



AGENDA
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
June 09, 2025
5:30 PM

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. DISCUSSION**
 - A.** 2026 Budget Meeting Schedule
 - B.** Long Term CIP Plan
 - C.** Park Improvements & Maintenance
- 4. COUNCIL REPORTS AND OTHER BUSINESS**
- 5. FUTURE WORKSHOP TOPICS**
 - A.** On Street Parking Regulations
- 6. ADJOURNMENT**



Executive Summary
City Council Workshop

AGENDA ITEM: 2026 Budget Meeting Schedule
PREPARED BY: Jacob Kolander- City Administrator
RECOMMENDED ACTION: Discussion

Summary:

ABDO has prepared the budget timeline for the City’s 2026 fiscal year. This timeline outlines key dates and steps the City will follow to develop, review, and approve the budget. It helps ensure that financial planning is organized, transparent, and completed on time for the upcoming fiscal year.

Date	Time	2026 Budget Action Item
May 27	-	Abdo to send out budget worksheets to gather 2025 requests
June 9	5:30:00 PM	City Council Workshop: Present budget process and timeline, request budget goals/priorities. Approve budget Calander
June 20	-	Budget worksheets due to Abdo from City Staff
June 23	-	Meet with department heads and review of departmental budgets - Jacob and Abdo
July 11	-	Draft preliminary budget sent to Jacob from Abdo
July 28	5:30:00 PM	City Council Workshop: Preliminary Budget and Tax Levy
August 25	5:30:00 PM	City Council Workshop: Preliminary Budget, Tax Levy (IF NEEDED)
September 22	7:00:00 PM	City Council Meeting: Adoption of Preliminary Tax Levy and Budget
September 30	-	City Administrator to certify preliminary budget, tax levy, and public hearing date to County
November 24	5:30:00 PM	City Council Workshop: Final Budget, and Tax Levy (IF NEEDED)
December 1	7:00:00 PM	City Council Meeting: Public Input Meeting & Adoption of Final Tax Levy and Budget
December 30	-	City Clerk to certify final budget and tax levy to County
January 26	5:30:00 PM	City Council Workshop: Enterprise Fund Budgets
February 23	7:00:00 PM	City Council Meeting: Approve Enterprise Fund Budgets



Executive Summary
City Council Workshop

AGENDA ITEM: Long Term CIP Plan
PREPARED BY: Jacob Kolander- City Administrator
RECOMMENDED ACTION: Discussion & Decision

Summary:

The City has received the Capital Improvement Plan (CIP) for street infrastructure from Bolton & Menk, we are shifting our focus to other key areas. Next, we are reviewing and planning capital improvements for the water treatment plant, public works department, and our city parks. These areas are need careful planning to ensure they remain safe, efficient, well-maintained and conducted in fiscally responsible way.

As we continue this work, we believe it is in the best interest of the City to create a long-term financial plan that aligns with the Capital Improvement Plan. A five-year financial plan will help the City better understand the costs of upcoming projects, how to pay for them, and be cognizant of our the bond responsibilities. It will also give city us a clearer picture of how investments today will impact the community’s financial future.

By connecting financial planning with our capital improvement goals, we can make smarter, more sustainable decisions. This approach ensures that Maple Plain will continue to grow and improve while staying financially healthy.

Since this is out of the scope of their contract, we asked ABDO to put together a quote to perform this function. Staff is looking for direction from the council to move forward with the 5-year financial plan.



SERVICE PROPOSAL FOR

City of Maple Plain

5050 Independence St, Maple Plain, Minnesota 55359

May 30, 2025

abdosolutions.com | Mankato, MN - Edina, MN - Scottsdale, AZ



Proposed by

Jean McGann, CPA

Partner | Abdo

jean.mcgann@abdots.com

P 952.715.3059



Jacob Kolander, City Administrator
City of Maple Plain
5050 Independence St
Maple Plain, Minnesota 55359

Dear Jacob,

Thank you for the opportunity to submit this proposal to the City of Maple Plain (the City) for partnering with the City on a long-term financial plan to address the City's need for resources to fund upcoming capital improvement projects. Based on our experience with the type of work outlined in the proposal, we are confident our experience and expertise will allow us to exceed your expectations. In this proposal, Abdo Financial Solutions (Abdo FS) will demonstrate to you that we are the best choice for the City as a partner to refine the capital improvement plan.

The Firm is independent of the City as defined by auditing standards generally accepted in the United States of America.

Abdo FS acknowledges the City has retained an independent registered municipal advisor (IRMA) to assist and advise the City in evaluating information relating to the issuance of municipal securities and/or municipal financial products. Abdo FS acknowledges the City will rely on advice from their IRMA. Abdo FS will have no recourse against the City or its IRMA, regarding action or inaction relating to evaluating, commenting on, or responding to financial projects or information received under this Agreement. Abdo FS acknowledges it is not the registered independent municipal advisor retained by the Municipal Entity Client.

We look forward to meeting with you to discuss our proposal and appreciate this opportunity to present Abdo FS for your consideration. We will contact you within two weeks to discuss your interest in our services and provide any further information you may need.

Abdo Financial Solutions

Jean McGann, CPA
Partner | Abdo

The current state

WHAT WE HEARD

We understand the challenges you face as an organization with ever-changing regulations, financial standards, capital improvement and community needs. Through our conversations, we understand these challenges to include:

- **Challenge 1** – As the City looks to the future, it is important to prepare projections for the years ending December 31, 2025, through 2029 including:
 - Cash flow projections for all capital funds
 - Evaluation of debt services fund inflows and outflows
 - Projecting tax levy and rate changes, based on your assumptions for growth and development
- **Challenge 2** – Defining and evaluating funding sources and other assumptions provided by Management to forecast if there are adequate resources to fund the projected capital needs.

CONSIDERATIONS AS YOU MOVE FORWARD

Given these challenges you're facing, we know that it can become overwhelming to grasp all the factors at play. Our team wants to ensure you have a pulse on all of these factors as you begin your search for solutions. Have you considered the following:

- Consideration 1: A long-term plan serves as a guide for upcoming projects and projects property tax levy forecasts for Council, Community and staff.
- Consideration 2: Updating the long-term plan annually enables adjustments in projections, ensuring an accurate representation of future property levy requirements.

The path forward

WHAT'S YOUR VISION?

