800	150,632	67,432
Street Equipment	6,046	96,056	19,368	0	0	72,260
Street Improvements	441,653	351,683	441,955	526,000	601,031	350,000
Engineering	102,448	236,446	188,867	105,200	124,260	160,000
Northome Bridge Project	0	762,857	0	0	0	0
Record Management System	0	0	0	0	0	50,000
Police Vehicles	95,277	22,888	39,004	79,000	38,026	49,920
Police Office Upgrades	25,854	0	0	0	0	7,000
(7) Police Tasers	11,389	0	0	0	0	0
Patrol Rifles / Suppressors	0	3,320	0	0	0	0
Police Server/Computer	2,686	3,845	6,399	0	0	15,000
Radar Speed Monitors	0	0	2,261	0	0	0
Police Equipment	0	0	18,627	34,000	12,514	8,500
Park & Beach Improv.	144,279	48,217	142,087	110,000	137,700	20,000
Total Expenses	835,055	1,612,551	905,710	984,000	1,100,413	816,112
Annual Balance	65,169	-66,023	-125,463	-197,300	-438,713	226,880
Fund Bal, Jan 1	436,132	501,301	435,278	309,815	309,815	-128,898
Fund Bal, Dec 31	501,301	435,278	309,815	112,515	-128,898	97,982

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

City Council Workshop
Council Agenda: Old Business
6 p.m. | 7 p.m. Tuesday, September 8, 2026
Resolution Adopting Marina Rates
Applicable in 2027 through 2031

Recommended Motion: Approve Resolution Setting Marina Rates applicable in 2027 through 2031.

The City Council reviewed the 2027 Draft Marina Budget and considered potential increases to the Marina space lease rates at Workshop and as New Business at the August 17, 2026, Council Meeting. The Council discussed and reviewed the rates currently charged for similar marina spaces in Wayzata, Excelsior, Tonka Bay, Excelsior Bayside and Minnetonka Marina and compared those to the current Deephaven fee schedule. Review of these area marina rates showed that Deephaven's marina rates schedule is among the lowest in the area. This offers Deephaven the opportunity to increase rates to generate funding for possible future expansion of marina dock spaces, as well as fund future capital costs of repair and replacement of the existing marina infrastructure.

Attached for your consideration and review are potential rate increases that mirror the same cadence and amounts as previously approved fee increases in place over the previous five years: by $200 for docks, $25 per buoy and $15 per foot of shore space. Even with these increases, the Deephaven Marina would still have the second-lowest rates out of the listed comparable area marinas. Staff will note that there is not a recommended increase for Slides until 2030, and no increase proposed for Canoes / Paddleboards based upon comparisons with neighboring cities.

Turning to the Marina Enterprise Fund Budget spreadsheet, the revenues projected therein include the fee increases proposed and show projected total revenues in 2027 in the amount of $329,840. Expenses are minimal, with the transfer of $150,000 to the General Fund to offset staffing and operational expenses being the largest expense in this Fund. If approved, Staff anticipate the increase in Marina Fees in 2027 will net an additional $23,185 in revenue that is factored in the estimated total revenues of $329,840. If approved, these rate increases and operation of the Marina Fund are anticipated to increase the Fund Balance by an additional $122,340.

The Projected Marina Rates Spreadsheet lists the proposed increases to be considered by the Council, with depicted annual changes through 2031. The third tab at the bottom of the spreadsheet breaks down the revenue projections by Marina (Carson's Bay and St. Louis Bay), and by Lease Type (Dock, Buoy, Slide, etc). The attached Resolution, if approved, would enact the Marina rate increases provided in the attached Spreadsheet. Staff recommend discussing the Marina rates annually to ensure they remain equitable as compared to the other area marinas.

Thank you, and as always, please send any questions, comments or requests for additional information you may have.

Dan Madsen
City Administrator / Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN, MINNESOTA

A Regular meeting of the City Council of the City of Deephaven, Minnesota was called to order by Mayor Kent Carlson on Tuesday, September 8, 2026, at 7:00 p.m. in the Council Chambers of City Hall, 20225 Cottagewood Road, Deephaven, Minnesota, 55331. The following Council Members were present: Carlson, Scherschligt, Jewett, Studer and Erdmann. The following were absent: None. A motion to adopt the following resolution was made by _____, seconded by _____.

