

**CITY OF DEEPHAVEN
LOCAL BOARD OF APPEALS & EQUALIZATION & REGULAR COUNCIL MEETING
NOTICE OF MEETING BY TELEPHONE OR OTHER ELECTRONIC MEANS**

NOTICE IS HEREBY GIVEN that the City Council of the City of Deephaven will hold the annual Board of Appeals & Equalization and regular meeting on Monday, April 20, 2020 at 6:00 p.m. at Deephaven City Hall located at 20225 Cottagewood Road, Deephaven, MN.

In accordance with the requirements of Minnesota Statutes, Section 13D.021, the Mayor has determined that due to the outbreak of COVID-19 it is not practical or prudent to hold an in-person meeting.

Some members of the City Council may be participating via telephone or other electronic means.

Members of the public may monitor the meeting by joining the following link:

Join Zoom Meeting

<https://zoom.us/j/96244957852?pwd=K0pKZfVZZ2UvbkhFcE1wQVNWUWhZQT09>

Meeting ID: 962 4495 7852

Password: 624870

One tap mobile

+13126266799,,96244957852#,,#,624870# US (Chicago)

+19292056099,,96244957852#,,#,624870# US (New York)

Dial by your location

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Meeting ID: 962 4495 7852

Password: 624870

Find your local number: <https://zoom.us/u/afkEv2wx7>

**DEEPHAVEN CITY COUNCIL
DEEPHAVEN CITY COUNCIL CHAMBERS
20225 COTTAGEWOOD ROAD
MONDAY, APRIL 20, 2020
6:00 P.M.**

AGENDA

- 1. CALL MEETING TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. LOCAL BOARD OF APPEAL & EQUALIZATION**
- 4. APPROVE CONSENT AGENDA**
 - A. Approve April 6, 2020 Special Council Work Session Minutes**
 - B. Approve April 6, 2020 Regular Council Minutes**
 - C. Approve SafeAssure Contract**
 - D. Adopt Ordinance No. 04-69, Amending Small Wireless Facility Permit Fees**
 - E. Adopt Ordinance No. 04-70, Amending Tobacco Ordinance**
- 5. MATTERS FROM THE FLOOR**
- 6. UNFINISHED BUSINESS**
 - A. Review Boat Lift Addendum**
 - B. Discuss Park Committee Recommendations**
 - C. Other**
- 7. NEW BUSINESS**
 - A. Other**
- 8. REPORTS FROM STANDING COMMITTEES**
 - A. Park Committee:** April 7, 2020
 - B. Public Works Committee:** April 14, 2020
- 9. ADJOURNMENT**

**Deephaven City Council Agenda Item
April 20, 2020**

Agenda Item

Local Board of Appeal & Equalization

Summary

According to City Assessor Dan Distel, he has had a number of discussions with residents regarding their proposed market value but only one – Jeff Wright at 20220 Cottagewood Road – has indicated that he will appear before the Board.

In addition to Mr. Wright, we may still get residents who log in to the meeting without having prior contact with Dan or Dan may have been contacted by residents after this memo has gone out. In each of these instances, residents are certainly welcome to speak to the Board, but providing a final decision may be difficult since Dan may not have had sufficient time to prepare his response to their appeal. However, even if the Council finds it necessary to deny their appeal, they would still have the opportunity to appear before the Hennepin County Board of Appeal & Equalization.

Attachments

- **Jeff Wright's Letter of Appeal**
- **Dan Distel's Response**
- **Hennepin County Market Value Information**

April 10, 2020

Mr. Dan Distel
City Assessor
City of Deephaven
20225 Cottagewood Road
Deephaven, MN. 55331

Subject: Challenge of Property Tax Valuation

Dear Mr. Distel:

Thank you for recently taking the time to discuss my 2020 property tax valuation. I live at 20220 Cottagewood Road, directly across the street from the Deephaven City Hall parking lot. I appreciate the information you were able to provide to try to explain the rationale for the 2020 increase. The following summarizes our property tax valuation over the past three years:

2017	\$1,595,000	
2018	\$1,740,000	+9.1%
2019	\$1,775,000	+2.0%
2020	\$2,010,000	+13.2%

So, our valuation is proposed to increase 13.2% in 2020 and this will result in an increase of 26.0% over three years.

For a number of reasons detailed below, we believe this valuation increase is too high.

First, the rate of increase is well beyond the rate of increase of the overall economy and local real estate values.

Our valuation is proposed to rise 13.2% in 2020 and will have increased 26.0% over a three-year period. The growth of the overall economy in 2019 grew at a rate of 2.3%. Per Zillow, home values in the Minnetonka market have increased 4.1% in the past year and home values specifically in Deephaven have increased 3.1%. The growth rate of the overall economy and the growth rate of the Minnetonka and Deephaven real estate markets are all in the 2-4% range. **The proposed 2020 increase of 13.2% is much too high.**

Second, our property is in a unique location and is not as attractive as other lake properties in the area.

As I mentioned earlier in this letter, we are directly across the street from the Deephaven City Hall parking lot. Most people would view this location as unattractive due to the heavy traffic, constant noise and commotion, and lack of a nice view. In addition, on the lake side of our lot, we are located in the "back of the bay." The water level is quite shallow and heavy with vegetation. Again, most people would view this as a negative aspect of the property. For these reasons, we should not be compared to most other properties in Carson's Bay and on the main part of Lake Minnetonka. Because of the unattractive features of our lot, the valuation per foot of lakeshore should be much less than other properties.

Third, our property is well outside the core Cottagewood area and would not warrant the valuation premium given to many properties in Cottagewood.

The Cottagewood area has been an attractive area to live for many people. It is a small, quiet lake community. However, the "core" Cottagewood area is in close vicinity to the General Store (near the corner of Western Road and Cottagewood Road). Our property is on the very edge of Cottagewood. We are at least 4-5 blocks away from the true Cottagewood community. Therefore, our property should not be considered part of Cottagewood and should not carry any extra real estate value attributed to Cottagewood.

Finally, it is not appropriate to increase real estate values significantly based on 1 or 2 recent transactions

Changes in real estate values should be based on changes in the overall market. I understand in speaking with you that the sale of 20100 Minnetonka Boulevard for \$1,300,000 had a significant bearing on many of the properties along the lakeshore in that area (including our house). I don't know all the reasons why that transaction occurred, but one sale should not overly influence the overall market. There could be many reasons why that transaction happened, including that the buyer simply overpaid. One transaction does not influence the overall market and should not be the reason to increase property values in the Carson's Bay area.

I've tried to articulate the reasons I believe our property tax real estate value is too high. There are many specific issues impacting our property as described above. However my core argument is that over 13% in one year and 26% total over three years is simply unreasonably high when the overall Deephaven real estate market is growing at 3-4%.

I appreciate your consideration of my letter and I'm formally requesting a reduction of my real estate value to a more reasonable level. Best regards,

Jeff Wright
20220 Cottagewood Road
Deephaven, MN. 55331

JEFFREY WRIGHT PROPERTY – 20200 COTTAGEWOOD ROAD

MR. WRIGHT'S APPEAL STATES THAT AN INCREASE OF 13.2% THIS YEAR, AND AN INCREASE OF 26.0% INCREASE OVER THE LAST 3 YEARS IS TOO HIGH.

MR. WRIGHT CITES ZILLOW, OVERALL ECONOMY, AND MINNETONKA AND DEEPAVEN GENERAL GROWTH RATES TO BE IN THE 2 TO 4% RANGE PER YEAR.

I CANNOT DISPUTE THAT THE VALUE INCREASES IN THE LAST FEW YEARS FOR THE OVERALL DEEPAVEN MARKET HAVE BEEN ABOUT 2 TO 4%. HENNEPIN COUNTY RESIDENTIAL PROPERTIES HAVE AVERAGED ABOUT 4% PER YEAR FOR THE LAST 5 YEARS.

FOR THE 2020 VALUATION YEAR, DEEPAVEN VALUES INCREASED 2.5% OFF-LAKE, AND 5.0% ON-LAKE.

