

DEEPHAVEN CITY COUNCIL WORKSHOP MINUTES**6:00 P.M., MONDAY, AUGUST 3, 2026**

1. **CALL MEETING TO ORDER:** Mayor Kent Carlson called the Workshop to order at approximately 6:00 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 General Fund Budget**

Administrator Madsen shared the initial draft of the 2027 General Fund Budget and reviewed the projected revenues and expenses therein. Staff noted the current budget proposes a Draft 2027 Property Tax Levy in the amount of \$3,764,470.34. This is an increase of \$274,804.34, or 7.87%, over the amount of \$3,489,666 that was levied in 2026. Note that the CIP levy and Debt Service levy will contribute to the overall 2027 Final Property Tax Levy. The Debt Service levy will remain relatively static in 2027 as the 2026A Series Bond first payment of interest only is already capitalized for next year. The Debt Service levy can be held at a 0% increase, but is recommended to increase by \$100,000 next year in preparation for the 2028 Street Project and related bond issuance. Overall, if this Draft Budget were approved (obviously not recommended at this time), and the Debt Service and CIP Levies were approved as discussed, the total 2027 Property Tax Levy would be about an 8% increase over 2026.

Members of Staff and the Council discussed individual line items in the budget and considered what changes may need to be made prior to the September 30th Preliminary Property Tax Levy. It was also requested that a draft of the Enterprise Fund Budgets be presented at the next meeting to depict a wholistic look at the 2027 Budgets. 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 13th, 2026

Dan Madsen

City Administrator, Special Counsel

Deephaven, Minnesota

DEEPHAVEN CITY COUNCIL MEETING MINUTES

7:00 P.M. Monday August 3rd, 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

ABSENT: Councilmembers Tom Erdmann and Tony Jewett

STAFF PRESENT: City Administrator Dan Madsen, City Clerk Kimberly Lenarz-Greenwaldt, Planning Director Pat Smith, Finance Clerk Andrew Keller and City Engineer Steve Hegland with Hakanson Anderson,

GUEST: Rachel Gorman, Wade Homola and Chris Olson

2. PLEDGE OF ALLEGIANCE:

The Council recited the Pledge of Allegiance

3. APPROVE THE CONSENT AGENDA:

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

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

Motion carried, voting in favor was Mayor Carlson and Councilmembers Studer and Scherschligt. 3/0 vote.

4. MATTERS FROM THE FLOOR:

None

5. PLANNING & ZONING MATTERS:

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

Smith presented the staff report. The house was built in 1953 according to

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

To mitigate the hardcover over the 25% maximum hardcover limit, the applicant is proposing an infiltration trench in the northwest corner of the site. The proposed infiltration trench is sized to provide 68.9 cubic feet of stormwater mitigation. The resulting effective hardcover is 24.7%.

With the proposed improvements, the amount of stormwater draining towards the property at 3545 Therese Street will be reduced significantly. The City Engineer has reviewed and approved the grading and stormwater management plans.

Councilmember Studer asked if the downspouts are going to be directed underground to the infiltration trench. City Engineer Hegland stated the stormwater would be directed over ground. Councilmember Scherschligt appreciated the property owner for getting support letters from neighbors. Mayor Carlson thanked the homeowner for investing in his property.

Motion by Councilmember Scherschligt, seconded by Councilmember Studer, to accept the recommendation and findings of staff and the Planning Commission and approve a conditional use permit to exceed the hardcover limit by 5.8% for an addition to the house located at 3555 Therese Street, as presented. Motion carried 3/0.

6. UNFINISHED BUSINESS:

None

7. NEW BUSINESS:

A. Tree Replacement Construction Process

Administrator Madsen discussed the removal of two healthy trees on private property due to stormwater improvements associated with the 2026 Street Project. Staff recommended replacing two trees for every healthy tree that must be removed from private property as part of the project. Replacement trees are estimated at approximately \$2,000 each.

Motion was made by Scherschligt and seconded by Studer to approve the replacement of two trees for every healthy tree removed on private property due to the 2026 Street Project.

Motion Carried, Voting in favor was Mayor Carlson and Councilmembers Scherschligt and Studer. 3/0 Vote.

B. Stormwater:

The Council reviewed a change order for the 2026 Street Improvement Project related to the storm sewer crossing on Minnetonka Boulevard. The storm sewer structure needed to be relocated to avoid a conflict with an existing power pole. The change order included removing the existing structure, installing a new storm structure, and relocating the pipe.

Motion was made by Studer and seconded by Scherschligt to approve Change order request for the Minnetonka Storm water crossing in the amount of \$6,851.68.

Motion carried, Voting infavor was Mayor Carlson and Councilmemebrrs Studer and Scherschligt. 3/0 Vote.

8. COUNCIL REPORTS:

- A. **Mayor Carlson:** Public Works and Public Saftey meeting will be the 3rd Monday of August so right before the next meeting. Personnel meeting will be in the second half of August and go over staffing and prepare for the budget.
- B. **Scherschligt:** Park Board is scheduled to meet tomorrow but it is rescheduled until August 19th due tomorrow being National Night out.
- C. **Jewett:** absent
- D. **Studer:** nothing new
- E. **Erdmann:** absent

9. Department Reports:

- A. Police: July was busy, lots of accidents, permit sticker tickets, tickets for going through road construction area. Tour De Tonka was this last weekend and it went smoothly.
- B. Excelsior Fire Dept: Operating committee meeting next week working with the Dept and the needs for new positions. Budget discussions as well.
- C. Public Works: Beach Patrol is going well. Crack filling is completed for this year.
- D. Administration: Drafts for the public works contract for Greenwood and Administration & police service contracts for Woodland. Working on tree policy for Woodland residents.
- E. Engineering Update: Road project phase 2 & 4 in progress right now. Everything seems to be running on schedule. Everything is looking to be finished in front of the school before it starts.

10. Adjournment:

Motion was made by Studer and seconded by Scherschligt for the adjournment of the City Council Meeting at 7:30pm.

Typed Respectfully on August 13th, 2026
By: Kimberly Lenarz-Greenwaldt
Deephaven City Clerk

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

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