Let's build it together. With knowledge and care, Abdo lights your path forward—illuminating opportunity and fueling your confidence to navigate the future. What do you envision for your future? We believe it could look something like this:

- A thorough understanding of your operations through process assessment, analysis, and recommendations.
- Implementation of a comprehensive long-term strategic plan to guide your organization for years to come.
- Strategic direction driven by creative solutions and effective technologies.

EXPERTISE FOR YOUR CHALLENGES

In the government space, your organization faces unique challenges that require a specific understanding of government regulations and operations. Our team not only has experience working with governmental entities, but many came directly from city administration and finance offices, giving them a unique understanding of the challenges you face.



Meet Julie

Julie McMackins
Senior Manager

With over 15 years of experience, Julie works with clients in a variety of financial roles such as budgeting, annual and quarterly financial reporting, utility rate studies, long-term planning, and audit preparation.



The Abdo Difference

At Abdo, we believe in the importance of relationships. This core value is the foundation of our approach to delivering the best experience and outcomes for our clients. It's inherent in our people and the way we work.

We know that for our clients to be successful, it takes more than having experience and credentials – we take the time to listen to their unique motivations, goals, and challenges. We truly care about their journey and where their path leads.

[LEARN MORE ON OUR WEBSITE](#)

Your Team

At Abdo, we believe that trust is a vital component in the success of our partnership. That trust requires an understanding of your needs and confidence in the expertise of your engagement team. That's why we've curated a team with relevant experience and first-hand knowledge of the challenges you face. Many of our advisors have worked in government finance offices for decades, cultivating the same experiences you currently face. This depth of understanding can lead to a comprehensive view of your challenges, potential cost reductions, and a quicker road to results.

KEY CONTACTS

Key team members are briefly profiled below, with additional staff providing support as needed throughout the engagement.



JEAN MCGANN, CPA

Partner

jean.mcgann@abdofs.com

P 952.715.3059

With over 30 years of experience in government finance and auditing, Jean understands the complexities of government finance. During this engagement, she will provide her expertise in managing financial operations, ensuring compliance, and optimizing financial performance to ensure your vision of the future is bright on the path ahead.



JULIE MCMACKINS

Senior Manager

julie.mcmackins@abdofs.com

P 952.715.3062

Julie brings a wide variety of skills that will push you to be as successful as possible. She currently works with clients in a variety of financial roles such as budgeting, annual and quarterly financial reporting, utility rate studies, long-term planning, and audit preparation.



JESSI STURTZ

Manager

jessi.sturtz@abdofs.com

P 507.304.6888

Jessi brings over 12 years of experience working with clients in a variety of different financial roles such as budgeting, audit preparation, long-term planning, monthly cash reconciliation, processing accounts payable, and quarterly financial reporting.



KARRI THORSTEN

Manager

karri.thorsten@abdofs.com

P 952.939.3214

With over 25 years of finance experience in governments and nonprofit organizations, Karri has an abundance of experience in managing a finance department, and ensuring accurate and timely completion of finance tasks. She also brings a wealth of experience monitoring budgets, revenues and expenditure trends, audit preparation, long-term planning, and budgeting.

Long-term Planning Approach

PROJECT APPROACH

The following information outlines the approach we will take for the project.

INITIAL ASSESSMENT

The first step to this project is to review and analyze data provided by the City. After this review, Abdo FS will meet with the city team to discuss overall anticipated project expectations, outcomes and timelines.

LONG-TERM PLAN

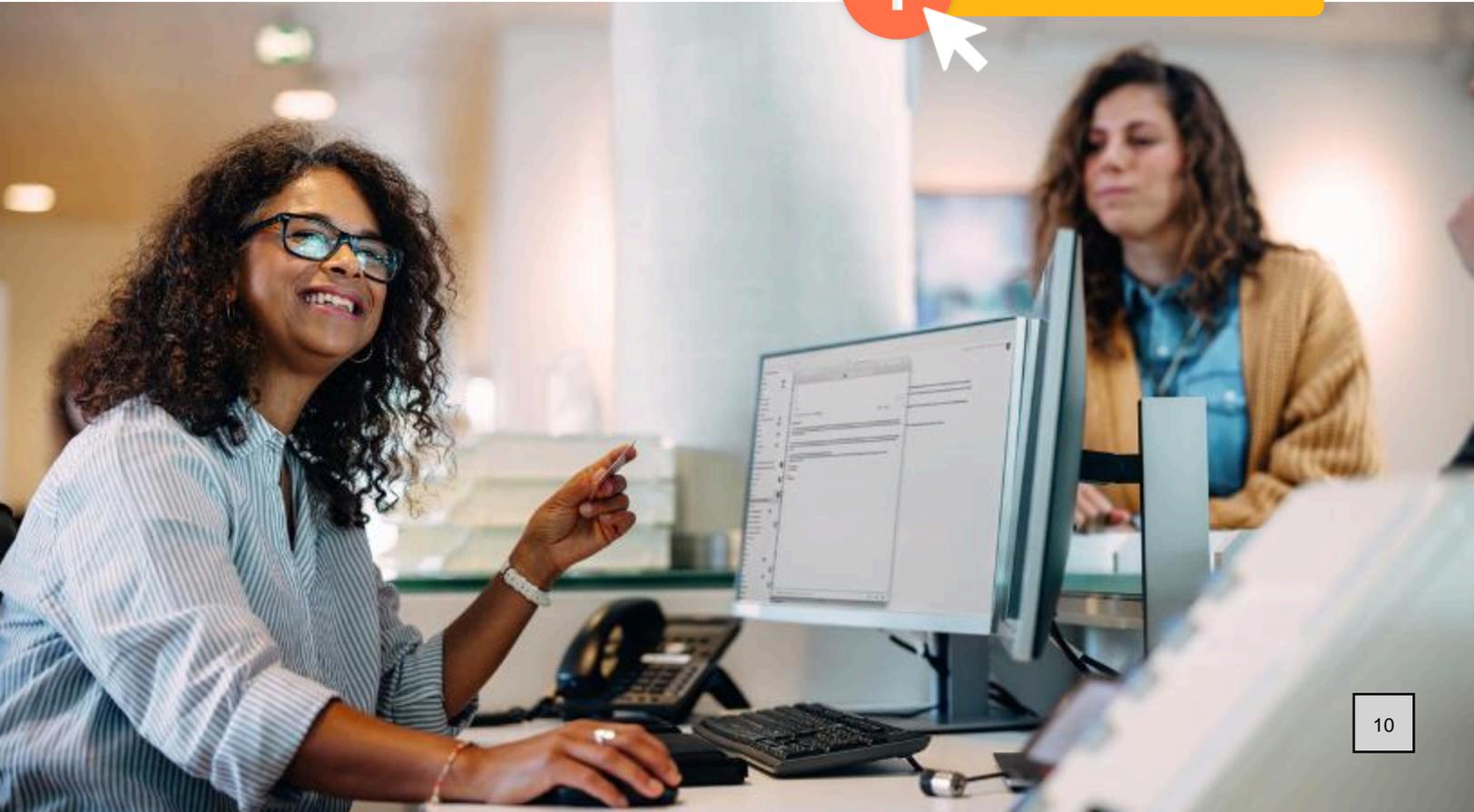
The objective of our consulting engagement is to prepare a projection in accordance with guidelines for the presentation of a projection established by the American Institute of Certified Public Accountants (AICPA) based on information provided by you. We will conduct our consulting engagement in accordance with Statements on Standards for Accounting and Review Services (SSARS) promulgated by the Accounting and Review Services Committee of the AICPA and comply with the AICPA's Code of Professional Conduct, including the ethical principles of integrity, objectivity, professional competence, and due care.

