AGENDA
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
September 28, 2026
7:00 PM

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1. **WELCOME**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **ADOPT AGENDA**
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.)
6. **CONSENT AGENDA**
   - A. 08-24-26 City Council - Workshop Minutes
   - B. 08-24-26 City Council - Business Meeting Minutes
   - C. 08-31-26 City Council - Workshop Minutes
   - D. 09-21-26 City Council - Workshop Minutes
7. **ACCOUNTS PAYABLE**
   - A. City Bills: $227,671.46
   - B. City ACH's: $15,170.61
   - C. 2026 Downtown Reconstruction Pay Request 2: $885,438.87
   - D. 2026 Industrial Street Reconstruction Pay Request 2: $129,127.49
8. **STAFF REPORTS**
   - A. Fire Department
   - B. West Hennepin Public Safety
   - C. City Engineer
   - D. Public Works
   - E. City Planner
   - F. Administration & Finance

This meeting will be recorded and then posted to the City website within 3 to 5 business days.
The City Council may meet as a group for dinner.

9. **OLD BUSINESS**
10. **NEW BUSINESS**
    - **A.** Resolution 2026-0928-01 Approving the Fall Youth Activity Grant Application
    - **B.** Resolution 2026-0928-02 Approving the Transfer of the 2024 Bond Expense to the Appropriate Funds
    - **C.** Resolution 2026-0928-03 Approving the Revisions to the 2026 Maple Plain Council Appointments
    - **D.** Resolution 2026-0928-04 Approving the Purchase the BS&A Software and Transfer of Funds
    - **E.** Resolution 2026-0928-05 Declaring Costs To Be Assessed, And Ordering Preparation Of Proposed Assessment For The 2026 Industrial Street Improvements
    - **F.** Resolution 2026-0928-06 Approving Hearing On Proposed Assessment For The 2026 Industrial Street Improvement Project
    - **G.** Resolution 2026-0928-07 Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment for the 2026 Downtown Street Reconstruction
    - **H.** Resolution 2026-0928-08 Approving A Hearing On Proposed Assessment For The 2026 Downtown Street Reconstruction Project
    - **I.** Resolution 2026-0928-09 Approval of 2027 Preliminary Budget and Tax Levy
    - **J.** Resolution 2026-0928-10 Approving Conway, Deuth & Schmiesing, PLLP As the City Auditor
    - **K.** Resolution 2026-0928-11 Approving CliftonLarsonAllen LLP For The City Finance
    - **L.** Ordinance 2026-355 Amending Maple Plain City Code Chapter 2 Regarding Mayor and Council Member Salaries
11. HIGHWAY 12 EQUINOX TOWNHOMES

    - **A.** City Planner Memorandum
    - **B.** Ordinance 2026-356 Amending Article 4 Of The City Code By Adding Planned Unit Specific Zoning To Section 10-543
    - **C.** Ordinance 2026-357 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps
    - **D.** Resolution 2026-0928-12 Approving The Rezoning To Planned Unit Development (Pud), Planned Unit Development, Site Plan Review, And Preliminary And Final Plat To Allow An 85-Unit Townhome Development On The Property Located At Or Adjacent To 5330 Highway 12
    - **E.** Equinox Development Partners LLC Developer's Agreement
    - **F.** Planned Unit Development Agreement
12. **COUNCIL REPORTS AND OTHER BUSINESS**
13. **ADJOURNMENT**

This meeting will be recorded and then posted to the City website within 3 to 5 business days.
The City Council may meet as a group for dinner.

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Consent Agenda
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Approve Consent Agenda

Consent Agenda Items:

A. 08-24-26 City Council Workshop Meeting Minutes
B. 08-24-26 City Council Business Meeting Minutes
C. 08-31-26 City Council Workshop Meeting Minutes
D. 09-21-26 City Council - Workshop Minutes

MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
August 24, 2026
5:30 PM

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1. CALL TO ORDER

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

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, and Councilmember Rochelle Arvizo

ABSENT: Councilmember Andrew Burak

STAFF PRESENT: City Administrator Jacob Schillander, ABDO Financial Manager Jessi Sturtz, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

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

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

Motion passed 3-0

3. DISCUSSION

A. 2027 Budget Draft Mtg #2

ABDO Financial Manager Sturtz presented the 2027 draft budget. Highlighting the proposed tax levy of 15.74%. Driven by a general levy increase of 11.38% and debt services of 32.36%.

Council direction: Explore utilizing capital funds to support some of the planned projects. Be realistic for workers comp. calculation, building permit revenue and home values. Add a special budget #3 meeting on 8/31.

B. New City Software Quote

City Administrator Schillander discussed new software that is designed to house financial accounting, utility billing, permitting, public works work orders, invoice processing, and online payments.

Council direction: Obtain a revised quote with training being conducted online versus in-person.

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C. Committee Assignment Updates

City Administrator Schillander introduced potential updates to the Council assignments. Appointment of Nathan Pearson to fill the remainder of Connie Francis's City Council term. Assignment of Councilmember Pearson as the Council representative to the Planning Commission. Removal of the Rebranding Committee from the list of Council boards, commissions, and committee appointments. Any additional changes to Council appointments that the Council wishes to consider as a result of the vacancy.

Council direction: Move forward with these changes to the Council assignments.

D. Recognition Discussion

City Administrator Schillander discussed the possibility of a recognition reception for Connie Francis.

Council direction: Move forward with a recognition reception.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

A. Water Incident Updates

B. Emergency Communications Plan

C. City Hall Development Mtg #3

D. Ordinance Amending Maple Plain City Code Regarding The Maple Plain Fire Department

E. 5 Year CIP/Finance Plan

add future workshop topics budget draft #3 & parking policy around RP and VMP

6. ADJOURNMENT

Councilmember Arvizo made a motion to adjourn. Seconded by Mayor Maas-Kusske.

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

Motion passed 3-0

Council Adjourned at 6:48 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

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MINUTES
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
August 24, 2026
7:00 PM

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1. WELCOME

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, and Councilmember Rochelle Arvizo

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 7:00 PM

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

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

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

Motion passed 3-0

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.)

Public Speakers

John Fay (5819 Three Oaks Ave) spoke in opposition to any changes to the calculation of sewer charges.

6. GUEST SPEAKER

A. Wendy Lundsgaard- Orono School Board

Wendy Lundsgaard provided an update of the Orono School system.

7. CONSENT AGENDA

A. 08-03-26 City Council Workshop Minutes

B. 08-03-26 City Council Business Meeting Minutes

C. 08-10-26 City Council Workshop Minutes

D. 08-19-26 City Council Workshop Minutes

E. 07-27-26- Emergency Council Meeting Minutes

Motion to approve the consent agenda by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion passed 3-0

8. VACANT COUNCIL SEAT, APPOINTMENT & OATH

A. Resolution 2026-0824-01- Accepting Resignation and Declaring a Vacancy

City Administrator Schillander summarized Resolution 2026-0824-01- Accepting Resignation and Declaring a Vacancy.

Motion to approve Resolution 2026-0824-01- Accepting Resignation and Declaring a Vacancy made by Councilmember Arvizo. Seconded by Councilmember DeLuca.

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

Motion passed 3-0

B. Resolution 2026-0824-02 Appointing Nathan Pearson to Council

City Administrator Schillander summarized Resolution 2026-0824-02 Appointing Nathan Pearson to Council.

Motion to approve Resolution 2026-0824-02 Appointing Nathan Pearson to Council made by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion passed 3-0

C. Nathan Pearson Oath of Office

Nathan Pearson took the oath of office and assumed the vacant seat at the Council dais.

9. ACCOUNTS PAYABLE

A. City Bills: $ 246,869.82

B. ACH Bills: $ 13,635.84

C. 2024 Street Project: $ 99.00

D. Industrial Street Project Pay Request #1 & Bills- $ 224,479.16

E. Downtown Street Project Pay Request #1 & Bills - $ 766,908.66

City Administrator Schillander summarized accounts payable. Noting the League of Minnesota Cities conference was listed under Garden Grill.

Motion to approve the accounts payable made by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion passed 4-0

10. STAFF REPORTS

A. Fire Department

B. West Hennepin Public Safety

C. City Engineer

D. Public Works - No Report Submitted

E. City Planner

F. Administration & Finance

Motion to approve the staff reports as presented made by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion passed 4-0

11. OLD BUSINESS

12. NEW BUSINESS

A. Resolution 2026-0824-03 Using Park Improvement Funds to purchase woodchips

City Administrator Schillander outlined Resolution 2026-0824-03 Using Park Improvement Funds to purchase woodchips.

Motion to approve Resolution 2026-0824-03 Using Park Improvement Funds to purchase woodchips made by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion passed 4-0

13. COUNCIL REPORTS AND OTHER BUSINESS

Councilmember Arvizo spoke the latest Watershed Commission meeting and the focus on grant funding. Councilmember Arvizo also highlighted the experience talking with residents during the Night to Unite activities.

Councilmember DeLuca noted the past month was a challenging month. A lot of the changes to the Maple Plain Fire Relief. Tough discussions on the 2027 budget. Emphasized affordability is the key to approving the budget.

Mayor Maas-Kusske summarized a busy month full of meetings and community engagement. Highlighting the Night to Unite, meeting with PeopleService, Rotary, Cyber Security event follow-ups, West Hennepin Safety Commission, 2027 budget planning,

McGarry's Charity Event, and a Council Chat.

14. ADJOURNMENT

Motion to adjourn made by Councilmember Arvizo. Seconded by Councilmember Pearson.

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

Motion passed 4-0

Meeting adjourned at 7:38 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

MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
August 31, 2026
5:30 PM

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1. CALL TO ORDER

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

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. ADOPT AGENDA

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

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

Motion passed 5-0

3. DISCUSSION

A. 2027 Budget Discussion #3

City Administrator summarized the changes made from the Council at the August 24th workshop. Highlighting financial services, capital improvement fund, the police budget, and public works.

Council direction: Contact Hennepin County to determine the exact amount of delinquent tax revenue for 2026 and determine what the process is for the forfeiture of land in the downtown area. Determine if fiscal disparities should be budgeted for going forward. Explore using capital improvement funds for new software. In the 2028 budget, put the fire savings from the base plus (75%) WSFD contract to capital improvement funds.

4. COUNCIL REPORTS

DRAFT

5. FUTURE WORKSHOP TOPICS

A. Water Incident Updates

B. Emergency Communications Plan

C. City Hall Development Mtg #3

D. Ordinance Amending Maple Plain City Code Regarding The Maple Plain Fire Department

E. 5 Year CIP/Finance Plan

F. Parking Policy around Rainbow Park and Veterans Memorial Park

G. Monument Sign - US HWY 12 - Monies Easement

6. ADJOURNMENT

Councilmember Burak made a motion to adjourn. Seconded by Councilmember Pearson.

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

Motion passed 5-0

Council Adjourned at 6:16 PM

Special notes here.

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

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MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
September 21, 2026
5:30 PM

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1. CALL TO ORDER

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

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

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

2. ADOPT AGENDA

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

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

Motion passed 5-0

3. DISCUSSION

A. 2027 Tax Levy and Future Budget Needs

City Administrator Schillander changes to the budget outlining a spread of expenses across the general fund, water fund, sewer fund and storm sewer fund. City Administrator Schillander defined fiscal disparities and why the City should no use it as extra revenue to lower the levy increase.

Council Direction: In 2028, the excess from the bond falling off and the reduction in WSFD should be applied to capital investment fund. Fiscal disparities will be calculated at the historical method. Move forward with the 2,081,393 Levy +4.21%.

B. Updated BS&A City Software Proposal

City Administrator Schillander presented the changes to the BS&A software proposal. Specifically, the removal of the travel budget.

Council Direction: Move forward with the purchase of the BS&A software.

DRAFT

C. 1660 Spring Avenue – Hazardous Building

City Administrator Schillander provided the background of property 1660 Spring Avenue. Starting with an unusually high utility bill, to the City's Building Official inspection, to determining the structure meets the definition of a hazardous building, and to an Order Prohibiting Occupancy. City Administrator Schillander outline three options for the Council to consider. Option 1, Allow Additional Time and Monitor the Property. Option 2, Initiate Hazardous Building Proceedings. Option 3, Pursue a Restoration Agreement.

Council Direction: Send letter to owners stating the council has met and wants pursue option 2 but wants to provide until Oct 19 to address the issues. Oct 26th business meeting will formally start the proceedings at the business meeting.

D. Emergency Communications Plan

City Administrator Schillander presented the emergency communications plan for the City. Maple Plain City Administration plan for non-emergency alerts: the City Administrator, Jacob Schillander, will serve as the primary point of contact, followed by Assistant City Administrator Kevin Larson and finally Mayor Julie Maas-Kusske. Maple Plain City Administration plan for Emergency Operations Center alerts: West Hennepin Public Safety Director Chief Matt DuRose will serve as the designated point of contact.

Council Direction: Move forward with the plan as presented.

E. Quarterly Administrator Update - April–September 2026

City Administrator Schillander presented the progress since the first-quarter report (April to September). City Administrator Schillander highlighted the activity in economic development with Maple & Main and the Townhome projects, the water facilities review, the Collision Corner requested direction, City Hall progress, Financial Services, 5yr CIP, Snow Removal, and Fire Relief.

Council Direction: Continue the hard work and move forward with the creation of the 5yr CIP.

F. City Council Code of Conduct Training and Refresher

City Administrator Schillander provided a brief overview of the Code of Conduct and moderated a training seminary with 10 scenarios for the Council.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

A. Water Incident Updates

B. City Hall Development Mtg #3

C. Ordinance Amending Maple Plain City Code Regarding The Maple Plain Fire Department

D. 5 Year CIP/Finance Plan

E. Parking Policy around Rainbow Park and Veterans Memorial Park

6. ADJOURNMENT

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

DRAFT

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

Motion passed 5-0

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

DRAFT

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Accounts Payable
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Approval of the following A. City Bills: $227,671.46 B. City ACH's: $15,170.61 C. 2026 Downtown Reconstruction Pay Request 2: $885,438.87 D. 2026 Industrial Street Reconstruction Pay Request 2:: $129,127.49 Grand Total: $1,257,408.43

City Checks

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$94,601.39
200 ECONOMIC DEVELOPMENT AUTHORITY	$2,666.64
451 CAPITAL IMPROVEMENT PROJECTS	$53,650.97
601 WATER FUND	$30,153.93
602 SEWER FUND	$26,565.36
603 STORM WATER FUND	$306.67
701 PLAN REVIEW ESCROWS	$19,726.50
	$227,671.46

City ACH Payments

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$9,679.17
601 WATER FUND	$5,278.11
602 SEWER FUND	$213.33
	$15,170.61

2026 Downtown Reconstruction Pay Request 2

Fund Summary

	10100 BoMP/MidCountry/4M
462 2026 DOWNTOWN RECONSTRUCTION	$885,438.87
	$885,438.87

2026 Industrial Street Reconstruction Pay Request 2

Fund Summary

	10100 BoMP/MidCountry/4M
463 2026 INDUSTRIAL STREET	$129,127.49
	$129,127.49

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Payments Batch 092826 ACCTS PAYBL $227,671.46

Refer	0 *ABDO LLP*					
Cash Payment	E 101-41500-301	Auditing & Accounting S	Financial Management Services August 2026			$3,015.83
Invoice 528029	8/31/2026					
Cash Payment	E 601-49400-301	Auditing & Accounting S	Financial Management Services August 2026			$1,645.00
Invoice 528029	8/31/2026					
Cash Payment	E 602-49450-301	Auditing & Accounting S	Financial Management Services August 2026			$548.33
Invoice 528029	8/31/2026					
Cash Payment	E 603-49455-301	Auditing & Accounting S	Financial Management Services August 2026			$274.17
Invoice 528029	8/31/2026					
Cash Payment	E 101-41500-301	Auditing & Accounting S	Financial Management Services payroll for August 2026			$357.50
Invoice 528860	8/31/2026					
Cash Payment	E 601-49400-301	Auditing & Accounting S	Financial Management Services payroll for August 2026			$162.50
Invoice 528860	8/31/2026					
Cash Payment	E 602-49450-301	Auditing & Accounting S	Financial Management Services payroll for August 2026			$97.50
Invoice 528860	8/31/2026					
Cash Payment	E 603-49455-301	Auditing & Accounting S	Financial Management Services payroll for August 2026			$32.50
Invoice 528860	8/31/2026					
Transaction Date	8/31/2026		BoMP/MidCountry/4	10100	**Total**	$6,133.33
Refer	0 *ADAMS PEST CONTROL*					
Cash Payment	E 101-43000-311	Contract Service	Account 10059111 - Prevention Plus - September 2026			$138.78
Invoice 4623652	9/10/2026					
Transaction Date	9/10/2026		BoMP/MidCountry/4	10100	**Total**	$138.78
Refer	0 *AMAZON.COM*					
Cash Payment	E 101-41500-201	Operating Supplies	Return: UGREEN 8K@60Hz HDMI Displayport KVM Switch 3 Monitor			-$92.99
Invoice 16P6WC1QCCMP	8/25/2026					
Cash Payment	E 101-41110-201	Operating Supplies	ExcelMark Custom Name Plate for Desk or Door - 14 Color Choi			$8.54
Invoice 1GMYNGCR6FW7	8/27/2026					
Cash Payment	E 601-49400-201	Operating Supplies	OMT 4 CFM AC Vacuum Pump and Gauge Set for R454B R1234yf R32			$139.99
Invoice 1KJCGG7GG6XR	8/31/2026					
Cash Payment	E 101-41500-201	Operating Supplies	LTGEM Case Compatible with ScanSnap iX1300 Photo			$23.99
Invoice 1WLDTGFM4YTQ	9/2/2026					
Cash Payment	E 101-41500-201	Operating Supplies	ScanSnap iX1300 Wireless or USB Double-Sided Color Document			$275.29
Invoice 1WLDTGFM4YTQ	9/2/2026					
Cash Payment	E 101-41500-201	Operating Supplies	Shipping & handling			$2.99
Invoice 1WLDTGFM4YTQ	9/2/2026					
Cash Payment	E 101-41500-201	Operating Supplies	Promotions & discounts			-$2.99
Invoice 1WLDTGFM4YTQ	9/2/2026					
Transaction Date	8/25/2026		BoMP/MidCountry/4	10100	**Total**	$354.82
Refer	0 *ARETE ADVISORS LLC*					

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Cash Payment	E 601-49400-319	Other Consulting Servic	Cyber Forensics (to be reimbursed by LMCIT)			$11,920.00
Invoice 20262402	8/31/2026					
Transaction Date 8/31/2026			BoMP/MidCountry/4	10100	**Total**	$11,920.00
Refer 0 *AT&T MOBILITY*						
Cash Payment	E 101-45200-321	Telephone & Internet	Hot Spots Jul 26- Aug 25			$42.73
Invoice 505121x09032026	8/25/2026					
Cash Payment	E 101-45200-321	Telephone & Internet	Hot Spots Jul 26- Aug 25			$42.73
Invoice 505121x09032026	8/25/2026					
Cash Payment	E 101-41500-321	Telephone & Internet	City Admin Phone Jul 26- Aug 25			$68.68
Invoice 505121x09032026	8/25/2026					
Transaction Date 8/25/2026			BoMP/MidCountry/4	10100	**Total**	$154.14
Refer 0 *BADGER METER*						
Cash Payment	E 601-49400-433	Dues & Subscriptions	ORION CELLULAR LTE SERV UNIT - August 2026			$134.88
Invoice 80247131	8/27/2026					
Transaction Date 8/27/2026			BoMP/MidCountry/4	10100	**Total**	$134.88
Refer 0 *Bedell, James D*						
Cash Payment	G 601-28010	UB overpayment	Utility Refund for James (JD) Bedell 4965 MAIN ST E			$23.18
Invoice	9/15/2026					
Transaction Date 9/15/2026			BoMP/MidCountry/4	10100	**Total**	$23.18
Refer 0 *BELAYHOST*						
Cash Payment	E 101-41500-309	EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment August 20			$108.00
Invoice 47528	9/1/2026					
Cash Payment	E 101-41110-309	EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment August 20			$48.00
Invoice 47528	9/1/2026					
Transaction Date 9/1/2026			BoMP/MidCountry/4	10100	**Total**	$156.00
Refer 0 *BOLTON & MENK, INC.*						
Cash Payment	E 101-43000-303	Engineering Services	5370 Highway 12 2025 Development Review			$95.00
Invoice 0377875	10/30/2025					
Cash Payment	G 701-22009	ESCROW- 1701 BAKER PA	Bolton & Menk Engineering Services - October 2025			$320.00
Invoice 0377875	10/30/2025				Project 22009	
Cash Payment	E 601-49400-303	Engineering Services	Medina Water Study 2025 Development Review			$112.50
Invoice 0377875	10/30/2025				Project 220099	
Cash Payment	E 601-49400-303	Engineering Services	Wellhead Protection Plan - Part 2 Professional Services			$1,735.00
Invoice 0357219	2/28/2025					
Cash Payment	G 701-22009	ESCROW- 1701 BAKER PA	Bolton & Menk-Engineering Services-Feb 2025			$490.00
Invoice 0357217	2/28/2025				Project 22009	
Cash Payment	G 701-22019	ESCROW: 1520 WYMAN A	Bolton & Menk-Engineering Services-Feb 2025			$587.50
Invoice 0357217	2/28/2025				Project 22019	
Cash Payment	E 101-43000-303	Engineering Services	Engineering Services - February 2025			$1,382.50
Invoice 0357217	2/28/2025					
Cash Payment	G 701-22023	ESCROW: TMOBILE/CIRCE	Bolton & Menk-Engineering Services-Aug 2026			$212.00
Invoice 0404967	8/31/2026				Project 22023	

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Cash Payment	E 601-49400-303 Engineering Services	Maple Plain/2026 LSL Replacement Project July 18, 2026 to Au			$3,811.00
Invoice 0404961	8/31/2026		Project LEAD		
Cash Payment	E 601-49400-303 Engineering Services	Maple Plain/Medina Water Meters Watermain Interconnect Flow			$1,847.00
Invoice 0404966	8/31/2026		Project 220099		
Cash Payment	G 701-22030 ESCROW:EQUINOX DEVE	Bolton & Menk-Engineering Services-Aug 2026			$872.00
Invoice 0404957	8/31/2026		Project 22030		
Cash Payment	G 701-22024 ESCROW: NORTH SHORE	Bolton & Menk-Engineering Services-Aug 2026			$100.00
Invoice 0404957	8/31/2026		Project 22024		
Cash Payment	E 101-43000-303 Engineering Services	5250 Highway 12 Review			$98.50
Invoice 0404957	8/31/2026				
Cash Payment	G 701-22009 ESCROW- 1701 BAKER PA	Bolton & Menk-Engineering Services-Aug 2026			$297.00
Invoice 0404957	8/31/2026		Project 22009		
Cash Payment	E 101-43000-303 Engineering Services	5250 Highway 12 - Permitting, Property Questions, & MN DOT c			$437.50
Invoice 0404963	8/31/2026				
Cash Payment	E 601-49400-311 Contract Service	LSL Submittal			$147.00
Invoice 0404963	8/31/2026		Project LEAD		
Cash Payment	E 101-43000-303 Engineering Services	Council Workshop 3/9/2026			$75.00
Invoice 0404963	8/31/2026				
Transaction Date	9/18/2026	BoMP/MidCountry/4	10100	**Total**	$12,619.50
Refer	0 *CARSON, CLELLAND & SCHREDE*				
Cash Payment	E 101-42110-304 Legal Services	Criminal Prosecution - Services August 2026			$1,821.75
Invoice 10315	8/31/2026				
Cash Payment	E 101-42110-304 Legal Services	Criminal Paralegal - Services August 2026			$198.00
Invoice 10315	8/31/2026				
Cash Payment	E 101-42110-304 Legal Services	Preparation of criminal complaints August 2026			$80.00
Invoice 10315	8/31/2026				
Transaction Date	8/31/2026	BoMP/MidCountry/4	10100	**Total**	$2,099.75
Refer	0 *CITY OF INDEPENDENCE*				
Cash Payment	E 200-46500-311 Contract Service	December 2025 Legal Services (Lobbyist)			$666.66
Invoice	9/9/2026				
Cash Payment	E 200-46500-311 Contract Service	June 2026 Legal Services (Lobbyist)			$666.66
Invoice	9/9/2026				
Cash Payment	E 200-46500-311 Contract Service	August 2026 Legal Services (Lobbyist)			$666.66
Invoice	9/9/2026				
Cash Payment	E 200-46500-311 Contract Service	July 2026 Legal Services (Lobbyist)			$666.66
Invoice	9/9/2026				
Transaction Date	9/9/2026	BoMP/MidCountry/4	10100	**Total**	$2,666.64
Refer	0 *CORNER HOUSE*				
Cash Payment	E 101-42110-311 Contract Service	Police Department Forensic Interviewing 2027			$754.00
Invoice 6855	9/3/2026				
Transaction Date	9/3/2026	BoMP/MidCountry/4	10100	**Total**	$754.00
Refer	0 *EARL F. ANDERSON*				
Cash Payment	E 101-41110-434 Awards & Indemnities	Shipping & Handling			$33.95
Invoice 0144072IN	9/10/2026				

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Cash Payment	E 101-41110-434 Awards & Indemnities	CUSTOMSIGN 9 HIP SHEETED BLACK/WHITE WITH EACH LOGO SINGLE			$55.00
Invoice 0144072IN	9/10/2026				
Transaction Date 9/10/2026		BoMP/MidCountry/4	10100	**Total**	$88.95
Refer 0 *ECM PUBLISHERS INC*					
Cash Payment	E 101-41500-352 General Public Informati	ECM Publishers: 08/29/2026 AD# 1550113 Fire Dept Dissolutio			$103.20
Invoice 1112195	8/29/2026				
Cash Payment	E 101-41500-352 General Public Informati	ECM Publishers: AD# 1554516 ORDINANCE PO# 2026-354			$34.40
Invoice 1112968	9/5/2026				
Transaction Date 8/29/2026		BoMP/MidCountry/4	10100	**Total**	$137.60
Refer 0 *ESO SOLUTIONS*					
Cash Payment	E 101-42290-311 Contract Service	ER - Fire - Historical Data Access 12/20/2026-12/19/2027			$500.00
Invoice ESO233182	9/10/2026				
Transaction Date 9/10/2026		BoMP/MidCountry/4	10100	**Total**	$500.00
Refer 0 *FREE BIKE 4 KIDZ*					
Cash Payment	G 101-22001 Damage Deposits - Facility	Cleaning and Damage Deposit Refund			$300.00
Invoice	9/3/2026				
Transaction Date 9/3/2026		BoMP/MidCountry/4	10100	**Total**	$300.00
Refer 0 *GINTHER, GRANT*					
Cash Payment	G 601-28010 UB overpayment	GINTHER, GRANT O. Utility Refund 5810 MAIN ST W			$93.84
Invoice	8/13/2026				
Transaction Date 8/13/2026		BoMP/MidCountry/4	10100	**Total**	$93.84
Refer 0 *GOPHER STATE ONE-CALL, INC.*					
Cash Payment	E 601-49400-311 Contract Service	August 2026 811: 99 @$1.35			$66.83
Invoice 6080581	8/31/2026				
Cash Payment	E 602-49450-311 Contract Service	August 2026 811: 99 @$1.35			$66.82
Invoice 6080581	8/31/2026				
Cash Payment	E 601-49400-311 Contract Service	August 2026 811: Cancelled Tickets: 7 at $-1.35			-$4.73
Invoice 6080581	8/31/2026				
Cash Payment	E 602-49450-311 Contract Service	August 2026 811: Cancelled Tickets: 7 at $-1.35			-$4.72
Invoice 6080581	8/31/2026				
Transaction Date 8/31/2026		BoMP/MidCountry/4	10100	**Total**	$124.20
Refer 0 *GRONBERG, GLENN*					
Cash Payment	G 101-22001 Damage Deposits - Facility	DAMAGE DEPOSIT REFUND: 8/15 RENTAL VMP			$100.00
Invoice	8/8/2026				
Transaction Date 8/8/2026		BoMP/MidCountry/4	10100	**Total**	$100.00
Refer 0 *HENN COUNTY ACCTS RECEIVAB*					
Cash Payment	E 101-43000-323 Radio Units/Technology	Radio Fleet Fee, Radio MESB Fee, Radio Lease Fee 08/01/2026-			$118.44
Invoice 1000273728	9/3/2026				
Transaction Date 9/3/2026		BoMP/MidCountry/4	10100	**Total**	$118.44

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Refer	0 *HINTON, MICHAEL*					
Cash Payment	G 601-28010 UB overpayment	MICHAEL HINTON 5795 AMY LN ACCT 00-00042500-00-5				$62.81
Invoice	9/15/2026					
Transaction Date	9/15/2026	BoMP/MidCountry/4	10100	**Total**		$62.81
Refer	0 *HOFF BARRY ATTORNEYS*					
Cash Payment	E 101-41610-304 Legal Services	General Admin Legal				$2,614.50
Invoice	9/2/2026					
Cash Payment	E 101-42110-304 Legal Services	West Hennepin Public Safety				$1,002.00
Invoice	9/2/2026					
Cash Payment	E 101-41610-304 Legal Services	1660 Spring Avenue Code Enforcement				$262.50
Invoice	9/2/2026				Project SPRING	
Cash Payment	E 601-49400-304 Legal Services	Water System				$1,096.50
Invoice	9/2/2026					
Cash Payment	G 701-22021 ESCROW: NORTHSHORE	Hoff Barry Legal Services August 2026				$2,506.50
Invoice	9/2/2026				Project 22021	
Cash Payment	G 701-22030 ESCROW:EQUINOX DEVE	Hoff Barry Legal Services August 2026				$878.00
Invoice	9/2/2026				Project 22030	
Cash Payment	E 101-41610-304 Legal Services	Hoff Barry Legal Services August 2026 Collision Corner				$1,721.50
Invoice	9/2/2026					
Transaction Date	9/2/2026	BoMP/MidCountry/4	10100	**Total**		$10,081.50
Refer	0 *INDUSTRIAL CHEM LABS & SERVI*					
Cash Payment	E 602-49450-201 Operating Supplies	LIFT STATION DEGREASER				$733.50
Invoice 435104	8/13/2026					
Cash Payment	E 602-49450-201 Operating Supplies	SHIPPING & HANDLING				$121.66
Invoice 435104	8/13/2026					
Cash Payment	E 602-49450-201 Operating Supplies	ODOR CONTOL				$319.60
Invoice 435105	8/13/2026					
Cash Payment	E 602-49450-201 Operating Supplies	SHIPPING & HANDLING				$78.32
Invoice 435105	8/13/2026					
Transaction Date	8/13/2026	BoMP/MidCountry/4	10100	**Total**		$1,253.08
Refer	0 *INGERSOLL, BARBARA*					
Cash Payment	G 601-28010 UB overpayment	UTILITY REFUND: 1715 BUDD AVE / ACCT 00-00019100-00-1				$38.43
Invoice	8/13/2026					
Transaction Date	8/13/2026	BoMP/MidCountry/4	10100	**Total**		$38.43
Refer	0 *ISELEY, CHRISTOPHER*					
Cash Payment	G 601-28010 UB overpayment	ISELEY, CHRISTOPHER Refund 1420 THREE OAKS AVE				$211.78
Invoice	8/13/2026					
Transaction Date	8/13/2026	BoMP/MidCountry/4	10100	**Total**		$211.78
Refer	0 *JASON J.K. KOERTING ENTERPRI*					
Cash Payment	E 101-45200-316 Lawn care and mowing	VETRANS PARK PLUS PLUS 2 BALL FIELDS - WEED CONTROL				$1,105.00
Invoice 1899	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing	RAINBOW PARK - WEED CONTROL				$1,010.00
Invoice 1899	8/30/2026					

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Cash Payment	E 101-45200-316 Lawn care and mowing		PIONEER PARK - WEED CONTROL			$281.00
Invoice 1899	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		MEADOWS PARK - WEED CONTROL			$71.00
Invoice 1899	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		BRYANTWOOD PARK - WEED CONTROL			$178.00
Invoice 1899	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		VETRANS PARK PLUS PLUS 2 BALL FIELDS			$2,194.95
Invoice 1903	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		RAINBOW PARK			$1,612.80
Invoice 1903	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		PIONEER PARK			$448.00
Invoice 1903	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		MEADOWS PARK			$90.00
Invoice 1903	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		2 BALL FIELDS SECOND MOW OF THE WEEK			$340.00
Invoice 1903	8/30/2026					
Cash Payment	E 101-45200-316 Lawn care and mowing		BRYANTWOOD PARK			$353.80
Invoice 1903	8/30/2026					
Cash Payment	E 101-43000-316 Lawn care and mowing		City Sign Southeast on Hwy 12			$105.00
Invoice 1903	8/30/2026					
Cash Payment	E 101-43000-316 Lawn care and mowing		City Sign Westside on Hwy 12			$105.00
Invoice 1903	8/30/2026					
Transaction Date	8/30/2026		BoMP/MidCountry/4	10100	**Total**	$7,894.55
Refer	0 *JIM MAAS Attn: Julie Maas-Kusske*					
Cash Payment	G 601-28010 UB overpayment		Utility Refund - Jim Maas 5890 HENRY ST			$97.29
Invoice	9/1/2026					
Transaction Date	9/1/2026		BoMP/MidCountry/4	10100	**Total**	$97.29
Refer	0 *KUNZE, MARK & JANELL*					
Cash Payment	G 601-28010 UB overpayment		KUNZE, MARK & JANELL refund 5934 MAIN ST W			$115.67
Invoice	8/13/2026					
Transaction Date	8/13/2026		BoMP/MidCountry/4	10100	**Total**	$115.67
Refer	0 *LANO EQUIPMENT*					
Cash Payment	E 101-43000-400 Equipment Repair & Mai		KUBOTA FLAT TIRE REPAIR			$581.40
Invoice 021266178	9/16/2026					
Transaction Date	9/16/2026		BoMP/MidCountry/4	10100	**Total**	$581.40
Refer	0 *LARSON, KEVIN*					
Cash Payment	E 101-41500-331 Training & Travel		Mileage - July 2026			$18.24
Invoice	7/2/2026					
Cash Payment	E 101-41500-331 Training & Travel		Mileage - August 2026			$44.08
Invoice	7/2/2026					
Transaction Date	7/2/2026		BoMP/MidCountry/4	10100	**Total**	$62.32
Refer	0 *LHB, INC.*					
Cash Payment	G 701-22030 ESCROW:EQUINOX DEVE		Maple Plain 5330 US Hwy 12 TIF Analysis			$5,869.75
Invoice 26037000	8/21/2026				Project 22030	
Transaction Date	8/21/2026		BoMP/MidCountry/4	10100	**Total**	$5,869.75
Refer	0 *LTW INC*					

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Cash Payment	G 601-28010 UB overpayment	1647 MARSH AVE ACCT 00-00025200-03-4				$61.84
Invoice	9/15/2026					
Transaction Date	9/15/2026	BoMP/MidCountry/4	10100	**Total**		$61.84
Refer	0 *MAAS-KUSSKE, JULIE*					
Cash Payment	E 101-41110-331 Training & Travel	August2026 Mileage				$22.80
Invoice	9/2/2026					
Cash Payment	E 101-41110-331 Training & Travel	WHCC Meal				$18.16
Invoice	9/2/2026					
Transaction Date	9/2/2026	BoMP/MidCountry/4	10100	**Total**		$40.96
Refer	0 *MENARDS*					
Cash Payment	E 601-49400-240 Small Tools & Minor Eq	4K PAN/TILT CAM W SOLAR				$69.99
Invoice 78132	8/22/2026					
Transaction Date	8/22/2026	BoMP/MidCountry/4	10100	**Total**		$69.99
Refer	0 *METRO WEST INSPECTION SERVI*					
Cash Payment	E 101-42400-308 Building Inspection	Finalized permits August 2026				$2,289.53
Invoice 5146	8/25/2026					
Cash Payment	E 101-42400-308 Building Inspection	Rental Inspections August 2026				$100.00
Invoice 5146	8/25/2026					
Transaction Date	8/25/2026	BoMP/MidCountry/4	10100	**Total**		$2,389.53
Refer	0 *METROPOLITAN COUNCIL*					
Cash Payment	E 602-49450-319 Other Consulting Servic	Waste Water Services Def Rev OCTOBER 2026				$23,660.19
Invoice 0001211854	9/2/2026					
Transaction Date	9/2/2026	BoMP/MidCountry/4	10100	**Total**		$23,660.19
Refer	0 *NORTHLAND SECURITIES*					
Cash Payment	G 701-22030 ESCROW:EQUINOX DEVE	TIF District 2-2 - Northland Securities August 2026				$3,712.50
Invoice INV2514	9/1/2026			Project 22030		
Transaction Date	9/1/2026	BoMP/MidCountry/4	10100	**Total**		$3,712.50
Refer	0 *ORONO IND SCHOOL DISTRICT 27*					
Cash Payment	E 101-41940-387 Office Lease	August 2026 Rent - Discovery Center (04000562000000 R093)				$3,650.00
Invoice 26-Aug	8/2/2026					
Cash Payment	E 101-41940-387 Office Lease	September 2026 Rent - Discovery Center (04000562000000 R093)				$3,650.00
Invoice 26-Sep	9/2/2026					
Transaction Date	8/2/2026	BoMP/MidCountry/4	10100	**Total**		$7,300.00
Refer	0 *PEOPLESERVICE, INC.*					
Cash Payment	E 101-45200-311 Contract Service	(PARKS 30%) October				$4,720.80
Invoice PSINV111135	9/15/2026					
Cash Payment	E 101-43000-311 Contract Service	(PUBLIC WORKS 18%) October				$2,832.48
Invoice PSINV111135	9/15/2026					
Cash Payment	E 601-49400-311 Contract Service	(WATER 38%) October				$5,979.68
Invoice PSINV111135	9/15/2026					
Cash Payment	E 602-49450-311 Contract Service	(SEWER 6%) October				$944.16
Invoice PSINV111135	9/15/2026					
Cash Payment	E 101-43100-311 Contract Service	(STREETS 8%) October				$1,258.88
Invoice PSINV111135	9/15/2026					

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Transaction Date	9/15/2026		BoMP/MidCountry/4	10100	**Total**	$15,736.00
Refer	0 *ROSE, KRISTA & GRAHAM*					
Cash Payment	G 601-28010 UB overpayment		FINAL Utility Balance Refund KRISTA & GRAHAM ROSE			$15.95
Invoice	9/3/2026					
Transaction Date	9/3/2026		BoMP/MidCountry/4	10100	**Total**	$15.95
Refer	0 *SUMMIT FIRE PROTECTION*					
Cash Payment	E 101-42290-401 Building Repair & Mainte		Annual Fire Extinguisher Inspection			$549.60
Invoice 4353723	8/19/2026					
Transaction Date	8/19/2026		BoMP/MidCountry/4	10100	**Total**	$549.60
Refer	0 *TERRAMARK*					
Cash Payment	G 701-22021 ESCROW: NORTHSHORE		Planning Services (Terramark) July 2026			$877.50
Invoice 0035-2026	7/1/2026				Project 22021	
Cash Payment	E 101-41910-302 Planning Services		General Planning Services (Terramark) - July 2026			$1,928.75
Invoice 0035-2026	7/1/2026					
Cash Payment	G 701-22030 ESCROW:EQUINOX DEVE		Planning Services (Terramark) - townhome dev. project revie			$2,801.25
Invoice 0035-2026	7/1/2026				Project 22030	
Cash Payment	G 701-22017 ESCROW: 1741 BUDD AVE		Planning Services (Terramark) July 2026			$202.50
Invoice 0035-2026	7/1/2026				Project 22017	
Transaction Date	7/1/2026		BoMP/MidCountry/4	10100	**Total**	$5,810.00
Refer	0 *WEST HENNEPIN PUBLIC SAFETY*					
Cash Payment	E 101-42110-306 Police Administration		OCTOBER 2026 POLICE CONTRACT SERVICES			$30,847.30
Invoice	11/10/2025					
Transaction Date	11/10/2025		BoMP/MidCountry/4	10100	**Total**	$30,847.30
Refer	0 *WEST SUBURBAN FIRE DISTRICT*					
Cash Payment	E 101-42290-307 Fire Administration		Annual Contract ($220,440.09) - Billed monthly 10 of 12			$18,370.00
Invoice 9-310	9/14/2026					
Transaction Date	9/14/2026		BoMP/MidCountry/4	10100	**Total**	$18,370.00
Refer	0 *Westvalve Plumbing*					
Cash Payment	E 601-49400-401 Building Repair & Mainte		Commercial Plumbing 1655 Pioneer ave - Labor and materials.			$425.00
Invoice 1369	8/24/2026					
Cash Payment	E 601-49400-401 Building Repair & Mainte		Trip Charge/Admin fee			$145.00
Invoice 1369	8/24/2026					
Transaction Date	8/24/2026		BoMP/MidCountry/4	10100	**Total**	$570.00
Refer	799 *PEARSON BROTHERS INC*					
Cash Payment	E 451-43100-500 Capital Outlay (GENER		2026 Seal Coat - Pay Request no 1			$53,650.97
Invoice						
Transaction Date	9/22/2026		BoMP/MidCountry/4	10100	**Total**	$53,650.97

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Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$94,601.39
200 ECONOMIC DEVELOPMENT AUTHORITY	$2,666.64
451 CAPITAL IMPROVEMENT PROJECTS	$53,650.97
601 WATER FUND	$30,153.93
602 SEWER FUND	$26,565.36
603 STORM WATER FUND	$306.67
701 PLAN REVIEW ESCROWS	$19,726.50
	$227,671.46

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$227,671.46
Total	$227,671.46

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Payments Batch 092826 ACH PMTS $15,170.61

Refer	0 *ARVIG*				
Cash Payment	E 101-41500-321 Telephone & Internet	Fiber Internet 08/28/2026-09/27/2026			$231.97
Invoice	8/28/2026				
Cash Payment	E 601-49400-321 Telephone & Internet	Fiber Internet 08/28/2026-09/27/2026			$231.98
Invoice	8/28/2026				
Transaction Date	8/28/2026	BoMP/MidCountry/4 10100		**Total**	$463.95
Refer	0 *CENTERPOINT ENERGY*				
Cash Payment	E 101-43000-383 Gas Utilities	PUBLIC WORKS 07/22/2026-08/19/2026			$28.00
Invoice	8/27/2026				
Cash Payment	E 602-49450-383 Gas Utilities	LIFT STATION 07/22/2026-08/19/2026			$27.35
Invoice	8/27/2026				
Cash Payment	E 601-49400-383 Gas Utilities	WTP 07/22/2026-08/19/2026			$28.00
Invoice	8/27/2026				
Transaction Date	8/27/2026	BoMP/MidCountry/4 10100		**Total**	$83.35
Refer	0 *ELAN FINANCIAL SERVICES*				
Cash Payment	E 101-41410-445 Food and Beverage	Election Food and Bev PANERA BREAD			$24.56
Invoice	8/14/2026				
Cash Payment	E 101-41410-445 Food and Beverage	Election Food and Bev KWIK TRIP			$6.49
Invoice	8/14/2026				
Cash Payment	E 101-41410-445 Food and Beverage	Election Food and Bev IRON EXCHANGE			$135.71
Invoice	8/14/2026				
Cash Payment	E 101-41410-445 Food and Beverage	Election Food and Bev FORKLESS			$89.52
Invoice	8/14/2026				
Cash Payment	E 101-41500-321 Telephone & Internet	RINGCENTRAL 07/18/2026-08/20/2026			$23.39
Invoice	8/14/2026				
Cash Payment	E 101-41500-321 Telephone & Internet	RINGCENTRAL 07/18/2026-08/20/2026			$147.51
Invoice	8/14/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - 07/26/2026 to 08/26/2026 - COUNCIL CHAMBER			$32.99
Invoice	8/14/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - 07/26/2026 to 08/25/2026			$31.99
Invoice	8/14/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	QUADIENT LEASING 08-Apr-26 To 07-Jul-26			$422.97
Invoice	8/14/2026				
Cash Payment	E 101-41500-437 Miscellaneous	BKG* BOOKING.COM FLIGHT- Jacob Reimbursed City			$1,265.58
Invoice	8/14/2026				
Cash Payment	E 101-43000-240 Small Tools & Minor Eq	Weed Eater - Tractor Supply Co			$472.43
Invoice	8/14/2026				
Cash Payment	E 101-41500-445 Food and Beverage	THECHOOCHOO LORETTO - Lunch with the Mayor			$36.59
Invoice	8/14/2026				
Cash Payment	E 101-41500-445 Food and Beverage	KWIK TRIP - Cyber Incident Food			$60.07
Invoice	8/14/2026				
Cash Payment	E 101-41500-331 Training & Travel	Parking for Meeting with Robbins			$8.00
Invoice	8/14/2026				
Cash Payment	E 601-49400-221 Equipment Parts	COUNTRYSIDEHEATING - Heater Repair			$315.00
Invoice	8/14/2026				

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Transaction Date	8/14/2026		BoMP/MidCountry/4	10100	**Total**	$3,072.80
Refer	0 *FRONTIER*					
Cash Payment	E 601-49400-321 Telephone & Internet		ALARM LINE #763-479-6882-082311-2 Aug 16 - Sep 15, 2026			$107.18
Invoice	8/16/2026					
Transaction Date	8/16/2026		BoMP/MidCountry/4	10100	**Total**	$107.18
Refer	0 *FRONTIER*					
Cash Payment	E 601-49400-321 Telephone & Internet		SCADA #763-479-3047-111308-2 Sep 10- Oct 09,2026			$104.70
Invoice	9/10/2026					
Transaction Date	9/10/2026		BoMP/MidCountry/4	10100	**Total**	$104.70
Refer	0 *GOOGLE.COM*					
Cash Payment	E 101-41500-309 EDP, Software and Desi		Google Aug 1, 2026 - Aug 31, 2026			$186.67
Invoice	9/16/2026					
Cash Payment	E 101-41110-309 EDP, Software and Desi		Google Aug 1, 2026 - Aug 31, 2026			$132.00
Invoice	9/16/2026					
Transaction Date	9/16/2026		BoMP/MidCountry/4	10100	**Total**	$318.67
Refer	0 *HEALTHPARTNERS*					
Cash Payment	G 101-21706 Health Insurance		Health Insurance October 2026			$2,000.07
Invoice	092806555943 9/4/2026					
Transaction Date	9/4/2026		BoMP/MidCountry/4	10100	**Total**	$2,000.07
Refer	0 *Kwik Trip, Inc.*					
Cash Payment	E 101-43000-212 Motor Fuels		F350 fuel			$126.65
Invoice	9/2/2026					
Cash Payment	E 101-43000-212 Motor Fuels		OXY87			$17.39
Invoice	9/2/2026					
Cash Payment	E 101-43000-212 Motor Fuels		OXY87			$51.97
Invoice	9/2/2026					
Cash Payment	E 101-43000-212 Motor Fuels		NL Prem			$6.42
Invoice	9/2/2026					
Cash Payment	E 101-43000-212 Motor Fuels		ELIGIBLE DISCOUNT			-$4.53
Invoice	9/2/2026					
Transaction Date	9/2/2026		BoMP/MidCountry/4	10100	**Total**	$197.90
Refer	0 *MUNICIPAY*					
Cash Payment	E 101-41500-455 Bank Fees		496090224882 MAPLE PLAIN PERMITS 08/01/2026-08/31/2026			$289.59
Invoice	8/1/2026					
Transaction Date	8/1/2026		BoMP/MidCountry/4	10100	**Total**	$289.59
Refer	0 *MUNICIPAY*					
Cash Payment	E 601-49400-309 EDP, Software and Desi		496090223884 MAPLE PLAIN UTILITY 08/01/2026-08/31/2026			$538.01
Invoice	8/1/2026					
Transaction Date	8/1/2026		BoMP/MidCountry/4	10100	**Total**	$538.01
Refer	0 *QUADIENT LEASING USA, INC.*					
Cash Payment	E 101-41500-419 General Rentals		Postage Meter Lease 11-Sep-26 To 10-Dec-26 LEASE NO. N230			$207.51
Invoice	Q2486728 8/10/2026					

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Transaction Date	8/10/2026	BoMP/MidCountry/4	10100	**Total**	$207.51
Refer	0 *RELIANCE STANDARD*				
Cash Payment	G 101-21715 Long-Term Disability	Voluntary LTD September 2026			$53.50
Invoice	VPL301004 8/18/2026				
Transaction Date	8/18/2026	BoMP/MidCountry/4	10100	**Total**	$53.50
Refer	0 *REPUBLIC SERVICES*				
Cash Payment	E 101-43000-384 Refuse & Recycling	Organics Recycling September 2026			$298.71
Invoice	0894007636624 8/31/2026				
Cash Payment	E 101-43000-384 Refuse & Recycling	Waste/Recycling Overage in August			$63.15
Invoice	0894007636624 8/31/2026				
Cash Payment	E 101-43000-384 Refuse & Recycling	Total Fuel/Environmental Recovery Fee			$226.69
Invoice	0894007636624 8/31/2026				
Transaction Date	8/31/2026	BoMP/MidCountry/4	10100	**Total**	$588.55
Refer	0 *STANDARD INSURANCE CO*				
Cash Payment	G 101-21708 Life Insurance	Life Insurance - September premium			$8.02
Invoice	8/17/2026				
Transaction Date	8/17/2026	BoMP/MidCountry/4	10100	**Total**	$8.02
Refer	0 *TOSHIBA BUSINESS SOLUTIONS*				
Cash Payment	E 101-41500-413 Office Equipment Rental	TOSHIBA COPIER 09/01/2026-09/30/2026			$145.72
Invoice	5040048499 9/4/2026				
Transaction Date	9/4/2026	BoMP/MidCountry/4	10100	**Total**	$145.72
Refer	0 *VERIZON*				
Cash Payment	E 601-49400-321 Telephone & Internet	Jetpack: Aug 11 - Sep 10			$163.84
Invoice	6153085842 9/10/2026				
Transaction Date	9/10/2026	BoMP/MidCountry/4	10100	**Total**	$163.84
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	STREET LIGHTS 08/03/26 to 09/02/26			$2,519.19
Invoice	9/3/2026				
Transaction Date	9/3/2026	BoMP/MidCountry/4	10100	**Total**	$2,519.19
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	5601 HIGHWAY 12 TRAFFIC SIGNALS			$50.97
Invoice	9/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	1720 BUDD AVE VET MEMORIAL PARK			$63.51
Invoice	9/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	1481 RAINBOW AVE PARK			$21.59
Invoice	9/3/2026				
Cash Payment	E 601-49400-381 Electric Utilities	1666 BUDD AVE WATER ACCOUNT			$81.49
Invoice	9/3/2026				
Cash Payment	E 602-49450-381 Electric Utilities	5829 HIGHWAY 12 SEWER			$185.98
Invoice	9/3/2026				
Cash Payment	E 601-49400-381 Electric Utilities	1650 PIONEER AVE UNIT WATER PLAN			$3,707.91
Invoice	9/3/2026				
Cash Payment	E 101-43000-381 Electric Utilities	5160 OAK ST			$52.94
Invoice	9/3/2026				
Cash Payment	E 101-43000-381 Electric Utilities	5186 MAIN ST E			$20.09
Invoice	9/3/2026				

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Cash Payment	E 101-45200-381 Electric Utilities	1750 BUDD AVE VET MEMORIAL PARK-2			$44.52
Invoice	9/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	1490 PARKVIEW RD			$8.70
Invoice	9/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	4997 OAK ST UNIT IRRIG			$9.18
Invoice	9/3/2026				
Transaction Date	9/3/2026	BoMP/MidCountry/4	10100	**Total**	$4,246.88
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	4802 HIGHWAY 12 TRAFFIC			$39.76
Invoice	8/27/2026				
Cash Payment	E 101-43000-381 Electric Utilities	1501 BAKER PARK RD			$21.42
Invoice	8/27/2026				
Transaction Date	8/27/2026	BoMP/MidCountry/4	10100	**Total**	$61.18

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$9,679.17
601 WATER FUND	$5,278.11
602 SEWER FUND	$213.33
	$15,170.61

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$15,170.61
Total	$15,170.61

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Payments Batch 092826 2026 A BOND $885,438.87

Refer	0 *BOLTON & MENK, INC.*					
Cash Payment	E 462-43000-303	Engineering Services	Maple Plain/Downtown Redevelopment Original Services			$418.50
Invoice 0404964	8/31/2026					
Transaction Date	9/18/2026		BoMP/MidCountry/4	10100	**Total**	$418.50
Refer	0 *BOLTON & MENK, INC.*					
Cash Payment	E 462-43000-303	Engineering Services	Maple Plain/2026 Downtown Reconstruction Construction Observ			$53,583.00
Invoice 0404958	8/31/2026					
Cash Payment	E 462-43000-303	Engineering Services	REIMBURSABLE EXPENSES - TESTING			$2,124.65
Invoice 0404958	8/31/2026					
Cash Payment	E 462-43000-303	Engineering Services	PROFESSIONAL SERVICES			$3,504.00
Invoice 0404958	8/31/2026					
Transaction Date	9/18/2026		BoMP/MidCountry/4	10100	**Total**	$59,211.65
Refer	800 *KUECHLE UNDERGROUND*					
Cash Payment	E 462-43000-500	Capital Outlay (GENER	2026 DT RECONSTRUCTION - PAY REQUST NO 2			$825,808.72
Invoice						
Transaction Date	9/22/2026		BoMP/MidCountry/4	10100	**Total**	$825,808.72

Fund Summary

	10100 BoMP/MidCountry/4M
462 2026 DOWNTOWN RECONSTRUCTION	$885,438.87
	$885,438.87

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$885,438.87
Total	$885,438.87

CITY OF MAPLE PLAIN

Payments

Current Period: September 2026

Payments Batch 092826 2026 B BOND $129,127.49

Refer	0 *BOLTON & MENK, INC.*					
Cash Payment	E 463-43000-303	Engineering Services	Maple Plain/2026 Industrial Street Improvements Construction			$4,837.00
Invoice 0404959	8/31/2026					
Transaction Date	9/18/2026		BoMP/MidCountry/4	10100	**Total**	$4,837.00
Refer	801 *OMANN CONTRACTING COMPANI*					
Cash Payment	E 463-43000-500	Capital Outlay (GENER	2026 INDUSTRIAL ST - PAY REQUEST NO 2			$124,290.49
Invoice						
Transaction Date	9/22/2026		BoMP/MidCountry/4	10100	**Total**	$124,290.49

Fund Summary

	10100 BoMP/MidCountry/4M
463 2026 INDUSTRIAL STREET	$129,127.49
	$129,127.49

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$129,127.49
Total	$129,127.49

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Staff Reports
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion **1. Motion to Approve Staff Reports**	

Included in the packet are the staff reports for the following:

A. Fire Department
B. West Hennepin Public Safety
C. City Engineer
D. Public Works
E. City Planner
F. Administration & Finance

West Suburban Fire District

Monthly Report

Response Zone Counts

Response Zone	Incident Count	Apparatus Personnel Count	Personnel Hours
Medina	38	317	322
Independence	28	357	370
Maple Plain	15	182	241
Corcoran	11	120	139
Greenfield	3	28	28
Other	3	61	61
Summary	98	1065	1,161

August

Total Calls : 98

Standard: 76

Duty Crew: 22

NERIS Group	# Incidents
Medical	55
No Emergency	21
Public Service	11
Hazardous Situation	8
Fire	5
Summary	98

*** No emergency calls: Good Intent; Cancelled; False Alarms

Call Type by City	Medical	No Emergency	Public Service	Hazardous	Fire	Rescue	Law Enforcement Support
Medina	20	10	6	1			
Independence	15	4	4	3	3		
Maple Plain	13	1		1			
Greenfield	2		1				
Corcoran	5	5		2			
Loretto							
Other		1			2		
Three Rivers Park							

Date: September 9, 2026

To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members

From: Director Matt DuRose

SUBJECT: August 2026 Monthly Activity Report

Enclosed with this letter is West Hennepin Public Safety's August Monthly Activity Report. This report is meant to provide an overview of the monthly activity for West Hennepin Public Safety as well as year-to-date information for the reader. In addition to criminal and non-criminal offenses, the activity report also highlights traffic related activity as well as community engagement by staff.

All incidents are broken down as defined in the National Incident-Based Reporting System (NIBRS). NIBRS is the accepted reporting system utilized by police agencies across the country. NIBRS provides more complete and detailed incident information because it requires reporting of every offense committed within the incident. In this month's report, you will see that there were 37 criminal offenses reported from 36 incidents.

The primary driving factor for the spike in criminal offenses in August was 30 damage to mailbox incidents that were reported in the City of Independence. Each location where damage was done must be reported as a separate incident. We are continuing to follow up on investigative leads, which could lead us to identify the suspect(s) in this string of criminal damage to property incidents.

NIBRS is broken down in the following categories:

Group A offenses

Animal Cruelty	Drug offenses	Homicide	Prostitution
Arson	Embezzlement	Human Trafficking	Robbery
Assault	Extortion	Kidnapping	Sex Offenses
Bribery	Forgery	Larceny	Stolen Property
Burglary	Fraud	Motor Vehicle Theft	Weapon Laws
Destruction/Damage	Gambling	Obscene Material	

Group B offenses

Bad Checks	Driving Under Influence	Liquor Law Violations	All Other Offenses
Curfew	Drunkenness	Peeping Tom	
Disorderly Conduct	Family Offenses	Trespass	

If anyone would like more detailed data, please contact my office.

Respectfully submitted,

West Hennepin Public Safety Monthly Activity Report

August 2026

August 2026 Overview

Calls for Service Maple Plain
143 (28%)

Total Calls for Service
507

Calls for Service Independence
295 (58%)

Traffic Offenses 70	DWIs 1	Traffic Offenses 97	DWIs 0
Crashes 6	Arrests 2	Crashes 10	Arrests 0
Group A Offenses 3	Group B Offenses 2	Group A Offenses 32	Group B Offenses 0

Other (14%)
AA – 28
TZD – 28
Oth – 13

*Traffic Offenses include citations, parking tickets, written and verbal warnings
*Arrests include physical arrests and citations issued for criminal offenses
*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not
*TZD is not included in CFS or traffic offenses

Year to Date 2026 Overview

Calls for Service Maple Plain 1,118 (31%)

Total Calls for Service 3,652

(2025 YTD: 3,120)

Calls for Service Independence 2,019 (55%)

Traffic Offenses 462	DWIs 9
Crashes 14	Arrests 21
Group A Offenses 35	Group B Offenses 27

Other (14%)
AA – 302
TZD – 158
Oth – 57

Traffic Offenses 831	DWIs 16
Crashes 84	Arrests 20
Group A Offenses 52	Group B Offenses 21

*Traffic Offenses include citations, parking tickets, written and verbal warnings
*Arrests include physical arrests and citations issued for criminal offenses
*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not
*TZD is not included in CFS or traffic offenses

Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 33	Alarms 23
Traffic Complaints 7	Suspicious Activity 9
Disturbance 7	Welfare Check & Mental Health 10
Record Checks & Permits 43	Animal Calls 12

*Medicals & Lift Assists/Falls include all medical emergencies
*Alarms include home, business, fire, CO2 alarms
*Disturbance includes fights, harassment, and disorderly situations.

Year to Date Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 220	Alarms 149
Traffic Complaints 88	Suspicious Activity 81
Disturbance 35	Welfare Check & Mental Health 78
Record Checks & Permits 356	Animal Calls 69

*Medicals & Lift Assists/Falls include all medical emergencies
*Alarms include home, business, fire, CO2 alarms
*Disturbance includes fights, harassment, and disorderly situations.

Notable Calls for Service

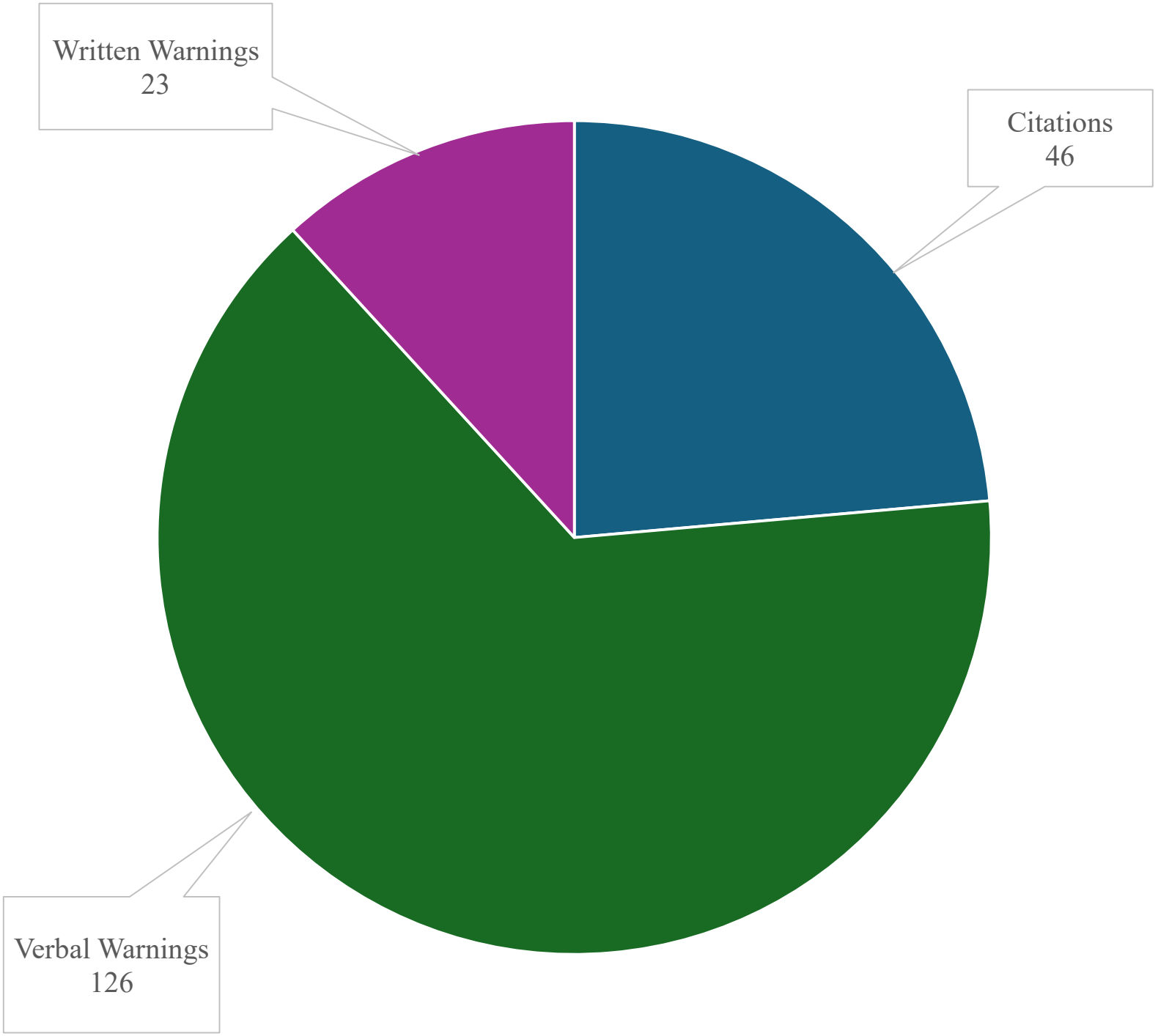
- **Crash, ICR 26003181:** County Road 90/Highway 12, Independence. Officer was outside about to leave the office when he heard what sounded like a serious crash nearby. Officer checked the area and found a down light pole but no vehicle. A witness provided a description of the suspect vehicle and officer located it a short time later. Officer spoke to the driver who advised her car slipped. It was found the driver had a cancelled license. She was cited for Careless Driver, Driving after Cancellation, and Hit and Run.

- **Gas Leak, ICR 26003485:** Highway 12/Delano Ave, Maple Plain. Officers were dispatched to a hit gas line. A construction crew hit a 4-inch gas main while performing excavation. Officers assisted in shutting down Highway 12 and provided traffic control. West Suburban Fire assumed control of the gas leak. Neighboring houses and businesses were evacuated. The utility company was able to get the gas shut off and the highway was reopened.

- **Welfare Check, ICR 26003569:** 4800 Gateway Blvd, Maple Plain. Officer was on routine patrol and observed a female that appeared to be sleeping in her car in a business parking lot with her windows down. 45 minutes later, officer observed the female was still asleep in the vehicle. Officer stopped to check on her, and she advised she was sleeping after an early shift at the airport before completing her drive home. She was grateful the officer checked on her.

