

MISSION STATEMENT: “The City of Mound, through teamwork and cooperation, provides, at a reasonable cost, quality services that respond to the needs of all citizens, fostering a safe, attractive and flourishing community.” “The Dock and Commons Commission is an advisory body to the City Council. One of the Commission’s functions is to hold public hearings and make recommendations to the City Council. The City Council makes all final decisions on these matters. Mound Ordinances require that certain documents and information be included in applications. The Docks and Commons Commission may postpone consideration of an application that is incomplete and may for other reasons postpone final action on an application. For each agenda item, the Commission will receive reports prepared by the City Staff, open the hearing to the public, and discuss and act on the application.”

NOTE: COMMISSIONERS WILL BE CONTACTED BY STAFF PRIOR TO THE MEETINGS TO ASSESS ATTENDANCE. FAILURE TO RESPOND BY NOON ON THE DAY OF THE SCHEDULED MEETING WILL BE CONSIDERED AN ABSENCE AND MAY RESULT IN CANCELLATION OF THE MEETING DUE TO LACK OF A QUORUM. RSVP: Kevin Kelly @ 952-472-0613 or asc@cityofmound.com

DOCK AND COMMONS COMMISSION
6:00 P.M. Meeting at Mound City Council Chambers
5341 Maywood Road

Thursday, September 18, 2025

AGENDA

	Pages
1. Approval of Agenda	
2. Approval of March 20, 2025 Regular Meeting Minutes	1-7
3. Comments and suggestions from citizens present (No more than 3 minutes allowed per speaker)	
4. Dock Fund Budget and Dock Program Capital Plan	8-12
5. Recap of 2025 Brighton Commons Rip Rap and 2026 Plans	13-20
6. Jennings Cove and Beachside Rearrangement	21-23
7. Eagle Lane Stairway Replacement	24-27
8. Reports: <ul style="list-style-type: none">- City Council Representative- Staff- Commissioners	
9. Adjourn	

City Council Meeting Minutes are on line at www.cityofmound.com. If you would like a paper copy, please let us know and we will provide one to you.

MOUND DOCKS AND COMMONS COMMISSION MINUTES
March 20, 2025

The Mound Docks and Commons Commission met on Thursday, March 20, 2025, at 6:00 p.m. in the City Council Chambers of the Centennial Building at 5341 Maywood Road in Mound.

Present: Chair Heidi Peterson, Commissioners Derrick Hentz, James Vettel, Jesse Jensen, and Dave Olson and Representative Kevin Castellano

Absent: None

Others Present: Administrative Services Coordinator/City Clerk Kevin Kelly, John Zevenbergen, George Getsch.

Heidi Peterson called the meeting to order at 6:02 p.m.

1. Approval of Agenda

MOTION, by Olson, seconded by Vettel, to approve the agenda. All voted in favor. Motion carried.

2. Approval of Meeting Minutes – January 16, 2025

MOTION, by Hentz, seconded by Olson, to approve the January 16, 2025 DCC Meeting Minutes. All voted in favor. Motion carried.

3. Comments and suggestions from citizens present

George Getsch, 4747 Manchester Road, approached the DCC about the availability of a Wychwood dock site which has not been used for many years. Getsch said there would have to be improvements to the site. Getsch said he would be willing to make improvements to be able to use the site. Kelly said for the last five years or so the site hasn't been used as the site is very difficult to access. Kelly said Dock Administration has looked into the cost to bring this site back to use but it is quite expensive for just one site.

Kelly said the slope to the site is steep though there are remnants of concrete and a handrail. Kelly said he will get out to the site again and take a look at the layout and access.

Getsch said he is licensed for and uses a Lost Lake slip and lives in the Wychwood neighborhood. Getsch said the dock site is assigned to residents of Wychwood.

Peterson said Kelly needs to get out to check out the site. Kelly said Getsch is on the wait list and is not in the Top 40. Kelly said if Getsch was willing to make improvements to the site, that the site may be made available to him. Olson asked if Getsch did take the site would he then be taking a spot which would go to another Wychwood resident. Kelly said there have been a couple of Wychwood neighborhood dock sites which have opened up over the past few years. Kelly said the Wychwood non-abutters in the dock program have not taken these openings.

Kelly said he has had to go to wait list applicants pretty far down the list to find someone to take those sites. Getsch said he joined the wait list in 2021.

Hentz asked about the exact location of the dock and the traversability of the area of the dock site. Kelly said it is class C commons and the location is between 2851 and 2855 Cambridge Lane.