We are not required to, and will not, verify the accuracy or completeness of the information you will provide to us for the consulting engagement or otherwise gather evidence for the purpose of expressing an opinion or a conclusion. Accordingly, we will not express an opinion or a conclusion or provide any assurance on the projection.

Our consulting engagement cannot be relied upon to identify or disclose any misstatements in the projection, including those caused by fraud or error, or to identify or disclose any wrongdoing within the entity or noncompliance with laws and regulations.



[SEE AN SAMPLE REPORT](#)



CITY EXPECTATIONS

The engagement to be performed is conducted on the basis that you acknowledge and understand that our role is to prepare the projection in accordance with guidelines for the presentation of a projection established by the AICPA. You have the following overall responsibilities that are fundamental to our undertaking the engagement to prepare your projection in accordance with SSAR

- The selection of accounting principles to be applied in the preparation of the projection.
- The design, implementation, and maintenance of internal control relevant to the preparation and presentation of the projection that is free from material misstatement, whether due to fraud or error.
- The prevention and detection of fraud.
- To ensure that the City complies with the laws and regulations applicable to its activities.
- The accuracy and completeness of the records, documents, explanations, and other information, including significant judgments, you provide to us for the engagement to prepare the projection. Devote uninterrupted time to working with us as needed.
- Make candid representations about your plans and expectations.
- Make all management decisions and perform all management functions.
- Provide an individual responsible to review and accept our work.
- To provide us with:
 - Documentation and other related information that is relevant to the preparation and presentation of the projection,
 - Additional information that may be requested for the purpose of the preparation of the projection, and
 - Unrestricted access to persons within the City with whom we determine it necessary to communicate.

The projection will not be accompanied by a report. However, you agree that the projection will clearly indicate that no assurance is provided on it.

UNANTICIPATED SERVICES

While the fixed price entitles the City to unlimited consultation with us, if your question or issue requires additional research and analysis beyond the consultation, the work will be subject to an additional price, payment terms, and scope to be agreed upon before the service is performed and a change order will be issued to document this understanding.

Furthermore, the parties agree that if an unanticipated need arises (training to different groups, researching a new issue, etc.) we hereby agree to perform this additional work at a mutually agreed upon price. This service will be priced separately to the City, using a change order.

FINANCIAL INVESTMENT

Long-term Plan	\$10,800
Total	\$10,800

Payment Schedule:

<i>Contract Execution</i>	\$5,400
<i>Project Completion</i>	\$5,400

Travel time for attendance at a Council Meeting will be invoiced at one-half our hourly bill rates, plus mileage at current IRS rates.

If the City requires a revision to initial assumptions (i.e. a revision to the capital improvement plan, or other major assumptions) a second iteration of the report can be provided at a cost of \$5,000.

In an effort to reduce environmental impact, you will receive printable, downloadable PDFs of your report. To receive one (1) paper report, you will be charged \$150 for a set-up fee. Additional paper copies will be charged at the rate of \$50 per report.

This quote is valid for thirty (30) days.

Abdo FS will begin preparing the long-term plan for the City in the fall of 2025. Completion of the long-term plan is expected to be within sixty (60) days from inception of the project however; this is dependent on the time frame in which the City provides information to Abdo FS for the long-term plan development.

The stated fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs.

You agree to hold us harmless and to release, indemnify, and defend us from any liability or costs, including attorney's fees, resulting from management's knowing misrepresentations to us.

QUALITY ASSURANCE

Quality is critical the success and integrity of this project. Our internal processes ensure that all work is reviewed and approved prior to moving to the next phase of a project. Our processes require that work is reviewed by a staff member at a higher level than the person that completed it and ultimately the work is signed off on by the Partner in charge of the engagement.

CONCLUSION

Throughout this process we will be in constant communication with the city team to ensure their needs are being met. By utilizing our operational experience as well as our knowledge of governmental accounting, our 50 plus years of experience providing services to Minnesota municipalities and our knowledge of regulations in the State of Minnesota we will provide the City information and recommendations for financial processes. We are excited about this opportunity and the benefits the City will recognize as this long-term plan is finalized.

Value-Added Services

When you partner with Abdo, you get access to our entire catalog of services. Below is a selection of the additional solutions that we believe could be of great value to your city. If you have need of these services, please reach out to us so we can help! Our additional service offerings can be found at www.abdosolutions.com.

HR & PAYROLL SERVICES

We help employers better support their most valuable resource...their people. Having clear and consistent HR practices that best suit the individuality of your city is key, even more so in today's tight employment environment. And because the right policies are just as important, we lend our HR expertise to help you strategically plan for your future.

We help cities with:

- Employee management and development
- Regulatory compliance
- Benefits analysis and administration, including the Affordable Care Act (ACA) and workers' compensation
- HR/Payroll software implementation and management
- Advisory services such as specialized labor cost analysis, compensation studies, and HR process development and implementation

TECHNOLOGY & DATA SOLUTIONS

Empowering you with advanced data analytics & insights. Data is one of your city's most powerful assets. Using it to your advantage, however, can be a challenge. Our technology and data solutions are designed to give you the information you need - how, when, and where you need it. Our consultants leverage a powerful mix of technology and tools to support you with the data analytics and insights you need. From creating user-friendly dashboards and reports to managing software implementations, we deliver solutions that work for you.