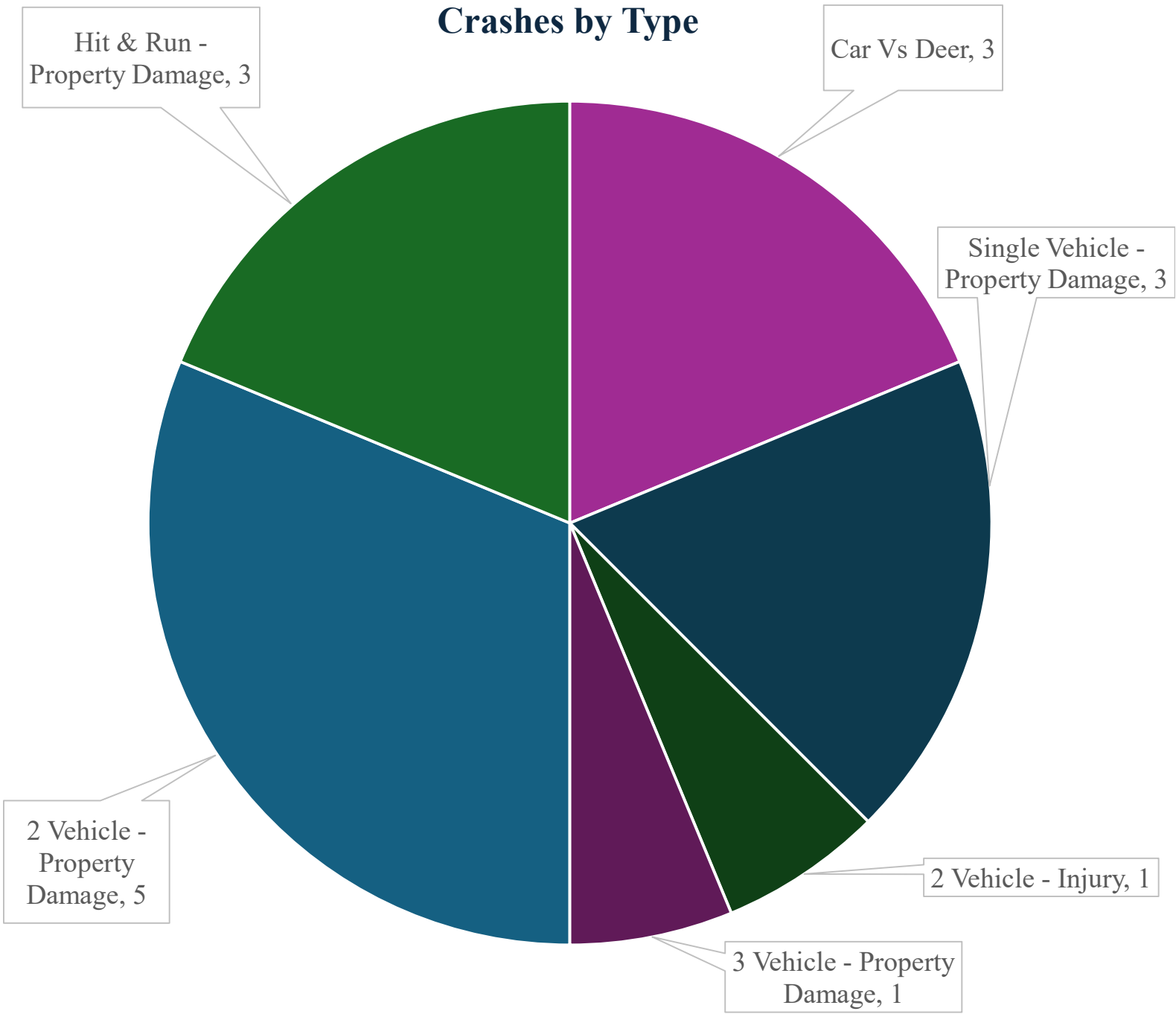
- **Welfare Check, ICR 26003616:** Highway 12/County Road 92, Independence. Officer was on routine patrol and observed a male walking along Highway 12. Officer stopped and spoke to the male who advised he was walking east. Officer suspected the male to be homeless and offered assistance, but the male declined. Officer provided the male a courtesy ride to a gas station.

Traffic Offense Data



*Traffic Offense Data includes TZD stops

Crash Statistics



Criminal Offenses

Damage to Property
MP – 1
Ind – 30

DWI
MP – 2

Assault
MP – 1

Theft
MP – 1
Ind – 2

*37 total reportable criminal offenses to the State/FBI in 36 separate incidents

Notable Criminal Offenses

- **Damage to Property, ICR 26003229:** Officer was dispatched to a damage to property report of a mailbox. While taking the initial report, dozens of additional mailboxes were found to be damaged on the north side of Independence with water bottles and sandbags. Evidence was collected and further investigation is to be completed.

- **Theft, ICR 26003344:** County Road 6/Copeland Road, Independence. Officer was dispatched to a Theft from Motor Vehicle where the reporting party advised cash was stolen out of his vehicle while he was parked at a nearby business. A preliminary investigation was conducted where video footage was reviewed and with assistance from surrounding agencies, a suspect was identified. Pending further investigation.

- **Damage to Property, ICR 26003460:** 1500 block of Rainbow Avenue, Maple Plain. Officer was dispatched to a damage to property report at the Rainbow Park bathrooms. It was reported that fecal matter was smeared all over the bathroom. The video footage shows three young children, ages from 5-10 used the restroom. Case assigned to investigations for further.

- **Assault, ICR 26003516:** 4800 block of Highway 12, Maple Plain. Officer was dispatched to a call of a female punching a male in the face. Officer arrived on scene and collected statements from the parties involved. It was found the female was requesting the male buy her a drink and the male refused. A short time later, the female can be seen on video walking by and punching the male party in the face. A citation was mailed to the female for 5th degree assault.

- **DWI, ICR 26003526:** Main Street W/Halgren Road, Maple Plain. Officer located the suspect vehicle from a traffic complaint that came from a neighboring agency. Officer initiated a traffic stop and observed signs of impairment. Field Sobriety Tests were administered and a preliminary breath test showed .285. Driver was arrested and ultimately refused to take the evidentiary breath test. He was transported to Hennepin County Jail and charged with 2nd Degree DWI, along with other violations.

Community Engagement

- August 1 Officers worked the Tour de Tonka bike ride through Independence
- August 2 Officers and Reserves worked at the Polo Classic
- August 4 Night to Unite!
- August 6 Reserve Officer Schreier set up shop at Orono Community Ed's Color Dash at the Discovery Center and was joined by Ofc Eldred
- August 10 Chief DuRose attended a meeting for the West Hennepin Community Safety Foundation
- August 11 Chief DuRose attended the WHCC annual picnic
- August 13 Chief DuRose attended the Orono Regional Commercial Tobacco Prevention meeting
- August 13 Staff met with management of Maple Terrace apartments to discuss ways to share information
- August 17 Staff participated in the McGarry's Golf Tournament
- August 25 Chief DuRose attended the WHCC Board meeting

BOLTON & MENK
Real People. Real Solutions.

263
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

MEMORANDUM

Date: September 21, 2026

To: Honorable Mayor and City Council

From: Matthew S. Bauman, P.E.

CC: David P. Martini, P.E.

RE: September Engineering Report

The following is a summary of the work that Bolton & Menk has completed on behalf of the city during the past month:

Miscellaneous Services

We have attended staff and Council meetings and continue to follow through on the miscellaneous engineering needs of the city. Miscellaneous items include:

- Review and provide comments for various development projects including for design and construction:
  - 5370 Hwy 12 Townhome Development
  - North Shore Gymnastics
  - 1800 Pioneer Creek Center
- Lead service line replacement project work funded by the Minnesota Department of Health has been completed.
- Continued progress on the Water Meters project
- Coordination with Hennepin County for County Road 19 mill and overlay
- Coordination with Hennepin County for future repairs to County Road 19/Main Street W

Downtown Redevelopment and Street Projects

- Industrial Street construction is substantially complete and only minor corrections remain.
- Downtown reconstruction project is underway.
  - City Utilities are installed through out project.
  - Some soil corrections occurred around the downtown block.
  - Street rebuilding to begin the week of 9/21.
  - Continued coordination with Xcel and private utilities to underground lines.
  - Coordinating with the Downtown Redevelopment project – portions of the parking areas will not occur until summer of 2027 to provide space for the building construction.
- Final assessment schedules for both projects are finalized with hearings proposed for 10/19.

PeopleService INC.
Water & Wastewater Professionals

Date: August 21, 2026

To: City of Maple Plain

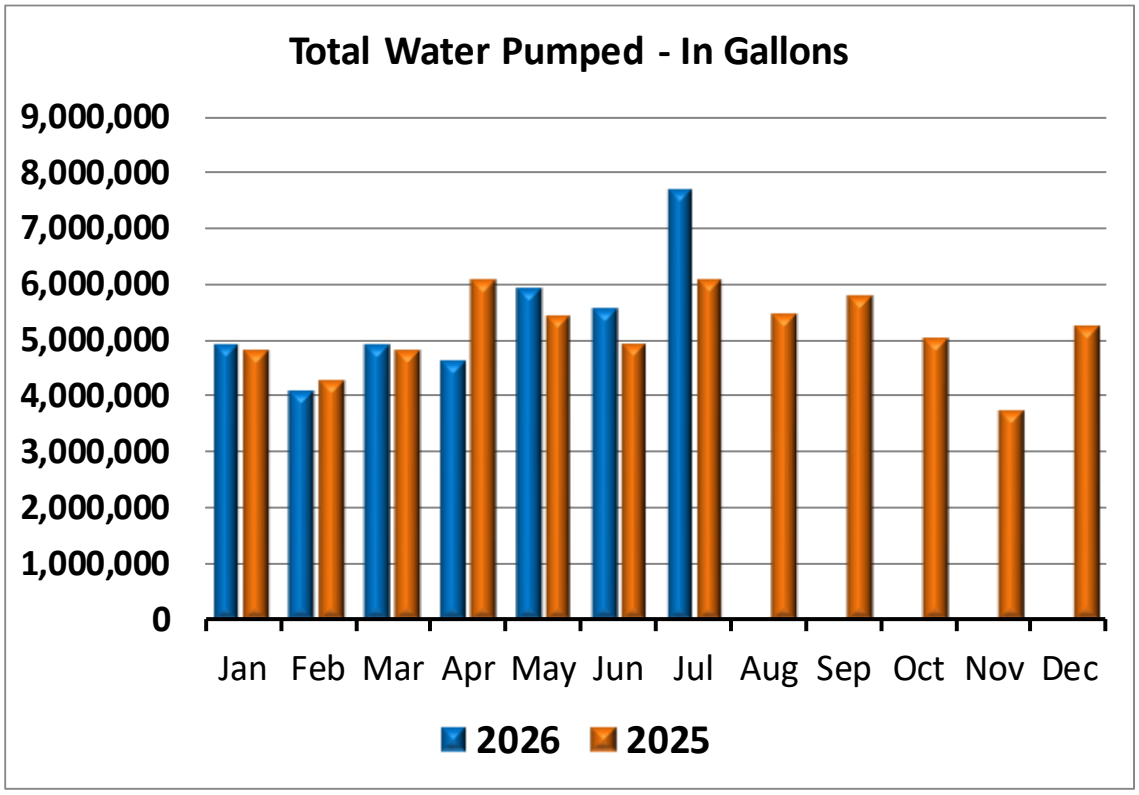
From: David Medina, Alex McArdle, Operators

O & M Report: July 2026

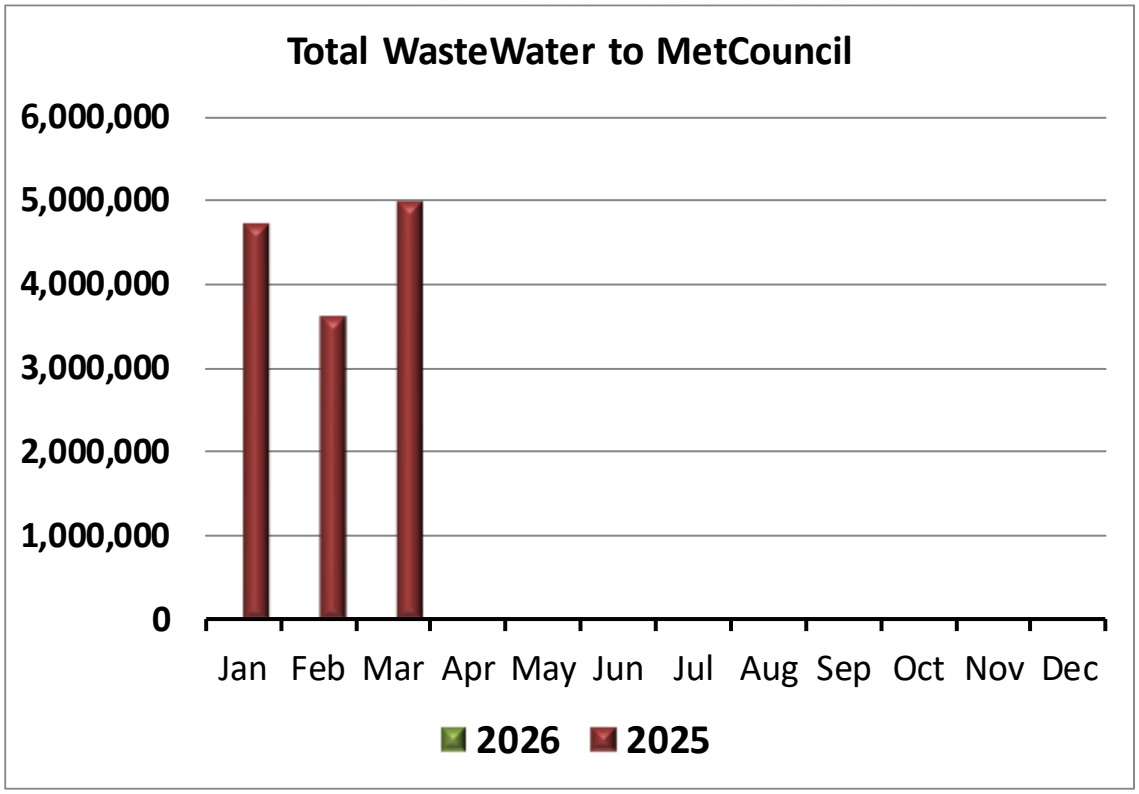
Maple Plain Operations & Maintenance

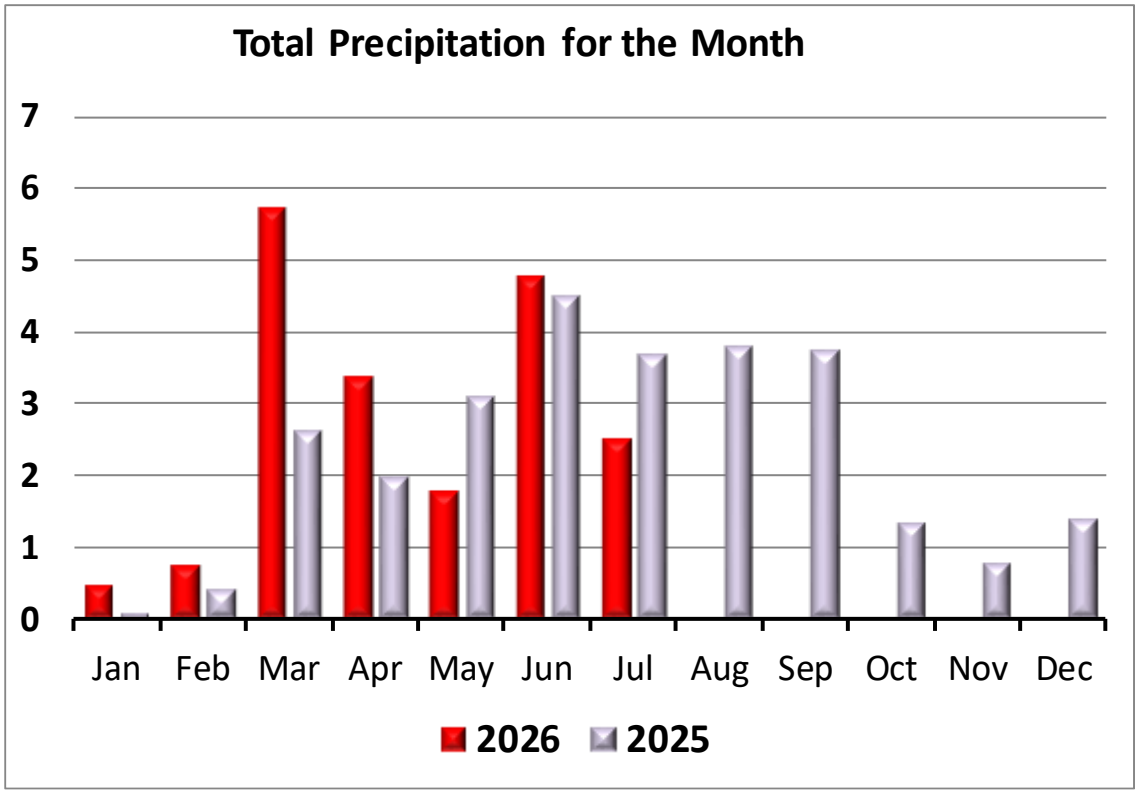
- Completed all daily rounds and reads on water plant operations.
- Completed all monthly fluoride sample collections per MDH monitoring schedule.
- Completed all Bac-T samples per MDH monitoring schedule.
- Completed all monthly water sampling and testing per MDH monitoring schedule.
- Completed all necessary maintenance on chemical mixers, pumps, and chemical mixing.
- Completed all monthly Chlorine chemical cylinder change out and performed proper PPE procedures.
- Completed all assigned work orders to water treatment facilities.
- Completed four final meter reads.
- Completed 73 locates in the city limits.
- Completed daily/weekly tasks in MaintainX.
- Completed quarterly reads city wide.
- Hang American Flags for July 4th.
- July 11 water tower ran out of water. Water was restored to the city at 1:00pm later that day.
- Completed weekly trash/garbage cans to the curbs on Mondays, and return said trash bins later in the day.
- Weed wack/Blow off/Spray median at Howard and Hwy 12.
- Weed wack/Blow off/Spray walking path on Pioneer and Budd Ave.
- Remove temporary no parking signs on Parkview and install original no parking signs south of the softball fields.

- Move spare park benches into the Public Works Shop.
- Assists construction foreman with locating/shutting off gate valve on Maple and Hwy 12.
- July 27th - Tower radio failed. Later found out it was a cyber-attack. During this incident, we had to manually fill the water tower via the high service pumps. Also had to physically check the water tower on site for psi level and verify it was filled.
- July 28th - The Water Treatment Plant was up and running by 12pm after the cyber-attack.
- Meet with USA BlueBook on July 29th.
- Landscape around the digital city information sign located on Hwy 12 in front of the Water Treatment Plant.
- Completed weekly softball field raking/dragging.
- Completed monthly harley raking of all softball fields.



PeopleService INC.
Water & Wastewater Professionals





PeopleService INC.
Water & Wastewater Professionals

		July-26	June-26	July-25
Water	**Units**			
Average Daily Pumped	gallons	248,451	186,466	196,806
Maximum Daily Pumped	gallons	436,000	373,000	281,000
Total Monthly Pumped	gallons	7,702,000	5,594,000	6,101,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	3,618,000	2,551,000	2,533,000
Well #3 Average Pumped	gallons	116,709	85,033	81,710
Well #4 Pumped	gallons	3,430,000	2,519,000	2,952,000
Well #4 Average Pumped	gallons	110,645	83,966	95,226
Fluoride used	gallons	13.70	6.50	17.50
Fluoride Average used	gallons	0.44	0.20	0.56
Poly Phosphate used	pounds	13.50	7.60	8.99
Poly Phosphate Average used	pounds	0.43	0.25	3.19
Chlorine used	pounds	105.10	44.50	109.20
Chlorine Average used	pounds	3.30	1.40	3.50
HMO used	gallons	232.30	151.40	60.10
HMO Average used	gallons	7.40	5.00	1.90
Potassium Permanganate used	gallons	221.00	129.70	107.10
Wastewater				
Effluent Flow				
Maximum Daily Pumped Wastewater	gallons	0	0	0
Average Daily Pumped Wastewater	gallons	0	0	0
Lift Station Effluent to Met Council	gallons	0	0	0
Precipitation Monthly Total	Inches	3	5	4

Contract True-Ups - Current Contract Year				
Item	**Budgeted Amount**	**Amount Spent**	**% of Budget**	**% of Time**
Chemical Budget	$12,169.00	$9,565.00	79%	100%
Maintenance Budget	$6,539.00	$3,393.00	52%	100%
Total	$18,708.00	$12,958.00	69%	100%

PeopleService INC.
Water & Wastewater Professionals

Date: September 21, 2026

To: City of Maple Plain

From: Alex McArdle, Operators

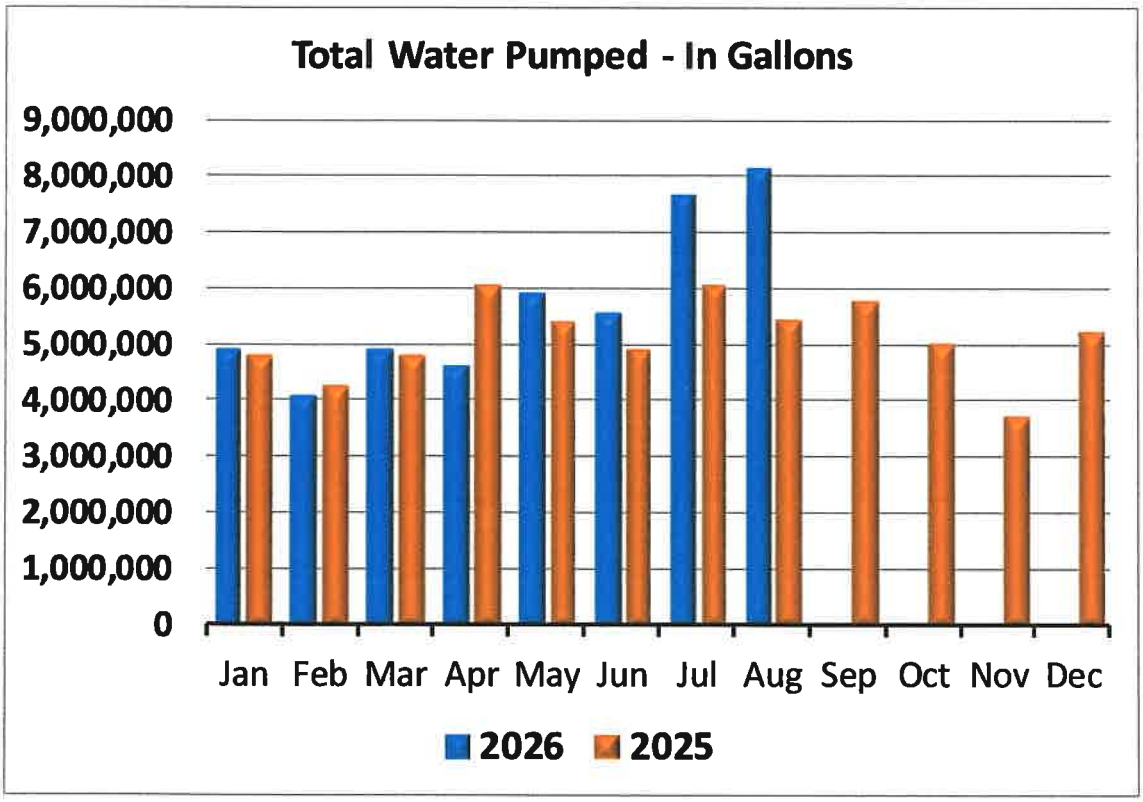
O & M Report: August 2026

Maple Plain Operations & Maintenance

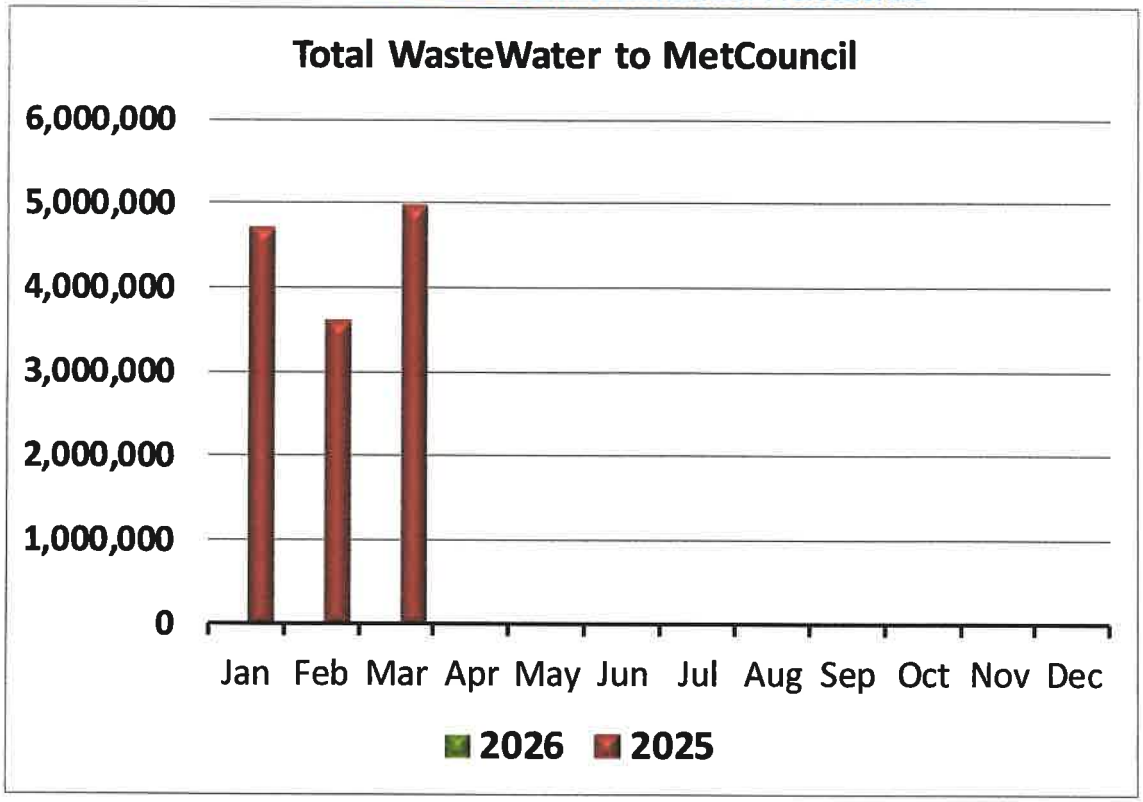
- Sprayed for weed control at Veterans Park - Playground/Softball field/Baseball Field/Parking Lots/Veterans Memorial.
- Hang weed spray signs at Rainbow Park, Veterans Park, and Bryantwood Park.
- Troubleshoot F350 - cleaned off battery post, truck runs like it should now.
- Cleaned/stock bathrooms at Veterans and Rainbow Park daily.
- Assist contractors with turning on and off gate valves throughout the road construction time frame.
- 113 locates.
- Was able to finally locate the curb stop at 1670 Spring.
- Drag softball fields weekly.
- Call local handyman services to install Mini Splits in both Well House #1 and #3.
- Mondays every week change out garbage at Rainbow/Veterans/Bryantwood Parks. Also, empty dog waste bins and change out plastic bags.
- Bring garbage cans to the curb every Monday morning.
- Assist contractors with purchased water from the city by hooking up meter by water tower.
- Attend construction meetings weekly when available.
- Attend biweekly staff meetings when available.
- Conduct final reads at various residents throughout the city.
- Spray city street curbs for weed control.
- Remove old metal playground equipment at Bryantwood Park.

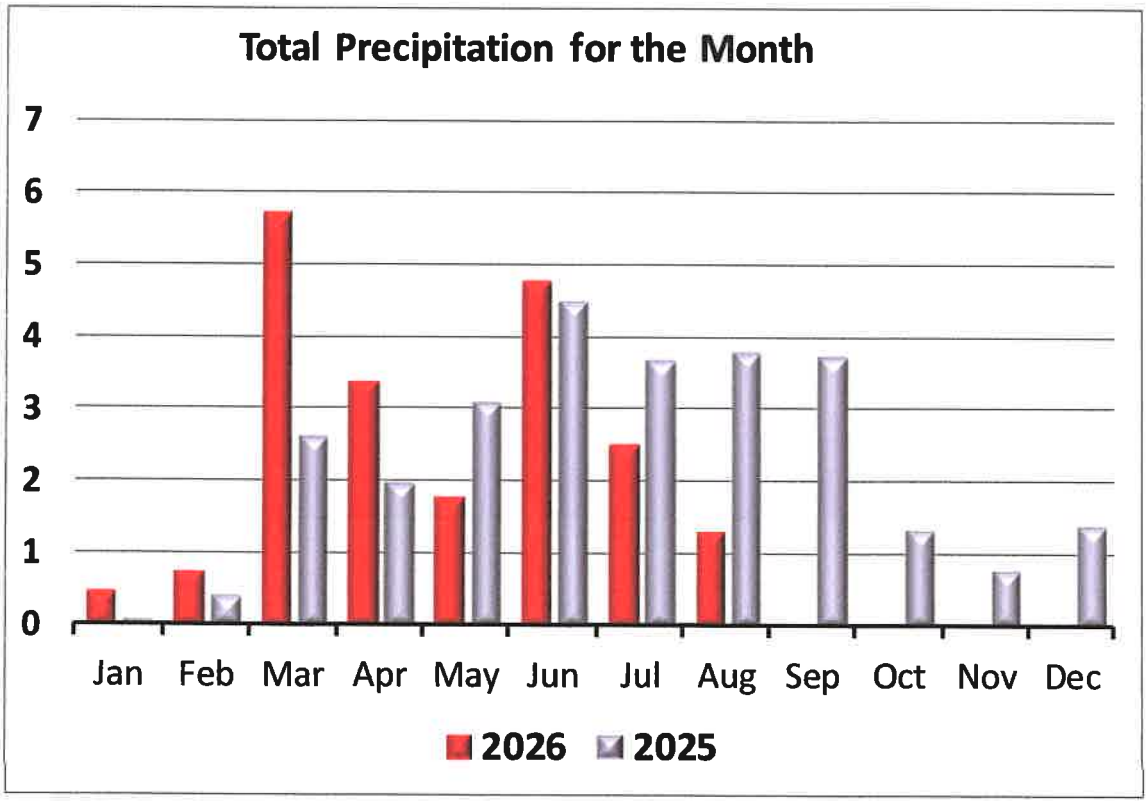
PeopleService INC.
Water & Wastewater Professionals

- Fill in holes at Bryantwood Park with black dirt and seed. Holes were from stump grinding.
- Contact exterminator for hornet nests at Tempe Field, both dugouts.
- Mow Pioneer Avenue lot.
- Lower flags to half-staff for Dolly.
- Fix/replace damaged American Flags on gateway.
- Tighten door handles on both men's and women's bathrooms at Veterans Park.



PeopleService INC.
Water & Wastewater Professionals





PeopleService INC.
Water & Wastewater Professionals

		August-26	July-26	August-25
Water	**Units**			
Average Daily Pumped	gallons	263,516	248,451	176,871
Maximum Daily Pumped	gallons	354,000	436,000	252,000
Total Monthly Pumped	gallons	8,169,000	7,702,000	5,483,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	3,573,000	3,618,000	2,799,000
Well #3 Average Pumped	gallons	115,258	116,709	90,290
Well #4 Pumped	gallons	3,821,000	3,430,000	2,684,000
Well #4 Average Pumped	gallons	123,258	110,645	86,580
Fluoride used	gallons	22.10	13.70	10.10
Fluoride Average used	gallons	0.70	0.44	0.30
Poly Phosphate used	pounds	15.20	13.50	8.70
Poly Phosphate Average used	pounds	0.40	0.43	0.30
Chlorine used	pounds	161.20	105.10	145.40
Chlorine Average used	pounds	5.20	3.30	4.70
HMO used	gallons	201.00	232.30	122.60
HMO Average used	gallons	6.50	7.40	3.90
Potassium Permanganate used	gallons	123.50	221.00	170.00
Wastewater				
Effluent Flow				
Maximum Daily Pumped Wastewater	gallons	0	0	0
Average Daily Pumped Wastewater	gallons	0	0	0
Lift Station Effluent to Met Council	gallons	0	0	0
Precipitation Monthly Total	Inches	1	3	4

Contract True-Ups - Current Contract Year

Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	$12,753.00	$20.00	0%	8%
Maintenance Budget	$6,853.00	$1,817.00	27%	8%
Total	$19,606.00	$1,837.00	9%	8%

CITY OF MAPLE PLAIN

Monthly Planning Report | September 2026

MEMORANDUM

TO:	Mayor and City Council
FROM:	Mark Kaltsas, City Planner
CC:	Jacob Schillander, City Administrator
DATE:	September 28, 2026
RE:	City Council Monthly Planning Report – **September 2026**

PLANNING COMMISSION

- **Planning Commission Meeting – September 3rd - reviewed the proposed townhome development at 5370 Highway 12.**

DOWNTOWN REDEVELOPMENT

- **Attended the ribbon cutting ceremony for the Northshore Downtown Redevelopment project.**
- Coordinated Hennepin County grant funding for the project.
- Continued coordination with city and developer for miscellaneous items.

5370 HIGHWAY 12 – PROPOSED TOWNHOME DEVELOPMENT

- **Continued advancing the proposed townhome development at 5370 Highway 12.**
- Continued review and coordination on the project's final plans, Tax Increment Financing (TIF), and development agreement.

CITY HALL/LIBRARY PROJECT

- **Continued coordination on the City Hall/Library facility project.**
- Met twice with the City and the project architect on the City Hall/Library project.
- Met with Hennepin County to discuss the project and project financing.

MISCELLANEOUS PLANNING ITEMS

- **Worked on miscellaneous planning issues.**
- Had multiple calls relating to potential business uses in the City, including a cannabis manufacturing company, a potential small business in Downtown, and several other similar requests.

City of Maple Plain

City Administrator Monthly Summary Report

September 2026 | Updates through September 18

City staff have continued work on development proposals, water system follow-up, technology improvements, the 2027 budget, and planning for City Hall. The following highlights summarize recent activity throughout Maple Plain.

Development and Planning

The Planning Commission met on September 3 and recommended City Council approval of the Equinox townhome development. This recommendation moves the proposal forward for Council consideration.

A groundbreaking ceremony for Maple & Main took place on September 9, marking a milestone for the project.

Water and sewer connections for Northshore Gymnastics were scheduled for installation during the week of September 14. The work was expected to involve temporary traffic control changes on Pioneer Creek Drive.

Infrastructure and Public Works

On September 15, the City received an engineering report from Bolton & Menk concerning the July 11 water tower incident. The City Administrator began reviewing the report as part of the City's follow-up to that event.

Staff also worked through utility billing issues during August, including a software problem that required some work to be repeated.

Public Safety and Emergency Management

The City Administrator attended an emergency management meeting with Chief Durose on September 9. Participation in these meetings supports coordination between City administration and public safety leadership on emergency preparedness.

Cybersecurity and Technology

The City has continued working with technology specialists and Minnesota IT Services to strengthen protections for municipal systems. Recent improvements include enhanced security monitoring and stronger safeguards for staff access and account information.

An August review by cybersecurity specialists found that the water system's control computer had not been compromised. Additional security improvements at the water treatment plant were reported later that month, and staff began planning for future equipment replacement needs.

Finance and Budget

Work continued on the proposed 2027 budget, including refinements and preparation of materials for the September 21 Council workshop.

Staff met with Hennepin County's Special Assessments division to review assessment procedures and coordinated with the City's engineering and legal representatives on questions ahead of the special assessment hearing scheduled for October 19.

The City also reviewed proposals for accounting and audit services as it prepares for the end of its Abdo contract at year-end. The City Administrator plans to recommend a three-year agreement with CLA and a separate agreement with CDS of St. Cloud for audit services. These are proposed recommendations for Council consideration.

Code Enforcement

The property at 1660 Spring Avenue was scheduled for discussion at the September 21 Council workshop as part of the City's ongoing response to previously identified hazardous building conditions. Staff have been coordinating with building inspection and legal representatives regarding next steps.

City Hall Planning

On September 17, City representatives met with DJR to review preliminary design plans for City Hall.

The next steps are to obtain cost estimates, coordinate with Hennepin County on its figures, and review financing options with Northland. Staff are targeting the October 26 Council workshop to present the combined design, cost, and financing information for Council discussion.

CITY OF MAPLE PLAIN
Expenditure Summary Report for Council Reports

Dept	Dept Descr	2025 Amt	2026 YTD Budget	September 2026 Amt	2026 YTD Amt	%YTD Budget
101 GENERAL FUND						
42400	Building Inspection	$19,556.17	$19,111.00	$0.00	$17,537.86	91.77%
41610	City Attorney	$51,687.33	$39,330.00	$0.00	$31,930.55	81.19%
42500	Civil Defense	$599.64	$650.00	$0.00	$1,602.32	246.51%
46630	Community Action Programs	$2,500.00	$2,000.00	$0.00	$0.00	0.00%
41110	Council	$51,360.89	$58,650.00	$2,694.16	$40,423.37	68.92%
41410	Elections	$683.54	$5,685.00	$0.00	$491.45	8.64%
41500	Financial Administration	$419,419.65	$378,051.00	$10,353.29	$311,839.51	82.49%
42290	Fire Department	$223,857.07	$252,599.00	$0.00	$201,670.08	79.84%
41940	General Government Building	$40,820.93	$44,000.00	$0.00	$25,550.00	58.07%
43100	Highways, Streets & Roadwa	$208,461.61	$101,000.00	$0.00	$132,786.43	131.47%
45200	Parks (GENERAL)	$156,848.53	$109,350.00	$0.00	$87,629.84	80.14%
41910	Planning and Zoning	$31,238.48	$24,519.00	$0.00	$15,368.65	62.68%
42110	Police Department	$742,924.09	$804,718.00	$0.00	$656,423.50	81.57%
43000	Public Works (GENERAL)	$187,744.96	$82,332.00	$0.00	$93,884.20	114.03%
101 GENERAL FUND		$2,137,702.89	$1,921,995.00	$13,047.45	$1,617,137.76	84.14%
601 WATER FUND						
49611	Water Treat Plant	$0.00	$0.00	$0.00	$0.00	0.00%
49400	Water Utilities (GENERAL)	$550,308.99	$660,581.00	$20,673.50	$561,667.65	85.03%
601 WATER FUND		$550,308.99	$660,581.00	$20,673.50	$561,667.65	85.03%
602 SEWER FUND						
49450	Sewer (GENERAL)	$547,187.18	$581,890.00	$7,663.08	$433,569.71	74.51%
602 SEWER FUND		$547,187.18	$581,890.00	$7,663.08	$433,569.71	74.51%
603 STORM WATER FUND						
49455	Storm Sewer	$204,776.66	$177,245.00	$4,247.78	$156,584.85	88.34%
603 STORM WATER FUND		$204,776.66	$177,245.00	$4,247.78	$156,584.85	88.34%
801 FIRE PARTNERSHIP FUND						
42210	Fire Administration	$283,863.57	$0.00	$0.00	$6,224.41	0.00%
42260	Fire Apparatus/Equipment	$102,008.89	$0.00	$0.00	$25.00	0.00%
42250	Fire Communications	$36,781.80	$0.00	$0.00	$0.00	0.00%
42220	Fire Fighting	$134,426.93	$0.00	$0.00	$261.79	0.00%
42265	Fire Fleet Vehicles	$0.00	$0.00	$0.00	$0.00	0.00%
42230	Fire Prevention	$965.19	$0.00	$0.00	$0.00	0.00%
42280	Fire Stations and Bldgs	$18,218.73	$0.00	$0.00	$568.46	0.00%
42240	Fire Training	$25,726.27	$0.00	$0.00	$0.00	0.00%
42270	Medical Services	$1,826.52	$0.00	$0.00	$0.00	0.00%
801 FIRE PARTNERSHIP FUND		$603,817.90	$0.00	$0.00	$7,079.66	0.00%
		$4,043,793.62	$3,341,711.00	$45,631.81	$2,776,039.63	83.07%

((((((((((((((([Fund] in ('101','601','602','603','801')) AND ([Dept]<>"49360" Or [Dept] IS Null)) AND ([Dept]<>"47078" Or [De

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-01 A Resolution Approving Applications For The Hennepin County Youth Activities Grants Program
PREPARED BY:	Kevin Larson, Assistant City Administrator
RECOMMENDED ACTION: 1 Motion 1. Motion to Approve Resolution 2026-0928-01 A Resolution Approving Applications For The Hennepin County Youth Activities Grants Program	

Summary

The Hennepin County Youth Activities Grants Program provides funding opportunities for local governments to improve youth recreation facilities, playgrounds, and play spaces that serve residents throughout Hennepin County. The City of Maple Plain has identified several park improvement projects that support youth recreation, accessibility, safety, and long-term community use.

The proposed grant applications include:

- Replacement of the outdoor hockey rink at Rainbow Park
- Playground Pour-in-Place Surfacing Replacement Project at Veterans Memorial Park
- Playground Pour-in-Place Surfacing Replacement Project at the Oak Street Tot Lot
- Playground Replacement Project at Bryantwood Park
- Playground Replacement Project at Rainbow Park

Approval of Resolution No. 2026-0928-01 authorizes the City to submit grant applications for these projects through the Hennepin County Youth Activities Grants Program and authorize the City Administrator, or designee, to prepare and submit all required application materials. If awarded, the City would comply with all grant program requirements and reporting obligations established by Hennepin County.

Recommendation
Staff recommends approval of Resolution No. 2026-0928-01 authorizing submission of applications for the Hennepin County Youth Activities Grants Program.

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0928-01

A RESOLUTION APPROVING APPLICATIONS FOR THE HENNEPIN COUNTY YOUTH ACTIVITIES GRANTS PROGRAM

WHEREAS, the Maple Plain is committed to providing safe, accessible, and inclusive recreational opportunities for youth within the community; and

WHEREAS, Hennepin County administers the Youth Activities Grants Program to support youth recreation, athletic facilities, playgrounds, and play spaces for residents throughout Hennepin County; and

WHEREAS, the City has identified several park and recreation improvement projects that will enhance recreational opportunities, accessibility, safety, and long-term community use for youth and families; and

WHEREAS, the proposed projects include:

1. Replacement of the outdoor hockey rink at Rainbow Park;
2. Playground Pour-in-Place Surfacing Replacement Project at Veterans Memorial Park;
3. Playground Pour-in-Place Surfacing Replacement Project at the Oak Street Tot Lot;
4. Playground Replacement Project at Bryantwood Park;
5. Playground Replacement Project at Rainbow Park; and

WHEREAS, the City Council finds that these projects support the goals of the Hennepin County Youth Activities Grants Program by improving recreational facilities and play areas serving youth ages 18 and younger; and

WHEREAS, the City Council desires to authorize submission of grant applications for these projects through the Hennepin County Supplier Portal in accordance with program requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

1. The City Council hereby approves the submission of applications to the Hennepin County Youth Activities Grants Program for the following projects:
    a. Rainbow Park Hockey Rink Replacement Project;
    b. Veterans Memorial Park Playground Pour-in-Place Surfacing Replacement Project;

   c. Oak Street Tot Lot Playground Pour-in-Place Surfacing Replacement Project;
   d. Playground Replacement Project at Bryantwood Park;
   e. Playground Replacement Project at Rainbow Park; and
2. The City Administrator, or their designee, is authorized to prepare, execute, and submit all grant application materials and supporting documentation necessary for consideration under the Hennepin County Youth Activities Grants Program.
3. If awarded, the City agrees to comply with all grant program requirements, reporting obligations, and grant agreement conditions established by Hennepin County.

Adopted by the City Council of the City of Maple Plain, Minnesota, this 28th day of September, 2026.

CITY OF MAPLE PLAIN
The resolution was passed by the Maple Plain City Council on September 28, 2026 by a vote of ___ ayes and ___ nays

_____
_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator



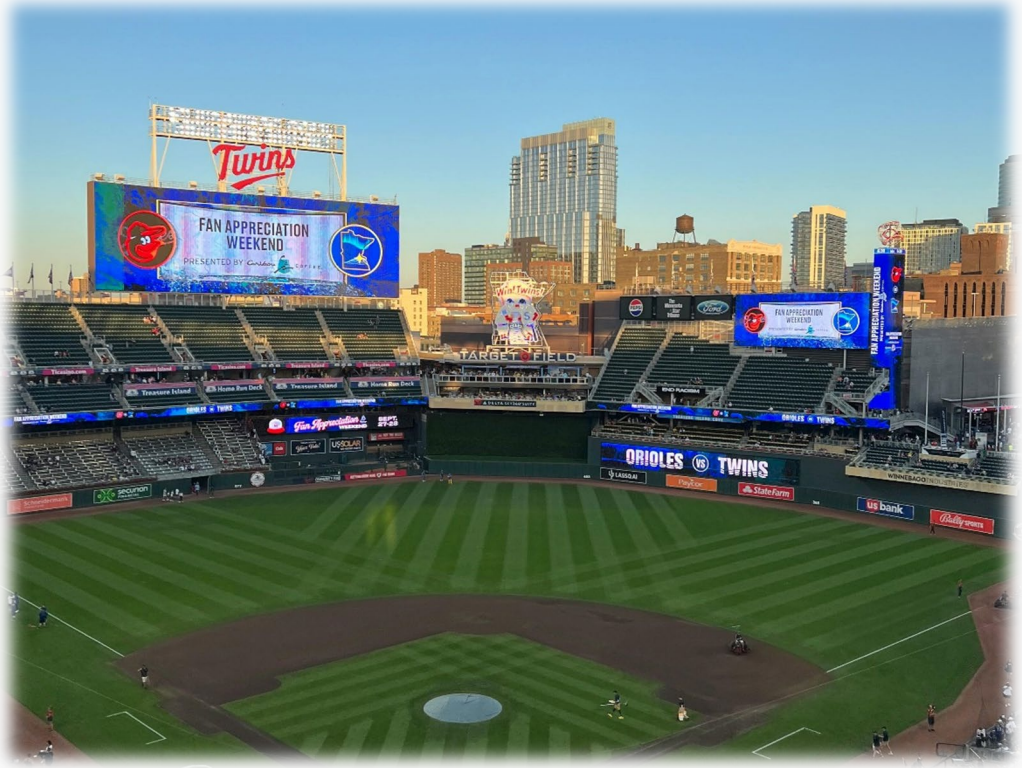
Hennepin County Youth Activities Grants Program

Grants Management and Administration, Sarah Breyette

2026 pre-application conference meeting agenda

- Program background
- 2026 grant cycle
- Hennepin County Supplier Portal
- Award and post-award process
- Questions

Program background



- The Youth Activities Grants program started in 2009
- Provides grants to local governments to support youth activities in Hennepin County
- Funded by a portion of the Twins Ballpark sales tax

Grant initiatives & opportunities

- **Sports grants**
  - Play areas (facilities, playgrounds, play spaces)
  - Sports equipment
- **Water safety grants**
  - Lifeguard services
  - Free or reduced-cost swim lesson grants, administered by the USA Swimming Foundation
- **Arts & music grants**

2026 grant cycle

1.1 Project overview

- Approximately 1.3 million dollars have been allocated
- Anticipating 15-30 grant awards across all opportunities
- Actual number of awards will be based on requests received and availability of funding

1.2.1 Grant eligibility

- Applicant must be a **Local Government Unit (LGU)** located at least partially within the geographic boundaries of Hennepin County. For the purposes of the grant, LGUs are defined as:
  - Municipalities
  - Public School Districts
  - Park Districts
  - Watershed Districts

Community organizations cannot apply on their own and must enlist an LGU to apply on their behalf. Partnerships with community organizations are encouraged.

1.2.1 Grant eligibility (cont.)

- The majority of young people benefitting from grant funding must reside within Hennepin County.
- The majority of young people benefitting from grant funding must be:
  - Ages 18 years and younger OR participating in U4-19 sports for Play Area and Equipment grants
  - Ages 21 years and younger for Lifeguard Services grants
  - Ages 24 years and younger for Arts and Music grants

1.2.1 Grant eligibility (cont.)

- Grant funded projects, including programming and services, must take place in Hennepin County
- Purchases made with grant funds may not be kept by individual participants and must reside in and be stored in Hennepin County
- Applicant **may submit no more than ten applications across all grant opportunities**. Each application must be submitted as a **separate, unique bid** in the Hennepin County Supplier Portal.

1.2.3 Play area grant

Supports opportunities for youth ages 18 and younger to participate in sports and play by providing funding for the creation, expansion, and improvement of athletic facilities, recreational facilities, playgrounds, and other play spaces

Grants up to $300,000 are available.



1.2.3 Examples of eligible projects

Athletic and recreational facilities



Playgrounds and other play spaces



1.2.3 Equipment grant

Supports opportunities for youth ages 18 and younger to participate in sports and other recreational activities by providing funding to purchase sports equipment

Grants up to $10,000 are available.



1.2.3 Examples of eligible projects

General sports equipment



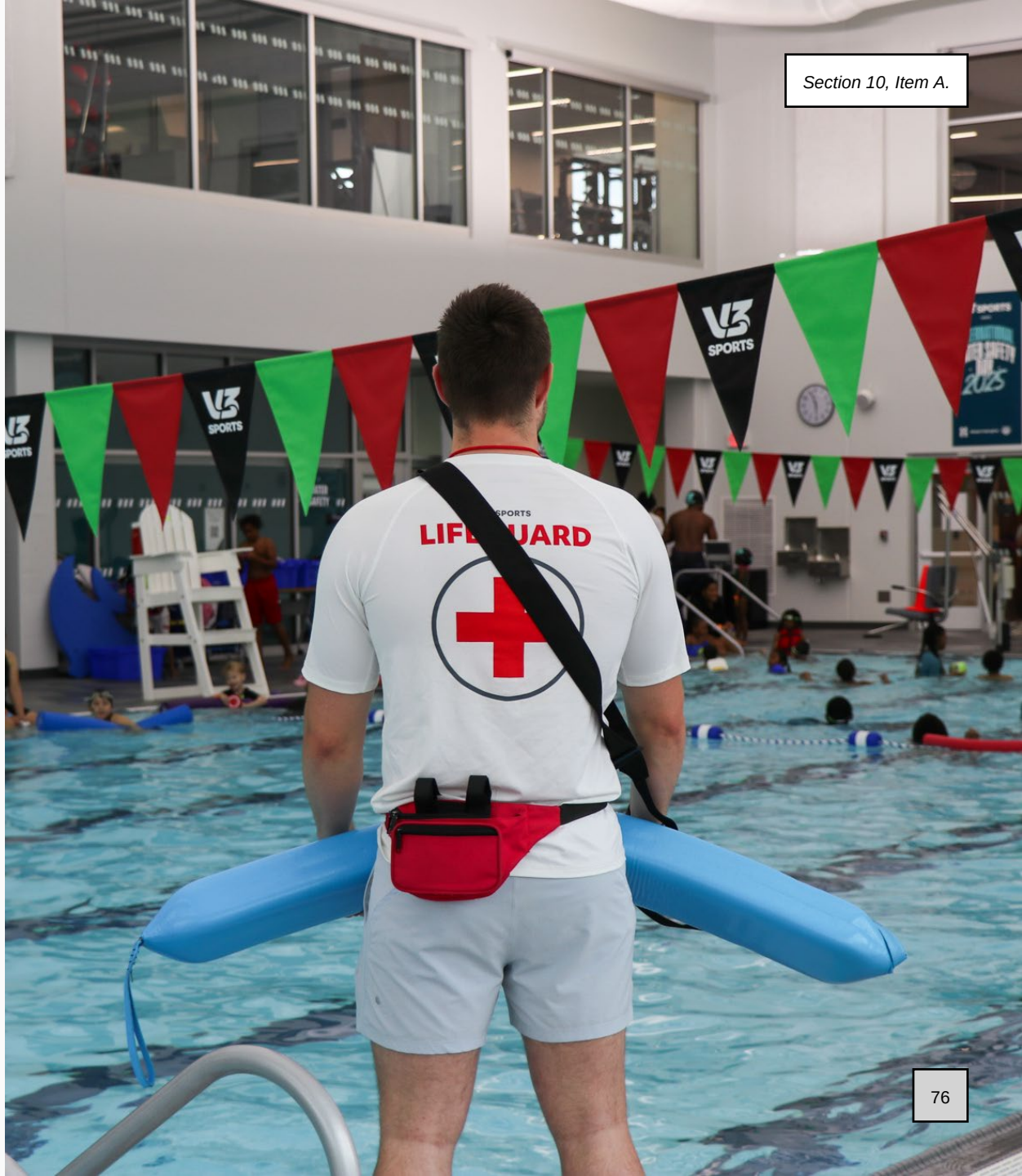
Adaptive sports equipment



1.2.3 Lifeguard services grant

Supports lifeguard services for youth ages 21 and younger by funding creative, innovative, and sustainable solutions to the youth lifeguard shortage through recruitment, training, hiring, and retention efforts

Grants up to $50,000 are available.



1.2.3 Examples of eligible projects



Recruitment and training



Hiring



Retention

1.2.3 Arts & music grant

Supports opportunities for youth ages 24 and younger to participate in arts and music projects by providing funding for arts and music supplies, programming, and education

Grants up to $25,000 are available.



1.2.3 Examples of eligible projects



Arts education field trips



Theater productions



Musical instruments

1.2.3 Semiquincentennial recognition

for Arts & Music projects only

The HCYAG program will be participating in statewide efforts to recognize the 250th anniversary of the founding of the United States. Themes include:

- *Power of Place:* Highlighting stories, histories, and relationships to land, communities, and environments in Hennepin County
- *We the People:* Exploration of belonging, identity, and participation in civic and community life, including whose stories are represented in the shared history of Hennepin County
- *Unfinished Revolutions:* Reflection on ongoing work toward equity, inclusion, and justice, and how movements for change continue to shape our collective future

Participation is entirely optional and has no impact on grant eligibility or evaluation.

Please note your desire to participate and explain how your project meets these themes in application question 4.5.

1.2.4 Grant expenses

- Guidance on common questions related to costs
- Non-exhaustive list
- If selected for award, project budget may be revised to remove expenses deemed ineligible

Ineligible Costs for All Grant Opportunities			
• Indirect costs including, but not limited to, general operating expenses, administrative costs, overhead costs, insurance fees, fundraising expenses, and other costs associated with administration or programming • Application costs, including preparation, submission, and working with HCYAG program staff • Staffing costs including wages and benefits *(eligible only for Lifeguard Services grants)* • Vehicles (including utility and lawn maintenance vehicles), vehicle accessories, and vehicle maintenance • Personal transportation costs, such as gas and mileage reimbursements • Per-diem expenses, such as meals, lodging, and incidentals • Professional, consulting, and/or legal fees • Gift cards for staff or youth • Food, beverage, transportation costs, supplies, and/or equipment not intended for youth			
Grant-Specific Ineligible Costs			
Play Areas	***Equipment***	***Lifeguard Services***	***Arts & Music***
• Sports and/or recreational equipment and supplies (see Equipment grant)	• Tables, chairs, tents • Sound systems • Disposable, single-use items • First aid equipment and supplies • Water stations and hydration equipment • Sanitation wipes and cleaning equipment • Lawn maintenance equipment Cannot exceed 10% of the total project budget: • Equipment storage • Training materials • Marketing materials • Shipping/freight	• Items or costs that do not have a direct association with youth lifeguard recruitment, training, hiring, and retention Cannot exceed 10% of the total project budget: • Food and beverage intended for youth • Local transportation costs for youth and required chaperones • Uniforms or work apparel for youth • Facility/pool rental • Marketing materials • Shipping/freight	• Financial stipends for young people Cannot exceed 10% of the total project budget: • Fees for digital software and tools • Food and beverage intended for youth • Local transportation costs for youth and chaperones needed to ensure safety • Venue rental • Marketing and promotional materials • Shipping/freight

2.4 Evaluation criteria

- Degree to which the project ensures accessibility for all, including underserved populations
- Number of youths served by the project
- Degree to which the project demonstrates feasibility
- Demonstration of community need for the project
- Degree to which the program is sustainable over time

2.4 Evaluation criteria (cont.)

- Consideration of geographic distribution of projects
- Demonstration of financial need for the project
- Degree to which additional funding or donations have been secured
- Partnerships between local government units and local organizations

Post-award: Grant agreements

Grant agreement drafting, negotiation, and execution:

- HCYAG Program Manager works with LGU Grant Contact
- Grant agreements identify compliance requirements including term lengths (1-2 years), grant budget, site visits, reporting, and signage
  - For play area projects that are not on public land, a declaration of land use restrictive covenant will also be required
- *Sample grant agreement* and *guidelines for declaration of land use restrictive covenants* are provided on Supplier Portal for reference

Post-award: Partnerships

When there is a community organization involved in the project:

- HCYAG works directly with the LGU, not the partner organization
- LGU is the fiscal agent for the award responsible for:
  - Coordinating reports and site visits with the partner organization
  - Disbursing the funds to the partner organization
  - Ensuring the funds are used for the purposes listed in the grant agreement

Post-award: Monitoring

- Reporting requirements
  - Progress *and* final reports required for Play Area, Lifeguard Services, Arts & Music grants
  - Final reports required for Equipment grants
- Site visits may be conducted for all grant opportunities
- Notification of public events such as ribbon cuttings, grand openings, and/or performances required





Questions?

Hennepin County Youth Activities Grants, Sarah Breyette

Attachment 1: Fall 2026 HCYAG Application

Submit **one application (attachment 1) and one attestation letter (attachment 2) for each project** via the Hennepin County Supplier Portal.

DO NOT submit more than 10 applications.

Definitions

Local Government Units (LGUs): Municipalities, public school districts, park districts, watershed districts

LGU grant contact: Primary point of contact at the LGU for this application and project

Signatory authority: Authorized individual with formal authority to make legally binding decisions and sign documents on behalf of the local government unit

Delegation of signatory authority: Authorized individual who has been delegated authority to make legally binding decisions and sign documents on behalf of the signatory authority

Application checklist

The following elements are required for each project you are submitting an application for. Incomplete applications may be deemed ineligible.

- **Attachment 1**: completed application, including:
  - Section 1: Applicant Information
  - Section 2: Project Summary
  - Section 3: Project Proposal
  - Section 4: Funding Request
  - Section 5: Project Budget
  - Section 6: Application Affirmation

- **Attachment 2**: Attestation letter on LGU letterhead, signed by LGU's formal signatory authority

Section 1: Applicant information

2.1 Legal name of local government unit (LGU) City of Maple Plain	
2.2 Legal address of LGU 5050 Independence St., Maple Plain, MN 55359	
2.3 LGU grant contact name Kevin Larson	**2.4 Professional title** Assistant City Administrator
2.5 Email klarson@mapleplainmn.gov	**2.6 Phone** 763-479-0515
2.7 LGU signatory authority name Jacob Schillander	**2.8 Professional title** City Administrator
2.9 Email jschillander@mapleplainmn.gov	**2.10 Phone** 763-479-0516
2.11 Delegation of signatory authority contact (name, email, phone) Click or tap here to enter text.	
2.12 Subrecipient(s) / community organization(s) helping to implement project(s) (if applicable) Click or tap here to enter text.	
2.13 Subrecipient(s) / community organization(s) contact (name, email, phone) Click or tap here to enter text.	

Section 2: Project summary

3.1 Grant opportunity *(check one box only)* ☒ Play Area	☐ Equipment	☐ Lifeguard Services	☐ Arts & Music			
3.2 Project name Rainbow Park Hockey Rink Replacement Project						
3.3 Project location (site name, address) 1515 Rainbow Ave. Maple Plain, MN 55359						
3.4 Commissioner district(s) of project location *(check all boxes that apply)* ☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☒ 7
3.5 Is this a new project or part of an existing or established program? *(check all boxes that apply)* ☒ New project ☐ Recurring project ☐ Part of an existing or established program						
3.6 Total grant request *(currency value only)*	$54,000					

Section 3: Project proposal

4.1 Project overview

1. Provide a description of your proposed project.

The City of Maple Plain proposes to replace the existing outdoor hockey rink at Rainbow Park with a newly leveled playing surface and upgraded treated board system. The rink, approximately 150 feet by 75 feet (13,500 square feet), serves as a key winter recreational amenity for youth ages 4–18. The project will include removal of deteriorated boards, regrading and leveling of the rink surface to improve safety and ice quality, installation of a compacted base material, and construction of new treated lumber boards and structural supports. These improvements will significantly enhance usability, extend the skating season, and create a safer, more reliable outdoor recreation space.

Grant funding will support site preparation, base improvements, and installation of treated boards and supporting infrastructure. The project will be managed by City staff, including the Public Works Department, which has extensive experience in park maintenance and capital project coordination. The City will oversee procurement, contractor coordination, and quality control to ensure timely and cost-effective delivery.

This project will serve youth across Maple Plain and surrounding communities, with a focus on equitable access. The rink is located in a public park and is free to use, removing financial barriers for participation. The City will continue to promote open skating, informal hockey play, and community use, ensuring access for underserved populations. Based on park usage observations and seasonal participation, the project is expected to benefit over 150 unduplicated youth annually, with broader community use throughout the winter months.

2. Describe the activities you plan to implement with grant funding. Include an explanation of specific staff who will be responsible for carrying out these activities and their qualifications.

Grant funding will support a series of coordinated activities to replace and improve the Rainbow Park outdoor hockey rink. The project will begin with site preparation, including removal of the existing boards and evaluation of current grade conditions. The rink surface will then be regraded and leveled using appropriate equipment to create a consistent and safe playing surface. A compacted base layer will be installed to improve drainage, ice quality, and long-term durability. Following base preparation, new treated lumber boards and structural posts will be installed around the rink perimeter, including anchoring posts and securing all hardware to meet safety standards. Final steps will include site cleanup, inspection, and preparation for seasonal flooding and winter use.

The project will be led by the City of Maple Plain Public Works Department, which has direct experience in park maintenance and seasonal ice rink operations. The Public Works Supervisor will oversee daily coordination, including scheduling, contractor oversight, and quality control. Public Works staff will assist with site preparation, material coordination, and inspections throughout construction.

The City Administrator and Assistant City Administrator will provide oversight, procurement support, and financial management to ensure compliance with grant requirements. Their responsibilities include contractor coordination, budget tracking, and reporting.

Specialized work, such as grading and equipment operation, will be completed by qualified contractors

selected through the City's procurement process. This approach ensures the project is delivered efficiently, meets safety standards, and results in a durable, high-quality recreational facility for youth.

3. Describe the youth populations that will be served by your project, including key demographics such as age. Address whether the project will be accessible to populations who have been underserved and what methods you will use to reduce barriers and promote equal access to the project.

The Rainbow Park outdoor hockey rink will serve youth ages 4 to 18 in Maple Plain and the surrounding area, including neighboring communities within Hennepin County. The rink supports a wide range of users, from young children learning to skate to teens participating in informal hockey and recreational play. The project is designed to benefit youth of all skill levels and backgrounds by providing a safe, accessible, and welcoming environment for unstructured physical activity and social interaction during the winter months.

The rink is located in a public park and will remain free and open to all users, ensuring accessibility regardless of income level. This is particularly important for underserved populations, including youth from lower-income households who may not have access to organized or fee-based recreational programs. By offering a no-cost recreational opportunity, the City helps reduce financial barriers that can limit participation in winter sports.

The City is committed to promoting equitable access through several methods. The rink will be maintained during consistent and accessible hours, including after-school and weekend availability, to accommodate working families. Its central location within the community allows for walkable and bikeable access, reducing transportation barriers. The City will also promote the rink through multiple communication channels to ensure awareness across diverse populations.

Additionally, the improved surface and safer board system will make the rink more usable for younger children and beginner skaters, further expanding access. These improvements ensure that all youth, regardless of experience level or background, can safely participate. Overall, the project supports inclusive, community-based recreation and aligns with HCYAG priorities to expand access and increase participation among underserved youth.

4. Provide the estimated number of unduplicated young people who will benefit from this project. Include how this number was determined.

The City of Maple Plain estimates that approximately 50-75 unduplicated youth will benefit annually from the Rainbow Park outdoor hockey rink improvements. This estimate is based on a combination of observed usage patterns, population data, and comparable recreational facility benchmarks.