ASSESSOR'S THOUGHTS:

1. THE WRIGHT PROPERTY LOCATED IN A NEIGHBORHOOD (LAKE PROPERTIES FROM CITY HALL TO GRANDVIEW POINT), THAT RECEIVED AN AVERAGE INCREASE OF 9.1% BECAUSE OF RECENT SALES.
2. THE PAST FEW YEARS HAVE SHOWN THAT BUYERS OF REAL ESTATE IN DEEPAVEN AND PARTICULARLY THE COTTAGEWOOD AREA, WILL PAY A LARGE PREMIUM FOR NEW HOUSES "ON" OR "OFF" THE LAKE. PROPERTIES WITH NEWER HOUSES HAVE INCREASED MUCH GREATER THAN TYPICAL RESIDENCES.
3. THE RECENT SALE ON THE PROPERTY AT 20100 MINNETONKA BLVD., ON THE CORNER ACROSS FROM THE ENTRANCE TO THE CITY PUBLIC WORKS SEEMS TO SET THE LOW-PRICE MARK FOR LAKESHORE PROPERTY. THE PRICE PAID FOR THE PROPERTY SHOWS THAT THE NEGATIVES FOR THE PROPERTY LOCATION ARE FAR LESS THAN THE ASSESSOR'S NEGATIVE ADJUSTMENTS GIVEN THE PROPERTY IN PREVIOUS YEARS. THIS SALE PROPERTY, ALONG WITH ITS' NEIGHBOR AND PROPERTIES WITH SIMILAR AND OTHER NEGATIVES WERE INCREASED FOR 2020.
4. IT IS TRUE THAT ONE SALE MAY NOT BE A GOOD MEASURE OF THE MARKET, BUT THIS PROPERTY SOLD TWICE WITHIN 3 MONTHS (SALE #1 – 9/19 - \$1,150,000), (SALE #2 – 12/19 - \$1,300,000) THE PROPERTY IS FOR SALE AT PRESENT FOR \$1,395,000.
5. THE WRIGHT PROPERTY AND SIMILAR NEIGHBORS ARE STILL RECEIVING NEGATIVE ADJUSTMENTS, JUST NOT AS MUCH AS BEFORE.
6. 19875 COTTAGEWOOD AVENUE SOLD 5/19 - \$1,395,000. THE LOT IS ONLY 55' WIDE, AND 55' OF SHORELINE. THE HOME WILL BE TORN DOWN SOMETIME THIS YEAR.

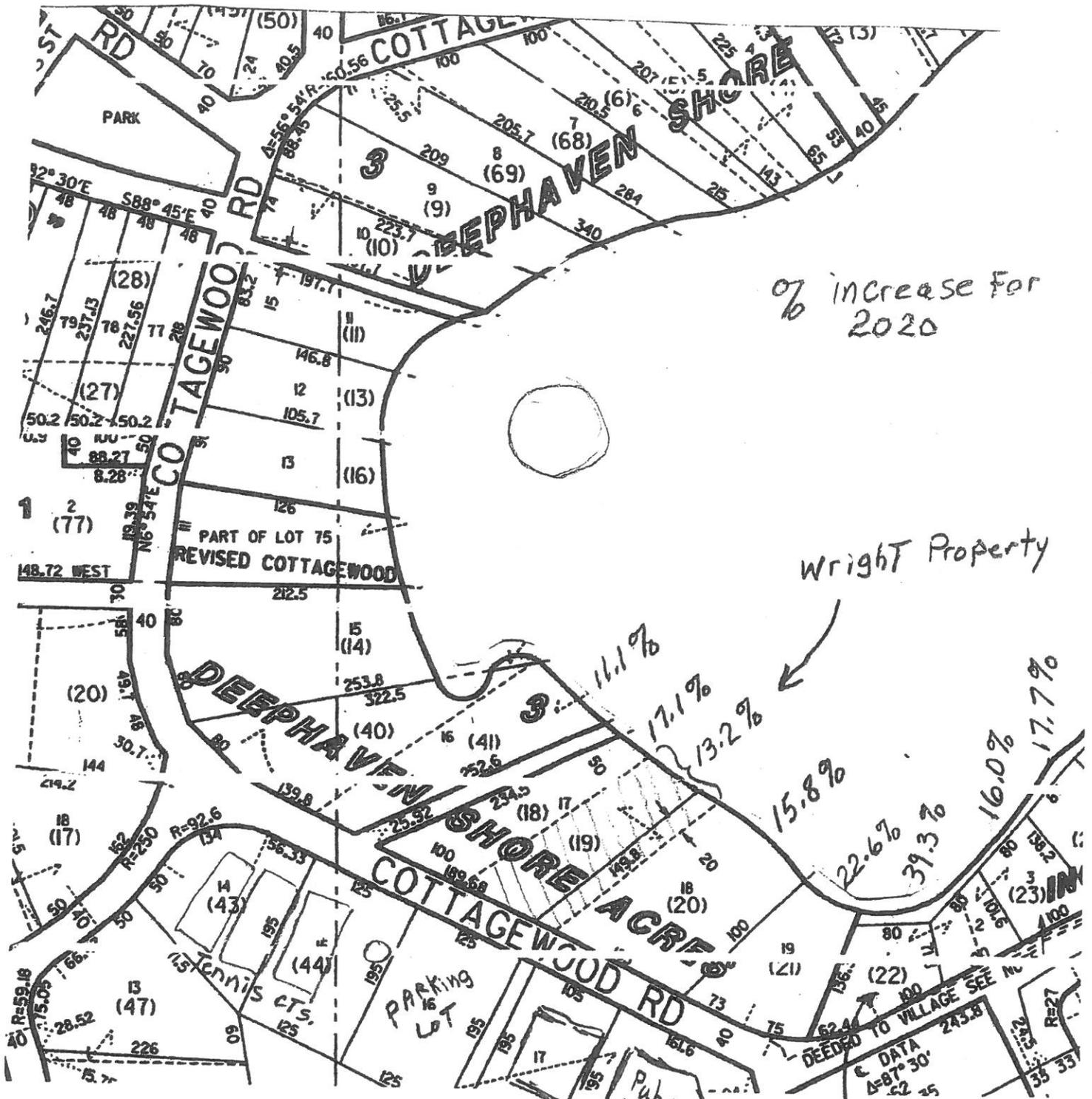
7. BELOW ARE FOUR OTHER PROPERTIES WITH NEWER HOUSES, HAVING THE SAME QUALITY RATING. THERE ARE TWO LAKE PROPERTIES, AND TWO OFF-LAKE PROPERTIES. THE WRIGHT PROPERTY SLIGHTLY EXCEEDS THE 3-YEAR INCREASE OF THESE BECAUSE OF THE DIMINISHED NEGATIVE ADJUSTMENT FOR BEING LOCATED ACROSS FROM THE MUNICIPAL PARKING LOT.

ADDRESS	LOCATION	HOUSE QUALITY	BUILT	2017 VALUE	2020 VALUE	% INCREASE
20200 COTTAGEWOOD RD. (JEFFREY WRIGHT)	LAKESHORE	4.5	2011	1,595,000	2,010,000	26.00%
20085 COTTAGEWOOD AVE.	LAKESHORE	4.5	2013	1,434,000	1,784,000	24.40%
20060 COTTAGEWOOD RD.	LAKESHORE	4.5	2008	1,662,000	2,070,000	24.50%
4260 WATER ST.	OFF-LAKE	4.5	2012	740,000	896,000	21.10%
4265 JEFFERSON ST.	OFF-LAKE	4.5	2011	781,000	954,000	22.20%

CONCLUSION:

I HAVE REVIEWED AND COMPARED PROPERTIES TO THE WRIGHT PROPERTY, BUT FOUND NOTHING TO SUGGEST A DIFFERENT VALUE. IT IS HARD TO COMPARE OTHER SALES BECAUSE OF THE LOCATION RELATIVE TO CITY HALL AND THE PARKING LOT. APPLYING NEGATIVES TO VALUATIONS CAN BE VERY SUBJECTIVE, BUT I FEEL THE INCREASE FOR 2020 AND THE VALUE OF \$2,010,000 ARE JUSTIFIED AND REASONABLE.

I AM SUGGESTING NO CHANGE FOR 2020.



% increase for 2020

Wright Property

11.1%
17.1%
13.2%
15.8%
22.6%
39.3%
16.0%
17.7%

Sale Property
9-19 1,150,000
12-19 1,300,000



Estimated Market Value Medians By City

Single Family Residential

Community	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Calhoun-Isle/Uptown	420,500	419,000	455,500	455,500	466,500	484,000	511,500	546,500	557,750	564,500
Camden	97,000	93,000	94,500	94,500	107,500	115,500	127,000	141,500	157,000	169,500
Downtown	234,800	240,000	255,000	255,000	286,500	321,500	329,500	359,000	358,500	341,500
Longfellow	174,000	175,500	187,500	187,500	191,500	204,000	225,000	257,000	269,500	279,000
Near North	90,000	92,000	96,000	96,000	104,500	114,500	122,000	134,500	150,500	167,000
Nokomis	188,000	188,500	201,500	201,500	210,500	228,000	246,000	274,000	287,500	290,000
Northeast	152,000	152,000	163,500	163,500	174,000	188,500	210,000	230,000	249,000	255,000
Phillips	114,000	114,500	121,500	121,500	127,500	141,500	153,000	176,000	194,000	198,750
Powderhorn	151,000	150,500	159,500	159,500	171,000	185,500	205,000	222,000	242,500	245,000
Southwest	276,000	278,500	311,500	311,500	325,000	341,500	362,000	399,000	412,000	416,500
University/Southeast	183,000	185,000	195,500	195,500	196,500	212,500	229,000	252,500	265,000	273,000
Minneapolis	180,500	170,500	170,000	181,000	191,000	205,500	225,500	249,500	265,500	271,500