RESOLUTION # XX-XX
A RESOLUTION ADOPTING A CADENCE OF ANNUAL MARINA RATE INCREASES BEGINNING IN 2027 AND CONTINUING THROUGH 2031

WHEREAS, the Deephaven City Council discussed the rates charged at Deephaven Marinas at the August 17th Workshop and City Council Meeting; and

WHEREAS, the current rates charged at the Carson's Bay and St. Louis Bay Marinas are among the lowest municipal and private marina rates charged in the area; and

WHEREAS, the Deephaven Marina Enterprise Fund should have a sufficient balance to cover the repair and replacement of docks, buoys and other marina amenities when they become outdated or fall into disrepair; and

WHEREAS, the Deephaven City Council has the stated goal of researching and hopefully expanding the St. Louis Bay Marina to provide more dock spaces for use by our Community; and

WHEREAS, the proposed cadence of Deephaven Marina Rate increases mirrors those enacted and in place over the previous five years; and

WHEREAS, Deephaven Marina Rates are projected to remain the second-lowest area marina rates after approval of the rate increases proposed herein; and

WHEREAS, the annual increase of Dock Spaces in the amount of $200, Buoys in the amount of $25, Shore Space by $15; and Slides in the year 2030 by $25 will support the goals and objectives set forth by the City Coucnil.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Deephaven, County of Hennepin, State of Minnesota:

1. The Marina Rates and Revenue Spreadsheet attached to this Resolution is approved and adopted as set forth therein. The Fee Schedule reflects annual increases beginning in 2027 and continuing through 2031 for Dock Spaces in the amount of $200, Buoys in the

amount of $25 and Shore Space by $15 per linear foot. Slides will increase in the year 2030 by $25 per space.

Adopted by the Council of the City of Deephaven, Minnesota on Tuesday, September 8, 2026. The following Council Members voted in favor: Carlson, Scherschligt, Studer, Jewett and Erdmann. The following members voted against or abstained: None. Where upon the motion was declared passed and executed.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenarz-Greenwaldt, City Clerk

MARINA RATES & REVENUE FOR 2027-2031											
		2027	2027	2028	2028	2029	2029	2030	2030	2031	2031
TYPE OF SPACE	# OF SPACES	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE
DOCKS	94	$2,200	$206,800	$2,400	$225,600	$2,600	$244,400	$2,800	$263,200	$3,000	$282,000
BUOYS	53	$650	$34,450	$675	$35,775	$700	$37,100	$725	$38,425	$750	$39,750
B1 SLIDES	20	$450	$9,000	$450	$9,000	$450	$9,000	$475	$9,500	$475	$9,500
B2 SLIDES	81	$325	$26,325	$325	$26,325	$325	$26,325	$350	$28,350	$350	$28,350
STREET END SLIDES	5	$325	$1,625	$325	$1,625	$325	$1,625	$350	$1,750	$350	$1,750
SHORESPACES	204 FT (15)	$160/FT	$32,640	$175/FT	$35,700	$190/FT	$38,760	$200/FT	$40,800	$200/FT	$40,800
CANOE RACKS	51	$100	$5,100	$100	$5,100	$100	$5,100	$100	$5,100	$100	$5,100
PADDLEBOARD RACKS	45	$100	$4,500	$100	$4,500	$100	$4,500	$100	$4,500	$100	$4,500
TOTAL			$320,440		$343,625		$366,810		$391,625		$411,750

Past Increases

Docks were going up $200/year 2023-2026.
Buoys were going up by $25/year 2023-2026.
Slides were going up by $25/year 2023-2026.
Shorespaces were going up by $15/year 2023-2026.
Canoe/Paddleboard Racks have stayed at $100/year (at least since 2021).

Current Projected Increases

Docks to go up $200/year (same as past years).
Buoys to go up $25/year (same as past years).
Slides are to stay the same until 2030, where they will increase $25 (based on research into neighboring marinas).
Shorespaces to go up $15/year (same as past years).
Canoes/Paddleboard Racks to stay the same.

For B2 slides: 81 is the total number we have, but only 68 are being used currently because of WBPs.