Current seasonal observations indicate that the existing rink attracts between 15 to 30 youth users per day during peak winter conditions, including after-school hours, evenings, and weekends. Over the course of a typical 8–10 week skating season, accounting for weather variability and repeated visits, this translates to an estimated 50-75 unique youth participants. The improved rink conditions are expected to increase usability and extend the skating season, supporting the higher end of the estimated range.

This estimate is further supported by the City's population size and demographics. Maple Plain and the surrounding service area include a strong base of youth within the 4–18 age range who rely on local parks

for recreation. As one of the few free, outdoor winter recreational amenities in the area, the rink serves as a central gathering space for youth who may not participate in organized or fee-based activities.

The estimate also considers the rink's open-access design. Because the facility is free and does not require registration, it naturally serves a broad and diverse group of users. While tracking exact participation is not feasible in an open setting, the City's experience with similar amenities and seasonal usage patterns provides a reasonable and conservative estimate of unduplicated users.

Following project completion, the City will continue to monitor usage through observational tracking and community feedback to refine participation estimates and measure increased engagement.

5. **Arts & Music projects: Would you like this application to be considered for Semiquincentennial recognition at Hennepin County? If so, describe how the project connects to the themes of *Power of Place, We the People,* and/or *Unfinished Revolutions* as described in the field guide.**

Click or tap here to enter text.

4.2 Statement of need

1. **Provide information on the community need for this project, citing specific examples. If available, include data or statistics related to the needs of your community as they relate to the project.**

The existing hockey rink at Rainbow Park is in poor condition, with uneven ground and aging boards that create safety concerns and limit usability. Surface irregularities result in inconsistent ice formation, reducing the number of days the rink can be safely used. Additionally, deteriorated boards no longer provide adequate containment or safety for users, particularly younger skaters. These conditions have led to reduced participation and limit the City's ability to provide a high-quality recreational experience.

Community need for this project has been identified through ongoing staff observations, resident feedback, and seasonal use patterns. Residents consistently value accessible, low-cost recreational opportunities, particularly those that support youth physical activity during winter months. The rink serves as one of the few free outdoor athletic amenities available in the community, making it especially important for families who may not have access to organized or fee-based programs.

Grant funding is critical to advancing this project. As a small municipality, Maple Plain must balance multiple infrastructure and service priorities. The HCYAG program provides an opportunity to address a clear community need while aligning with the program's goal of expanding youth access to recreational facilities . Without grant support, the timeline for improvements would be significantly delayed, and youth access to safe winter recreation would remain limited.

2. **Provide information about the project planning process. Include information about how community feedback was collected during the planning process, such as community surveys or listening sessions.**

The need for this project has been identified through ongoing park system evaluations, routine maintenance observations, and community feedback emphasizing safety and accessibility improvements. City staff regularly assess park conditions and prioritize investments that improve usability and reduce

long-term costs. Through the Maple Plain Citizens Advocacy Group, a combination of Councilmembers and residents planning the communal spaces, provided feedback highlighting the importance of safe, inclusive play environments. This project reflects a proactive approach to addressing those needs and ensuring that public spaces remain welcoming and functional for all community members.

3. Explain how grant funding will support the financial needs of the local government unit and/or partner organization.

Grant funding will play a critical role in supporting the City of Maple Plain's ability to complete the Rainbow Park hockey rink replacement project in a timely and fiscally responsible manner. As a small municipality with limited capital resources, the City must balance competing infrastructure needs across streets, utilities, parks, and public safety. Without grant support, this project would likely be delayed or require reallocation of funds from other essential services.

The HCYAG grant allows the City to advance a high-impact recreational improvement without placing additional burden on local taxpayers. By offsetting project costs such as site preparation, base installation, and board replacement, the grant ensures that available City funds can continue to support core services while still investing in youth recreation.

Additionally, the grant improves long-term financial sustainability. The upgraded rink will reduce ongoing maintenance costs associated with uneven surfaces and deteriorating boards, resulting in more efficient use of staff time and resources. This allows the City to maintain a high-quality facility with fewer annual repairs.

Overall, grant funding enables the City to deliver a safe, durable, and accessible recreational asset while maintaining fiscal responsibility and preserving limited local funding capacity.

4.3 Community partnerships

1. List all partner organizations that will be involved in project implementation, as applicable. Describe the role of the local government unit (LGU) in the partnership. If the LGU will be serving primarily as the fiscal agent for the project, provide information about the organizational capacity of the partner organization to implement the project.

The City of Maple Plain will serve as the lead agency for this project, responsible for planning, procurement, and implementation. While the project is primarily City-led, the rink supports informal partnerships with local youth, families, and community organizations that utilize the space for recreational activities. The City will continue to explore opportunities to engage local organizations, such as youth sports groups and community volunteers, to support activation and use of the rink.

2. Describe whether the project will be located on public lands and if the project will be publicly accessible. If it will not be publicly accessible or it will have limited accessibility, explain why.

The project will be located at Rainbow Park, a publicly owned and maintained facility that is fully accessible to the community. The rink will remain open for public use without restriction, ensuring equitable access for all youth regardless of income or background. The City is committed to maintaining

this facility as a free and inclusive recreational space, consistent with HCYAG priorities around accessibility and public benefit.

4.4 Implementation timeline

1. Include a proposed timeline for project implementation and describe how you will ensure this project is successfully completed within this timeframe.

Project Timeline	Duration
Pre-Construction & Mobilization	est. 2 Days
Site Clearing, Demolition & grading	est. 1 Week
Base material and compaction	est. 1 Week
Post installation	est. 1 Week
Framing & board installation	est. 1 Week
Site Restoration	est. 3 Days
Final Inspections, Punch List & Close-Out	est. 2 Days

The project is anticipated to be completed within one construction season following grant award. Initial planning and procurement will occur in late 2026, including final design, contractor selection, and material ordering. Site work, including removal of existing boards and grading, is expected to begin in the fall of 2026 or in the spring of 2027. Installation of the base material, compaction, and board system will follow, with project completion anticipated by late summer 2027.

This timeline ensures the rink will be fully operational for the 2027–2028 winter season. The City will manage the project through established procurement and project management practices, ensuring compliance with applicable regulations and efficient delivery. Regular oversight by City staff will ensure the project remains on schedule and within budget.

2. Provide information on programming events, such as grand openings, ribbon-cutting ceremonies, cultural performances, and/or other public events associated with this project.

Upon completion, the City will host a community ribbon-cutting event to celebrate the improved hockey rink and highlight the benefits of the project. The City will promote the project through its website, newsletter, and social media platforms to ensure broad awareness and encourage community use. These efforts will reinforce the City's commitment to investing in youth and creating inclusive public spaces.

4.5 Project outcomes

1. Describe the intended outcomes of the project. Include information on how the benefits of the grant-funded project will last beyond the grant term period, if applicable.

The primary outcome of this project is the creation of a safe, durable, and accessible outdoor hockey rink that supports youth recreation. The improved surface and board system will increase the number of days the rink can be used each season, enhance safety for participants, and encourage higher levels of participation. The project will provide long-term benefits by creating a reliable recreational asset that

supports physical activity, social interaction, and community engagement.

2. Describe sustainability efforts for the project including ongoing operations and maintenance, the environmental impact of the project, and the impact of this project on the community.

The project is designed with sustainability in mind. Treated lumber and a properly prepared base will extend the lifespan of the rink and reduce long-term maintenance costs. The improved surface will also minimize ongoing repairs and operational challenges. The City will continue to maintain the rink through its Public Works operations, ensuring long-term functionality and value.

3. Describe how you plan to measure project impact. Include information on your process and method for project evaluation and data collection.

Project impact will be measured through seasonal usage observations, community feedback, and tracking of maintenance and operational improvements. Increased usage, improved ice quality, and reduced maintenance needs will serve as indicators of project success. These outcomes align with HCYAG goals of expanding access, improving recreational infrastructure, and supporting youth participation.

Section 4: Funding request

5.1 Budget narrative

1. **Describe the amount of grant funding you are requesting. Provide a narrative justification for the requested amount and line-item budget expenses that explains how these expenses are allowable, necessary, and reasonable:**
    a. *Allowable:* The listed items are consistent with Section 1.2 of the RFA.
    b. *Necessary:* The expenses are important to the success of the project.
    c. *Reasonable:* The expenses reflect fair market prices.

The City of Maple Plain is requesting grant funding to support the full cost of the Rainbow Park Hockey Rink Replacement Project. As a municipality located within Hennepin County, the City meets eligibility requirements, and the majority of youth benefiting from the project reside within the County. All improvements funded through this grant will remain publicly owned and maintained, and no materials or equipment will be distributed to individual participants.

The proposed expenses are allowable, necessary, and reasonable. Allowable costs include site preparation, construction, and installation activities directly associated with the development of a youth recreational facility, consistent with HCYAG Play Area funding guidelines . The expenses are necessary to address safety concerns, improve usability, and ensure the rink can function as intended. Without proper grading, base preparation, and structural board replacement, the rink would not provide a safe or reliable recreational experience.

All costs reflect fair market pricing based on recent estimates and comparable projects. The budget includes site grading and leveling, base material installation, treated lumber boards and posts, hardware, and installation labor and equipment. The total project cost requested does not exceed the grant request, and all anticipated costs are included. This approach demonstrates fiscal responsibility and ensures the project can be completed without additional funding gaps.

2. **If the total project cost exceeds the grant request, explain what costs will not be covered by grant funding.**

The total project cost does not exceed the requested grant amount. All anticipated expenses for the project are fully included within the grant request.

Section 5: Project budget

6.1 Project budget

Complete the project budget table below:

A. Identify your budget category in section A of the table below. Common budget categories include contracted services, site preparation, construction, installation, staffing *(for lifeguard services grants only)*, certification fees, participation fees, supplies and equipment, marketing and promotion, food and beverage, transportation, and signage. If planned expenses do not fall into any of these categories, please write "miscellaneous."

B. Identify your itemized expenses within each budget category in section B of the table below, including descriptions of the items for which you will be requesting reimbursement.

C. Include the total estimated cost for each budget category, rounding up or down to the nearest dollar amount, when appropriate.

Project Budget			
A. Budget category		**B. Description**	**Cost**
EXAMPLE	*Supplies and equipment*	*a. Paint Brushes, 4 sets at $12/set* *b. Acrylic paint, 10 colors at $5/paint* *c. Paint easels, 10 sets at $20/set*	*$98*
1	Site Preparation	Site Grading / Leveling	$8,000
2	Site Preparation	Base Material – Class 5 gravel	$5,000
3	Site Preparation	Compaction	$2,000
4	Supplies and Equipment	Treated Lumber (Boards & Framing ($25/LF)	$14,000
5	Supplies and Equipment	~70 4X4 Posts ($25 each)	$2,500
6	Supplies and Equipment	Fasteners & Hardware (galvanized bolts, brackets, & anchors ect.)	$1,500
7	Supplies and Equipment	Cap Rail	$3,000
8	Installation	Board Installation	$15,000
9	Installation	Equipment (Skid steer, auger, etc.)	$3,000
10	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
11	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
13	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
14	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
15	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL GRANT REQUEST	$54,000

6.2 Additional funding

List additional funding sources such as matching funds or donations that are contributing to this project.

Additional Funding			
Matching Fund Source		**Description**	**Amount**
1	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
2	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
4	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

5	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL ADDITIONAL FUNDING	Click or tap here to enter text.

Section 6: Application affirmation

By completing the boxes below, I acknowledge that the information contained herein is accurate to the best of my knowledge. I also acknowledge that this application has been reviewed and approved by the local government unit (LGU) signatory authority who has provided their consent for this application submission.

Grant applicant name Kevin Larson	**Professional organization and title** City of Maple Plain, Assistant City Administrator
Phone 763-479-0515	**Email** klarson@mapleplainmn.gov

Attachment 1: Fall 2026 HCYAG Application

Submit **one application (attachment 1) and one attestation letter (attachment 2) for each project** via the Hennepin County Supplier Portal.

DO NOT submit more than 10 applications.

Definitions

Local Government Units (LGUs): Municipalities, public school districts, park districts, watershed districts

LGU grant contact: Primary point of contact at the LGU for this application and project

Signatory authority: Authorized individual with formal authority to make legally binding decisions and sign documents on behalf of the local government unit

Delegation of signatory authority: Authorized individual who has been delegated authority to make legally binding decisions and sign documents on behalf of the signatory authority

Application checklist

The following elements are required for each project you are submitting an application for. Incomplete applications may be deemed ineligible.

- **Attachment 1**: completed application, including:
  - Section 1: Applicant Information
  - Section 2: Project Summary
  - Section 3: Project Proposal
  - Section 4: Funding Request
  - Section 5: Project Budget
  - Section 6: Application Affirmation

- **Attachment 2**: Attestation letter on LGU letterhead, signed by LGU's formal signatory authority

Section 1: Applicant information

2.1 Legal name of local government unit (LGU) City of Maple Plain	
2.2 Legal address of LGU 5050 Independence St., Maple Plain, MN 55359	
2.3 LGU grant contact name Kevin Larson	**2.4 Professional title** Assistant City Administrator
2.5 Email klarson@mapleplainmn.gov	**2.6 Phone** 763-479-0515
2.7 LGU signatory authority name Jacob Schillander	**2.8 Professional title** City Administrator
2.9 Email jschillander@mapleplainmn.gov	**2.10 Phone** 763-479-0516
2.11 Delegation of signatory authority contact (name, email, phone) Click or tap here to enter text.	
2.12 Subrecipient(s) / community organization(s) helping to implement project(s) (if applicable) Click or tap here to enter text.	
2.13 Subrecipient(s) / community organization(s) contact (name, email, phone) Click or tap here to enter text.	

Section 2: Project summary

3.1 Grant opportunity *(check one box only)* ☒ Play Area	☐ Equipment	☐ Lifeguard Services	☐ Arts & Music			
3.2 Project name Veterans Memorial Park Playground Pour-in-Place Project						
3.3 Project location (site name, address) Veterans Memorial Park, 5190 Independence St, Maple Plain, MN 55359						
3.4 Commissioner district(s) of project location *(check all boxes that apply)* ☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☒ 7
3.5 Is this a new project or part of an existing or established program? *(check all boxes that apply)* ☒ New project ☐ Recurring project ☐ Part of an existing or established program						
3.6 Total grant request *(currency value only)*	$68,763					

Section 3: Project proposal

4.1 Project overview

1. Provide a description of your proposed project.

The City of Maple Plain proposes to replace the existing engineered wood fiber playground surfacing at Veterans Memorial Park with a poured-in-place (PIP) rubber safety surface. This project will create a safer, more accessible, and inclusive play environment for youth of all abilities. The current surface shifts over time, creating uneven conditions that limit accessibility and increase maintenance needs. The proposed PIP surface will provide a stable, ADA-compliant play area that supports inclusive use, improves fall protection, and enhances year-round usability. This investment reflects the City's commitment to equitable access to safe, high-quality recreational spaces for all youth.

2. Describe the activities you plan to implement with grant funding. Include an explanation of specific staff who will be responsible for carrying out these activities and their qualifications.

Grant funding will support the removal of the existing playground surfacing, site preparation and grading, and installation of ADA-compliant poured-in-place rubber surfacing. The project will be managed by City staff with extensive experience in public infrastructure and park improvements. The Public Works Department will coordinate site preparation and oversee installation to ensure compliance with safety and accessibility standards. City Administration will manage procurement, contractor coordination, and grant compliance. This coordinated approach ensures the project is delivered efficiently, meets all regulatory requirements, and achieves the intended community outcomes.

3. Describe the youth populations that will be served by your project, including key demographics such as age. Address whether the project will be accessible to populations who have been underserved and what methods you will use to reduce barriers and promote equal access to the project.

This project will serve youth ages 2 through 12 and their families, with a strong emphasis on increasing access for historically underserved populations, including children with disabilities and families with mobility challenges. The improved surface will allow children using mobility devices to fully access play equipment and will make it easier for caregivers with strollers or limited mobility to navigate the space. Veterans Memorial Park is centrally located within Maple Plain and serves a diverse population from surrounding neighborhoods, ensuring broad and equitable access. By removing physical barriers to play, the project promotes inclusion, social interaction, and healthy development for all youth.

4. Provide the estimated number of unduplicated young people who will benefit from this project. Include how this number was determined.

The project is expected to benefit approximately 200 to 275 unduplicated youth annually. This estimate is based on local population data, proximity to residential neighborhoods, and observed park usage patterns, particularly during peak recreation months and community events. The improved accessibility and safety of the playground are anticipated to increase overall usage, especially among families who may not currently use the space due to accessibility limitations. The project will also provide indirect benefits by supporting family engagement and community connection.

5. **<u>Arts & Music projects:</u> Would you like this application to be considered for Semiquincentennial recognition at Hennepin County? If so, describe how the project connects to the themes of *Power of Place, We the People,* and/or *Unfinished Revolutions* as described in the field guide.**

Click or tap here to enter text.

4.2 Statement of need

1. **Provide information on the community need for this project, citing specific examples. If available, include data or statistics related to the needs of your community as they relate to the project.**

The existing engineered wood fiber surfacing at Veterans Memorial Park no longer meets the community's needs for accessibility, safety, and long-term sustainability. Over time, the material becomes compacted, displaced, and uneven, creating barriers for children with mobility challenges and increasing the risk of injury. Maintaining compliance with ADA standards requires frequent maintenance and replenishment, which is both labor-intensive and costly. Transitioning to a poured-in-place surface addresses these issues by providing a consistent, accessible, and safer play surface that supports all users. This improvement aligns with community priorities to enhance park quality and ensure equitable access to recreational opportunities for youth.

2. **Provide information about the project planning process. Include information about how community feedback was collected during the planning process, such as community surveys or listening sessions.**

The need for this project has been identified through ongoing park system evaluations, routine maintenance observations, and community feedback emphasizing safety and accessibility improvements. City staff regularly assess park conditions and prioritize investments that improve usability and reduce long-term costs. Through the Maple Plain Citizens Advocacy Group, a combination of Councilmembers and residents planning the communal spaces, provided feedback highlighting the importance of safe, inclusive play environments. This project reflects a proactive approach to addressing those needs and ensuring that public spaces remain welcoming and functional for all community members.

3. **Explain how grant funding will support the financial needs of the local government unit and/or partner organization.**

Grant funding is essential to support the transition from a short-term maintenance approach to a long-term, sustainable solution. While poured-in-place surfacing has a higher initial cost, it significantly reduces ongoing maintenance expenses and provides lasting community benefits. Without grant support, the City would likely need to continue investing in temporary repairs that do not fully address accessibility or safety concerns. HCYAG funding allows the City to make a meaningful, equity-focused improvement that maximizes public benefit while responsibly managing limited local resources.

4.3 Community partnerships

1. **List all partner organizations that will be involved in project implementation, as applicable. Describe the role of the local government unit (LGU) in the partnership. If the LGU will be serving primarily as the fiscal agent for the project, provide information about the**

organizational capacity of the partner organization to implement the project.

The City of Maple Plain will serve as the lead agency for project implementation, providing full project management, oversight, and financial accountability. While formal partner organizations may be limited for this project, the City will engage local community groups (Orono Rotary, or the Chamber of Commerce), youth organizations, and residents through outreach and promotion efforts. These informal partnerships help ensure strong community awareness and use of the improved facility. The City's established capacity to deliver public projects ensures that the work will be completed effectively and in alignment with grant requirements.

2. **Describe whether the project will be located on public lands and if the project will be publicly accessible. If it will not be publicly accessible or it will have limited accessibility, explain why.**

Veterans Memorial Park is a publicly owned and maintained facility that is open to all residents and visitors without restriction. The playground is free to use and available daily, ensuring broad community access. The proposed improvements will further enhance accessibility by removing physical barriers and creating a more inclusive environment for users of all abilities. This project directly supports HCYAG priorities by expanding equitable access to high-quality recreational infrastructure on public land.

4.4 Implementation timeline

1. **Include a proposed timeline for project implementation and describe how you will ensure this project is successfully completed within this timeframe.**

Project Timeline	Duration
Pre-Construction & Mobilization	est. 2 Days
Site Clearing & Demolition	est. 3 Days
Earthwork	est. 1 Weeks
Site Restoration	est. 3 Days
Final Inspections, Punch List & Close-Out	est. 2 Days

Planning and procurement will begin upon grant award, followed by contractor selection and scheduling. Construction is anticipated to occur in late spring or summer, with completion by early fall. The City will ensure timely completion through established procurement processes, contractor oversight, and coordination between administrative and Public Works staff. The project would start spring 2027.

2. **Provide information on programming events, such as grand openings, ribbon-cutting ceremonies, cultural performances, and/or other public events associated with this project.**

Upon completion, the City will promote the project through its website, newsletter, and social media platforms to ensure broad awareness and encourage community use. These efforts will reinforce the City's commitment to investing in youth and creating inclusive public spaces.

4.5 Project outcomes

1. **Describe the intended outcomes of the project. Include information on how the benefits of the**

grant-funded project will last beyond the grant term period, if applicable.

The primary outcomes of this project include improved playground safety, increased accessibility for children of all abilities, and enhanced overall park usability. The poured-in-place surface will provide consistent fall protection and eliminate many of the hazards associated with loose-fill materials. By creating a more inclusive play environment, the project supports physical activity, social interaction, and healthy development for youth. These benefits will extend well beyond the grant period, providing 10 to 15+ years (with minimal maintenance) for long-term value to the community.

2. **Describe sustainability efforts for the project including ongoing operations and maintenance, the environmental impact of the project, and the impact of this project on the community.**

The project represents a sustainable investment in the City's park system. Poured-in-place surfacing has a longer lifespan and requires significantly less maintenance than engineered wood fiber, reducing long-term operational costs and staff time. The durable material also minimizes the need for replacement and ongoing material replenishment, making it an environmentally and financially responsible choice. This approach ensures that the playground remains safe, accessible, and functional for many years.

3. **Describe how you plan to measure project impact. Include information on your process and method for project evaluation and data collection.**

The City will evaluate the success of the project through a combination of observational data, maintenance tracking, and community feedback. Metrics will include increased playground usage, reduced maintenance needs, and improved accessibility for users with mobility challenges. Feedback from residents and park users will also be used to assess overall satisfaction and identify any future improvement opportunities. This approach will help demonstrate the effectiveness of the investment and inform future park planning efforts.

Section 4: Funding request

5.1 Budget narrative

1. **Describe the amount of grant funding you are requesting. Provide a narrative justification for the requested amount and line-item budget expenses that explains how these expenses are allowable, necessary, and reasonable:**
    a. *Allowable:* The listed items are consistent with Section 1.2 of the RFA.
    b. *Necessary:* The expenses are important to the success of the project.
    c. *Reasonable:* The expenses reflect fair market prices.

The City of Maple Plain is requesting $68,791 in grant funding to support the installation of poured-in-place playground surfacing at Veterans Memorial Park. This request meets the allowable criteria as the City of Maple Plain is a municipality within Hennepin County, and the majority of youth ages 2–12 who will benefit from this project reside within the county. The proposed improvements are located on public land and will be available for use by all community members. No items purchased with grant funds will be retained by individual participants; rather, all improvements will remain publicly owned and maintained for long-term community benefit.

This project is a necessary expense because the existing engineered wood fiber surfacing no longer provides consistent accessibility or safety. The material shifts, compacts, and becomes uneven over time, creating barriers for children with mobility challenges and increasing the risk of injury. Maintaining compliance with accessibility standards requires frequent replenishment and ongoing maintenance, which does not provide a long-term solution. The installation of poured-in-place surfacing directly addresses these issues by creating a stable, ADA-compliant surface that improves safety, expands access for underserved populations, and ensures consistent usability for all youth.

The requested funding is also reasonable, as costs are based on current industry standards and vendor estimates for site preparation, materials, and professional installation. This investment represents a cost-effective, long-term solution that reduces future maintenance expenses while significantly improving the quality, safety, and inclusiveness of a key community recreational asset.

2. **If the total project cost exceeds the grant request, explain what costs will not be covered by grant funding.**

The total project cost does not exceed the requested grant amount. All anticipated expenses for the project are fully included within the grant request.

Section 5: Project budget

6.1 Project budget

Complete the project budget table below:

A. Identify your budget category in section A of the table below. Common budget categories include contracted services, site preparation, construction, installation, staffing *(for lifeguard services grants only)*, certification fees, participation fees, supplies and equipment, marketing and promotion, food and beverage, transportation, and signage. If planned expenses do not fall into any of these categories, please write "miscellaneous."

B. Identify your itemized expenses within each budget category in section B of the table below, including descriptions of the items for which you will be requesting reimbursement.

C. Include the total estimated cost for each budget category, rounding up or down to the nearest dollar amount, when appropriate.

Project Budget			
A. Budget category		**B. Description**	**Cost**
EXAMPLE	*Supplies and equipment*	*a. Paint Brushes, 4 sets at $12/set* *b. Acrylic paint, 10 colors at $5/paint* *c. Paint easels, 10 sets at $20/set*	*$98*
1	Supplies & Equipment	Mobilization	$750
2	Supplies & Equipment	Dumpster – 30 Yard	$750
3	Site Preparation	Subgrade Prep & Engineered Wood Fiber – Saftety surfacing	$8,027
4	Supplies & Equipment	Compacted Aggregate Base (Recycled Concrete or Class 5)	$3,547
5	Construction	Drain Tile	$8,309
6	Supplies & Equipment	Poured In Place Rubber Surfacing	$25,860
7	Installation	Pour-in-place Installation	$21,550
8	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
9	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
10	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
11	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
13	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
14	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
15	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL GRANT REQUEST	$68,793

6.2 Additional funding

List additional funding sources such as matching funds or donations that are contributing to this project.

Additional Funding			
Matching Fund Source		**Description**	**Amount**
1	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
2	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

4	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
5	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL ADDITIONAL FUNDING	Click or tap here to enter text.

Section 6: Application affirmation

By completing the boxes below, I acknowledge that the information contained herein is accurate to the best of my knowledge. I also acknowledge that this application has been reviewed and approved by the local government unit (LGU) signatory authority who has provided their consent for this application submission.

Grant applicant name Kevin Larson	**Professional organization and title** City of Maple Plain, Assistant City Administrator
Phone 763-479-0515	**Email** klarson@mapleplainmn.gov

Attachment 1: Fall 2026 HCYAG Application

Submit **one application (attachment 1) and one attestation letter (attachment 2) for each project** via the Hennepin County Supplier Portal.

DO NOT submit more than 10 applications.

Definitions

Local Government Units (LGUs): Municipalities, public school districts, park districts, watershed districts

LGU grant contact: Primary point of contact at the LGU for this application and project

Signatory authority: Authorized individual with formal authority to make legally binding decisions and sign documents on behalf of the local government unit

Delegation of signatory authority: Authorized individual who has been delegated authority to make legally binding decisions and sign documents on behalf of the signatory authority

Application checklist

The following elements are required for each project you are submitting an application for. Incomplete applications may be deemed ineligible.

- **Attachment 1**: completed application, including:
  - Section 1: Applicant Information
  - Section 2: Project Summary
  - Section 3: Project Proposal
  - Section 4: Funding Request
  - Section 5: Project Budget
  - Section 6: Application Affirmation

- **Attachment 2**: Attestation letter on LGU letterhead, signed by LGU's formal signatory authority

Section 1: Applicant information

2.1 Legal name of local government unit (LGU) City of Maple Plain	
2.2 Legal address of LGU 5050 Independence St., Maple Plain, MN 55359	
2.3 LGU grant contact name Kevin Larson	**2.4 Professional title** Assistant City Administrator
2.5 Email klarson@mapleplainmn.gov	**2.6 Phone** 763-479-0515
2.7 LGU signatory authority name Jacob Schillander	**2.8 Professional title** City Administrator
2.9 Email jschillander@mapleplainmn.gov	**2.10 Phone** 763-479-0516
2.11 Delegation of signatory authority contact (name, email, phone) Click or tap here to enter text.	
2.12 Subrecipient(s) / community organization(s) helping to implement project(s) (if applicable) Click or tap here to enter text.	
2.13 Subrecipient(s) / community organization(s) contact (name, email, phone) Click or tap here to enter text.	

Section 2: Project summary

3.1 Grant opportunity *(check one box only)* ☒ Play Area	☐ Equipment	☐ Lifeguard Services	☐ Arts & Music			
3.2 Project name Oak St. Tot Lot Playground Pour-in-Place Project						
3.3 Project location (site name, address) 4997 Oak St, Maple Plain, MN 55359						
3.4 Commissioner district(s) of project location *(check all boxes that apply)* ☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☒ 7
3.5 Is this a new project or part of an existing or established program? *(check all boxes that apply)* ☒ New project ☐ Recurring project ☐ Part of an existing or established program						
3.6 Total grant request *(currency value only)*	$33,490					

Section 3: Project proposal

4.1 Project overview

1. Provide a description of your proposed project.

The City of Maple Plain proposes to replace the existing engineered wood fiber surfacing at the Oak Street Tot Lot with a durable, ADA-accessible pour-in-place rubber surface. This project will improve safety, accessibility, and usability for children ages 2–12, including those with mobility challenges. The Tot Lot is a neighborhood park that serves a high concentration of young families and provides a critical play space within walking distance for many residents. The project directly aligns with the HCYAG goal of expanding and improving youth play areas by creating a safer, more inclusive, and long-lasting recreational environment.

2. Describe the activities you plan to implement with grant funding. Include an explanation of specific staff who will be responsible for carrying out these activities and their qualifications.

Grant funds will support the removal of the existing engineered wood fiber surface, site preparation, and installation of approximately 1,840 square feet of pour-in-place surfacing within the Oak Street Tot Lot play area. This defined project scope ensures a focused investment in the highest-use portion of the playground, maximizing safety and accessibility improvements for youth. The City will oversee procurement and construction using qualified contractors experienced in ADA-compliant playground installation. Project management will be led by the Assistant City Administrator in coordination with Public Works staff, ensuring strong oversight, cost control, and timely completion.

3. Describe the youth populations that will be served by your project, including key demographics such as age. Address whether the project will be accessible to populations who have been underserved and what methods you will use to reduce barriers and promote equal access to the project.

This project will primarily serve youth ages 2–12, with a focus on neighborhood-based play and early childhood development. The Tot Lot is publicly accessible and free to use, removing financial barriers for families. The installation of pour-in-place surfacing significantly improves accessibility for children with disabilities, caregivers with strollers, and individuals with limited mobility. The City is committed to equitable access and ensures that all residents, including underserved populations, can benefit from safe and inclusive recreational spaces. The park's walkable location further reduces transportation barriers.

4. Provide the estimated number of unduplicated young people who will benefit from this project. Include how this number was determined.

Even though the square footage is smaller, keep your youth served estimate strong by emphasizing turnover and neighborhood density. The project is estimated to serve approximately 75-100 unduplicated youth annually, based on neighborhood population, observed park usage, and comparable park utilization rates. While the Tot Lot is a smaller neighborhood park, it experiences frequent daily use, particularly among young children and families within walking distance. Improvements to safety and accessibility are expected to increase both frequency and duration of use.

5. <u>Arts & Music projects:</u> Would you like this application to be considered for Semiquincentennial recognition at Hennepin County? If so, describe how the project connects to the themes of *Power of Place, We the People,* and/or *Unfinished Revolutions* as described in the field guide.

Click or tap here to enter text.

4.2 Statement of need

1. **Provide information on the community need for this project, citing specific examples. If available, include data or statistics related to the needs of your community as they relate to the project.**

The existing playground surfacing at Oak Street Tot Lot is aging and no longer meets modern accessibility or safety expectations. Engineered wood fiber requires ongoing maintenance, can become uneven, and limits accessibility for children with disabilities. Community expectations for inclusive play environments continue to grow, and the City has identified this location as a priority for improvement. Providing a stable, ADA-compliant surface directly addresses safety concerns and ensures equitable access to play opportunities for all youth.

2. **Provide information about the project planning process. Include information about how community feedback was collected during the planning process, such as community surveys or listening sessions.**

The need for this project has been identified through ongoing park system evaluations, routine maintenance observations, and community feedback emphasizing safety and accessibility improvements. City staff regularly assess park conditions and prioritize investments that improve usability and reduce long-term costs. Through the Maple Plain Citizens Advocacy Group, a combination of Councilmembers and residents planning the communal spaces, provided feedback highlighting the importance of safe, inclusive play environments. This project reflects a proactive approach to addressing those needs and ensuring that public spaces remain welcoming and functional for all community members.

3. **Explain how grant funding will support the financial needs of the local government unit and/or partner organization.**

Grant funding is critical to completing this project. As a small city, Maple Plain must balance competing infrastructure and service priorities with limited resources. Without grant support, the timeline for replacing the playground surface would likely be delayed. HCYAG funding allows the City to accelerate this improvement and deliver immediate safety and accessibility benefits to youth.

4.3 Community partnerships

1. **List all partner organizations that will be involved in project implementation, as applicable. Describe the role of the local government unit (LGU) in the partnership. If the LGU will be serving primarily as the fiscal agent for the project, provide information about the organizational capacity of the partner organization to implement the project.**

The City of Maple Plain will serve as the lead agency for project implementation, providing full project management, oversight, and financial accountability. While formal partner organizations may be limited for this project, the City will engage local community groups (Orono Rotary, or the Chamber of Commerce), youth organizations, and residents through outreach and promotion efforts. These informal partnerships help ensure strong community awareness and use of the improved facility. The City's established capacity to deliver public projects ensures that the work will be completed effectively and in

alignment with grant requirements.

2. Describe whether the project will be located on public lands and if the project will be publicly accessible. If it will not be publicly accessible or it will have limited accessibility, explain why.

The Oak Street Tot Lot is located on public land and is fully open to the public year-round. There are no fees or restrictions for use. The project will maintain and enhance this accessibility by improving usability for all children, including those with disabilities.

4.4 Implementation timeline

1. Include a proposed timeline for project implementation and describe how you will ensure this project is successfully completed within this timeframe.

Project Timeline	Duration
Pre-Construction & Mobilization	est. 2 Days
Site Clearing & Demolition	est. 3 Days
Earthwork	est. 1 Weeks
Site Restoration	est. 3 Days
Final Inspections, Punch List & Close-Out	est. 2 Days

Planning and procurement will begin upon grant award, followed by contractor selection and scheduling. Construction is anticipated to occur in late spring or summer, with completion by early fall. The City will ensure timely completion through established procurement processes, contractor oversight, and coordination between administrative and Public Works staff. The project would start spring 2027.

2. Provide information on programming events, such as grand openings, ribbon-cutting ceremonies, cultural performances, and/or other public events associated with this project.

Upon completion, the City will promote the project through its website, newsletter, and social media platforms to ensure broad awareness and encourage community use. These efforts will reinforce the City's commitment to investing in youth and creating inclusive public spaces.

4.5 Project outcomes

1. Describe the intended outcomes of the project. Include information on how the benefits of the grant-funded project will last beyond the grant term period, if applicable.

The project will result in a safer, more accessible, and more durable playground surface that increases participation and improves the quality of play for youth. The benefits will extend well beyond the grant period due to the long lifespan and low maintenance needs of pour-in-place surfacing.

2. Describe sustainability efforts for the project including ongoing operations and maintenance, the environmental impact of the project, and the impact of this project on the community.

Pour-in-place surfacing is a long-term investment that reduces maintenance costs and eliminates the need for frequent material replacement. The City will incorporate routine inspections and maintenance into its existing park system operations. The project also supports environmental sustainability by reducing material displacement and ongoing resource use associated with wood mulch.

3. Describe how you plan to measure project impact. Include information on your process and method for project evaluation and data collection.

The City will measure project success through observational data, maintenance records, and community feedback. Increased usage, improved accessibility, and reduced maintenance needs will serve as key indicators of success. The City will also document the project through photos and usage tracking to support reporting requirements.

Section 4: Funding request

5.1 Budget narrative

1. **Describe the amount of grant funding you are requesting. Provide a narrative justification for the requested amount and line-item budget expenses that explains how these expenses are allowable, necessary, and reasonable:**
    a. *Allowable:* The listed items are consistent with Section 1.2 of the RFA.
    b. *Necessary:* The expenses are important to the success of the project.
    c. *Reasonable:* The expenses reflect fair market prices.

The City of Maple Plain is requesting $33,490 in HCYAG funding to complete the Oak Street Tot Lot Playground Pour-in-Place Project. The City is an eligible Local Government Unit within Hennepin County, and the majority of youth benefiting from this project reside within the County. All improvements will remain publicly owned and maintained by the City and will not be distributed to individual participants.

The requested funds will be used for allowable Play Area expenses, including removal of existing surfacing, base preparation, materials, and installation of approximately 1,840 square feet of ADA-compliant pour-in-place rubber surfacing. These expenses are necessary to replace aging, less accessible materials and to create a safe, durable, and inclusive play surface.

The project is intentionally scaled to focus on the primary play zone, ensuring efficient use of funds and strong cost-per-square-foot value. All costs are reasonable and based on current contractor estimates and comparable municipal projects. The total project cost does not exceed the grant request, and all anticipated expenses are included within the requested amount.

This project represents a strategic, high-impact investment by targeting the most heavily used portion of the playground. By focusing on 1,840 square feet, the City is able to deliver meaningful accessibility and safety improvements while maintaining strong cost efficiency and maximizing the benefit of grant funding.

2. **If the total project cost exceeds the grant request, explain what costs will not be covered by grant funding.**

The total project cost does not exceed the requested grant amount. All anticipated expenses for the project are fully included within the grant request.

Section 5: Project budget

6.1 Project budget

Complete the project budget table below:

A. Identify your budget category in section A of the table below. Common budget categories include contracted services, site preparation, construction, installation, staffing *(for lifeguard services grants only)*, certification fees, participation fees, supplies and equipment, marketing and promotion, food and beverage, transportation, and signage. If planned expenses do not fall into any of these categories, please write "miscellaneous."

B. Identify your itemized expenses within each budget category in section B of the table below, including descriptions of the items for which you will be requesting reimbursement.

C. Include the total estimated cost for each budget category, rounding up or down to the nearest dollar amount, when appropriate.

Project Budget			
A. Budget category		**B. Description**	**Cost**
EXAMPLE	*Supplies and equipment*	*a. Paint Brushes, 4 sets at $12/set* *b. Acrylic paint, 10 colors at $5/paint* *c. Paint easels, 10 sets at $20/set*	*$98*
1	Supplies & Equipment	Mobilization	$750
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6	Supplies & Equipment	Poured In Place Rubber Surfacing	$11,040
7	Installation	Pour-in-place Installation	$9,200
8	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
9	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
10	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
11	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
13	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
14	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
15	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL GRANT REQUEST	$33,490

6.2 Additional funding

List additional funding sources such as matching funds or donations that are contributing to this project.

Additional Funding			
Matching Fund Source		**Description**	**Amount**
1	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
2	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

4	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
5	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL ADDITIONAL FUNDING	Click or tap here to enter text.

Section 6: Application affirmation

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Grant applicant name Kevin Larson	**Professional organization and title** City of Maple Plain, Assistant City Administrator
Phone 763-479-0515	**Email** klarson@mapleplainmn.gov

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Section 1: Applicant information

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2.2 Legal address of LGU 5050 Independence St., Maple Plain, MN 55359	
2.3 LGU grant contact name Kevin Larson	**2.4 Professional title** Assistant City Administrator
2.5 Email klarson@mapleplainmn.gov	**2.6 Phone** 763-479-0515
2.7 LGU signatory authority name Jacob Schillander	**2.8 Professional title** City Administrator
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2.13 Subrecipient(s) / community organization(s) contact (name, email, phone) Click or tap here to enter text.	

Section 2: Project summary

3.1 Grant opportunity *(check one box only)* ☒ Play Area	☐ Equipment	☐ Lifeguard Services	☐ Arts & Music			
3.2 Project name Bryantwood Park Playground Replacement Project						
3.3 Project location (site name, address) 5410 Joyce Street, Maple Plain, MN 55359						
3.4 Commissioner district(s) of project location *(check all boxes that apply)* ☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☒ 7
3.5 Is this a new project or part of an existing or established program? *(check all boxes that apply)* ☒ New project ☐ Recurring project ☐ Part of an existing or established program						
3.6 Total grant request *(currency value only)*	$50,361					

Section 3: Project proposal

4.1 Project overview

1. Provide a description of your proposed project.

Grant funding will be used to renovate the existing playground at Bryantwood Park into a modern, accessible, and inclusive recreation area. Activities will include removing the obsolete stainless-steel play structure and deteriorated railroad-tie border; completing site clearing, excavation, grading, and drainage improvements; installing concrete curbing; and constructing a new play system for children ages 2–5. The project will also include approximately 1,165 square feet of poured-in-place rubber surfacing, more than 3,000 square feet of engineered wood fiber, accessible play features, seating, landscaping, site restoration, and final safety inspections. The new equipment will be ASTM-compliant and IPEMA-certified and will include elevated and ground-level activities designed for children with varying physical, sensory, and cognitive abilities.

Kevin Larson, Assistant City Administrator, will serve as the City's project coordinator. He will oversee grant administration, procurement, budgeting, scheduling, contractor coordination, compliance documentation, and required reporting. Larson and other City staff have experience managing publicly funded capital improvement projects, including competitive procurement, contractor oversight, financial management, and compliance reporting. Matt Bauman, P.E., Project Manager and civil engineer with Bolton & Menk, Inc., will provide technical expertise related to site conditions, environmental impacts, drainage, and applicable project requirements. Qualified playground and surfacing contractors will perform demolition and construction under City oversight. Contractors will be required to follow applicable prevailing-wage, accessibility, and safety requirements. Following installation, City staff will conduct or coordinate final inspections, complete the punch list and grant closeout, and incorporate the new facilities into the City's established inspection and maintenance program.

2. Describe the activities you plan to implement with grant funding. Include an explanation of specific staff who will be responsible for carrying out these activities and their qualifications.

Grant funding will be used to renovate the existing playground at Bryantwood Park. Project activities will include removing the obsolete stainless-steel play structure and deteriorated railroad-tie border; completing excavation, grading, and drainage improvements; installing concrete curbing; and constructing a new accessible play structure for children ages 2–5. The project will also include approximately 1,165 square feet of poured-in-place rubber surfacing, more than 3,000 square feet of engineered wood fiber, inclusive ground-level and elevated play features, seating, landscaping, site restoration, and final safety inspections. All new playground equipment will be ASTM-compliant and IPEMA-certified.

Kevin Larson, Assistant City Administrator, will serve as the City's project coordinator and will oversee grant administration, procurement, budgeting, scheduling, contractor coordination, compliance documentation, and reporting. Larson and other City staff have experience managing publicly funded capital projects, including competitive procurement, contractor oversight, financial management, and compliance reporting. Matt Bauman, P.E., Project Manager and civil engineer with Bolton & Menk, Inc., will provide technical expertise regarding site conditions, drainage, environmental impacts, and applicable project requirements. Qualified playground and surfacing contractors will complete construction in accordance with accessibility, safety, procurement, and prevailing-wage requirements. City staff will coordinate final inspections, resolve punch-list items, complete grant closeout, and incorporate the renovated playground into the City's established inspection and maintenance program.

3. **Describe the youth populations that will be served by your project, including key demographics such as age. Address whether the project will be accessible to populations who have been underserved and what methods you will use to reduce barriers and promote equal access to the project.**

The Bryantwood Park playground project will primarily serve children ages 2–5 and their families, while also benefiting older children, siblings, caregivers, and neighborhood residents who use the park. The playground will provide developmentally appropriate opportunities for physical activity, imaginative play, sensory exploration, and social interaction. As a free public neighborhood park, Bryantwood Park is especially valuable to families who may have limited access to private recreation facilities or transportation to larger regional parks.

The project will improve access for youth who have historically been underserved by traditional playground designs, including children with physical disabilities, mobility limitations, sensory needs, and cognitive differences. Barriers will be reduced through smooth poured-in-place rubber surfacing, accessible routes and transitions, ground-level sensory and activity panels, stepped accessible platforms, an accessible seesaw, an ADA swing seat, and a basket swing. Inclusive features will be integrated throughout the playground so children of varying abilities can play together rather than in separate areas. The park will remain free and open to the public, eliminating admission and membership costs. Its location within a residential neighborhood and connections to local sidewalks and low-speed streets will also support access by walking, bicycling, stroller, wheelchair, and personal vehicle.

4. **Provide the estimated number of unduplicated young people who will benefit from this project. Include how this number was determined.**

The City estimates that approximately 275 unduplicated young people will benefit from the Bryantwood Park playground project annually. This estimate was developed using the project area's 2025 census tract population of 5,498 and estimating that approximately 5% of residents are children ages 2–5, the primary age group served by the new play structure. This produces an estimated 275 children within the surrounding service area.

The estimate is considered reasonable and conservative because Bryantwood Park primarily serves nearby families but is open to youth from throughout Maple Plain and adjacent neighborhoods. The renovated playground will accommodate as many as 97 users at one time and will include accessible features that may attract families who cannot fully use traditional playgrounds. Because the park is an open-access facility without registration, future unduplicated participation will be evaluated through periodic observational counts and voluntary visitor surveys rather than total visits, which may include the same children multiple times.

5. **Arts & Music projects: Would you like this application to be considered for Semiquincentennial recognition at Hennepin County? If so, describe how the project connects to the themes of *Power of Place, We the People,* and/or *Unfinished Revolutions* as described in the field guide.**

Click or tap here to enter text.

4.2 Statement of need

1. **Provide information on the community need for this project, citing specific examples. If available, include data or statistics related to the needs of your community as they relate to the**

project.

Bryantwood Park is a 1.02-acre neighborhood park that provides close-to-home recreation for families living south of Highway 12 and west of County Road 19. The park is located within Census Tract 0270.02, which has 5,498 residents, 1,836 households, and 1,365 families. Its location within an established residential neighborhood makes it an important walkable recreation resource, particularly for families with young children and those who may not have access to private recreation facilities or transportation to larger regional parks.

The existing playground infrastructure has reached the end of its functional lifespan and no longer meets current expectations for accessibility, inclusivity, safety, or variety of play. Existing wood-chip surfacing and deteriorating railroad-tie borders create barriers for children using wheelchairs and other mobility devices. Traditional equipment also provides limited opportunities for children with physical disabilities, sensory needs, or cognitive differences to participate alongside their peers.

The project will address these needs by replacing obsolete equipment, improving drainage and borders, and installing accessible surfacing and inclusive play components for children ages 2–5. Features will include an accessible seesaw, ADA swing seat, basket swing, transfer platforms, and ground-level sensory and activity panels. The completed playground will accommodate up to 97 users at one time, substantially increasing its recreational capacity. These improvements will provide a safer, barrier-free, and more engaging public space where children of differing abilities can participate in outdoor recreation together at no cost.

2. Provide information about the project planning process. Include information about how community feedback was collected during the planning process, such as community surveys or listening sessions.

The Bryantwood Park project was developed through the City of Maple Plain's ongoing evaluation of its park system and capital improvement needs. City staff reviewed the age and condition of the existing playground equipment, accessibility limitations, safety concerns, surfacing conditions, drainage needs, and opportunities to provide a greater variety of inclusive play experiences. Staff also collaborated with playground designers, equipment suppliers, park and recreation professionals, and the City's consulting engineer to evaluate site conditions, develop the proposed layout, estimate costs, and identify equipment that meets current accessibility and safety standards.

Community feedback was collected primarily through routine conversations with residents and families, staff observations of park use, and informal engagement with playground users. Feedback consistently emphasized the importance of safe equipment, improved accessibility, opportunities for children of different ages and abilities to play together, and maintaining Bryantwood Park as a free, walkable neighborhood amenity. The planning process did not include a formal project-specific survey or listening session. However, the proposal reflects needs identified through ongoing community interactions and the City's broader park planning and capital improvement processes. The project was also reviewed through the City Council's public meeting process, providing residents with an additional opportunity to learn about and comment on the proposed improvements.

3. Explain how grant funding will support the financial needs of the local government unit and/or partner organization.

Grant funding will provide essential financial support to help the City of Maple Plain complete the Bryantwood Park playground renovation while maintaining funding for other necessary municipal services

and capital improvements. The total estimated project cost is approximately $100,723. The City is requesting $50,361 in grant funding and has committed a local cash match of $50,362 from its Capital Improvement Fund. This demonstrates the City's substantial financial commitment while ensuring that grant funds are matched dollar for dollar.

As a small local government with limited financial resources and multiple infrastructure needs, funding the entire project locally would place additional pressure on the City's capital budget and could require the playground improvements to be reduced, phased, or delayed. Grant assistance will allow the City to complete the project comprehensively, including accessible play equipment, poured-in-place rubber surfacing, engineered wood fiber, drainage improvements, concrete curbing, installation, and site restoration. Completing these related improvements together will provide better accessibility, safety, durability, and long-term value than a limited or phased approach. The grant will leverage the City's committed investment, preserve resources for other community priorities, and provide a free, inclusive recreation facility without imposing admission fees or other costs on families.

4.3 Community partnerships

1. **List all partner organizations that will be involved in project implementation, as applicable. Describe the role of the local government unit (LGU) in the partnership. If the LGU will be serving primarily as the fiscal agent for the project, provide information about the organizational capacity of the partner organization to implement the project.**

The City of Maple Plain will be the primary organization responsible for implementing the Bryantwood Park project. No nonprofit or community organization will serve as a formal implementation partner, and the City will not act solely as a fiscal agent.

The City will provide the required local match, administer the grant, complete procurement, manage the project budget and schedule, coordinate contractors and consultants, maintain required records, submit grant reports and reimbursement requests, and ensure compliance with accessibility, prevailing-wage, procurement, and safety requirements. City staff will also coordinate final inspections, address punch-list items, complete project closeout, and assume responsibility for the playground's ongoing inspection, operation, and maintenance.

Bolton & Menk, Inc., the City's consulting engineering firm, will provide technical assistance related to site conditions, drainage, environmental review, and applicable construction requirements. Qualified playground-equipment, surfacing, and site-work contractors will be retained through an approved public procurement process to perform demolition, site preparation, installation, and restoration. These consultants, suppliers, and contractors will serve as professional service providers rather than formal partner organizations. The City has the administrative and financial capacity to oversee their work and has experience managing public capital projects, competitive procurement, contractor coordination, financial documentation, compliance reporting, and long-term infrastructure maintenance.

2. **Describe whether the project will be located on public lands and if the project will be publicly accessible. If it will not be publicly accessible or it will have limited accessibility, explain why.**

The project will be located entirely on publicly owned land at Bryantwood Park, a 1.02-acre municipal park owned and maintained by the City of Maple Plain. The renovated playground will remain publicly accessible whenever the park is open and will not require admission fees, memberships, reservations, or participation in an organized program.

The playground will operate as an open-access, drop-in recreation facility available to residents and visitors. It will not be reserved for the exclusive use of a school, club, organization, or private group. Occasional community activities or youth gatherings may occur at the park, but these uses will not restrict general public access. The project will also improve physical accessibility through accessible routes, poured-in-place rubber surfacing, and inclusive play features designed for children with varying mobility, sensory, and cognitive needs.

4.4 Implementation timeline

1. Include a proposed timeline for project implementation and describe how you will ensure this project is successfully completed within this timeframe.

The City proposes completing the Bryantwood Park project over approximately three months during the late spring through fall construction season:

- Month 1: Preconstruction coordination and contractor mobilization, followed by site clearing, demolition, excavation, grading, and drainage work.
- Month 2: Installation of concrete curbing, aggregate base, playground equipment, engineered wood fiber, and poured-in-place rubber surfacing.
- Months 2–3: Landscaping, site restoration, and correction of any disturbed areas.
- Month 3: Final inspections, completion of punch-list items, grant documentation, and project closeout.

The City will support timely completion by beginning procurement and contract preparation as soon as grant requirements allow. Assistant City Administrator Kevin Larson will coordinate the project schedule, budget, grant compliance, contractors, suppliers, consulting engineer, and City departments. Regular progress meetings and site observations will be used to identify scheduling, supply, or construction issues early. Contractor payment requests will be reviewed against completed work, and project expenses and grant documentation will be tracked throughout implementation.

The City will also confirm equipment availability and anticipated delivery dates before issuing construction notices, coordinate work to minimize delays between demolition and installation, and account for weather when establishing the final schedule. Final inspections and punch-list work will be scheduled promptly after installation, allowing sufficient time to correct deficiencies and complete the project within the grant period.

2. Provide information on programming events, such as grand openings, ribbon-cutting ceremonies, cultural performances, and/or other public events associated with this project.

Following completion of the Bryantwood Park playground renovation, the City of Maple Plain plans to host a public grand-opening and ribbon-cutting ceremony. The event will recognize the grant funding and local investment that made the project possible while introducing families to the playground's new accessible and inclusive features. City Councilmembers, City staff, project representatives, neighborhood residents, families, and other community stakeholders will be invited to participate.

The event is expected to include brief remarks, a ceremonial ribbon cutting, opportunities for children to use the new equipment, and information highlighting the playground's accessibility, safety, and inclusive design. The City will promote the event through its website, social media, community newsletter, and other communication channels. No cultural performances or recurring formal programming are currently planned. Because Bryantwood Park is an open-access neighborhood park, the primary long-term

programming will be informal, self-directed outdoor recreation, family gatherings, and occasional community or youth activities. All events and regular playground use will be free and open to the public.

4.5 Project outcomes

1. Describe the intended outcomes of the project. Include information on how the benefits of the grant-funded project will last beyond the grant term period, if applicable.

The project's intended outcomes are to provide a safer, more accessible, inclusive, and engaging outdoor recreation environment for children and families. Replacing obsolete playground equipment and deteriorated borders will reduce safety concerns, while new accessible surfacing and inclusive play components will allow children with physical, sensory, and cognitive differences to participate alongside their peers. The renovated playground will provide developmentally appropriate opportunities for physical activity, sensory exploration, imaginative play, and social interaction. It will also increase the playground's capacity and strengthen Bryantwood Park as a free, walkable neighborhood gathering place.

The project's benefits will continue well beyond the grant period. Durable, ASTM-compliant and IPEMA-certified equipment, poured-in-place rubber surfacing, concrete curbing, and improved drainage will extend the facility's useful life and reduce premature replacement and maintenance needs. The City will retain ownership of the playground and incorporate it into its established inspection, maintenance, and capital asset management programs. City staff will conduct routine inspections, cleaning, minor repairs, and surfacing maintenance in accordance with manufacturer recommendations. The playground will remain free and publicly accessible whenever the park is open, providing long-term recreation, health, social, and accessibility benefits for current residents and future generations.

2. Describe sustainability efforts for the project including ongoing operations and maintenance, the environmental impact of the project, and the impact of this project on the community.

The Bryantwood Park project incorporates sustainability through durable materials, improved drainage, and long-term maintenance planning. New playground components will include recycled steel and materials designed for extended service life. Poured-in-place rubber surfacing, engineered wood fiber, concrete curbing, and weather-resistant equipment will reduce premature deterioration and the frequency of replacement. Engineered aggregate and subsurface drainage will manage stormwater, reduce erosion, protect soil stability, and extend the life of the playground surfacing.

Construction will remain within the park's existing developed playground footprint, avoiding expansion into surrounding green space and limiting impacts on natural resources. Potential environmental effects will primarily consist of temporary noise and dust during demolition and installation. Contractors will follow permitted construction hours and use dust-control and site-protection practices as needed. No long-term adverse environmental impacts are anticipated.

The City of Maple Plain will be responsible for ongoing operations and maintenance. The renovated playground will be incorporated into the City's established inspection and capital asset management programs. City staff will perform routine safety inspections, cleaning, minor repairs, engineered wood fiber replenishment, and surfacing maintenance in accordance with manufacturer guidance.

The project will positively affect the community by providing a safer, accessible, and inclusive recreation space at no cost to users. Children with differing physical, sensory, and cognitive abilities will be able to play together, while families will benefit from a walkable neighborhood gathering place that supports

outdoor activity, social interaction, and community connections.

3. Describe how you plan to measure project impact. Include information on your process and method for project evaluation and data collection.

The City of Maple Plain will evaluate the project by measuring completion, use, accessibility, safety, and community satisfaction. Before construction, City staff will document the existing playground's condition, accessibility barriers, equipment limitations, and typical use through photographs, inspection records, and observational counts. This information will establish a baseline for comparison following completion.

After the playground opens, staff will conduct periodic observational counts during different days and times to estimate the number and age ranges of users, including use of accessible and inclusive features. Counts will distinguish estimated unduplicated users from total visits when practical. Staff will also document playground capacity, equipment use, and participation by children with differing abilities without collecting personally identifiable or medical information.

Community feedback will be collected through a brief voluntary survey shared at the grand opening, on the City's website and social media, and through a posted QR code at the park. Questions will address safety, accessibility, quality of equipment, frequency of use, and overall satisfaction. Informal comments received by City staff will also be documented.

Operational performance will be evaluated through routine safety inspections, maintenance records, reported concerns, repair frequency, and the timely correction of deficiencies. Results will be reviewed after the first recreation season and annually thereafter. Key measures will include project completion within budget and schedule, estimated youth served, frequency of use, user satisfaction, accessibility improvements, safety incidents, and maintenance needs. Findings will inform future park planning and required grant reporting.

Section 4: Funding request

5.1 Budget narrative

1. **Describe the amount of grant funding you are requesting. Provide a narrative justification for the requested amount and line-item budget expenses that explains how these expenses are allowable, necessary, and reasonable:**
    a. *Allowable:* The listed items are consistent with Section 1.2 of the RFA.
    b. *Necessary:* The expenses are important to the success of the project.
    c. *Reasonable:* The expenses reflect fair market prices.

The City of Maple Plain is requesting $50,361 in grant funding for the Bryantwood Park playground renovation. The City will provide a $50,362 cash match from its Capital Improvement Fund, resulting in a total project budget of approximately $100,723. Grant funding will support the following project expenses:

Expense	Description	Estimated cost
Playground equipment	Inclusive structure with slides, climbers, and activity panels for ages 2–5	$22,982
Installation and footings	Installation labor, concrete footings, and prevailing-wage costs	$6,912
Engineered wood fiber	146 cubic yards of IPEMA-certified safety surfacing	$6,571
Aggregate base	46 tons of Class 5 aggregate or recycled concrete	$3,710
Drain tile system	Approximately 185 linear feet of drainage and aggregate	$3,986
Poured-in-place surfacing	Approximately 1,165 square feet of accessible rubber surfacing	$30,201
Playground freight	Delivery of playground equipment	$600
Engineered wood fiber freight	Delivery of safety surfacing	$925
Mobilization	Transportation of crews, tools, and equipment	$750
Dumpster and disposal	Disposal of packaging and construction debris	$750
Concrete border	Approximately 392 linear feet of concrete curbing	$23,337

Allowable: These expenses are consistent with Section 1.2 of the RFA because they are direct costs associated with renovating a publicly accessible outdoor recreation facility. The budget includes playground equipment, accessible safety surfacing, site preparation, drainage, installation, freight, mobilization, concrete edging, and construction debris disposal. No administrative overhead, contingency, programming, or other indirect expenses are included.

Necessary: Each expense is essential to delivering a safe, accessible, and complete playground. The equipment provides the project's recreational benefit, while professional installation and concrete footings ensure structural safety. Accessible surfacing is necessary for impact attenuation and wheelchair access. The aggregate base and drain tile will manage stormwater and protect the surfacing from premature deterioration. Concrete edging will replace the failing railroad-tie border, contain surfacing

materials, and improve longevity. Freight, mobilization, and debris disposal are required to deliver the materials, perform the work, and restore the site.

Reasonable: The estimates are based on an itemized contractor proposal and pricing available through Minnesota State Contract No. 218091. State-contract pricing provides competitively established rates, volume-purchasing efficiencies, and compliance with public procurement standards. Unit costs are identified where applicable, including approximately $45 per cubic yard for engineered wood fiber, $80.64 per ton for aggregate, $21.55 per linear foot for drainage, $25.93 per square foot for poured-in-place surfacing, and $57 per linear foot for concrete curbing. The City will follow applicable procurement and prevailing-wage requirements to ensure final costs remain competitive and reasonable.

2. If the total project cost exceeds the grant request, explain what costs will not be covered by grant funding.

The total estimated project cost is approximately $100,723, which exceeds the $50,361 grant request by $50,362. The City of Maple Plain will cover this remaining amount with a committed cash contribution from its Capital Improvement Fund.

The City's local contribution will pay for the portion of eligible project expenses not reimbursed by the grant, including costs associated with playground equipment, installation, accessible safety surfacing, aggregate base, drainage, concrete curbing, freight, mobilization, and debris disposal. Grant and local funds will be applied across the approved project budget, with the City responsible for all expenses exceeding the grant award. The City will also cover any ineligible expenses, cost increases, or project overruns from non-grant resources. No additional fundraising or unsecured outside funding is required to complete the project.

Section 5: Project budget

6.1 Project budget

Complete the project budget table below:

A. Identify your budget category in section A of the table below. Common budget categories include contracted services, site preparation, construction, installation, staffing *(for lifeguard services grants only)*, certification fees, participation fees, supplies and equipment, marketing and promotion, food and beverage, transportation, and signage. If planned expenses do not fall into any of these categories, please write "miscellaneous."

B. Identify your itemized expenses within each budget category in section B of the table below, including descriptions of the items for which you will be requesting reimbursement.

C. Include the total estimated cost for each budget category, rounding up or down to the nearest dollar amount, when appropriate.

Project Budget			
A. Budget category		**B. Description**	**Cost**
EXAMPLE	*Supplies and equipment*	*a. Paint Brushes, 4 sets at $12/set* *b. Acrylic paint, 10 colors at $5/paint* *c. Paint easels, 10 sets at $20/set*	*$98*
1	Play equipment	Playground equipment	$22,982
2	Installation	Installation and footings	$6,912
3	Supplies & Equipment	Engineered wood fiber	$6,571
4	Supplies & Equipment	Aggregate base	$3,710
5	Construction	Drain tile system	$3,986
6	Supplies & Equipment	Poured-in-place surfacing	$30,201
7	Mobilization	Playground freight	$600
8	Supplies & Equipment	Engineered wood fiber freight	$925
9	Mobilization	Mobilization	$750
10	Disposal	Dumpster and disposal	$750
11	Installation	Concrete border	$23,337
12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
13	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
14	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
15	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL GRANT REQUEST	50,361

6.2 Additional funding

List additional funding sources such as matching funds or donations that are contributing to this project.

Additional Funding			
Matching Fund Source		**Description**	**Amount**
1	City of Maple Plain	Capital Improvement Funds.	50,362
2	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
4	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
5	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL ADDITIONAL FUNDING	Click or tap here to enter text.

Section 6: Application affirmation

By completing the boxes below, I acknowledge that the information contained herein is accurate to the best of my knowledge. I also acknowledge that this application has been reviewed and approved by the local government unit (LGU) signatory authority who has provided their consent for this application submission.

Grant applicant name Kevin Larson	**Professional organization and title** City of Maple Plain, Assistant City Administrator
Phone 763-479-0515	**Email** klarson@mapleplainmn.gov

Attachment 1: Fall 2026 HCYAG Application

Submit **one application (attachment 1) and one attestation letter (attachment 2) for each project** via the Hennepin County Supplier Portal.

DO NOT submit more than 10 applications.

Definitions

Local Government Units (LGUs): Municipalities, public school districts, park districts, watershed districts

LGU grant contact: Primary point of contact at the LGU for this application and project

Signatory authority: Authorized individual with formal authority to make legally binding decisions and sign documents on behalf of the local government unit

Delegation of signatory authority: Authorized individual who has been delegated authority to make legally binding decisions and sign documents on behalf of the signatory authority

Application checklist

The following elements are required for each project you are submitting an application for. Incomplete applications may be deemed ineligible.

- **Attachment 1**: completed application, including:
  - Section 1: Applicant Information
  - Section 2: Project Summary
  - Section 3: Project Proposal
  - Section 4: Funding Request
  - Section 5: Project Budget
  - Section 6: Application Affirmation

- **Attachment 2**: Attestation letter on LGU letterhead, signed by LGU's formal signatory authority

Section 1: Applicant information

2.1 Legal name of local government unit (LGU) City of Maple Plain	
2.2 Legal address of LGU 5050 Independence St., Maple Plain, MN 55359	
2.3 LGU grant contact name Kevin Larson	**2.4 Professional title** Assistant City Administrator
2.5 Email klarson@mapleplainmn.gov	**2.6 Phone** 763-479-0515
2.7 LGU signatory authority name Jacob Schillander	**2.8 Professional title** City Administrator
2.9 Email jschillander@mapleplainmn.gov	**2.10 Phone** 763-479-0516
2.11 Delegation of signatory authority contact (name, email, phone) Click or tap here to enter text.	
2.12 Subrecipient(s) / community organization(s) helping to implement project(s) (if applicable) Click or tap here to enter text.	
2.13 Subrecipient(s) / community organization(s) contact (name, email, phone) Click or tap here to enter text.	