City	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Bloomington	207,600	194,500	188,200	206,700	219,800	225,950	246,300	256,800	283,800	286,400
Brooklyn Center	133,900	119,400	114,300	131,400	142,100	150,000	167,000	184,000	198,000	207,000
Brooklyn Park	166,100	156,000	155,200	172,500	181,500	190,900	214,800	228,600	247,800	259,400
Champlin	181,000	166,000	162,000	177,000	184,000	198,000	215,000	237,000	254,000	260,000
Corcoran	270,000	239,500	222,000	269,000	278,000	285,000	314,000	329,500	342,000	362,000
Crystal	151,000	130,000	131,000	151,000	153,000	166,000	182,000	196,000	215,000	220,000
Dayton	229,000	194,000	195,000	219,000	224,000	237,000	276,000	307,000	331,000	353,000
Deephaven	448,500	430,500	429,500	473,000	534,000	550,500	567,000	604,000	625,000	649,000
Eden Prairie	326,800	312,600	317,850	339,100	360,300	363,100	378,100	396,200	413,800	415,800
Edina	403,600	396,550	400,000	428,300	457,300	458,100	501,000	530,650	548,500	551,700
Excelsior	287,000	269,000	273,000	335,000	370,000	391,000	451,000	465,000	490,000	522,500
Golden Valley	245,000	230,000	227,000	252,500	258,000	262,000	289,000	312,000	327,000	335,000
Greenfield	322,000	310,000	286,500	308,000	327,000	352,000	376,000	388,000	401,000	420,500
Greenwood	711,500	693,500	667,000	726,000	704,500	772,000	866,000	858,000	903,000	982,000
Hanover	303,000	290,000	266,000	277,000	305,000	320,000	347,000	379,500	380,000	374,500
Hopkins	198,000	191,000	183,000	206,000	207,000	223,000	243,000	261,000	276,000	291,000
Independence	357,000	337,000	337,000	356,000	360,000	385,500	407,000	409,000	420,000	446,000
Long Lake	214,000	217,000	209,000	222,000	228,000	249,000	267,000	282,000	282,500	311,500
Loretto	193,500	165,000	182,000	184,500	205,000	208,000	241,000	248,500	258,000	254,000
Maple Grove	256,200	240,300	246,800	268,700	278,900	289,400	303,200	321,500	338,700	351,200
Maple Plain	184,000	160,000	178,500	180,000	193,000	206,000	218,000	234,000	245,000	254,000
Medicine Lake	574,000	493,500	511,000	586,500	574,500	670,000	677,000	698,000	707,500	737,000
Medina	528,000	506,500	492,000	503,000	521,500	524,000	556,000	559,000	587,000	604,000
Minnnetonka	288,000	277,400	273,700	279,000	317,750	322,600	332,100	359,800	378,550	390,300
Minnnetonka Beach	907,000	868,500	794,500	980,000	1,020,000	1,100,000	1,140,000	1,183,000	1,246,000	1,445,000
Minnetrista	384,000	360,000	353,000	387,000	385,000	411,000	429,000	457,000	467,000	481,000
Mound	191,000	161,000	162,000	189,000	192,000	213,000	218,000	239,000	247,000	267,000
New Hope	181,000	164,000	168,000	180,000	188,500	196,000	213,000	229,000	244,000	257,000
Orono	589,000	535,000	528,000	546,000	572,000	607,000	639,000	666,000	694,000	741,000
Osseo	159,000	133,000	131,000	147,000	165,000	172,000	194,000	211,000	210,000	215,000
Plymouth	299,500	285,350	294,000	316,100	327,000	339,000	349,000	375,000	393,000	407,000
Richfield	177,000	163,000	159,000	173,000	180,000	194,000	207,000	229,000	242,000	246,000
Robbinsdale	149,000	137,000	125,000	149,000	146,000	158,000	173,000	188,000	212,000	216,000
Rockford	167,500	154,000	151,000	164,000	171,500	182,000	192,000	204,000	218,000	231,500
Rogers	224,000	227,000	225,000	251,000	263,000	275,000	291,000	313,000	320,000	333,000
Saint Anthony	223,000	207,000	208,000	223,000	255,000	260,000	274,000	292,000	322,000	338,000
Saint Bonifacius	193,500	171,000	180,000	199,000	203,000	222,000	236,000	245,000	270,000	272,500
Saint Louis Park	219,200	211,550	204,800	217,400	227,700	240,000	254,100	275,100	298,200	306,500
Shorewood	373,500	364,000	367,000	386,500	410,000	409,000	429,000	461,000	471,500	501,000
Spring Park	330,000	285,500	269,500	352,000	353,000	376,000	408,000	421,000	432,000	458,500
Tonka Bay	562,000	519,500	504,000	474,000	473,000	510,500	575,000	634,500	662,000	696,000
Wayzata	439,500	414,000	412,500	431,000	475,000	503,500	546,500	609,000	642,000	695,000
Woodland	854,000	812,500	792,000	719,000	848,000	817,000	850,000	952,000	968,000	986,000
Suburban	229,600	217,500	217,000	235,800	248,000	256,000	273,300	294,000	312,000	322,000
Hennepin County	215,000	203,100	202,500	219,600	230,500	241,000	259,000	281,000	298,400	307,600

Please Note: "Single Family Residential" refers to the values of detached, On-Lake and Off-Lake single family residential properties only. It does not include condominiums, townhouses, or additional parcels associated with the primary parcel. All values reported above are representative of only the previously described parcels.

2020 New Construction Summary

City	2019 Est Market Value	2020 New Construction Improvement Value				2020 Est Market Value	Net Change	Gross Change
		Apt	Com / Ind	Res / Ag	Total			
Bloomington	14,278,510,500	57,637,000	46,020,100	8,686,100	112,343,200	14,669,285,600	2.0%	2.7%
Brooklyn Center	2,433,349,400	5,160,000	17,398,000	4,306,000	26,864,000	2,590,228,400	5.3%	6.4%
Brooklyn Park	7,877,537,500	7,660,500	16,584,300	31,329,400	55,574,200	8,365,426,300	5.5%	6.2%
Champlin	2,556,520,800	3,000	1,290,000	35,900,800	37,193,800	2,679,376,800	3.4%	4.8%
Chanhassen	82,104,000	0	10,000	0	10,000	85,184,000	3.7%	3.8%
Corcoran	953,002,000	0	288,000	47,581,100	47,869,100	1,084,118,200	8.7%	13.8%
Crystal	2,102,842,100	274,000	9,684,000	5,390,000	15,348,000	2,193,450,800	3.6%	4.3%
Dayton	873,169,600	0	5,451,000	89,644,000	95,095,000	1,019,680,900	5.9%	16.8%
Deephaven	1,375,823,000	0	0	15,161,000	15,161,000	1,439,119,100	3.5%	4.6%
Eden Prairie	11,010,362,400	71,413,000	26,863,000	15,548,600	113,824,600	11,335,120,100	1.9%	2.9%
Edina	12,857,289,300	115,516,000	65,170,300	108,678,100	289,364,400	13,309,723,700	1.3%	3.5%
Excelsior	544,168,300	0	68,000	8,609,500	8,677,500	608,003,300	10.1%	11.7%
Golden Valley	4,142,713,000	46,393,000	7,050,000	18,528,000	71,971,000	4,365,325,600	3.6%	5.4%
Greenfield	497,786,500	0	0	8,573,000	8,573,000	527,552,100	4.3%	6.0%
Greenwood	381,871,500	0	0	2,860,000	2,860,000	401,217,000	4.3%	5.1%
Hanover	90,218,300	0	0	461,000	461,000	89,712,800	-1.1%	-0.6%
Hopkins	2,211,048,000	347,000	7,535,000	3,588,000	11,470,000	2,345,408,300	5.6%	6.1%
Independence	739,956,300	0	20,000	7,034,600	7,054,600	785,476,500	5.2%	6.2%
Long Lake	275,389,200	0	412,000	1,649,000	2,061,000	301,572,400	8.8%	9.5%
Loretto	72,844,600	0	0	705,000	705,000	75,173,800	2.2%	3.2%
Maple Grove	10,049,369,800	44,422,500	55,881,700	106,954,900	207,259,100	10,607,750,800	3.5%	5.6%
Maple Plain	201,852,400	16,000	25,000	1,611,200	1,652,200	214,937,800	5.7%	6.5%
Medicine Lake	95,449,000	0	0	726,000	726,000	99,356,000	3.3%	4.1%
Medina	1,784,857,000	0	71,000	31,917,500	31,988,500	1,863,575,100	2.6%	4.4%
Minneapolis	55,493,144,800	683,765,100	234,840,600	216,299,800	1,134,905,500	58,543,534,500	3.9%	5.9%
Minnnetonka	10,189,699,300	119,001,000	17,171,000	57,670,400	193,842,400	10,721,660,700	3.3%	5.2%
Minnnetonka Beach	366,422,100	0	0	3,428,000	3,428,000	398,718,100	7.9%	8.8%
Minnetrissa	1,820,464,600	0	0	65,647,000	65,647,000	1,946,300,300	3.3%	6.9%
Mound	1,419,105,000	40,000	100,000	12,022,300	12,162,300	1,559,090,200	9.0%	9.9%
New Hope	2,094,919,800	9,566,000	6,865,000	3,950,600	20,381,600	2,242,273,200	6.1%	7.0%
Orono	3,179,139,700	0	212,000	52,579,000	52,791,000	3,430,168,900	6.2%	7.9%
Osseo	288,648,600	78,000	330,000	742,000	1,150,000	304,532,000	5.1%	5.5%
Plymouth	12,991,406,600	8,520,000	19,700,000	200,258,000	228,478,000	13,703,419,700	3.7%	5.5%
Richfield	3,834,974,200	45,365,000	14,589,000	8,764,000	68,718,000	3,997,551,100	2.4%	4.2%
Robbinsdale	1,267,874,600	19,006,000	1,505,000	3,376,000	23,887,000	1,340,154,500	3.8%	5.7%
Rockford	27,025,100	0	0	21,000	21,000	28,868,100	6.7%	6.8%
Rogers	2,082,329,900	8,460,000	20,638,000	42,880,600	71,978,600	2,270,265,200	5.6%	9.0%
Saint Anthony	712,929,600	0	1,308,000	2,350,000	3,658,000	743,567,600	3.8%	4.3%
Saint Bonifacius	240,123,700	25,000	0	743,500	768,500	247,121,600	2.6%	2.9%
Saint Louis Park	7,738,981,300	45,716,000	7,883,300	25,365,700	78,965,000	8,152,662,200	4.3%	5.3%
Shorewood	1,831,590,000	0	276,000	49,133,000	49,409,000	1,942,789,900	3.4%	6.1%
Spring Park	311,329,100	138,000	0	742,000	880,000	338,478,100	8.4%	8.7%
Tonka Bay	608,981,900	0	0	3,691,000	3,691,000	645,558,700	5.4%	6.0%
Wayzata	2,199,051,300	6,268,000	2,702,000	29,944,100	38,914,100	2,354,811,000	5.3%	7.1%
Woodland	317,145,500	0	0	5,289,000	5,289,000	338,174,900	5.0%	6.6%
Hennepin County	186,503,321,200	1,294,790,100	587,941,300	1,340,339,800	3,223,071,200	196,305,475,900	3.6%	5.4%

