

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.