Section 2: Project summary

3.1 Grant opportunity *(check one box only)* ☒ Play Area	☐ Equipment	☐ Lifeguard Services	☐ Arts & Music			
3.2 Project name Rainbow Park Playground Replacement Project						
3.3 Project location (site name, address) 1500 Rainbow Avenue, Maple Plain, MN 55359						
3.4 Commissioner district(s) of project location *(check all boxes that apply)* ☐ 1	☐ 2	☐ 3	☐ 4	☐ 5	☐ 6	☒ 7
3.5 Is this a new project or part of an existing or established program? *(check all boxes that apply)* ☒ New project ☐ Recurring project ☐ Part of an existing or established program						
3.6 Total grant request *(currency value only)*	$122,313					

Section 3: Project proposal

4.1 Project overview

1. Provide a description of your proposed project.

The proposed Rainbow Park project is a comprehensive redevelopment of an aging neighborhood recreation area into a modern, inclusive, and safety-compliant outdoor activity destination serving children ages 2–12 and their families. Upon completion, the project will replace obsolete equipment with a new multi-zone recreation system designed to accommodate approximately 111 users at one time. Improvements include installation of accessible climbing and sliding structures, inclusive swinging and spinning elements, ground-level sensory features, poured-in-place rubber safety surfacing, engineered wood fiber surfacing, drainage enhancements, and accessible circulation routes throughout the activity area.

This project is needed now because the existing recreation infrastructure has exceeded the end of its functional lifespan and no longer meets current expectations for inclusivity and accessibility, safety, or activity diversity. Redevelopment will bring the site into compliance with modern ASTM safety standards and ADA accessibility practices while significantly expanding inclusive outdoor recreation opportunities. The investment converts an underperforming facility into a durable, high-quality community asset that encourages daily outdoor activity, supports child development, and strengthens Rainbow Park's role as an essential neighborhood community gathering space.

2. Describe the activities you plan to implement with grant funding. Include an explanation of specific staff who will be responsible for carrying out these activities and their qualifications.

Grant funding will support the comprehensive redevelopment of the existing playground at Rainbow Park. Project activities will include site clearing and demolition, earthwork, drainage improvements, installation of accessible playground equipment, concrete curbing, poured-in-place rubber and engineered wood-fiber safety surfacing, accessible circulation routes, seating, landscaping, site restoration, and final inspections. The new playground will feature accessible climbing and sliding structures, inclusive swings and spinning equipment, ground-level sensory features, and transfer components designed to serve children of varying physical, sensory, and cognitive abilities.

Kevin Larson, Assistant City Administrator, will serve as the City's project contact and oversee grant administration, procurement coordination, budget tracking, contractor oversight, compliance reporting, and project closeout. Larson and other City staff have experience managing publicly funded improvement projects, including competitive procurement, financial tracking, contractor coordination, public communications, and grant reporting.

Matt Bauman, PE, Project Manager and Civil Engineer with Bolton & Menk, Inc., will provide professional engineering expertise related to site conditions, drainage, accessibility, permitting, and construction oversight. City public works staff will complete site preparation and excavation and assist with inspections and long-term maintenance. Specialized playground equipment, surfacing, and related improvements will be installed by qualified contractors experienced in commercial-grade recreation facilities, accessibility requirements, and applicable ASTM safety standards.

3. Describe the youth populations that will be served by your project, including key demographics such as age. Address whether the project will be accessible to populations who have been underserved and what methods you will use to reduce barriers and promote equal access to the

project.

The Rainbow Park project will primarily serve children ages 2–12 and their families, including neighborhood residents who regularly access the park by walking, bicycling, or personal vehicle. The redesigned playground will accommodate approximately 111 users at one time and provide age-appropriate opportunities for physical activity, imaginative play, sensory engagement, and social interaction.

The project will especially benefit children with disabilities, mobility limitations, sensory needs, or cognitive differences. Populations that have historically faced barriers to participating fully in traditional playground environments. These barriers will be reduced through inclusive and universally accessible design features, including smooth accessible surfacing, accessible transfer stations, inclusive swings and spinning elements, ground-level sensory components, accessible circulation routes, and convenient connections to accessible parking.

The playground will remain free and open to the public, eliminating participation fees and reducing financial barriers. Its location within an established residential neighborhood also supports access by multiple forms of transportation. Shaded areas, seating, open sightlines, safety-certified equipment, and resilient surfacing will further create a safe, comfortable, and welcoming environment where children of varying abilities and backgrounds can play together.

4. **Provide the estimated number of unduplicated young people who will benefit from this project. Include how this number was determined.**

An estimated 111 unduplicated young people ages 2–12 will directly benefit from the Rainbow Park playground project. This conservative estimate is based on the manufacturer's design capacity for the new multi-zone playground, which is approximately 111 users at one time.

The actual number of unique young people served annually is expected to be substantially higher because Rainbow Park is a heavily used neighborhood park serving Maple Plain and nearby western Hennepin County communities. However, the City does not currently maintain individual playground registration or attendance records because the park is free, open year-round, and does not require reservations. Therefore, the stated estimate uses the documented playground capacity rather than projecting repeat visits or unsupported annual attendance figures.

5. **Arts & Music projects: Would you like this application to be considered for Semiquincentennial recognition at Hennepin County? If so, describe how the project connects to the themes of *Power of Place, We the People,* and/or *Unfinished Revolutions* as described in the field guide.**

Click or tap here to enter text.

4.2 Statement of need

1. **Provide information on the community need for this project, citing specific examples. If available, include data or statistics related to the needs of your community as they relate to the project.**

Rainbow Park is a heavily used neighborhood park serving families with young children in Maple Plain and surrounding western Hennepin County communities. The existing playground equipment, much of which

was installed around 2004, has reached the end of its functional lifespan and no longer meets current expectations for accessibility, inclusivity, safety, or variety of play. The park's residential location makes it an important free, close-to-home recreation resource for families who may not have access to private recreational facilities.

The project area is located in Census Tract 0270.02, which has a population of 5,498, including 1,836 households and 1,365 families. The playground's service area extends beyond the census tract to nearby neighborhoods that lack comparable modern, inclusive recreation infrastructure. Continued residential growth and an increasing concentration of young families in western Hennepin County are also creating greater demand for high-quality neighborhood amenities.

Children with disabilities, mobility limitations, and sensory or cognitive needs are particularly underserved by the existing playground. The proposed redevelopment will address these barriers through accessible surfacing and circulation routes, transfer stations, inclusive swings and spinning elements, and ground-level sensory features. The new playground will accommodate approximately 111 users at one time, significantly increasing the park's capacity while providing children of varying abilities with equitable opportunities for outdoor activity and social interaction.

2. Provide information about the project planning process. Include information about how community feedback was collected during the planning process, such as community surveys or listening sessions.

The Rainbow Park playground project was developed through a collaborative planning process involving City staff, municipal leadership, recreation professionals, playground equipment designers, and subject-matter specialists. These participants evaluated the condition of the existing playground, accessibility and safety deficiencies, site conditions, community recreation needs, and opportunities to provide more inclusive play experiences.

Community feedback was collected primarily through routine engagement between City staff and families who regularly use Rainbow Park, as well as through public discussions concerning park improvements. Residents emphasized the need to modernize the aging playground, improve accessibility for children with disabilities and sensory needs, and expand the variety and capacity of recreational opportunities. Project concepts were reviewed internally by City leadership and shared through the City's customary public communication and municipal meeting processes, allowing stakeholders to review the proposed improvements and offer feedback before the project scope was finalized.

The application does not identify a formal community survey or dedicated listening session. Instead, the project reflects informal resident feedback, ongoing park-system discussions, professional evaluation, and public review through established municipal channels. This input directly informed the project's focus on inclusive equipment, accessible surfacing and routes, sensory features, improved safety, and expanded play capacity.

3. Explain how grant funding will support the financial needs of the local government unit and/or partner organization.

Grant funding will allow the City of Maple Plain to complete the comprehensive Rainbow Park playground renovation while reducing the financial burden on local taxpayers and preserving City resources for other essential infrastructure and public services. The total project cost is estimated at $244,627. The City is requesting $122,313 in grant funding and has committed a local match of $122,314 from its Capital Improvement Funds.

The grant will leverage the City's committed investment on a nearly one-to-one basis, making it possible to replace aging playground equipment and install accessible and inclusive features as one coordinated project. Without grant assistance, the City may need to delay the project, complete it in phases, or reduce important accessibility, safety-surfacing, drainage, and inclusive-play components.

As a small local government with competing capital needs, Maple Plain must carefully balance investments in parks, streets, utilities, and other public facilities. Grant funding will help the City deliver a durable, high-quality recreation facility while maintaining responsible long-term budgeting. It will also ensure that Rainbow Park remains a free and accessible community resource for children and families regardless of income or ability.

4.3 Community partnerships

1. List all partner organizations that will be involved in project implementation, as applicable. Describe the role of the local government unit (LGU) in the partnership. If the LGU will be serving primarily as the fiscal agent for the project, provide information about the organizational capacity of the partner organization to implement the project.

The City of Maple Plain will serve as the lead local government unit and project sponsor. The City is not acting solely as a fiscal agent for another organization. It will be directly responsible for project implementation, including grant administration, procurement, financial management, contractor coordination, compliance reporting, site preparation, inspections, and project closeout. City staff have experience managing publicly funded improvements through competitive procurement, budget tracking, contractor oversight, and grant reporting.

Project implementation partners and contractors are expected to include:

- Bolton & Menk, Inc.: Matt Bauman, PE, Project Manager and Civil Engineer, will provide professional expertise related to site conditions, drainage, accessibility, permitting, and construction oversight.
- Flagship Recreation/Landscape Structures: The playground supplier and installer will provide the commercial-grade playground equipment, accessible and inclusive play components, safety surfacing, and certified installation services. Final procurement will follow applicable public contracting requirements.
- Qualified construction contractors and subcontractors: Specialized contractors will perform applicable drainage, surfacing, concrete, equipment-installation, landscaping, and site-restoration work. Contractors will be required to comply with applicable safety, accessibility, prevailing-wage, and grant requirements.

The City will coordinate the work of these organizations, confirm that project elements meet the approved scope and accessibility standards, process project expenditures, maintain grant documentation, and assume responsibility for the playground's continued public operation, inspection, and maintenance after completion.

2. Describe whether the project will be located on public lands and if the project will be publicly accessible. If it will not be publicly accessible or it will have limited accessibility, explain why.

The project will be located entirely on publicly owned land within Rainbow Park, a City of Maple Plain municipal park located at 1500 Rainbow Avenue. The renovated playground will be publicly accessible

year-round during established park hours, from 6:00 a.m. to 10:00 p.m., seven days a week.

Use of the playground will be free, with no admission fees, memberships, reservations, or residency requirements. No agreements with schools, organizations, or clubs will restrict access by the general public. The park can be reached by walking, bicycling, or personal vehicle and includes adjacent parking, accessible parking spaces, and accessible routes connecting visitors to the playground.

Access will not be limited except during temporary construction, scheduled maintenance, inspections, or emergency closures necessary to protect public safety.

4.4 Implementation timeline

1. Include a proposed timeline for project implementation and describe how you will ensure this project is successfully completed within this timeframe.

The Rainbow Park playground renovation is expected to be completed within approximately three months, from late spring through fall, according to the following schedule:

- Month 1: Preconstruction and mobilization—approximately one week
- Month 1: Site clearing and demolition—approximately one week
- Month 1: Earthwork and drainage preparation—approximately two weeks
- Month 2: Hardscape construction and playground equipment installation—approximately three weeks
- Months 2–3: Landscaping and site restoration—approximately two weeks
- Month 3: Final inspections, punch-list corrections, and project closeout—approximately one week

The City of Maple Plain will ensure timely completion through advance procurement, clear contractor schedules, regular progress monitoring, budget tracking, and coordination among City staff, the project engineer, equipment suppliers, and construction contractors. Kevin Larson, Assistant City Administrator, will oversee grant administration, documentation, contractor coordination, and compliance reporting. Matt Bauman, PE, of Bolton & Menk, Inc. will provide professional engineering support related to site conditions, drainage, accessibility, and construction oversight.

The City will conduct regular project check-ins, promptly address field conditions or scheduling conflicts, verify work against approved plans, and maintain clear responsibility for required approvals and decisions. Final inspections and a formal punch-list process will ensure all work meets applicable safety, accessibility, and grant requirements before the project is accepted and closed out.

2. Provide information on programming events, such as grand openings, ribbon-cutting ceremonies, cultural performances, and/or other public events associated with this project.

Following completion of the Rainbow Park playground renovation, the City of Maple Plain plans to hold a public grand opening and ribbon-cutting ceremony. The event will invite residents, families, City Council members, project partners, and other community stakeholders to celebrate the completed improvements and recognize the grant funding that helped make the project possible.

The event will include brief remarks from City representatives, acknowledgment of funding and project partners, a ceremonial ribbon cutting, and an opportunity for children and families to explore the new playground. The City will promote the event through its website, social media channels, community newsletter, and public-notification systems to encourage broad community participation.

Because the playground will remain free and available for informal public use, no ongoing programmed events or reservations are required to access the facility. The City may incorporate the improved playground into future family-oriented park activities and community gatherings. Specific event dates and activities will be finalized as construction nears completion.

4.5 Project outcomes

1. Describe the intended outcomes of the project. Include information on how the benefits of the grant-funded project will last beyond the grant term period, if applicable.

The intended outcome of the Rainbow Park project is to transform an aging playground into a safe, modern, inclusive, and accessible outdoor recreation space for children ages 2–12 and their families. The completed project will increase the playground's capacity to approximately 111 users at one time and provide a wider variety of physical, sensory, imaginative, and social play opportunities. Accessible surfacing and circulation routes, transfer stations, inclusive swings and spinning elements, ground-level sensory features, seating, shade, and improved drainage will allow children of varying abilities to participate together.

The project will improve equitable access to free, close-to-home recreation, particularly for children with physical disabilities, mobility limitations, sensory needs, or cognitive differences. Additional outcomes include increased outdoor activity, stronger social connections, improved child development, and a more welcoming neighborhood gathering place.

These benefits will continue well beyond the grant period. Commercial-grade playground equipment is expected to last approximately 20–25 years, while impact-attenuating surfacing is expected to perform for approximately 10–15 years, depending on use and maintenance. Durable materials, engineered drainage, compacted aggregate, concrete curbing, and corrosion-resistant components will reduce premature deterioration and future replacement needs. The City will support the project's long-term success through routine inspections, cleaning, minor repairs, surfacing maintenance, lifecycle planning, and continued funding through its capital asset management process.

2. Describe sustainability efforts for the project including ongoing operations and maintenance, the environmental impact of the project, and the impact of this project on the community.

The Rainbow Park project is designed for long-term environmental, operational, and community sustainability. The City of Maple Plain will incorporate the renovated playground into its established park inspection and asset-management practices. Ongoing maintenance will include routine safety inspections, cleaning, minor repairs, engineered wood-fiber replenishment, care of poured-in-place surfacing, drainage monitoring, and landscaping upkeep. Manufacturer guidance and scheduled lifecycle planning will help the City anticipate maintenance needs and protect the public investment. Commercial-grade equipment is expected to last approximately 20–25 years, while impact-attenuating surfacing is expected to perform for approximately 10–15 years, depending on use and maintenance.

Environmental impacts will be limited because construction will occur within the existing developed playground footprint, avoiding expansion into surrounding green space. Engineered drainage aggregate and subsurface drain tile will manage stormwater onsite, reduce erosion, and protect soil and surface stability. Durable, domestically produced steel, plastics, and surfacing materials will reduce replacement frequency and long-term material waste. Any temporary turf disturbance will be restored following construction.

The project will positively affect the community by replacing obsolete equipment with a safe, free, inclusive, and accessible recreation facility. It will expand outdoor activity and social opportunities for children ages 2–12, including those with mobility, sensory, or cognitive differences. With capacity for approximately 111 simultaneous users, the playground will strengthen Rainbow Park as a welcoming neighborhood gathering place and provide lasting health, developmental, and social benefits for Maple Plain families.

3. Describe how you plan to measure project impact. Include information on your process and method for project evaluation and data collection.

The City of Maple Plain will measure the project's impact by evaluating completion, use, accessibility, safety, and community satisfaction. Before construction, the City will document baseline conditions through existing-site photographs, equipment-condition assessments, accessibility observations, and available information about current park use.

After completion, City staff will verify that all grant-funded improvements were installed according to the approved plans, budget, and schedule. Final inspections and a punch-list process will confirm compliance with applicable ADA accessibility requirements, ASTM playground safety standards, and manufacturer specifications.

The City will collect ongoing information through:

- Periodic observational counts of playground users, including general age ranges and use of accessible and inclusive features.
- Routine safety and maintenance inspection records.
- Documentation of repairs, maintenance needs, and facility conditions.
- Informal feedback from families and other park users.
- Comments received through the City's website, social media, email, public meetings, and direct communication with staff.
- Photographs documenting completion and continued use of the playground.

City staff will compare post-project observations with baseline conditions to determine whether the project increased use, expanded participation among children of varying abilities, improved safety and accessibility, and strengthened Rainbow Park as a neighborhood gathering place. Findings will be reviewed periodically and used to guide maintenance, future park planning, and required grant reporting.

Section 4: Funding request

5.1 Budget narrative

1. **Describe the amount of grant funding you are requesting. Provide a narrative justification for the requested amount and line-item budget expenses that explains how these expenses are allowable, necessary, and reasonable:**
    a. *Allowable:* The listed items are consistent with Section 1.2 of the RFA.
    b. *Necessary:* The expenses are important to the success of the project.
    c. *Reasonable:* The expenses reflect fair market prices.

The City of Maple Plain is requesting **$122,313 in grant funding** toward the total estimated project cost of **$244,627**. The City will provide a **$122,314 cash match** from its Capital Improvement Funds. The requested grant represents approximately 50% of the project cost and will leverage an equal local investment to complete the Rainbow Park playground renovation as one comprehensive project.

The expenses are allowable because they are direct capital costs associated with renovating a publicly accessible outdoor recreation facility and are consistent with the eligible activities identified in Section 1.2 of the RFA. They are necessary to provide a complete, safe, accessible, and durable playground. Costs are reasonable because estimates were developed using detailed supplier and contractor pricing, including Minnesota State Contract pricing where applicable. The estimates also account for certified installation, performance bonds, mobilization, and prevailing-wage requirements.

Budget item	Amount	Justification
Play equipment	$153,785	Provides the primary recreational improvements, including accessible climbing and sliding structures, swings, inclusive spinning equipment, sensory panels, and transfer components. The equipment is necessary to replace obsolete facilities and serve children of varying abilities. Pricing is based on itemized commercial playground-equipment estimates.
Poured-in-place rubber surfacing	$35,379	Provides approximately 1,505 square feet of accessible, impact-attenuating surfacing for fall heights of up to 10 feet. It is necessary for safety and accessible movement through high-use areas. The estimated rate of $23.51 per square foot reflects specialized materials and installation.
Engineered wood-fiber surfacing	$10,794	Provides approximately 209 cubic yards of IPEMA-certified, ADA-accessible safety surfacing. It is necessary to provide fall protection and complete the accessible playground surface. The estimated cost is approximately $45 per cubic yard, plus associated freight.
Compacted aggregate base	$4,634	Provides approximately 59 tons of compacted Class 5 aggregate or recycled concrete beneath the surfacing. It is necessary for drainage, stability, accessibility, and surfacing longevity. The estimated rate is $78.54 per ton.
Subsurface drain-tile system	$4,309	Provides approximately 200 linear feet of drain tile and washed aggregate. It is necessary to manage stormwater, reduce erosion, and protect the playground surfacing. The estimated rate is $21.55 per linear foot.
Certified playground	$27,523	Covers qualified installation labor, concrete footings, and assembly of commercial playground components. Certified installation is necessary to

Budget item	Amount	Justification
installation		ensure the equipment meets applicable safety, accessibility, and manufacturer requirements.
Freight and mobilization	$3,300	Covers equipment delivery from Delano, contractor mobilization, and dumpster service. These costs are necessary to transport materials, mobilize the installation crew, and manage construction debris.
LSI payment and performance bonds	$2,333.76	Provides financial and performance assurance for the equipment-related contract. The expense supports responsible public procurement and reduces the City's implementation risk.
Flagship payment and performance bonds	$2,569.16	Provides financial and performance assurance for the installation contract. The cost is necessary to protect the City and ensure completion of the contracted work.
City-provided site preparation and excavation	$0 grant expense	City staff will remove existing equipment and surfacing and prepare the site. This work reduces the contracted project cost and demonstrates the City's direct commitment to implementation.
City-provided concrete perimeter curb	Included by City	The approximately 437-linear-foot concrete curb will retain surfacing and maintain the playground's grade and structural integrity. No separate grant reimbursement is requested.
Total project cost	**$244,627**	
Grant request	**$122,313**	
City cash match	**$122,314**	

The requested amount is the minimum grant assistance needed to pair with the City's committed local funds and complete the full scope without delaying the project, dividing it into phases, or eliminating important accessibility, safety, drainage, or inclusive-play features.

2. If the total project cost exceeds the grant request, explain what costs will not be covered by grant funding.

The total estimated project cost is $244,627, while the City of Maple Plain is requesting $122,313 in grant funding. The remaining $122,314 will not be covered by the grant and will be provided as a cash match from the City's Capital Improvement Funds.

The City's matching funds will pay for the portion of eligible project expenses not reimbursed by the grant, including costs associated with playground equipment, accessible safety surfacing, drainage and aggregate improvements, certified installation, freight, mobilization, and payment and performance bonds. Grant and City funds will be applied across the approved project scope in accordance with the final grant agreement and reimbursement requirements.

In addition to the cash match, the City will perform site preparation and excavation, including removal of existing playground equipment and surfacing, at no cost to the grant. The City will also provide the concrete perimeter curb needed to retain surfacing and maintain grade integrity. Any project costs exceeding the approved budget, including unforeseen expenses, ineligible costs, or cost increases, will be the City's responsibility and will not be charged to the grant.

Section 5: Project budget

6.1 Project budget

Complete the project budget table below:

A. Identify your budget category in section A of the table below. Common budget categories include contracted services, site preparation, construction, installation, staffing *(for lifeguard services grants only)*, certification fees, participation fees, supplies and equipment, marketing and promotion, food and beverage, transportation, and signage. If planned expenses do not fall into any of these categories, please write "miscellaneous."

B. Identify your itemized expenses within each budget category in section B of the table below, including descriptions of the items for which you will be requesting reimbursement.

C. Include the total estimated cost for each budget category, rounding up or down to the nearest dollar amount, when appropriate.

Project Budget			
A. Budget category		**B. Description**	**Cost**
EXAMPLE	*Supplies and equipment*	*a. Paint Brushes, 4 sets at $12/set* *b. Acrylic paint, 10 colors at $5/paint* *c. Paint easels, 10 sets at $20/set*	*$98*
1	Play equipment	Play equipment	$153,785
2	Supplies & Equipment	Poured-in-place rubber surfacing	$35,379
3	Supplies & Equipment	Engineered wood-fiber surfacing	$10,794
4	Supplies & Equipment	Compacted aggregate base	$4,634
5	Construction	Subsurface drain-tile system	$4,309
6	Installation	Certified playground installation	$27,523
7	Mobilization	Freight and mobilization	$3,300
8	Performance bonds	LSI payment and performance bonds	$2,333.76
9	Performance bonds	Flagship payment and performance bonds	$2,569.16
10	Site Preparation	City-provided site preparation and excavation	$0 grant expense
11	Installation	City-provided concrete perimeter curb	Included by City
12	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
13	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
14	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
15	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL GRANT REQUEST	122,313

6.2 Additional funding

List additional funding sources such as matching funds or donations that are contributing to this project.

Additional Funding			
Matching Fund Source		**Description**	**Amount**
1	City of Maple Plain	Capital Improvement Funds.	$122,314
2	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
3	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
4	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
5	Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
		TOTAL ADDITIONAL FUNDING	$122,314

Section 6: Application affirmation

By completing the boxes below, I acknowledge that the information contained herein is accurate to the best of my knowledge. I also acknowledge that this application has been reviewed and approved by the local government unit (LGU) signatory authority who has provided their consent for this application submission.

Grant applicant name Kevin Larson	**Professional organization and title** City of Maple Plain, Assistant City Administrator
Phone 763-479-0515	**Email** klarson@mapleplainmn.gov

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-02 Approving the Transfer of the 2024 Bond Expense to the Appropriate Funds
PREPARED BY:	Jacob Schillander, City Administrator

RECOMMENDED ACTION: 1 Motion

1. Adopt Resolution 2026-0928-02 Approving the Transfer of the 2024 Bond Expense to the Appropriate Funds

Summary

In accordance with the bond finance plan for the 2024 Street Reconstruction Fund, the proposed resolution authorizes the transfer of funds received from the Water, Sewer, and Stormwater funds for their portions of the eligible project costs. Under the bond financing plan, project costs are allocated among the utility funds as follows: 13% to the Water Fund, 10% to the Sewer Fund, and 3% to the Stormwater Fund.

The following transfers, totaling $1,120,075.42, will be recorded:

Account	Description	Debit	Credit
458-39203	Transfer from Other Funds		$1,120,075.42
458-10100	Cash	$1,120,075.42	
601-49400-720	Operating Transfers	$560,037.71	
601-10100	Cash		$560,037.71
602-49450-720	Operating Transfers	$430,798.24	
602-10100	Cash		$430,498.24
603-49455-720	Operating Transfers	$129,239.47	
603-10100	Cash		$129,239.47

Recommendation: Staff recommend the City Council adopt the resolution approving the transfer of the 2024 Bond Expense to the appropriate funds.

CITY OF MAPLE PLAIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NUMBER 2026-0928-02

A RESOLUTION APPROVING THE TRANSFER OF THE 2024 BOND EXPENSES TO THE APPROPRIATE FUNDS

WHEREAS, the City of Maple Plain received proceeds from the 2024A General Obligation Bond in 2024; and

WHEREAS, the bond documents specify that project costs are to be funded through bond proceeds, with allocations of 13% from the Water Fund, 10% from the Sewer Fund, and 3% from the Stormwater Fund; and

WHEREAS, the City desires to transfer these amounts from the respective utility funds back to the 2024 Street Reconstruction Fund (Fund 458) in accordance with the bond financing plan;

NOW THEREFORE, BE RESOLVED by the City Council of the City of Maple Plain, Minnesota, that the following transfers are hereby approved:

Account	Description	Debit	Credit
458-39203	Transfer from Other Funds		$1,120,075.42
458-10100	Cash	$1,120,075.42	
601-49400-720	Operating Transfers	$560,037.71	
601-10100	Cash		$560,037.71
602-49450-720	Operating Transfers	$430,798.24	
602-10100	Cash		$430,498.24
603-49455-720	Operating Transfers	$129,239.47	
603-10100	Cash		$129,239.47

ADOPTED, by the City Council of Maple Plain, Minnesota, on this 28th day of September 2026.

CITY OF MAPLE PLAIN

BY: **ATTEST:**

Julie M. Maas-Kusske, Mayor

Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-03 Approving the Revisions to the 2026 Maple Plain Council Appointments
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 motion **1.** Motion to adopt Resolution 2026-0928-03 Approving the Revisions to the 2026 Maple Plain Council Appointments	

Summary

With the resignation of Councilmember Connie Francis and the appointment of Nathan Pearson to fill the remainder of Councilmember Francis's unexpired term, Council reviewed the existing appointments to boards, commissions, and committees. At the August 24th Council workshop, the Council reviewed the following proposed updates to the City Council appointments:

- Assignment of Councilmember Pearson as the Council representative to the Planning Commission.
- Removal of the Rebranding Committee from the list of Council boards, commissions, and committee appointments.

2026-0928-03 Approving the Revisions to the 2026 Maple Plain Council Appointments, outlined the direction provided by the Council.

Recommendation:

Staff recommends the Council Resolution 2026-0928-03 Approving the Revisions to the 2026 Maple Plain Council Appointments. This action will be ensure that statutory requirements are met while updating the City of Maple Plain's operational framework to maintain efficiency and alignment with strategic priorities.

CITY OF MAPLE PLAIN

HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2026-0928-03

A RESOLUTION RELATING TO STATUTORY REQUIREMENTS AND ANNUAL APPOINTMENTS FOR COUNCIL APPOINTMENTS FOR THE CITY OF MAPLE PLAIN, MINNESOTA

BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

Annual Appointments

The City Council confirms the following revisions to the Annual Council Appointments to ensure the effective operation of boards, and committees:

- Committee Assignments:
Listed in Exhibit A

These appointments shall be effective for the calendar year 2026 or until successors are duly appointed.

APPROVED by the Maple Plain City Council on September 28, 2026.

Signed:

_____

Julie M. Maas-Kusske, Mayor

Attest:

_____

Jacob W. Schillander, City Administrator

ANNUAL CITY COUNCIL APPOINTMENTS

January – December 2026

List of Boards & Commissions	Staff	Council
NW Henn. League of Municipalities	No Staff	Mayor Maas-Kusske
Regional Council of Mayors	No Staff	Mayor Maas-Kusske
Planning Commission	City Administrator City Planner	Councilmember ~~Francis~~ Pearson
Pioneer Creek / Lake Sarah Watershed District	Assistant City Administrator	Councilmember Arvizo
Economic Development Authority (EDA)	Assistant City Administrator- Current Businesses City Administrator- New Development City Planner	All 5 CC Members
Highway 12 Safety Coalition	As Needed	Councilmember Burak Mayor Julie Maas-Kusske
Police Commission	City Administrator	Mayor Maas-Kusske Councilmember DeLuca
Hennepin County Criminal Justice Coord. Committee	No Staff	Mayor Maas-Kusske
Fire Commission	City Administrator	Mayor Maas-Kusske Councilmember Burak
Personnel Committee	City Administrator	Mayor Julie Maas-Kusske Councilmember DeLuca
Acting Mayor	No Staff	Councilmember DeLuca
Orono Rotary Club	Quarterly	Mayor Maas-Kusske Or Alternate
West Hennepin Chamber of Commerce	Assistant City Administrator	Mayor Maas-Kusske Councilmember Arvizo
Weed Inspector	Assistant City Administrator	Mayor Julie Maas-Kusske
Citizens Advisory Panel on Public Spaces	Assistant City Administrator	Councilmember DeLuca
Meetings with Local & State Officials	Staff as Needed	Mayor Julie Maas-Kusske Or Alternate
Fire Relief Board	City Administrator	Mayor Julie Maas-Kusske Councilmember DeLuca

CITY COUNCIL APPOINTMENTS 2026: The following is a list of Boards & Commissions that members of the City Council and/or Staff are appointed to annually, along with the regular meeting schedule and a short description. This document is meant to serve as a reference tool and will be updated annually or as needed. Please call City Hall for verification of any upcoming meetings or questions.

List of Boards & Commissions	Regular Meeting Schedule (EOM = Every Other Month)	Board/Commission Description
NW Henn. League of Municipalities	2nd Wednesday @ 6:30 pm Jan – June & Sept - Dec	Education of members (usually Mayor) and networking for better results within the cities
Regional Council of Mayors	2nd Monday @11:30 am	Nonpartisan platform for networking, learning, collaboration, and action
Planning Commission	1st Thursday of Each Month @ 6:00 PM	An advisory group to the City Council to assist with long-range planning and foster high quality development
Pioneer - Sarah Creek Watershed District	3rd Thursday of Each Month @ 6:00 PM (Maple Plain)	A joint powers watershed management organization to enhance area water quality
Economic Development Authority	2nd Monday of Each Month @ 7:00 PM	An advisory group to the City Council to promote economic growth
Highway 12 Safety Coalition	1st Thursday of EOM (January) @ 3:00 PM (Delano)	Formed to address the Highway 12 safety issues
Police Commission	(2023) 1/24 4/25 7/25 9/26 12/19 @ 8:00 AM (WHPS)	To oversee the operations of West Hennepin Public Safety
Hennepin County Criminal Justice Coord. Committee	4th Thursday of EOM (January) @ 12:00 PM	Integration of public safety and human services
Fire Commission	2nd Monday of EOM (January) @ 2:30 PM	To oversee the Maple Plain Fire Department and specific duties as called out in the JPA.
Personnel Committee	As needed	To review and revise the personnel policies as needed or requested
Acting Mayor	n/a	The most-tenured member of the council to act as the mayor if a vacancy arises

Orono Rotary Club	Weekly on Thursdays at 7:15 AM	Provide service to others, promo integrity and world understandi fellowship of business and community leaders through fellowship of business and community leaders
West Hennepin Chamber of Commerce	2nd Tuesday of Each Month @ 12:00 PM (Maple Plain)	Promotes and encourages development of a positive business community
Weed Inspector	n/a	The city enforcement authority and local point of contact regarding noxious weeds
Citizens Advisory Group	TBD	To preserve and enhance natural resources, public spaces, and recreational facilities
Fire Relief Trustee Board	Schedule set at first meeting of the year - variable	Receives and manages public money to provide retirement and other benefits for fire department personnel
~~Rebranding~~	~~TBD~~	~~To redesign the city logo, city website, and city signage throughout the city.~~

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-04 Approving the Purchase the BS&A Software and Transfer of Funds
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion **1.** Motion to adopt Resolution 2026-0928-04 Approving the Purchase the BS&A Software and Transfer of Funds	

Summary

The City Council is asked to consider purchasing and implementing BS&A Software, a cloud-based municipal platform that would consolidate many of the City's administrative functions into one integrated system. BS&A would support fund accounting, general ledger, accounts payable, accounts receivable, cash receipting, utility billing, customer account management, Public Works work orders, building permits, business licensing, online payments, code enforcement, land use, zoning applications, and related property records.

The integrated system would allow financial, utility, property, permitting, licensing, community development, and Public Works information to be managed within the same software environment. This transition would reduce duplicate data entry, improve access to information across departments, and provide greater continuity for City records.

The total initial project cost is $116,315, consisting of:

BS&A Cost	Amount
Initial annual cloud subscription	$22,650
Data conversion / database setup	$28,075
Project management & implementation planning	$22,715
Implementation & training	$42,875

Staff recommends using Capital Funds from Fund 451 to pay the full initial project cost. This amount includes professional services and the initial annual cloud subscription. Fund 451 would cover the three scheduled payments: $50,790 upon execution of the agreement, $22,650 at the start of the subscription period, and $42,875 upon completion of training. Staff will coordinate expenditures with the implementation schedule and contractual payment requirements.

Staff Recommendation

Staff recommends adopting Resolution 2026-0928-04 Approving the Purchase the BS&A Software and Transfer of Funds. The action to proceed with BS&A will modernize and consolidate the City's administrative technology while addressing current performance, data reliability, backup, and aging-server concerns.

CITY OF MAPLE PLAIN

HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2026-0928-04

A RESOLUTION APPROVING THE PURCHASE OF BS&A SOFTWARE AND THE TRANSFER OF FUNDS

BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

WHEREAS, the City of Maple Plain currently uses separate software platforms for financial management, utility billing, permitting, licensing, invoice processing, public works, and other municipal operations; and

WHEREAS, maintaining multiple independent platforms results in duplicate data entry, inconsistent workflows, and limited access to centralized records across City departments; and

WHEREAS, the City's existing Banyon financial and utility billing system operates on an aging on-premises server that may require replacement at an estimated cost of up to $25,000; and

WHEREAS, City staff have experienced performance, data reliability, and backup concerns with the existing system; and

WHEREAS, BS&A Software would provide an integrated, cloud-based municipal software system that includes fund accounting, utility billing, cash receipting, accounts payable, accounts receivable, work orders, permitting, licensing, online payments, code enforcement, and community development records; and

WHEREAS, the proposed system would improve operational efficiency, information access, record continuity, interdepartmental coordination, and the reliability of the City's administrative systems; and

WHEREAS, BS&A Software has submitted a revised proposal totaling $116,315, which includes the following:

- Initial annual cloud subscription: $22,650;
- Data conversion and database setup: $28,075;
- Project management and implementation planning: $22,715; and
- Implementation and training: $42,875; and

WHEREAS, implementation is expected to take approximately six to eight months, with data conversion, system configuration, staff training, verification, and transition activities beginning in 2026 and continuing into 2027; and

WHEREAS, the Customer Order Form establishes an initial five-year subscription period, with future subscription costs subject to annual appropriation and the terms of the agreement; and

WHEREAS, sufficient Capital Funds are available in Fund 451 to pay the initial project cost of $116,315; and

WHEREAS, the proposed payment schedule includes $50,790 upon execution of the agreement, $22,650 at the start of the subscription period, and $42,875 upon completion of training.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

1. The purchase and implementation of the proposed BS&A Software system are hereby approved at an initial cost of $116,315.
2. The use and transfer of up to $116,315 from Capital Fund 451 to the appropriate fund or expenditure accounts are hereby approved to pay the initial project costs in accordance with the contractual payment schedule.
3. The City Administrator and City staff are authorized to approve and make the necessary budget amendments, interfund transfers, accounting entries, and payments required to implement this resolution.
4. The City Administrator is authorized to execute the Customer Order Form, professional services agreement, and other documents necessary to complete the purchase and implementation.
5. Future subscription fees and other ongoing costs shall be included in the City's annual budget process and remain subject to annual appropriation by the City Council.
6. The City Administrator is authorized to approve minor changes to the implementation schedule or allocation of costs among approved project categories, provided the total initial project cost does not exceed $116,315 without further City Council approval.

APPROVED by the Maple Plain City Council on September 28, 2026.

Signed:

_____

Julie M. Maas-Kusske, Mayor

Attest:

_____

Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-05 Declaring Costs To Be Assessed, And Ordering Preparation Of Proposed Assessment For The 2026 Industrial Street Improvements
PREPARED BY:	Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION: 1 Motion 1. Adopt Resolution 2026-0928-05 Declaring Costs To Be Assessed, And Ordering Preparation Of Proposed Assessment For The 2026 Industrial Street Improvements	

Summary

Please see the memorandum from Assistant City Engineer Matt Bauman for 2026 Industrial Street Improvement.

Recommendation: Staff recommends to adopt Resolution 2026-0928-05 Declaring Costs To Be Assessed, And Ordering Preparation Of Proposed Assessment For The 2026 Industrial Street Improvements.

BOLTON & MENK
Real People. Real Solutions.

2638 Shadow Lane
Suite 200
Chaska, MN 55318-1172

Ph: (952) 448-8838
Fax: (952) 448-8805
Bolton-Menk.com

MEMORANDUM

Date: September 21, 2026

To: Jacob Schillander, City Administrator

From: Matthew S. Bauman, P.E.

Subject: 2026 Industrial Street Improvements – Assessment Hearing

In the fall of 2025, the city council authorized the preparation of a feasibility study for the 2026 Industrial Street Improvements Project. Since authorization, there have been many opportunities for both the city council and the public to discuss the project and provide input to the project team. The following is a summary of the process and check-in points that have occurred:

- October 27, 2025 – Bolton & Menk was authorized to prepare a feasibility study for the project.
- December 15, 2025 – The feasibility study was presented to the city council. The study was accepted, and an Improvement Hearing was ordered to be held on January 20, 2026.
- January 6, 2026 – An open house was held to review the project scope, costs, and assessments with the public. All residents in the project area were invited and allowed to provide input and ask questions.
- January 20, 2026 – A public hearing was held to present the feasibility study to the public. The public provided input to the project team and city council.
- January 26, 2026 – The city council passed a resolution ordering the public improvements.
- March 23, 2026 – The city council reviewed bids and awarded the construction contract to Omann Brothers Paving, Inc.
- June 22, 2026 – The city council approved project financing.

In addition to the formal action and opportunities for public input listed above, there has been ongoing communication with residents within the project area. Project details are posted on the city website and weekly construction updates have been provided to residents. As needed, we have also had one-on-one discussions and meetings with residents to answer questions and address concerns that have come up before and during construction.

Bolton & Menk is an equal opportunity employer.

As we near the end of construction, it is now necessary for the city to set a date and provide notification for the assessment hearing. This portion of the process will require the following actions:

1. Pass a resolution declaring the cost to be assessed and ordering the preparation of the proposed assessment roll (see attached).
2. Pass a resolution setting the date, time, and location of the assessment hearing (see attached).
3. At least once and at least two weeks before the assessment hearing, public notice in the official city newspaper.
4. At least two weeks before the hearing, mail notice of the hearing to each affected property owner. The mailed notice must include the amount of the special assessment against the individual parcels.

It is recommended that the assessment hearing be set for October 19th and that the amount to be assessed be based on the city assessment policy. The following is the estimated cost apportionment for the project, which shows the estimated final costs compared to the costs that were estimated in the feasibility study. The costs are based on estimated final quantities and actual soft costs to date:

	Final Estimate	Per Feasibility Study
• Assessments	$100,014.62	$100,465.26
• Capital Improvement Fund	$167,645.88	$145,312.50
• Water Fund	$193,781.43	$186,597.24
• **Total Project Cost**	**$453,401.93**	**$432,375.00**

A detailed list of the project costs is attached along with the proposed assessment roll.

Please let me know if you have questions or need more information.

2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
FINAL COST APPORTIONMENT
9/21/2026

ITEM NO.	ITEM	BID QUANT.	FINAL QUANT.	UNIT	Omann Brothers Paving, Inc. UNIT PRICE	Omann Brothers Paving, Inc. AMOUNT	WATERMAIN UNIT PRICE	WATERMAIN AMOUNT	MILL AND OVERLAY UNIT PRICE	MILL AND OVERLAY AMOUNT
1	MOBILIZATION	1	1	LUMP SUM	$21,451.55	$21,451.55	$15,016.09	$15,016.09	$6,435.47	$6,435.47
2	TRAFFIC CONTROL	1	1	LUMP SUM	$6,000.00	$6,000.00		$0.00	$6,000.00	$6,000.00
3	MILL BITUMINOUS (P)	4660	4660	SQ YD	$2.10	$9,786.00		$0.00	$2.10	$9,786.00
4	REMOVE CONCRETE WALK (ANY THICKNESS)	100	0	SQ FT	$2.70	$0.00		$0.00	$2.70	$0.00
5	REMOVE CONCRETE CURB AND GUTTER (ANY TYPE)	400	530	LIN FT	$5.00	$2,650.00		$0.00	$5.00	$2,650.00
6	REMOVE WATERMAIN (ANY SIZE, ANY TYPE)	77	105	LIN FT	$5.22	$548.10	$5.22	$548.10		$0.00
7	REMOVE HYDRANT	2	2	EACH	$417.96	$835.92	$417.96	$835.92		$0.00
8	REMOVE GATE VALVE AND BOX (ANY SIZE)	8	8	EACH	$261.10	$2,088.80	$261.10	$2,088.80		$0.00
9	REMOVE CASTING ASSEMBLY (SANITARY)	2	2	EACH	$325.00	$650.00		$0.00	$325.00	$650.00
10	SALVAGE AND REINSTALL BOULDER WALL	60	83	LIN FT	$42.24	$3,505.92		$0.00	$42.24	$3,505.92
11	SALVAGE AND REINSTALL LANDSCAPE ROCK	400	222	SQ FT	$2.14	$475.08		$0.00	$2.14	$475.08
12	EXPLORATORY EXCAVATION	5	5	HR	$722.40	$3,612.00	$722.40	$3,612.00		$0.00
13	COMMON EXCAVATION	80	80	CY	$36.50	$2,920.00	$36.50	$2,920.00		$0.00
14	AGGREGATE BASE CL 5 (CV)	65	162.6	TON	$34.80	$5,658.48		$0.00	$34.80	$5,658.48
15	TYPE SP 9.5 BITUMINOUS WEAR COURSE 2" OVERLAY MIX (2,B)	450	568.99	TON	$85.80	$48,819.34		$0.00	$85.80	$48,819.34
16	TYPE SP 12.5 BITUMINOUS NON WEAR COURSE MIX (2,B) (PATCHING)	45	38.89	TON	$147.75	$5,746.00		$0.00	$147.75	$5,746.00
17	TYPE SP 9.5 BITUMINOUS WEAR COURSE MIX (2,B) (DRIVEWAY)	5	5.94	TON	$150.00	$891.00		$0.00	$150.00	$891.00
18	TYPE SP 12.5 BITUMINOUS NON WEAR COURSE MIX (2,B) (DRIVEWAY)	7	7.92	TON	$150.00	$1,188.00		$0.00	$150.00	$1,188.00
19	CRACK REPAIR	300	0	LIN FT	$8.50	$0.00		$0.00	$8.50	$0.00
20	AGGREGATE DRIVEWAY SURFACING, CL 5 (100% CRUSHED LIMESTONE)	5	0	TON	$80.00	$0.00		$0.00	$80.00	$0.00
21	CONCRETE CURB & GUTTER (B618)	400	530	LIN FT	$31.96	$16,938.80		$0.00	$31.96	$16,938.80
22	4" CONCRETE WALK (INCL AGG BASE CL 5)	100	0	SQ FT	$16.35	$0.00		$0.00	$16.35	$0.00
23	REPAIR DRAIN TILE (ANY SIZE)	60	299.5	LIN FT	$10.84	$3,246.58		$0.00	$10.84	$3,246.58
24	CASTING ASSEMBLY (SANITARY)	2	2	EACH	$1,398.00	$2,796.00		$0.00	$1,398.00	$2,796.00
25	CHIMNEY SEAL	2	2	EACH	$240.00	$480.00		$0.00	$240.00	$480.00
26	TEMPORARY WATER SERVICE	2	2	EACH	$2,871.54	$5,743.08	$2,871.54	$5,743.08		$0.00
27	TEMPORARY WATER SERVICE (FIRE)	2	0	EACH	$2,871.54	$0.00	$2,871.54	$0.00		$0.00
28	TEMPORARY WATER SERVICE (HYDRANT JUMP)	1	1	EACH	$1,958.22	$1,958.22	$1,958.22	$1,958.22		$0.00
29	CONNECT TO EXISTING WATERMAIN	5	6	EACH	$5,141.42	$30,848.52	$5,141.42	$30,848.52		$0.00

30	CONNECT TO EXISTING WATER SERVICE	2	2	EACH	$1,198.67	$2,397.34	$1,198.67	$2,397.34		$0.00
31	6" DIP WATERMAIN, CL 52	16	20	LIN FT	$71.21	$1,424.20	$71.21	$1,424.20		$0.00
32	8" C900 PVC, DR 18 WATERMAIN (PIPE BURST)	725	735	LIN FT	$88.75	$65,231.25	$88.75	$65,231.25		$0.00
33	8" C900 PVC, DR 18 WATERMAIN (OPEN CUT)	71	63	LIN FT	$69.14	$4,355.82	$69.14	$4,355.82		$0.00
34	6" GATE VALVE	4	5	EACH	$2,655.34	$13,276.70	$2,655.34	$13,276.70		$0.00
35	8" GATE VALVE	4	4	EACH	$3,616.13	$14,464.52	$3,616.13	$14,464.52		$0.00
36	1" CURB STOP & BOX	1	0	EACH	$888.55	$0.00	$888.55	$0.00		$0.00
37	2" CURB STOP & BOX	1	2	EACH	$1,371.53	$2,743.06	$1,371.53	$2,743.06		$0.00
38	1" CORPORATION	1	0	EACH	$1,705.90	$0.00	$1,705.90	$0.00		$0.00
39	2" CORPORATION	1	2	EACH	$2,092.90	$4,185.80	$2,092.90	$4,185.80		$0.00
40	1" COPPER WATER SERVICE, TYPE K	50	0	LIN FT	$27.86	$0.00	$27.86	$0.00		$0.00
41	2" COPPER WATER SERVICE, TYPE K	15	67	LIN FT	$79.46	$5,323.82	$79.46	$5,323.82		$0.00
42	WATER SERVICE LID	1	0	EACH	$154.80	$0.00	$154.80	$0.00		$0.00
43	HYDRANT	2	2	EACH	$9,467.57	$18,935.14	$9,467.57	$18,935.14		$0.00
44	DUCTILE IRON FITTINGS	1000	866	POUNDS	$14.19	$12,288.54	$14.19	$12,288.54		$0.00
45	4" POLYSTYRENE INSULATION	7	3.5	SQ YD	$72.24	$252.84	$72.24	$252.84		$0.00
46	REPAIR SANITARY SERVICE - POST PIPE BURST	1	1	EACH	$1.03	$1.03	$1.03	$1.03		$0.00
47	HYDRAULIC MULCH WITH SEED MIXTURE RESIDENTIAL TURF	200	300	SQ YD	$8.50	$2,550.00	$8.50	$2,550.00		$0.00
48	INLET PROTECTION	4	4	EACH	$160.55	$642.20		$0.00	$160.55	$642.20
49	LANDSCAPE ALLOWANCE	1	0.8	ALLOWANCE	$4,000.00	$3,200.00		$0.00	$4,000.00	$3,200.00
EW 1	HYDRANT EXTENSION (EST)		1.5	LIN FT	$1,500.00	$2,250.00	$1,500.00	$2,250.00		$0.00
EW 2	WATER LINE REPAIR* (EST)		1	LUMP SUM	$6,000.00	$6,000.00	$6,000.00	$6,000.00		$0.00
				BASE BID TOTAL:		**$338,359.65**		**$219,250.79**		**$119,108.86**
				SOFT COSTS:		$115,042.28		$74,545.27		$40,497.01
				TOTAL PROJECT COST:		**$453,401.93**	**WATERMAIN**	**$293,796.05**	**MILL & OVERLAY**	**$159,605.88**
								*WATER REPAIR $8,040.00		

FINAL ASSESSMENT ROLL - BASED ON BID RESULTS
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
9/21/2026

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	WATERMAIN (FF)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPOLIS MN 55401	5130 Industrial St	2511824120062		583	$38,717.03	$38,717.03
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195	$12,949.95	$12,949.95
	OTHERS - CITY COST				(a)	728	$48,346.48	$48,346.48
				Total		1506	$100,013.46	$100,013.46

Notes
Total Parcel Frontage 1506

(a) City cover cost of abutting frontage of properties without connections.
* Estimated cost for water service repair adjacent to, but not part of project.

Industrial Street Cost Summary	Estimated Cost	Ass'l (35%)
Mill & Overlay	$159,605.88	
Watermain	$285,756.05	$100,014.62
Water Repair*	$8,040.00	
Total	$453,401.93	

Cost/FF
$66.41

CITY OF MAPLE PLAIN
HENNEPIN COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2026-0928-05

RESOLUTION DECLARING COST TO BE ASSESSED, AND ORDERING PREPARATION OF PROPOSED ASSESSMENT FOR THE 2026 INDUSTRIAL STREET IMPROVEMENTS

WHEREAS, a contract has let (estimated costs have been calculated) for the 2026 Industrial Street Improvements, which includes Industrial Street between Budd Ave N and the cul-de-sac, and

WHEREAS, the contract (bid) price (estimated cost) for such improvements is $338,359.65, and the expenses incurred or to be incurred in the making of such improvement amount to $115,042.28 so that the total cost of the improvement will be $453,401.93.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA:

1. The portion of the cost of such improvement to be paid by the city is hereby declared to be $353,387.31 and the portion of the cost to be assessed against benefited property owners is declared to be $100,014.62.

2. Assessments shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2027 and shall bear interest at the rate of 5.21 percent per annum from the date of the adoption of the assessment resolution.

3. The city clerk with the assistance of the city engineer (consulting engineer), shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected, without regard to cash valuation, as provided by law, and the City Clerk shall file a copy of such proposed assessment in the Clerk's office for public inspection.

4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

This Resolution was adopted by the City Council of Maple Plain on this 28th day of September 2026, by a vote of _____ ayes and _____ nays.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-06 Approving Hearing On Proposed Assessment For The 2026 Industrial Street Improvement Project
PREPARED BY:	Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION: 1 Motion 1. Adopt Resolution 2026-0928-06 Approving Hearing On Proposed Assessment For The 2026 Industrial Street Improvement Project	

Summary

Resolution 2026-0928-06 schedules a public hearing for the proposed assessments associated with the 2026 Industrial Street Improvements Project, which includes Industrial Street between Budd Avenue N and the cul-de-sac. The proposed assessment has been completed and filed with the City Clerk for public inspection.

The resolution establishes the public hearing for October 19, 2026, at 7:00 p.m. at Maple Plain City Hall. Property owners affected by the proposed assessment will have an opportunity to provide comments regarding their assessment. The resolution also directs the City Clerk to publish notice of the hearing and mail notice to each affected property owner at least two weeks before the hearing.

Property owners may pay their assessment prior to certification to Hennepin County. No interest will be charged if the full assessment is paid within 30 days following adoption of the assessment.

Recommendation

Staff recommends to adopt Resolution 2026-0928-06 Approving Hearing On Proposed Assessment For The 2026 Industrial Street Improvement Project

CITY OF MAPLE PLAIN
HENNEPIN COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2026-0928-06

RESOLUTION FOR HEARING ON PROPOSED ASSESSMENT FOR THE 2026 INDUSTRIAL STREET IMPROVEMENTS PROJECT

WHEREAS, by a resolution passed by the council on September 28, 2026, the clerk was directed to prepare a proposed assessment of the cost for the 2026 Industrial Street Improvements, which includes Industrial Street between Budd Ave N and the cul-de-sac, and

WHEREAS, the clerk has notified the council that such proposed assessment has been completed and filed in the City Clerk's office for public inspection.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA:

1. A hearing shall be held at 7:00 p.m. on October 19, 2026, in the city hall located at 5050 Independence Street, Maple Plain, MN 55359 to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

2. The city clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and the City Clerk shall state in the notice the total cost of the improvement. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment remaining unpaid, with interested accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

This Resolution was adopted by the City Council of Maple Plain on this 28th day of September 2026, by a vote of _____ ayes and _____ nays.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-07 – Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment for the 2026 Downtown Street Reconstruction
PREPARED BY:	Jacob Schillander, City Administrator Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION: 1 Motion 1. Approve Resolution 2026-0928-07	

Background

The City is nearing completion of the 2026 Downtown Street Reconstruction Project and is now proceeding with the special assessment process associated with the improvements.

The City Engineer has prepared a report outlining the project history, estimated final project costs, proposed allocation of costs, and proposed assessment information. The City Engineer's report is included with this agenda item and should be referenced for the detailed project and assessment information.

Council Action

Resolution 2026-0928-07 declares the portion of the project cost proposed to be assessed against benefited properties and directs preparation of the proposed assessment. The resolution is a procedural step necessary to move the assessment process forward.

A separate resolution will establish the date, time, and location of the public hearing on the proposed assessments. Required notice of the hearing will then be published and mailed to affected property owners in accordance with the applicable requirements.

Recommendation

Staff recommends that the City Council approve Resolution 2026-0928-07, Declaring Cost to be Assessed and Ordering Preparation of Proposed Assessment for the 2026 Downtown Street Reconstruction.

BOLTON & MENK
Real People. Real Solutions.

2638 Shadow Lane
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Chaska, MN 55318-1172

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Bolton-Menk.com

MEMORANDUM

Date: September 21, 2026

To: Jacob Schillander, City Administrator

From: Matthew S. Bauman, P.E.

Subject: 2026 Downtown Street Reconstruction – Assessment Hearing

In the fall of 2025, the city council authorized the preparation of a feasibility study for the 2026 Downtown Street Reconstruction Project. Since authorization, there have been many opportunities for both the city council and the public to discuss the project and provide input to the project team. The following is a summary of the process and check-in points that have occurred:

- October 27, 2025 – Bolton & Menk was authorized to prepare a feasibility study for the project.
- December 15, 2025 – The feasibility study was presented to the city council. The study was accepted, and an Improvement Hearing was ordered to be held on January 20, 2026.
- January 6, 2026 – An open house was held to review the project scope, costs, and assessments with the public. All residents in the project area were invited and allowed to provide input and ask questions.
- January 20, 2026 – A public hearing was held to present the feasibility study to the public. The public provided input to the project team and city council.
- January 26, 2026 – The city council passed a resolution ordering the public improvements.
- May 26, 2026 – The city council reviewed bids and awarded the construction contract to Kuechle Construction.
- June 22, 2026 – The city council approved project financing.

In addition to the formal action and opportunities for public input listed above, there has been ongoing communication with residents within the project area. Project details are posted on the city website and weekly construction updates have been provided to residents. As needed, we have also had one-on-one discussions and meetings with residents to answer questions and address concerns that have come up before and during construction.

As we near the end of construction, it is now necessary for the city to set a date and provide notification for the assessment hearing. This portion of the process will require the following actions:

1. Pass a resolution declaring the cost to be assessed and ordering the preparation of the proposed assessment roll (see attached).
2. Pass a resolution setting the date, time, and location of the assessment hearing (see attached).
3. At least once and at least two weeks before the assessment hearing, public notice in the official city newspaper.
4. At least two weeks before the hearing, mail notice of the hearing to each affected property owner. The mailed notice must include the amount of the special assessment against the individual parcels.

It is recommended that the assessment hearing be set for October 19th and that the amount to be assessed be based on the city assessment policy. The following is the estimated cost apportionment for the project, which shows the estimated final costs compared to the costs that were estimated in the feasibility study. The costs are based on estimated final quantities and 22% soft costs:

	Final Estimate	Per Feasibility Study
• Assessments	$1,513,444.91	$1,669,820.78
• Capital Improvement Fund	$2,739,876.24	$2,839,868.29
• Storm Sewer Fund	$517,852.46	$500,000.00
• Water Fund	$458,366.14	$527,572.50
• Sanitary Sewer Fund	$381,368.70	$358,483.13
• **Total Project Cost**	**$5,610,908.45**	**$5,895,744.69**

A detailed list of the project costs is attached along with the proposed assessment roll.

Please let me know if you have questions or need more information.