Please Note: Gross change includes new construction improvement value; net change excludes new construction improvement value

New Houses By Calendar Year

Residential Single Family

Community	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10 Year Total
Calhoun-Isles / Uptown	7	7	8	7	11	11	6	5	4	5	71
Camden	1	3	0	7	4	6	15	39	24	28	127
Downtown	0	0	0	0	0	0	0	0	0	0	0
Longfellow	3	3	5	7	12	22	9	9	5	4	79
Near North	4	9	11	9	22	15	8	14	20	19	131
Nokomis	6	3	6	17	12	17	12	12	2	2	89
Northeast	0	1	3	3	15	8	7	7	11	3	58
Phillips	0	0	4	2	0	2	3	5	4	7	27
Powderhorn	0	3	1	6	8	5	8	6	7	2	46
Southwest	14	20	32	69	49	61	39	39	11	10	344
University / Southeast	4	0	0	1	0	1	1	0	0	0	7
Minneapolis	39	49	70	128	133	148	108	136	88	80	979

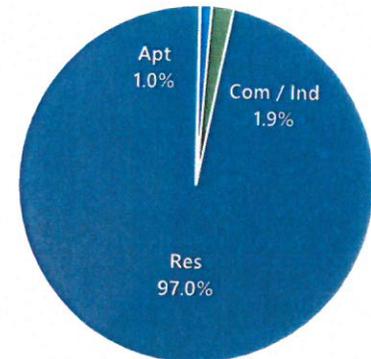
City	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	10 Year Total
Bloomington	4	17	26	23	13	20	13	7	5	6	134
Brooklyn Center	1	0	0	0	4	9	2	3	1	5	25
Brooklyn Park	46	56	133	153	103	106	96	78	74	12	857
Champlin	12	10	8	7	8	19	38	55	38	24	219
Corcoran	3	3	2	7	9	39	50	62	58	141	374
Crystal	16	4	10	15	9	10	16	19	8	5	112
Dayton	16	8	15	38	41	76	102	200	152	269	917
Deephaven	3	8	14	15	14	10	16	16	17	12	125
Eden Prairie	31	34	53	80	60	69	50	58	50	15	500
Edina	34	58	102	109	116	114	101	87	71	64	856
Excelsior	0	0	6	1	1	1	8	8	5	5	35
Golden Valley	2	6	10	21	11	20	4	10	13	13	110
Greenfield	6	2	5	9	10	8	10	15	7	13	85
Greenwood	0	3	1	2	3	3	1	2	3	4	22
Hanover	0	0	0	0	1	1	2	0	0	0	4
Hopkins	1	0	2	6	6	0	0	1	0	4	20
Independence	5	9	10	9	13	6	6	12	9	15	94
Long Lake	1	1	0	1	0	1	1	0	0	2	7
Loretto	0	0	0	0	0	0	0	0	0	1	1
Maple Grove	262	192	148	193	180	122	119	161	176	159	1,712
Maple Plain	0	0	0	1	1	0	4	0	1	6	13
Medicine Lake	0	0	1	3	2	0	0	2	3	1	12
Medina	6	15	66	134	89	63	60	56	57	44	590
Minnnetonka	24	40	42	44	63	44	40	48	47	38	430
Minnnetonka Beach	1	1	1	0	4	1	0	1	4	4	17
Minnnetrista	25	26	32	42	54	82	87	97	96	110	651
Mound	11	3	4	15	14	13	4	21	5	15	105
New Hope	1	0	2	2	0	5	33	33	4	3	83
Orono	12	10	18	41	26	34	32	44	55	50	322
Osseo	0	0	0	0	0	0	0	0	0	1	1
Plymouth	92	178	230	261	276	285	280	335	268	299	2,504
Richfield	1	1	9	11	5	5	4	0	6	7	49
Robbinsdale	5	3	4	9	7	7	1	3	8	3	50
Rockford	0	0	0	0	0	0	0	0	0	0	0
Rogers	29	30	89	125	45	43	44	57	56	85	603
Saint Anthony	1	1	1	0	2	2	1	0	2	1	11
Saint Bonifacius	2	0	0	1	0	0	0	0	0	1	4
Saint Louis Park	11	11	17	22	23	20	15	15	9	3	146
Shorewood	8	8	9	14	17	15	7	18	53	55	204
Spring Park	2	1	0	1	2	0	0	1	1	2	10
Tonka Bay	1	1	5	2	3	2	1	8	2	2	27
Wayzata	9	13	13	23	27	19	10	13	16	11	154
Woodland	3	0	2	3	3	4	2	1	5	5	28
Suburban	687	753	1,090	1,443	1,265	1,278	1,260	1,547	1,385	1,515	12,223
Hennepin County	726	802	1,160	1,571	1,398	1,426	1,368	1,683	1,473	1,595	13,202

Please Note: New Houses are all single family residential structures that have begun construction in the preceding calendar year. The

City Totals

Estimated Market Value	4.6%
Deferred Value	0.0%
Homestead Exclusion	-16.9%
Veteran's Exclusion	37.5%
Taxable Market Value	4.6%
Net Tax Capacity	5.0%

Estimated Market Value by Property Type



Property Type	2019		2020		Gross Growth	New Construction		Net Growth
	Parcels	Est Market Value	Parcels	Est Market Value		Parcels	Improvement Val	
Apartment	2	13,937,000	2	14,933,000	7.1%	0	0	7.1%
Apartment	1	13,037,000	1	13,970,000	7.2%	0	0	7.2%
Nursing Home	1	900,000	1	963,000	7.0%	0	0	7.0%
Commercial / Industrial	28	26,147,000	28	27,532,000	5.3%	0	0	5.3%
Automotive	3	1,915,000	3	1,991,000	4.0%	0	0	4.0%
Marina	4	1,787,000	4	1,998,000	11.8%	0	0	11.8%
Office	14	17,011,000	12	16,231,000	-4.6%	0	0	-4.6%
Other	2	561,000	2	586,000	4.5%	0	0	4.5%
Retail	5	4,873,000	7	6,726,000	38.0%	0	0	38.0%
Residential	1,526	1,335,495,000	1,524	1,396,399,100	4.6%	88	15,161,000	3.4%
Duplex/Triplex	1	326,000	1	334,000	2.5%	0	0	2.5%
Single Family	1,409	1,314,994,000	1,409	1,375,660,000	4.6%	88	15,161,000	3.5%
Townhome	16	6,063,000	16	6,095,000	0.5%	0	0	0.5%
Other Residential	7	2,972,000	7	3,132,000	5.4%	0	0	5.4%
Vacant Res Land	93	11,140,000	91	11,178,100	0.3%	0	0	0.3%
State Assessed	1	244,000	1	255,000	4.5%	0	0	4.5%
Utility	1	244,000	1	255,000	4.5%	0	0	4.5%
Total Real Property	1,557	1,375,823,000	1,555	1,439,119,100	4.6%	88	15,161,000	3.5%

Utility building/machinery and Railroad values are provided by the Minnesota Department of Revenue in August and are not included in this report.

