

MINUTES

Greenwood City Council Meeting

Wednesday, May 7, 2025

Deephaven City Council Chambers

20225 Cottagewood Road, Deephaven, MN 55331



1. CALL TO ORDER | ROLL CALL | APPROVE MEETING AGENDA

Mayor Fletcher called the meeting to order at 7:01 pm.

Members Present: Mayor Fletcher and Council Members Jennifer Gallagher, Brian Malo, Kristi Conrad

Members Absent: Council Member Mike Marti

City Staff Present: None

Motion by Malo to approve the meeting agenda. Second by Gallagher. Motion passed 4-0.

2. CONSENT AGENDA

- A. Approve: 04.02.25 City Council Meeting Minutes
- B. Approve: 04.10.25 LBAE Meeting Minutes
- C. Approve: 04.24.25 LBAE Meeting Minutes
- D. Approve: March Cash Summary
- E. Approve: March Profit & Loss
- F. Approve: YTD Profit & Loss Budget vs. Actual
- G. Approve: April Check Detail
- H. Approve: May Payroll Report
- I. Approve: Public Access Procedures
- J. Approve: Proposal – SLMPD Excelsior Park, Dock Patrol, Parking & Code Enforcement

Motion by Malo to approve the consent agenda. Second by Gallagher. Motion passed 4-0.

3. MATTERS FROM THE FLOOR - NONE

4. PRESENTATIONS, REPORTS, GUESTS, AND ANNOUNCEMENTS

- A. Announcement: ~~City Council / Planning Commission Joint Worksession, 05.14.25 at Deephaven Council Chambers following the 6:00 pm Planning Commission Meeting~~

The joint worksession has been cancelled and rescheduled to June 11, 2025.

- B. Announcement: Spring Clean-Up Day ~~05.18.25~~ (place items curbside by 7:00 am)

Date was posted in error on the meeting agenda. The spring clean-up day is Saturday, May 17, 2025.

5. PUBLIC HEARINGS - NONE

6. ACTION RELATED TO PUBLIC HEARINGS - NONE

7. PLANNING, ZONING & SUBDIVISION ITEMS - NONE

8. UNFINISHED BUSINESS

- A. Consider: Ordinances 346 & 347, Summary Resolution 07-25 – Commercial Marina Licensing

At the March council meeting, the City Council tabled discussion of Marina Licensing to the May meeting to allow time for the Lake Minnetonka Conservation District (LMCD) to respond to the City's proposed Ordinances, and

potentially suggest other LMCD and City options. City Attorney Bob Vose had a conversation on April 22 with the LMCD's attorney, and provided a verbal update to Mayor Fletcher. Attorney Vose recommended that the Council table consideration of Marina Licensing or related zoning code updates to provide additional time for LMCD staff to finalize their proposal for LMCD Board consideration.

Mayor Fletcher provided an update to the council regarding a letter that was received that day (5/7) from the LMCD's attorney. The LMCD has had a change in their position regarding Bean's Greenwood Marina. Previously LMCD staff recommended approval of the marina's variance request, but their attorney disagreed based on LMCD code. Dock A cannot be lengthened. With that update, the LMCD has changed their initial position on the variance request for Bean's Greenwood Marina. The mayor recommended the council table discussion of ordinances for city marinas until the next council meeting, so Attorney Vose can be included in that discussion.

Greenwood residents that addressed the council concerning Bean's Greenwood Marina:

- Bill Slattery, 21955 Minnetonka Blvd. #5, wanted clarification regarding the letter received from the LMCD attorney. Mayor Fletcher had printed extra copies of the letter, which were handed out to a number of residents in attendance.
- Pat St. Peter (Darden), 21957 Minnetonka Blvd. #20, wanted to know the council's direction on the proposed ordinances 346 and 347. She was concerned about the possible future expansion of the other docks at Bean's Greenwood Marina.

Mayor Fletcher and Council Member Conrad agreed that there may be a zoning change regarding city marinas, which would have to go through the Planning Commission first before coming to the City Council. If a zoning ordinance change is passed, this would take the place of any marina licensing ordinances. Mayor Fletcher stated that Attorney Vose recommended zoning ordinances over licensing marinas. Any zoning changes regarding city marinas would apply to ALL city marinas.

Motion by Conrad to move that the City Council remove Ordinances 346 and 347 from further council discussion, and invite the City Attorney to the next meeting to discuss potential zoning changes for city marinas with the Council. Second by Malo. Motion passed 4-0.

9. NEW BUSINESS

A. Discuss: Local Board of Appeals & Equalization (LBAE) – Appeals Procedures

Mayor Fletcher had drafted a proposed list of documentation needed for the council to be better prepared for future LBAE meetings. Some documentation for this year's LBAE meetings were received late, not allowing the council enough to review and be prepared for the meetings.

The list of items to be included in the LBAE council packet as drafted were:

- Assessor's Lakeshore Curve values for Greenwood
- The effective front footage, lake footage, street footage, and area for each on lake property that either appealed its value to the Local Board, was included in the Sales Study, or was sold or listed subsequent to the Sales Study, as well as any adjustments to the lakeshore curve for each property.
- For properties on the LBAE roster: an Excel spreadsheet in electronic format and printed on an 11x17 sheet showing the land, building, and total EMV's for the prior year assessment and the current year assessment with columns also available for the Assessor's recommendation to the LBAE (once it is available), and for the Board members to fill in their decision and any notes.
- Correspondence received from owners of properties on the roster: This correspondence would be limited to emails and documentation that are sent to administrator@greenwoodmn.gov or to the City Assessor. These will be included in the packet and considered in the meeting discussion. The City Assessor will forward any correspondence from property owners that may be relevant to the Board discussion to administrator@greenwoodmn.gov.

Mayor Fletcher stated that the Hennepin County Assessor has now offered to provide an "Assessing 101" training worksession in preparation for next year's LBAE meeting(s), either in the fall or winter. Another option for Greenwood would be to utilize a private assessor instead of the county assessor. The city of Deephaven is currently in the process of hiring their own assessor who will be a Deephaven city employee. The Mayor of

Deephaven indicated in the prior work session that their assessor could provide assessing services for the city of Greenwood, if the council so chooses. This topic will be added to next month's meeting agenda for council consideration.

Motion by Conrad to move that the City Council adopt the above referenced list of items to be included in all future council packets for the Local Board of Appeals and Equalization (LBAE) meetings. Second by Gallagher. Motion passed 4-0.

10. OTHER BUSINESS - NONE

11. COUNCIL REPORTS

- A. Conrad: Administrative Committee, LMCC, Park, Minnetonka Community Education

No council action taken.

View report online at www.lmcc-tv.org.

- B. Gallagher: Fire Board

No council action taken.

View report online at www.lmcc-tv.org.

- C. Fletcher: Administrative Committee, Mayors' Meetings, SLMPD Coordinating Committee

No council action taken.

View report online at www.lmcc-tv.org.

- D. Marti: Planning Commission, Public Works

No report.

- E. Malo: City Docks, LMCD, SABLID

No council action taken.

View report online at www.lmcc-tv.org.

12. ADJOURNMENT

Motion by Malo to adjourn the meeting at 8:28pm. Second by Conrad. Motion passed 4-0.

This document is intended to meet statutory requirements for council meeting minutes. A video recording was made of the meeting which provides a verbatim account of what transpired. The video recording is available for viewing at lmcc-tv.org for 1 year.