MARINA - PROJECTED RATES & REVENUE FOR 2027-2031											
		2027	2027	2028	2028	2029	2029	2030	2030	2031	2031
TYPE OF SPACE	# OF SPACES	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE	FEES	REVENUE
DOCKS											
Carson's Bay	40	$2,200	$88,000	$2,400	$96,000	$2,600	$104,000	$2,800	$112,000	$3,000	$120,000
St. Louis Bay	54	$2,200	$118,800	$2,400	$129,600	$2,600	$140,400	$2,800	$151,200	$3,000	$162,000
BUOYS											
Carson's Bay	25	$650	$16,250	$675	$16,875	$700	$17,500	$725	$18,125	$750	$18,750
St. Louis Bay	28	$650	$18,200	$675	$18,900	$700	$19,600	$725	$20,300	$750	$21,000
B1 SLIDES											
St. Louis Bay	20	$450	$9,000	$450	$9,000	$450	$9,000	$475	$9,500	$475	$9,500
B2 SLIDES											
Carson's Bay	39	$325	$12,675	$325	$12,675	$325	$12,675	$350	$13,650	$350	$13,650
St. Louis Bay	42	$325	$13,650	$325	$13,650	$325	$13,650	$350	$14,700	$350	$14,700
STREET END SLIDES											
Bay/Water Street	6	$325	$1,950	$325	$1,950	$325	$1,950	$350	$2,100	$350	$2,100
SHORESPACES											
St. Louis Bay	204 FT (15)	$160/FT	$32,640	$175/FT	$35,700	$190/FT	$38,760	$200/FT	$40,800	$200/FT	$40,800
CANOE RACKS											
Carson's Bay	18	$100	$1,800	$100	$1,800	$100	$1,800	$100	$1,800	$100	$1,800
St. Louis Bay	30	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000
Nocomo Beach	3	$100	$300	$100	$300	$100	$300	$100	$300	$100	$300
PADDLEBOARD RACKS											
St. Louis Bay	30	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000	$100	$3,000
Robinsons Bay	10	$100	$1,000	$100	$1,000	$100	$1,000	$100	$1,000	$100	$1,000
Nocomo Beach	5	$100	$500	$100	$500	$100	$500	$100	$500	$100	$500
TOTAL			$320,765		$343,950		$367,135		$391,975		$412,100

For B2 slides: 81 is the total number we have, but only 68 are being used on average because of WBPs.

For street-end slides: 6 is the total, but only 5 are being used because of a WBP.

NEIGHBORING MARINAS & THEIR FEES			
	2026 Fee	**2027 Projected Fee**	
City of Wayzata			
Outer Dock	$2,709.00	$2,871.54	6%
Inner Dock	$2,363.00	$2,504.78	
PB/Canoe Racks	$110.00	$113.30	3%
City of Excelsior - Clerk out until 8/10, she may have pricing for 2027			
Dock	$2,885.00		
Slide	$412.00		
Buoy	$825.00		
Buoy & Slide	$1,133.00		
Canoe/Kayak Rack	$127.00		
City of Tonka Bay			
Docks (2 sizes)	$1,600.00 - $2,000.00	$1,700.00 - $2,100.00	5%
Slides	$120.00	$126.00	
Canoe/Kayak Rack	$30.00	$31.50	
Excelsior Bay Harbor - Bayside Marine			
24'	$6,258.00	6% increase (?)	
28'	$8,165.00		
32'	$9,297.00		
40' - 48'	$11,545.00		
Minnetonka Marina			
Docks	$310/ft	May go up $5/ft if anything	
Deephaven			
Dock	$2,000	$2,200	
B1 Slide	$450	No Increase	
B2 Slide	$325	No Increase	
Buoy	$625	$650	
Canoe/Paddleboard Rack	$100	No Increase	
Shorespace	$145 per foot	$15 per foot	

Deephaven Marina Fund Budget

Marina Fund - 605		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027	Details
605-36102	Investment Interest Income	8,584	9,606	17,385	14,686	10,988.94	84.53%	13,000	$14,500.00	Gained significant increase through reinvestment
605-36201	Boat User Fees	188,959	212,592	239,216	277,978	20,930.50	9.51%	220,000	N/A	Discontinued in favor of using specific lease types
	Dock Leases						0.00%		$206,800.00	Assumes increase of $200 ($2,200 x 94 Docks)
	Buoys						0.00%		$34,450.00	Assumes increase of $25 ($650 x 53)
	B1 Slides						0.00%		$9,000.00	Assumes no increase ($450 x 20)
	B2 Slides						0.00%		$21,125.00	Assumes no increase ($325 x 65), 81 total, but not always all rented - wide boats
	Street End Slides						0.00%		$1,625.00	Assumes no increase ($325 x 5)
	Shorespaces (15 total spots)						0.00%		$32,640.00	Assumes $15 per year increase (204 total feet)
	Canoe Racks						0.00%		$5,100.00	Assumes no increase ($100 x 51)
	Paddleboard Racks						0.00%		$4,500.00	Assumes no increase ($100 x 45)
605-36202	Boat Late Fees	0		0	0		0.00%	0	$0.00	
605-36220	Other Income	280	540	0	0	0.00	0.00%	100	$100.00	
Total Revenues		**197,823**	**222,738**	**256,601**	**292,664**	**31,919.44**	**13.69%**	233,100	$329,840.00	