We can help your city with:

- Strategic data analytics
- Software solutions: evaluation, selection & implementation
- Financial reporting solutions
- Automation solutions



What Our Clients Say

CLIENT REFERENCES

One of the things we enjoy most about our work is developing long-term relationships with our clients and watching their city thrive as we help them to evolve and grow. Our clients listed below serve as a sample of references of those we partner with for their accounting and consulting services. Additional references are available upon request.

CITY OF DUNDAS

Jenelle Teppen
City Administrator
P 507.645.2852

SERVICES PROVIDED

Long-term Plan
Outsourced Finance Director
Budgeting

CITY OF NEW HOPE

Valerie Leone
City Clerk / Treasurer
P 763.531.5117

SERVICES PROVIDED

Outsourced Finance Director
Audit Preparation
Long-term Plan
Budgeting

CITY OF WYOMING

Robb Linwood
City Administrator
P 651.462.0575

SERVICES PROVIDED

Outsourced Finance Director
Budgeting
Audit Preparation
Long-term Plan

Appendix A

AGREEMENT FOR FINANCIAL SERVICES



Agreement for Financial Services

THIS AGREEMENT, is made and entered into on May 30, 2025 by and between the City of Maple Plain, Minnesota (hereinafter referred to as the "Client"), and Abdo Financial Solutions (hereinafter referred to as the "Contractor").

Articles of Agreement & Recitals

WHEREAS, the Client is authorized and empowered to secure from time to time certain professional services through contracts with qualified consultants; and

WHEREAS, the Contractor understands and agrees that:

1. The Contractor will act as an Independent Contractor in the performance of all duties under this Agreement. Accordingly, the Contractor shall be responsible for payment of all taxes, including federal, state and local taxes and professional/business license fees arising out of the Contractor's activities;
2. The Contractor shall have no authority to bind the Client for the performance of any services or to obligate the Client. The Contractor is not an agent, servant, or employee of the Client and shall not make any such representations or hold himself/herself out as such;
3. The Contractor shall be the exclusive outsourced accounting service provider for the Client during the term of this Agreement;
4. The Contractor shall perform all professional services in a competent and professional manner, acting in the best interests of the Client at all times.
5. The Contractor shall not accrue any continuing contract rights for the services performed under this Agreement.

NOW THEREFORE, in consideration of the mutual covenants and promises contained herein, it is agreed as follows:

ARTICLE I

INCORPORATION OF RECITALS

The recitals and agreement set forth above are hereby incorporated into this Agreement.

ARTICLE II

LIABILITY INSURANCE

Section 1 Liability Insurance: The Contractor shall obtain professional liability insurance, at their expense with liability insurance coverage minimums in the amount of \$2,000,000, which Contractor must secure and maintain during the term of this Agreement. Contractor will provide Client with proof of liability insurance coverage under this Agreement in writing upon request by the Client.

ARTICLE III

DURATION OF THE AGREEMENT

Section 1 Duration: This Agreement shall commence upon date of execution by all parties and will remain in effect until December 31, 2025 unless earlier terminated as provided in Sections 2 and 3.

Section 2 Client's Termination Rights: The Client may terminate this Agreement upon sixty (60) days written notice in the event the Client determines in its sole discretion that it is not in the Client's best interest to continue using Contractor's services. The Client may terminate on ten (10) days written notice if the Contractor fails to perform its obligations under this Agreement.

Section 3 Contractor's Termination Rights: Contractor may terminate this Agreement upon thirty (30) days written notice to Client in the event Client does not pay Contractor compensation as required under Article 5, Section 9 within fifteen (15) days after invoice is received by Client. In the event of non-payment within thirty (30) days, Contractor shall give the Client an opportunity to cure the default by giving a notice of such non-payment and an additional five (5) days after the Client's receipt of the notice to remit such payment, prior to giving a notice of termination. Contractor can also terminate the Agreement with sixty (60) days written notice if the Contractor believes it is in its best interests to terminate the Agreement.

ARTICLE IV

GENERAL

Section 1 Authorized Client Agent: The Client's authorized agent for the purpose of administration of this Agreement is the City Administrator. Said agent shall have final authority for approval and acceptance of the Contractor's services performed under this Agreement and shall further have responsibility for administration of the terms and conditions of this Agreement. All notices under this Agreement shall be sent to the person and address indicated below on the signature lines.

Section 2 Amendments: No amendments or variations of the terms and conditions of this Agreement shall be valid unless in writing and signed by the parties.

Section 3 Assignability: The Contractor's rights and obligations under this Agreement are not assignable or transferable.

Section 4 Data: Any data or materials, including, but not limited to, reports, studies, photographs, negatives, or any and all other documents prepared by the Contractor or its outside consultants in the performance of the Contractor's obligations under this Agreement shall be the exclusive property of the Client, and any such data and materials shall be remitted to the Client by the Contractor upon completion, expiration, or termination of this Agreement. Further, any such data and materials shall be treated and maintained by the Contractor and its outside consultants in accordance with applicable federal, state and local laws. Further, Contractor will have access to data collected or maintained by the Client to the extent necessary to perform Contractor's obligations under this Agreement. Contractor agrees to maintain all data obtained from the Client in the same manner as the Client is required under the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13 or other applicable law (hereinafter referred to as the "Act"). Contractor will not release or disclose the contents of data classified as not public to any person except at the written direction of the Client. Upon receipt of a request to obtain and/or review data as defined in the Act, Contractor will immediately notify the Client. The Client shall provide written direction to Contractor regarding the request within a reasonable time, not to exceed fifteen (15) days. The Client agrees to indemnify, hold harmless and defend Contractor for any liability, expense, cost, damages, claim, and action, including attorneys' fees, arising out of or related to Contractor's complying with the Client's direction. Subject to the aforementioned, Contractor agrees to defend and indemnify the Client from any claim, liability, damage or loss asserted against the Client as a result of Contractor's failure to comply with the requirements of the Act. Upon termination and/or completion of this Agreement, Contractor agrees to return all data to the Client, as requested by the Client.

ARTICLE IV - CONTINUED

GENERAL (CONTINUED)

Section 5 Entire Agreement: This Agreement is the entire agreement between the Client and the Contractor, and it supersedes all prior written or oral agreements. There are no other covenants, promises, undertakings, or understandings outside of this Agreement other than those specifically set forth. Any term, condition, prior course of dealing, course of performance, usage of trade, understanding, or agreement purporting to modify, vary, supplement, or explain any provision of this Agreement is null and void and of no effect unless in writing and signed by representatives of both parties authorized to amend this Agreement.