4. Wait List Lottery

Commissioner Peterson pulled name tags, Hentz read the names, and Olson and Jensen recorded the order of the names as drawn: The order of names and position at the end of the wait is as follows:

2025 Mound Dock Program Wait List Lottery Results			
1	McManus, Samantha & Daniel	25	Edgeworth, William
2	Nguyen, Thien	26	Thompson, Justin & Amy
3	English, Angela & Bryan	27	Stover, Matthew
4	Palecek, Justin & Meredith	28	Skoglund, Shauna
5	Patterson, Chad	29	Duensing, Madison
6	Ellingson, Jill	30	Nessler, Daniel
7	Powell, Jeena	31	Johnson, Alexandra
8	Kress, Christina	32	Hubler, Joseph
9	Marksberry, Charlie	33	Markun, Richard
10	Ritenour, Terri	34	Bertosh, Vadim Vitalyevich
11	McGinty, Kevin	35	Iverson, Zachary
12	Warren, Barbara	36	Gothmann, Tim
13	Graff, Emily	37	Stich, Samuel
14	Eddy, Erin	38	Felknor, Makayla
15	Augdahl, Jon & Heather	39	Hunter, Chace
16	Brickley, Caleb	40	Hosch, Fred & Mary
17	Houser, Matthew	41	Hruby, Jay
18	Sletten, Stacy & Greg	42	Atteberry, Taylor
19	Jacob, Eric	43	Carroll, Robert
20	Moody, Marcus	44	Ralph, Lucas
21	James, Sandy	45	Lindahl, Chris
22	Plascencia, Matthew	46	Sprengeler, Ryan
23	Selleseth, Sandra	47	Freedman, Andrew
24	Johnson, Crystal		

5. 2025 Brighton Commons Rip Rap

Kelly said this is year three of the stabilization of the shoreline on Brighton Commons. Kelly said he sent a letter to abutting property owners to seek their interest in a cost share for rip rap of the shoreline.

Kelly said he received tepid interest overall but three abutters did express interest in doing the cost share. Kelly said these abutting property owners are the properties between Manchester Road and Leslie Road. Kelly said two of the three abutters will take part in the cost share (4994 Manchester & 2971 Cambridge) and the third at 2957 Cambridge said he wasn't interested in doing a cost share as there are two non-abutting docks in the Commons adjoining his private property.

Kelly said there is a portion of Leslie Road right of way which has updated rip rap in place which is just north of 2957 Cambridge. Kelly said the area of the three Brighton abutters was originally slated to be rip rapped and was some of the lowest quality Brighton Commons shoreline.

Kelly said the 2025 Brighton Commons abutters expressed to him that since they don't derive sole benefit from the shoreline improvement, they believe the Dock Program should take on more or all of the expense of the project. Kelly said the area is flat and accessible with either abutting or non-abutting docks every 30 feet.

Kelly said there is \$35K budgeted for rip rap this year. Kelly said the two abutters who want to do the cost share can get "fitted" large field stone rip rap at a reduced cost. Peterson asked what type of rip rap would the other abutter receive if the City paid for rip rap. Kelly said if rip rap at 2957 Cambridge is approved, that area would get the standard type of rip rap which meets watershed district standards.

Castellano said how would DCC pre-approval work. Kelly said the DCC can set parameters for the work completed as long as the project is within the 2025 budget for rip rap. Kelly said the project area is from the existing rip rap at the storm water outlet at Manchester to the Leslie Road Right of Way. Kelly said the Dock Program will cover the approximate 10 feet of right of way south of the extended property line of 4994 Manchester Road.

Kelly said the 2023 and 2024 Brighton Rip Rap projects were completed in areas where there were no non-abutting docks present. Kelly said the 2025 Project includes both abutting and non-abutting dock sites. Kelly said ideally the Dock Program would like to complete all of the shoreline stabilization between the Manchester Right of Way up to the southern line of the Leslie Road right of way. Kelly added the Dock Program can do a cost share with the two properties and provide standard rip rap at 2957 Cambridge.

Olson said what would stop the other abutters on Brighton Commons to hold out doing a cost share in order for the Dock Program to totally fund future projects. Kelly said the Dock Program doesn't have to go forward with rip rap projects but this project has been recognized as needing to be completed for many years. Kelly said the City needs to get the rip rap completed. Kelly said if an abutter would want to get the "fitted" rip rap a cost share would be required.

Vettel said he thought that the final portions of abutters on Brighton Commons will be less willing to do cost shares but any abutters will need to fund the extra amount for "fitted" rip rap.

Kelly said the abutter at 2957 Cambridge does share the Commons shoreline with non-abutting docks. Kelly said it looks like there are two contiguous property owners on Brighton Commons who are interested in doing a cost share in 2026.

