



MINUTES
CITY COUNCIL - TRUTH & TAXATION PUBLIC HEARING
MAPLE PLAIN CITY HALL
December 01, 2025
7:00 PM

1. WELCOME

PRESENT: Mayor Julie Maas-Kusske, Councilmember Connie Francis & Councilmember Rochelle Arvizo

ABSENT: Councilmember Mike DeLuca & Councilmember Andrew Burak

STAFF PRESENT: City Administrator Jacob Schillander and ABDO Sr. Manager Julie McMackins

2. CALL TO ORDER

Mayor Julie Maas-Kusske called the meeting to order at 7:00 PM

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

Councilmember Francis made a motion to adopt the meeting agenda. Seconded by Councilmember Arvizo.

Voting Yea: Mayor Maas-Kusske, Councilmember Francis & Councilmember Arvizo.

Motion Passed 3-0

5. TRUTH & TAXATION

A. 2026 Budget & Levy Presentation

ABDO Sr. Manager McMackins provided a summary of the 2026 Budget & Levy. ABDO Sr. Manager McMackins outlining key financial components and impacts. The budget includes a 3% cost-of-living adjustment for all employees and incorporates the State's new paid leave requirements. Staff also reported a \$11,986 reduction in Local Government Aid, bringing Maple Plain's certified LGA for 2026 to \$254,411.

The general levy is \$1,582,091, an increase of \$114,801 (+7.82%), while debt levies decrease -\$4,015 (-0.96%) due to adjustments in scheduled bond payments. The total proposed levy for 2026 is \$1,997,220, an increase of \$110,786 (+5.87%) over 2025.

Staff reviewed changes in tax capacity and fiscal disparities contributions, resulting in a projected 2026 city tax rate of 56.695%. Estimated impacts on sample properties range from \$55 to \$160 for residential properties and \$297 to \$941 for commercial properties, though actual changes will vary by parcel.

General Fund revenues show a net increase of \$104,487, with notable shifts in expenditures, including increases for contracted police services and fire services related to the district merger planning. Parks spending decreases slightly due to adjustments in project timing. Staff noted that this budget will return for final adoption in the coming weeks.

Council Discussion

Council members noted the extensive budget process leading up to the Truth-in-Taxation hearing. They highlighted that initial levy projections were approximately 14%, and through multiple reviews and adjustments, the levy was reduced to the current 5.87% proposal while preserving service levels.

Council sought clarification on why the levy increase (5.87%) differs from the projected average tax impact on properties (6.01%). Staff explained that changes in taxable market value and shifts in tax capacity (particularly between residential, apartment, and commercial classes) affect how the levy is distributed, resulting in varying impacts across properties.

The Council did not raise any additional questions.

B. Open Truth & Taxation Public Hearing

Councilmember Arvizo motioned to open the Truth in Taxation public hearing, seconded by Councilmember Francis.

Voting Yea: Mayor Maas-Kusske, Councilmember Francis & Councilmember Arvizo

The motion passed 3-0.

The public hearing for the Truth in Taxation was opened at 7:12 PM

No public comments were made.

C. Close Truth & Taxation Public Hearing

Councilmember Francis motioned to open the Truth in Taxation public hearing, seconded by Councilmember Arvizo.

Voting Yea: Mayor Maas-Kusske, Councilmember Francis & Councilmember Arvizo

The motion passed 3-0.

The public hearing for the Truth in Taxation was closed at 7:12 PM

6. ADJOURNMENT

Mayor Maas-Kusske noted the Annual View Santa event is taking place on 12/6.

City Administrator Schillander noted the EDA meeting on 12/8 has been cancelled. In its place, there is a special business meeting at 7:00 PM

Councilmember Francis made a motion to adjourn. Seconded by Councilmember Arvizo.

Voting Yea: Mayor Maas-Kusske, Councilmember Francis & Councilmember Arvizo.

Motion passed 3-0

Council Adjourned at 7:13 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:

A handwritten signature in black ink, appearing to read 'J.W. Schillander', written in a cursive style.

Jacob W. Schillander
City Administrator