

**DEEPHAVEN CITY COUNCIL MEETING  
MONDAY, OCTOBER 21, 2019  
MINUTES**

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

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

STAFF: City Administrator Dana Young

2. **PLEDGE OF ALLEGIANCE**

The Council recited the Pledge of Allegiance.

3. **APPROVE CONSENT AGENDA**

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

- A. Approve October 7, 2019 City Council Minutes
- B. Accept Resignation of Patrick Regan, Park Committee
- C. Accept Resignation of Randy Clay, Public Works Employee
- D. Authorize Hiring Mark Duffy & Michael Schmakel as Public Maintenance Workers
- E. Authorize Hiring Tracy Gustafson as Deputy Clerk / Treasurer

Seconded by Councilmember Jewett. Motion carried 5-0.

4. **MATTERS FROM THE FLOOR**

There were no Matters from the Floor this evening.

5. **UNFINISHED BUSINESS**

- A. **Approve Pay Estimate No. 1 to Northwest Asphalt for the Easton & Northern Street Improvement Project**

Mayor Skrede stated that he has been watching the progress of this project and is happy with how it's turning out. He noted that the final lift on Easton Road & Northern Road is planned for October 23<sup>rd</sup>. He added that there have been some challenges with some of the work on Northern Road but it has been figured out.

Motion by Councilmember Erickson to authorize Pay Estimate No. 1 to Northwest Asphalt in the amount of \$173,648.67 for the 2019 Easton Road & Northern Road Street Resurfacing Project. Seconded by Councilmember McNeill. Motion carried 5-0.

**B. Other**

There was no other Unfinished Business this evening.

**6. NEW BUSINESS**

**A. Discuss Potential Sale of Pump Park and/or Hill Park (Kyle Hunt)**

Kyle Hunt (10321 Heidi Lane, Chanhassen) stated that Kyle Hunt & Partners have been in Deephaven 25 years and they are currently on their fourth owner of their building. He stated that he has been trying to buy a portion of the building for years and is now looking to move or figure out a way to stay in Deephaven. He stated that he was thinking about the two underutilized properties in the downtown area that are owned by the City, which are known as Pump Park and Hill Park. He stated that he is here this evening to bring up the idea of potentially developing one of these two properties as a site to construct a building for his company.

Mayor Skrede asked if he had given any thought to the dimensions of a proposed building and whether it would be two stories.

Kyle Hunt stated that he hasn't thought about the dimensions of a building at all. He thought it might be one and a half stories with a basement.

Mayor Skrede stated that the City had been approached by Tom Kemmetmueller, the adjoining property owner, several years ago about the possibility of using Pump Park for outdoor photography sessions. He stated that before selling a property, he didn't know if any variances would be needed.

Kyle Hunt stated that his building would be similar or smaller than Kemmetmueller's building. He stated that he talked with Mr. Kemmetmueller about adding an addition onto his building but it appears unlikely that will happen due to setback issues. He stated that he hasn't gotten very specific yet on a building design as he just wanted to see if it would be feasible to acquire one of these properties. He added that he doesn't need much space for his building.

Councilmember Jewett asked how much space he currently has.

Kyle Hunt stated that he has 1,100 S.F. but could use around 2,000 S.F. He noted that both of these sites could be hampered by off-street parking and drainage concerns. He stated that he would adapt to what is available.

Administrator Young stated that there are three considerations when looking at the potential sale of park property. First, you must determine whether the land is held in trust or has deed restrictions. Second, the proposal should be forwarded to the Park Committee for their

consideration. And third, it is not uncommon to hold a public hearing for community input on the sale of a public park.

Councilmember Jewett asked if there are any restrictions on the City regarding the sale of land.

Administrator Young stated that the Council has fairly broad discretion when it comes to the sale of land.

Mayor Skrede stated that an appraisal on the property may be needed and asked if Kyle were interested in considering both properties.

Kyle Hunt stated that he is interested in considering both sites.

Mayor Skrede asked the Council if they would have any interest in potentially selling either of these two properties if the title was clear.

Councilmember Erickson stated that he would be interested as the sale of the land could fund other activities at other parks. He noted that both Pump Park and Hill Park are underutilized.

Councilmember Carlson stated that he would also be interested but is concerned about the need for variances and available off-street parking at these two sites.

Kyle Hunt stated that he is looking at not requesting any variances at this point.

Councilmember Jewett stated that he has some concerns that this might set a precedent for the sale of street ends but felt that the sale of the two parks was worth exploring. He noted that he is less interested in selling Hill Park as he has always considered this as a potential location for overflow parking.

Councilmember McNeill agreed that it is worth exploring but wouldn't vote yes until more issues come out. She stated that she agrees with Councilmember Jewett's comments regarding Hill Park about potential parking opportunities and would be more interested in selling Pump Park.