Section 6 Severability: All terms and covenants contained in this Agreement are severable. In the event any provision of this Agreement shall be held invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid terms or covenants were not contained herein, and such holding shall not invalidate or render unenforceable any other provision hereof.

Section 7 Contractor Fiscal Decision Waiver: Contractor is responsible for providing the Client with timely and accurate financial recommendations and information that allows the Council the ability to make final financial decisions. Contractor will provide final financial recommendations but is not responsible for the final decisions made regarding financial matters.

Section 8 Compensation: The parties agree that the Contractor shall be paid compensation for the services provided hereunder, payable for work performed in accordance with this Agreement, based on the fees indicated on the Value page of this proposal. Additional fees will not be incurred without prior approval of the Client.

Initial invoice for anticipated first month fees will be sent within 10 days of the execution of this agreement. Monthly installment fees will be invoiced throughout the remainder of this Agreement. If the Agreement is for an hourly fee basis, invoices will be sent monthly.

Section 9 Additional Services: Should the Client request additional services in addition to the Contracted Services, the Contractor will provide the Client with proposed fees for the services to be provided. The Client shall provide a written or electronic confirmation prior to the proposed services implementation.

Section 10 Outside Contractors: It shall be the responsibility of Contractor to compensate any other outside consultants retained or hired by Contractor to fulfill their obligations under this Agreement and shall be responsible for their work and Contractor, by using outside contractors, shall not be relieved of its obligations under this Agreement.

Section 11 Municipal Advisor: Abdo FS acknowledges the Client may/has retained an independent registered municipal advisor (IRMA) to assist and advise the Client in evaluating information relating to the issuance of municipal securities and/or municipal financial products. Abdo FS acknowledges the Client will rely on advice from their IRMA. Abdo FS will have no recourse against the Client or its IRMA, regarding action or inaction relating to evaluating, commenting on, or responding to financial projects or information received under this Agreement. Abdo FS acknowledges it is not the registered independent municipal advisor retained by the Municipal Entity Client.

Appendix B

AGREEMENT FOR THE PROVISION OF
PROFESSIONAL SERVICES



Agreement for the Provision of Professional Services

WHEREFORE, this Agreement was entered into on the date set forth below and the undersigned, by execution hereof, represent that they are authorized to enter into this Agreement on behalf of the respective parties and state that this Agreement has been read by them and that the undersigned understand and fully agree to each, all and every provision hereof, and hereby, acknowledge receipt of a copy hereof.

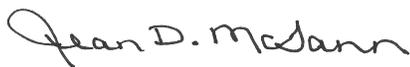
City of Maple Plain

5050 Independence St
Maple Plain, Minnesota 55359

 SIGNATURE
Jacob Kolander

Abdo Financial Solutions, LLC

5201 Eden Avenue, Suite 250
Edina, Minnesota 55436



Jean McGann, CPA

Partner | Abdo
May 30, 2025

2025-2034 CAPITAL IMPROVEMENT PLAN
CITY OF MAPLE PLAIN



Date: 5/21/2025

Project	Street	Water	Sanitary	Storm	Total	Seal Coat 2 Years after Street Reconstruction	
1 2026 Downtown Redevelopment		\$1,492,000.00	\$432,000.00	\$492,000.00	\$322,000.00	\$2,738,000.00	\$32,000.00
2 2026 Street Reconstruction		\$823,000.00	\$165,000.00	\$229,000.00	\$137,000.00	\$1,354,000.00	\$14,000.00
3 2026 Mill & Overlay		\$132,000.00	\$267,000.00			\$399,000.00	\$13,000.00
4 2026 Seal Coat							\$105,000.00
5 2029 HC Joint Street Reconstruction		\$323,000.00	\$776,000.00	\$586,000.00	\$188,000.00	\$1,873,000.00	\$32,000.00
6 2029 Baker Park Road / CR 29 Watermain			\$743,000.00			\$743,000.00	
7 2030 Street Reconstruction		\$556,000.00	\$374,000.00		\$120,000.00	\$1,050,000.00	\$12,000.00
8 2030 Seal Coat							\$199,000.00
9 2032 Mill & Overlay		\$123,000.00				\$123,000.00	\$12,000.00
10 2034 Street Reconstruction		\$948,000.00	\$443,000.00	\$430,000.00	\$205,000.00	\$2,026,000.00	\$20,000.00
11 2034 Mill & Overlay		\$435,000.00				\$435,000.00	\$43,000.00
A1 Pioneer Creek Drive Trail (Full Rebuild)		\$91,800.00				\$91,800.00	\$3,500.00
A2 Pioneer Creek Drive Trail (Patch and Seal)		\$25,000.00				\$25,000.00	\$3,500.00
Veterans Memorial Park Trail (Rebuild, Raise)		\$21,200.00				\$21,200.00	\$700.00
Rainbow Park Trails (Pave Gravel)		\$16,100.00				\$16,100.00	\$4,800.00
Baker Park Road Trail							\$1,400.00
Bryantwood Park Trail							\$1,200.00
TH 12 Trail							\$3,200.00

Notes

A Consider full or partial repairs to Pioneer Creek Drive Trail

Locations	From	To
1 2026 Downtown Redevelopment		
Main St E	Pioneer Ave.	Budd Ave.
Maple Ave	TH 12	Main St. E.
2 2026 Street Reconstruction		
Delano Ave	TH 12	Main St. E.
Marsh Ave	TH 12	Main St. E.
Spring Ave	TH 12	Main St. E.
Pioneer Ave	TH 12	Main St. E.
Fire Station Parking Lot		
3 2026 Mill & Overlay		
Industrial Street	Budd Ave. S	End of Street
4 2026 Seal Coat		
See Map		
5 2029 HC Joint Street Reconstruction		
Main Street E	TH 12	Baker Park Rd.
6 2029 Baker Park Road / CR 29 Watermain		
Baker Park Road/CR 29	Main St E	North City Limits
7 2030 Street Reconstruction		
Poplar Ave	Industrial St.	Willow St.
Willow St	Budd Ave.	Poplar Ave.
8 2030 Seal Coat		
See Map		
9 2032 Mill & Overlay		
Oak St	Budd Ave.	TH 12
Boundary Ave	Main St. E	TH 12
10 2034 Street Reconstruction		
Main St W	Halgren Rd.	Spring Ave.
Pioneer Av	Main St. W	Bryant St.
Independence St	TH 12	Budd Ave. N
Spring Ave	Main St. W	Bryant St.
11 2034 Mill & Overlay		
Main St W	City Limits	Halgren Rd.
Rainbow Ave	Main St. W	Parkview Rd.
Howard Ave	Main St. E	TH 12



Executive Summary
City Council Workshop

AGENDA ITEM:	Park Improvement
PREPARED BY:	Mike DeLuca Councilmember Kevin Larson – Asst. City Administrator
RECOMMENDED ACTION:	Discussion & Direction

Summary:

Scope and Perspective of the Citizens Advisory Panel on Public Spaces History

The advisory panel was composed of two residents, Nicole Kumerow and Kenzie Ervin, as well as Councilmember Mike DeLuca and Assistant City Administrator Kevin Larson. The group conducted site visits to each park, walking through the areas and discussing potential improvements.