Kelly said he is looking to get approval from the DCC to take bids for the section on the southern end of Brighton Commons. Kelly said Dock Administration would like this area completed this year. Kelly said there can be the two cost shares offered and the abutter at 2957 Cambridge who will get Class 4 rip rap paid all through the Dock Program.

MOTION, by Castellano, seconded by Jensen, to approve seeking out bids for Brighton Commons rip rap from Leslie Road to the Manchester Road storm water rip rap. Staff will offer a cost share to 4994 Manchester Road and 2571 Cambridge Road abutters and complete Class 4 Rip Rap at 2957 Cambridge Lane. All voted in favor. Motion carried.

6. Jennings Cove Multiple Slip Location

Kelly said moving half of the Jennings Cove Multiple Slip was discussed at the January 16th DCC Meeting. Kelly said the move is needed due to Jennings Cove being shallow and droughts negatively effecting the use of the site. Kelly said the City has dredged Jennings Cove in the past but this activity has become very expensive and the City has a policy in place to not take on the dredging of the lake.

Kelly said he sought out a bid from the City Slip Installation vendor, Splash Docks, which came in at \$2,200.00. Kelly said the idea is to move the north end of the Jennings Slip to Beachside Access which is an under-utilized property further east of Jennings on Three Points.

Kelly said Splash Docks is going to remove the entire slip complex and return the southern portion as a four-boat multiple slip. Kelly said the remaining slip material will be placed on shore and will be delivered to Beachside by the City Parks Crew.

Olson asked if there would be a loss of sites. Kelly said Beachside will be a straight dock with two boats on each side.

Kelly added he has talked to the LMCD about the move. Kelly added LMCD staff felt the approval most likely would be administrative due to the number of slips in the City license not increasing.

MOTION, by Jensen, seconded by Hentz, to approve the acceptance of the bid from Splash Docks to move the northern half of the Jennings Cove Multiple Slip structure, sites E-H to Beachside Access, and to re-install the slip structure, sites A-D at Jennings Cove. All voted in favor. Motion carried.

7. Request for Shared Docks Discussion

Kelly said since the dock share system changed in 2021 it is taking wait list applicants longer to get into the Top 40 of the wait list when they become eligible to be a primary share on a dock site.

Jensen asked how many Top 40 wait list applicants are getting into the dock program through being a dock share. Kelly said there are one or two wait list applicants each year who are sharing docks. Kelly added there are about five people who are still on a dock program site through the old discontinued secondary share system. Kelly said all of those grandfathered shares can assume the dock they are using currently if the primary share drops out of the dock program.

Kelly said the change to the primary share program allowed for a more orderly process for wait list applicants to get into the dock program. Kelly said the change does not allow some wait list applicants to be able to get into the dock program many years ahead of other wait list applicants as in the former secondary share program.

Olson said the share program may be too restrictive now as it may be a 10-year wait to get into the dock program.

Hentz said there are potentially about 300 docks which are sites which can share their dock. Hentz said it would be good if there was more sharing but there are opportunities to get in the dock program through sharing.

Discussion ensued about wait list applicants and dock licensees exploiting loopholes and using the wait list to get ahead of others on the wait list as was occurring in previous years. Olson brought up George Getsch's proposal to make access improvements to the inaccessible Brighton Commons non-abutting dock site. Olson said Getsch is #90 on the wait list and would get preferential treatment for improving that specific dock site.

Peterson said licensees in Woodland Point in the past could get into the dock program quickly and then could take a location in the general dock program the next year. Peterson said this loophole was removed. Kelly said Woodland Point residents can still enter the general dock program once they would be at the equivalent to being in the Top 40 of the wait list.

Kelly said in the old secondary share program, wait list applicants could on their second year on the wait list be a share and two years after that could assume a dock site while other applicants were still on the wait list. Kelly said he could see an argument for moving back the Top 40 requirement due to the length of time people stay on the wait list now.

John Zevenbergen, 2542 Lost Lake Road, asked if the secondary share program was changed about three years ago. Kelly said the secondary share program was discontinued. Zevenbergen said three years ago he was about to be a share until the City made the code change to the

share program. Zevenbergen said there are many docks in the dock program which are underutilized by having only one watercraft on those docks.

Jensen said the number of BSU's in the dock program is based on the amount of public shoreline. Zevenbergen said he is #77 on the wait list.

Kelly said there are open spaces on dock sites at Lost Lake Commons and said there is a wait list applicant who lives on Lost Lake Road who is in the Top 40 for a second year.