**DEEPHAVEN CITY COUNCIL SPECIAL COUNCIL MEETING
MONDAY, APRIL 6, 2020
MINUTES
VIA ZOOM VIDEO CONFERENCING TECHNOLOGY**

1. **CALL MEETING TO ORDER:** Mayor Paul Skrede called the meeting to order at 5:00 p.m.

PRESENT VIA TELECONFERENCE: Mayor Paul Skrede, Councilmember's Tony Jewett, Steve Erickson, Melissa McNeill, and Kent Carlson

STAFF: City Administrator Dana Young

2. **UNFINISHED BUSINESS**

- A. **Discuss the Deephaven Beach Restroom Project**

Discussion was held on the proposed Deephaven Beach Restroom Project.

Mayor Skrede stated that the Park Committee could assist with this project by organizing fundraising efforts, assisting with grant applications, evaluating the potential sale of certain park land, and review excess revenue in the Capital Improvement Fund.

Councilmember Carlson stated that we need to develop a process for this project. He noted that Streeter & Associates developed the design plans for the Warming House Project and might help with the plans for the bathroom. He stated that the Park Committee could provide design guidance. He listed a number of amenities offered at the Shady Oak beach restroom.

Mayor Skrede stated that Streeter & Associates would be happy to draw up plans. He stated that we need to determine the overall size and interior design of the building. He asked Councilmember Jewett to take a look at the Shady Oak layout.

Councilmember Jewett stated that he contacted the Youth Sports Grant staff to see if we can be reimbursed if we start the project prior to obtaining a facilities grant.

Councilmember McNeill noted that she had been informed that grants were due March 31st.

Councilmember Jewett stated that the March 31st date is for equipment grants and facility grants are due in November.

Mayor Skrede stated that we need definite answers to these questions. He stated that we could get in trouble if we started before we are approved for funding. He stated that Streeter & Associates could develop plans for us depending on what we want and we could potentially use

the design of the warming house as a template. He added that the location of the bathroom at the site of the tennis court has already been decided.

Further discussion was held on the potential need to include changing rooms, lockers and accommodations for concessions.

Mayor Skrede stated that he would like to keep this project moving forward.

Councilmember McNeill stated that she might have more questions after tomorrow night's Park Committee meeting.

B. Discuss 2020 Park Committee Goals

The Council established the following 2020 goals for the Park Committee:

- Assist with the Deephaven Beach Bathroom Project
- Explore fundraising possibilities
- Examine the use of boat fees for dedicated park revenues
- Discuss the condition and maintenance of the platform courts
- Discuss the possibility of establishing neighborhood groups to assist with the maintenance of parks

C. Discuss 2021 Boat Fees / Park Dedicated Revenue Source

Discussion was held regarding increasing dock, buoy & shore space fees to use as a dedicated source of revenue for city park projects.

Mayor Skrede noted that these funds could be used to repair the lights at Deephaven Beach or to assist with funding the proposed bathroom. He suggested that the Park Committee could look into this the funding possibilities in more detail.

Councilmember Carlson noted that the Marina Fund appears to be experiencing a deficit position and an increase in dock fees may be needed to support the Marina Fund.

Councilmember Erickson stated that he was opposed to chasing market prices for dock slips. He stated that he liked offering slips at a lower price.

Councilmember Jewett stated that he was fine with raising boat fees regularly but was concerned with having these fee increases tied solely to the bathroom project.

Mayor Skrede stated that he just wanted to know if the Council is conceptually in agreement with using boat fees to support park projects and we can finalize this discussion at a later date.

D. Discuss 2021 Greenwood Contract

Discussion was held regarding the proposed level of services to be provided by the City of Deephaven to the City of Greenwood in 2021.

Mayor Skrede stated that it was his personal opinion that providing planning services for Greenwood was taking a toll on our planning staff. He stated that his other concern is in regards to public works services. He stated that we would need to add a new \$150,000 plow truck to continue to provide Greenwood with snow plowing services. He stated that he would like to take planning and public work services out of the contract with Greenwood.

Councilmember Jewett asked if Greenwood looks elsewhere for planning and public works services, would they look elsewhere for clerical and building permit services.

Administrator Young stated that this is always a possibility.

Councilmember McNeill stated that she doesn't have a strong opinion either way.

Councilmember Carlson suggested offering a one-year contract. He stated that he is fully supportive of concentrating more work on our city.

Councilmember Erickson stated that we would just be breaking even on public works services due to the need to purchase a new plow truck and noted that former Zoning Administrator Dale Cooney left primarily due to the work load.

E. Discuss Boat Lifts in Dock Slips

Discussion was held regarding Dean Friezen's request to the City to allow him to install a boat lift in his city slip.

Councilmember Jewett stated that he reviewed Excelsior's ordinance on boat lifts and thought there might be a problem with the size of our slips.

Mayor Skrede asked about the installation of lifts on buoys as well.

Councilmember Jewett stated that he hasn't seen many of these and recommended trying to do something on dock slips first.

Councilmember Carlson stated that we need to standardize what we are willing to offer. He suggested that lifts should not be connected to our dock.

Mayor Skrede agreed that we don't want them attached.

Administrator Young suggested reviewing Excelsior's policy and include it as an addendum to our Mooring Lease Agreement.

Mayor Skrede suggested reviewing the policy at the April 20th meeting.

F. Update 18880 Minnetonka Blvd

Discussion was held on what is needed in order to move forward with enforcing the necessary repairs at this residence. Further discussion was held on holding a Closed Executive Session with the City Attorney.

G. Discuss Sale of Pump Park / Hill Park

Mayor Skrede stated that he doesn't care if we sell or don't sell these properties. He suggested bringing this issue to the Park Committee to see if we could sell one or both of these properties for a significant amount of money. He stated that we should still hold a public meeting to discuss the potential sale of these properties.

Councilmember McNeill stated that the Park Committee has an obligation to provide a clear process and not to enflame an issue.

Councilmember Jewett stated that he is fine with the process. He wants to see how the public responds at the public meeting. He stated that he would like to know the highest and best use for Pump Park.

Councilmember Carlson stated that he also agrees with the process but questioned how developable these properties would be due to the fact that both properties are under 10,000 S.F.

H. Discuss Appreciation Event

Councilmember Carlson stated that a number of other communities get together at a fall event to recognize volunteers and as a way to say thank you. He stated that the Mayor provides a state of the city address and recognizes volunteers.

Mayor Skrede asked Councilmember Carlson to flesh out this idea in more detail.

I. Other

Brief discussion was held on the rescheduling of a portion of the City Cleanup Day to September 26th and on whether to close down the beaches. It was the consensus of the Council to keep beaches open at the present time.

3. ADJOURNMENT

Motion to adjourn by Councilmember Jewett. Seconded by Councilmember McNeill. Motion carried 5-0 on roll call vote. The meeting adjourned at 6:50 p.m.

Respectfully submitted,

**DEEPHAVEN CITY COUNCIL MEETING
MONDAY, APRIL 6, 2020
MINUTES
VIA ZOOM VIDEO CONFERENCING TECHNOLOGY**

1. **CALL MEETING TO ORDER:** Mayor Paul Skrede called the meeting to order at 7:00 p.m.

PRESENT VIA TELECONFERENCE: Mayor Paul Skrede, Councilmember's Melissa McNeill, Kent Carlson, Tony Jewett, and Steve Erickson

STAFF: Police Chief Cory Johnson and City Administrator Dana Young

2. **PLEDGE OF ALLEGIANCE**

The Council did not recite the Pledge of Allegiance this evening due to the fact that the meeting was a video conference.