The purpose of the advisory panel was to identify opportunities for enhancement and present them to the City Council for consideration. The Council is responsible for evaluating these recommendations, making final decisions, and directing staff to implement the selected initiatives. Once the Council provides direction, the advisory panel’s role is considered complete.

They organized their ideas into two categories:

1. Maintenance: These are smaller projects that are already in this year’s budget or are easy to complete with available materials and labor.
2. Key priority items: These are bigger, long-term ideas that would need more planning and careful use of the city's park improvement funds.

Regarding the improvements in Veterans Memorial Park, the goal is to complete all remaining improvements during the next phase of development.

Summary of the park improvement fund

Here is a Snapshot of where we are at with the Park Improvement Fund

Park Improvement Fund Beginning Balance	\$	64,435.24	
We need to Add to the Fund the following	\$	23,823.00	Park Dedication Fees for Baker Park Villas
	\$	1,250.00	Rotary Donation for Pollinator Garden
	\$	4,099.00	Remains from Donation from Rotary for VMP Shelter Lights
	\$	4,400.00	Remains from Replacing Damaged Swingset in Rainbow Park
	\$	98,007.24	
These Amounts are dedicated for Specific Use	\$	1,250.00	Pollinator Garden- Donation From Rotary
	\$	4,099.00	VMP Shelter Lights- Donation From Rotary
	\$	21,000.00	VMP Improvements- Donation From Rotary
	\$	10,000.00	Scoreboard Don Timpe Field- Donated From Westonka Jaycees
Park Improvement Fund Balance Minus- Committed Funds	\$	61,658.24	
Upcoming Park Dedication Fees	\$	63,080.20	Kwik Trip Park Dedication Fee
Total non-committed Funds	\$	124,738.44	Can be used for any Park Improvement

Community Support

In addition to utilizing park capital improvement funds, there are several key priority items within the park that are well-suited for Eagle Scout projects. These initiatives benefit the community while also providing Scouts with meaningful opportunities to fulfill rank advancement requirements.

Direction needed

The maintenance items can be addressed this year in coordination with the Public Works Department. PeopleService is aware of the list and is actively working to resolve the identified issues.

Regarding the key priority items on the wish list, the advisory group is seeking the City Council’s guidance on prioritization and the potential allocation of City funds to support park improvements.

Key Attachments:

- Exhibit A – Maintenance List
- Exhibit B – Key Priority Items with directional estimated costs
- Exhibit C – Map of Veterans Memorial Park
- Exhibit D – Map of Rainbow Park
- Exhibit E – Map of Bryantwood Park
- Exhibit F – Map of Pioneer Park
- Exhibit G – Veterans Memorial Park Master Plan

Exhibit A - Maintenance List

	General Maintenance
Veterans Memorial Park	Rock maintenance
	Install new announcement bullet board container on concession stand
	Fix steps to announcer stand
	Fire hydrants painted
	Regrading of the softball field batters box

	General Maintenance
Rainbow Park	Playground maintenance - power wash, paint and tighten bolts
	Install new announcement bullet board container

	General Maintenance
Bryantwood Park	Playground maintenance - power wash, paint and tighten bolts