Olson said there aren't enough openings in the dock program in the past few years and mentioned there were only five openings this year. Olson said if the Top 40 requirement was expanded, the dock program could create a list of known dock sites which are open to share their dock. Olson said this would move applicants more quickly into the dock program.

Vettel said it isn't only that dock holders who want to share but also who they want to share their dock with. Vettel said Dock Administration doesn't have the resources to make share connections. Vettel said the current system allows for the process to be fair and to not allow people to jump ahead of others on the wait list.

Peterson said there needs to be some sort of way to get the people on the top of the wait list to move into the dock program quicker. Peterson said they should not be able to stay on the wait list for years in order to wait for the perfect spot to open up. Peterson said these people should have to make a decision and get into the dock program.

Hentz said there is a request list for people in the dock program who want to move to a different spot in the dock program.

Zevenbergen said he didn't think anyone would object to opening up share opportunities to the Top 100 of the wait list. Zevenbergen said it takes six years on the wait list to get to the Top 100. Kelly said it takes quite a bit less time to get to the Top 100 on the wait list than to get to the Top 40 from the Top 100.

Castellano said there is room to add BSU's to the City's total. Jensen said he is in favor of some type of expansion. Kelly said he would prefer a conservative, more orderly, approach to expanding the wait list. Kelly said he would like to do more research on the length of time applicants spend on the wait list and bring it back to the DCC at the September meeting.

Castellano said the DCC can use Kelly's research to decide whether to expand the wait list share opportunities. Jensen said he would like to know the turnover of the Top 40 year to year.

Hentz said he would like to know how many people drop off the wait list and how many get into the dock program each year.

8. Reports

City Council Representative – Castellano said the City Council has come up with a list of 18 priority items it would like to get done this year. Castellano said the Water Treatment Plant issue is still number one. Castellano said the Mayor, Council Members and staff attended City Day on the Hill to advocate for the City. Castellano said there will be a new utility billing system with an opt in ACH Fee option. Castellano said that code enforcement with a focus on blight is also a top priority.

Staff – Kelly said the DCC Work Rules discussion which was going to be held at this meeting will be addressed at a future meeting.

Commissioners – No Comments

9. Adjourn

MOTION, by Castellano, seconded by Olson, to adjourn the meeting at 7:58 p.m. All voted in favor. Motion carried.



MEMORANDUM

Date: September 18, 2025

To: Docks and Commons Commission

From: Kevin Kelly, Administrative Services Coordinator

Subject: 2026 Dock Fund Budget & License Fees

Staff have provided a proposed Dock Fund budget and long-range capital plan for current and future Dock Program expected costs.

The main budget areas which impact the unpredictability of the fund balance are as follows:

- The Emerald Ash Borer and other diseased tree removal costs have come in far below budgeted amounts with three months left in the year. The 2025 line item for Tree Removal expenses was set at \$80K due to the uncertainty of need for removal. So far Tree Removal expenses are at \$10K.
 - 2024 Tree Removal expenditures came in at \$49K. Staff are recommending the 2026 line item for Tree Removal be set at \$50K.
- The Dock Program contract for Multiple Slip Installation and Removal was awarded to Splash Docks. The contract will run through 2028 which will provide budget predictability over the length of the contract.
- \$35K will again be allocated for Capital Projects (mainly the rip rap of Brighton Commons) for 2026 and beyond. Another 185 linear feet of Brighton Commons shoreline was completed in 2025. Staff have connected with Brighton Commons abutting property owners about rip rap projects in 2026. If progress on this project continues the estimate year of completion of Brighton Commons is 2028.

The DCC and City Council both approved following the recommendation of the Ehlers Long-Term Financial Plan (LTFP) in 2024 and 2025. Dock Administration recommends to keep fees at the 2025 level for 2026, as expenses appear to have moderated. Keeping fees the same will also keep the Dock Fund from building up too large of a Fund Balance.

The Long-term Financial Plan/Dock Fee Increase Proposal is below:

	2024 Fees	2025 Fees	2026 Long Term Financial Plan Proposed Fees
Multiple Slip	\$575	\$650	\$725
Dock Location	\$400	\$450	\$500
Extra Watercraft	\$170	\$190	\$210
Wait List	\$30	\$35	\$40