3. **APPROVE CONSENT AGENDA**

Motion by Councilmember Erickson to approve the Consent Agenda, consisting of the following items:

- A. Approve March 16, 2020 Council Minutes
- B. Approve March 23, 2020 Special Council Minutes
- C. Approve Verifieds
- D. Approve February 2020 Treasurer's Report

Seconded by Councilmember McNeill. Motion carried 5-0 on roll call vote.

4. **MATTERS FROM THE FLOOR**

There were no Matters from the Floor this evening.

5. **PUBLIC HEARING**

- A. **Public Hearing to receive public comment regarding the City of Deephaven's Storm Water Pollution Prevention Program. Comments will be included in the City's annual report to the Minnesota Pollution Control Agency.**

Administrator Young stated that one of the main requirements of the Storm Water Pollution Prevention Plan (SWPPP) is to hold an annual hearing to solicit public comments on the plan. He stated that the City has been required since 2003 to develop a Storm Water Pollution Prevention Plan to reduce pollution entering into area water bodies by establishing best management practices. He noted that our SWPPP and related documents are available for public review on the City webpage.

Mayor Skrede opened the public hearing for public comments. Hearing no comments, Mayor Skrede closed the public hearing at 7:03 p.m.

6. UNFINISHED BUSINESS

A. Review Audit of 2019 Financial Statements

Steve Wischmann, representing BerganKDV, was present to provide an overview on the audit of the 2019 Financial Statements for Council review.

Motion by Councilmember Erickson to accept the Audit of the 2019 Financial Statements as presented. Seconded by Councilmember Jewett. Motion carried 5-0 on roll call vote.

B. Authorize Hiring Kaylin Hare, New Police Officer

Chief Johnson stated that the swear-in ceremony will be held at a later date. He stated that his department has been looking for an officer for quite a while. He stated that they interviewed several candidates and conducted a background check on the top two candidates and Kaylin Hare was selected as the top candidate. He stated that Kaylin seems like a great fit for our department and has been working as a Deputy Sheriff for Meeker County for the past two years.

Motion by Councilmember Jewett to authorize hiring Kaylin Hare as a Full Time Probationary Police Officer at a starting salary of \$5,216.95 per month. Seconded by Councilmember McNeill. Motion carried 5-0 on a roll call vote.

C. Adopt Resolution No. 15-20, Accepting Bid on St. Louis Ramp Bay Repair

Administrator Young stated that the launch ramp at St. Louis Bay is used almost exclusively by Deephaven residents during the spring and fall since the ramp is closed during the summer months due to its proximity to Deephaven Beach. The ramp has been in generally poor condition for the past few years and staff has unsuccessfully tried to obtain quotes from contractors on replacing the ramp the past two years.

He stated that in the fall of 2019, staff asked Bolton & Menk to prepare plans & specifications for the installation of a new ramp at St. Louis Bay. A request for a permit has also been submitted to the Minnehaha Creek Watershed District for the project. Bids were received on March 31st and the following six bids were received:

<u>Bidder</u>	<u>Total Bid Amount</u>
Sunram Construction Inc.	\$ 37,589.00
Blackstone Contractors	\$ 44,798.00
Pember Companies	\$ 52,838.40
Solutions 101	\$ 83,897.60
G.F. Jedlicki	\$104,057.00
Rosti Construction	\$159,662.50

He stated that while the low bid submitted by Sunram Construction Inc. in the amount of \$37,589.00 exceeds the 2020 Marina Fund Budget of \$25,000.00, it represents a much more accurate construction cost for this project as well as the mitigation measures required by the Watershed District.

Motion by Councilmember Erickson to adopt Resolution No. 15-20, Accepting Bids and Awarding the bid to Sunram Construction Inc. in the amount of \$37,589.00 for the 2020 St. Louis Bay Ramp Construction Project. Seconded by Councilmember McNeill. Motion carried 5-0 on a roll call vote.

D. Other

Councilmember Erickson provided an update on the City Website and noted that he hopes to have GovOffice Connect, which offers an email blast feature, operational by the end of the month.

7. NEW BUSINESS

A. Present Ordinance No. 04-69, Amending Small Wireless Facility Permit Fees

Administrator Young stated that the Right-of-Way Management Ordinance was adopted on December 4, 2017 and fees were established shortly thereafter for Small Wireless Facility Permits in the amount of \$195.00. Staff has been contacted by both Verizon and AT&T about the future installation of small wireless facilities in Deephaven and, following these discussions, revisions have been made to both the Small Wireless Facility Permit Application and the maximum permit fee that is allowed to be charged by the State of Minnesota.

He stated that staff recommends amending the current Small Wireless Permit Fee from \$195.00 to \$500 for non-recurring fees, including a single up-front application that includes up to five Small Wireless Facilities, with an additional \$100 for each Small Wireless Facility beyond five, or \$1,000 for non-recurring fees for a new pole. He stated that the ordinance will be presented for Council adoption on May 4th.

Mayor Skrede suggested presented the ordinance for adoption at our next meeting.

B. Present Ordinance No. 04-70, Amending Tobacco Ordinance

Administrator Young stated that the federal minimum age on the sale of tobacco products was raised from 18 to 21 on December 20, 2019. He stated that although the City of Deephaven has not issued a tobacco license to anyone in the city for years, Section 425 of the Sale, Licensing, Possession and Use of Tobacco must still be amended to reflect the age change from 18 to 21. He stated that the ordinance will be presented for Council adoption on May 4th.

Mayor Skrede suggested presented the ordinance for adoption at our next meeting.

C. Other

Discussion was held regarding whether to keep the City beaches open during the COVID-19 pandemic. The Council decided to keep the beaches open for the present time.

8. DEPARTMENT REPORTS

A. Police Department

Chief Johnson presented the March Police Report for Council review.

B. Excelsior Fire District

Councilmember Erickson provided an update on Excelsior Fire District procedures that are in effect for the COVID-19 pandemic, including duty crew operations, firefighter training and board meeting.

C. Public Works

Administrator Young provided an update on recent and upcoming public work activities.

D. Administration

Administrator Young provided a brief summary on the following items:

- April Mailings
- Upcoming dates of interest
- 2021 Budget
- Shuck Park Improvement Update
- Rink closures
- Update on 2020 contract renewals
- Submittal of the State Audit Report

9. ADJOURNMENT

Motion to adjourn by Councilmember Erickson, seconded by Councilmember McNeill. Motion carried 5-0 on roll call vote. The meeting adjourned at 8:15 p.m.

Respectfully submitted,
Dana Young
City Administrator

**Deephaven City Council Agenda Item
April 6, 2020**

**Agenda Item: Adopt Ordinance No. 04-69, Establishing Small Wireless
Facility Permit Fees**

Summary:

Ordinance No. 04-69 was first reviewed by the City Council on April 6, 2020. This ordinance proposes to increase the current Small Wireless Facility Permit Fee of \$195.00 to \$500 for non-recurring fees, including a single up-front application that includes up to five Small Wireless Facilities, with an additional \$100 for each Small Wireless Facility beyond five, or \$1,000 for non-recurring fees for a new pole (not a collocation).

A copy of the proposed ordinance was posted for 10 days as required by law. The ordinance is presented for final adoption on April 20, 2020. The ordinance would be effective beginning on April 30th, its official date of publication.

Recommendation:

Adopt Ordinance No. 04-69, Establishing Small Wireless Facility Permit Fee.

ORDINANCE NO. 04-69

**AN ORDINANCE AMENDING SECTION 405.05 PERTAINING
TO THE ESTABLISHMENT OF FEE AMOUNTS**

The Council of the City of Deephaven does hereby ordain:

Section 1. Rate Adjustments. The rates for Small Wireless Facility Permit Fees are established as follows:

<u>Fee No.</u>	<u>Section No.</u>	<u>Purpose of Fee</u>	<u>New Fee</u>
47	720.07	Small Wireless Facility Permit Fee	\$500.00 *

* \$500 for non-recurring fees, including a single up-front application that includes up to five Small Wireless Facilities, with an additional \$100 for each Small Wireless Facility above five, or \$1,000 for non-recurring fees for a new pole (not a collocation).

Section 2. Effective Date. This ordinance shall be in effect following its publication.

Adopted by the Council of the City of Deephaven this 20th day of April, 2020.

Paul A. Skrede, Mayor

Attest: _____
Dana H. Young, City Administrator

**Deephaven City Council Agenda Item
April 6, 2020**

Agenda Item: Adopt Ordinance No. 04-70, Amending Section 425 on the Sale, Licensing, Possession and Use of Tobacco

Summary:

Ordinance No. 04-70 was first reviewed by the City Council on April 6, 2020. This ordinance proposes to increase the legal age on the sale of tobacco products from 18 to 21 to mirror the change in federal legislation that was adopted on December 20, 2019.

A copy of the proposed ordinance was posted for 10 days as required by law. The ordinance is presented for final adoption on April 20, 2020. The ordinance would be effective beginning on April 30th, its official date of publication.