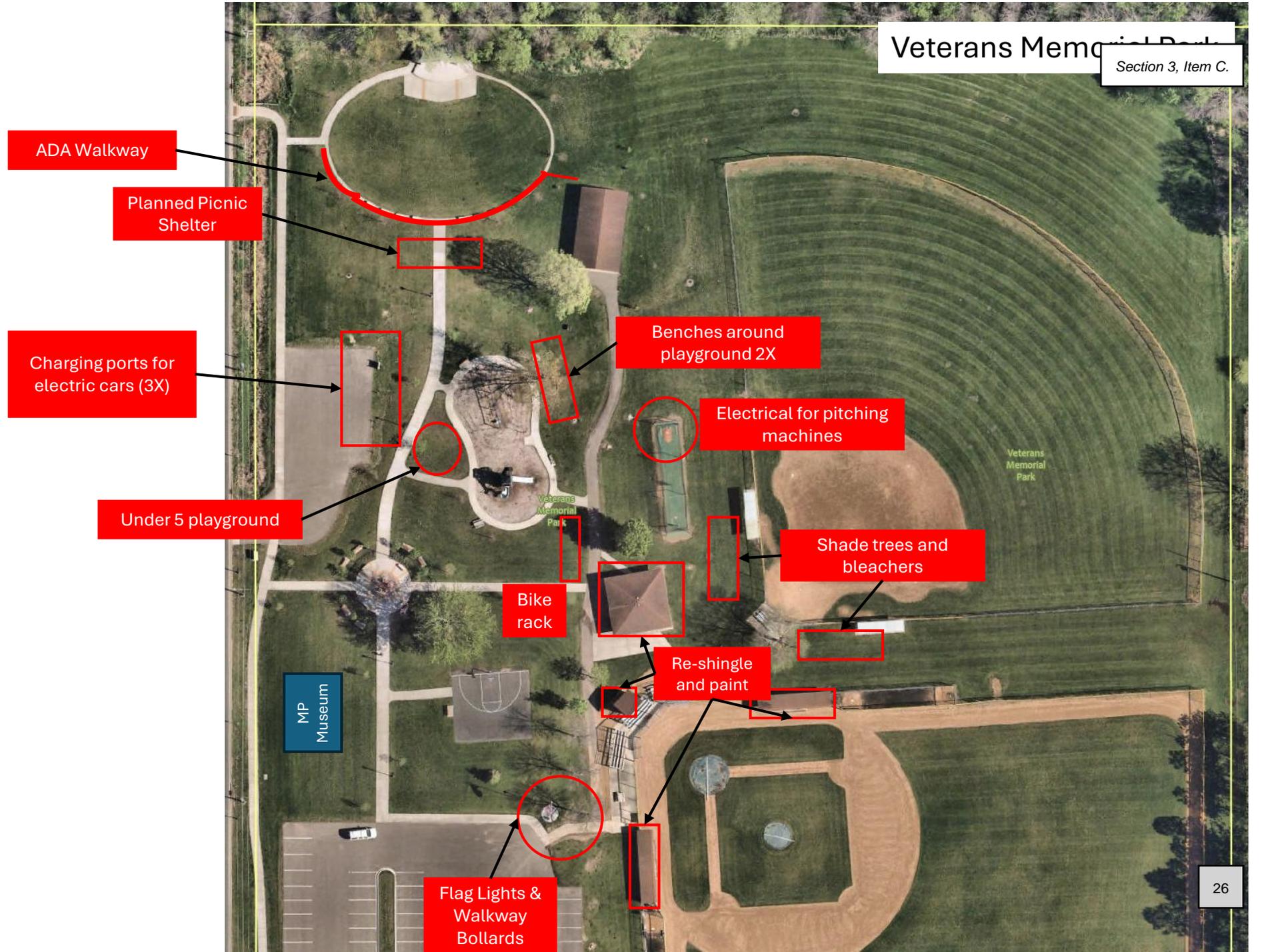
Exhibit B - Key Priority Items

	Wish List	est cost
Veterans Memorial Park	Sidewalk around the bandshell - currently not ADA compliant (est 570 sq ft)	\$ 5,700
	Playground for 5yr and under	\$ 61,700
	Walkway adjusted to prevent driving on grass and the sidewalk (2 fixed Bollards)	\$ 1,400
	Paint the concession stand and announcer booth (1,800 sq ft.)	\$ 5,880
	Concession stand, Announcer booth and Dugout- Shingles, soffit, Facia	\$ 40,000
	Flag lights	\$600-\$800
	Charging ports for electric cars (3X)	\$ 4,800
	More benches around the playgrounds (2X)	\$ 6,000
	New scoreboard	\$ 15,213
	Shade trees (est 5 trees)	\$ 1,500
	Additional bleachers around the softball field	\$ 4,926
	Electrical power to the batting cages for pitching machines	\$ 3,285
	Bike rack	\$ 500
	Picnic Shelter with bathrooms & kitchenette	\$ 250,000
Moving the MP Historical Museum	\$ -	
	Total	\$ 401,704

	Wish List	est cost
Rainbow Park	Pave remaining walkways	\$ 22,320
	Park signage added	\$ 21,000
	Bike racks - count 2	\$ 1,000
	Disc golf installation	\$ 15,750
	Pickleball courts - convert one of the tennis courts to a pickle ball court	\$4,000 - \$6,500
	Ice rink maintenance - replacement of boards	\$ 33,750
	Additional lighting around ice rink	\$ 12,200
	Add a cement layer in the ice rink for summer use	\$ 112,500
	Flag lights	\$600-\$800
	Storage boxes for the softball fields	\$ 900
	Dugout covers - 6 total covers	\$ 126,250
	Electricity to the softball fields for pitching machines	\$ 9,855
	Total	\$ 362,825

	Wish List	est cost
Bryantwood Park	Move gazebo from Pioneer Park to Bryant park	\$ 6,000
	Create paths to and from gazebo	\$ 900
	Park signage added	\$ 21,000
	More benches around the playgrounds (2X)	\$ 6,000
	Bike rack	\$ 500
	Replace railroad ties with cement around the playgrounds	\$ 24,900
	More shade trees around the playground (est 10 trees)	\$ 3,000
	Total	\$ 62,300

	Wish List	est cost
Pioneer Park	Convert to a dog park (est 9k sq. ft) or a drive through business	\$15,000-\$21,500
	Total	\$ 21,500



ADA Walkway

Planned Picnic Shelter

Charging ports for electric cars (3X)