Account Number	Description	2022 Actual	2023 Budget	2023 Actual	2024 Budget	2024 Actual	2025 Budget	2026 Proposed	Percentage Change
Commons Docks									
281-45210-34725	Dock Permits	182,025	180,000	181,015	202,000	205,155	226,860	252,100	
281-45210-34745	Wait List Fee	4,859	4,800	4,920	7,400	6,780	8,685	9,800	
281-45210-36200	Miscellaneous Revenues	100	-	133	-	111	-	-	
281-45210-33400	EAB Tree Removal Grant	-	-	-	-	9,891	-	-	
281-45210-36210	Interest Earnings	4,319	-	15,800	-	16,008	-	-	
	TOTAL REVENUES	191,303	184,800	201,868	209,400	237,945	235,545	261,900	11.19%
Commons Docks									
281-45210-101	F T Empl Regular	45,000	55,000	55,000	60,000	60,000	63,600	69,000	
281-45210-103	Part-Time Empl Inspector/Parks	21,440	31,448	26,473	36,028	31,534	35,570	37,570	
281-45210-151	Worker s Comp Insurance Prem	-	75	83	86	76	89	60	
	Payroll Related	66,440	86,523	81,556	96,114	91,610	99,259	106,630	7.43%
281-45210-200	Office Supplies	33	100	-	100	-	100	100	
281-45210-202	Duplicating and copying supply	279	200	252	300	393	300	300	
281-45210-210	Operating Supplies	2,292	2,500	-	3,500	127	3,500	1,000	
281-45210-212	Motor Fuels	1,000	1,000	1,000	3,125	1,250	1,500	1,250	
281-45210-220	Equip. Parts, Repair/Maintenance Supply	8,578	2,000	1,821	2,500	214	2,500	500	
281-45210-300	Professional Svcs	-	-	5,411	-	3,731	2,500	1,500	
281-45210-301	Auditing and Acct Services	1,256	1,300	1,369	1,300	1,329	1,400	1,500	
281-45210-307	Admin/Finance/Computer Chgs	8,961	9,230	9,230	10,153	10,153	10,660	11,300	
281-45210-315	Service Charges	-	400	-	200	13	200	100	
281-45210-322	Postage	339	500	414	500	432	500	500	
281-45210-331	Use of personal auto	215	300	211	300	190	300	250	
281-45210-351	Legal Notices Publishing	50	500	-	100	-	100	50	
281-45210-361	General Liability Ins	2,301	1,000	1,037	2,665	2,161	1,500	1,467	
281-45210-381	Electric Utilities	375	500	650	625	650	625	625	
281-45210-383	Gas Utilities	563	900	500	1,000	750	750	750	
281-45210-384	Refuse/Garbage Disposal	225	500	500	750	500	750	750	
281-45210-400	Repairs & Maintenance-Dock Rehab	625	10,000	11,438	10,000	7,389	12,000	8,000	
281-45210-404	Machinery/Equip Repairs/Maint-Stairways	1,438	1,500	1,500	6,125	1,600	5,225	10,000	
281-45210-433	Conference, Training, Dues, Subs. & Misc	476	1,290	476	505	735	505	500	
281-45210-439	LMCD	5,908	6,000	5,908	6,000	5,908	6,000	6,000	
281-45210-440	Other Contractual Services - In & Out	27,000	18,000	19,720	22,000	19,676	30,000	32,000	
281-45210-500	Capital Outlay	-	30,000	34,200	35,000	22,994	35,000	35,000	
281-45210-533	City Tree Removal	6,240	5,000	61,325	60,000	49,410	80,000	50,000	
	TOTAL EXPENDITURES	134,594	179,243	238,518	262,862	221,215	295,174	270,071	-8.50%
	CHANGE IN FUND BALANCE	56,709	5,557	(36,650)	(53,462)	16,730	(59,629)	(8,171)	
	BEGINNING FUND BALANCE	341,932	398,641	398,641	361,991	361,991	378,721	378,721	
	INCREASE / (DECREASE) IN FUND BALANCE	56,709	5,557	(36,650)	(53,462)	16,730	(59,629)	(8,171)	
	ENDING FUND BALANCE	398,641	404,198	361,991	308,529	378,721	319,092	370,550	

Dock Program Fee History

Docks

2001	\$150 + LMCD Fee
2002-2005	\$250 + LMCD Fee
2006-2013	\$300 + LMCD Fee
2014-2021	\$325 + LMCD Fee
2022-2023	\$350
2024	\$400
2025	\$450

Slips

2001	\$150 + LMCD Fee
2002-2009	\$250 + LMCD Fee
2008-2010	\$300 + LMCD Fee
2011-2013	\$350 + LMCD Fee
2014-2019	\$375 + LMCD Fee
2020-2021	\$425 + LMCD Fee
2022-2023	\$500
2024	\$575
2025	\$650

LMCD Fee - \$7.50 to \$22.00 per boat based on length – removed from fee structure in 2022.

Extra Watercraft Fees at \$100.00 from 2008-2021. Increased to \$150.00 in 2022, \$170.00 in 2024 and to \$190.00 in 2025.