		Final 2022	Final 2023	Final 2024	Final 2025	YTD 6.30.2026	YTD %	2026 Budget	Draft 2027	Details
605-45100-219	Supplies	33	36	0			0.00%	500	500	
605-45100-221	R&M Equipment/Vehicle	93	0	0		62.99	12.60%	500	500	
605-45100-229	R&M Supplies/Other	8,361	3,924	2,624	2,887	2,867.17	71.68%	4,000	4,000	
605-45100-301	Auditing	2,575	2,775	4,739			0.00%	5,000	5,000	
605-45100-303	Engineering	0	1,092	0			0.00%	1,000	1,000	St Louis Bay Marina Project
605-45100-309	Professional Services--Other	10,500	11,055	12,966	21,850	67.00	0.48%	14,000	14,000	
605-45100-322	Postage	0	0	0	192		0.00%	300	300	Letters, Mailings
605-45100-369	Insurance	3,309	3,590	3,574	832	174.00	4.35%	4,000	4,000	
605-45100-381	Utility Service	1,173	1,169	3,276	725	402.43	20.12%	2,000	2,000	Was lift station electric miscoded
605-45100-419	Rentals	2,663	3,248	1,701	2,100	771.42	24.11%	3,200	3,200	Portable toilets
605-45100-433	Dues & Subscriptions	23,991	21,126	21,305	19,485	14,349.00	62.39%	23,000	23,000	LMCD dues, permits, licenses
605-49300-720	Operating Transfers	-5,172	83,323	101,323	120,000	75,000.00	50.00%	150,000	150,000	Old formula would be $46,038 = 5% Administrator, 41.7% Billing Clerk
Total Expenses		**127,311**	**196,768**	**207,660**	**168,071**	**93,694.01**	**45.15%**	207,500	207,500	

2025 End of Year Fund Balance	**579,712**

DEEPHAVEN CITY COUNCIL MEETING MEMORANDUM
20225 COTTAGEWOOD ROAD, DEEPHAVEN, MN 55331

Council Agenda: New Business
7 p.m. Tuesday, September 8, 2026
1st Reading and Review of City Code Amendment and Recodification

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Recommended Motion: None. This is intended to be a 1st Reading and Review of the Recodified City Code.

Alternate Recommended Motion: Waive Second Reading and Approve Recodification and Publication of the Deephaven City Code as presented.

The Deephaven City Council approved the recodification of the City Code in early 2025. Since that time, Staff have been working with American Legal to have our Code restated and recodified. The last time the City Code was formally updated was in 2003, so any Ordinance Amendments since that time have only been available on-line in past Council Packets, or in paper form in our binders in Deephaven City Hall.

The Recodification process is an important one, as American Legal updates any latent or outdated provisions of our City Code and reviews these materials to make sure they reflect current Minnesota Statutes and applicable provisions of current law. The table below reflects what provisions have been changed from prior versions during this process. Staff will note that there have been Ordinance Amendments since this process began. Those, and any new Ordinance Amendments, can be sent into American Legal, where they will make those changes and update our City Code. Staff recommend doing this on a bi-annual basis, if not quarterly, moving forward.

Ord. No.	***Date Passed***	***Description***
Ord. No.	***Date Passed***	***Description***
07-12	- -	720.02; 720.03
10-08	- -	1025.01 1025.22
09-25	6-6-2016	900.06
09-26	9-19-2016	900.06
09-27	2-6-2017	900.06
08-07	8-7-2017	800.06
06-01	8-21-2017	605.01—605.04
07-10	12-4-2017	720.01—720.25
07-11	11-8-2018	705.03
09-28	6-1-2020	900.07

05-51	4-5-2021	535.04
02-21	3-7-2022	205.02
11-11	7-17-2023	1115.05
08-09	8-21-2023	800.07
10-09	10-2-2023	1005.04
12-21	11-6-2023	1200.01—1200.12; 1312.08; 1345.01
10-10	10-20-2025	1005.04
13-97	3-2-2026	1302.03—1302.05; 1310.03; 1345.01