Recommendation:

Adopt Ordinance No. 04-70, Amending Section 425 on the Sale, Licensing, Possession and Use of Tobacco.

**Deephaven City Council Agenda Item
April 6, 2020**

Agenda Item: Review Boat Lift Addendum

Summary:

At the April 6th Council Work Session, the Council discussed the possibility of adding an addendum to the Mooring Lease Agreement that would allow residents on a dock slip to install a boat lift. The attached addendum would be required to be signed by a leaseholder who intended to install a boat lift. The language used in the addendum is taken from the City of Excelsior Mooring Policy on Boat Lifts.

Recommendation:

Review the Boat Lift Addendum.

BOAT LIFT ADDENDUM TO RESIDENT MOORING LEASE AGREEMENT

RESIDENTS WITH A MUNICIPAL DOCK SLIP SHALL BE GRANTED PERMISSION TO INSTALL IN THEIR SLIP SUBJECT TO THE FOLLOWING CONDITIONS:

1. Leaseholders have the option to purchase and install a hydraulic boat lift if they are currently leasing a municipal dock slip. No other boat lifts are allowed.
2. Leaseholders must notify Deborah Hicks, Marina Operations Clerk, if they plan to purchase and install a boat lift.
3. Leaseholders are responsible for all costs associated with their boat lift: purchasing, installing, maintaining, any damage to docks or other watercraft, and removal.
4. Boat lifts must be purchased and installed according to the following specifications:
 - a. Boat lifts shall be low profile type, similar to the Hewitt 4400 and 6100 or Shoremaster LoPro 4960/6960.
 - b. Boat lifts shall be solar powered with battery backup; no electrical back-up is allowed.
 - c. Leaseholders must ensure that the boat lift will fit in the dock slip and will not extend past their assign mooring space.
5. Hardcover (built in) frames & canopies are not permitted at any mooring.
6. Boat lifts can remain at the dock during the winter beneath the ice provided the leaseholder coordinates the winterization of the lift and reactivation of the lift in the spring once the ice is gone.
7. If the leaseholder moves mooring locations, the boat lift must be moved and installed in the new mooring location as soon as the space is available.
8. If the leaseholder no longer has a mooring, it is the leaseholders' responsibility to have the boat lift and hydraulic box removed.

Resident Name (PLEASE SIGN HERE) Date

2nd Resident Name - or Joint - Lessor (PLEASE SIGN HERE) Date

CITY OF DEEPHAVEN

Deborah Hicks, Marina Operations Clerk Date

**Deephaven City Council Agenda Item
April 6, 2020**

Agenda Item: Discuss Park Committee Recommendations

Summary:

At their April 6th meeting, the Deephaven Park Committee submitted the following recommendations for Council consideration:

1. **Motion for the City Council to consider whether to sell parking permits to non-residents during the COVID-19 pandemic in the attempt to alleviate potential problems with over-crowding and maintaining the appropriate social distancing at the beaches.**

In light of the City of Minneapolis and other communities closing their public beaches due to COVID-19, it is logical to discuss whether to curtail the sale of beach parking permits to non-residents for the foreseeable future. It is important to note that even without a parking permit; non-residents could still use our beaches by simply parking in non-permit parking areas. Parking is just not nearly as convenient. Here is some data on the number and revenues derived from non-resident beach parking permits the past two years:

- 2018 - 248 beach permits @ \$60.00 per permit = \$14,880
- 2019 - 272 beach permits @ \$60.00 per permit = \$16,320
- In 2019, the vast number of non-resident parking permits was issued to residents from Minnetonka (148), Shorewood (38), Excelsior (30), Wayzata (26) and Eden Prairie (18).

The Public Works Committee also reviewed this issue at their April 14th meeting and recommended continuing with the sale of beach parking permits to non-residents but limiting the total number of non-resident beach parking permits to 235. The number of 235 permits was determined by using a five-year average of beach parking permits issued to non-residents.

2. Motion for the City Council to consider and determine the appropriate funding for securing the warming house and restrooms during those hours that Thorpe Park is closed

The Park Committee has been concerned for quite some time about the fact that the Thorpe Park Warming House and restrooms are not properly locked when the park is officially closed from midnight to 6:00 a.m. The Park Committee obtained a quote from USA Security, Inc. for a full wireless locking solution for four doors at a cost of \$17,164.88. A less comprehensive wireless locking solution would cost \$7,402.75. The quote form USA Security, Inc. is attached.

The Public Works Committee also reviewed this issue at their April 14th meeting and recommended the following course of action:

1. Obtain a quote on the installation of a timer on the two restroom doors set to automatically lock 10:00 p.m. and reopen at 6:00 a.m.
2. Establish consistent closing hours for all city beaches, parks and ice rinks at 10:00 p.m. to 6:00 a.m.

Recommendation:

Discuss Park Committee recommendations.

PARK COMMITTEE MEETING
March 10, 2020
Minutes
Via Zoom Video Conferencing

Call Meeting to Order

Chairman Wendy Duren called the meeting to order at 7:03 p.m.

Members Present Via Teleconference

Wendy Duren, Cory Lepper, Tom Erdmann, Lindsey Carr, Kaisha Rafferty, Tracy Whitney, Melissa McNeill, and City Administrator Dana Young

Members Absent

Scott Hemink

Approve March 10, 2020 Minutes

Motion by Lindsey Carr to approve the March 10, 2020 Park Committee minutes. Seconded by Kaisha Rafferty. Motion carried 6-0.

Council Updates

Tom Erdmann stated that he attended last evening's Special Council Work Session as he was curious about the park sale issue. He stated that the Council wanted the Park Committee to discuss the potential sale of the park land again with the understanding that the proceeds would be used for the Deephaven Beach Restroom Project. He stated that the Council also wanted the Park Committee to provide their vision of the restroom.

Melissa McNeill stated that she will hold off on her summary of 2020 Park Committee goals until later. She stated that there is nothing coming to the Park Committee regarding the park sale as the next step would be to hold a public meeting to discuss the proposed sale before the whole community. She stated that one of her concerns is that the Park Committee, or any other committee for that matter, must serve as the voice of the city and not stir up the ire of the public on social media. She stated that if you have any issues with Council decisions, you should come to the City Council.

Wendy Duren stated that she has posted direct information from the Committee minutes on social media and didn't know if this concern was directed at her or someone else on the Committee. She stated her preference that this be discussed directly with the individual.

Melissa McNeill stated that she can have this discussion one-on-one with the individual.

Wendy Duren stated that the community is hungry for information, as long as it is accurate.

Park Reports

Tom Erdmann stated that he would like to present a proposal on adding a basketball hoop at one end of the tennis courts and to restripe the court to include pickleball striping and a three point line.

Cory Lepper stated that he didn't know the intent of the basketball hoop and stated that the Council has already made a decision on this issue.

Melissa McNeill agreed.

Wendy Duren stated that we can always go back after the project is done and address a basketball hoop.

Wendy Duren noted that there was an advertisement for tennis court lessons posted on the Village Hall tennis court fence. Dana Young stated that he would contact them about not posting advertisements on public property.

Lindsey Carr asked if the City plans on closing parks. Melissa McNeill stated that a notice has been posted on the City website that playground equipment are closed.

Tracy Whitney stated that she has heard from both sides on whether to close playgrounds and beaches. She stated that people are concerned about the sale of parking permits to non-residents as they would add to congestion at the City beaches.

Melissa McNeill stated that while playgrounds are closed, the Council has decided that beaches are open at the present time.

Motion by Lindsey Carr for the City Council to discuss whether to sell parking permits to non-residents to alleviate potential problems with beach crowding during the COVID-19 pandemic. Seconded by Tracy Whitney. Tom Erdmann opposed. Motion carried 5-1.

Discuss 2020 Park Committee Goals

Melissa McNeill listed the following 2020 Park Committee goals that were recommended by the City Council:

1. Deephaven Beach Restroom Project – Melissa McNeill stated that the Council wanted the Park Committee to consider what they would like it to look like and whether to include such items as changing rooms, lockers, and a concrete pad for concessions. She stated that the City Council discussed the restroom at Shady Oak as an example of additional amenities.
2. Funding for the Deephaven Beach Restroom Project – Melissa McNeill stated that the Council would like the Park Committee to consider:
 - Proceeds from the sale of Pump Park and/or Hill Park
 - Coordinating fundraising activities

- Increasing boat slip fees to assist with funding
- Grant opportunities

Wendy Duren asked if this project would replace funding for other park projects.

Melissa McNeill stated that it would not and the Council is looking for new funding for the Restroom Project.

Wendy Duren suggested forming subcommittees to specifically address the Restroom Project and another subcommittee to address funding. She asked if other Council members are helping with this effort or any other outside group.