There were reduced Senior Fees in the past which were discontinued in the early 2000's

Wait List

2003-present	\$20
2024	\$30
2025	\$35

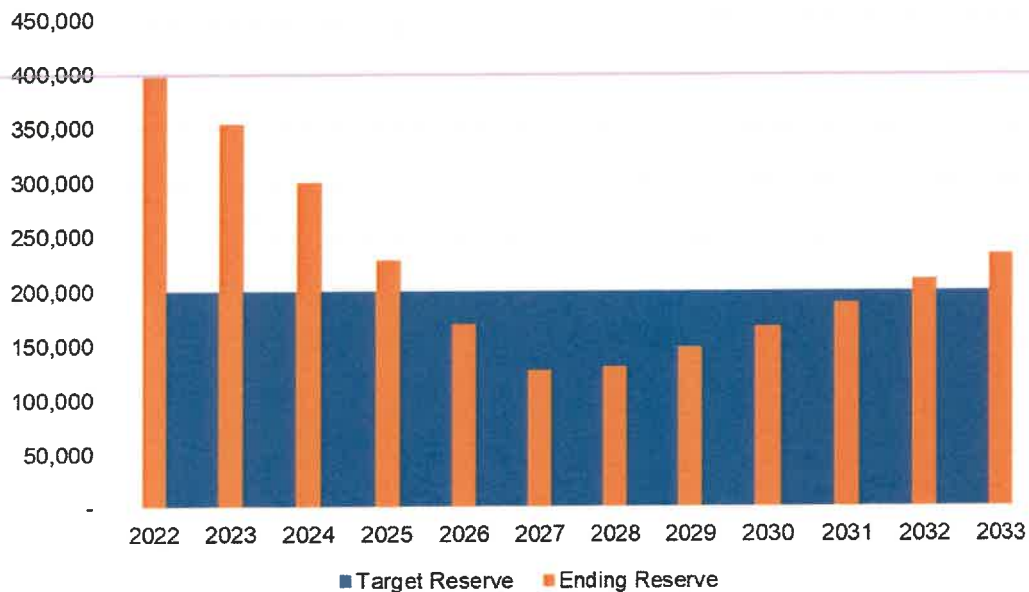
CPI Calculated 2001- \$150 is \$276.74 in July 2025

2001 - \$20 is \$35.56 in July 2025

In Option #1 below, a higher fee increase is applied gradually to the multiple slips program to achieve the 2nd goal by 2029, increases annual fees at a lower rate for all other programs, maintains the additional boat fee percentage, keeps fees equitable, and meets the target reserve balance by 2032.

Option #1 - Gradual Increase						
Program	City Owned and Maintained Docks	Service	2024 Annual Fee Increase	2025-26 Annual Fee Increase	2027-29 Annual Fee Increase	2030-33 Annual Fee Increase
Multiple Slips	Yes	First Boat	\$ 75	\$ 75	\$ 90	\$ 30
Dock Program	No	First Boat	\$ 50	\$ 50	\$ 50	\$ 30
		Second Boat	\$ 20	\$ 20	\$ 20	\$ 15
		Third Boat	\$ 20	\$ 20	\$ 20	\$ 15
		Fourth Boat	\$ 20	\$ 20	\$ 20	\$ 15
Dreamwood	No	First Boat	\$ 50	\$ 50	\$ 50	\$ 30
		Second Boat	\$ 20	\$ 20	\$ 20	\$ 15
Seton	No	First Boat	\$ 50	\$ 50	\$ 50	\$ 30
Waitlist	N/A		\$ 10	\$ 5	\$ 5	\$ 5
Additional Annual Revenue			\$ 27,585	\$ 26,355	\$ 27,900	\$ 15,135

Dock Fund
Projected Reserve Balances - Option #1



City of Mound - Dock Program Capital Plan - 2020 through 2028 - make a new tab every year to show evolution of changes