One additional benefit of the recodification process, and likely the most beneficial to Staff and the Community, is the updated City Code being published on-line. This function will be extremely helpful to everyone, as our Ordinances are not only updated here, but are also in a searchable format. The "Search" button at the top of the webpage allows keywords to be used to search our Ordinances, making research and referencing much easier for everyone. Once approved and published, the Deephaven City Website will be updated with a link to this new formatted City Code:
https://codelibrary.amlegal.com/codes/deephavenmn/latest/deephaven_mn/0-0-0-1

Members of Staff and the Council can review the attached Ordinance Amendment that will officially recodify and enact our amended City Code. Staff would then publish this Ordinance and City Code through summary publication, and the new Code would then be officially updated.

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

Sincerely,

Dan Madsen
City Administrator, Special Counsel
Deephaven, Minnesota

CITY OF DEEPHAVEN
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO: XX-XX

An Ordinance Enacting a Code of Ordinances for the City of Deephaven, Hennepin County, Minnesota, Revising, Amending, Restating, Codifying and Compiling Certain Existing General Ordinances of the Political Subdivision Dealing With Subjects Embraced in Said Code of Ordinances.

NOTICE IS HEREBY GIVEN: that on Tuesday, September 8, 2026, Ordinance No. XX-XX will be considered for adoption by the Deephaven City Council that will, if adopted and approved, revise, amended, restate, and codify the Deephaven Code of Ordinances as the conclusion of the City's recodification process.

NOTICE IS FURTHER GIVEN: that, because of the lengthy nature of the Deephaven Code of Ordinances, the following is a summary that has been prepared for publication, as approved by the City Council, as authorized by state law.

WHEREAS: the City of Deephaven last updated and recodified the City's Code of Ordinances (hereinafter "Code," or "City Code") was in 2003; and

WHEREAS: since that date, there have been numerous City-initiated amendments to the City Code, as well as legislative policy changes and enactments of Minnesota Statute that have impacted the City Code; and

WHEREAS: the present general and permanent ordinances are inadequately arranged, improperly classified and are insufficient in form and substance to be readily accessible to our Community; and

WHEREAS: the present general and permanent ordinances are inadequately arranged, improperly classified and are insufficient in form and substance to support and preserve public peace, health, safety and general welfare of the municipality; as well as support the proper conduct and execution by the Council of the City's affairs; and

WHEREAS: Minnesota Statute §415.021 entitled "Codification of Ordinances; City or Town," provides the statutory authority for Deephaven to revise, amend, restate, codify and compile any existing ordinances and all new ordinances not heretofore adopted or published and to incorporate such ordinances into one ordinance in book form; and

WHEREAS: Minnesota Statute §415.02 provides that, upon adoption and publication, these ordinances become *prima facie* evidence of being the established laws of the City of Deephaven; and

WHEREAS: through their Legislative Authority, the Council of the City of Deephaven has authorized a general compilation, revision and codification of the ordinances of the City of Deephaven of a general and permanent nature and directed the publication of such ordinance in book form; and

WHEREAS: it is necessary to provide for the usual daily operation of the municipality and for the immediate preservation of the public peace, health, safety and general welfare of the municipality that the recodification and adoption of the City Code take effect as soon as is practicable.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DEEPHAVEN:

Section 1. The general ordinances of the Political Subdivision as revised, amended, restated, codified, and compiled in book form are hereby adopted as and shall constitute the "City of Deephaven, Minnesota, Code of Ordinances."

Section 2. Such Code of Ordinances as adopted in Section 1 shall consist of the following Titles:

Chapter 1: General Provisions
Chapter 2: Administration of City Government
Chapter 3: Reserved
Chapter 4: Licensing, Permits and Fees
Chapter 5: Public Health and Safety
Chapter 6: Other Offenses
Chapter 7: Vehicles, Traffic, and Streets
Chapter 8: Public Grounds, Beaches, Trees, and Shrubs
Chapter 9: City Watercraft Spaces
Chapter 10: Water and Sewer
Chapter 11: Building, Housing, Construction, and Signs
Chapter 12: Subdivision Regulations
Chapter 13: Zoning and Land Use
Parallel References

Section 3. All prior ordinances pertaining to the subjects treated in such Code of Ordinances shall be deemed repealed from and after the effective date of this ordinance except as they are included and reordained in whole or in part in such Code; provided, such repeal shall not affect any offense committed or penalty incurred or any right established prior to the effective date of this ordinance, nor shall such repeal affect the provisions of ordinances levying taxes, appropriating money, annexing or detaching territory, establishing franchises, or granting special rights to certain persons, authorizing public improvements, authorizing the issuance of bonds or borrowing of money, authorizing the purchase or sale of real or personal property, granting or accepting easements, plat or dedication of land to public use, vacating or setting the boundaries of streets or other public places; nor shall such repeal affect any other ordinance of a temporary or special nature or pertaining to subjects not contained in or covered by the Code.