Melissa McNeill stated that the Council would like the Park Committee to lead the effort as the Council considers this a perfect fit for the committee.

Wendy Duren asked what the City would be willing to put towards this project. She stated that it is a good idea to try to identify the big picture to try to determine if we are just looking at a bathroom or if we want to include other amenities.

Tom Erdmann agreed that this is a very big challenge. He stated that he heard the Council was just asking us for some ideas, such as changing station vs. restroom.

Melissa McNeill stated that is exactly what the Council is looking for from the Park Committee.

Wendy Duren stated that the Park subcommittee has already met to discuss this project and came up with several ideas on what the bathrooms should contain. She stated that the full Committee can review the subcommittee's ideas, brainstorm additional ideas, and forward them to the City Council. She added that she didn't know if the Park Committee has any particular expertise on fundraising.

Cory Lepper asked if the Park Committee had any thoughts regarding the potential sale of Pump and/or Hill Park.

Melissa McNeill stated that we haven't been able to get any specific information on the potential market value of these park properties from the City Assessor. She stated that the properties will have to sell for a significant amount or it will not be worth it.

3. Provide more details on long term park projects – Melissa McNeill stated that the Council is looking for more specific details included in park reports, such as providing more information on platform court maintenance issues along with the Harelson Park report.
4. Establish Neighborhood Park Maintenance Groups to assist with the maintenance of neighborhood parks.
5. Recommendations on potential beach closures due to COVID-19.

6. Shuck Park Playground Project – Melissa McNeill stated that there is an opportunity to submit a playground equipment grant to the Hennepin County Youth Sports Grant for the proposed playground equipment at Shuck Park. She stated that the grant application would have to be submitted in May.

Review Revised Bikeway Survey Results

Tom Erdmann stated that he tried to summarize the comments made by Deephaven residents with the attempt to prioritize comments according to specific hot points. He stated that there was a lot of richness to the comments and provided a brief overview of the highlights.

Wendy Duren stated that we need to identify short and long term goals based on the feasibility report.

Tom Erdmann stated that we have received a pulse from the public and we need to identify some easy fixes that could be included in a 3-4 year plan along with a plan on how to pay for it.

Wendy Duren stated that the Park Committee should also be involved in road striping discussions.

Kaisha Rafferty stated that we should share the feasibility report with residents, including the comments from Deephaven residents. She suggested forming a subcommittee to review the study and provide recommendations to the committee. Tom Erdmann stated that he would be interested in participating in the subcommittee.

Discuss Security at Thorpe Park Warming House

The Committee reviewed a quote provided by Tom Erdmann from USA Security, Inc. in the amount of \$17,164.88 that provided a wireless solution for providing electronic locks at the warming house and restrooms. A more simplified locking solution would cost \$7,402.75.

Further discussion was held on whether the warming house and restrooms should be properly secured after the park is closed. Motion by Lindsey Carr to recommend that the City Council discuss and find the appropriate funding for securing the warming house and restrooms during those hours that Thorpe Park is closed. Seconded by Kaisha Rafferty. Motion carried 6-0.

Discuss Summer Meeting Dates

It was the general consensus of the Park Committee to continue to hold Park Committee meeting through the summer months.

Other

There was no other business this evening.

Next Meeting Date

The next meeting of the Park Committee will be held on May 5, 2020.

Adjournment

The meeting adjourned at 8:53 p.m.

PUBLIC WORKS & SAFETY COMMITTEE MEETING
Tuesday, April 14, 2020
Minutes

Call Meeting to Order

The meeting was called to order at 1:30 p.m.

Members Present

Paul Skrede, Police Chief Cory Johnson, John Menzel, Jeff Kask, and City Administrator Dana Young

Discuss Stone Arch Letter Response

Paul Skrede stated that he read all of the responses that were received from residents regarding proposed options on the Stone Arch and noted that the vast majority of Northome and Cedarhurst residents strongly supported keeping the Stone Arch regardless of the occasional hazard of construction vehicles driving on the opposite side of the road to avoid driving under the Stone Arch.

Chief Johnson stated that he doesn't really know what the answer is to this problem. He suggested that a sign could be posted noting the height and width of the Stone Arch.

Jeff Kask stated that there already is a sign posted showing the clearance of the arch as 9'6".

Paul Skrede recommended sending a response to the Northome & Cedarhurst residents that notes the overwhelming support for the Stone Arch, instructs them to inform delivery trucks and contractors accessing their residence to avoid driving on the opposite side of the road past the Stone Arch, and that the City would continue to monitor the situation.

Discuss New Stone Arch Plaque

Dana Young stated that Barbara Sykora would like the Committee to select a new plaque for the Northome Stone Arch. She stated that the current plaque is inaccurate.

The Committee noted that their interest was solely in the safety concerns caused by the narrow width and limited height of the stone arch and not in designing a new plaque for the Stone Arch.

Vine Hill Bridge Recommendations – Load Limit Sign & Three-Way Stop

Discussion was held regarding requests to install a three-way stop sign at the Vine Hill Bridge and to add a load limit sign on the bridge. It was noted that adding a stop sign on the Vine Hill Bridge for northbound traffic was problematic due to the slippery conditions of the bridge decking during the winter months and a load limit sign was unnecessary unless the load limits of the bridge differed from the load limits of Minnetonka Blvd & Vine Hill Road.

Other

Discussion was held regarding installing security locks at the Thorpe Park Warming House & restrooms for those hours when the park is closed. John Menzel stated that the warming house doors are always locked during the summer months except when a resident has specifically reserved the warming house.

The Committee recommended obtaining a quote to install a timer on the restroom doors with the time matching the hours that Thorpe Park is closed. The Committee further recommended establishing consistent closing times for beaches, parks and rinks hours.

Further discussion was held regarding the Park Committee's recommendation to consider whether to sell beach parking permits to non-resident due to COVID-19 and the potential overcrowding of city beaches. The Committee recommended capping the number of beach parking permits sold to non-residents to the average number of non-resident beach parking permits sold over the past five years (235 permits)

Further discussion was held regarding the excessive number of residents walking with their dogs without a leash.

Motion by Dana Young to adjourn the Public Safety Committee. Seconded by John Menzel. Motion carried 4-0.

Discuss Fencing Proposal at Chowen's Parking Lot

Dana Young stated that a couple of years ago the Council considered installing a border fence along the west side of the Chowen's Corner parking lot. He stated that the project did not advance due to concerns with some electric equipment at the NW corner of the lot.

He stated that Aaron Blechert, 3435 Montgomerie Avenue would like to move forward with installing a new fence along the shared property line and was asking if the City would be interested in sharing the cost of the new fence. The total cost of the new fence was \$3,395.

The Committee recommended that it was not in the interest of the City to cost share with Aaron Blechert with the installation of his new fence at 3435 Montgomerie Avenue.

Review Bridge Inspection Recommendations

Dana Young stated that James Archer, Bridge Engineer with Bolton & Menk, has reviewed the 2019 Bridge Inspection Reports and made the following recommendations:

- The county has recommended that the City flush their bridges annually. This is good practice, but it is actually done by very few bridge owners. Since the County engages in this activity annually, perhaps they would perform this activity on the City's behalf. Typically, diligent preservation of deck joints and beam bearings are what prolong the life of bridges (thus the recommendation to flush these of chlorides each spring).

Bridge 27A63 – Minnetonka Blvd over Carson’s Bay:

- Catch Basins in all corners should be cleared of debris.
- Monitor movement at modular block retaining wall. The notes indicate the NE wall, but the illustration in the photo is of the NW wall. Verify. This may require repair in the near term.
- (The remaining items identified in the recommended repairs are good practice but not critical.

Bridge L9265 – Northome Ave. Over Trail:

- No Maintenance – Replace.
- (As discussed in the past, this bridge is past its useful life and a more likely candidate for replacement rather than repair.

Bridge 27B90 – Vine Hill Rd. Over HCRRA:

- The note regarding sub-standard guardrail along Minnetonka Blvd. should be explored, evaluated, and decided upon by the city.
- The remaining items identified in the recommended repairs are good practice but not critical.

20664 Linwood Road Storm Water Issues

The Committee discussed the ongoing drainage issues at 20664 Linwood Road and recommended providing engineering services to determine the extent and cost of outletting the excess water from the drainage easement area to the lake. The Committee stated that further discussion will need to be held with Justin & Michelle Barbeau on cost allocation once the project costs are known.

Other

Discussion was held regarding potential infrastructure stimulus funding. Paul Skrede stated that he doesn’t have an interest on proceeding with potential infrastructure projects based on the hope of obtaining future stimulus funding.

Adjournment

Motion to adjourn by Dana Young, seconded by Jeff Kask. Motion carried 4-0. The meeting adjourned at 3:30 p.m. The next regularly scheduled meeting of the Public Safety & Public Works Committee will be held on Tuesday, May 12, 2020.