Under 5 playground

MP Museum

Flag Lights & Walkway Bollards

Bike rack

Benches around playground 2X

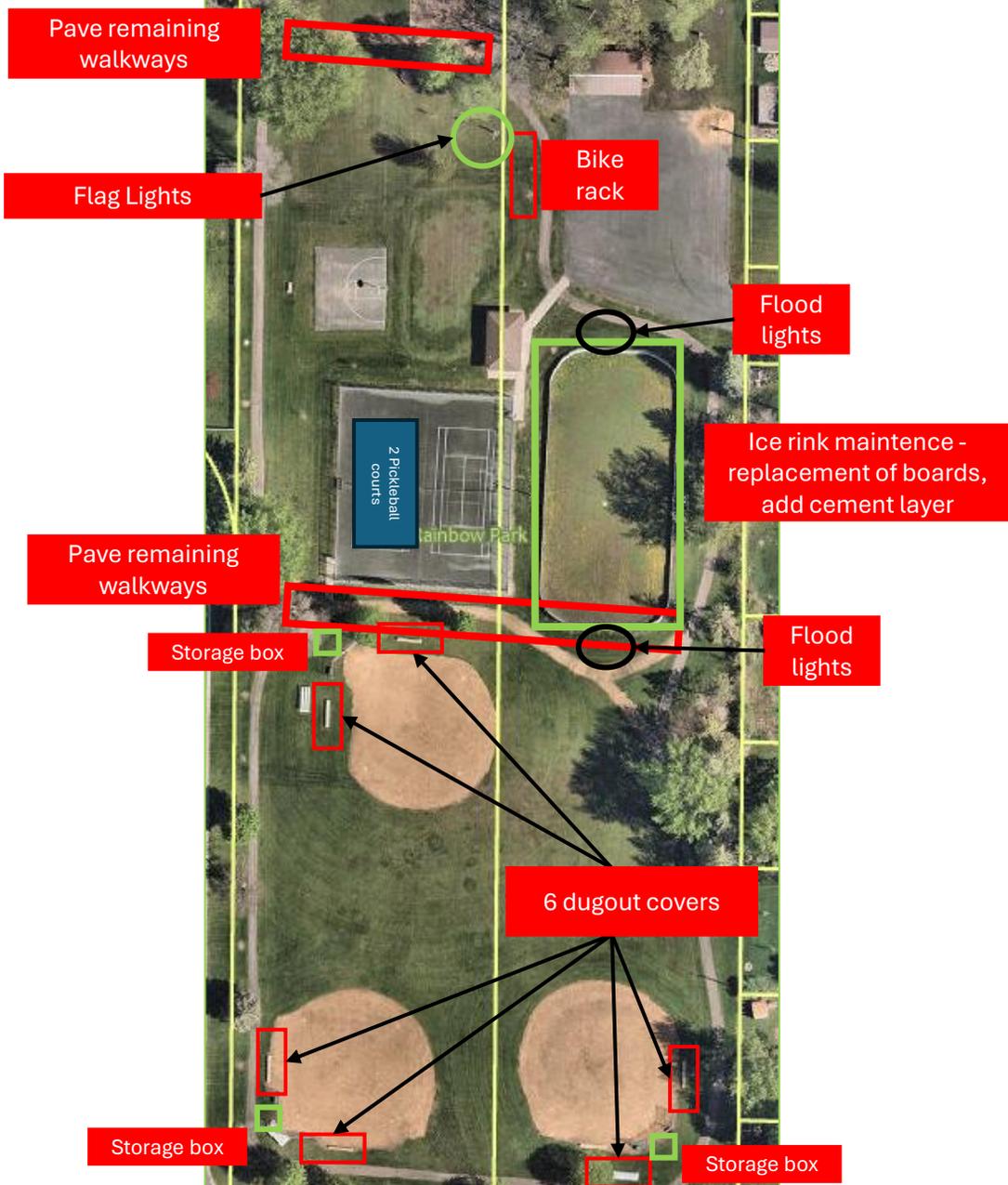
Electrical for pitching machines

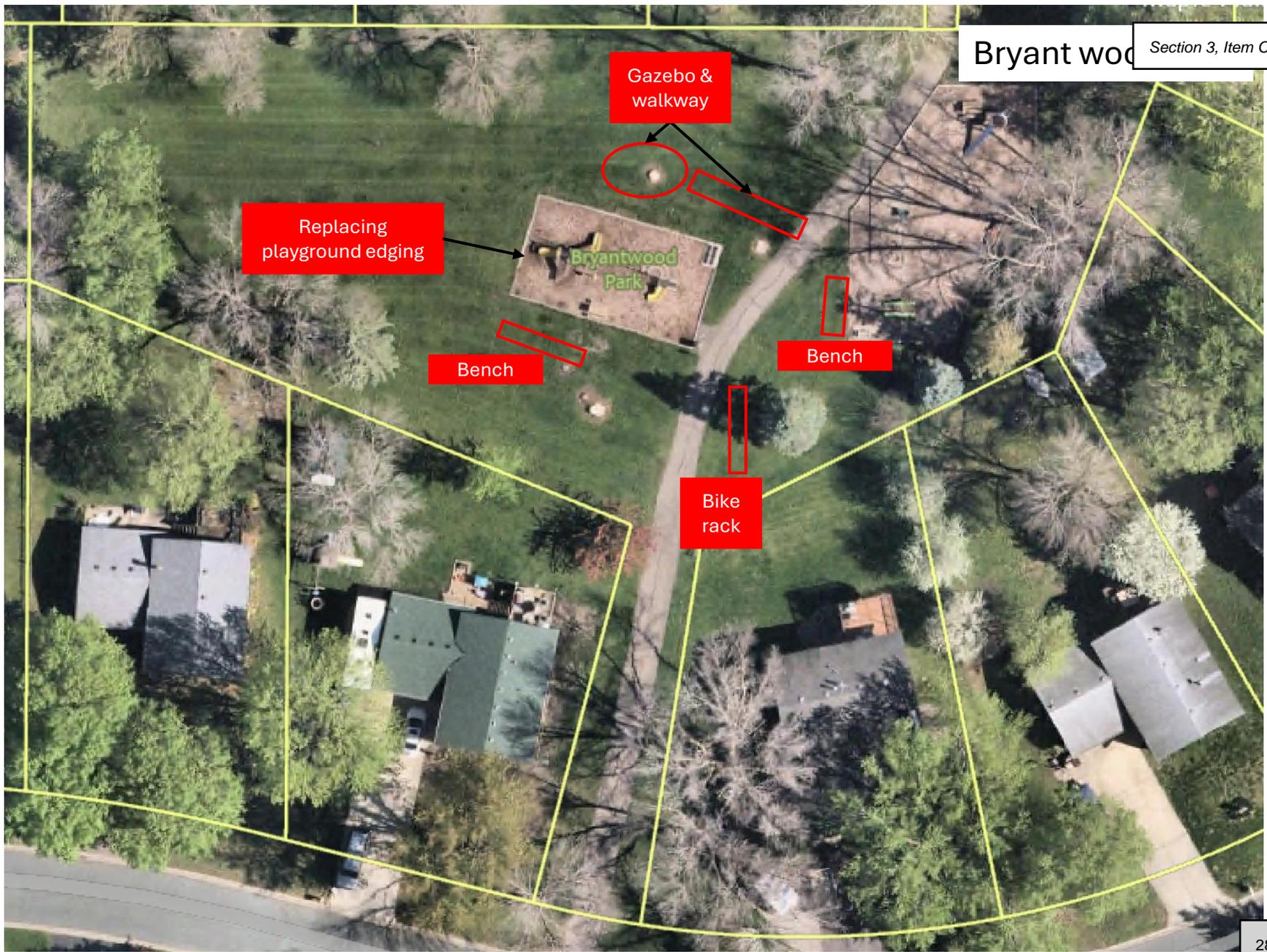
Re-shingle and paint

Shade trees and bleachers

Rainbow Park

Section 3, Item C.





Gazebo & walkway

Replacing playground edging

Bench

Bench

Bike rack

Pioneer Park



Dog Park

**Picnic
Tables**

Wellhead Protection Area
(Recommended 200ft
from the well but not
mandatory for a dog park)



① Parking Lot

④ Future Swing Set

⑦ Great Lawn

⑩ Future Trail Connection

⑬ Future Sidewalk

② Veterans Memorial Plaza

⑤ Future Playground

⑧ Band Shell

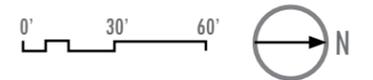
⑪ Existing Basketball Court

③ Parking Lot

⑥ Picnic Shelter

⑨ Existing Picnic Shelter

⑫ Entry Sign



VETERANS MEMORIAL PARK - Master Plan (ENLARGED)