Section 4. Such Code shall be deemed published as of the day of its adoption and approval by the City Council and the City Clerk is hereby authorized and ordered to file and maintain a copy of such Code of Ordinances in the Office of the Clerk at City Hall.

Section 5. Such Code shall be in full force and effect as provided in Section 6, and such Code shall be presumptive evidence in all courts and places of the ordinance and all provisions, sections, penalties and regulations therein contained and of the date of passage, and that the same is properly signed, attested, recorded, and approved and that any public hearings and notices thereof as required by law have been given.

Section 6. This recodification process and adoption of the City Code is declared to be an emergency measure necessary for the immediate preservation of the peace, health, safety and general welfare of the people of this municipality and shall take effect at the earliest date provided by law.

Section 7. Pursuant to Deephaven City Code §200.10, the second reading of this Ordinance is hereby waived.

PASSED AND ADOPTED by the Legislative Authority of the Council of the City of Deephaven and **APPROVED** for publication on this 8th day of September, 2026.

A printed copy this Ordinance is available for inspection by any person during the City's regular office hours or on the City's website.

CITY OF DEEPHAVEN

_____
Kent Carlson, Mayor

ATTEST:

_____
Kimberly Lenaz-Greenwaldt, City Clerk

Hakanson Anderson

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

MEMORANDUM

TO: Honorable Mayor and Council

FROM: Steven Hegland, City Engineer

DATE: September 2, 2026

RE: Burton Park – DNR Conservation Partners Legacy (CPL) Grant Application

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Purpose

The purpose of this item is to request City Council approval to resubmit the Conservation Partners Legacy (CPL) Grant Application for the buckthorn removal at Burton Park.

Background

City Staff are seeking authorization to resubmit an application to the CPL Grant Program to assist with invasive buckthorn removal and habitat restoration efforts within Burton Park. A similar application was submitted in 2025 but was not selected in a highly competitive round of grant awards.

Following the application, staff reviewed feedback provided through the grant process and met with members of the Park Board to discuss opportunities to strengthen a future submission. Based on that feedback, the revised application will highlight the City's commitment and capacity to implement long-term invasive species management throughout Burton Park beyond the initial grant-funded work. The application will also highlight the creation of a management plan as part of the process.

In addition, the revised application more clearly describes the unique challenges associated with buckthorn removal at Burton Park. The property contains extensive buckthorn infestations within environmentally sensitive areas. Many of the steep slopes within the park will require labor-intensive removal methods, and follow-up management to prevent reinfestation.

Staff believe these revisions help address the comments provided on the previous grant application and will continue to align with the program's funding objectives.

Burton Park is a unique natural resource within the community, containing areas where multiple ecological communities converge. The Park Board recognizes the park's environmental significance and believes that removing invasive buckthorn and restoring native plant communities will improve habitat quality, increase biodiversity, support pollinators and wildlife, and preserve the park's natural character for future generations. As a result, staff recommend resubmitting the CPL grant application to advance these restoration efforts and leverage external funding to support the long-term stewardship of Burton Park.

Grant Program

The Conservation Partners Legacy (CPL) Grant Program is a competitive funding program that provides grants ranging from $5,000 to $500,000 for projects that restore, protect, or enhance prairies, wetlands, forests, and habitat for fish, game, and wildlife throughout Minnesota. Grant recipients are required to provide a minimum 10 percent local match toward the total project cost.

The grant application staff is proposing to submit this year is similar in scope to the application submitted last year. The proposed project would include the initial removal of buckthorn throughout Burton Park using a combination of mechanical and hand removal methods, depending on site conditions within the park.

Following the initial removal efforts, the project would include five applications of foliar herbicide treatment targeting newly emerging buckthorn growth. These treatments would be completed over a three-year period to ensure effective control. In addition, the project would include four rounds of treatment and removal of other invasive species that are expected to emerge once the buckthorn canopy has been removed.