Mayor Skrede stated that he has the exact opposite sentiment and sees Hill Park as a more viable choice. He asked staff to see if either of these two properties are held in trust or have deed restrictions.

**B. Adopt Resolution No. 33-19, Approving Bids on Sewer Main Improvements**

The Council reviewed the following bids for sanitary sewer lining and rehabilitation:

<u>Bidder</u>	<u>Amount</u>
Visu-Sewer	\$59,438.75
Insituform Technologies	\$81,927.39
Granite Inliner, LLC	\$96,747.00

City Engineer David Martini was present to state that the latest televised reports of the sewer mains were reviewed and his staff identified what improvements to the sewer system would be needed. He stated that the televised reports were of a large area of the City, including several areas below groundwater southeast of the Minnetonka Education Center by the soccer field and extending to Spring Creek Drive. He stated that with the intent to eliminate inflow & infiltration, he recommends lining the sewer main in this area.

He noted that there would be 25% grant funds available through the Metropolitan Council to offset the costs of this project, which would amount to approximately \$14,000. He stated that if the Council decides to move forward, he would recommend awarding the contract to Visu-Sewer and authorizing the submittal of a grant to the Metropolitan Council.

Councilmember Carlson asked if this was a competitive grant.

David Martini stated that the City is already eligible for funding. He noted that the \$14,000 in grant funds would only be available for this year.

Further discussion was held regarding the overall scope of the project.

Motion by Councilmember Carlson to adopt Resolution No. 33-19, Approving Bids & Awarding a contract to Visu-Sewer in the amount of \$59,438.75 for the 2019 Sewer Main Lining & Rehabilitation Project and authorize the submittal of a grant to the Metropolitan Council. Seconded by Councilmember McNeill. Motion carried 5-0.

### C. Other

There was no other New Business this evening.

## 7. REPORTS FROM STANDING COMMITTEES

### A. Park Committee

Administrator Young presented a review of the Park Committee meeting held on October 1, 2019 on the following items:

- Discussed the selection of playground equipment for Shuck Park at the December 3<sup>rd</sup> Committee meeting
- Discussed the Shuck Park Tennis Court Project and recommended reconstructing one of the courts for tennis, stripe one-half of the second court for basketball & tennis, remove the existing basketball court, and move forward with a winter bidding
- Accepted the resignation of Patrick Regan
- Discussed the presentation of the Bikeway Feasibility Study now that the Minnetonka Blvd Project is complete

The Council recommended holding the public meeting on the Bikeway Feasibility Study at the December 3<sup>rd</sup> Park Committee meeting.

**B. Public Works Committee**

Administrator Young presented a review of the Public Works Committee meeting held on October 8, 2019 on the following items:

- Discussed & recommended denial of a request for a pedestrian crosswalk between East Valley Road & Walden Trail due to poor sightlines
- Discussed the 2019-2020 Deer Management Program and recommended investigating other potential deer management companies
- Discussed a signage request at Harper & Western
- Discussed street lighting problems at Deephaven Beach
- Reviewed the speed limit sign installation update
- Discussed storm water drainage issues at 18725 Minnetonka Blvd, 4715 Old Kent Road, 19900 Andover Road, 4385 Hamilton Avenue, 3520 Montgomerie Avenue, 20664 Linwood Road, and 18505 Minnetonka Blvd
- Recommended contracting with Northern Dewatering in the amount of \$16,661.00 in order to drain down the ponds bordering the Amesbury Subdivision and that the Council consider increasing storm water rates from \$7.00 to \$8.50 to address similar issues in the future

Motion by Councilmember Erickson to authorize Northern Dewatering to pump up to 10 million gallons of water from the Amesbury Ponds at a cost not to exceed \$17,000.00. Seconded by Councilmember McNeill. Motion carried 5-0.

**8. ADJOURNMENT**

Motion to adjourn the Regular Council meeting by Councilmember Erickson, seconded by Councilmember McNeill. Motion carried 5-0. The meeting adjourned at 7:55 p.m.

**9. SPECIAL COUNCIL BUDGET WORKSESSION**

Mayor Skrede called the Special Council Budget Worksession to order at 8:05 p.m.

**A. Review 2020 Park Improvement Fund Budget**

Administrator Young presented the 2020 Park Improvement Fund Budget for Council review.

**B. Review 2020 Recycling Fund Budget**

Administrator Young presented the 2020 Recycling Fund Budget for Council review.

**C. Review 2020 Marina Fund Budget**

Administrator Young presented the 2020 Marina Fund Budget and 5-Year Marina Fund Projections for Council review.

**D. Review 5-Year Budget Projections**

Administrator Young presented 5-Year Budget Projections for Council review.

**10. ADJOURNMENT**

Motion to adjourn the Special Budget Worksession by Councilmember Erickson, seconded by Councilmember McNeill. Motion carried 5-0. The meeting adjourned at 9:30 p.m.

Respectfully submitted,  
Dana H. Young, City Administrator