2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
COST APPORTIONMENT SUMMARY
9/21/2026

ITEM NO.		ITEM	BID QUANTITY	TOTAL QUANTITY	UNIT	UNIT PRICE	AMOUNT
ASSESSABLE IMPROVEMENTS							
STREET IMPROVEMENTS							
1		MOBILIZATION	0.525	0.525	LUMP SUM	$100,000.00	$52,500.00
2		TRAFFIC CONTROL	0.525	0.525	LUMP SUM	$7,000.00	$3,675.00
3		CLEARING & GRUBBING	10	63	TREE	$1,000.00	$63,000.00
4		REMOVE CONCRETE CURB AND GUTTER (ANY TYPE)	3460	3460	LIN FT	$4.00	$13,840.00
5		REMOVE CONCRETE WALK (ANY THICKNESS)	10000	11000	SQ FT	$1.00	$11,000.00
6		REMOVE CONCRETE PAVEMENT (ANY THICKNESS)	1500	1500	SQ FT	$1.00	$1,500.00
7		REMOVE MISCELLANEOUS DEBRIS/MILLING PILES (EV)	200	300	CU YD	$25.00	$7,500.00
8		REMOVE SIGN	1	1	EACH	$25.00	$25.00
9		SALVAGE & REINSTALL LANDSCAPE RETAINING WALL	110	110	LIN FT	$50.00	$5,500.00
10		SALVAGE & REINSTALL FENCE (ANY TYPE)	40	40	LIN FT	$40.00	$1,600.00
11		SALVAGE & REINSTALL LANDSCAPE ROCK (ANY TYPE)	20	20	SQ FT	$10.00	$200.00
12		SALVAGE & REINSTALL MULCH (ANY TYPE)	20	20	SQ FT	$10.00	$200.00
13		COMMON EXCAVATION (CV) (P)	11520	10200	CU YD	$25.00	$255,000.00
14		SUBGRADE EXCAVATION (EV)	2500	2500	CU YD	$24.00	$60,000.00
15		GEOTEXTILE FABRIC, TYPE V	12850	12850	SQ YD	$4.00	$51,400.00
16		SELECT GRANULAR BORROW (CV)	6700	6700	CU YD	$38.00	$254,600.00
17		STABILIZING AGGREGATE (3-INCH MINUS)	200	200	TON	$49.00	$9,800.00
18		AGGREGATE BASE, CLASS 5 (100% CRUSHED LIMESTONE - DRIVEW	40	40	TON	$36.00	$1,440.00
19		AGGREGATE BASE, CLASS 5 (CV)	7300	7300	TON	$24.00	$175,200.00
20		TYPE SP 9.5 WEAR COURSE MIX (2,B) (DRIVEWAY/TRAIL)	70	70	TON	$170.00	$11,900.00
21		TYPE SP 9.5 WEAR COURSE MIX (3,C)	1350	1350	TON	$93.00	$125,550.00
22		TYPE SP 12.5 NON-WEAR COURSE MIX (3,C)	1650	1650	TON	$85.00	$140,250.00
23		TEMPORARY BITUMINOUS RAMPING	600	600	LIN FT	$5.10	$3,060.00
24		MILL OUT BITUMINOUS RAMP CURB EDGE	600	600	LIN FT	$3.80	$2,280.00
25		4" PERFORATED DRAIN TILE	2050	2500	LIN FT	$10.00	$25,000.00
26		4" DRAIN TILE CLEANOUT	22	26	EACH	$240.00	$6,240.00
27		6" PERFORATED DRAIN TILE	200	200	LIN FT	$14.00	$2,800.00
28		6" DRAIN TILE CLEANOUT	4	4	EACH	$500.00	$2,000.00
29		6" CONCRETE WALK/ DRIVEWAY	5575	5600	SQ FT	$10.10	$56,560.00
30		7" CONCRETE VALLEY GUTTER	900	900	SQ FT	$14.15	$12,735.00
31		8" CONCRETE WALK/DRIVEWAY	1875	1875	SQ FT	$12.60	$23,625.00
32		CONCRETE STEP	1	1	EACH	$1,500.00	$1,500.00
33		CONCRETE CURB & GUTTER DESIGN B618	5935	5935	LIN FT	$24.65	$146,297.75
34		MAINTAIN MAIL SERVICE	1	1	LUMP SUM	$7,000.00	$7,000.00
35		FURNISH & INSTALL SIGN	20	20	SQ FT	$160.00	$3,200.00
36		4" SOLID WHITE STRIPE (EPOXY)	800	800	LIN FT	$3.00	$2,400.00
37		HANDICAP SYMBOL (EPOXY)	3	3	EACH	$150.00	$450.00
38		CROSSWALK MARKING (EPOXY)	100	200	SQ FT	$8.00	$1,600.00
39		SILT FENCE	1350	1350	LIN FT	$3.00	$4,050.00
40		INLET PROTECTION	46	46	EACH	$460.00	$21,160.00
41		ROCK CONSTRUCTION ENTRANCE	4	2	EACH	$720.00	$1,440.00
42		BIOLOG, STRAW TYPE	1000	2000	LIN FT	$8.00	$16,000.00
43		PULVERIZED COMMON TOPSOIL BORROW (LV)	1800	1800	CU YD	$35.00	$63,000.00
44		SOD, TYPE LAWN	4400	4800	SQ YD	$10.00	$48,000.00
45		CAT 20 BLANKET WITH MNDOT SOUTHERN TALL GRASS SEED MIX	2000	2000	SQ YD	$5.00	$10,000.00
46		CAT 20 BLANKET WITH MNDOT WET DITCH MIX	425	425	SQ YD	$5.30	$2,252.50
47		LANDSCAPE ALLOWANCE	1	1	ALLOWANCE	$15,000.00	$15,000.00
		STREET EXTRA WORK		1	LUMP SUM		$90,737.50
		TOTAL ESTIMATED CONSTRUCTION COST					$1,814,067.75
		CONTINGENCY					$18,140.68
		TOTAL ESTIMATED PROJECT COST					$399,094.91
		TOTAL ESTIMATED STREET COST					**$2,231,303.33**
STORM SEWER IMPROVEMENTS							
1		MOBILIZATION	0.125	0.125	LUMP SUM	$100,000.00	$12,500.00
2		TRAFFIC CONTROL	0.125	0.125	LUMP SUM	$7,000.00	$875.00
3		REMOVE STORM SEWER (ANY SIZE)	174	174	LIN FT	$14.00	$2,436.00

2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
COST APPORTIONMENT SUMMARY
9/21/2026

ITEM NO.		ITEM	BID QUANTITY	TOTAL QUANTITY	UNIT	UNIT PRICE	AMOUNT
4		REMOVE DRAINAGE STRUCTURE	6	6	EACH	$350.00	$2,100.00
5		POND EXCAVATION (EV) (P)	825	825	CU YD	$24.00	$19,800.00
6		FILTRATION SOIL MATERIAL (CV) (P)	105	105	CU YD	$55.00	$5,775.00
7		PLASTIC YARD DRAIN	1	3	EACH	$350.00	$1,050.00
8		CONNECT TO EXISTING STORM SEWER	4	4	EACH	$4,700.00	$18,800.00
9		CONNECT TO EXISTING DRAINAGE STRUCTURE	1	1	EACH	$6,200.00	$6,200.00
10		CONNECT EXISTING DRAINTILE TO STRUCTURE (CORE DRILL)	1	1	EACH	$270.00	$270.00
11		12" RC PIPE SEWER DES 3006 CL V	907	884	EACH	$68.00	$60,112.00
12		15" RC PIPE SEWER DES 3006 CL V	288	288	LIN FT	$90.00	$25,920.00
13		18" RC PIPE SEWER DES 3006 CL III	286	286	LIN FT	$92.00	$26,312.00
14		24" RC PIPE SEWER DES 3006 CL III	1180	1177	LIN FT	$105.00	$123,585.00
15		30" RC PIPE SEWER DES 3006 CL III	952	952	EACH	$110.00	$104,720.00
16		15" RCP APRON	1	1	EACH	$1,200.00	$1,200.00
17		30" RCP APRON	1	1	EACH	$2,400.00	$2,400.00
18		CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL R-1	62.9	74.9	LIN FT	$670.00	$50,183.00
19		CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4022	39.6	39.6	LIN FT	$581.00	$23,007.60
20		CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	19.1	19.1	LIN FT	$581.00	$11,097.10
21		CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4022	43.2	43.2	LIN FT	$932.00	$40,262.40
22		CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	10.9	10.9	LIN FT	$932.00	$10,158.80
23		CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020 WITH SUMP	9.5	9.5	LIN FT	$932.00	$8,854.00
24		48" OUTLET CONTROL STRUCTURE	1	1	EACH	$8,400.00	$8,400.00
25		CASTING ASSEMBLY (STORM)	38	42	EACH	$1,120.00	$47,040.00
26		ADJUST FRAME & RING CASTING (STORM)	1	1	EACH	$1,275.00	$1,275.00
27		RANDOM RIP RAP, CL III	30	30	CU YD	$144.00	$4,320.00
28		RANDOM RIP RAP, CL V	20	20	CU YD	$144.00	$2,880.00
		STORM EXTRA WORK		1	LUMP SUM		$26,187.50
		TOTAL ESTIMATED CONSTRUCTION COST					$647,720.40
		CONTINGENCY					$6,477.20
		TOTAL ESTIMATED PROJECT COST					$142,498.49
		TOTAL ESTIMATED STORM COST					**$796,696.09**
SANITARY SEWER IMPROVEMENTS							
1		MOBILIZATION	0.13	0.13	LUMP SUM	$100,000.00	$13,000.00
2		TRAFFIC CONTROL	0.13	0.13	LUMP SUM	$7,000.00	$910.00
70		REMOVE SANITARY SEWER PIPE	2646	2432	LIN FT	$1.00	$2,432.00
71		REMOVE SANITARY SERVICE PIPE	900	712	LIN FT	$1.00	$712.00
72		REMOVE SANITARY STRUCTURE	8	9	EACH	$350.00	$3,150.00
73		BULKHEAD ABANDONED SANITARY SEWER	4	0	EACH	$350.00	$0.00
74		TEMPORARY SANITARY SERVICE	25	25	EACH	$100.00	$2,500.00
75		48" SANITARY SEWER MANHOLE	107.8	108	LIN FT	$455.00	$49,140.00
76		CONSTRUCT 8" INSIDE DROP	1	2	EACH	$2,300.00	$4,600.00
77		CASTING ASSEMBLY (SANITARY)	10	10	EACH	$850.00	$8,500.00
78		ADJUST FRAME & RING CASTING (SANITARY)	11	11	EACH	$1,245.00	$13,695.00
79		CHIMNEY SEAL	11	11	EACH	$176.00	$1,936.00
80		4" PVC SDR 26, SERVICE PIPE	500	140	LIN FT	$27.00	$3,780.00
81		6" PVC SDR 26, SERVICE PIPE	400	784	LIN FT	$31.00	$24,304.00
82		8" PVC SEWER, SDR 35	2900	2882	LIN FT	$81.00	$233,442.00
83		8" X 4" WYE	15	3	EACH	$565.00	$1,695.00
84		8" X 6" WYE	10	25	EACH	$649.00	$16,225.00
85		4" SANITARY SEWER CLEANOUT ASSEMBLY	1	1	EACH	$433.00	$433.00
86		6" SANITARY SEWER CLEANOUT ASSEMBLY	1	0	EACH	$609.00	$0.00
87		CONNECT TO EXISTING SANITARY SEWER	5	8	EACH	$6,500.00	$52,000.00
88		CONNECT TO EXISTING SANITARY STRUCTURE	2	0	EACH	$7,500.00	$0.00
89		CONNECT TO EXISTING SANITARY SERVICE	25	28	EACH	$824.00	$23,072.00
90		TRACER WIRE BOX	25	28	EACH	$166.00	$4,648.00
		SANITARY EXTRA WORK		1	LUMP SUM		$16,835.00
		TOTAL ESTIMATED CONSTRUCTION COST					$477,009.00
		CONTINGENCY					$4,770.09
		TOTAL ESTIMATED PROJECT COST					$104,941.98

2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
COST APPORTIONMENT SUMMARY
9/21/2026

ITEM NO.		ITEM	BID QUANTITY	TOTAL QUANTITY	UNIT	UNIT PRICE	AMOUNT
		TOTAL ESTIMATED SANITARY COST					**$586,721.07**
WATERMAIN IMPROVEMENTS							
1		MOBILIZATION	0.17	0.17	LUMP SUM	$100,000.00	$17,000.00
2		TRAFFIC CONTROL	0.17	0.17	LUMP SUM	$7,000.00	$1,190.00
3		REMOVE WATERMAIN (ANY SIZE)	1836	1500	LIN FT	$1.00	$1,500.00
4		REMOVE HYDRANT	3	3	EACH	$380.00	$1,140.00
5		REMOVE GATE VALVE & BOX	10	10	EACH	$50.00	$500.00
6		REMOVE WATER SERVICE PIPE	700	580	LIN FT	$1.00	$580.00
7		BULKHEAD ABANDONED WATERMAIN	10	6	EACH	$350.00	$2,100.00
8		4" POLYSTYRENE INSULATION	20	21	SQ YD	$45.00	$945.00
9		TRENCH ROCK	100	0	TON	$0.01	$0.00
10		TEMPORARY WATER SERVICE	24	19	EACH	$425.00	$8,075.00
11		CONNECT TO EXISTING WATERMAIN	4	5	EACH	$6,500.00	$32,500.00
12		CONNECT TO EXISTING SERVICE	24	22	EACH	$600.00	$13,200.00
13		6" GATE VALVE & BOX	7	6	EACH	$2,300.00	$13,800.00
14		8" GATE VALVE & BOX	11	11	EACH	$3,200.00	$35,200.00
15		8" WET TAP GATE VALVE & BOX	2	2	EACH	$11,800.00	$23,600.00
16		ADJUST GATE VALVE BOX	20	20	EACH	$730.00	$14,600.00
17		HYDRANT	6	6	EACH	$7,020.00	$42,120.00
18		HYDRANT EXTENSION	2	2	LIN FT	$1,500.00	$3,000.00
19		GATE VALVE EXTENSION	2	2	LIN FT	$270.00	$540.00
20		6" C900, DR 18 WATERMAIN	93	113	LIN FT	$77.00	$8,701.00
21		8" C900, DR 18 WATERMAIN	2942	2841	LIN FT	$84.00	$238,644.00
22		DUCTILE IRON FITTINGS	2000	1850	POUND	$15.00	$27,750.00
23		1" COPPER WATER SERVICE, TYPE K	1500	780	LIN FT	$38.00	$29,640.00
24		1" CURB STOP & BOX	26	26	EACH	$640.00	$16,640.00
25		1" CORPORATION STOP	26	26	EACH	$490.00	$12,740.00
26		WATER SERVICE LID	4	4	EACH	$320.00	$1,280.00
27		TRACER WIRE BOX	26	26	EACH	$166.00	$4,316.00
		WATERMAIN EXTRA WORK		1	LUMP SUM		$22,015.00
		TOTAL ESTIMATED CONSTRUCTION COST					$573,316.00
		CONTINGENCY					$5,733.16
		TOTAL ESTIMATED PROJECT COST					$126,129.52
		TOTAL ESTIMATED WATERMAIN COST					**$705,178.68**
		NON-ASSESSABLE IMPROVEMENTS					
STREET NON ASSESSABLE IMPROVEMENTS							
1		MOBILIZATION	0.05	0.05	LUMP SUM	$100,000.00	$5,000.00
2		TRAFFIC CONTROL	0.05	0.05	LUMP SUM	$7,000.00	$350.00
3		SUMP PUMP DRAIN LINE SERVICE*	5	6	EACH	$250.00	$1,500.00
4		4" CONCRETE WALK	18000	19000	SQ FT	$6.20	$117,800.00
5		4" CONCRETE WALK (COLORED)	750	750	SQ FT	$12.25	$9,187.50
6		TRUNCATED DOMES	160	160	SQ FT	$70.00	$11,200.00
7		TREE GRATE & FRAME	10	10	EACH	$4,500.00	$45,000.00
8		DECIDUOUS TREE 2.5" CAL. B&B	10	10	EACH	$595.00	$5,950.00
9		STRUCTURAL SOIL (TREE PLANTINGS) (CV)	136	136	CU YD	$60.00	$8,160.00
		EXTRA WORK		1	LUMP SUM		$21,875.00
		TOTAL ESTIMATED CONSTRUCTION COST					$226,022.50
		CONTINGENCY					$2,260.23
		TOTAL ESTIMATED PROJECT COST					$49,724.95
		TOTAL ESTIMATED NON-ASSESSABLE STREETS COST					**$278,007.68**
MILL AND OVERLAY, BUDD AVE REMOVAL, FIRE STATION PARKING LOT							
1		MOBILIZATION	1	1	LUMP SUM	$6,000.00	$6,000.00
2		MILL BITUMINOUS PAVEMENT (ANY THICKNESS)	1870	1870	SQ YD	$6.82	$12,753.40
3		REMOVE CONCRETE CURB AND GUTTER (ANY TYPE)	525	525	LIN FT	$4.00	$2,100.00
4		REMOVE CONCRETE WALK (ANY THICKNESS)	1375	1375	SQ FT	$1.00	$1,375.00
5		REMOVE CONCRETE PAVEMENT (ANY THICKNESS)	260	260	SQ FT	$1.00	$260.00

2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
COST APPORTIONMENT SUMMARY
9/21/2026

ITEM NO.		ITEM	BID QUANTITY	TOTAL QUANTITY	UNIT	UNIT PRICE	AMOUNT
6		REMOVE SIGN	2	2	EACH	$25.00	$50.00
7		COMMON EXCAVATION (CV) (P)	925	925	CU YD	$25.00	$23,125.00
8		COMMON EXCAVATION (CV) (PATCHING)	30	30	CU YD	$25.00	$750.00
9		GEOTEXTILE FABRIC, TYPE V	2287	2287	SQ YD	$4.00	$9,148.00
10		AGGREGATE BASE, CLASS 5 (CV)	700	700	TON	$24.00	$16,800.00
11		TYPE SP 9.5 WEAR COURSE MIX (3,C)	460	460	TON	$104.00	$47,840.00
12		TYPE SP 12.5 NON-WEAR COURSE MIX (3,C) (PATCHING)	40	40	TON	$189.00	$7,560.00
13		TYPE SP 12.5 NON-WEAR COURSE MIX (3,C)	350	350	TON	$96.00	$33,600.00
14		CONCRETE CURB & GUTTER DESIGN B618	250	250	LIN FT	$30.50	$7,625.00
15		CONCRETE CURB & GUTTER DESIGN B624	145	145	LIN FT	$33.25	$4,821.25
16		4" DOUBLE SOLID YELLOW STRIPE (EPOXY)	300	440	LIN FT	$5.00	$2,200.00
17		8" SOLID YELLOW STRIPE (EPOXY)	110	115	LIN FT	$5.00	$575.00
18		PAVEMENT MARKING REMOVAL	300	300	LIN FT	$3.00	$900.00
19		PAVEMENT SYMBOL REMOVAL	2	2	EACH	$150.00	$300.00
20		ADJUST FRAME & RING CASTING (SANITARY)	2	2	EACH	$1,245.00	$2,490.00
21		CHIMNEY SEAL	2	2	EACH	$176.00	$352.00
22		INLET PROTECTION	9	9	EACH	$460.00	$4,140.00
23		PULVERIZED COMMON TOPSOIL BORROW	200	200	CU YD	$35.00	$7,000.00
24		SOD, TYPE LAWN	900	900	SQ YD	$10.00	$9,000.00
		MISC EXTRA WORK		1	LUMP SUM		$1,774.40
		TOTAL ESTIMATED CONSTRUCTION COST					$202,539.05
		CONTINGENCY					$2,025.39
		TOTAL ESTIMATED PROJECT COST					$44,558.59
		TOTAL ESTIMATED MISC COST					**$249,123.03**
WARMING HOUSE							
1		MOBILIZATION	1	1	LUMP SUM	$6,200.00	$6,200.00
2		REMOVE CONCRETE WALK (ANY THICKNESS)	520	528	SQ FT	$1.00	$528.00
3		REMOVE CONCRETE CURB & GUTTER	25	32	LIN FT	$4.00	$128.00
4		REMOVE SANITARY SERVICE PIPE	160	0	LIN FT	$2.00	$0.00
5		REMOVE WOODEN STAIRS & DECK	195	195	SQ FT	$2.00	$390.00
6		COMMON EXCAVATION (CV)	150	150	CU YD	$25.00	$3,750.00
7		CONCRETE CURB & GUTTER (B618)	25	32	LIN FT	$31.00	$992.00
8		4" CONCRETE WALK	780	780	SQ FT	$6.20	$4,836.00
9		TYPE SP 9.5 WEAR COURSE MIX (2,B) (DRIVEWAY/TRAIL)	10	10	TON	$188.00	$1,880.00
10		TYPE SP 9.5 WEAR COURSE MIX (3,C)	45	45	TON	$109.00	$4,905.00
11		TYPE SP 12.5 NON-WEAR COURSE MIX (3,C)	60	60	TON	$106.00	$6,360.00
12		AGGREGATE BASE, CLASS 5 (CV)	50	50	TON	$26.00	$1,300.00
13		SITE GRADING	1	1	LUMP SUM	$1,800.00	$1,800.00
14		4" PVC NON PERFORATED DRAIN TILE	165	165	LIN FT	$10.00	$1,650.00
15		YARD DRAIN	2	2	EACH	$350.00	$700.00
16		4" PVC SDR 26, SERVICE PIPE	300	319	LIN FT	$35.00	$11,165.00
17		4" SANITARY SEWER CLEANOUT ASSEMBLY	4	4	EACH	$485.00	$1,940.00
18		CLEANOUT CASTING	1	1	EACH	$270.00	$270.00
19		4"X8" WYE	1	1	EACH	$1,700.00	$1,700.00
20		CONNECT TO EXISTING SANITARY SEWER	1	1	EACH	$6,700.00	$6,700.00
21		CONNECT TO EXISTING SANITARY SERVICE	1	1	EACH	$330.00	$330.00
22		4" POLYSTYRENE INSULATION	6	3.55	SQ YD	$45.00	$159.75
23		PULVERIZED COMMON TOPSOIL BORROW	170	170	CU YD	$35.00	$5,950.00
24		SOD, TYPE LAWN	770	770	SQ YD	$10.00	$7,700.00
		TOTAL ESTIMATED CONSTRUCTION COST					$71,333.75
		CONTINGENCY					$713.34
		TOTAL ESTIMATED PROJECT COST					$15,693.43
		TOTAL ESTIMATED WARMING HOUSE COST					**$87,740.51**
UNDERGROUNDING UTILITIES							**$491,301.51**
LIGHTING							**$184,836.55**
TOTAL ESTIMATED PROJECT COST							**$5,610,908.45**

FINAL ASSESSMENT ROLL
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
9/21/2026

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT) (f)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	SUMP PUMP SERVICE LINE (e)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			$65,671.41	$0.00	$0.00		$65,671.41
2	MN BEEF PROMO & RSRCH CNCIL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		$28,718.69	$1,574.79	$0.00		$30,293.48
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		$47,195.05	$1,574.79	$0.00		$48,769.84
4	S L BOURGERIE & R BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			$30,124.50	$0.00	$0.00		$30,124.50
5	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	$40,166.00	$1,574.79	$1,907.36	$250.00	$43,898.15
6	J M GOLDADE & N J SWANSON	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	$20,083.00	$0.00	$1,907.36		$21,990.36
7	MARK A SHEPARD & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	$0.00	$0.00	$1,907.36		$1,907.36
8	MARK A SHEPARD & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	$0.00	$0.00	$1,907.36		$1,907.36
9	KATHLEEN PURDY	4440 ENCHANTED DR SHOREWOOD MN 55364	5364 Main Street East	2411824340052	(d)	100		100	1	1	$20,083.00	$1,574.79	$1,907.36		$23,565.15
10	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN 55305	5354 Main Street East	2411824340082		100		100	1	1	$20,083.00	$1,574.79	$1,907.36	$250.00	$23,815.15
11	RIVER HILLS REVOCABLE TRUST	2937 LAKE SHORE AVE MEDINA MN 55359	5340 Main Street East	2411824340050		50		50	1	1	$10,041.50	$1,574.79	$1,907.36		$13,523.65
12	RIVER HILLS REVOCABLE TRUST	2937 LAKE SHORE AVE MEDINA MN 55359	5334 Main Street East	2411824340049		130	50	155	1	1	$31,128.65	$1,574.79	$1,907.36		$34,610.80
13	A STIRRAT & J W STIRRAT	1635 DELANO AVE	1635 Delano Avenue	2411824340048		100		100	1	1	$20,083.00	$1,574.79	$1,907.36		$23,565.15
14	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1		$16,668.89	$1,574.79	$0.00	$250.00	$18,493.68
15	SANDI KAY MILLAR & CHARLES R MILLAR	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	$28,718.69	$1,574.79	$1,907.36		$32,200.84
16	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	224	1	1	$44,985.92	$1,574.79	$1,907.36	$250.00	$48,718.07
17	TIMOTHY G CROLLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	$11,648.14	$1,574.79	$1,907.36		$15,130.29
18	CHRIS JANE PALM	PO BOX 403	5290 Main Street East	2411824340076		74		74	1	1	$14,861.42	$1,574.79	$1,907.36		$18,343.57
19	J JAMES & L JAMES	1225 MAPLEWOOD DR LONG LAKE MN 55356	5280 Main Street East	2411824340042		66		66	1	1	$13,254.78	$1,574.79	$1,907.36		$16,736.93
20	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	$31,530.31	$1,574.79	$1,907.36		$35,012.46
21	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN 55363	5269 HWY 12	2411824340034		114		114	1		$22,894.62	$1,574.79	$0.00	$250.00	$24,719.41
22	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210135	(c)		67	34			$6,828.22	$0.00	$0.00		$6,828.22
23	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210067	(c)		40	20	1	1	$4,016.60	$1,574.79	$1,907.36		$7,498.75
24	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE MN 55359	5299 Main Street East	2511824210068	(c)	20		20			$4,016.60	$0.00	$0.00		$4,016.60
25	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	$10,041.50	$1,574.79	$1,907.36		$13,523.65
26	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	$25,907.07	$1,574.79	$1,907.36		$29,389.22
27	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	$11,648.14	$1,574.79	$1,907.36		$15,130.29
28	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	$11,648.14	$1,574.79	$1,907.36		$15,130.29
29	WILLIAM JUUSOLA	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	$13,254.78	$1,574.79	$1,907.36	$250.00	$16,986.93
30	J WINDLER JR & S WINDLER	860 FOREST ARMS LANE ORONO MN 55364	5239 Main Street East	2511824210061		66		66	1	1	$13,254.78	$1,574.79	$1,907.36		$16,736.93
31	K P T LE & A T VO	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	$13,455.61	$1,574.79	$1,907.36		$16,937.76
32	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		$26,509.56	$1,574.79	$0.00		$28,084.35
33	DEVELOPMENT [1]			2411824340085	(b)	264	223	376	95	95	$75,512.08	$149,605.05	$181,199.20		$406,316.33
34	MAGNOLIA 8 PROPERITIES LLC	2670 KELLEY PARKWAY 311 ORONO MN 55356	5210 Main Street East	2411824340032		66		66		1	$13,254.78	$0.00	$1,907.36		$15,162.14
	CITY OF MAPLE PLAIN				(a)	1556		1556	10.4	10.4	$312,491.48	$16,377.82	$19,836.54		$348,705.84
				Total		4913	725	5277	130.4	129.4	$1,059,779.91	$205,352.62	$246,812.38	$1,500.00	$1,513,444.91

Notes
[1] Redevelopment Lots - North Shore Maple Plain LLC - Covered by City of Maple Plain
Project Costs Not Included: Sidewalks, Power, Lighting, Budd Avenue, Mill and Overlay

Notes
(a) RR frontage of 1139', add 417' of frontage/sideyards dropped from Adj FF Conversions. Convert RR frontage to 10.4 ERU's based on avg frontage of 110'.
(b) Based on 95 units [71 units in Feasibility Study]
(c) Triangular properties calculcated based on sideyard midpoints for Adj. FF
(d) Two services - one in assessment area
(e) Owner agreed to pay $250.00 cost for service line
(f) Adjusted FF calculated as 100% for frontage side and 50% for side yard of abutting improvements.

CITY OF MAPLE PLAIN
HENNEPIN COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2026-0928-07

RESOLUTION DECLARING COST TO BE ASSESSED, AND ORDERING PREPARATION OF PROPOSED ASSESSMENT FOR THE 2026 DOWNTOWN STREET RECONSTRUCTION

WHEREAS, a contract has let (estimated costs have been calculated) for the 2026 Downtown Street Reconstruction, which includes Main Street E between Pioneer Ave. and Budd Ave., Pioneer Avenue, Delano Avenue and Maple Avenue, pavement rehabilitation of Marsh Avenue, Spring Avenue, and

WHEREAS, the contract (bid) price (estimated cost) for such improvements is $4,052,128.53, expenses related to underground power conversion and lighting is $676,138.06, and the expenses incurred or to be incurred in the making of such improvement amount to $882,641.86, so that the total cost of the improvement will be $5,610,908.45.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA:

1. The portion of the cost of such improvement to be paid by the city is hereby declared to be $4,097,463.54 and the portion of the cost to be assessed against benefited property owners is declared to be $1,513,444.91.

2. Assessments shall be payable in equal annual installments extending over a period of 20 years, the first of the installments to be payable on or before the first Monday in January 2027 and shall bear interest at the rate of 5.21 percent per annum from the date of the adoption of the assessment resolution.

3. The city clerk with the assistance of the city engineer (consulting engineer), shall forthwith calculate the proper amount to be specially assessed for such improvement against every assessable lot, piece, or parcel of land within the district affected, without regard to cash valuation, as provided by law, and the City Clerk shall file a copy of such proposed assessment in the Clerk's office for public inspection.

4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

This Resolution was adopted by the City Council of Maple Plain on this 28th day of September 2026, by a vote of _____ ayes and _____ nays.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0928-08 Approving A Hearing On Proposed Assessment For The 2026 Downtown Street Reconstruction Project
PREPARED BY:	Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION: 1 Motion 1. Adopt Resolution 2026-0928-08 Approving A Hearing On Proposed Assessment For The 2026 Downtown Street Reconstruction Project	

Summary

Resolution 2026-0928-08 schedules a public hearing for the proposed assessments associated with the 2026 Downtown Street Reconstruction Project, which includes Main Street E between Pioneer Ave. and Budd Ave., Pioneer Avenue, Delano Avenue and Maple
Avenue, pavement rehabilitation of Marsh Avenue, and Spring Avenue. The proposed assessment has been completed and filed with the City Clerk for public inspection.

The resolution establishes the public hearing for October 19, 2026, at 7:00 p.m. at Maple Plain City Hall. Property owners affected by the proposed assessment will have an opportunity to provide comments regarding their assessment. The resolution also directs the City Clerk to publish notice of the hearing and mail notice to each affected property owner at least two weeks before the hearing.

Property owners may pay their assessment prior to certification to Hennepin County. No interest will be charged if the full assessment is paid within 30 days following adoption of the assessment.

Recommendation

Staff recommends to adopt Resolution 2026-0928-08 Approving A Hearing On Proposed Assessment For The 2026 Downtown Street Reconstruction Project.

CITY OF MAPLE PLAIN
HENNEPIN COUNTY
STATE OF MINNESOTA

RESOLUTION NO. 2026-0928-08

RESOLUTION FOR HEARING ON PROPOSED ASSESSMENT FOR THE 2026 DOWNTOWN STREET RECONSTRUCTION PROJECT

WHEREAS, by a resolution passed by the council on September 28, 2026, the clerk was directed to prepare a proposed assessment of the cost for the 2026 Downtown Street Reconstruction, which includes Main Street E between Pioneer Ave. and Budd Ave., Pioneer Avenue, Delano Avenue and Maple Avenue, pavement rehabilitation of Marsh Avenue, Spring Avenue, and

WHEREAS, the clerk has notified the council that such proposed assessment has been completed and filed in the City Clerk's office for public inspection.

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA:

1. A hearing shall be held at 7:00 p.m. on October 19, 2026, in the city hall located at 5050 Independence Street, Maple Plain, MN 55359 to pass upon such proposed assessment. All persons owning property affected by such improvement will be given an opportunity to be heard with reference to such assessment.

2. The city clerk is hereby directed to cause a notice of the hearing on the proposed assessment to be published once in the official newspaper at least two weeks prior to the hearing, and the City Clerk shall state in the notice the total cost of the improvement. The Clerk shall also cause mailed notice to be given to the owner of each parcel described in the assessment roll not less than two weeks prior to the hearing.

3. The owner of any property so assessed may, at any time prior to certification of the assessment to the County auditor, pay the whole of the assessment on such property, with interest accrued to the date of payment, to the city, except that no interest shall be charged if the entire assessment is paid within 30 days from the adoption of the assessment remaining unpaid, with interested accrued to December 31 of the year in which such payment is made. Such payment must be made before November 15 or interest will be charged through December 31 of the succeeding year.

4. The clerk shall upon the completion of such proposed assessment, notify the council thereof.

This Resolution was adopted by the City Council of Maple Plain on this 28th day of September 2026, by a vote of _____ ayes and _____ nays.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM: Resolution 2026-09238-09- 2027 Preliminary Budget and Levy
PREPARED BY: Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion 1. Approve Resolution 2026-0928-09

Summary:

The City Council is asked to review the 2027 Preliminary Budget and Levy. The attached Budget Memo provides the detailed financial information, budget assumptions, departmental changes, debt obligations, and estimated property-tax impacts.

Budget Overview	Amount
Proposed 2027 levy	$2,081,393
Increase from 2026	$84,173 (4.21%)
Proposed General Fund budget	$2,055,725

The General Fund levy decreases by $50,157, while the debt service levy increases by $134,330 due to scheduled bond obligations and the addition of the 2026A and 2026B bond payments.

The September preliminary levy establishes the maximum (do-not-exceed) levy. The budget and levy will continue to be reviewed and refined before final adoption in December.

Recommended Action

Staff recommends Council approve the 2027 Preliminary budget and levy Resolution 2026-0928-09

BUDGET MEMO

TO: CITY ADMINISTRATOR

FROM: ABDO FINANCIAL SOLUTIONS, LLC

SUBJECT: 2027 PRELIMINARY BUDGET AND LEVY

DATE: 9/28/2026

Introduction

Upon your request, we have summarized some of the key items for consideration in this year's budget. This is the DO NOT EXCEED preliminary tax levy that needs to be certified to Hennepin County by September 30. The city will continue to work on the budget and tax levy until the final is adopted in December.

Budget Format

The 2027 Budget includes the Council-approved priorities for each department. These will continue to be reviewed and updated as needed in the 2027 budget.

Key items in this year's budget:

- The total 2027 tax levy is proposed to increase $84,173 or 4.21% from 2026.
    - The general levy decreased by $50,157 or 3.17%.
        - Factors relating to this decrease are explained in the General Fund Budget Summary section of this memo.
    - The debt levy increased by $134,330 or 32.36%.
        - This is due to the scheduled bond obligations and adding the 2026A and 2026B bond payments.
- All employees are projected to receive a COLA increase of 4%.
- We have estimated a 3% increase in workers' compensation and a 4% increase in property insurance. The League of MN Cities suggested a 2% to 5% increase in workers' compensation and a 3% to 5% increase in general liability insurance.

Tax Levy Summary

Overall, the property tax levy includes levies for general operations, and debt service. The 2026 actual and 2027 proposed property tax levies are listed below:

	2026 Levy	Proposed 2027 Levy	Increase (Decrease) from 2026	Percent Change from 2026	Fund #
General Levy	$ 1,582,091	$ 1,531,934	$ (50,157)	-3.17%	101
Debt Levy					
2014A Go Bond	72,246	73,133	887	1.23%	353
2016A Go Bond	29,457	28,721	(736)	-2.50%	354
2018A Go Bond	46,103	49,935	3,832	8.31%	355
2021A Go Bond	38,064	37,591	(473)	-1.24%	356
2021B Go Bond	25,740	24,428	(1,312)	-5.10%	351
2022A Go Bond	76,230	79,590	3,360	4.41%	357
2024A Go Bond	127,289	125,116	(2,173)	-1.71%	358
2026A Go Bond	-	79,122	79,122	100.00%	359
2026B Go Bond	-	51,823	51,823	100.00%	360
Total Debt Levy	415,129	549,459	134,330	32.36%	
Total Levy	**$ 1,997,220**	**$ 2,081,393**	**$ 84,173**	**4.21%**	

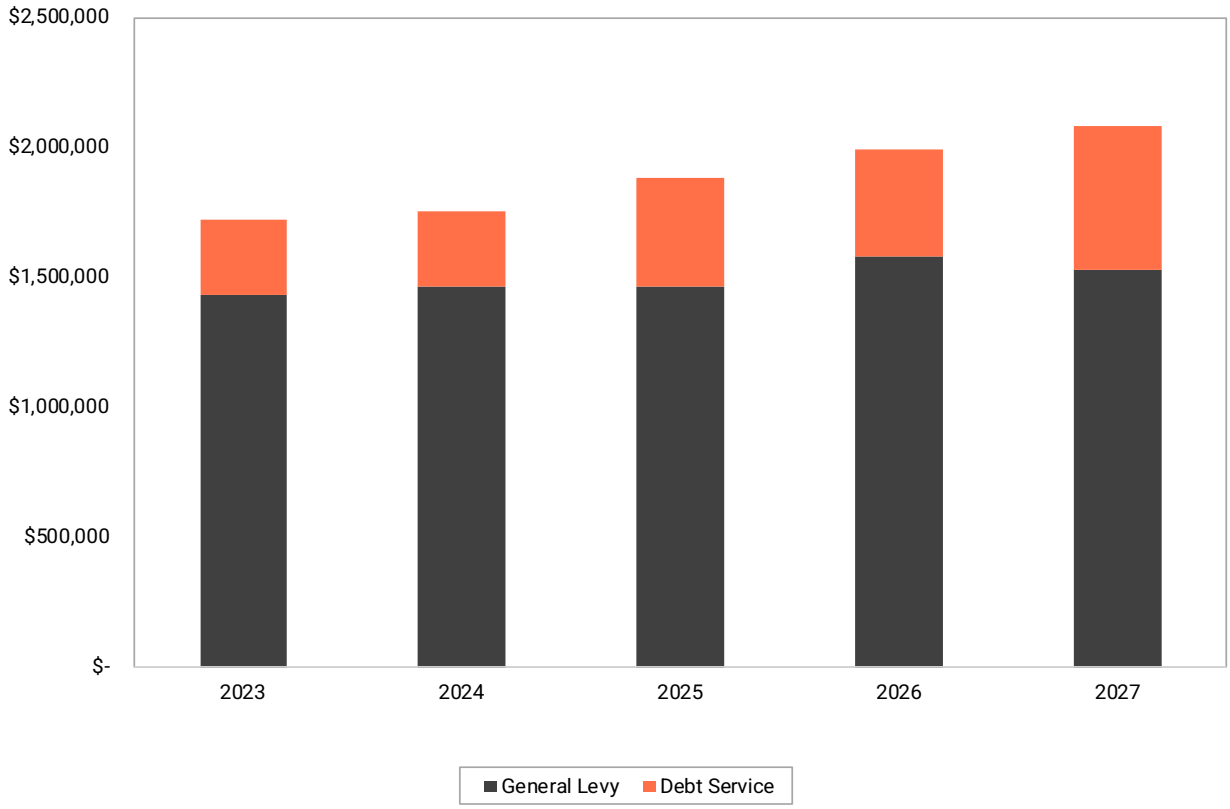
Tax Rate Calculation

The following table summarizes the local tax rate:

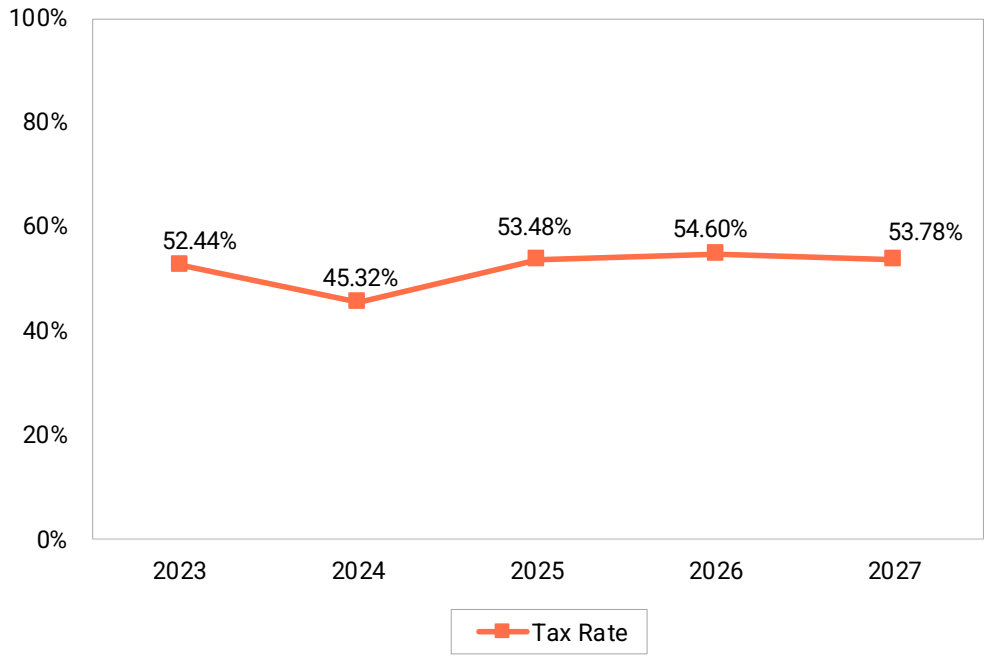
	Payable 2025	**Payable 2026**	**Payable 2027**
Tax Capacity	$ 3,859,140	$ 3,936,103	$ 4,180,065
Fiscal Disparities Contribution	(679,937)	(681,330)	(698,516)
Net Tax Capacity	**3,179,203**	**3,254,773**	**3,481,549**
Certified Levy	1,886,434	1,997,220	2,081,393
Fiscal Disparities Distribution	(186,209)	(220,140)	(208,932)
Local Levy	**1,700,225**	**1,777,080**	**1,872,461**
City Tax Rate	53.48%	54.60%	53.78%

**The City's Payable 2027 Tax Rate has been estimated based on preliminary tax capacity information provided by Hennepin County. The final tax capacity and rate will vary from the rate estimated in this memo.*

Tax Levy Summary 2023 to 2026 Actual and 2027 Proposed



City Tax Rate



Estimated Property Taxes

Property Type	Market Value	Taxable Market Value	2026 Taxes Payable	2027 Taxes Payable	Increase (Decrease) in Property Taxes	% Increase (Decrease) in Property Taxes
Residential	$ 200,000	$ 171,500	$ 936	$ 922	$ (14)	-1.50%
Residential	300,000	280,500	1,532	1,509	(23)	-1.50%
Residential	400,000	389,500	2,127	2,095	(32)	-1.50%
Residential	500,000	498,500	2,722	2,681	(41)	-1.50%
Commercial	500,000	500,000	5,050	4,975	(76)	-1.50%
Commercial	1,000,000	1,000,000	10,510	10,353	(157)	-1.50%
Commercial	1,500,000	1,500,000	15,970	15,731	(239)	-1.50%

Note: change in market value has not been assumed

General Fund Budget Summary

	Budget 2025	Actual 2025	Budget 2026	Actual 6.30.26	Budget 2027	Amount Change
Revenues						
Property taxes	$ 1,467,290	$ 1,421,501	$ 1,582,091	$ 414,314	$1,531,934	$ (50,157)
Licenses and permits	51,380	126,142	69,150	75,726	105,600	36,450
Intergovernmental	311,263	312,508	292,179	4,729	290,191	(1,988)
Charges for services	56,075	128,353	56,075	66,487	80,000	23,925
Fines and forfeitures	10,500	11,856	10,500	4,545	12,000	1,500
Interest earnings	20,000	36,095	20,000	3,487	22,000	2,000
Miscellaneous	14,000	36,725	14,000	4,768	14,000	-
Sale of fixed assets	-	690	-	108,601	-	-
Transfers from other funds	9,000	9,000	-	-	-	-
Total Revenues	$ 1,939,508	$ 2,082,869	$ 2,043,995	$ 682,657	$ 2,055,725	$ 11,730

Revenue Key Changes:

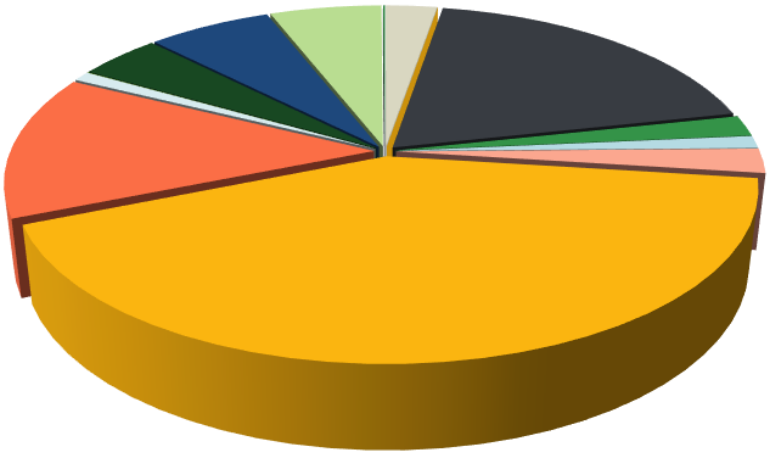
- Property taxes -decrease to offset changes in expenditures and changes in other revenue sources.
- Licenses and permits- increase of 10% in all permit line items, an increase in business license revenue of $21,200 due to cannabis cultivation and retail operations, and an increase in building permit revenue of $12,580 to better align with budget expectations. This is an offset to a decrease in rental permits which is budgeted for every other year.
- Charges for services- Increase of $4,000 in city hall and water tower rent, added budgets of $10,000 to project review fees and culture and recreation line items.

	Budget 2025	Actual 2025	Budget 2026	Actual 6.30.26	Budget 2027	Amount Change
Expenditures						
Council	$ 48,287	$ 51,361	$ 58,650	$ 30,643	$ 54,936	$ (3,714)
Election	-	684	5,685	-	-	(5,685)
Financial Administration	374,377	419,420	378,051	224,009	389,210	11,159
Assessing	-	-	-	-	-	-
City Attorney	38,000	51,687	39,330	23,783	40,000	670
Planning and Zoning	20,800	31,238	24,519	12,650	24,000	(519)
General Government Buildings	42,000	40,821	44,000	21,900	47,000	3,000
Police Department	743,423	742,924	804,718	525,805	860,561	55,843
Fire Department	211,005	223,857	252,599	155,865	277,099	24,500
Building Inspection	20,000	19,556	19,111	16,460	19,000	(111)
Civil Defense	500	600	650	1,602	650	-
Public Works	70,999	188,378	82,332	68,928	88,410	6,078
Highways, Streets and Roadways	106,739	208,462	101,000	111,525	132,700	31,700
Parks	141,378	156,849	109,350	59,804	120,159	10,809
Economic Development	-	-	-	-	-	-
Community Action Programs	-	2,500	2,000	-	2,000	-
Transfers to other funds	122,000	130,000	122,000	122,000	-	(122,000)
Total Expenditures	$ 1,939,508	$ 2,268,336	$ 2,043,995	$ 1,374,975	$ 2,055,725	$ 11,730

Expenditure Key Changes:

- Police Department –
    - Increase of $55,843 due to the police administration contract.
- Fire Department –
    - Increase of $24,500 due to the fire administration contract.
- Highways, Streets and Roadways
    - New snow removal line item added in the amount of $50,000. This is offset by a $13,000 decrease in electric utilities and the removal of the street maintenance materials line item budgeted at $5,000.
- Transfers to other funds
    - Decrease of $122,000 due to removing capital projects for 2027.

General Fund Budget Summary (Continued)



Budget Detail - By Fund

The following financial reports are attached:

- Revenues for City of Maple Plain
- Expenses for City of Maple Plain

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
101 GENERAL FUND								
R 101-31010 Current Ad Valorem Taxes	$1,260,979.54	$1,465,228.00	$1,259,822.05	$1,467,290.00	$297,900.93	$1,582,091.00	$1,521,934.00	-3.80%
R 101-31020 Delinquent Ad Valorem Taxes	$16,006.60	$0.00	-$12,845.02	$0.00	$11,363.72	$0.00	$10,000.00	0.00%
R 101-31030 Mobile Home Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-31040 Fiscal Disparities	$190,241.92	$0.00	$174,523.94	$0.00	$97,905.56	$0.00	$0.00	0.00%
R 101-31910 Penalties and Interest AdValTx	$912.78	$0.00	$0.00	$0.00	$7,143.51	$0.00	$0.00	0.00%
R 101-32100 Business Licenses & Permits	$1,845.00	$1,450.00	$2,425.00	$1,450.00	$800.00	$1,450.00	$22,000.00	1417.24%
R 101-32110 Alcohol/Tobacco/THC	$17,549.00	$17,430.00	$17,510.00	$17,430.00	$18,000.00	$17,550.00	$19,800.00	12.82%
R 101-32160 Professional & Occupational	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-32180 Other Licenses & Permits	$2,050.00	$0.00	$25.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-32200 Non-Business Licenses/Permits	$730.00	$500.00	$3,525.00	$500.00	$100.00	$700.00	$3,850.00	450.00%
R 101-32210 Building Permits	$38,940.40	$30,000.00	$88,907.18	$30,000.00	$36,920.10	$35,000.00	$49,500.00	41.43%
R 101-32240 Animal Licenses	$25.00	$0.00	$50.00	$0.00	$15.00	$0.00	$0.00	0.00%
R 101-32260 Other Non-Business Permits	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-32261 Rental Permit	$11,950.00	$0.00	$4,450.00	$0.00	$12,875.00	$11,950.00	$0.00	-100.00%
R 101-32270 Excavation Permit	$350.00	$0.00	$3,000.00	$0.00	$1,600.00	$0.00	$2,200.00	0.00%
R 101-32275 Right of Way Permit	$8,250.00	$1,500.00	$6,250.00	$2,000.00	$5,415.80	$2,500.00	$8,250.00	230.00%
R 101-33000 Intergovernmental Revenues	$150,810.29	$77,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33130 CDBG	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33160 Other Federal Grants	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33161 FEDERAL GRANTS - PS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33401 Local Government Aid	$266,001.00	$266,001.00	$266,397.00	$266,397.00	$0.00	$254,411.00	$254,842.00	0.17%
R 101-33402 Homestead Credit	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33404 Small City Assistance	$27,711.00	$40,756.00	$17,922.00	$36,866.00	$0.00	$29,768.00	$27,349.00	-8.13%
R 101-33419 Muni State Aid St Construction	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33422 Other State Aid Grants	$0.00	$0.00	$22,000.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-33620 Other County Grants & Aid	$7,855.13	$5,000.00	$6,188.69	$8,000.00	$4,729.20	$8,000.00	$8,000.00	0.00%
R 101-34101 Rent - City Hall & Water Tower	$45,021.32	$45,000.00	$49,290.12	$45,000.00	$27,851.94	$45,000.00	$49,000.00	8.89%
R 101-34103 Zoning & Subdivision Fees	$5,250.00	$6,775.00	$20,908.27	$6,775.00	$10,325.00	$6,775.00	$10,000.00	47.60%
R 101-34104 Project Review Fees	$9,035.13	$0.00	$41,523.79	$0.00	$15,622.95	$0.00	$10,000.00	0.00%
R 101-34107 Assessment Search Fees	$40.00	$0.00	$20.00	$0.00	$35.00	$0.00	$0.00	0.00%
R 101-34108 Admin Charges to Other Funds	$3,344.00	$0.00	$1,392.50	$0.00	$791.69	$0.00	$0.00	0.00%
R 101-34109 General Government Charges	$0.00	$7,826.00	$0.00	$1,000.00	$0.00	$1,000.00	$1,000.00	0.00%

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 101-34202 Special Fire Protection Srvs	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-34403 Recycling & Refuse Income	$0.00	$0.00	$1,466.31	$0.00	$1,094.00	$0.00	$0.00	0.00%
R 101-34650 Economic Develop - Mgmt Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-34700 Culture & Recreation	$225.00	$0.00	$6,275.00	$0.00	$10,011.40	$0.00	$10,000.00	0.00%
R 101-34780 Park Dedication Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-34950 Other Revenues	$9,488.07	$3,300.00	$7,417.82	$3,300.00	$733.34	$3,300.00	$0.00	-100.00%
R 101-35100 Court Fines	$10,905.51	$12,000.00	$9,815.01	$10,000.00	$4,124.60	$10,000.00	$10,000.00	0.00%
R 101-35104 Other Fines	$625.00	$0.00	$67.60	$0.00	$400.00	$0.00	$0.00	0.00%
R 101-35110 Administrative Citations	$300.00	$500.00	$1,973.50	$500.00	$20.87	$500.00	$2,000.00	300.00%
R 101-36100 Special Assessments	$1,479.30	$0.00	$59.16	$0.00	$21.82	$0.00	$0.00	0.00%
R 101-36101 Principal Amount Revenue	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-36200 Miscellaneous Revenues	$1,792.38	$0.00	$782.58	$0.00	$2,817.50	$0.00	$0.00	0.00%
R 101-36210 Interest Earnings	$43,430.83	$3,000.00	$26,726.88	$20,000.00	$3,486.74	$20,000.00	$22,000.00	10.00%
R 101-36211 Interest Earning/Interfund	$9,698.00	$0.00	$9,367.87	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-36229 MPFD: Contributions/Donations	$0.00	$0.00	$5,525.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-36231 Cable Franchise Fee	$12,096.03	$14,000.00	$8,090.73	$14,000.00	$1,891.55	$14,000.00	$14,000.00	0.00%
R 101-36250 Refunds & Reimbursements	$63,554.53	$0.00	$22,327.76	$0.00	$53.76	$0.00	$0.00	0.00%
R 101-36500 Collected for other Government	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-37175 Sales Tax	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-37275 Miscellaneous Income	$4,498.04	$0.00	-$1.52	$0.00	$5.00	$0.00	$0.00	0.00%
R 101-39101 Sales of Fixed Assets & Lease	$0.00	$0.00	$690.00	$0.00	$108,601.04	$0.00	$0.00	0.00%
R 101-39200 Interfund Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-39202 Contribution-Enterprise Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 101-39203 Transfer from Other Fund	-$69,561.37	$0.00	$9,000.00	$9,000.00	$0.00	$0.00	$0.00	0.00%
R 101-39330 Inception-Capital Lease Agmt	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$2,153,429.43	$1,997,266.00	$2,082,869.22	$1,939,508.00	$682,657.02	$2,043,995.00	$2,055,725.00	
101 GENERAL FUND	$2,153,429.43	$1,997,266.00	$2,082,869.22	$1,939,508.00	$682,657.02	$2,043,995.00	$2,055,725.00	
200 ECONOMIC DEVELOPMENT AUTHORITY								
R 200-36210 Interest Earnings	$3,969.90	$0.00	$2,272.25	$0.00	$707.83	$0.00	$0.00	0.00%
	$3,969.90	$0.00	$2,272.25	$0.00	$707.83	$0.00	$0.00	
200 ECONOMIC DEVELOPMENT AUTHORITY	$3,969.90	$0.00	$2,272.25	$0.00	$707.83	$0.00	$0.00	

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
204 GAMBLING PROCEEDS								
R 204-36210 Interest Earnings	$198.76	$0.00	$242.51	$0.00	$176.13	$0.00	$0.00	0.00%
R 204-36211 Interest Earning/Interfund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 204-36230 Contributions & Donations	$10,465.81	$0.00	$10,514.99	$9,000.00	$8,056.48	$0.00	$0.00	0.00%
	$10,664.57	$0.00	$10,757.50	$9,000.00	$8,232.61	$0.00	$0.00	
204 GAMBLING PROCEEDS	$10,664.57	$0.00	$10,757.50	$9,000.00	$8,232.61	$0.00	$0.00	
210 REV INTGOVT								
R 210-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
210 REV INTGOVT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
351 2012A GO Bonds - 2021B Refund								
R 351-31000 General Property Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 351-31010 Current Ad Valorem Taxes	$25,988.00	$25,988.00	$27,053.00	$27,053.00	$12,870.00	$25,740.00	$24,428.00	-5.10%
R 351-31040 Fiscal Disparities	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 351-36100 Special Assessments	$4,236.35	$0.00	$5,097.73	$3,135.00	$1,567.60	$0.00	$0.00	0.00%
R 351-36110 Oak-Boundary Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 351-36210 Interest Earnings	$3,010.92	$0.00	$2,001.62	$0.00	$873.19	$0.00	$0.00	0.00%
	$33,235.27	$25,988.00	$34,152.35	$30,188.00	$15,310.79	$25,740.00	$24,428.00	
351 2012A GO Bonds - 2021B Refund	$33,235.27	$25,988.00	$34,152.35	$30,188.00	$15,310.79	$25,740.00	$24,428.00	
352 2013A GO Bonds - 2021B Refund								
R 352-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 352-36100 Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 352-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
352 2013A GO Bonds - 2021B Refund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
353 2014A GO Bonds								
R 353-31010 Current Ad Valorem Taxes	$69,563.00	$69,563.00	$72,608.00	$72,608.00	$36,123.00	$72,246.00	$73,133.00	1.23%
R 353-33400 State Grants and Aids	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 353-36100 Special Assessments	$26,355.02	$0.00	$17,611.87	$5,886.26	$6,310.51	$0.00	$0.00	0.00%
R 353-36210 Interest Earnings	$3,951.96	$0.00	$4,035.71	$0.00	$1,377.67	$0.00	$0.00	0.00%
R 353-39200 Interfund Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$99,869.98	$69,563.00	$94,255.58	$78,494.26	$43,811.18	$72,246.00	$73,133.00	
353 2014A GO Bonds	$99,869.98	$69,563.00	$94,255.58	$78,494.26	$43,811.18	$72,246.00	$73,133.00	
354 2016A GO Bonds								
R 354-31010 Current Ad Valorem Taxes	$30,926.00	$30,926.00	$30,191.00	$30,191.00	$14,728.50	$29,457.00	$28,721.00	-2.50%
R 354-36100 Special Assessments	$8,284.04	$0.00	$8,079.32	$18,043.00	$5,913.63	$0.00	$0.00	0.00%
R 354-36210 Interest Earnings	$2,942.42	$0.00	$1,605.54	$0.00	$503.36	$0.00	$0.00	0.00%
R 354-39200 Interfund Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 354-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$42,152.46	$30,926.00	$39,875.86	$48,234.00	$21,145.49	$29,457.00	$28,721.00	
354 2016A GO Bonds	$42,152.46	$30,926.00	$39,875.86	$48,234.00	$21,145.49	$29,457.00	$28,721.00	
355 2018A GO Bonds								
R 355-31000 General Property Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 355-31010 Current Ad Valorem Taxes	$48,938.00	$48,938.00	$47,520.00	$47,520.00	$23,051.50	$46,103.00	$49,935.00	8.31%
R 355-32180 Other Licenses & Permits	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 355-36100 Special Assessments	$27,528.06	$0.00	$13,717.79	$25,356.00	$10,450.74	$0.00	$0.00	0.00%
R 355-36210 Interest Earnings	$5,183.23	$0.00	$3,217.59	$0.00	$1,165.07	$0.00	$0.00	0.00%
	$81,649.29	$48,938.00	$64,455.38	$72,876.00	$34,667.31	$46,103.00	$49,935.00	
355 2018A GO Bonds	$81,649.29	$48,938.00	$64,455.38	$72,876.00	$34,667.31	$46,103.00	$49,935.00	
356 2021A GO Bonds								
R 356-31010 Current Ad Valorem Taxes	$39,008.00	$39,008.00	$38,536.00	$38,536.00	$19,032.00	$38,064.00	$37,591.00	-1.24%

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 356-36100 Special Assessments	$21,723.01	$0.00	$26,434.11	$22,112.00	$6,176.62	$0.00	$0.00	0.00%
R 356-36210 Interest Earnings	$12,308.36	$0.00	$7,346.73	$0.00	$3,135.31	$0.00	$0.00	0.00%
R 356-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 356-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$73,039.37	$39,008.00	$72,316.84	$60,648.00	$28,343.93	$38,064.00	$37,591.00	
356 2021A GO Bonds	$73,039.37	$39,008.00	$72,316.84	$60,648.00	$28,343.93	$38,064.00	$37,591.00	
357 SERIES 2022A BOND PRO CAP INT								
R 357-31010 Current Ad Valorem Taxes	$74,550.00	$74,550.00	$78,120.00	$78,120.00	$38,115.00	$76,230.00	$79,590.00	4.41%
R 357-36210 Interest Earnings	$2,410.77	$0.00	$1,779.00	$0.00	$610.39	$0.00	$0.00	0.00%
R 357-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 357-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$76,960.77	$74,550.00	$79,899.00	$78,120.00	$38,725.39	$76,230.00	$79,590.00	
357 SERIES 2022A BOND PRO CAP INT	$76,960.77	$74,550.00	$79,899.00	$78,120.00	$38,725.39	$76,230.00	$79,590.00	
358 2024A GO Bonds								
R 358-31010 Current Ad Valorem Taxes	$0.00	$0.00	$125,116.00	$125,116.00	$63,644.50	$127,289.00	$125,116.00	-1.71%
R 358-36100 Special Assessments	$138,353.68	$0.00	$256,797.65	$0.00	$31,012.49	$0.00	$0.00	0.00%
R 358-36210 Interest Earnings	$32.78	$0.00	$8,601.69	$0.00	$4,265.98	$0.00	$0.00	0.00%
R 358-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 358-39320 Bond Premium	$145,665.15	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 358-39999 Prior Period Adjustment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$284,051.61	$0.00	$390,515.34	$125,116.00	$98,922.97	$127,289.00	$125,116.00	
358 2024A GO Bonds	$284,051.61	$0.00	$390,515.34	$125,116.00	$98,922.97	$127,289.00	$125,116.00	
359 2026A Bond								
R 359-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$79,122.00	0.00%
R 359-36100 Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 359-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 359-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 359-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$79,122.00	
359 2026A Bond	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$79,122.00	
360 2026B Bond								
R 360-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,823.00	0.00%
R 360-36100 Special Assessments	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 360-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 360-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 360-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,823.00	
360 2026B Bond	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,823.00	
401 PARK IMPROVEMENT FUND								
R 401-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 401-34780 Park Dedication Fees	$0.00	$0.00	$63,080.20	$0.00	$0.00	$0.00	$0.00	0.00%
R 401-36210 Interest Earnings	$1,246.47	$0.00	$3,768.64	$0.00	$2,001.82	$0.00	$0.00	0.00%
R 401-36230 Contributions & Donations	$24,000.00	$0.00	$24,500.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 401-39200 Interfund Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 401-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$0.00	-100.00%
R 401-39202 Contribution-Enterprise Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 401-39203 Transfer from Other Fund	$28,750.00	$0.00	$57,322.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$53,996.47	$0.00	$148,670.84	$0.00	$26,401.82	$24,400.00	$0.00	
401 PARK IMPROVEMENT FUND	$53,996.47	$0.00	$148,670.84	$0.00	$26,401.82	$24,400.00	$0.00	
451 CAPITAL IMPROVEMENT PROJECTS								
R 451-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 451-33000 Intergovernmental Revenues	$57,364.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 451-33630 Other LGU Grants & Aid	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 451-34780 Park Dedication Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 451-36210 Interest Earnings	$113,751.67	$0.00	$60,883.99	$0.00	$26,894.54	$0.00	$0.00	0.00%
R 451-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 451-39200 Interfund Operating Transfers	$110,000.00	$110,000.00	$16,200.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 451-39201 Transfer from General Fund	$0.00	$0.00	$110,000.00	$0.00	$24,400.00	$24,400.00	$75,000.00	207.38%
R 451-39202 Contribution-Enterprise Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$281,115.67	$110,000.00	$187,083.99	$0.00	$51,294.54	$24,400.00	$75,000.00	
451 CAPITAL IMPROVEMENT PROJECTS	$281,115.67	$110,000.00	$187,083.99	$0.00	$51,294.54	$24,400.00	$75,000.00	
452 METROPOLITAN COUNCIL GRANT								
R 452-39203 Transfer from Other Fund	$179,729.23	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$179,729.23	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
452 METROPOLITAN COUNCIL GRANT	$179,729.23	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
453 2021 STREET RECONSTRUCTION PJ								
R 453-33620 Other County Grants & Aid	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 453-36210 Interest Earnings	$49.73	$0.00	$1.40	$0.00	$0.64	$0.00	$0.00	0.00%
R 453-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 453-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$49.73	$0.00	$1.40	$0.00	$0.64	$0.00	$0.00	
453 2021 STREET RECONSTRUCTION PJ	$49.73	$0.00	$1.40	$0.00	$0.64	$0.00	$0.00	
455 2022 STREET IMPROVEMENTS								
R 455-36210 Interest Earnings	$97.05	$0.00	$2.73	$0.00	$1.24	$0.00	$0.00	0.00%
R 455-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 455-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$97.05	$0.00	$2.73	$0.00	$1.24	$0.00	$0.00	
455 2022 STREET IMPROVEMENTS	$97.05	$0.00	$2.73	$0.00	$1.24	$0.00	$0.00	
458 2024 STREET RECONSTRUCTION								
R 458-33610 County Grants/Aid for Hwy	$0.00	$0.00	$23,820.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 458-36210 Interest Earnings	$102,018.63	$0.00	$57,797.01	$0.00	$9,184.72	$0.00	$0.00	0.00%
R 458-36250 Refunds & Reimbursements	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%

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Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 458-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 458-39310 Bond Proceeds	$3,455,800.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 458-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$3,557,818.63	$0.00	$81,617.01	$0.00	$9,184.72	$0.00	$0.00	
458 2024 STREET RECONSTRUCTION	$3,557,818.63	$0.00	$81,617.01	$0.00	$9,184.72	$0.00	$0.00	
459 City Hall Development								
R 459-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 459-34950 Other Revenues	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 459-36210 Interest Earnings	$55.93	$0.00	$463.97	$0.00	$283.40	$0.00	$0.00	0.00%
R 459-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$0.00	-100.00%
R 459-39203 Transfer from Other Fund	$0.00	$0.00	$12,000.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$10,055.93	$0.00	$12,463.97	$0.00	$24,683.40	$24,400.00	$0.00	
459 City Hall Development	$10,055.93	$0.00	$12,463.97	$0.00	$24,683.40	$24,400.00	$0.00	
460 Public Works CIP								
R 460-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 460-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 460-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$28,000.00	14.75%
	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$28,000.00	
460 Public Works CIP	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$28,000.00	
461 Street Improvement CIP								
R 461-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 461-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 461-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$0.00	-100.00%
	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$0.00	
461 Street Improvement CIP	$0.00	$0.00	$0.00	$0.00	$24,400.00	$24,400.00	$0.00	
462 2026 DOWNTOWN RECONSTRUCTION								

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 462-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 462-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 462-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
462 2026 DOWNTOWN RECONSTRUCTION	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
463 2026 INDUSTRIAL STREET								
R 463-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 463-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 463-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
463 2026 INDUSTRIAL STREET	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
464 2026B TAX ABATEMENT								
R 464-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 464-39310 Bond Proceeds	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 464-39320 Bond Premium	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
464 2026B TAX ABATEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
501 EQUIPMENT REPLACEMENT FUND								
R 501-39200 Interfund Operating Transfers	$12,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$12,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
501 EQUIPMENT REPLACEMENT FUND	$12,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
502 RAINBOW PARK CIP FUND								
R 502-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 502-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$33.77	$0.00	$0.00	0.00%
R 502-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 502-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
R 502-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$4,400.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$4,433.77	$0.00	$0.00	
502 RAINBOW PARK CIP FUND	$0.00	$0.00	$0.00	$0.00	$4,433.77	$0.00	$0.00	
503 VETERANS PARK CIP FUND								
R 503-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 503-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$514.81	$0.00	$0.00	0.00%
R 503-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 503-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 503-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$67,099.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$67,613.81	$0.00	$0.00	
503 VETERANS PARK CIP FUND	$0.00	$0.00	$0.00	$0.00	$67,613.81	$0.00	$0.00	
504 BRYANTWOOD PARK CIP FUND								
R 504-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 504-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 504-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 504-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 504-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
504 BRYANTWOOD PARK CIP FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
505 TOT LOT CIP FUND								
R 505-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 505-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 505-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 505-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 505-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
505 TOT LOT CIP FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

CITY OF MAPLE PLAIN
Abdo Revenue Budget Guideline

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
506 PIONEER PARK CIP FUND								
R 506-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 506-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 506-36230 Contributions & Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 506-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 506-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
506 PIONEER PARK CIP FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
507 FIRE TRUCK FUND								
R 507-31010 Current Ad Valorem Taxes	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 507-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 507-36229 MPFD: Contributions/Donations	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
R 507-39201 Transfer from General Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17,000.00	0.00%
R 507-39203 Transfer from Other Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17,000.00	
507 FIRE TRUCK FUND	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$17,000.00	
700 RIGHT OF WAY ESCROWS								
R 700-36210 Interest Earnings	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
700 RIGHT OF WAY ESCROWS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	$6,953,885.36	$2,396,239.00	$3,301,209.26	$2,442,184.26	$1,204,938.46	$2,581,124.00	$2,725,184.00	

((((((((((((([Fund]<>"601" Or [Fund] IS Null)) AND ([Fund]<>"602" Or [Fund] IS Null)) AND ([Fund]<>"603" Or [Fund] IS Null)) AND ([Fund]<>"604" Or [Fund] IS Null)