During the onsite walkthrough conducted this summer with Ryan MacGregor and Council Member Scherschligt, staff discussed utilizing local volunteer groups to complete the reforestation of the park understory as the City's local match contribution for the grant. Proposed restoration activities would include planting native grasses and forbs in 2027, installing select native plug plants, and broadcast seeding targeted areas throughout the park. This effort would provide an excellent opportunity to engage community volunteer organizations and potentially involve local elementary school students in restoration and stewardship activities.

A copy of the proposed project budget for the grant application is attached to this memorandum.

In addition to invasive species removal and restoration activities, a portion of the grant funding would be used to develop a long-term invasive species management plan for Burton Park. While the proposed project would significantly reduce existing buckthorn and other invasive species populations, ongoing management efforts will be necessary to prevent future infestations and maintain the ecological health of the park over time.

Recommendation

We are requesting the City Council approval to update and resubmit the grant application materials. The costs to update and resubmit the materials is estimated to be less than $750.



Data Sources: NADS, Stantec, 2022 Hennepin County Aerial Photo

Deephaven Burton Park - Forest Enhancement Project Area

- Project Boundary
- 2-foot Contours
- Intermittent Stream
- Mulch Trail

N

0 50 100 Yards

DRAFT- Deephaven Burton Park Forest Enhancement Project - Proposed CPL Grant Budget

2027-2030

Enhancement Activity	Units	Quantity	Unit Cost ($)	Subtotal $)	Funding Source	Notes/Assumptions
Initial invasive shrub removal	AC	10	$ 10,760	$ 107,600	Grant	initial forestry mow and shredding piles, hand cut/treat on steep slopes; drag, pile, and chip
Invasive brush foliar treatments (x5)	AC	10	$ 4,773	$ 47,730	Grant	up to 5 foliar invasive brush treatments; 2 in 2028, 2 in 2029, 1 in spring 2030
Erosion control materials & installation	LS	1		$ 4,680	Grant	1 acre of EZ Straw application to steep west shoreline slope after spring grass/sedge seeding
Native grass/sedge seed mix	AC	10	$ 750	$ 7,500	Cash Match	native grass/sedge seed mix for seeding spring 2028
Native forb seed mix	AC	10	$ 1,130	$ 11,300	Cash Match	native forb (wildflower) seed mix for seeding fall 2028
Hand broadcast seeding (x2)	EA	2	$ 4,450	$ 8,900	Cash Match	seed mix design, procurement, mixing & hand seeding across 10 acres twice in 2028
Herbaceous invasives control (x4)	AC	10	$ 704	$ 7,040	Grant	spot spray, hand pull 2x in 2028, 1x in 2029, 1x in 2030
Native plant plugs (500 plugs)	LS	1		$ 1,100	Cash Match	special planting event to involve elementary school students in spring 2030
Plug planting design, procurement, planting	LS	1		$ 3,000	Grant	plug planting plan, procurement; contractor & city staff assist school for 1 day to plant & water plugs
	Enhancement Activity Subtotal			**$ 198,850**		
Professional Services						
Grant administration	LS	1		$ 15,000	Grant	3.5 years of grant admin & project management; bid specs, solicitation & management; contractor oversight & sight inspections, project reporting
Long-term management plan	LS	1		$ 3,400	Grant	plan to guide long-term management and sustain grant work progress
			Professional Services Subtotal	**$ 18,400.00**		
			Grant Project Budget Total	**$ 217,250.00**		
			City Match (10% Min.)	**$ 28,800.00**	Cash Match	Would largely be through volunteer hours for seeding/planting activites to restore desired vegetation. Some City contribution to buy materials
			Grant Funding Request	**$ 188,450.00**		

Deephaven Police Department

CORY JOHNSON
CHIEF OF POLICE

20225 Cottagewood Road
Deephaven, MN 55331

Email – coryj@deephavenpolice.com

September 8, 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 August 2026

August 2026:	July 2026:
178 Traffic Stops	267 Traffic Stops
90 Radio Calls	112 Radio Calls
37 Speeding	62 Speeding
2 Driving after Suspension	3 Driving after Suspension
4 No MN License	1 No MN License
5 Driving after Revocation	7 Driving after Revocation
126 Citations	183 Citations
162 Verbal Warnings	254 Verbal Warnings
2 Written Warnings	4 Written Warnings
0 DWI's	1 DWI
17 Medical Calls	17 Medical Calls
14 Assists to other Agencies	19 Assists to other Agencies
(9 SLMPD)	(13 SLMPD)
(3 MTKA)	(4 MTKA)
(2 WAYZATA)	(2 WAYZATA)
2 Assist to Deephaven	4 Assists to Deephaven
(2 SLMPD)	(3 SLMPD)
	(1 MTKA)