<u>Year</u>	<u>Description</u>	<u>Purchase</u>	<u>Location</u>	<u>Quantity</u>	<u>Original Cost</u>	<u>Year Repl</u>	<u>\$ 2020</u>	<u>\$ 2021</u>	<u>\$ 2022</u>	<u>\$ 2023</u>	<u>\$ 2024</u>	<u>\$ 2025</u>	<u>\$ 2026</u>	<u>\$ 2027</u>	<u>\$ 2028</u>	<u>\$ 2029</u>
	SHORELINE RIP RAP PROJECTS				near foot)											
	2023 Brighton and 4829 IVD		Brighton	185	\$ 125.00	2021				\$ 34,200						
	2024 Cardinal Ln		Waterside	40		2024					\$ 7,800					
	2024 Brighton Commons		Brighton	105	\$ 142.00	2024					\$ 26,500					
	2025 Brighton Commons Rip Rap		Brighton	185		2025						\$ 32,000.00	\$ 35,000	\$35,000	\$35,000	
	CITY OWNED STAIRS															
	Idlewood Eagle Lane Stairways		Idlewood Woodland Pt.			2020 2025	\$ 5,000					\$ 12,655	\$ 10,000	\$10,000	\$10,000	
	CITY OWNED MULTIPLE SLIPS							\$ 1,250	\$ 1,438	\$ 1,500	\$ 5,225					
	Idlewood Multiple Slip - deck			1		2020	\$ 8,000	\$11,638								
	replacement			1		2021		\$ 313	\$ 2,000	\$ 11,438	\$ 10,000	\$ 12,000	\$ 8,000	\$ 8,000	\$ 8,000	
	MISC/OTHER															
	In & Out Tree Removal					2018	\$15,837	\$26,817	\$ 27,000 \$ 6,240	\$ 19,720 \$ 61,325	\$ 22,000 \$ 49,410	\$ 30,000 \$ 80,000	\$ 32,000 \$ 50,000	\$32,000 \$50,000	\$32,000 \$50,000	
	Total		0				\$ 28,837	\$ 40,018	\$ 36,678	\$ 128,183	\$ 120,935	\$ 166,655	\$ 135,000	\$ 135,000	\$ 135,000	\$ -



MEMORANDUM

Date: September 18, 2025

To: Docks and Commons Commission

From: Kevin Kelly, Administrative Services Coordinator

Subject: 2025 Brighton Commons Recap and 2026 Rip Rap Plans

The 2025 Brighton Commons Rip Rap project was completed the week of August 24th. This section of Brighton Commons spans from the stormwater outlet at the Manchester Road Right of Way to the south boundary of the Leslie Road Right of Way.

The abutting properties at 4994 Manchester Road and 2971 Cambridge Lane will be reimbursing the City for the “placed field stone” upgraded rip rap adjacent to their properties. The property at 2957 Cambridge Lane received the standard “tumbled” rip rap adjacent to the property.

Dock Administration consulted with the two abutting property owners on the choice of JK Landscaping from Clearwater, MN as vendor.

Dock Administration has been in contract with three Brighton Commons abutting property owners about completing rip rap projects in 2026. Dock Administration would like to have commitments to a project before the November 20th DCC Meeting.

A letter has been drafted and will be sent this week to the remaining abutting property owners to seek their interest in completing projects.











JK LANDSCAPE
CONSTRUCTION
320-558-4445
JKLANDSCAPE.COM



September 11, 2025

Dear Brighton Commons Abutting Property Owner,

The Dock Program has been conducting rip rap projects for the past three years on Brighton Commons. The City has earmarked the commons property north of Manchester Road to Wychwood Beach as needing shoreline stabilization. These projects have been financed through cost shares between the abutting property owners and the City Dock Fund. The Dock Fund is funded mainly through annual Dock Program license fees. The Dock Program would like to continue with Brighton Commons rip rap cost shares in 2026 and succeeding years. These projects have been permitted through the Minnehaha Creek Watershed District and have met guidelines for rip rap projects.

There is still a significant amount of commons property the Dock Program would like to complete until all of the shoreline is stabilized. The Dock Program completed an analysis of the public shoreline in 2013 and in subsequent years and has deemed Brighton Commons as an area of need for shoreline stabilization. The emphasis on Brighton Commons was due to the poor quality of the rip rap and the amount of activity/wave action in the lake which is impacting the shoreline.

The projects which have been completed are listed below:

- The 2023 Brighton Commons Project included the commons adjacent to 2851, 2855 and 2867 Cambridge Lane.
- The 2024 Brighton Commons Project included the commons adjacent to 2927 and 2933 Cambridge Lane.
- The 2025 Brighton Commons Project included the commons adjacent to 4994 Manchester Road north through 2957 and 2971 Cambridge Lane

This leaves commons property between Brunswick Road and Monmouth Road, Monmouth Road and Afton Road and one property north of Leslie Road left to complete. The addresses referred to above are as follows:

- 2873 Cambridge Lane
- 2885 Cambridge Lane
- 2893 Cambridge Lane
- 2901 Cambridge Lane
- 2911 Cambridge Lane
- 2921 Cambridge Lane
- 2945 Cambridge Lane

Dock Administration is looking for abutters on Brighton Commons to reach out to your neighbors and take the lead in putting together a group of property owners who are interested in moving forward with shoreline stabilization projects. The Dock Program would prefer a project in 2026 to be among adjacent abutting property owners on Brighton Commons.