CITY OF MAPLE PLAIN
Abdo Expenditure Budget Guidelines

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
101 GENERAL FUND								
41110 Council								
E 101-41110-103 Part-Time Employees	$36,850.00	$32,760.00	$32,200.00	$32,760.00	$13,175.00	$32,760.00	$36,360.00	10.99%
E 101-41110-121 PERA Contribution	$1,827.50	$1,974.00	$1,315.00	$1,640.00	$551.25	$1,640.00	$1,820.00	10.98%
E 101-41110-122 FICA Contribution	$660.41	$2,506.00	$887.62	$2,510.00	$326.09	$2,510.00	$2,780.00	10.76%
E 101-41110-125 MN Paid Leave	$0.00	$0.00	$0.00	$0.00	$139.87	$290.00	$320.00	10.34%
E 101-41110-151 Worker s Comp Insurance	$134.74	$270.00	$210.75	$100.00	$0.25	$100.00	$0.00	-100.00%
E 101-41110-201 Operating Supplies	$0.00	$0.00	$471.13	$600.00	$298.17	$600.00	$600.00	0.00%
E 101-41110-302 Planning Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41110-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41110-304 Legal Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41110-309 EDP, Software and Design	$5,979.95	$0.00	$3,334.88	$0.00	$1,073.66	$3,500.00	$1,006.00	-71.26%
E 101-41110-311 Contract Service	$4,557.50	$10,500.00	$0.00	$0.00	$4,604.40	$5,000.00	$0.00	-100.00%
E 101-41110-319 Other Consulting Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41110-331 Training & Travel	$6,014.97	$3,510.00	$5,403.50	$3,500.00	$3,277.62	$5,450.00	$5,000.00	-8.26%
E 101-41110-433 Dues & Subscriptions	$3,259.00	$5,252.00	$5,720.43	$5,577.00	$6,857.77	$5,500.00	$6,000.00	9.09%
E 101-41110-434 Awards & Indemnities	$0.00	$0.00	$239.01	$1,000.00	$86.95	$500.00	$250.00	-50.00%
E 101-41110-437 Miscellaneous	$9,023.50	$4,124.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41110-445 Food and Beverage	$0.00	$0.00	$711.02	$600.00	$251.58	$800.00	$800.00	0.00%
E 101-41110-560 Office Equipment & Furnishings	$0.00	$0.00	$867.55	$0.00	$0.00	$0.00	$0.00	0.00%
41110 Council	$68,307.57	$60,896.00	$51,360.89	$48,287.00	$30,642.61	$58,650.00	$54,936.00	
41410 Elections								
E 101-41410-104 Temporary Employees - Regular	$3,260.50	$2,600.00	$0.00	$0.00	$0.00	$3,500.00	$0.00	-100.00%
E 101-41410-121 PERA Contribution	$0.00	$1,560.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41410-122 FICA Contribution	$180.30	$4,064.00	$0.00	$0.00	$0.00	$200.00	$0.00	-100.00%
E 101-41410-201 Operating Supplies	$557.95	$0.00	-$0.07	$0.00	$0.00	$600.00	$0.00	-100.00%
E 101-41410-207 Training Supplies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41410-309 EDP, Software and Design	$0.00	$0.00	$466.14	$0.00	$0.00	$785.00	$0.00	-100.00%
E 101-41410-351 Legal Notices Publishing	$176.77	$0.00	$0.00	$0.00	$0.00	$200.00	$0.00	-100.00%
E 101-41410-437 Miscellaneous	$2,563.54	$0.00	$217.47	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41410-445 Food and Beverage	$0.00	$0.00	$0.00	$0.00	$0.00	$400.00	$0.00	-100.00%
E 101-41410-580 Other Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
41410 Elections	$6,739.06	$8,224.00	$683.54	$0.00	$0.00	$5,685.00	$0.00	
41500 Financial Administration								
E 101-41500-101 Full-Time Employees - Regular	$171,864.45	$216,763.00	$182,899.72	$177,320.00	$97,355.24	$187,460.00	$207,280.00	10.57%

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 101-41500-102 Full-Time Employees - Overtime	$394.74	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-103 Part-Time Employees	$32,449.81	$23,618.00	$14,528.25	$13,520.00	$6,634.76	$13,930.00	$14,480.00	3.95%
E 101-41500-105 Temporary Employees - Overtime	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-106 Administrative Internship	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-115 Educational Assistance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-121 PERA Contribution	$14,069.56	$17,324.00	$15,618.71	$14,310.00	$7,799.10	$15,100.00	$16,630.00	10.13%
E 101-41500-122 FICA Contribution	$15,761.97	$17,683.00	$13,940.16	$14,600.00	$7,598.25	$15,410.00	$16,970.00	10.12%
E 101-41500-125 MN Paid Leave	$0.00	$0.00	$0.00	$0.00	$943.69	$1,770.00	$1,950.00	10.17%
E 101-41500-131 Employer Paid Health Insurance	$19,333.01	$28,849.00	$15,615.29	$16,670.00	$11,096.68	$17,555.00	$19,310.00	10.00%
E 101-41500-132 Employer Paid Dental Insurance	$1,066.20	$1,838.00	$1,124.92	$1,230.00	$676.78	$1,230.00	$1,290.00	4.88%
E 101-41500-133 Employer Paid Life Insurance	$48.81	$134.00	$104.26	$60.00	$52.13	$60.00	$60.00	0.00%
E 101-41500-140 Unemployment Comp (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-142 Unemployment Benefit Payments	$15,080.26	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-151 Worker s Comp Insurance	$4,043.83	$1,352.00	$1,550.99	$1,400.00	$3.01	$1,450.00	$307.00	-78.83%
E 101-41500-201 Operating Supplies	$7,626.93	$2,600.00	$3,014.81	$2,600.00	$2,335.57	$2,600.00	$2,600.00	0.00%
E 101-41500-202 Duplicating & Copying Supply	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-301 Auditing & Accounting Services	$131,524.51	$41,600.00	$74,674.36	$85,500.00	$43,670.47	$61,000.00	$58,501.00	-4.10%
E 101-41500-309 EDP, Software and Design	$41,393.76	$12,480.00	$27,331.59	$25,137.00	$20,966.22	$32,700.00	$12,611.00	-61.43%
E 101-41500-311 Contract Service	$0.00	$0.00	$44,803.29	$0.00	$615.00	$2,800.00	$1,000.00	-64.29%
E 101-41500-321 Telephone & Internet	$3,504.64	$2,870.00	$3,155.90	$2,870.00	$2,309.00	$4,750.00	$5,000.00	5.26%
E 101-41500-322 Postage	$871.87	$1,768.00	$1,548.24	$0.00	$651.67	$575.00	$800.00	39.13%
E 101-41500-331 Training & Travel	$2,884.93	$2,413.00	$4,051.86	$4,800.00	$2,503.21	$5,025.00	$6,361.00	26.59%
E 101-41500-352 General Public Information	$3,733.86	$10,737.00	$2,856.13	$2,500.00	$2,682.53	$5,166.00	$4,500.00	-12.89%
E 101-41500-361 General Liability Insurance	$4,602.00	$4,680.00	$4,269.70	$4,930.00	$9,409.30	$5,200.00	$14,450.00	177.88%
E 101-41500-363 Automotive Insurance	$635.68	$441.00	$538.27	$620.00	$446.73	$670.00	$410.00	-38.81%
E 101-41500-400 Equipment Repair & Maintenance	$0.00	$520.00	$29.99	$500.00	$0.00	$0.00	$1,000.00	0.00%
E 101-41500-412 Building Rentals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-413 Office Equipment Rental	$1,577.20	$0.00	$1,748.64	$0.00	$874.32	$0.00	$0.00	0.00%
E 101-41500-419 General Rentals	$657.11	$3,670.00	$795.46	$3,600.00	$1,100.17	$850.00	$850.00	0.00%
E 101-41500-433 Dues & Subscriptions	$628.70	$1,108.00	$639.51	$1,785.00	$1,247.09	$600.00	$700.00	16.67%
E 101-41500-437 Miscellaneous	$2,165.66	$3,200.00	$628.18	$0.00	$323.70	$0.00	$0.00	0.00%
E 101-41500-445 Food and Beverage	$0.00	$0.00	$464.13	$150.00	$141.62	$300.00	$300.00	0.00%
E 101-41500-455 Bank Fees	$0.00	$0.00	$3,158.10	$2,400.00	$1,710.04	$1,250.00	$1,250.00	0.00%
E 101-41500-560 Office Equipment & Furnishings	$350.98	$0.00	$329.19	$300.00	$862.66	$600.00	$600.00	0.00%
E 101-41500-715 Depreciation Expense Transfer	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41500-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
41500 Financial Administration	$476,270.47	$395,648.00	$419,419.65	$376,802.00	$224,008.94	$378,051.00	$389,210.00	

41610 City Attorney

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 101-41610-304 Legal Services	$73,481.82	$38,480.00	$51,687.33	$38,000.00	$23,783.05	$39,330.00	$40,000.00	1.70%
41610 City Attorney	$73,481.82	$38,480.00	$51,687.33	$38,000.00	$23,783.05	$39,330.00	$40,000.00	
41910 Planning and Zoning								
E 101-41910-302 Planning Services	$13,082.92	$20,800.00	$24,198.25	$20,800.00	$12,588.75	$21,000.00	$21,000.00	0.00%
E 101-41910-309 EDP, Software and Design	$0.00	$0.00	$1,388.85	$0.00	$61.15	$3,519.00	$3,000.00	-14.75%
E 101-41910-701 Plan Review Escrow Expenses	$0.00	$0.00	$5,651.38	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41910-702 Code Enforcement Expenses	$0.00	$5,200.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
41910 Planning and Zoning	$13,082.92	$26,000.00	$31,238.48	$20,800.00	$12,649.90	$24,519.00	$24,000.00	
41940 General Government Buildings								
E 101-41940-223 Building Repair Supplies	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-387 Office Lease	-$3,195.84	$39,128.00	$247.00	$40,000.00	$21,900.00	$44,000.00	$47,000.00	6.82%
E 101-41940-400 Equipment Repair & Maintenance	$0.00	$2,080.00	$187.63	$2,000.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-412 Building Rentals	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-437 Miscellaneous	$0.00	$2,080.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-500 Capital Outlay (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-601 Bond Principal	$37,923.00	$0.00	$40,188.55	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-41940-611 Bond Interest	$700.00	$0.00	$197.75	$0.00	$0.00	$0.00	$0.00	0.00%
41940 General Government Buildings	$35,427.16	$43,288.00	$40,820.93	$42,000.00	$21,900.00	$44,000.00	$47,000.00	
42110 Police Department								
E 101-42110-304 Legal Services	$10,169.80	$12,480.00	$13,313.80	$12,500.00	$9,874.75	$13,000.00	$13,000.00	0.00%
E 101-42110-306 Police Administration	$688,348.37	$688,370.00	$726,923.00	$726,923.00	$514,616.58	$788,718.00	$845,261.00	7.17%
E 101-42110-311 Contract Service	$0.00	$0.00	$600.00	$1,000.00	$1,305.00	$1,000.00	$1,300.00	30.00%
E 101-42110-317 Board & Booking Fees	$1,019.01	$1,040.00	$1,268.36	$1,000.00	$8.68	$1,000.00	$1,000.00	0.00%
E 101-42110-437 Miscellaneous	$60,650.00	$2,912.00	$818.93	$2,000.00	$0.00	$1,000.00	$0.00	-100.00%
42110 Police Department	$760,187.18	$704,802.00	$742,924.09	$743,423.00	$525,805.01	$804,718.00	$860,561.00	
42290 Fire Department								
E 101-42290-223 Building Repair Supplies	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	0.00%
E 101-42290-307 Fire Administration	$224,304.96	$224,305.00	$206,122.98	$206,080.00	$150,867.24	$245,349.00	$275,849.00	12.43%
E 101-42290-311 Contract Service	$0.00	$0.00	$0.00	$0.00	$0.00	$1,250.00	$1,250.00	0.00%
E 101-42290-361 General Liability Insurance	$0.00	$0.00	$0.00	$0.00	$4,556.00	$0.00	$0.00	0.00%
E 101-42290-401 Building Repair & Maintenance	$0.00	$0.00	$6,754.05	$1,000.00	$441.84	$6,000.00	$0.00	-100.00%
E 101-42290-520 Buildings & Structures	$0.00	$0.00	$10,980.04	$500.00	$0.00	$0.00	$0.00	0.00%
42290 Fire Department	$224,304.96	$224,305.00	$223,857.07	$208,580.00	$155,865.08	$252,599.00	$277,099.00	
42400 Building Inspection								
E 101-42400-308 Building Inspection	$15,574.05	$20,800.00	$19,556.17	$20,000.00	$12,940.26	$15,000.00	$15,000.00	0.00%
E 101-42400-309 EDP, Software and Design	$0.00	$0.00	$0.00	$0.00	$3,520.00	$4,111.00	$4,000.00	-2.70%

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
42400 Building Inspection	$15,574.05	$20,800.00	$19,556.17	$20,000.00	$16,460.26	$19,111.00	$19,000.00	
42500 Civil Defense								
E 101-42500-311 Contract Service	$1,474.82	$604.00	$599.64	$500.00	$1,602.32	$650.00	$650.00	0.00%
E 101-42500-580 Other Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
42500 Civil Defense	$1,474.82	$604.00	$599.64	$500.00	$1,602.32	$650.00	$650.00	
43000 Public Works (GENERAL)								
E 101-43000-104 Temporary Employees - Regular	$0.00	$0.00	$0.00	$0.00	$62.50	$0.00	$0.00	0.00%
E 101-43000-122 FICA Contribution	$0.00	$0.00	$0.00	$0.00	$4.80	$0.00	$0.00	0.00%
E 101-43000-125 MN Paid Leave	$0.00	$0.00	$0.00	$0.00	$0.55	$0.00	$0.00	0.00%
E 101-43000-131 Employer Paid Health Insurance	$67.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-201 Operating Supplies	$817.16	$260.00	$1,053.31	$500.00	$555.63	$500.00	$500.00	0.00%
E 101-43000-212 Motor Fuels	$604.88	$1,768.00	$1,262.43	$1,700.00	$236.80	$1,000.00	$600.00	-40.00%
E 101-43000-213 Lubricants & Additives	$0.00	$0.00	$21.28	$500.00	$18.66	$250.00	$250.00	0.00%
E 101-43000-215 Shop Materials	$65.94	$572.00	$3,677.64	$2,300.00	$111.87	$2,300.00	$2,000.00	-13.04%
E 101-43000-221 Equipment Parts	$100.34	$1,040.00	$790.90	$1,200.00	$660.00	$1,200.00	$1,200.00	0.00%
E 101-43000-225 Landscaping Materials	$0.00	$0.00	$621.34	$750.00	$0.00	$1,000.00	$1,000.00	0.00%
E 101-43000-229 Sand & Salt Materials	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-240 Small Tools & Minor Equipment	$0.00	$0.00	$297.81	$0.00	$199.01	$0.00	$0.00	0.00%
E 101-43000-302 Planning Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-303 Engineering Services	$43,963.50	$10,400.00	$119,281.50	$15,000.00	$19,893.00	$15,000.00	$15,000.00	0.00%
E 101-43000-311 Contract Service	$42,916.86	$30,189.00	$37,196.69	$30,189.00	$27,305.42	$40,352.00	$40,000.00	-0.87%
E 101-43000-316 Lawn care and mowing	$0.00	$0.00	$0.00	$0.00	$735.00	$0.00	$6,000.00	0.00%
E 101-43000-321 Telephone & Internet	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-323 Radio Units/Technology	$0.00	$0.00	$0.00	$0.00	$592.20	$1,500.00	$1,500.00	0.00%
E 101-43000-361 General Liability Insurance	$1,314.00	$1,196.00	$3,275.26	$3,780.00	$3,547.74	$3,710.00	$3,360.00	-9.43%
E 101-43000-362 Property Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-363 Automotive Insurance	$830.00	$914.00	$930.58	$1,080.00	$1,244.42	$1,220.00	$1,200.00	-1.64%
E 101-43000-380 Utility Services (GENERAL)	$983.91	$520.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-381 Electric Utilities	$0.00	$0.00	$6,147.20	$1,200.00	$487.29	$1,200.00	$1,200.00	0.00%
E 101-43000-383 Gas Utilities	$0.00	$0.00	$2,558.45	$0.00	$1,665.59	$0.00	$2,000.00	0.00%
E 101-43000-384 Refuse & Recycling	$0.00	$0.00	$4,044.94	$3,000.00	$3,364.92	$5,500.00	$5,500.00	0.00%
E 101-43000-400 Equipment Repair & Maintenance	$5,535.05	$3,640.00	$3,045.10	$4,300.00	$6,940.22	$4,000.00	$3,500.00	-12.50%
E 101-43000-401 Building Repair & Maintenance	$0.00	$0.00	$8.99	$500.00	$397.00	$1,000.00	$0.00	-100.00%
E 101-43000-415 Safety Equipment and Supplies	$0.00	$0.00	$36.97	$2,000.00	$0.00	$1,000.00	$1,000.00	0.00%
E 101-43000-419 General Rentals	$2,929.60	$1,872.00	$3,492.58	$3,000.00	$905.56	$1,600.00	$1,600.00	0.00%
E 101-43000-437 Miscellaneous	$0.75	$522.00	$1.99	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43000-540 Heavy Machinery	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	0.00%
43000 Public Works (GENERAL)	$100,129.49	$52,893.00	$187,744.96	$70,999.00	$68,928.18	$82,332.00	$88,410.00	

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
43100 Highways, Streets & Roadways								
E 101-43100-104 Temporary Employees - Regular	$0.00	$10,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-122 FICA Contribution	$0.00	$628.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-215 Shop Materials	$0.00	$0.00	$12.76	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-221 Equipment Parts	$0.00	$1,040.00	$79.99	$500.00	$269.32	$500.00	$0.00	-100.00%
E 101-43100-224 Street Maintenance Materials	$15,017.87	$44,628.00	$7,632.49	$5,124.00	$285.42	$5,000.00	$0.00	-100.00%
E 101-43100-229 Sand & Salt Materials	$0.00	$0.00	$0.00	$500.00	$0.00	$500.00	$0.00	-100.00%
E 101-43100-303 Engineering Services	$0.00	$1,040.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-311 Contract Service	$74,928.73	$85,857.00	$109,699.35	$65,857.00	$59,188.28	$65,000.00	$65,000.00	0.00%
E 101-43100-315 Snow Removal	$0.00	$0.00	$0.00	$0.00	$38,228.25	$0.00	$50,000.00	0.00%
E 101-43100-319 Other Consulting Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-361 General Liability Insurance	$0.00	$520.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-363 Automotive Insurance	$248.00	$208.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-380 Utility Services (GENERAL)	$26,116.24	$33,758.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-381 Electric Utilities	$227.83	$0.00	$28,013.72	$33,758.00	$12,895.89	$30,000.00	$17,000.00	-43.33%
E 101-43100-437 Miscellaneous	$0.00	$600.00	$63,023.30	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-43100-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43100 Highways, Streets & Roadways	$116,538.67	$178,279.00	$208,461.61	$106,739.00	$110,867.16	$101,000.00	$132,000.00	
43125 Ice & Snow Removal								
E 101-43125-229 Sand & Salt Materials	$851.54	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43125 Ice & Snow Removal	$851.54	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
43200 Sanitation & Recycling								
E 101-43200-314 Sanitation & Recycling Service	$561.00	$0.00	$633.00	$0.00	$658.06	$0.00	$700.00	0.00%
43200 Sanitation & Recycling	$561.00	$0.00	$633.00	$0.00	$658.06	$0.00	$700.00	
45200 Parks (GENERAL)								
E 101-45200-101 Full-Time Employees - Regular	$0.00	$7,488.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-102 Full-Time Employees - Overtime	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-121 PERA Contribution	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-122 FICA Contribution	$0.00	$562.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-151 Worker s Comp Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-201 Operating Supplies	$5,144.68	$5,200.00	$2,657.20	$5,200.00	$316.88	$5,200.00	$3,000.00	-42.31%
E 101-45200-210 Operating Supplies (GENERAL)	$0.00	$0.00	$139.03	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-211 Cleaning/Custodial Supplies	$290.36	$0.00	$55.91	$500.00	$0.00	$500.00	$500.00	0.00%
E 101-45200-212 Motor Fuels	$210.00	$645.00	$0.00	$645.00	$0.00	$250.00	$150.00	-40.00%
E 101-45200-213 Lubricants & Additives	$0.00	$0.00	$0.00	$150.00	$0.00	$100.00	$100.00	0.00%
E 101-45200-221 Equipment Parts	$243.32	$728.00	$51.71	$728.00	$0.00	$1,500.00	$50.00	-96.67%
E 101-45200-225 Landscaping Materials	$0.00	$0.00	$461.88	$3,000.00	$0.00	$3,000.00	$3,000.00	0.00%

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 101-45200-228 Park Equipment Supplies	$0.00	$0.00	$522.00	$1,000.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-230 Tree Care	$0.00	$0.00	$31,178.00	$32,000.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-303 Engineering Services	$0.00	$0.00	$4,664.50	$0.00	$2,435.00	$0.00	$0.00	0.00%
E 101-45200-309 EDP, Software and Design	$0.00	$0.00	$702.59	$0.00	$833.41	$250.00	$1,000.00	300.00%
E 101-45200-311 Contract Service	$86,113.81	$62,664.00	$92,655.15	$77,664.00	$32,681.62	$80,000.00	$56,649.00	-29.19%
E 101-45200-316 Lawn care and mowing	$0.00	$0.00	$0.00	$0.00	$10,594.65	$0.00	$40,000.00	0.00%
E 101-45200-319 Other Consulting Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-321 Telephone & Internet	$0.00	$0.00	$923.96	$0.00	$499.76	$1,200.00	$1,200.00	0.00%
E 101-45200-361 General Liability Insurance	$7,093.00	$6,240.00	$7,408.11	$8,550.00	$7,936.89	$8,550.00	$7,510.00	-12.16%
E 101-45200-362 Property Insurance	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-380 Utility Services (GENERAL)	$4,583.30	$6,989.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-381 Electric Utilities	$0.00	$0.00	$4,086.75	$6,989.00	$1,960.59	$4,600.00	$4,000.00	-13.04%
E 101-45200-400 Equipment Repair & Maintenance	$5,916.28	$2,600.00	$11,286.76	$2,600.00	$2,545.39	$3,000.00	$3,000.00	0.00%
E 101-45200-402 Structure Repair & Maintenance	$0.00	$0.00	$54.98	$1,000.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-419 General Rentals	$987.44	$1,352.00	$0.00	$1,352.00	$0.00	$1,200.00	$0.00	-100.00%
E 101-45200-437 Miscellaneous	$104,544.53	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-530 Improvements Other Than Bldgs	$891.62	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
45200 Parks (GENERAL)	$216,018.34	$94,468.00	$156,848.53	$141,378.00	$59,804.19	$109,350.00	$120,159.00	
46630 Community Action Programs								
E 101-46630-490 Civic Organization Donations	$2,500.00	$2,500.00	$2,500.00	$0.00	$0.00	$2,000.00	$2,000.00	0.00%
46630 Community Action Programs	$2,500.00	$2,500.00	$2,500.00	$0.00	$0.00	$2,000.00	$2,000.00	
49360 Transfers Out								
E 101-49360-720 Operating Transfers	$18,500.00	$0.00	$20,000.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 101-49360-721 Equipment Revolving Fund	$12,000.00	$12,000.00	$0.00	$12,000.00	$12,000.00	$12,000.00	$0.00	-100.00%
E 101-49360-722 Capital Improvement Fund	$110,000.00	$110,000.00	$110,000.00	$110,000.00	$110,000.00	$110,000.00	$0.00	-100.00%
E 101-49360-723 Transfers to WTP Fund	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
49360 Transfers Out	$140,500.00	$122,000.00	$130,000.00	$122,000.00	$122,000.00	$122,000.00	$0.00	
101 GENERAL FUND	$2,251,949.05	$1,973,187.00	$2,268,335.89	$1,939,508.00	$1,374,974.76	$2,043,995.00	$2,055,725.00	
200 ECONOMIC DEVELOPMENT AUTHORITY								
46500 Economic Development								
E 200-46500-311 Contract Service	$0.00	$0.00	$10,837.00	$0.00	$37,545.91	$0.00	$0.00	0.00%
46500 Economic Development	$0.00	$0.00	$10,837.00	$0.00	$37,545.91	$0.00	$0.00	
200 ECONOMIC DEVELOPMENT AUTHORITY	$0.00	$0.00	$10,837.00	$0.00	$37,545.91	$0.00	$0.00	
204 GAMBLING PROCEEDS								
49990 Other Expense - Unallocated								

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 204-49990-700 Transfers (GENERAL)	$0.00	$0.00	$9,000.00	$9,000.00	$0.00	$0.00	$0.00	0.00%
49990 Other Expense - Unallocated	$0.00	$0.00	$9,000.00	$9,000.00	$0.00	$0.00	$0.00	
204 GAMBLING PROCEEDS	$0.00	$0.00	$9,000.00	$9,000.00	$0.00	$0.00	$0.00	
210 REV INTGOVT								
49360 Transfers Out								
E 210-49360-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
49360 Transfers Out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
210 REV INTGOVT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
302 CITY FUNDED PROJECTS								
43100 Highways, Streets & Roadways								
E 302-43100-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43100 Highways, Streets & Roadways	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
47076 Fire Truck Note								
E 302-47076-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47076 Fire Truck Note	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
302 CITY FUNDED PROJECTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
351 2012A GO Bonds - 2021B Refund								
47110 2012 IMP BOND DEBT SERVICE								
E 351-47110-601 Bond Principal	$20,962.75	$0.00	$20,963.00	$20,963.00	$21,801.00	$21,801.00	$22,640.00	3.85%
E 351-47110-611 Bond Interest	$5,052.05	$0.00	$4,004.00	$4,004.00	$1,740.00	$2,935.00	$1,824.00	-37.85%
E 351-47110-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 351-47110-621 Bond Issuance Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47110 2012 IMP BOND DEBT SERVICE	$26,014.80	$0.00	$24,967.00	$24,967.00	$23,541.00	$24,736.00	$24,464.00	
47115 2012A Bond Debt Service								
E 351-47115-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47115 2012A Bond Debt Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
47120 2013A Bond Debt Service								
E 351-47120-601 Bond Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 351-47120-611 Bond Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47120 2013A Bond Debt Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
351 2012A GO Bonds - 2021B Refund	$26,014.80	$0.00	$24,967.00	$24,967.00	$23,541.00	$24,736.00	$24,464.00	
352 2013A GO Bonds - 2021B Refund								

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
47120 2013A Bond Debt Service								
E 352-47120-601 Bond Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 352-47120-602 Other Long-Term Debt Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 352-47120-611 Bond Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 352-47120-620 Fiscal Agent s Fees	$475.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 352-47120-621 Bond Issuance Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47120 2013A Bond Debt Service	$475.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
352 2013A GO Bonds - 2021B Refund	$475.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
353 2014A GO Bonds								
47130 debt								
E 353-47130-601 Bond Principal	$70,000.00	$0.00	$70,000.00	$70,000.00	$75,000.00	$75,000.00	$75,000.00	0.00%
E 353-47130-611 Bond Interest	$30,137.50	$0.00	$28,037.50	$28,038.00	$13,493.75	$25,563.00	$23,613.00	-7.63%
E 353-47130-620 Fiscal Agent s Fees	$475.00	$0.00	$575.00	$475.00	$0.00	$575.00	$0.00	-100.00%
47130 debt	$100,612.50	$0.00	$98,612.50	$98,513.00	$88,493.75	$101,138.00	$98,613.00	
353 2014A GO Bonds	$100,612.50	$0.00	$98,612.50	$98,513.00	$88,493.75	$101,138.00	$98,613.00	
354 2016A GO Bonds								
47130 debt								
E 354-47130-601 Bond Principal	$35,000.00	$0.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	$35,000.00	0.00%
E 354-47130-611 Bond Interest	$11,987.50	$0.00	$11,287.50	$11,288.00	$5,468.75	$10,588.00	$9,888.00	-6.61%
E 354-47130-620 Fiscal Agent s Fees	$575.00	$0.00	$575.00	$575.00	$0.00	$575.00	$0.00	-100.00%
47130 debt	$47,562.50	$0.00	$46,862.50	$46,863.00	$40,468.75	$46,163.00	$44,888.00	
354 2016A GO Bonds	$47,562.50	$0.00	$46,862.50	$46,863.00	$40,468.75	$46,163.00	$44,888.00	
355 2018A GO Bonds								
47150 Bond Interest								
E 355-47150-601 Bond Principal	$40,000.00	$0.00	$45,000.00	$45,000.00	$45,000.00	$45,000.00	$45,000.00	0.00%
E 355-47150-611 Bond Interest	$26,356.26	$0.00	$25,081.26	$28,082.00	$12,203.13	$23,731.00	$22,381.00	-5.69%
E 355-47150-620 Fiscal Agent s Fees	$475.00	$0.00	$475.00	$475.00	$0.00	$475.00	$0.00	-100.00%
47150 Bond Interest	$66,831.26	$0.00	$70,556.26	$73,557.00	$57,203.13	$69,206.00	$67,381.00	
355 2018A GO Bonds	$66,831.26	$0.00	$70,556.26	$73,557.00	$57,203.13	$69,206.00	$67,381.00	
356 2021A GO Bonds								
47150 Bond Interest								
E 356-47150-301 Auditing & Accounting Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 356-47150-601 Bond Principal	$45,000.00	$0.00	$45,000.00	$45,000.00	$45,000.00	$45,000.00	$45,000.00	0.00%
E 356-47150-611 Bond Interest	$13,435.00	$0.00	$12,985.00	$12,985.00	$6,380.00	$12,535.00	$12,085.00	-3.59

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 356-47150-620 Fiscal Agent s Fees	$475.00	$0.00	$950.00	$475.00	$0.00	$475.00	$0.00	-100.00%
47150 Bond Interest	$58,910.00	$0.00	$58,935.00	$58,460.00	$51,380.00	$58,010.00	$57,085.00	
356 2021A GO Bonds	$58,910.00	$0.00	$58,935.00	$58,460.00	$51,380.00	$58,010.00	$57,085.00	
357 SERIES 2022A BOND PRO CAP INT								
47150 Bond Interest								
E 357-47150-301 Auditing & Accounting Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 357-47150-601 Bond Principal	$40,000.00	$0.00	$40,000.00	$40,000.00	$45,000.00	$45,000.00	$45,000.00	0.00%
E 357-47150-611 Bond Interest	$31,800.00	$0.00	$30,200.00	$30,200.00	$14,700.00	$28,500.00	$26,700.00	-6.32%
E 357-47150-620 Fiscal Agent s Fees	$475.00	$0.00	$475.00	$475.00	$0.00	$475.00	$0.00	-100.00%
47150 Bond Interest	$72,275.00	$0.00	$70,675.00	$70,675.00	$59,700.00	$73,975.00	$71,700.00	
357 SERIES 2022A BOND PRO CAP INT	$72,275.00	$0.00	$70,675.00	$70,675.00	$59,700.00	$73,975.00	$71,700.00	
358 2024A GO Bonds								
47150 Bond Interest								
E 358-47150-437 Miscellaneous	$0.00	$0.00	$12,356.87	$0.00	$0.00	$0.00	$0.00	0.00%
E 358-47150-601 Bond Principal	$0.00	$0.00	$0.00	$0.00	$107,300.00	$107,300.00	$114,700.00	6.90%
E 358-47150-611 Bond Interest	$0.00	$0.00	$155,146.78	$0.00	$75,887.00	$149,092.00	$143,542.00	-3.72%
E 358-47150-620 Fiscal Agent s Fees	$114,886.37	$0.00	$1,701.10	$0.00	$198.90	$475.00	$0.00	-100.00%
47150 Bond Interest	$114,886.37	$0.00	$169,204.75	$0.00	$183,385.90	$256,867.00	$258,242.00	
358 2024A GO Bonds	$114,886.37	$0.00	$169,204.75	$0.00	$183,385.90	$256,867.00	$258,242.00	
359 2026A Bond								
47000 Debt Service (GENERAL)								
E 359-47000-437 Miscellaneous	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 359-47000-601 Bond Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 359-47000-611 Bond Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,594.00	0.00%
E 359-47000-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47000 Debt Service (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,594.00	
359 2026A Bond	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$51,594.00	
360 2026B Bond								
47000 Debt Service (GENERAL)								
E 360-47000-437 Miscellaneous	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 360-47000-601 Bond Principal	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 360-47000-611 Bond Interest	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,653.00	0.00%
E 360-47000-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47000 Debt Service (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,653.00	

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
360 2026B Bond	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$12,653.00	
401 PARK IMPROVEMENT FUND								
45200 Parks (GENERAL)								
E 401-45200-520 Buildings & Structures	$0.00	$0.00	$0.00	$40,000.00	$0.00	$0.00	$0.00	0.00%
E 401-45200-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$71,499.00	$0.00	$0.00	0.00%
45200 Parks (GENERAL)	$0.00	$0.00	$0.00	$40,000.00	$71,499.00	$0.00	$0.00	
401 PARK IMPROVEMENT FUND	$0.00	$0.00	$0.00	$40,000.00	$71,499.00	$0.00	$0.00	
451 CAPITAL IMPROVEMENT PROJECTS								
41000 General Government (GENERAL)								
E 451-41000-500 Capital Outlay (GENERAL)	$0.00	$0.00	$2,000.00	$0.00	$45,002.50	$0.00	$0.00	0.00%
41000 General Government (GENERAL)	$0.00	$0.00	$2,000.00	$0.00	$45,002.50	$0.00	$0.00	
41110 Council								
E 451-41110-500 Capital Outlay (GENERAL)	$75,284.00	$0.00	$3,455.96	$0.00	$0.00	$0.00	$0.00	0.00%
41110 Council	$75,284.00	$0.00	$3,455.96	$0.00	$0.00	$0.00	$0.00	
42280 Fire Stations and Bldgs								
E 451-42280-500 Capital Outlay (GENERAL)	$4,175.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
42280 Fire Stations and Bldgs	$4,175.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
42290 Fire Department								
E 451-42290-500 Capital Outlay (GENERAL)	$0.00	$0.00	$18,000.00	$0.00	$0.00	$0.00	$0.00	0.00%
42290 Fire Department	$0.00	$0.00	$18,000.00	$0.00	$0.00	$0.00	$0.00	
43000 Public Works (GENERAL)								
E 451-43000-500 Capital Outlay (GENERAL)	$3,735.00	$0.00	$2,567.55	$0.00	$5,394.75	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$3,735.00	$0.00	$2,567.55	$0.00	$5,394.75	$0.00	$0.00	
43100 Highways, Streets & Roadways								
E 451-43100-500 Capital Outlay (GENERAL)	$118,152.05	$0.00	$7,082.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 451-43100-720 Operating Transfers	$179,729.23	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43100 Highways, Streets & Roadways	$297,881.28	$0.00	$7,082.00	$0.00	$0.00	$0.00	$0.00	
43124 Sidewalks & Crosswalk								
E 451-43124-500 Capital Outlay (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43124 Sidewalks & Crosswalk	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
45000 Culture & Recreation								
E 451-45000-500 Capital Outlay (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
45000 Culture & Recreation	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
45200 Parks (GENERAL)								
E 451-45200-500 Capital Outlay (GENERAL)	$8,249.00	$0.00	$14,515.50	$0.00	$0.00	$0.00	$0.00	0.00%
E 451-45200-720 Operating Transfers	$10,250.00	$0.00	$37,322.00	$0.00	$0.00	$0.00	$0.00	0.00%
45200 Parks (GENERAL)	$18,499.00	$0.00	$51,837.50	$0.00	$0.00	$0.00	$0.00	
451 CAPITAL IMPROVEMENT PROJECTS	$399,574.28	$0.00	$84,943.01	$0.00	$50,397.25	$0.00	$0.00	
453 2021 STREET RECONSTRUCTION PJ								
43000 Public Works (GENERAL)								
E 453-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 453-43000-304 Legal Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 453-43000-311 Contract Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 453-43000-352 General Public Information	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
47120 2013A Bond Debt Service								
E 453-47120-621 Bond Issuance Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47120 2013A Bond Debt Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
49360 Transfers Out								
E 453-49360-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
49360 Transfers Out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
453 2021 STREET RECONSTRUCTION PJ	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
454 2021 SEWER IMPROVEMENTS								
43000 Public Works (GENERAL)								
E 454-43000-303 Engineering Services	$98.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$98.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
49450 Sewer (GENERAL)								
E 454-49450-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
49450 Sewer (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
454 2021 SEWER IMPROVEMENTS	$98.50	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
455 2022 STREET IMPROVEMENTS								
43000 Public Works (GENERAL)								
E 455-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 455-43000-311 Contract Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 455-43000-352 General Public Information	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 455-43000-621 Bond Issuance Cost	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
43000 Public Works (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
49360 Transfers Out								
E 455-49360-720 Operating Transfers	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
49360 Transfers Out	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
455 2022 STREET IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
456 HIGHWAY 12 WATERMAIN								
43000 Public Works (GENERAL)								
E 456-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 456-43000-311 Contract Service	-$2,394.89	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 456-43000-352 General Public Information	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	-$2,394.89	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
456 HIGHWAY 12 WATERMAIN	-$2,394.89	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
457 2023 STREET IMPROVEMENTS								
43000 Public Works (GENERAL)								
E 457-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
457 2023 STREET IMPROVEMENTS	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
458 2024 STREET RECONSTRUCTION								
43000 Public Works (GENERAL)								
E 458-43000-303 Engineering Services	$481,384.21	$0.00	$72,684.00	$0.00	$5,352.00	$0.00	$0.00	0.00%
E 458-43000-311 Contract Service	$13,866.00	$0.00	$0.00	$0.00	$2,418.15	$0.00	$0.00	0.00%
E 458-43000-351 Legal Notices Publishing	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 458-43000-352 General Public Information	$152.63	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 458-43000-437 Miscellaneous	$3,868.96	$0.00	$3,275.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 458-43000-500 Capital Outlay (GENERAL)	$2,959,021.60	$0.00	$772,989.16	$0.00	-$73,721.32	$0.00	$0.00	0.00%
E 458-43000-620 Fiscal Agent s Fees	$259.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$3,458,552.40	$0.00	$848,948.16	$0.00	-$65,951.17	$0.00	$0.00	
458 2024 STREET RECONSTRUCTION	$3,458,552.40	$0.00	$848,948.16	$0.00	-$65,951.17	$0.00	$0.00	
462 2026 DOWNTOWN RECONSTRUCTION								
43000 Public Works (GENERAL)								
E 462-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$257,844.00	$0.00	$0.00	0.00%
E 462-43000-311 Contract Service	$0.00	$0.00	$0.00	$0.00	$115.00	$0.00	$0.00	0.00%
E 462-43000-352 General Public Information	$0.00	$0.00	$0.00	$0.00	$352.60	$0.00	$0.00	0.00%

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 462-43000-500 Capital Outlay (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$0.00	$0.00	$258,311.60	$0.00	$0.00	
47000 Debt Service (GENERAL)								
E 462-47000-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47000 Debt Service (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
462 2026 DOWNTOWN RECONSTRUCTION	$0.00	$0.00	$0.00	$0.00	$258,311.60	$0.00	$0.00	
463 2026 INDUSTRIAL STREET								
43000 Public Works (GENERAL)								
E 463-43000-303 Engineering Services	$0.00	$0.00	$0.00	$0.00	$50,721.00	$0.00	$0.00	0.00%
E 463-43000-311 Contract Service	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
E 463-43000-352 General Public Information	$0.00	$0.00	$0.00	$0.00	$344.00	$0.00	$0.00	0.00%
E 463-43000-500 Capital Outlay (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$0.00	$0.00	$51,065.00	$0.00	$0.00	
47000 Debt Service (GENERAL)								
E 463-47000-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47000 Debt Service (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
463 2026 INDUSTRIAL STREET	$0.00	$0.00	$0.00	$0.00	$51,065.00	$0.00	$0.00	
464 2026B TAX ABATEMENT								
47000 Debt Service (GENERAL)								
E 464-47000-620 Fiscal Agent s Fees	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
47000 Debt Service (GENERAL)	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
464 2026B TAX ABATEMENT	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
501 EQUIPMENT REPLACEMENT FUND								
49000 Miscellaneous (GENERAL)								
E 501-49000-720 Operating Transfers	$0.00	$0.00	$12,000.00	$0.00	$0.00	$0.00	$0.00	0.00%
49000 Miscellaneous (GENERAL)	$0.00	$0.00	$12,000.00	$0.00	$0.00	$0.00	$0.00	
501 EQUIPMENT REPLACEMENT FUND	$0.00	$0.00	$12,000.00	$0.00	$0.00	$0.00	$0.00	
702 CODE ENFORCEMENT CHGEBACKS								
62100 Unassigned Code Enforcement								
E 702-62100-720 Operating Transfers	-$69,561.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
62100 Unassigned Code Enforcement	-$69,561.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
62101 5210 Main Street-Voorhees								

Account Descr	2024 Amt	2024 Budget	2025 Amt	2025 Budget	2026 YTD Amt	2026 Budget	2027 Budget	%Diff from Cur Yr 2026
E 702-62101-302 Planning Services	$710.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	0.00%
62101 5210 Main Street-Voorhees	$710.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
702 CODE ENFORCEMENT CHGEBACKS	-$68,851.37	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	$6,526,495.40	$1,973,187.00	$3,773,877.07	$2,361,543.00	$2,282,014.88	$2,674,090.00	$2,742,345.00	

CITY OF MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 2026-0928-09

RESOLUTION APPROVING 2027 PROPOSED PROPERTY TAX LEVY AND SETTING THE DATE FOR THE TRUTH IN TAXATION HEARING

WHEREAS, the City of Maple Plain is required by State law to approve a resolution setting forth an annual tax levy to the Hennepin County Auditor; and

WHEREAS, Minnesota Statutes require approval of a proposed property tax levy on or before September 30th of each year; and

WHEREAS, the City Council has reviewed draft budget documents.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain, Hennepin County, Minnesota, that the following sums of money be levied for collection in 2027 upon the taxable property in said City of Maple Plain for the following purposes:

Fund/Account	**Proposed Levy Amount**
General	$ 1,531,934
Debt Service	$ 549,459
TOTAL	**$ 2,081,393**

BE IT FURTHER RESOLVED that the City Council of the City of Maple Plain will conduct a Public Hearing for the purpose of presenting the proposed 2027 Budget and Levy to the general public and to comply with Truth in Taxation laws as set by the Minnesota State Legislature, and that the hearing shall take place on November 30, 2026, at 7:00 PM, in the Council Chambers at the City Hall.

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and directed to transmit this information to the County Auditor of Hennepin County, Minnesota, and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

Adopted by the Maple Plain City Council on September 28, 2026.

_____
Julie M. Maas-Kusske, Mayor

Attest:

_____
Jacob W. Schillander, City Administrator

CERTIFICATION

I hereby certify that the foregoing is a true and correct copy of Resolution 2026-0928-09 presented to and adopted by the City Council of Maple Plain at a duly authorized meeting thereof, held on the 28th day of September 2026, as disclosed by the records of said City in my possession.

_____
Jacob W. Schillander, City Administrator

Abdo | Financial Solutions



City of Maple Plain 2027 Budget

Adopt Preliminary Budget



September 28, 2026

Today's Agenda

- Key Items
- Tax Levies
- General Fund Revenue & Expenditure Review



Key Items



Key Items

- The 2027 tax levy is proposed to increase $84,173 or 4.21% from 2026.
- All employees are projected to receive a COLA of 4%.
- Estimated a 3% increase in Workers Comp and for 4% increase in General Property Insurance.

Tax Levies

Tax Levies

	2026 Levy	Proposed 2027 Levy	Increase (Decrease) from 2026	Percent Change from 2026	Fund #
General Levy	$ 1,582,091	$ 1,531,934	$ (50,157)	-3.17%	101
Debt Levy					
2014A Go Bond	72,246	73,133	887	1.23%	353
2016A Go Bond	29,457	28,721	(736)	-2.50%	354
2018A Go Bond	46,103	49,935	3,832	8.31%	355
2021A Go Bond	38,064	37,591	(473)	-1.24%	356
2021B Go Bond	25,740	24,428	(1,312)	-5.10%	351
2022A Go Bond	76,230	79,590	3,360	4.41%	357
2024A Go Bond	127,289	125,116	(2,173)	-1.71%	358
2026A Go Bond	-	79,122	79,122	100.00%	359
2026B Go Bond	-	51,823	51,823	100.00%	360
Total Debt Levy	415,129	549,459	134,330	32.36%	
Total Levy	**$ 1,997,220**	**$ 2,081,393**	**$ 84,173**	**4.21%**	

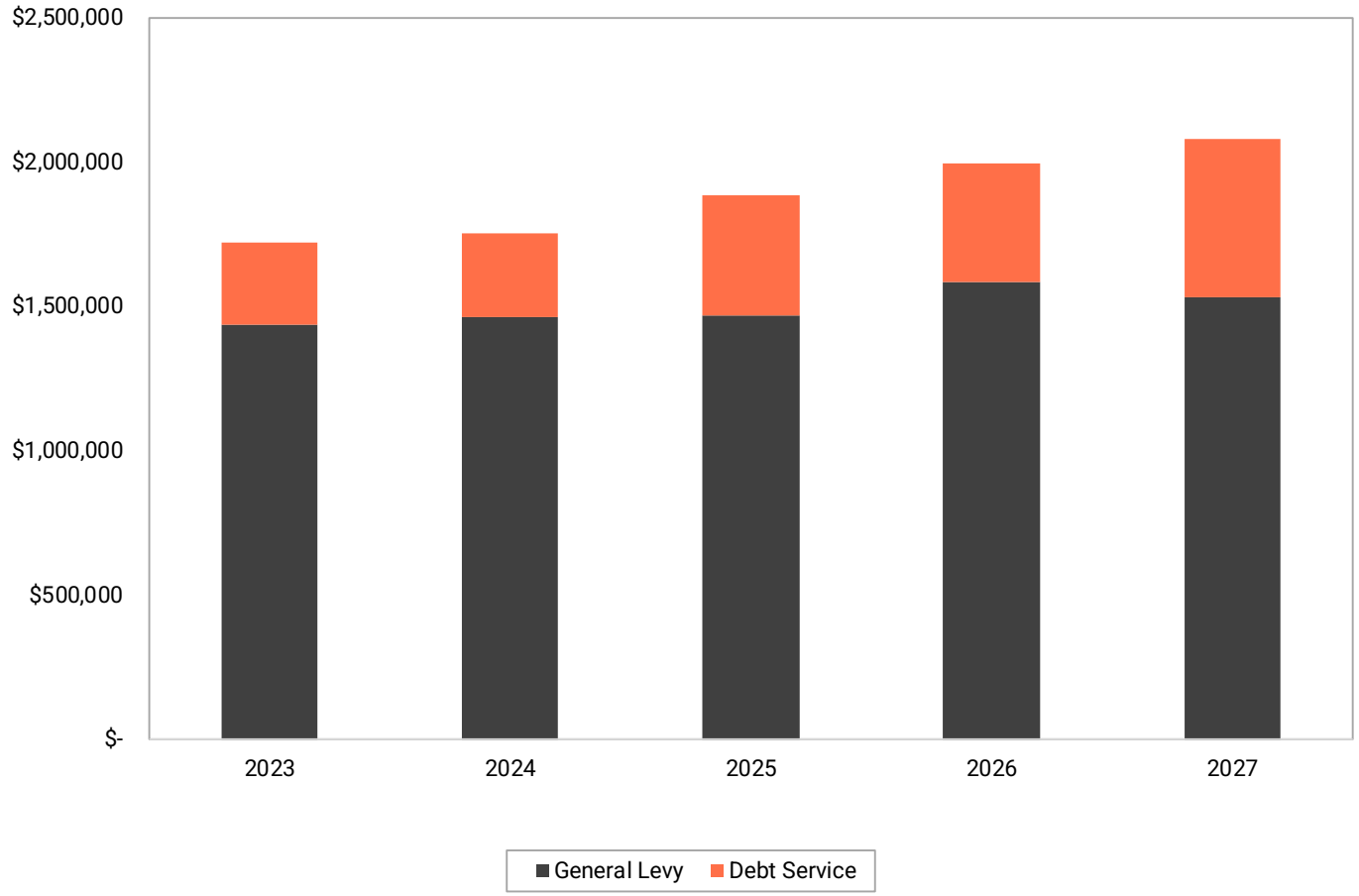


Tax Rate Calculation

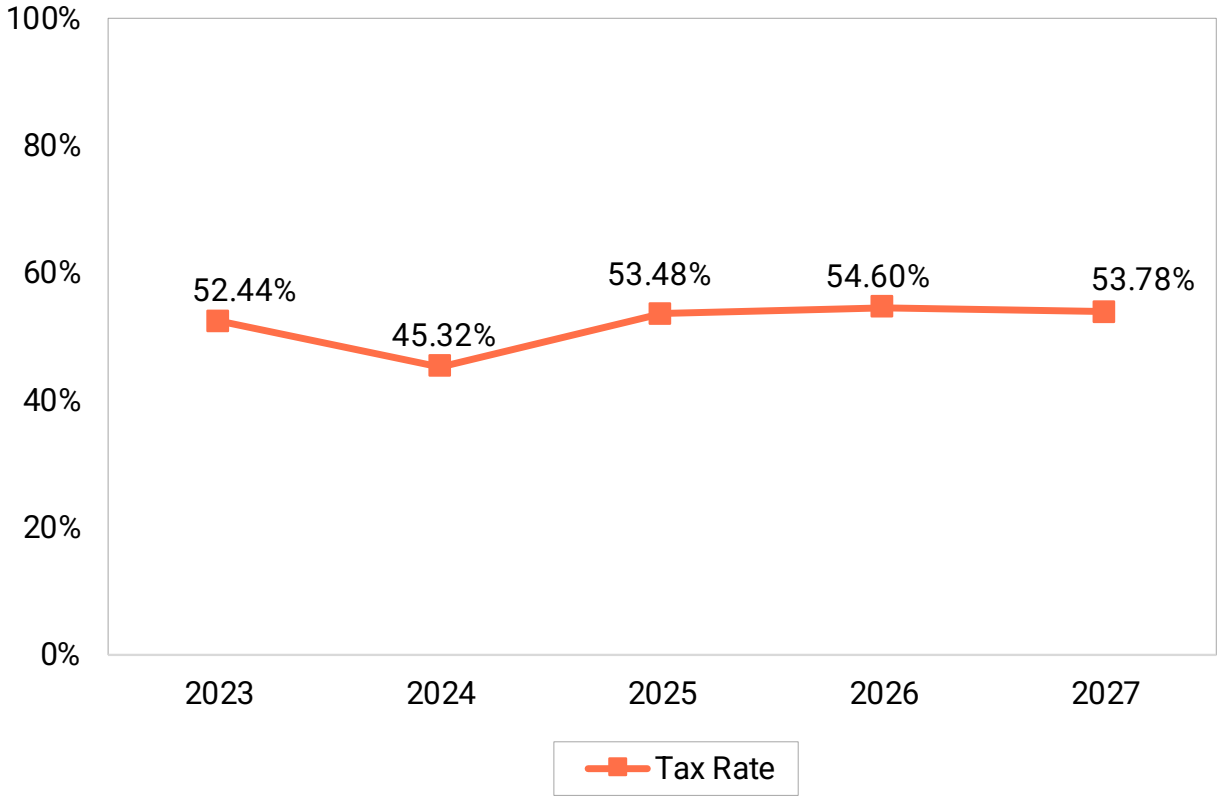
	Payable 2025	Payable 2026	Payable 2027
Tax Capacity	$ 3,859,140	$ 3,936,103	$ 4,180,065
Fiscal Disparities Contribution	(679,937)	(681,330)	(698,516)
Net Tax Capacity	**3,179,203**	**3,254,773**	**3,481,549**
Certified Levy	1,886,434	1,997,220	2,081,393
Fiscal Disparities Distribution	(186,209)	(220,140)	(208,932)
Local Levy	**1,700,225**	**1,777,080**	**1,872,461**
City Tax Rate	53.48%	54.60%	53.78%

**The City's Payable 2027 Tax Rate has been estimated based on preliminary tax capacity information provided by Hennepin County. The final tax capacity and rate will vary from the rate estimated in this memo.*




$2,500,000
$2,000,000
$1,500,000
$1,000,000
$500,000
$-
2023
2024
2025
2026
2027
General Levy
Debt Service

Tax Rate Summary



Tax Rate

Property Type	Market Value	Taxable Market Value	2026 Taxes Payable	2027 Taxes Payable	Increase (Decrease) in Property Taxes	% Increase (Decrease) in Property Taxes
Residential	$ 200,000	$ 171,500	$ 936	$ 922	$ (14)	-1.50%
Residential	300,000	280,500	1,532	1,509	(23)	-1.50%
Residential	400,000	389,500	2,127	2,095	(32)	-1.50%
Residential	500,000	498,500	2,722	2,681	(41)	-1.50%
Commercial	500,000	500,000	5,050	4,975	(76)	-1.50%
Commercial	1,000,000	1,000,000	10,510	10,353	(157)	-1.50%
Commercial	1,500,000	1,500,000	15,970	15,731	(239)	-1.50%

Note: change in market value has not been assumed

General Fund Revenue & Expenditure Review

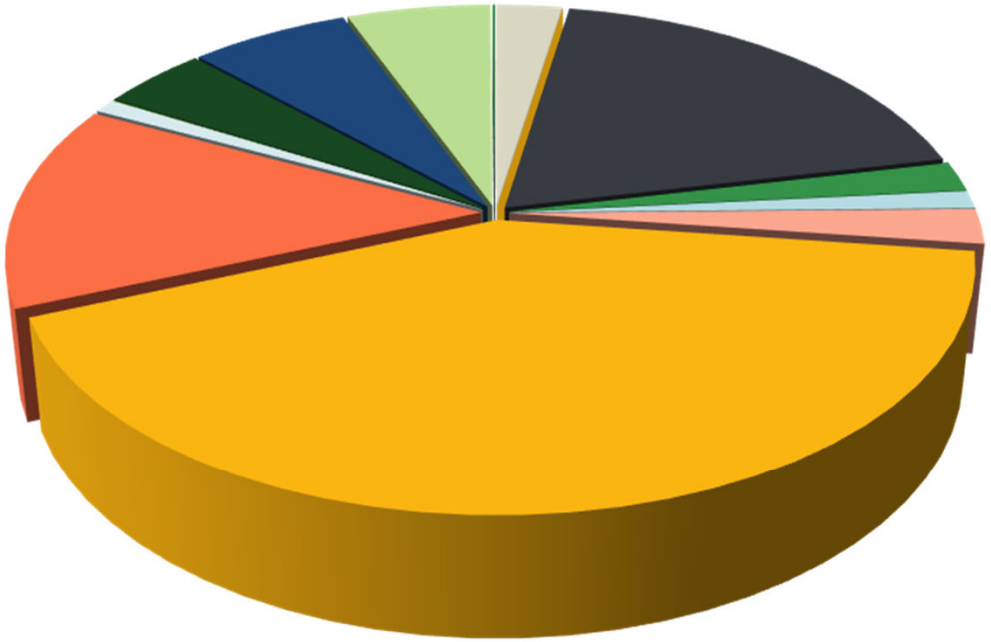
General Fund Revenues Summary

	Budget 2025	Actual 2025	Budget 2026	Actual 6.30.26	Budget 2027	Amount Change
Revenues						
Property taxes	$ 1,467,290	$ 1,421,501	$ 1,582,091	$ 414,314	$1,531,934	$ (50,157)
Licenses and permits	51,380	126,142	69,150	75,726	105,600	36,450
Intergovernmental	311,263	312,508	292,179	4,729	290,191	(1,988)
Charges for services	56,075	128,353	56,075	66,487	80,000	23,925
Fines and forfeitures	10,500	11,856	10,500	4,545	12,000	1,500
Interest earnings	20,000	36,095	20,000	3,487	22,000	2,000
Miscellaneous	14,000	36,725	14,000	4,768	14,000	-
Sale of fixed assets	-	690	-	108,601	-	-
Transfers from other funds	9,000	9,000	-	-	-	-
Total Revenues	$ 1,939,508	$ 2,082,869	$ 2,043,995	$ 682,657	$2,055,725	$ 11,730

General Fund Expenditures Summary

	Budget 2025	Actual 2025	Budget 2026	Actual 6.30.26	Budget 2027	Amount Change
Expenditures						
Council	$ 48,287	$ 51,361	$ 58,650	$ 30,643	$ 54,936	$ (3,714)
Election	-	684	5,685	-	-	(5,685)
Financial Administration	374,377	419,420	378,051	224,009	389,210	11,159
Assessing	-	-	-	-	-	-
City Attorney	38,000	51,687	39,330	23,783	40,000	670
Planning and Zoning	20,800	31,238	24,519	12,650	24,000	(519)
General Government Buildings	42,000	40,821	44,000	21,900	47,000	3,000
Police Department	743,423	742,924	804,718	525,805	860,561	55,843
Fire Department	211,005	223,857	252,599	155,865	277,099	24,500
Building Inspection	20,000	19,556	19,111	16,460	19,000	(111)
Civil Defense	500	600	650	1,602	650	-
Public Works	70,999	188,378	82,332	68,928	88,410	6,078
Highways, Streets and Roadways	106,739	208,462	101,000	111,525	132,700	31,700
Parks	141,378	156,849	109,350	59,804	120,159	10,809
Economic Development	-	-	-	-	-	-
Community Action Programs	-	2,500	2,000	-	2,000	-
Transfers to other funds	122,000	130,000	122,000	122,000	-	(122,000)
Total Expenditures	$ 1,939,508	$ 2,268,336	$ 2,043,995	$ 1,374,975	$ 2,055,725	$ 11,730

General Fund Expenditures Summary




Questions?

Executive Summary

City Council Meeting | September 28, 2026

AGENDA ITEM: Engagement of CDS as Independent Auditor
PREPARED BY: Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion 1. Adopt Resolution 2026-0928-10

Summary

Staff recommends adopting Resolution 2026-0928-10 to engage Conway, Deuth & Schmiesing, PLLP (CDS) as the City's independent auditor for the fiscal years ending December 31, 2026, 2027, and 2028, in accordance with its July 28, 2026 proposal.

Proposed Audit Fees

Fiscal year ended	Audit fee	Setup fee	Total
December 31, 2026	$36,000	$2,500	$38,500
December 31, 2027	$37,750	N/A	$37,750
December 31, 2028	$39,500	N/A	$39,500
Three-year total	**$113,250**	**$2,500**	**$115,750**

The 2026 total includes the $36,000 audit fee plus a $2,500 first-year setup fee. The three-year total is $115,750, excluding additional accounting and consulting services.

Additional Services and Payment

Additional accounting and consulting services are billed separately at standard hourly rates of $50-$300, depending on the experience level of the personnel assigned. Additional services requested or required will be discussed with the City before work is performed.

Payment is due upon successful completion and acceptance of the audit report by the City Council, and following distribution of the final report documents.

Recommended Action

Motion to adopt Resolution 2026-0928-10 approving the engagement of CDS as the City's independent auditor for fiscal years ending December 31, 2026, 2027, and 2028, approving the proposal fees and terms, and authorizing the Mayor and City Administrator to execute engagement documents consistent with the resolution.

CITY OF MAPLE PLAIN

HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 2026-0928-10

APPROVING THE ENGAGEMENT OF CONWAY, DEUTH & SCHMIESING, PLLP AS INDEPENDENT AUDITOR FOR FISCAL YEARS 2026, 2027, AND 2028

WHEREAS, the City of Maple Plain desires to engage an independent auditor for the fiscal years ending December 31, 2026, 2027, and 2028; and

WHEREAS, Conway, Deuth & Schmiesing, PLLP (CDS) submitted a proposal dated July 28, 2026, setting forth audit fees and related terms; and

WHEREAS, the City Council has reviewed the proposal and finds that engaging CDS is in the best interests of the City;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

1. Engagement. CDS is approved and engaged as the City's independent auditor for the fiscal years ending December 31, 2026, 2027, and 2028, in accordance with its July 28, 2026 proposal.

2. Fees. The City Council approves the following audit and first-year setup fees:

Fiscal year ended	Audit fee	Setup fee	Total
December 31, 2026	$36,000	$2,500	$38,500
December 31, 2027	$37,750	N/A	$37,750
December 31, 2028	$39,500	N/A	$39,500
Three-year total	**$113,250**	**$2,500**	**$115,750**

3. Additional services. Additional accounting and consulting services are billed separately at standard hourly rates of $50-$300, depending on the experience level of the personnel assigned. Additional services requested or required will be discussed with the City before work is performed.

4. Payment. Payment is due upon successful completion and acceptance of the audit report by the City Council, and following distribution of the final report documents.

5. Execution and administration. The Mayor and City Administrator are authorized to execute engagement documents consistent with this Resolution and the CDS proposal. City staff shall coordinate the audits and administer the engagement.

ADOPTED by the City Council of the City of Maple Plain, Minnesota, this 28th day of September, 2026.

_____ _____

Julie M. Maas-Kusske, Mayor Jacob W. Schillander,City Administrator

Executive Summary

City Council Meeting | September 28, 2026

AGENDA ITEM: CLA Outsourced City Finance Services
PREPARED BY: Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion 1. Approve Resolution 2026-0928-11

Summary:

Staff recommends approving CliftonLarsonAllen LLP (CLA) to provide outsourced City finance and accounting services, replacing Abdo Finance Solutions as the City's contracted finance provider, and authorizing the Mayor and City Administrator to execute the necessary agreements. The proposed Year 1 total is $91,504.72, including $84,204.72 in annual fixed fees and $7,300 for audit preparation and implementation.

Transition from Abdo Finance Solutions

The proposed change transfers the contracted finance function from Abdo Finance Solutions to CLA. CLA would provide ongoing accounting, payroll, financial reporting, budgeting assistance, and audit preparation under the direction of City management. City officials would retain oversight and approval responsibilities.

Staff recommends coordinating the end of Abdo's services with CLA's start date, including the transfer of accounting records, reconciliations, payroll history, open items, and reporting deadlines. The transition schedule and any required notice to Abdo should be confirmed before the handoff so that payments, payroll, and financial reporting continue without interruption.

Scope of Services

Accounting operations. Process accounts payable, including entry and distribution; reconcile cash and investments to the general ledger and review cash flow; enter and review cash receipts; review pledged collateral; record transactions; and complete month-end reconciliations and year-end closing entries.

Payroll and tax compliance. Prepare payroll and W-2s and submit payroll tax liabilities and compliance reports. Prepare Forms 1099 and 1096 from City-provided information and transmit Form 1099 to taxing authorities. Calculate and file quarterly Minnesota sales tax.

Reporting and advisory services. Prepare quarterly Council reports; develop and track financial metrics; analyze financial statement trends; assist with budgeting and forecasting; and update the Council, Administrator, and staff on new accounting standards.

Audit preparation and government reporting. Assist with annual financial statement audit preparation, assigned reconciliations, and supporting documentation; assist with certification to the county; complete year-end reports to the Minnesota Department of Revenue and Office of the State Auditor; complete the annual county outstanding indebtedness report; and complete the OSA city financial reporting form and newspaper publication. Audit preparation is distinct from the independent audit engagement.

Meetings and communication. Participate in Council and management meetings, annual budgeting and audit preparation meetings, and quarterly report discussions. Provide regular Teams/Zoom, telephone, and email communication and recommend improvements to internal financial procedures.

Onboarding and Implementation

CLA's onboarding consultant supports the City from the initial meeting through the first financial reports. The process includes a kickoff meeting, an agreed project plan and milestones, collection of documentation and system access, walkthroughs of current processes, and execution of the plan. Depending on the agreed scope, execution may include system configuration, account cleanup, and report design.

The payroll appendix estimates four to six weeks for payroll implementation. Following a signed statement of work, CLA assigns an implementation consultant, schedules a kickoff, collects company and employee information and prior payroll history, and sets up, validates, and tests the account. The payroll go-live date is established at kickoff based on City needs and CLA availability; this estimate is not a fixed start date for all finance services.

Fees and Fiscal Impact

The updated proposal's annual contract schedule is shown below. Monthly fixed fees include accounting, payroll, and the stated 7% technology and client support fee.

Fee category	Year 1	Year 2	Year 3
Monthly fixed fee	$7,017.06	$7,227.57	$7,444.42
Annual fixed fees	$84,204.72	$86,730.84	$89,333.04
Audit preparation and implementation	$7,300.00	$6,500.00	$6,500.00
Total annual contract	**$91,504.72**	**$93,230.84**	**$95,833.04**

The three-year proposed total is $280,568.60. Contract years should be aligned with the agreed service start date. Staff should budget these costs within the applicable finance service appropriations and confirm fund allocations and any necessary budget adjustment. A net increase or savings compared with Abdo cannot be determined without Abdo's current fees and any transition or overlapping service costs.

Fee Conditions and Final Agreement

The quoted fees assume timely City information, stable operations, and no significant scope or reporting changes. CLA states that scope changes and out-of-scope work will be discussed in advance through a revised fee proposal. Examples include system conversions, debt refunding, and significant changes in capital projects, leases, or subscriptions. The proposal also allows discussion of increases outside the displayed schedule if costs or engagement requirements change.

The payroll appendix lists estimated implementation fees of $1,400–$1,750, or $1,498–$1,873 with its 7% support fee. It also notes possible ADP sales tax, employee-count changes, reevaluation after two payrolls, and additional service charges. Before execution, staff should obtain written confirmation of what is included in the stated annual totals, including payroll implementation and support charges, and reconcile the payroll appendix with the main fee schedule. No additional payroll implementation amount is added to the totals above.