4 Accidents	8 Accidents
2 Permits to acquire handgun	2 Permits to acquire handgun
13 Alarms	16 Alarms

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

INCIDENT	DATE	DETAILS:
Credit Card Fraud	2026-08-02	Officer was dispatched to a phone call of missing credit cards that were attempted to be used at Walgreens in Hopkins. No money was lost. Could not ID the suspects as Walgreens had poor video.
Theft	2026-08-05	A resident of Woodland approached an officer and reported a past action theft of $3,000 cash from their home by a cleaning company employee. The homeowner is working with the cleaning company who terminated the employee and reimbursed the cash to the victim. Pending charges
Damage to Property - Theft	2026-08-06	An officer observed the Flock Camera at Minnetonka Boulevard and Cottagewood Road had been stolen. Hennepin County Crime lab was requested to pull visible prints from the pole. Investigation Continues.
Domestic Assault	2026-08-18	Officer responded to a physical domestic at Deephaven Woods Senior Living. The officer arrived and found both individuals were separated and had minor injuries. The officer learned the female half was the aggressor after not wanting the male half to leave. The female attempted grabbed onto the male and attempted to keep him from leaving. Both parties caused injuries to each other. A staff member was able to find video of the male exiting the apartment as the female was trying to hold onto him and he was hitting her with a water bottle. The male was trespassed from the facility. Both parties refused EMS. City Attorney is reviewing case.
Disorderly Conduct	2026-08-21	A Deephaven Officer approached the intersection of Ridgewood Road and Vine Hill Road and observed a vehicle stopped and speaking to the road crew flaggers. Bituminous Roadways was finishing up a road project re-paving the area of Vine Hill Road and Minnetonka Boulevard and employees reported the vehicle had appeared to intentionally drive on fresh pavement while swerving to rip up the roadway. The officer was going to speak to the party about their conduct after they talked with a third flagger but the vehicle kept going on Minnetonka Boulevard from Vine Hill Road, the officer attempted to conduct a traffic stop on the vehicle that then drove to 19100 Minnetonka Boulevard which was owned by his parents. The officer took the party into custody, the driver was later released and charges will be submitted.
Traffic Stop - OHM - Flee	2026-08-29	Officer was on patrol and observed an off-highway motorcycle driving on the public roadway. Officer attempted a traffic stop, in which the driver of the off-highway motorcycle fled. Officer lost the driver and was unable to identify who was operating it.

Accidents July 2026

INCIDENT	Reported Date	ACCIDENT DETAILS
PI Accident	2026-08-07	Officer was on a separate incident and requested additional Officers respond to assist. While in route, a Minnetonka Police Officer was involved in a squad involved accident at the intersection of Rutledge Road and Westview Drive. Officer ended the initial contact and responded. Officer gathered information and statements from parties involved. Excelsior Fire and Hennepin EMS responded to the scene and assisted with patient care for the driver of the civilian vehicle. Kustom Karriers was dispatched and towed the civilian vehicle. Matt's Auto responded and towed the Minnetonka Police vehicle to their police department. The driver of the civilian vehicle was transported to the hospital by EMS. A MN Crash report was completed.
PD Accident - Hit and Run	2026-08-16	Officer was patrolling when they came across a downed sign and a mailbox on Minnetonka Boulevard by Thorpe Park, that had been hit by a vehicle. Driver of vehicle that struck the mailbox called in to report the accident. The mailbox owner was contacted. Driver also hit a sign in the Right of Way. Public Works Supervisor was notified and an estimate is attached. State Accident report was filed.
PD Accident - Hit and Run	2026-08-30	Officer was dispatched to a property damage hit and run crash on Lakeview Ave. Caller said their truck was hit overnight. Officer located the vehicle and the driver. Driver spoke to the owner of the truck and decided to settle the damage out of pocket. The driver admitted to hitting the vehicle. Charges sent to City Attorney for review. State Accident report filed.
PD Accident - Hit and Run	2026-08-30	Officer was dispatched to a hit and run property damage crash that occurred the night before in the 19300 block of Lake Ave. Unknown vehicle or driver. State Accident report filed.