- The cost share offered in 2023 was \$125.00 a linear foot.
- The cost share offered in 2024 was \$142.00 a linear foot.
- There was no cost share in 2025 as the portion of Brighton Commons completed included non-abutting dock sites. Two of the abutters will pay for upgraded “placed” field stone.

If you or a group of neighbors are interested in moving forward, please contact the City. Staff will work with you to contact a list of vendors to solicit bids and the guidance to make the project a success. Typically rip rap projects are completed in the fall or through the winter in order to not greatly impact your enjoyment of the lake during peak season.

Please contact me with any questions or comments.

Sincerely,

Kevin Kelly
City of Mound
Administrative Services Coordinator/City Clerk
(952) 472-0613
kevinkelly@cityofmound.com



MEMORANDUM

Date: September 18, 2025

To: Docks and Commons Commission

From: Kevin Kelly, Administrative Services Coordinator

Subject: Jennings Cove and Beachside Access Slips Rearrangement

Dock Administration has scheduled the move of half of the Jennings Slip to Beachside for October 10th. Splash Docks will be doing the removal and re-installation of the Jennings Slip and the City Parks crew will be transporting slip material to Beachside.

Dock Administration met the with current Beachside non-abutting license holder in August. Their watercraft is too long for the new Beachside Slip. Dock Administration will work with them on moving to a new location in the spring of 2026.

The Jennings Slip license holders have been notified of the October 10th date and have been asked to provide their preference for a slip site in 2026.

From: [Kevin Kelly](#)
Bcc: Jennings Cove Slip Removal Date - October 10th
Subject: Monday, September 8, 2025 10:23:00 AM
Date: [Idlewood Slip Diagram.pdf](#)
Attachments: [BluebirdEagleFinch Diagram for Vendors.pdf](#)

Dear Jennings Cove License Holder – I have scheduled the date for removal of the Jennings Slip for October 10th. Hopefully this date will work for you. If October 10th doesn't work, I can possibly arrange for your boat to tie up at a nearby dock site for a few extra days. Please let me know.

Half of the Jennings Slip will be re-installed and will be able to hold four watercraft. The other portion of the Jennings Slip material will be moved to Beachside Access on Three Points. Beachside is located between 2006 and 1972 Shorewood Lane at the intersection of Beachside Road and Shorewood Lane. The new Beachside Slip will also hold four watercraft. If you are interested in moving to Beachside please check out the site. There is a small parking pad and a sewer lift station on site.

The reinstalled Jennings slip will resemble the attached Idlewood Slip and the new Beachside Slip will be a straight dock similar to the other attached diagram.

Please let me know if you would like to stay at Jennings Cove, if you would like to move to Beachside or if you would like to try another location in the Dock Program. The assignments for 2026 will be based on your seniority in the Dock Program.

The seniority list for license holders at Jennings is as follows:

Seniority List

S.D. – 2010
J.H. & L.H. - 2010
Mike K. – 2010
R. K. & H.K. - 2013
M.W. – 2023
Mark K. – 2024
S.N. – 2024
J.C. – 2025

Please let me know at your earliest convenience what your preferred location is for 2026 or if you have any questions or comments.

Splash Docks LLC
1040 Trebbiano Ln N
Watertown, MN 55388

Estimate

Date	Estimate #
3/12/2025	40

Name / Address
City of Mound Kevin Kelly 2415 Wilshire Blvd Mound, MN 55364

			Project
Description	Qty	Rate	Total
Remove 8' Dock Section	23	40.00	920.00
Remove 4' Dock Section	2	30.00	60.00
Remove Mud Plate from pipe	46	10.00	460.00
Install 8' section	12	40.00	480.00
Install 4' section	2	30.00	60.00
Install Mud Plate	24	10.00	240.00
Sales Tax		7.525%	0.00
Thank you for your business.			Total \$2,220.00



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MEMORANDUM

Date: September 18, 2025

To: Docks and Commons Commission

From: Kevin Kelly, Administrative Services Coordinator

Subject: Eagle Lane Stairway Replacement

The replacement of the Eagle Lane stairway was completed this week by Boulder Creations. Boulder Creations also completed the field stone pathway to the Idlewood Slip in 2001.

The Eagle Lane stairway was rated as the most deficient of all the Dock Program stair systems.

The proposed budget for stair replacement is a line item in the Dock Fund which has been increased from \$5K in 2025 to \$10K in 2026 in order to have the funds to complete a few smaller stairway projects along the City public shoreline.