Staff Recommendation and Requested Action

Staff recommends CLA based on the proposed municipal accounting scope, ongoing Council reporting, budgeting assistance, and structured onboarding. Approve the transition subject to final agreement terms consistent with the scope and annual amounts presented, with material changes returned to Council.

Motion to adopt Resolution 2026-0928-11 approving CliftonLarsonAllen LLP as the City's outsourced finance and accounting provider, replacing Abdo Finance Solutions, and authorizing the Mayor and City Administrator to execute the necessary agreements.

CITY OF MAPLE PLAIN

HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 2026-0928-11

APPROVING CLIFTONLARSONALLEN LLP TO PROVIDE OUTSOURCED CITY FINANCE AND ACCOUNTING SERVICES

WHEREAS, the City of Maple Plain currently contracts with Abdo Finance Solutions for finance services; and

WHEREAS, CliftonLarsonAllen LLP (CLA) submitted an updated proposal for outsourced City accounting, payroll, tax compliance, financial reporting, budgeting assistance, audit preparation, government reporting, and Council and management meetings; and

WHEREAS, the City Council desires to approve CLA as the City's contracted finance provider, replacing Abdo Finance Solutions, and provide for an orderly transition;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain, Minnesota, as follows:

1. Approval. CLA is approved as the City's outsourced finance and accounting provider under the updated proposal, replacing Abdo Finance Solutions upon the agreed service commencement date.

2. Fees. The City Council approves the following proposal amounts:

Contract year	Annual fixed fees	Audit preparation / implementation	Total
Year 1	$84,204.72	$7,300.00	$91,504.72
Year 2	$86,730.84	$6,500.00	$93,230.84
Year 3	$89,333.04	$6,500.00	$95,833.04
Three-year total	**$260,268.60**	**$20,300.00**	**$280,568.60**

3. Fee clarification. Before execution, the agreements shall clarify payroll implementation, technology and support charges, and other potential charges in the proposal and payroll appendix.

4. Execution. The Mayor and City Administrator are authorized to execute the engagement agreement, statements of work, and necessary documents consistent with this resolution and the approved scope and annual amounts. Material scope changes or fee increases require Council approval before commitment.

5. Transition and administration. The City Administrator shall coordinate required notices to Abdo, transfer of records and system access, payroll continuity, and the service start date. Expenditures shall use applicable approved appropriations; required budget amendments shall be presented to Council.

ADOPTED by the City Council of the City of Maple Plain, Minnesota, this 28th day of September, 2026.

_____ _____

Julie M. Maas-Kusske, Mayor

Jacob W. Schillander,City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Ordinance 2026-355 Amending Maple Plain City Code Chapter 2 Regarding Mayor and Council Member Salaries
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 2 Motions 1. Approve Ordinance 2026-355 Amending Maple Plain City Code Chapter 2 Regarding Mayor and Council Member Salaries. 2. Approve the Summary of Ordinance 2026-355 for publication.	

Summary:

The City Council and Personnel Committee have reviewed Mayor and Councilmember compensation on multiple occasions over the past several months. Monthly salaries have remained unchanged since 2022.

Ordinance 2026-355 would amend Section 2-23 of the Maple Plain City Code to increase the Mayor's salary from $400 to $500 per month ($100 more per month) and each Councilmember's salary from $300 to $350 per month ($50 more per month).

The additional $25 for each official meeting attended and mileage reimbursement at the federal business rate would remain unchanged.

For one Mayor and four Councilmembers, the annual base salary budget impact is $3,600: $1,200 for the Mayor and $2,400 for the four Councilmembers combined.

Minnesota Statutes, section 415.11, provides for salaries to be set by ordinance and prohibits an increase from taking effect until after the next succeeding municipal election. Ordinance 2026-355 establishes a January 1, 2027 effective date and requires publication as provided by law.

Recommendation:

Staff recommends approval of Ordinance 2026-355 and the Summary of Ordinance 2026-355 for publication.

ORDINANCE NO. ____

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING MAPLE PLAIN CITY CODE CHAPTER 2 REGARDING MAYOR AND COUNCILMEMBERS SALARIES

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN DOES ORDAIN:

SECTION 1. AMENDMENT. Maple Plain City Code §2-23 is hereby amended as set forth below to delete the text in ~~strikethrough~~ and to add the underlined language as follows:

§ 2-23 SALARIES OF MAYOR AND COUNCILMEMBERS.

(a) *Mayor salary*. From and after the effective date of the ordinance from which this section is derived, until otherwise changed pursuant to law, the salary of the Mayor of the City shall be in the sum of ~~$400.00~~ $500.00 per month.

(b) *Councilmember salary*. From and after the effective date of the ordinance from which this section is derived, until otherwise changed pursuant to law, the salary of a Councilmember of the City shall be in the sum of ~~$300.00~~ $350.00 per month.

(c) *Payment for meetings and business*. In addition to the salaries pursuant to subsections (a) and (b) of this section, the Mayor and the City Council shall be paid $25.00 for each official meeting attended and mileage at the business rate authorized by the federal government.

(d) *Coverage in Worker's Compensation Act*. Pursuant to Minn. Stats. § 176.011, subd. 9, clause 6, as it may be amended from time to time, the Mayor and City Council are included in the coverage of the Worker's Compensation Act for all acts performed in their official duties with the City.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect on January 1, 2027, and after its publications as required by law.

Adopted by the City Council of the City of Maple Plain this __ day of _____, 2026.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob Schillander, City Administrator

Published in the _____ on _____, 2026

(Ordinance Summary)

ORDINANCE NO. 2026-355

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING MAPLE PLAIN CITY CODE CHAPTER 2 REGARDING MAYOR AND COUNCILMEMBERS SALARIES

The above-referenced Ordinance amends the Maple Plain City Code §2-23 updating the salaries of the mayor and councilmembers. This summary is adopted pursuant to Minn. Stat. §412.191, Subd. 4.

A printed copy of the entire Ordinance is available for inspection and copying at the Maple Plain City Hall located at 5050 Independence St., Maple Plain, Minnesota, 55359.

Dated: _____, 2026

_____
Jacob Schillander, City Administrator

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Highway 12 Equinox Townhomes
PREPARED BY:	Mark Kaltsas, City Planner

RECOMMENDED ACTION: 5 motions

1. Motion to adopt Ordinance 2026-356 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps
2. Motion to Adopt Ordinance 2026-357 Amending Article 4 Of The City Code By Adding Planned Unit Specific Zoning To Section 10-543
3. Motion to adopt Resolution 2026-0928-12 Approving The Rezoning To Planned Unit Development (Pud), Planned Unit Development, Site Plan Review, And Preliminary And Final Plat To Allow An 85-Unit Townhome Development On The Property Located At Or Adjacent To 5330 Highway 12
4. Motion to approve Equinox Development Partners LLC Developer's Agreement
5. Motion to approve the Planned Unit Development Agreement

Summary

Please see the memorandum provided by City Planner Mark Kaltsas.

CITY OF MAPLE PLAIN

Community Development | Planning Department

CITY COUNCIL STAFF REPORT

Highway 12 Equinox Townhomes

Rezoning to PUD • Planned Unit Development • Site Plan Review • Preliminary & Final Plat

To:	City Council
From:	Mark Kaltsas, PLA, City Planner
Meeting Date:	Monday, September 28, 2026
Applicant:	Equinox Development Partners, LLC
Owner:	Outcome Limited Partnership
Location:	At or adjacent to 5330 Highway 12, Maple Plain, MN
PID No.'s:	24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083
Application Type:	Rezoning (PUD), Planned Unit Development, Site Plan Review, Preliminary & Final Plat

REQUEST

Equinox Development Partners, LLC (Applicant) and Outcome Limited Partnership (Owner) request that the City consider the following actions for the properties generally located at or adjacent to 5330 Highway 12, Maple Plain, MN (PID 24-118-24-34-0020, PID 24-118-24-34-0021, and PID 24-118-24-34-0083):

a. Rezoning from Mixed-Use – Budd Avenue (MU-B) to Planned Unit Development (PUD), MU-Budd Avenue; and

b. Planned Unit Development (PUD); and

c. Site Plan Review to consider the development of an 85-unit rental townhome community and associated site improvements; and

d. Preliminary and Final Plat approval to allow the property to be platted for the proposed development.

PROPERTY / SITE INFORMATION

Property Location:	At or adjacent to 5330 Highway 12, Maple Plain, MN
PID No.'s:	24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083
Site Area:	6.05 acres
Current Zoning:	Mixed-Use – Budd Avenue (MU-B)
Requested Zoning:	MU-Budd Avenue Planned Unit Development (PUD)
Comprehensive Plan:	General Mixed-Use (MU)

Proposed Use:	85-unit market-rate rental townhome community (10 residential buildings plus a community/amenity building)
Proposed Density:	Approximately 12 units per acre (Comprehensive Plan guided range: 5–20 units per developable acre)
Current Conditions:	Vacant – former auto sales center and undeveloped land
Adjacent Uses:	Highway 12 and commercial to the south; industrial to the west; commercial/vacant land to the east; self-storage facility to the north



Figure 1 – Site Location Aerial (subject property outlined in cyan)

DISCUSSION

On June 4, 2026, the Planning Commission reviewed a concept plan for the redevelopment of the subject property with an approximately 85-unit rental townhome community. The Commission provided preliminary, non-binding feedback on land use compatibility, access, and pedestrian connectivity. The Applicant subsequently submitted formal land use applications for Rezoning to a Planned Unit Development (PUD), Planned Unit Development, Site Plan Review, and Preliminary and Final Plat. The Planning Commission considered the formal application at its meeting on September 3, 2026, as further described below.

Equinox Development Partners, LLC proposes an 85-unit townhome community on the subject property, a currently vacant former auto sales site located at 5330 Highway 12. The market-rate rental community consists of one-, two-, and three-bedroom townhome units distributed among 10 residential buildings, together with a community building providing a management office and indoor/outdoor resident amenities (fitness center, gathering spaces, grills, and firepits). Residents and guests will access the site directly from Highway 12, with a secondary access via a private road connecting north to Pioneer Creek Drive.

Building Types

The development includes three residential building types, summarized below:

Building Type	Count	Stories	Unit Types
"A" Buildings	3	2	Three-bedroom plus den
"B" Buildings	3	2	One-bedroom and two-bedroom; first-floor units are single-level with no stairs
"C" Buildings	4	3	Three-bedroom plus den, and two-bedroom plus den



Figure 2 – Maple Plain Townhomes, Rendered Streetscape View (Equinox Development Partners / Momentum Design Group)

COMPREHENSIVE PLAN CONFORMANCE

Staff finds the proposed rezoning, Planned Unit Development, Site Plan, and Plat to be consistent with the City's 2040 Comprehensive Plan. The subject property is guided General Mixed-Use (MU), which corresponds to the "Gateway" area and the area west of Budd Avenue on the north side of State Highway 12 (MU-G and MU-B zoning districts). The Comprehensive Plan describes the General Mixed-Use designation as follows:

> **General Mixed-Use (MU) – Land Use Description**
>
> *"This is a land use designation that will correspond to the 'Gateway' as well as the area west of Budd Avenue on the north side of State Highway 12 (MU-G and MU-B Zoning Districts). The primary purpose of the Mixed-*

> *Use designation is to provide for redevelopment with the flexibility to respond to market conditions and provide a mix of uses which is generally along the highway corridor. Permitted uses include commercial, office, and residential uses that have a density of between 5 to 20 units per developable acre. The height of the buildings will be defined by the zoning requirements."*

The proposed 85-unit townhome development results in a density of approximately 12 units per acre which is within the Comprehensive Plan's guided range of 5 to 20 units per developable acre for the General Mixed-Use designation, as illustrated below.

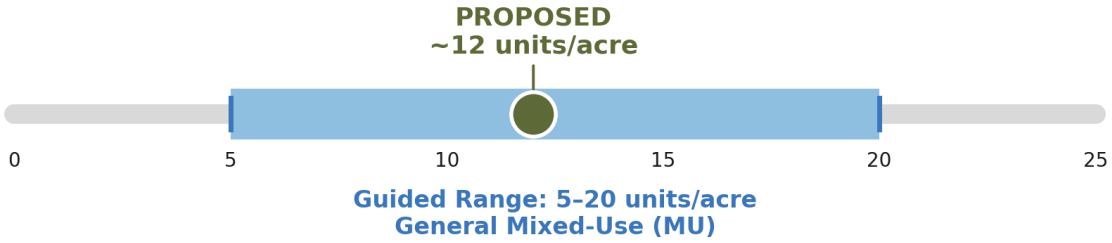


Figure 3 – Proposed Density Relative to Comprehensive Plan Guided Range

Consistency with Comprehensive Plan Goals

The Applicant's narrative identifies the following goals from Comprehensive Plan Table 2-1 (Chapter 2, Land Use: Goals, Policies and Implementation Summary) that are advanced by the proposed development:

- Maintain and encourage high-quality development by capitalizing on the geographic advantage of the City; the redevelopment of a highly visible, long-vacant former auto sales site along Highway 12 introduces 85 new housing units within a cohesively designed community.
- Maintain and enhance the small-town quality of a connected community; the development provides pedestrian and vehicular connectivity throughout the site and north to Pioneer Creek Drive, which accesses Veterans Memorial Park, the Orono Discovery Center, Baker Park, and the Highway 12 HAWK pedestrian signal.
- Provide a high-quality place for people to live, work, and play, the project incorporates quality architecture, a thoughtfully designed site layout, and dedicated indoor and outdoor resident amenities.
- Ensure availability of housing for all age groups; the development provides a broad continuum of unit types, sizes, and price points, from one-bedroom to three-bedroom-plus-den configurations.

The city finds the requested rezoning to a Planned Unit Development, the proposed Site Plan, and the proposed Preliminary and Final Plat to be consistent with the Comprehensive Plan's General Mixed-Use designation and supporting land use goals.

ZONING AND LAND USE ANALYSIS

a. Rezoning – Planned Unit Development (PUD), MU-Budd Avenue

The subject property is currently zoned Mixed-Use - Budd Avenue (MU-B), within which multifamily residential development, including townhomes, is a permitted use. The Applicant requests rezoning to a project-specific Planned Unit Development (PUD) district – MU-Budd Avenue PUD – to allow flexibility in site design (private streets, and building configuration) while remaining within the density and use intent of the underlying General Mixed-Use Comprehensive

Plan designation. The PUD would apply solely to this development and would not establish standards for, or transfer to, future redevelopment proposals within the MU-B district.

b. Planned Unit Development – Purpose and Flexibility Requested

The City's PUD provisions allow variations to the strict application of zoning standards in order to improve site design and operation, while incorporating design elements that exceed the City's standards to offset the effect of any variations, and to promote a more creative and efficient approach to land use while protecting the health, safety, and general welfare of the City. Staff and the Applicant's design team continue to refine the specific zoning flexibility (if any) requested for private street sections, setbacks, guest parking, and related site design elements identified in the Site Plan Review comments below. Any requested deviations from MU-B standards, together with supporting justification, will be documented in the final PUD Agreement prior to City Council consideration.

c. Preliminary and Final Plat

The Applicant requests Preliminary and Final Plat approval to consolidate the three subject parcels (PID 24-118-24-34-0020, -0021, and -0083) into a single platted lot to support the proposed development. The City Engineer has identified several easements that must be incorporated into the plat prior to City Council consideration, including:

- Utility easements for the City-owned mainline watermain and sanitary sewer – a minimum of 10 feet on each side of the utility, or a 1:1 slope for pipe deeper than 10 feet, whichever is greater.
- Access, watermain, and storm sewer easements across the adjacent property to the north (PID 24-118-24-34-0084) to define the shared access drive.
- Temporary construction easements needed to accommodate retaining wall construction.

The Applicant will also be required to obtain approval from the Pioneer Sarah Creek Watershed Management Commission (PSCWMC) and to record a Stormwater Maintenance Agreement with the Final Plat, as further described in the Site Plan Review section below. An application to PSCWMC has been submitted.

SITE PLAN REVIEW

The City, in coordination with the City Engineer (Bolton & Menk, Inc.), has completed a detailed review of the development plans for the proposed 85-unit rental townhome community. Planning comments were issued to the Applicant by letter dated July 21, 2026; the City Engineer's detailed engineering comments were issued under separate cover on July 10, 2026, together with marked-up civil plan sheets and preliminary plat comments. The Applicant's engineer (Civil Site Group) and architect (Momentum Design Group) submitted a written response to all comments on July 31, 2026, along with a revised plan set. Both sets of City comments are consolidated below, together with the Applicant's response and/or proposed solution to each item.

Status of Revised Plans: The Applicant's revised plans and written responses to the City's Planning and Engineering comments, dated July 31, 2026 (Civil Site Group / Momentum Design Group), are reflected in the "Applicant Response / Proposed Solution" columns below. Two items remain open pending further documentation: the Highway 12 sidewalk connection (Planning Comment 1 / Engineering Comment 3), which the Applicant has indicated will be shown on a later construction plan set, and the access drive easement across PID 24-118-24-34-0084 (Engineering Comment 5), for which easement documents are still in process. The Planning Commission recommended approval of the requested actions notwithstanding these two open items, subject to their resolution as conditions of final approval, as set forth in the Planning Commission's recommendation and the attached Resolution.

Planning Comments

The following planning comments are based on the City's Site Plan Review Letter, City of Maple Plain, dated July 21, 2026 (Mark Kaltsas, PLA, City Planner).

Park Dedication

The proposed 85-unit rental townhome development is subject to park dedication under City Code § 152.07. Pursuant to the City's adopted park dedication rate, cash dedication in lieu of land is required in the amount of $3,750 per residential unit. Based on the 85 proposed dwelling units, the required park dedication fee totals $318,750 ($3,750 x 85 units). The park dedication fee is payable to the City prior to release of the Final Plat for recording, consistent with the Development Agreement.

#	City Comment	Applicant Response / Proposed Solution
1	Highway 12 Sidewalk Connection – The City would like to see the sidewalk connection installed along Highway 12, consistent with prior discussions with the Applicant's design team. The City has prepared an exhibit illustrating a potential connection alignment and associated estimated construction cost (see Exhibit A, below). – Please revise the plan set to include this sidewalk connection. The City would also like to further discuss the parties' respective responsibilities for the design, construction, and cost of this improvement at the time of resubmittal.	**COMMENT REMAINS OPEN** Per discussions with the Owner and City, this sidewalk connection will be shown on later versions of the plans. The city is in agreement with this solution and is working with the developer to obtain MNDOT approval and also is considering funding that would help realize this connection.

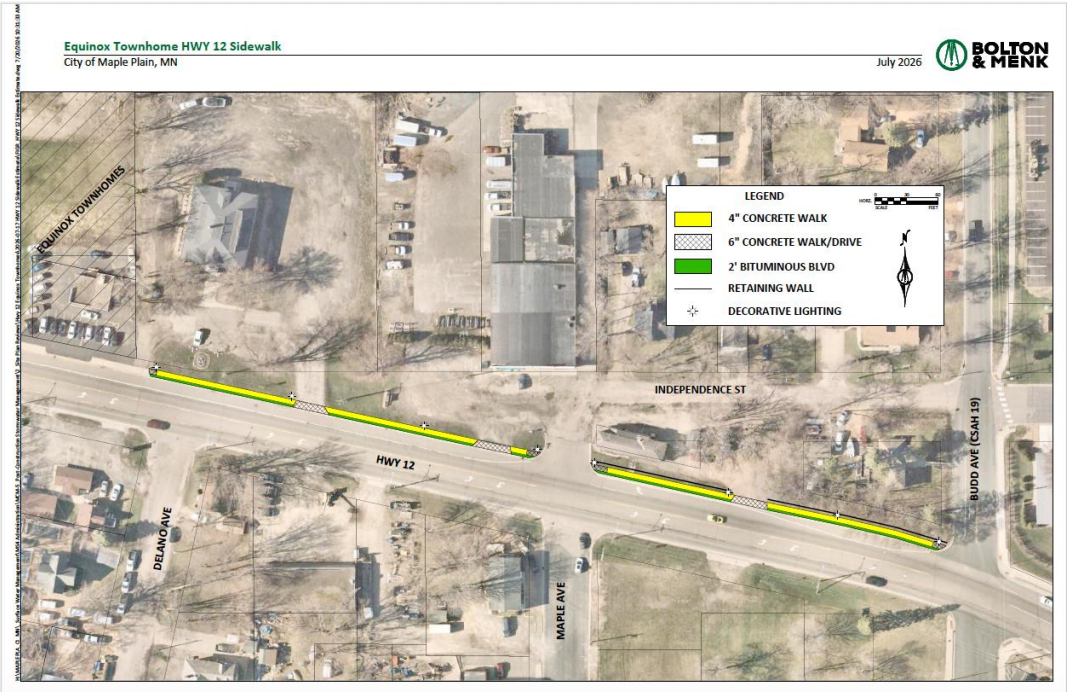


Exhibit A – Highway 12 Sidewalk Connection, Conceptual Alignment Prepared by the City

#	City Comment	Applicant Response / Proposed Solution
2	Sidewalk Alignment – Buildings C.1 and C.2 – The sidewalk located along the east side of Buildings C.1 and C.2 does not align with the parallel parking spaces directly adjacent to it. Staff recommends shifting this sidewalk segment so that it abuts the parking spaces, allowing residents and guests to step directly from a parked vehicle onto the sidewalk rather than into the drive aisle (see Exhibit B, below).	Sidewalks updated to align with the parallel parking areas as recommended.

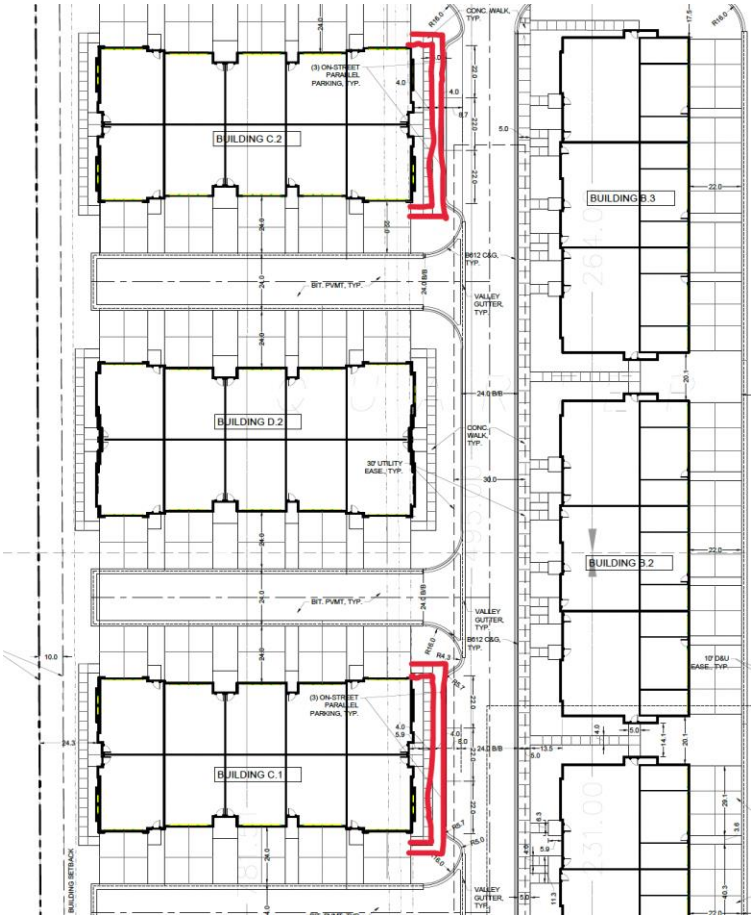


Exhibit B – Recommended Sidewalk Alignment, Buildings C.1 & C.2 Parallel Parking Area

#	City Comment	Applicant Response / Proposed Solution
3	Site Lighting & Photometric Plan – No site lighting is currently shown on the plans. Staff anticipates that the private streets will include street lighting. Proposed light fixture locations should be shown on the plans, along with a complete photometric plan for staff review.	A site photometric plan is included at the end of the drawing packet; see the revised plans reflecting site lighting changes.
4	West Property Line Landscape Buffer – The existing landscaping along the west property line, which was previously required, is shown as being removed, with new landscaping proposed in its place.	See Sheet L1.5 for the existing vs. proposed landscape breakdown along the west property line. Additional overstory and evergreen plantings have been added throughout this area.

#	City Comment	Applicant Response / Proposed Solution
	Staff recommends additional evergreen trees along the west property line to provide a stronger visual buffer to the adjacent industrial use.	
5	Private Street Width, Guest Parking & Signage – The proposed private streets are 24 feet wide and will not accommodate on-street parking. The plans currently provide 12 guest parking spaces; based on a preferred ratio of one guest space per five units, approximately 17 off-street guest spaces are anticipated for this development. – The City would like to further understand how the no-parking condition on the private streets will be implemented and enforced. At minimum, "No Parking" signage will be required throughout the development, including at the ends of all proposed private driveways.	Guest parking is provided in driveways, with an average of 4 parking stalls per unit (2 garage and 2 driveway spaces). An additional 8 guest/resident spaces are provided at the clubhouse and 11 parallel spaces off the street. "No Parking" signage has been added to the plan, along with "Guest Parking, No Overnight Parking" signage at the parallel parking areas. Additional address and wayfinding signage is included on the Site and Architectural Parking & Signage Plan.

Engineering Comments

Engineering Review #1, Bolton & Menk, Inc. (City Engineer), dated July 10, 2026 (Matt Bauman, P.E., Project Manager).

#	City Comment	Applicant Response / Proposed Solution
1	Stormwater Management Trigger – The project creates 4.5 acres of impervious surface and 7.8 acres of total land-disturbing activity, which triggers stormwater management rules under the Pioneer Sarah Creek Watershed Management Commission (PSCWMC).	Noted.
2	Required Permits – MnDOT – Minnesota Department of Health – watermain review – NPDES – construction stormwater – Pioneer Sarah Creek Watershed Management Commission (PSCWMC) – Minnesota Pollution Control Agency – sanitary sewer extension	All required permits to be coordinated and obtained prior to construction.
3	Highway 12 Sidewalk – MnDOT Coordination – Sidewalk behind the curb is acceptable; sidewalk pedestrian access route (PAR) must be a minimum of 5 feet wide (6 feet preferred), with a minimum 2-foot buffer from the back of curb. – If lighting is desired behind the curb, an additional buffer from light poles will likely be needed (5-foot minimum). Submit plans to Kyle Fitterer (MnDOT) for routing and review.	**COMMENT REMAINS OPEN** This sidewalk connection will be included in a future full construction set that will address the items noted at left. The general sidewalk layout shown on the current plans is for reference only.
4	Watermain & Sanitary Sewer Easements	Noted; easements updated.

#	City Comment	Applicant Response / Proposed Solution
	– The City will own the mainline watermain and sanitary sewer pipes. Easements must accommodate 10 feet on each side of the utility, or a 1:1 slope for pipe deeper than 10 feet, whichever is greater. Update the plat drawings accordingly.	
5	Access Drive Easements – PID 24-118-24-34-0084 – Easements for the access drive across the property north of the building should be included to define watermain, storm sewer, and roadway/access rights.	**COMMENT REMAINS OPEN** Easement documents are in process.
6	Temporary Construction Easements – Temporary construction easements will be needed to accommodate retaining wall construction.	Temporary easements to be obtained prior to construction.
7	Utility Profiles & Bury Depth – Profiles of mainline utilities must be provided; corridors are tight, with multiple utilities and grade changes requiring review for bury depth and conflicts. – Grading significantly affects bury depth of the existing watermain on the north side of the site; portions will need to be rebuilt at proper depth. – The sanitary sewer connection to the Highway 12 mainline should use a more conducive angle and shorter run to allow adequate bury depth (current plan provides only 4.29 feet at the furthest point).	Existing watermain on the north end of the site is being cut by one foot or less; Contractor to add insulation as needed. The watermain on the parcel to the northwest will be impacted more by the cut, and will be insulated where feasible or replaced otherwise. Sanitary sewer alignment and connection point have been updated.
8	Storm Sewer Calculations – Provide additional calculations for storm sewer pipe sizing, gutter spread/bypass at the Pioneer Creek Drive intersection, bioretention basin inlet capacity, and drawdown for the bioretention basin draintile.	Storm sewer sizing, gutter spread, and bypass calculations to be completed as part of construction documents. Drawdown calculations are included in the stormwater report.
9	Additional Plan Details Required – Road section details for Highway 12, Pioneer Creek Drive, and internal roadways (City street patch section for Pioneer Creek Drive: 1.5" wear course, 3.0" base course, 12" Class 5 aggregate base, 12" select granular borrow, geotextile fabric). – Bituminous trail detail; watermain offset detail. – Hydrant detail defining a Storz nozzle, with all thrust blocking in concrete. – Specialty storm structures, including sumps, OCS, and filter/diversion structures. – Retaining wall design (walls over 4 feet must be designed by a registered professional engineer). – Roadway draintile – perforated PVC is recommended (corrugated pipe clogs with roots and cannot be maintained long-term); include draintile cleanouts.	Road section, watermain offset, hydrant, and specialty storm structure details: see Sheets C7.0 and C7.1 detail sheets. Retaining walls: noted. Draintile: see plans for revised sizing — 4-inch corrugated pipe is proposed, for subgrade drainage only. Draintile cleanouts were not specifically addressed in the Applicant's response and should be confirmed in the next submittal.
10	Casting Adjustments	See Sheet C4.0.

#	City Comment	Applicant Response / Proposed Solution
	– Casting adjustments shall be in accordance with City standards, result in a watertight seal, and include a chimney seal.	
11	Pre-Construction Condition Review – The condition of Highway 12 and Pioneer Creek Drive should be reviewed by the City and Contractor prior to any work and documented with video or photographs. Damage occurring after work commences shall be the Contractor's and Owner's responsibility to repair.	See Sheet C2.0.
12	Right-of-Way Work & Utility Connection Coordination – Work in the public right-of-way and utility connections must be coordinated with the City with a minimum 24-hour prior notice. Bituminous pavement shall be saw-cut and concrete removed to the joint for clean match lines, with removal limits marked by the City. Repairs shall match in kind (materials and thickness); subgrade corrections may be required.	See Sheets C2.0 & C4.0.
13	Erosion Control – Perimeter erosion control must be installed by the Contractor and inspected by the City before any other work begins, with a minimum 24-hour notice prior to inspection.	See Sheets SW1.0 & SW1.1.
14	MnDOT Right-of-Way Permit Compliance – Work within MnDOT right-of-way shall follow MnDOT permit requirements.	Noted.
15	Stormwater Facility Acceptance Testing – Prior to acceptance of the bioretention basin, jellyfish filter, and underground runoff treatment system, all systems shall be filled with hydrant water and observed to confirm drawdown within 48 hours.	See Sheet C4.0.
16	Stormwater Maintenance Agreement – The Applicant must submit a Maintenance Agreement for all stormwater management structures and facilities defining O&M responsibilities, inspection/maintenance types and frequency, and responsible parties, with reporting requirements and right-of-entry provisions for City and watershed personnel. The Agreement shall be recorded with the Final Plat.	Maintenance agreement to be finalized prior to construction.
17	Plan Revisions per Engineering Markup – Complete all plan modifications indicated on the plan sheets marked "Bolton & Menk Engineering Comments – 7/8/2026." Additional comments may follow once revised materials are submitted.	Noted.

#	City Comment	Applicant Response / Proposed Solution
18	Record Drawings & Sanitary Sewer Televising – Record drawings must be provided upon project completion. The Developer must televise the sanitary sewer system and provide two copies of the televising report and data for City review.	See Sheet C2.0.

PUBLIC HEARING

The Planning Commission opened the duly noticed public hearing on the requested Rezoning to Planned Unit Development, Planned Unit Development, Site Plan Review, and Preliminary and Final Plat at its regular meeting on September 3, 2026. No public comments were received during the public hearing. The Planning Commission closed the public hearing.

PLANNING COMMISSION DISCUSSION

Following the public hearing, Commissioners discussed the application and asked questions of staff and the Applicant. Discussion included the following:

- Whether the sidewalk along Highway 12 could be widened to 8 feet, matching the existing sidewalk section extending to the Highway 12 HAWK pedestrian signal.
- Whether the Applicant could salvage any of the existing trees located along the western property line.
- Commissioners noted they liked the architectural aesthetic of the buildings and the “neighborhood” feel of the proposed development.
- A question regarding site lighting, noting that the garages have light fixtures located over or adjacent to them.
- A question regarding the proposed use of the private driveway connection at 5370 Highway 12 to Pioneer Creek Drive.
- Commissioners noted they liked the proposed sidewalks and landscaping.

PLANNING COMMISSION RECOMMENDATION TO THE CITY COUNCIL

Following the public hearing and discussion, the Planning Commission voted unanimously (motion by Commissioner Stefan, second by Commissioner Adam) to recommend that the City Council approve the requested Rezoning to Planned Unit Development, Planned Unit Development, Site Plan Review, and Preliminary and Final Plat, subject to the following findings and conditions:

a. The proposed rezoning, Planned Unit Development, Site Plan, and Preliminary and Final Plat are consistent with the General Mixed-Use (MU) designation of the City’s Comprehensive Plan, including the guided density range of 5 to 20 units per developable acre.

b. Prior to City Council consideration of the applications, the Applicant shall revise the plans to address all Planning and Engineering comments identified in this report, including the outstanding items in the “Applicant Response / Proposed Solution” columns above.

c. The Applicant shall obtain all applicable approvals from outside agencies with authority over the site, including MnDOT, the Pioneer Sarah Creek Watershed Management Commission (PSCWMC), the Minnesota Department of Health, the NPDES construction stormwater program, and the Minnesota Pollution Control Agency.

d. The Applicant shall execute a PUD Agreement memorializing all approved project-specific standards and any deviations from MU-B zoning requirements, for review and approval by the City Council.

e. The Applicant shall execute a Development Agreement memorializing all aspects of the development, proposed improvements and details relating to the construction of the development for review and approval by the City Council.

f. The Applicant shall record a Stormwater Maintenance Agreement, including right-of-entry provisions for City and watershed personnel, concurrently with the Final Plat.

g. The Applicant shall dedicate all easements identified by the City Engineer, including utility easements for City-owned watermain and sanitary sewer, access/utility easements across PID 24-118-24-34-0084, and any temporary construction easements needed for retaining wall construction.

h. Approval of the development shall be in accordance with the approved plans; any subsequent changes, expansions, or alterations to the buildings, site, or signage shall require City review and approval.

i. The Applicant shall pay all costs associated with the City's review of the Rezoning, Planned Unit Development, Site Plan, and Plat applications.

j. The sidewalk along Highway 12 shall be constructed to a width of 8 to 10 feet and shall match the sidewalk width, lighting, and section detail used between Budd Avenue and the Highway 12 HAWK pedestrian signal intersection. The City and Applicant shall further evaluate widening the sidewalk connection extending north to Pioneer Creek Drive, currently shown at 5 feet in width.

In addition to the findings and conditions recommended by the Planning Commission, staff recommends the City Council include the following conditions of approval:

k. Final plan approval shall be subject to the Applicant completing, and receiving City approval of, the following items:

1. Revisions to the stormwater management plan in accordance with the City Engineer's comments;
2. Approval from the Pioneer Sarah Creek Watershed Management Organization;
3. Copies of the permanent ingress/egress easement(s) from the adjoining property owner at 5370 U.S. Highway 12, and the permanent drainage and utility easements in favor of the City covering the City's watermain and sanitary sewer main; and
4. The final design of the sidewalk along U.S. Highway 12 from the development site to Budd Avenue, together with MnDOT approval to install the improvements.

l. Approval of the Development Agreement shall be subject to any minor or non-material changes made at the direction of the City Attorney and City Planner.

ATTACHMENTS

- Land Use Application & Project Narrative, Equinox Development Partners, LLC, dated June 11, 2026
- Revised Land Use Application Drawings (Civil Site Plan Set, Preliminary Plat, Landscape Plan, and Building Elevations), Momentum Design Group / Civil Site Group, dated June 10, 2026
- Draft PUD Ordinance
- Draft Rezoning Ordinance
- PUD Agreement (forthcoming)
- Planning Commission Meeting Minutes (Draft), September 3, 2026
- Draft Resolution No. 2026-____, Approving the Rezoning to Planned Unit Development, Planned Unit Development, Site Plan Review, and Preliminary and Final Plat

Maple Plain Townhomes

5330 US-12, Maple Plain, Minnesota



Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

CivilSite GROUP

EQUINOX DEVELOPMENT

Land Use Application

Maple Plain Townhomes | 07/31/26 | 001

Project Overview



Project Team

Developer	Architect	Civil Engineer/ Landscape Architect
Equinox Development Partners LLC 225 South 6th Street #3500 Minneapolis, MN 55402	Momentum Design Group 2550 University Ave W Suite 160-S, St Paul, MN 55114	Civil Site Group 5000 Glenwood Avenue Golden Valley, MN 55422

Site Information

Address:	5330 US-12 Maple Plain, Minnesota 55359
Site Area:	267,343.82 SF (6.13 acres)
PID:	2411824340020, 2411824340021, 2411824340083

Project Overview

Gross Square Footage:

Name	Quantity	Individual Area	Combined Area
Building A:	(3)	11,963 SF	**35,889 SF**
Building B:	(3)	13,097 SF	**39,291 SF**
Building C:	(2)	23,856 SF	**47,712 SF**
Building D:	(2)	24,148 SF	**48,296 SF**
Office/Amenity:	(1)	01,4587 SF	**01,587 SF**
Total:			**172,775 SF**

Unit Count:

Type	Quantity
1 Bed	12
2 Bed	15
2 Bed + Den	08
3 Bed + Den	50
Total:	**85**

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

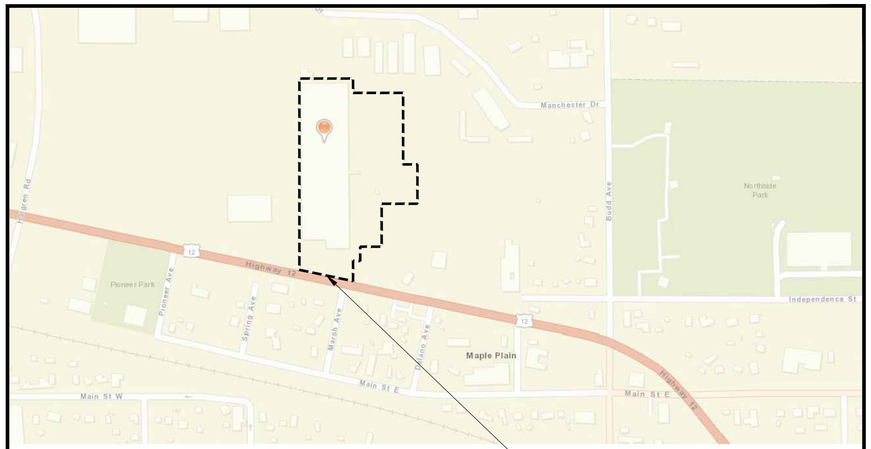
CivilSite GROUP

EQUINOX DEVELOPMENT

EQUINOX DEV-TOWNHOMES

MAPLE PLAIN, MINNESOTA

ISSUED FOR: CITY RE-SUBMITTAL



PROJECT CONTACTS		
	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	MATT PAVEK 612-615-0060 MPAVEK@CIVILSITEGROUP.COM
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 5000 GLENWOOD AVE GOLDEN VALLEY, MN 55422	ROBERT BINDER 612-615-0060 RBINDER@CIVILSITEGROUP.COM
PROPERTY OWNER/DEVELOPER	EQUINOX DEVELOPMENT PARTNERS LLC 225 S SIXTH ST, SUITE 3500 MINNEAPOLIS, MN 55402	KATELYN MURRAY KMURRAY@EQUINOXDEVELOPMENT.COM
ARCHITECT	MOMENTUM DESIGN GROUP 2550 University AVE W, SUITE 160-S ST PAUL, MN 55114	CRAIG HARTMAN, AIA 651-253-2981 CRAIG@MDGARCHITECTS.COM
SURVEYOR	EGAN, FIELD & NOWAK, INC. 475 OLD HIGHWAY 8 NW, SUITE 200 NEW BRIGHTON, MN 55112	CHRIS TERWEDO 612-466-3300 CTERWEDO@EFNSURVEY.COM
GEOTECHNICAL ENGINEER	GEOSERVICES 6950 146TH ST W., STE 100 APPLE VALLEY, MN 55124	JOE CARLSON, PE 952-890-7366 JOE.CARLSON@GEOENGSERVICES.COM

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS FOR THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.
5. CIVIL SITE GROUP SHALL HAVE NO LIABILITY WHATSOEVER FOR ANY COSTS ARISING OUT OF THE CLIENTS DECISION TO OBTAIN BIDS OR PROCEED WITH CONSTRUCTION BEFORE CIVIL SITE GROUP HAS ISSUED FINAL, FULLY-APPROVED AND STAMPED PLANS AND SPECIFICATIONS. THE CLIENT ACKNOWLEDGES THAT ALL PLANS ARE SUBJECT TO SUBSTANTIAL REVISION. CONTRACTOR IS RESPONSIBLE FOR FOLLOWING THE MOST RECENT ISSUANCE OF PLANS FOR CONSTRUCTION PURPOSES.
6. PLAN SET IS NOT USABLE FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED REVIEWING AUTHORITIES AND NO ADDITIONAL REVIEWS ARE REQUIRED.

Know what's **below.**
Call before you dig.

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SW1.7	SWPPP - ATTACHMENTS

CivilSite GROUP
Civil Engineering * Surveying * Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY	
DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

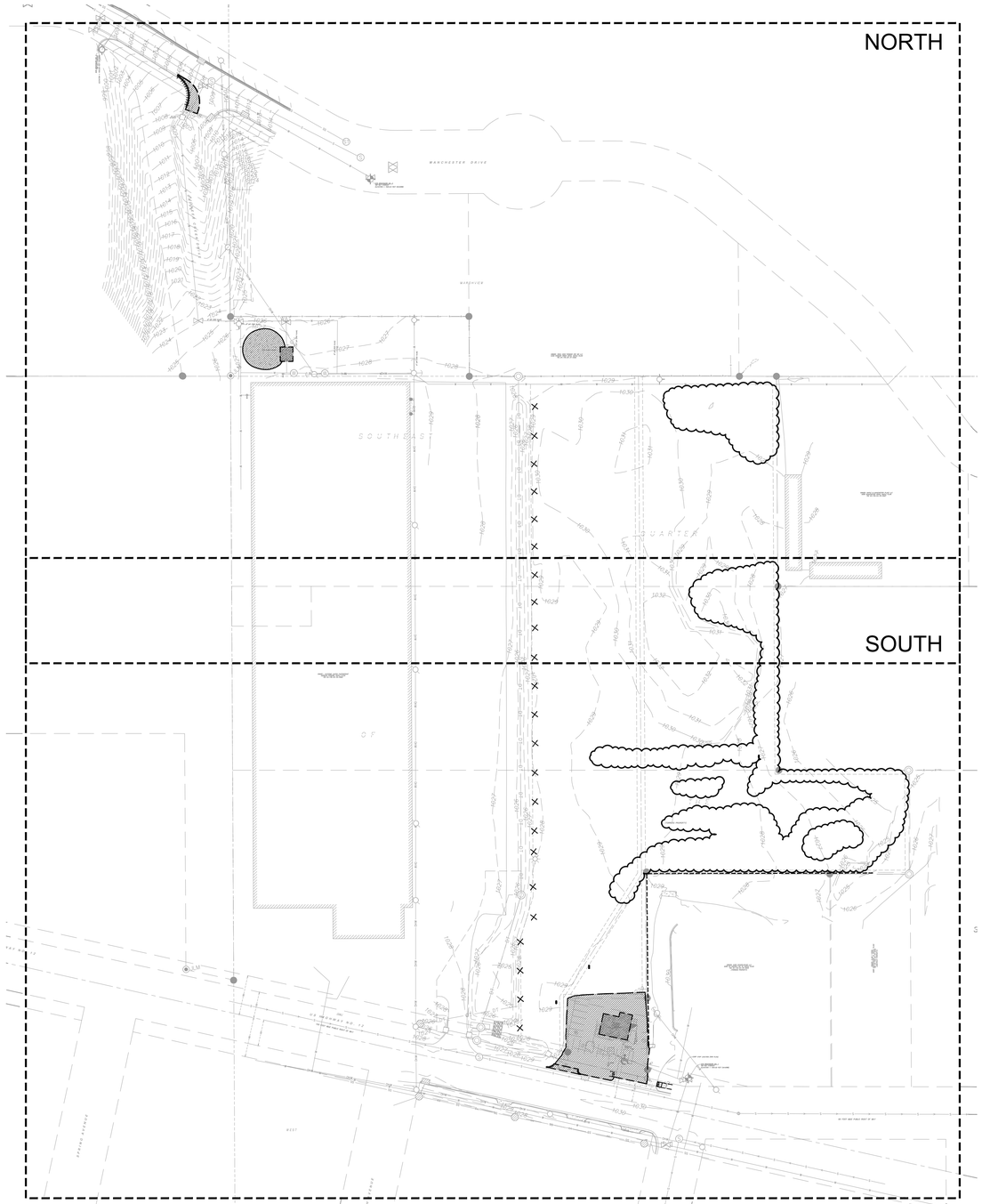
PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

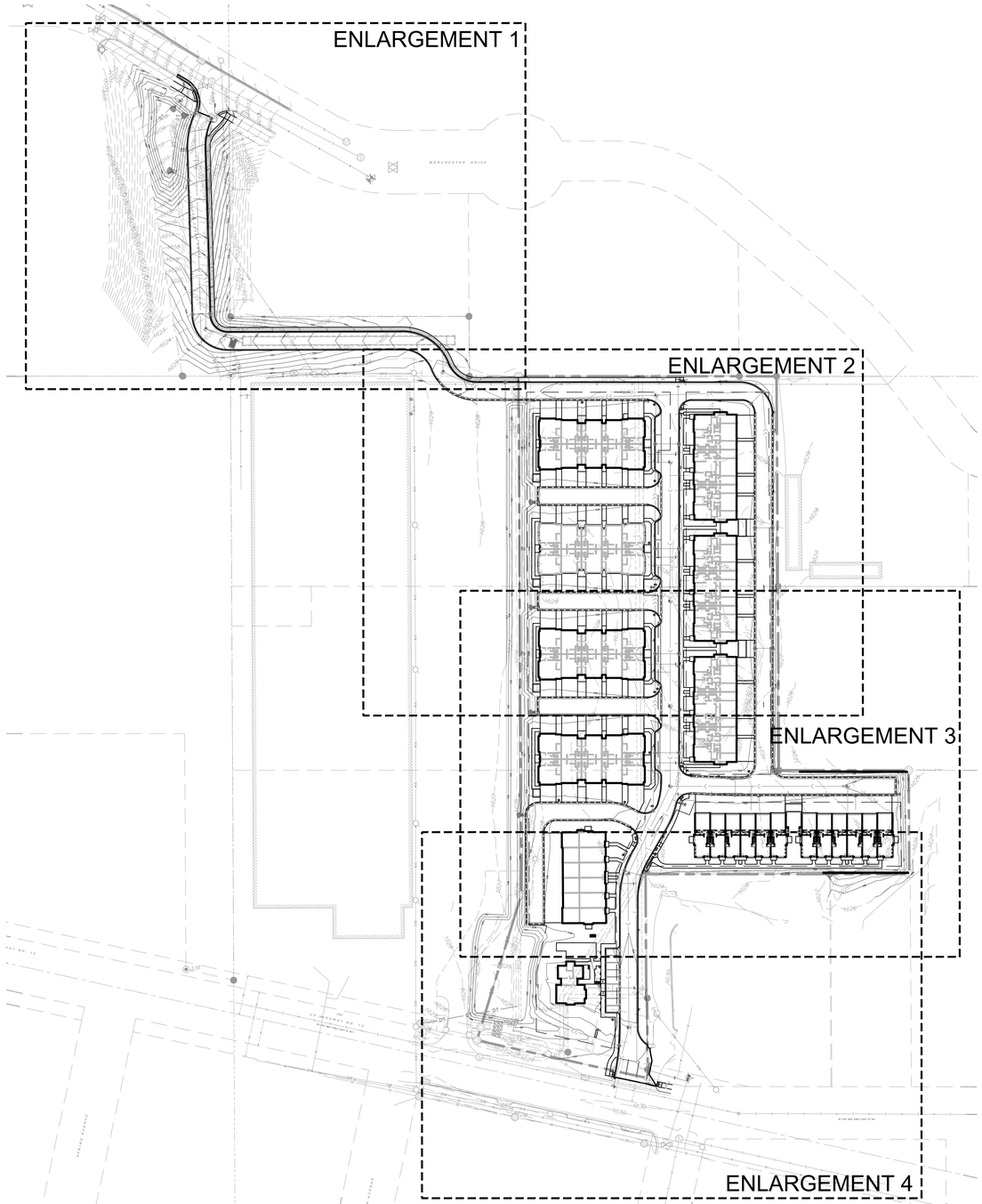
REVISION SUMMARY	
DATE	DESCRIPTION

TITLE SHEET

C0.0

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OVERALL LAYOUT (EXISTING):
REMOVALS PLAN = C1.0, C1.1
SWPPP PLAN = SW1.0, SW1.1

OVERALL LAYOUT (PROPOSED):
SITE PLAN = C2.0, C2.1, C2.2, C2.3
GRADING PLAN = C3.0, C3.1, C3.2, C3.3
UTILITY PLAN = C4.0, C4.1, C4.2, C4.3
LANDSCAPE PLAN = L1.0, L1.1, L1.2, L1.3, L1.4, L1.5

811 Know what's below. Call before you dig.

N

1" = 80'-0"
40'-0" 0 80'-0"

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CONTACT NUMBER	612-615-0060 X 701
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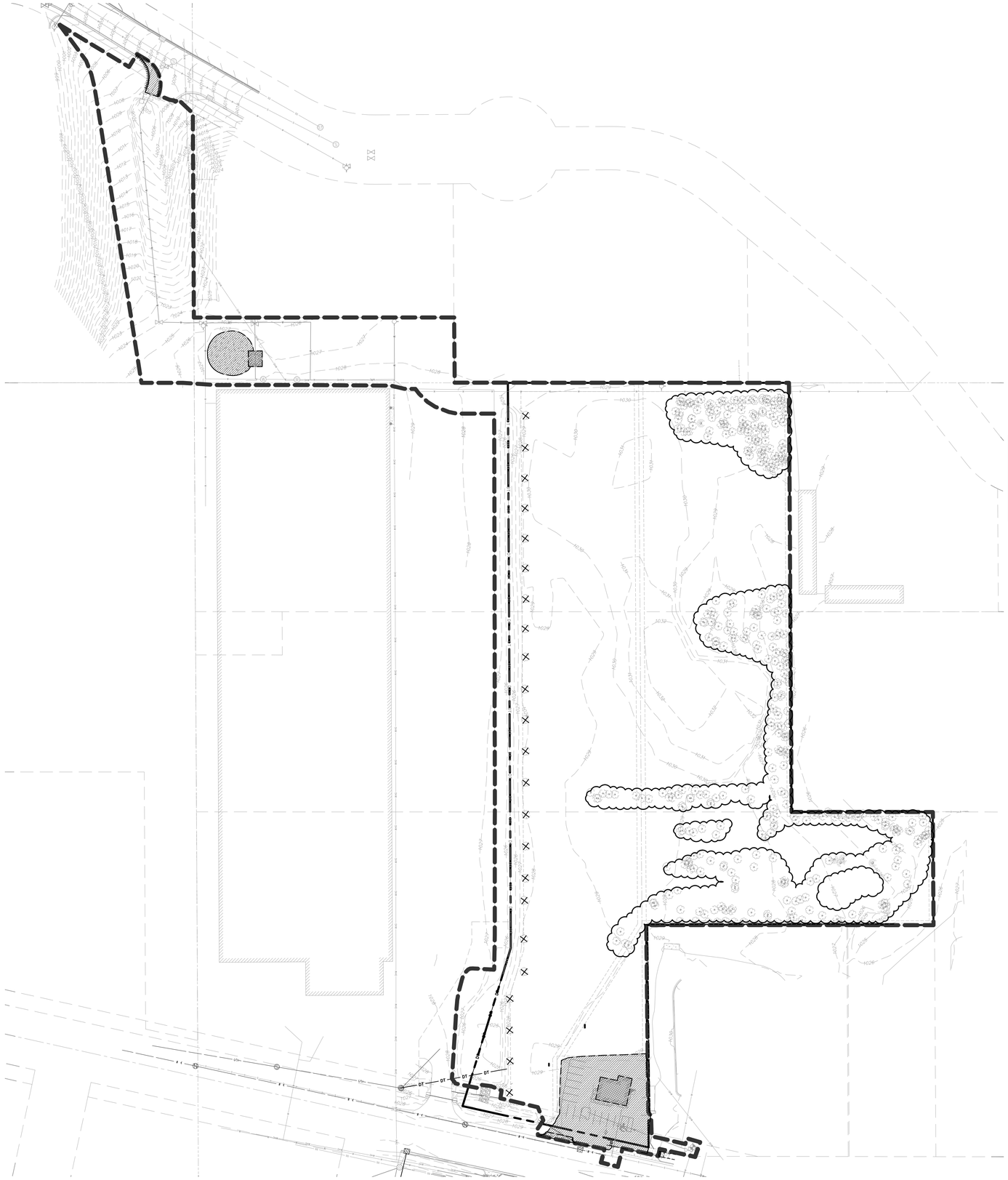
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL LAYOUT

C0.1

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REMOVAL NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) PLAN FOR CONSTRUCTION STORM WATER MANAGEMENT PLAN.
3. REMOVAL OF MATERIALS NOTED ON THE DRAWINGS SHALL BE IN ACCORDANCE WITH MNDOT, STATE AND LOCAL REGULATIONS.
4. REMOVAL OF PRIVATE UTILITIES SHALL BE COORDINATED WITH UTILITY OWNER PRIOR TO CONSTRUCTION ACTIVITIES.
5. EXISTING PAVEMENTS SHALL BE SAWCUT IN LOCATIONS AS SHOWN ON THE DRAWINGS OR THE NEAREST JOINT FOR PROPOSED PAVEMENT CONNECTIONS.
6. REMOVED MATERIALS SHALL BE DISPOSED OF TO A LEGAL OFF-SITE LOCATION AND IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
7. ABANDON, REMOVAL, CONNECTION, AND PROTECTION NOTES SHOWN ON THE DRAWINGS ARE APPROXIMATE. COORDINATE WITH PROPOSED PLANS.
8. EXISTING ON-SITE FEATURES NOT NOTED FOR REMOVAL SHALL BE PROTECTED THROUGHOUT THE DURATION OF THE CONTRACT.
9. PROPERTY LINES SHALL BE CONSIDERED GENERAL CONSTRUCTION LIMITS UNLESS OTHERWISE NOTED ON THE DRAWINGS. WORK WITHIN THE GENERAL CONSTRUCTION LIMITS SHALL INCLUDE STAGING, DEMOLITION AND CLEAN-UP OPERATIONS AS WELL AS CONSTRUCTION SHOWN ON THE DRAWINGS.
10. MINOR WORK OUTSIDE OF THE GENERAL CONSTRUCTION LIMITS SHALL BE ALLOWED AS SHOWN ON THE PLAN AND PER CITY REQUIREMENTS. FOR ANY WORK ON ADJACENT PRIVATE PROPERTY, THE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE ADJACENT PROPERTY OWNER PRIOR TO ANY WORK.
11. DAMAGE BEYOND THE PROPERTY LIMITS CAUSED BY CONSTRUCTION ACTIVITY SHALL BE REPAIRED IN A MANNER APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT OR IN ACCORDANCE WITH THE CITY.
12. PROPOSED WORK (BUILDING AND CIVIL) SHALL NOT DISTURB EXISTING UTILITIES UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED BY THE CITY PRIOR TO CONSTRUCTION.
13. SITE SECURITY MAY BE NECESSARY AND PROVIDED IN A MANNER TO PROHIBIT VANDALISM, AND THEFT, DURING AND AFTER NORMAL WORK HOURS, THROUGHOUT THE DURATION OF THE CONTRACT. SECURITY MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY.
14. VEHICULAR ACCESS TO THE SITE SHALL BE MAINTAINED FOR DELIVERY AND INSPECTION ACCESS DURING NORMAL OPERATING HOURS. AT NO POINT THROUGHOUT THE DURATION OF THE CONTRACT SHALL CIRCULATION OF ADJACENT STREETS BE BLOCKED WITHOUT APPROVAL BY THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
15. ALL TRAFFIC CONTROLS SHALL BE PROVIDED AND ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL REMAIN OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
16. SHORING FOR BUILDING EXCAVATION MAY BE USED AT THE DISCRETION OF THE CONTRACTOR AND AS APPROVED BY THE OWNERS REPRESENTATIVE AND THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
17. STAGING, DEMOLITION, AND CLEAN-UP AREAS SHALL BE WITHIN THE PROPERTY LIMITS AS SHOWN ON THE DRAWINGS AND MAINTAINED IN A MANNER AS REQUIRED BY THE CITY.
18. ALL EXISTING SITE TRAFFIC/REGULATORY SIGNAGE TO BE INVENTORIED AND IF REMOVED FOR CONSTRUCTION SHALL BE RETURNED TO LGU.
19. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CITY OF MAPLE PLAIN REMOVAL NOTES:

1. WORK IN THE PUBLIC RIGHT OF WAY AND CONNECTION TO UTILITIES MUST BE COORDINATED WITH THE CITY. A MINIMUM 24-HOUR PRIOR NOTICE MUST BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JOINT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK. REPAIRS SHALL MATCH IN KIND MATERIALS AND THICKNESSES. SUBGRADE CORRECTIONS MAY BE REQUIRED.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

REMOVALS PLAN LEGEND:

- REMOVAL OF PAVEMENT AND ALL BASE MATERIAL, INCLUDING BIT., CONC., AND GRAVEL PVMTS.
- MILL PAVEMENT, SEE PLAN NOTES FOR DEPTH
- REMOVAL OF STRUCTURE INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVAL OF TREES AND VEGETATION INCLUDING STUMPS AND ROOT SYSTEMS
- CONSTRUCTION LIMITS
- PROPERTY LINE
- REMOVE CURB AND GUTTER. IF IN RIGHT-OF-WAY, COORDINATE WITH LOCAL GOVERNING UNIT.
- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

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30'-0" 0 60'-0"

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

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EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

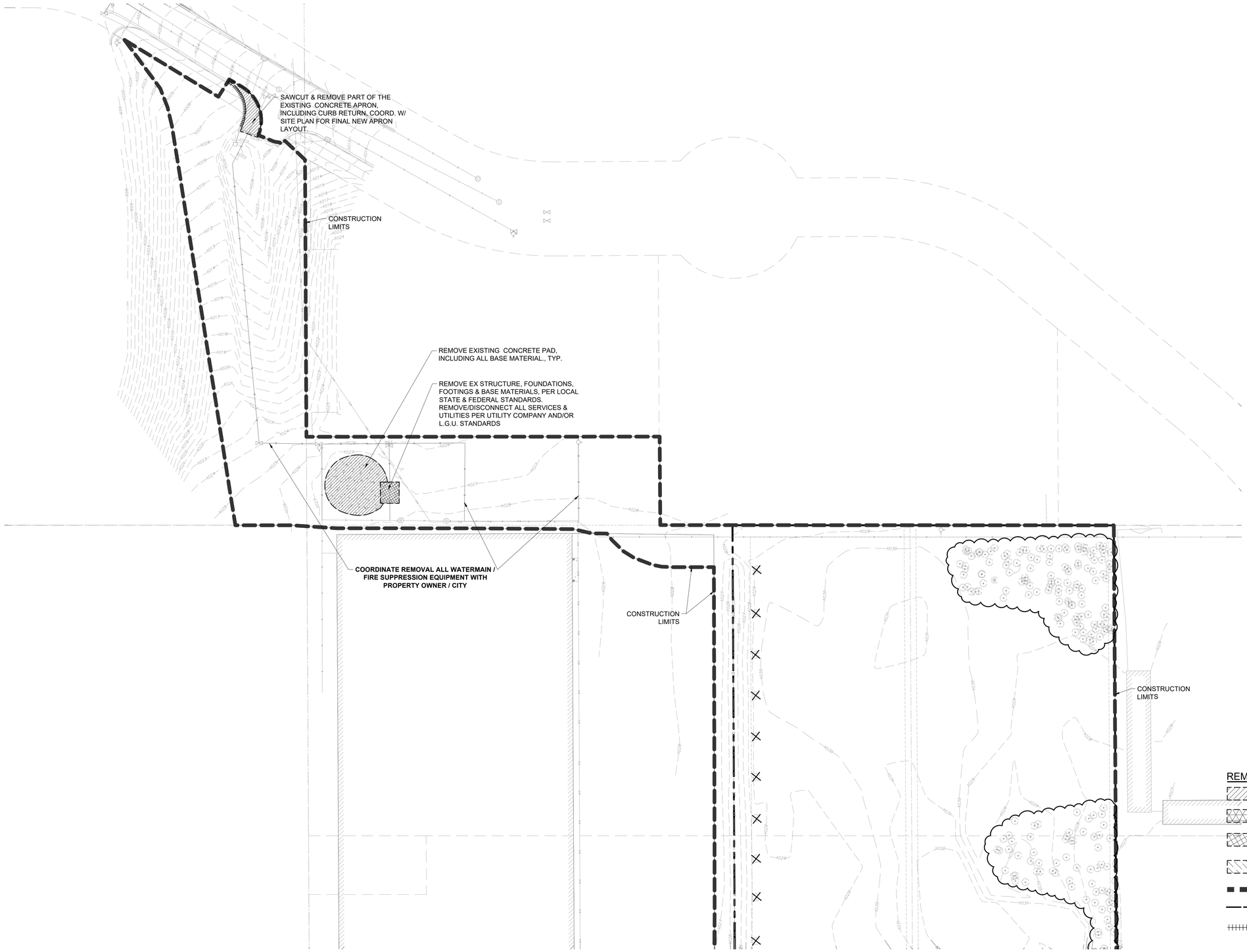
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - OVERALL

C1.0

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DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - NORTH

C1.1

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REMOVALS PLAN LEGEND:

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- TREE PROTECTION
- TREE REMOVAL - INCLUDING ROOTS AND STUMPS

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OWNER
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225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

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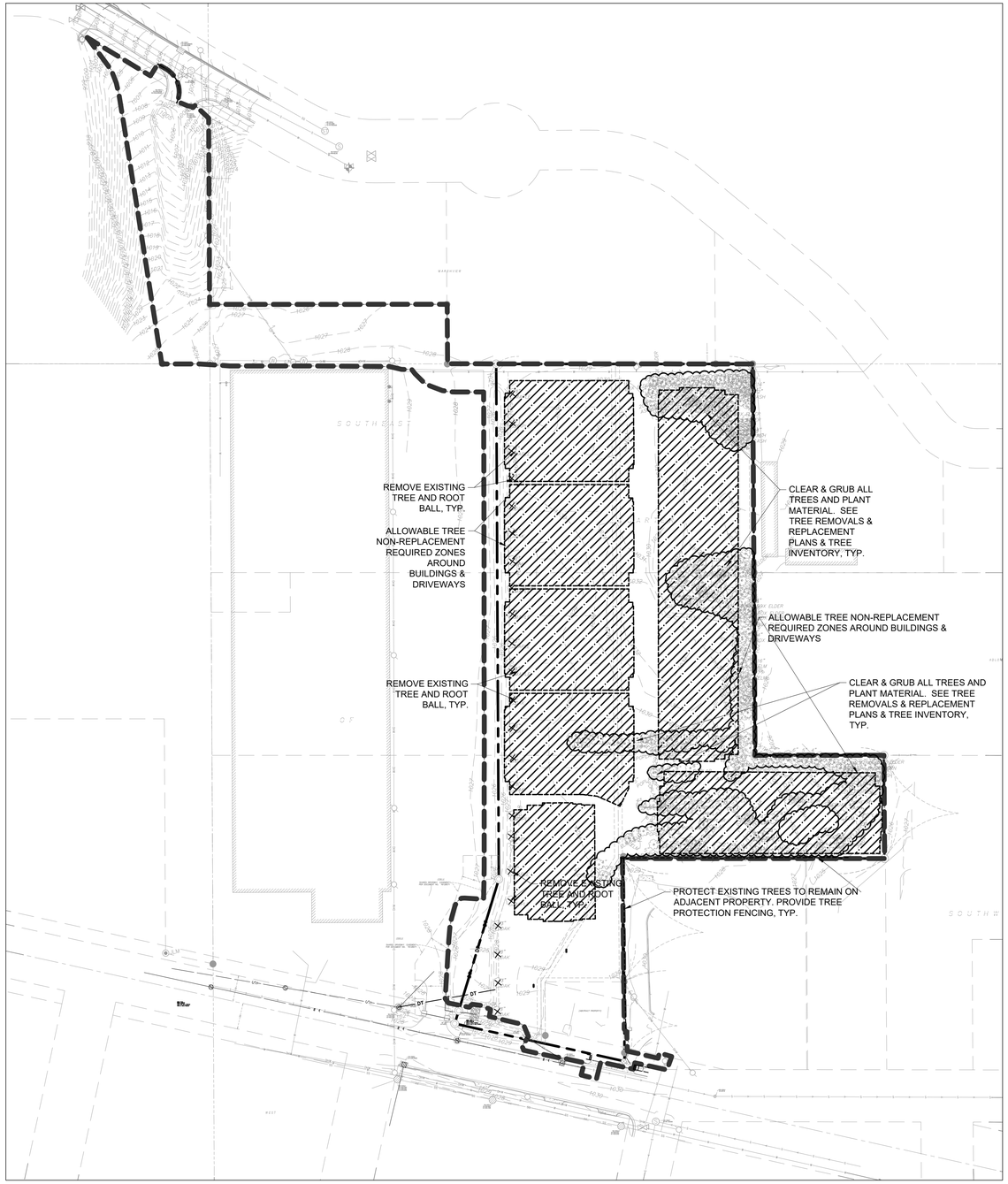
REVISION SUMMARY

DATE	DESCRIPTION

REMOVALS PLAN - SOUTH

C1.2

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TREE PRESERVATION PLAN NOTES:

NRZ	=	TREES WITHIN 15 FT OF BUILDING OR 10 FT OF PARKING THAT DO NOT NEED TO BE REPLACED
~~Buckthorn~~	=	BUCKTHORN TREES ARE NOT COUNTED TOWARD REPLACEMENT CALS

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75490	TRD	3	Oak					X
75491	TRD	3	Oak					X
75492	TRD	3	Oak					X
75493	TRD	3	Oak					X
75494	TRD	3	Maple					X
75495	TRD	3	Maple					X
75496	TRD	3	Maple					X
75497	TRD	4	Maple		X			X
75498	TRD	3	Oak			NRZ		X
75499	TRD	3	Oak			NRZ		X
75500	TRD	3	Oak			NRZ		X
75501	TRD	3	Oak					X
75502	TRD	3	Maple			NRZ		X
75503	TRD	3	Maple			NRZ		X
75504	TRD	3	Maple			NRZ		X
75505	TRD	3	Maple					X
75506	TRD	2	Oak			NRZ		X
75507	TRD	2	Oak			NRZ		X
75508	TRD	2	Oak			NRZ		X
75509	TRD	2	Oak			NRZ		X
75510	TRD	4	Maple		X	NRZ		X
75511	TRD	4	Maple		X	NRZ		X
75512	TRD	3	Maple			NRZ		X
~~75513~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
~~75514~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
~~75515~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75516~~	~~TRD~~	4	~~Buckthorn~~			~~MULTI TRUNK~~		~~X~~
75517	TRD	7	Ash		X			X
75518	TRD	9	Elm					X
75519	TRD	12	Ash	X				X
~~75520~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75521~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
75522	TRD	12	Box Elder	X				X
75523	TRD	16	Box Elder	X				X
~~75524~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
~~75525~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75526	TRD	8	Ash					X
~~75527~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75528~~	~~TRD~~	~~8~~	~~Buckthorn~~					~~X~~
75529	TRD	20	Ash	X				X
~~75530~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
~~75531~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75532~~	~~TRD~~	~~10~~	~~Buckthorn~~			~~MULTI TRUNK & NRZ~~		~~X~~
~~75533~~	~~TRD~~	4	~~Buckthorn~~					~~X~~
~~75534~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75535	TRD	14	Elm	X		NRZ		X
75536	TRD	8	Cedar	X		NRZ		X
75537	TRD	7	Ash			NRZ		X
~~75538~~	~~TRD~~	~~8~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75539	TRD	5	Elm					X
75540	TRD	12	Elm	X				X
~~75541~~	~~TRD~~	4	~~Buckthorn~~			~~NRZ~~		~~X~~
75542	TRD	14	Box Elder	X		NRZ		X
~~75543~~	~~TRD~~	4	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75544~~	~~TRD~~	~~8~~	~~Buckthorn~~			~~MULTI TRUNK~~		~~X~~
~~75545~~	~~TRD~~	~~6~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75546~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI TRUNK & NRZ~~		~~X~~
75547	TRD	10	Box Elder		X	NRZ		X
75548	TRD	8	Box Elder			NRZ		X
~~75549~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75550	TRD	6	Ash			NRZ		X
75551	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
~~75552~~	~~TRD~~	~~7~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75553	TRD	6	Box Elder			NRZ		X
75554	TRD	8	Box Elder			NRZ		X
~~75555~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75556~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75557	TRD	16	Ash	X		NRZ		X
~~75558~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75559~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75560~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
75561	TRD	20	Ash	X				X
75562	TRD	18	Ash	X				X
~~75563~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75564~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75565~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75566	TRD	7	Ash			NRZ		X
75567	TRD	6	Ash			NRZ		X
75568	TRD	12	Ash	X		NRZ		X
~~75569~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75570~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75571~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75572~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75573~~	~~TRD~~	~~6~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75574~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75575~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75576~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75577~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75578~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75579	TRD	4	Ash			NRZ		X
75580	TRD	4	Ash			NRZ		X
75581	TRD	4	Oak					X
75582	TRD	6	Ash					X

TREE PRESERVATION SPREADSHEET LEGEND:

	=	SIGNIFICANT TREES
	=	COMMON TREES

TREE PRESERVATION PLAN LEGEND:

NON-REPLACEMENT ZONE AREAS (NRZ)

CONSTRUCTION LIMITS

PROPERTY LINE

TREE PROTECTION

TREE REMOVAL - INCLUDING ROOTS AND STUMPS

Know what's below. Call before you dig.

