MINUTES
CITY COUNCIL - SPECIAL BUSINESS MEETING
MAPLE PLAIN CITY HALL
October 08, 2026
5:30 PM

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1. WELCOME

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, Councilmember Andrew Burak, Councilmember Rochelle Arvizo, and Councilmember Nathan Pearson

STAFF PRESENT: City Administrator Jacob Schillander, and Assistant City Administrator Kevin Larson

2. CALL TO ORDER

Mayor Maas-Kusske called the meeting to order at 5:30 PM

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

Councilmember DeLuca made a motion to approve the meeting agenda . Councilmember Burak seconded the motion.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Burak, Councilmember Arvizo, and Councilmember Pearson

Motion passed 5-0

5. VISITORS TO BE HEARD (A completed public comment form should be presented to the City Administrator prior to the meeting; presentations will be limited to 3 minutes.)

Ted Robinson 510 Clayton Drive: Mr. Robinson stated he has been a resident of Maple Plain for 39 years. Concerned with the density and traffic this development would create. Mr. Robinson ask the City Council to table the TIF approval until MN DOT can comment on the development.

Ross Langhans 5425 Clayton Drive: Mr. Langhans stated he has been a resident of Maple Plain for 37 years. Mr. Langhans spoke unfavorably on the level of communications and transparency of the development to residents. Mr. Langhans does not see any benefit to the residents of Maple Plain. He only sees higher property taxes for current residents. Mr. Langhans asked for the Council to wait for more information of traffic and congestion from MN DOT.

Nancy Tokar 5795 Maple Ridge Drive: Mrs. Tokar voiced her objection to the use of TIF for this development. Mrs. Tokar asked if the residents of Maple Plain trust their Council. Mrs. Tokar stated the principles of a representative government. Does the Council believe their citizens are being listened too?

6. NEW BUSINESS

A. TIF District 2-2: Resolutions 2026-1008-01 & Resolution 2026-1008-02

Councilmember DeLuca spoke in favor of TIF District 2-2. Councilmember DeLuca made a motion to adopt Resolution 2026-1008-01 approving the Tax Increment Financing Plan, establishing Tax Increment Financing (Redevelopment) District No. 2-2 within Development District No. 2, and approving the Contract for Private Redevelopment with Equinox Development Partners. Mayor Maas-Kusske seconded the motion.

Mayor Maas-Kusske requested a roll-call vote on the motion to adopt Resolution 2026-1008-01 approving the Tax Increment Financing Plan, establishing Tax Increment Financing (Redevelopment) District No. 2-2 within Development District No. 2, and approving the Contract for Private Redevelopment with Equinox Development Partners.

City Administrator Schillander conducted the roll-call vote. Councilmember Arvizo voted nay. Councilmember DeLuca voted yea. Mayor Maas-Kusske voted yea. Councilmember Burak voted yea. Councilmember Pearson voted nay.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, and Councilmember Burak.

Voting Nay: Councilmember Arvizo and Councilmember Pearson.

Motion passed 3-2

Councilmember DeLuca made a motion to adopt the Resolution Authorizing Interfund Loan For Advance Of Certain Costs In Connection With Tax Increment Financing (Redevelopment) District No. 2-2. Councilmember Burak seconded the motion.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, and Councilmember Burak.

Voting Nay: Councilmember Arvizo and Councilmember Pearson.

Motion passed 3-2

B. 2026-2027 Snow & Ice Removal

City Administrator Schillander summarized the RFP for snow removal in Maple Plain. For the last three years, the City had utilized SnoPros for snow removal and had some administrative issues. SnoPros and Lake County Outdoors submitted proposals to provide snow removal services for the City. Staff recommended awarding the City's snow removal contract to Lake County Outdoors.

Councilmember DeLuca made a motion to approve the meeting agenda. Seconded by Councilmember Burak.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Burak, Councilmember Arvizo, and Councilmember Pearson

Motion passed 5-0

7. COUNCIL REPORTS AND OTHER BUSINESS

8. ADJOURNMENT

Councilmember Burak made a motion to adjourn. Councilmember Arvizo seconded the motion.

Voting Yea: Mayor Maas-Kusske, Councilmember DeLuca, Councilmember Burak, Councilmember Arvizo, and Councilmember Pearson

Motion passed 5-0

Meeting adjourned at 6:22 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:



Jacob W. Schillander
City Administrator