1" = 80'-0"
40'-0" 0 80'-0"

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X.701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.3

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NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75583	TRD	8	Ash					X
~~75584~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75585~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
~~75586~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75587~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75588~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
~~75589~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75590~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
~~75591~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75592	TRD	8	Ash					X
75593	TRD	8	Ash					X
75594	TRD	6	Ash					X
75595	TRD	4	Ash					X
75596	TRD	7	Ash					X
75597	TRD	16	Ash	X				X
75598	TRD	8	Ash					X
75599	TRD	4	Ash					X
75600	TRD	4	Elm					X
75601	TRD	7	Elm					X
75602	TRD	16	Ash	X				X
~~75603~~	~~TRD~~	~~4~~	~~Buckthorn~~					X
75604	TRD	12	Ash	X				X
75605	TRD	8	Ash					X
75606	TRD	4	Ash					X
75607	TRD	12	Ash	X				X
~~75608~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75609~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75610~~	~~TRD~~	~~6~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75611~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75612	TRD	6	Box Elder			NRZ		X
75613	TRD	5	Box Elder					X
~~75614~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75615	TRD	30	Box Elder	X		NRZ		X
~~75616~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75617~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75618	TRD	7	Ash			NRZ		X
~~75619~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75620~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
~~75621~~	~~TRD~~	~~10~~	~~Buckthorn~~		~~X~~			~~X~~
~~75622~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
75623	TRD	20	Elm	X				X
75624	TRD	12	Elm	X				X
75625	TRD	12	Elm	X				X
~~75626~~	~~TRD~~	~~10~~	~~Buckthorn~~		~~X~~			~~X~~
75627	TRD	16	Ash	X				X
75628	TRD	4	Ash					X
75629	TRD	18	Ash	X				X
75630	TRD	5	Ash					X
75631	TRD	8	Elm					X
75632	TRD	15	Ash	X		NRZ		X
~~75633~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
~~75634~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75635~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75636~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75637	TRD	20	Elm	X		NRZ		X
~~75638~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75639~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75640	TRD	4	Poplar					X
75641	TRD	4	Poplar					X
75642	TRD	4	Poplar					X
75643	TRD	4	Poplar					X
75644	TRD	6	Elm					X
75645	TRD	8	Elm					X
75646	TRD	5	Elm					X
75647	TRD	6	Poplar					X
75648	TRD	6	Poplar					X
75649	TRD	4	Poplar			MULTI-TRUNK		X
75650	TRD	6	Poplar					X
75651	TRD	5	Elm					X
75652	TRD	12	Poplar	X		NRZ		X
75653	TRD	8	Poplar			NRZ		X
75654	TRD	4	Maple		X			X
75655	TRD	4	Ash					X
75656	TRD	4	Poplar			NRZ		X
75657	TRD	5	Poplar			NRZ		X
75658	TRD	6	Poplar			NRZ		X
75659	TRD	4	Poplar			NRZ		X
75660	TRD	8	Elm					X
75661	TRD	4	Ash					X
75662	TRD	6	Poplar			NRZ		X
75663	TRD	5	Poplar			NRZ		X
75664	TRD	4	Ash					X
75665	TRD	12	Poplar	X		NRZ		X
75666	TRD	4	Poplar			NRZ		X
75667	TRD	4	Poplar			NRZ		X
75668	TRD	5	Poplar			NRZ		X
75669	TRD	4	Poplar			NRZ		X
75670	TRD	7	Poplar			NRZ		X
75671	TRD	5	Poplar			NRZ		X
75672	TRD	16	Poplar	X		NRZ		X
75673	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75674	TRD	5	Poplar			MULTI-TRUNK & NRZ		X
75675	TRD	4	Poplar			NRZ		X
75676	TRD	5	Poplar			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75677	TRD	6	Poplar			NRZ		X
75678	TRD	4	Poplar			NRZ		X
75679	TRD	7	Poplar			NRZ		X
75680	TRD	4	Poplar					X
75681	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75682	TRD	4	Poplar			MULTI-TRUNK & NRZ		X
75683	TRD	4	Poplar			MULTI-TRUNK		X
75684	TRD	4	Poplar			NRZ		X
75685	TRD	5	Poplar					X
75686	TRD	10	Poplar		X			X
75687	TRD	4	Poplar					X
75688	TRD	10	Poplar		X	NRZ		X
75689	TRD	6	Poplar					X
75690	TRD	6	Poplar					X
75691	TRD	6	Elm			NRZ		X
75692	TRD	18	Poplar	X		NRZ		X
75693	TRD	4	Elm			NRZ		X
75694	TRD	4	Elm			NRZ		X
75695	TRD	4	Elm			NRZ		X
75696	TRD	4	Elm			NRZ		X
75697	TRD	5	Elm			MULTI-TRUNK & NRZ		X
75698	TRD	4	Elm			NRZ		X
75699	TRD	4	Elm			NRZ		X
75700	TRD	6	Elm					X
75701	TRD	4	Elm			NRZ		X
75702	TRD	4	Elm			NRZ		X
75703	TRD	4	Elm			NRZ		X
75704	TRD	8	Elm					X
75705	TRD	4	Elm			NRZ		X
75706	TRD	7	Elm			NRZ		X
75707	TRD	7	Elm					X
75708	TRD	7	Elm			MULTI-TRUNK & NRZ		X
75709	TRD	12	Ash	X		MULTI-TRUNK & NRZ		X
75710	TRD	30	Poplar	X		NRZ		X
75711	TRD	6	Poplar			NRZ		X
75712	TRD	4	Birch			NRZ		X
75713	TRD	20	Poplar	X		NRZ		X
75714	TRD	18	Poplar	X		NRZ		X
75715	TRD	10	Poplar		X	NRZ		X
75716	TRD	4	Elm			NRZ		X
75717	TRD	4	Elm			NRZ		X
75718	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75719	TRD	7	Cedar			NRZ		X
75720	TRD	4	Cherry			NRZ		X
75721	TRD	4	Elm			NRZ		X
75722	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75723	TRD	4	Ash			NRZ		X
75724	TRD	4	Ash			NRZ		X
75725	TRD	4	Ash					X
75726	TRD	4	Ash					X
75727	TRD	5	Ash					X
75728	TRD	7	Box Elder					X
75729	TRD	14	Elm	X		NRZ		X
75730	TRD	12	Ash	X		NRZ		X
75731	TRD	4	Ash			NRZ		X
75732	TRD	7	Ash					X
75733	TRD	8	Ash					X
75734	TRD	10	Ash		X			X
75735	TRD	6	Ash			MULTI-TRUNK		X
75736	TRD	7	Ash					X
75737	TRD	20	Box Elder	X				X
~~75738~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75739~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75740	TRD	4	Ash					X
75741	TRD	4	Ash					X
75742	TRD	4	Ash					X
75743	TRD	5	Ash			MULTI-TRUNK		X
75744	TRD	4	Ash					X
75745	TRD	4	Ash					X
75746	TRD	7	Elm					X
75747	TRD	4	Ash					X
75748	TRD	4	Ash					X
~~75749~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75750~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75751	TRD	4	Ash					X
~~75752~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75753	TRD	5	Ash					X
75754	TRD	4	Ash					X
75756	TRD	4	Ash					X
~~75757~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
75758	TRD	6	Ash					X
~~75759~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75760	TRD	5	Ash			MULTI-TRUNK		X
~~75761~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75762	TRD	6	Ash					X
75763	TRD	6	Elm					X
~~75764~~	~~TRD~~	~~5~~	~~Buckthorn~~					~~X~~
75765	TRD	7	Maple					X
75766	TRD	5	Ash					X
~~75767~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75768	TRD	5	Elm			MULTI-TRUNK		X
75769	TRD	12	Elm	X				X
75770	TRD	4	Ash			NRZ		X

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
75771	TRD	5	Ash			NRZ		X
75772	TRD	4	Ash			NRZ		X
75773	TRD	4	Elm					X
75774	TRD	18	Poplar	X		MULTI-TRUNK & NRZ		X
75775	TRD	18	Poplar	X		NRZ		X
75776	TRD	6	Poplar			NRZ		X
75777	TRD	20	Poplar	X		NRZ		X
75778	TRD	4	Elm			NRZ		X
75779	TRD	4	Elm			NRZ		X
75780	TRD	5	Box Elder			NRZ		X
75781	TRD	8	Cedar			NRZ		X
75782	TRD	5	Cedar			NRZ		X
75783	TRD	8	Cedar			NRZ		X
75784	TRD	7	Poplar					X
75785	TRD	16	Poplar	X				X
75786	TRD	5	Elm			NRZ		X
75787	TRD	4	Elm			MULTI-TRUNK		X
75788	TRD	4	Elm					X
75789	TRD	4	Elm			MULTI-TRUNK		X
75790	TRD	4	Elm			MULTI-TRUNK		X
75791	TRD	4	Elm			MULTI-TRUNK		X
75792	TRD	5	Elm					X
75793	TRD	5	Cherry			MULTI-TRUNK & NRZ		X
75794	TRD	4	Elm			NRZ		X
75795	TRD	4	Ash			MULTI-TRUNK & NRZ		X
75796	TRD	4	Elm			NRZ		X
75797	TRD	4	Elm			NRZ		X
75798	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75799	TRD	4	Elm			NRZ		X
75800	TRD	4	Elm			NRZ		X
75801	TRD	4	Elm			NRZ		X
75802	TRD	4	Ash			NRZ		X
75803	TRD	4	Elm			NRZ		X
75804	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75805	TRD	4	Elm			MULTI-TRUNK & NRZ		X
75806	TRD	12	Poplar	X		NRZ		X
75807	TRD	10	Poplar		X	NRZ		X
75808	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
75809	TRD	4	Elm			NRZ		X
75810	TRD	5	Elm			NRZ		X
~~75811~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75812~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75813	TRD	4	Ash					X
75814	TRD	4	Ash					X
75815	TRD	5	Ash			MULTI-TRUNK & NRZ		X
~~75816~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75817~~	~~TRD~~	~~6~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75818	TRD	4	Ash			MULTI-TRUNK		X
75819	TRD	6	Ash					X
75820	TRD	6	Ash			MULTI-TRUNK		X
75821	TRD	10	Ash		X			X
75822	TRD	4	Ash			MULTI-TRUNK		X
75823	TRD	5	Ash			MULTI-TRUNK & NRZ		X
75824	TRD	4	Ash			MULTI-TRUNK		X
75825	TRD	5	Ash					X
75826	TRD	4	Ash			MULTI-TRUNK		X
75827	TRD	4	Ash					X
75828	TRD	4	Ash			MULTI-TRUNK		X
~~75829~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75830~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75831	TRD	4	Ash			NRZ		X
75832	TRD	8	Ash					X
75833	TRD	6	Ash			MULTI-TRUNK		X
75834	TRD	7	Elm					X
75835	TRD	16	Elm	X				X
75836	TRD	5	Ash			MULTI-TRUNK & NRZ		X
~~75837~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75838	TRD	4	Box Elder			MULTI-TRUNK		X
75839	TRD	7	Box Elder			MULTI-TRUNK		X
75840	TRD	14	Box Elder	X		MULTI-TRUNK		X
~~75841~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75842~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75843	TRD	12	Ash	X				X
~~75844~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75846	TRD	4	Box Elder			MULTI-TRUNK		X
75847	TRD	12	Box Elder	X				X
75848	TRD	7	Box Elder					X
~~75849~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75850~~	~~TRD~~	~~4~~	~~Buckthorn~~					~~X~~
~~75851~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75852	TRD	4	Box Elder			MULTI-TRUNK		X
75853	TRD	4	Box Elder			MULTI-TRUNK		X
75854	TRD	6	Box Elder			MULTI-TRUNK		X
75855	TRD	4	Box Elder					X
75856	TRD	4	Box Elder			MULTI-TRUNK		X
~~75857~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~

NO.	TYPE	TOTAL DIAMETER	SPECIES	SIGNIFICANT	COMMON	NOTES	SAVED	REMOVED
~~75858~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75859	TRD	8	Ash					X
75860	TRD	4	Box Elder					X
75861	TRD	5	Box Elder			MULTI-TRUNK		X
75862	TRD	4	Box Elder			MULTI-TRUNK		X
75863	TRD	6	Box Elder			MULTI-TRUNK		X
75864	TRD	12	Ash	X				X
~~75865~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
75866	TRD	5	Box Elder			MULTI-TRUNK & NRZ		X
~~75867~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75868~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75869~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75870~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK~~		~~X~~
~~75871~~	~~TRD~~	~~6~~	~~Buckthorn~~					~~X~~
75872	TRD	7	Box Elder			MULTI-TRUNK		X
75873	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75874~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75875	TRD	4	Box Elder			NRZ		X
75876	TRD	4	Box Elder			MULTI-TRUNK & NRZ		X
~~75877~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75878~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75879~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75880~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75881	TRD	4	Box Elder			NRZ		X
~~75882~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75883~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75884	TRD	4	Box Elder			NRZ		X
75885	TRD	5	Box Elder			NRZ		X
~~75886~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
75887	TRD	4	-			NRZ		X
75888	TRD	4	-			NRZ		X
75889	TRD	4	-			NRZ		X
75890	TRD	4	Walnut			NRZ		X
75891	TRD	4	-			NRZ		X
75892	TRD	4	-			NRZ		X
75893	TRD	4	-			NRZ		X
~~75894~~	~~TRD~~	~~7~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75895~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75896	TRD	6	Box Elder			MULTI-TRUNK & NRZ		X
~~75897~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
75898	TRD	6	Ash			NRZ		X
75899	TRD	7	Ash			MULTI-TRUNK & NRZ		X
~~75900~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75901~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75902~~	~~TRD~~	~~4~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75903~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~MULTI-TRUNK & NRZ~~		~~X~~
~~75904~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~
~~75905~~	~~TRD~~	~~5~~	~~Buckthorn~~			~~NRZ~~		~~X~~

FOLLOWING 2 TREES ARE OUT OF BOUNDS OF SITE:

75755	TRD	6	Ash			MULTI-TRUNK		
~~75845~~	~~TRD~~	~~6~~	~~Buckthorn~~					

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

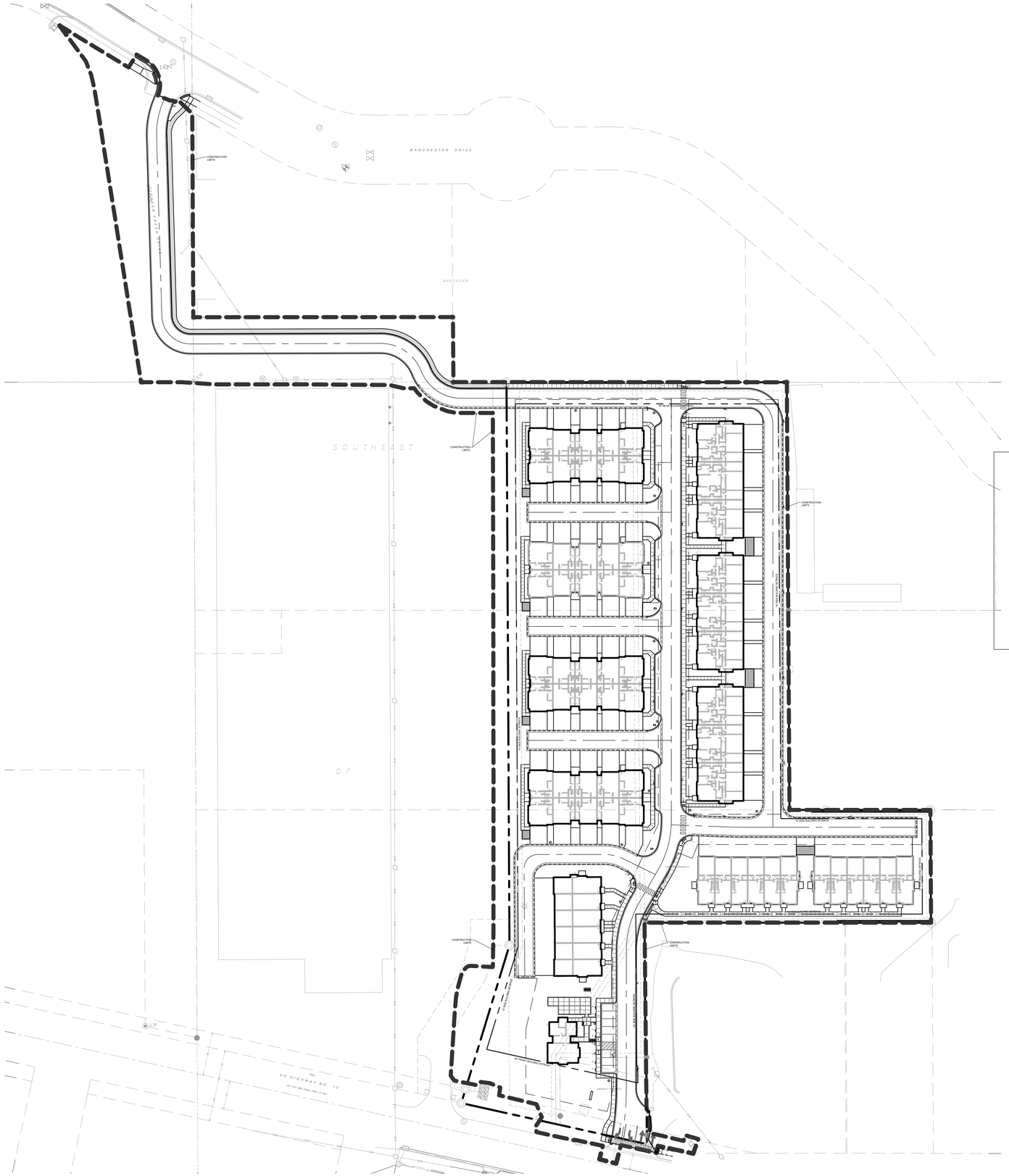
REVISION SUMMARY

DATE	DESCRIPTION

TREE PRESERVATION PLAN

C1.4

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SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 5' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

CITY OF MAPLE PLAIN SITE SPECIFIC NOTES:

1. THE CONDITION OF HIGHWAY 12 AND PIONEER CREEK DRIVE SHOULD BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PICTURES. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHOULD BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND THE OWNER'S RESPONSIBILITY TO REPAIR.
2. WORK IN THE PUBLIC RIGHT OF WAY AND CONNECTION TO UTILITIES MUST BE COORDINATED WITH THE CITY. A MINIMUM 24-HOUR PRIOR NOTICE MUST BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JOINT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK. REPAIRS SHALL MATCH IN KIND MATERIALS AND THICKNESSES. SUBGRADE CORRECTIONS MAY BE REQUIRED.
3. PERIMETER EROSION CONTROL MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY OTHER WORK. A MINIMUM 24 HOUR NOTICE MUST BE PROVIDED PRIOR TO INSPECTION
4. RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
5. DEVELOPER MUST CONDUCT TELEVISING OF THE SANITARY SEWER SYSTEM AND PROVIDE TWO COPIES OF THE REPORT AND TELEVISING DATA FOR REVIEW BY THE CITY STAFF.

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

SITE AREA CALCULATIONS	EXISTING CONDITION			PROPOSED CONDITION		
IMPERVIOUS SURFACES						
BUILDING COVERAGE	1,057 SF	0.4%		73,984 SF	27.7%	
PAVEMENT	8,557 SF	3.2%		123,243 SF	46.1%	
TOTAL	9,614 SF	3.6%	0.2 AC	197,227 SF	73.8%	4.5 AC
PERVIOUS SURFACES						
TOTAL	257,670 SF	96.4%	5.9 AC	70,057 SF	26.2%	1.6 AC
TOTAL SITE AREA	267,284 SF	100.0%	6.1 AC	267,284 SF	100.0%	6.1 AC
DIFFERENCE (EX. VS PROP.)	187,613 SF	70.2%				
DISTURBED AREA	341,548 SF	7.8 AC				

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL
  HATCH PATTERN DENOTES MATERIAL TYPE ONLY, JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD
- OVERLAY PAVEMENT, COORDINATE W/ MILLING OPERATIONS TO MATCH DEPTH, SEE PVMT. DETAIL FOR OVERLAY SPECIFICATIONS
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  ADA = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  STOP = STOP
  GP = GUEST PARKING ONLY, NO OVERNIGHT PARKING
  PED = PEDESTRIAN CROSSWALK
  FPO = FUTURE RESIDENT PARKING
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
  DO NOT PAINT.

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30'-0" 0 60'-0"

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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

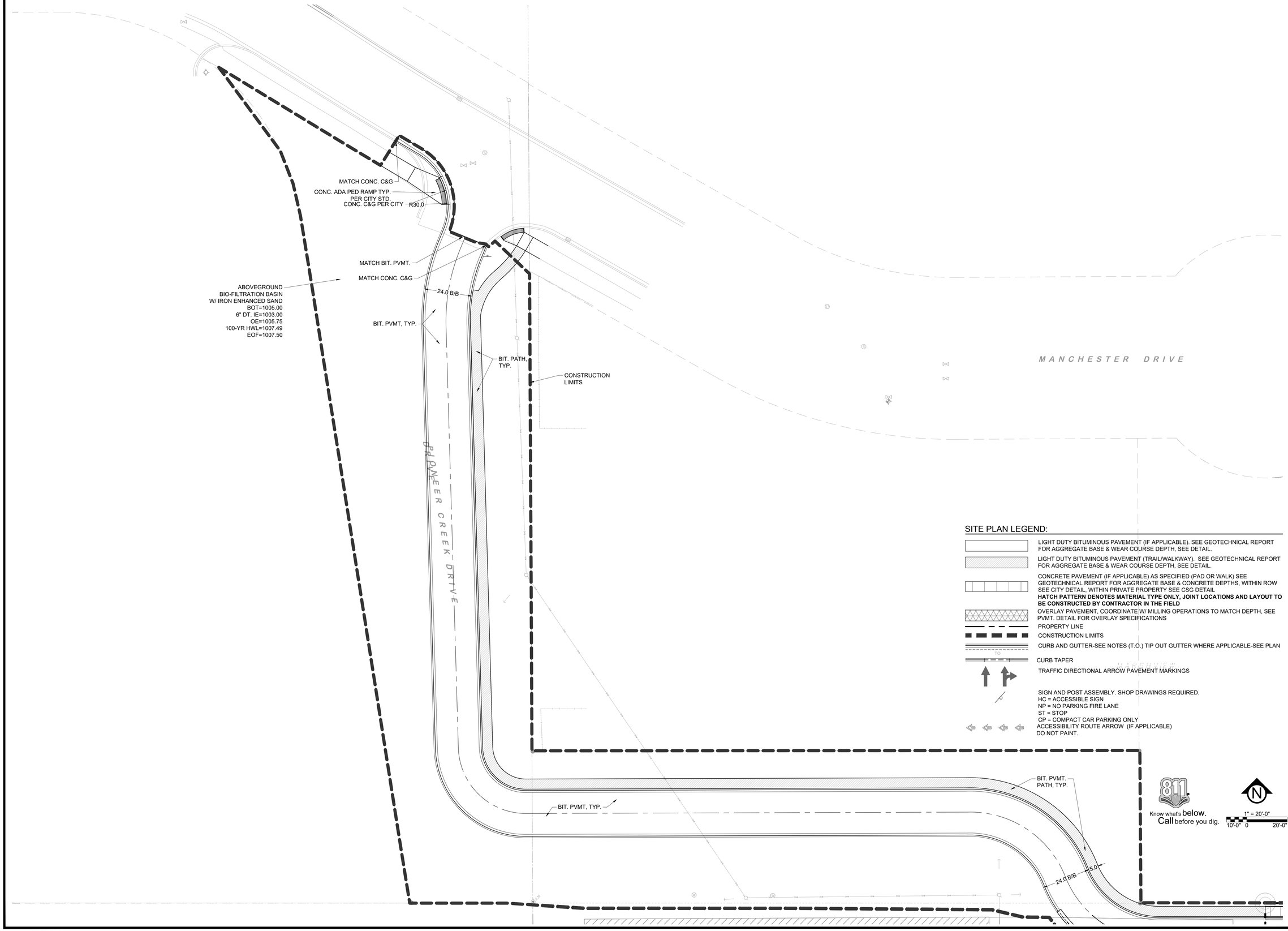
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - OVERALL

C2.0

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SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- LIGHT DUTY BITUMINOUS PAVEMENT (TRAIL/WALKWAY). SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
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- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED.
  HC = ACCESSIBLE SIGN
  NP = NO PARKING FIRE LANE
  ST = STOP
  CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE)
  DO NOT PAINT.

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PRELIMINARY: NOT FOR CONSTRUCTION

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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
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225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

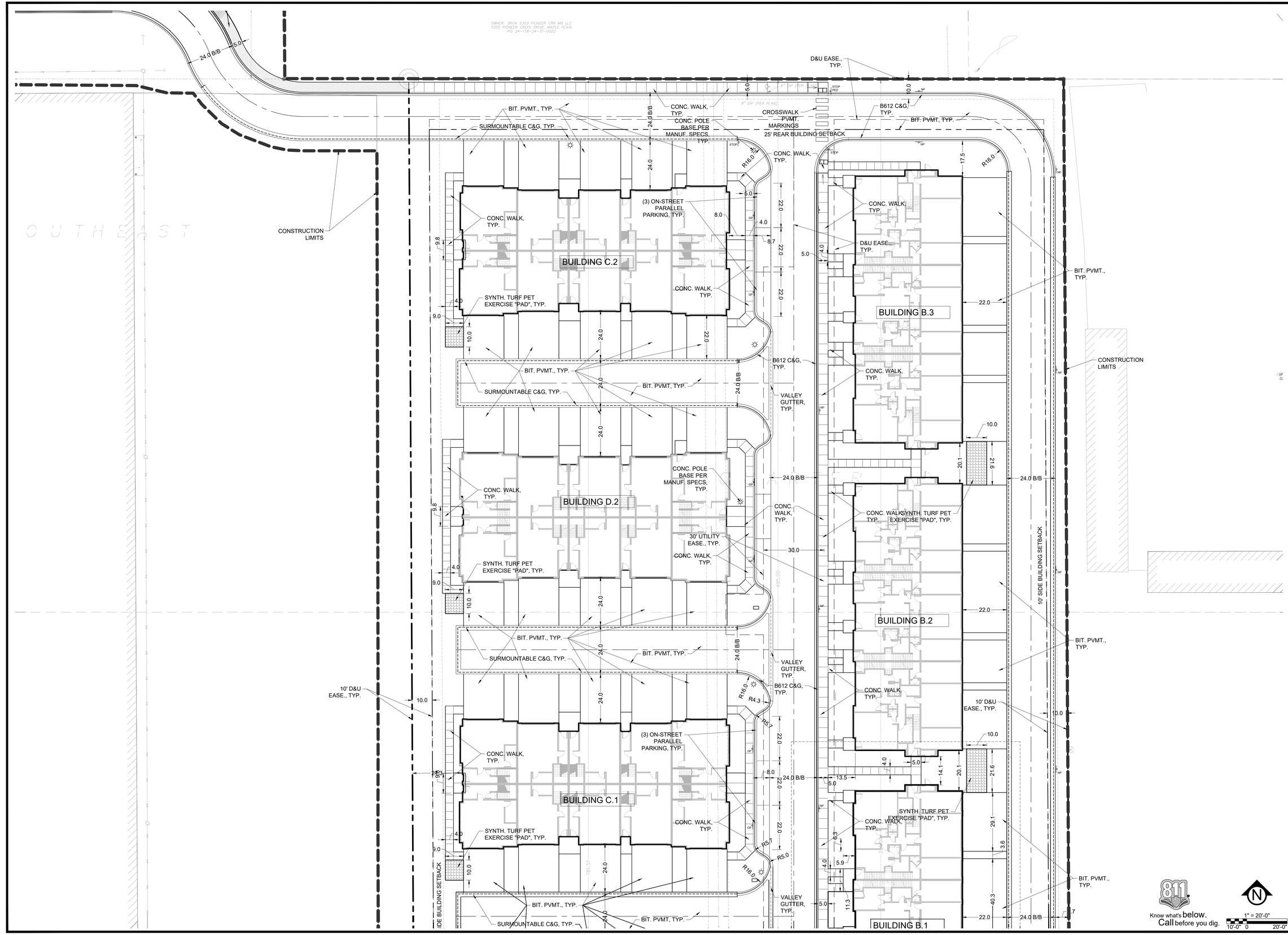
REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN - ENLARGEMENT 1

C2.1

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PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
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PROJECT NUMBER	26245

REVISION SUMMARY

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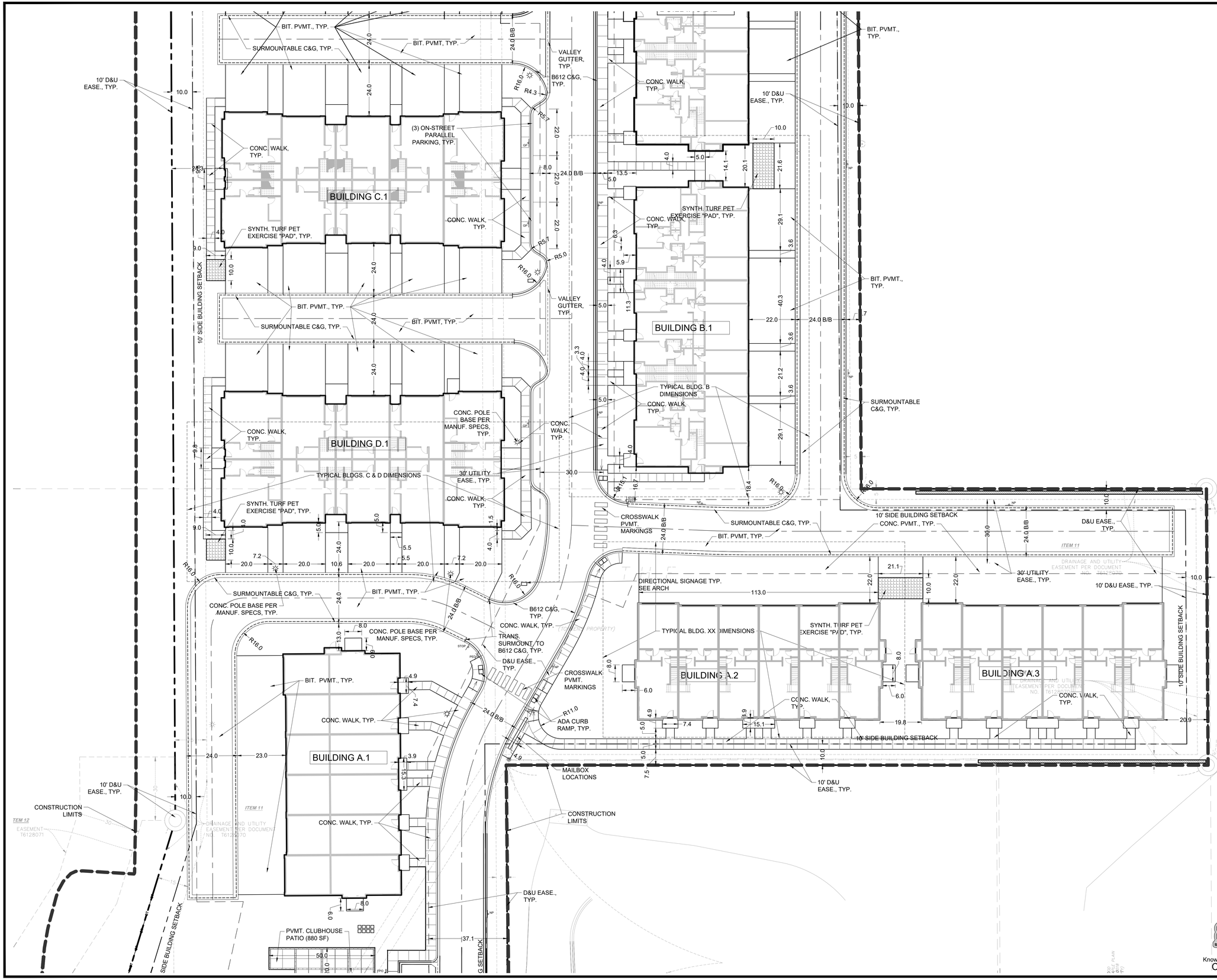
SITE PLAN - ENLARGEMENT 2

C2.2

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1" = 20'-0"
10'-0" 0 20'-0"

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REVIEWED BY	MP
PROJECT NUMBER	26245

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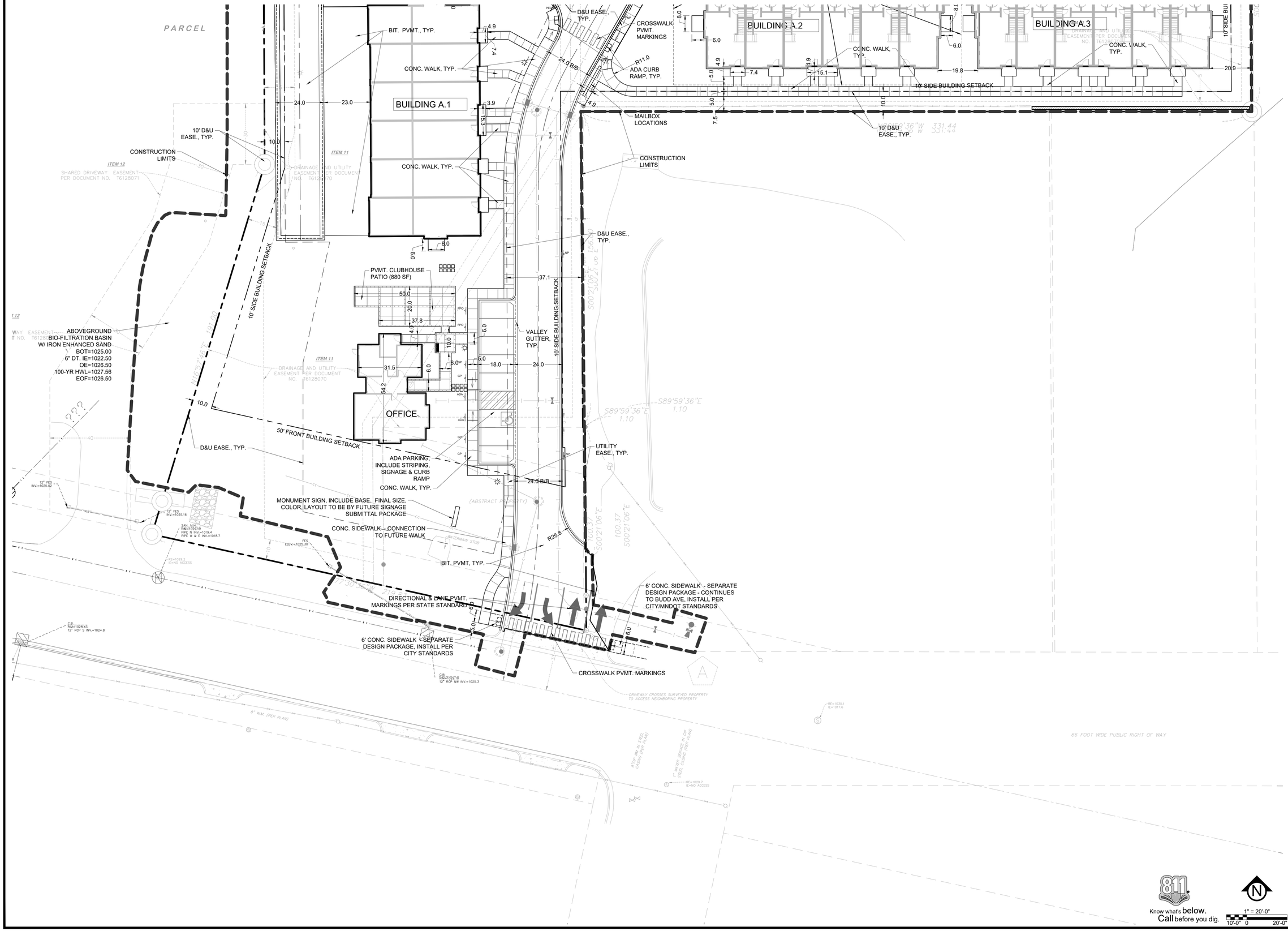
SITE PLAN - ENLARGEMENT 3

C2.3

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1" = 20'-0"
10'-0" 0 20'-0"

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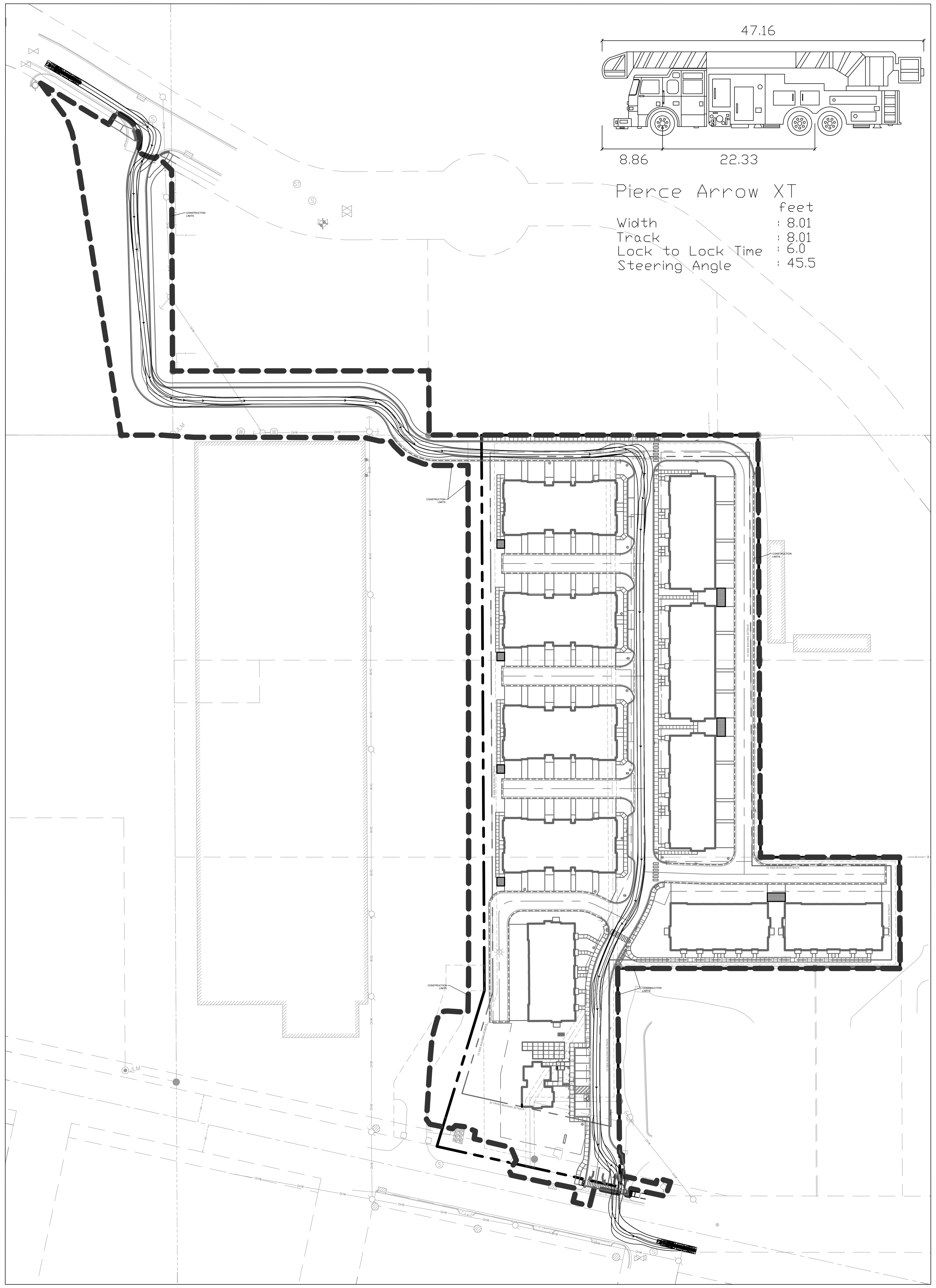
SITE PLAN - ENLARGEMENT 4

C2.4

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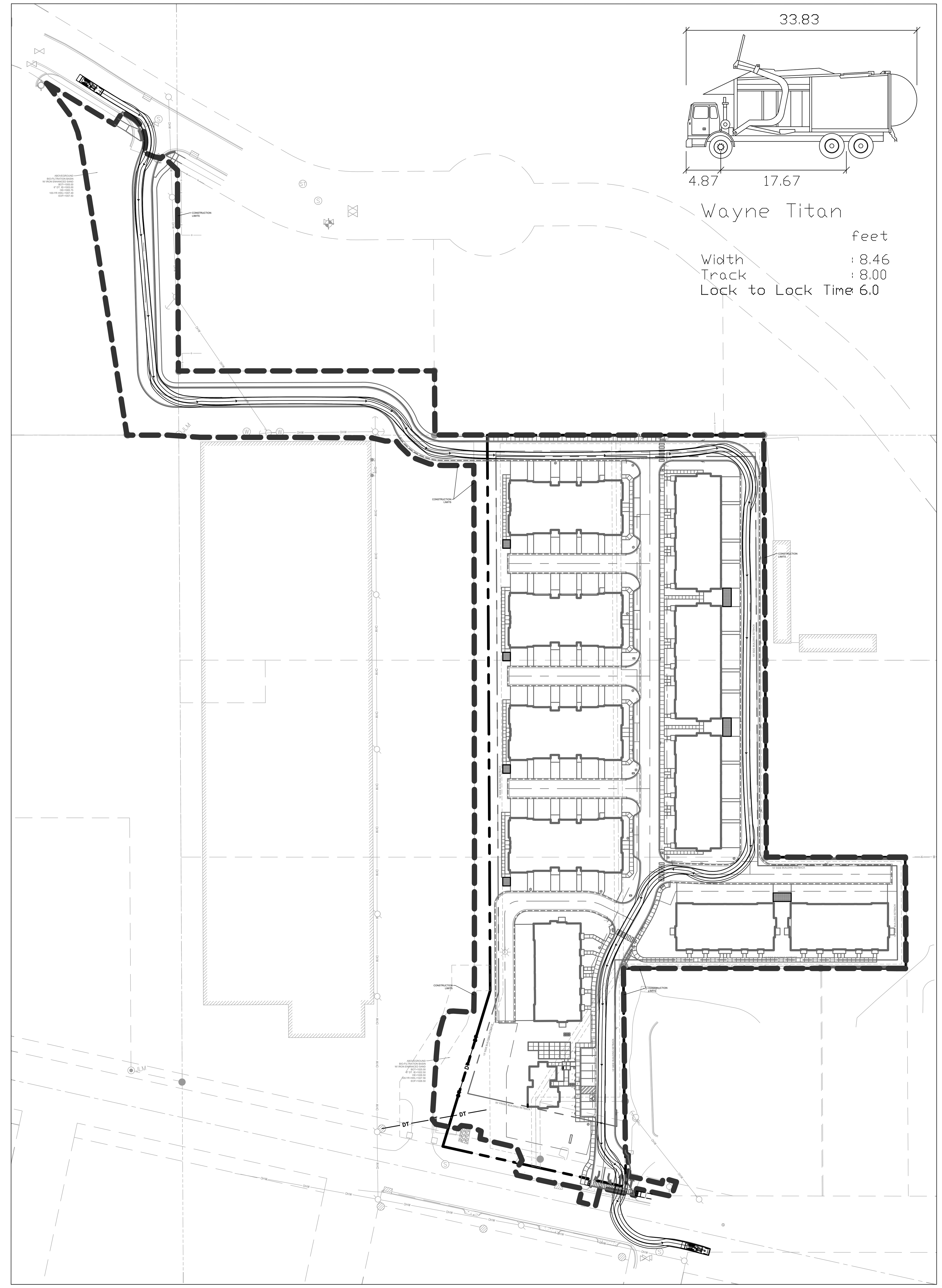
1" = 20'-0"
10'-0" 0 20'-0"

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1 FIRE / LADDER TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"
N



2 STANDARD GARBAGE TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"
N

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Matthew R. Pavek

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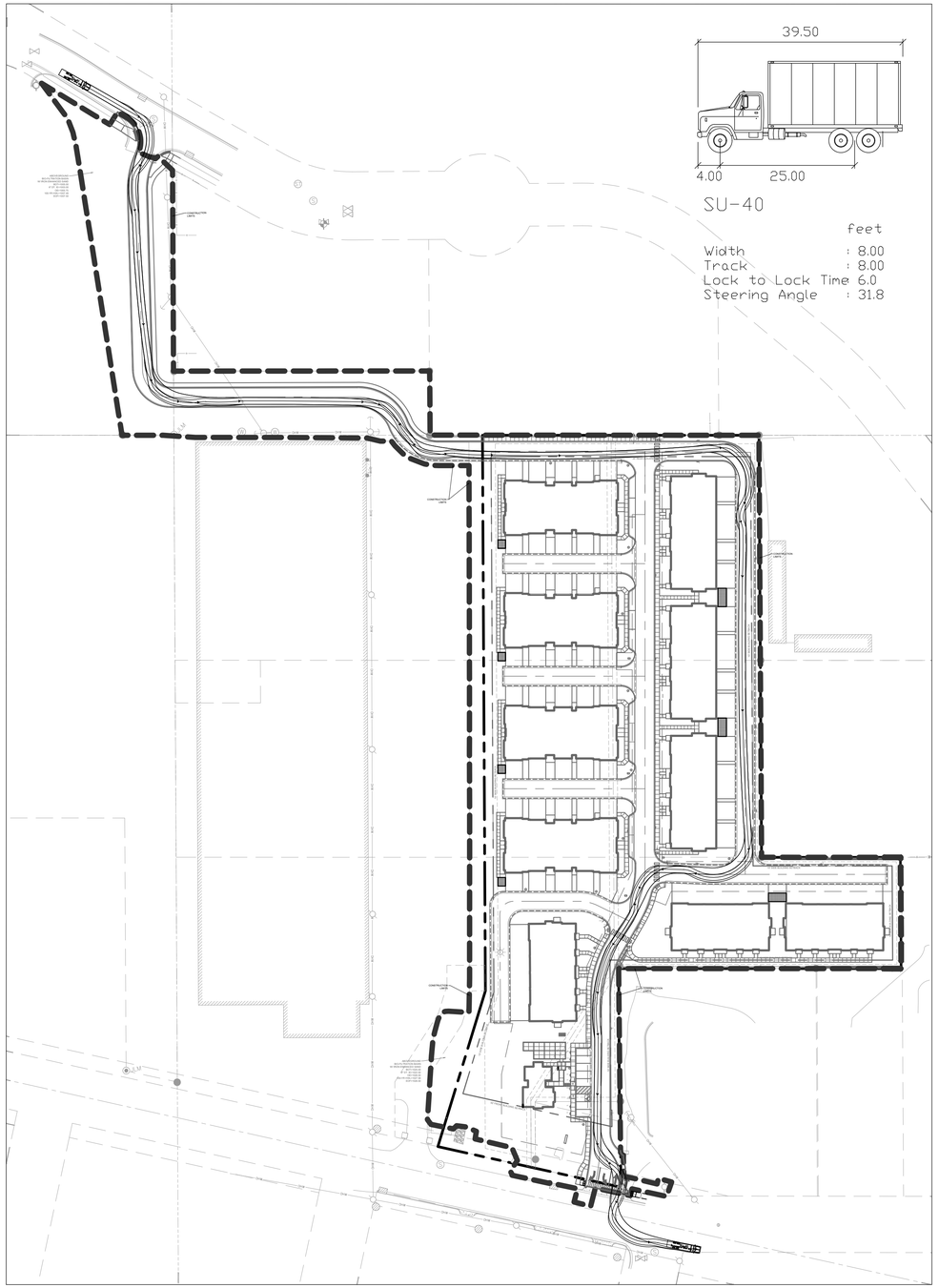
DATE	DESCRIPTION

TURNING MOVEMENT

C2.5

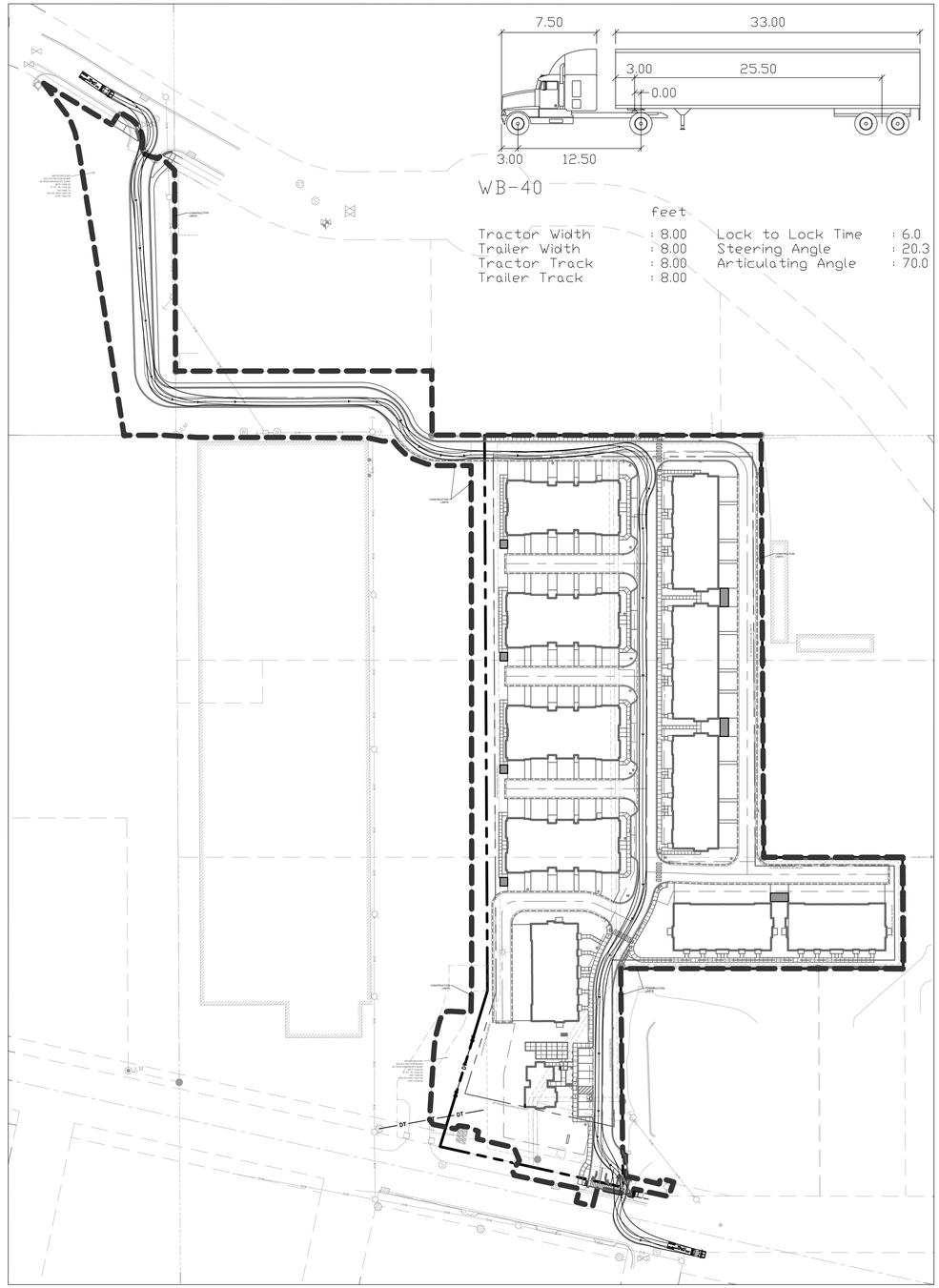
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1 SU-40 BOX TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"
N



2 WB-40 SEMI-TRUCK TURNING MOVEMENT

1" = 80'-0"
40'-0" 0 80'-0"
N

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PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

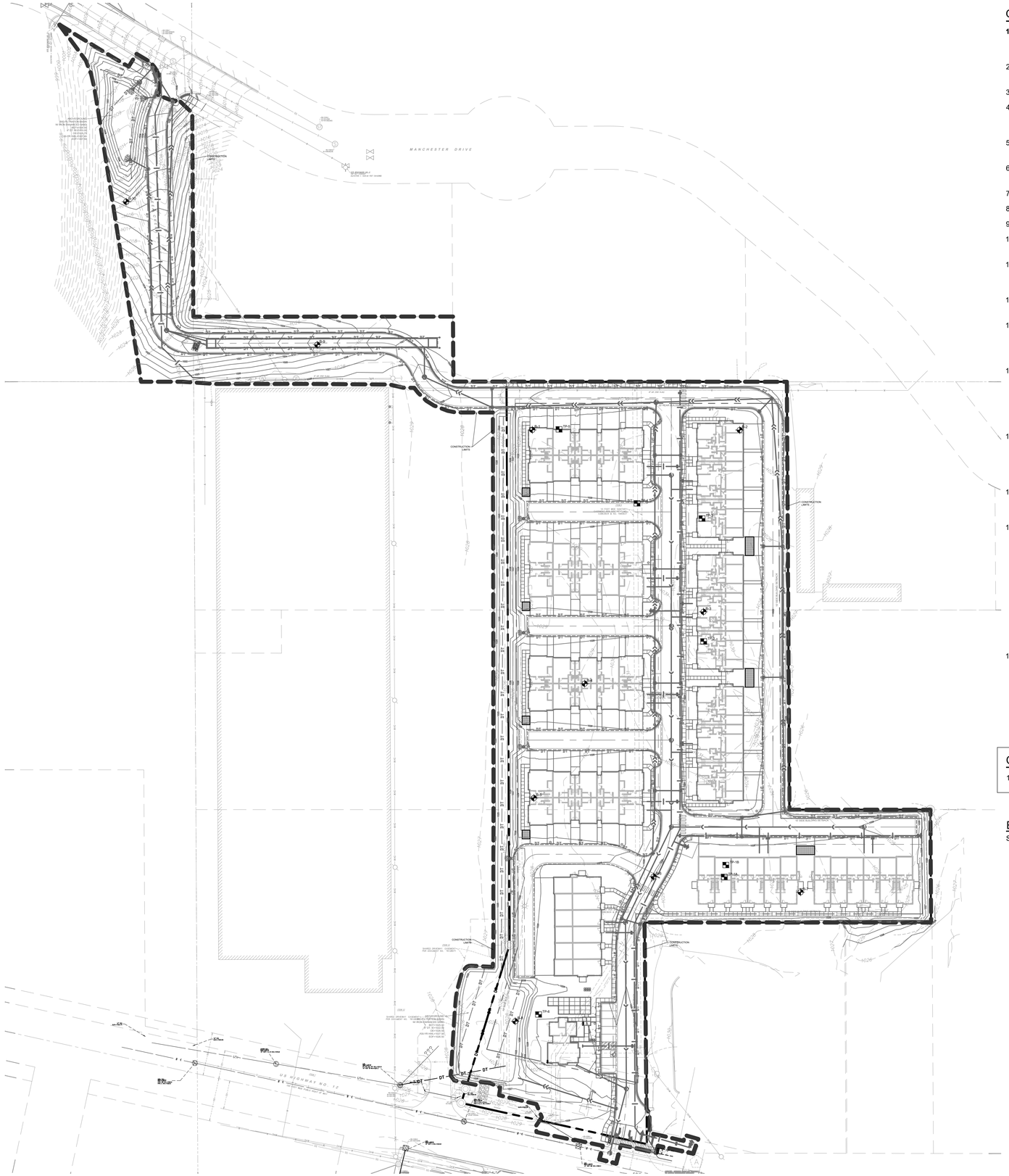
REVISION SUMMARY

DATE	DESCRIPTION

TURNING MOVEMENT

C2.6

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GENERAL GRADING NOTES:

1. **CONTRACTOR SHALL VERIFY ALL BUILDING ELEVATIONS, (FFE, LFE, GFE), PRIOR TO CONSTRUCTION BY CROSS CHECKING WITH ARCHITECTURAL, STRUCTURAL AND CIVIL ELEVATIONS FOR EQUIVALENT "100" ELEVATIONS. THIS MUST BE DONE PRIOR TO EXCAVATION AND INSTALLATION OF ANY FOOTING MATERIALS. VERIFICATION OF THIS COORDINATION SHALL BE CONFIRMED IN WRITING BY CIVIL, SURVEYOR, ARCHITECTURAL, STRUCTURAL AND CONTRACTOR PRIOR TO CONSTRUCTION.**
2. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
3. SEE SITE PLAN FOR HORIZONTAL LAYOUT & GENERAL GRADING NOTES.
4. THE CONTRACTOR SHALL COMPLETE THE SITE GRADING CONSTRUCTION (INCLUDING BUT NOT LIMITED TO SITE PREPARATION, SOIL CORRECTION, EXCAVATION, EMBANKMENT, ETC.) IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER'S SOILS ENGINEER. ALL SOIL TESTING SHALL BE COMPLETED BY THE OWNER'S SOILS ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOIL TESTS AND INSPECTIONS WITH THE SOILS ENGINEER.
5. ANY ELEMENTS OF AN EARTH RETENTION SYSTEM AND RELATED EXCAVATIONS THAT FALL WITHIN THE PUBLIC RIGHT OF WAY WILL REQUIRE A "RIGHT OF WAY EXCAVATION PERMIT". CONTRACTOR IS RESPONSIBLE FOR AQUIRING THIS PERMIT PRIOR TO CONSTRUCTION IF APPLICABLE
6. GRADING AND EXCAVATION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS & PERMIT REQUIREMENTS OF THE CITY.
7. PROPOSED SPOT GRADES ARE FLOW-LINE FINISHED GRADE ELEVATIONS, UNLESS OTHERWISE NOTED.
8. GRADES OF WALKS SHALL BE INSTALLED WITH 5% MAX. LONGITUDINAL SLOPE AND 1% MIN. AND 2% MAX. CROSS SLOPE, UNLESS OTHERWISE NOTED.
9. PROPOSED SLOPES SHALL NOT EXCEED 3:1 UNLESS INDICATED OTHERWISE ON THE DRAWINGS. MAXIMUM SLOPES IN MAINTAINED AREAS IS 4:1.
10. PROPOSED RETAINING WALLS, FREESTANDING WALLS, OR COMBINATION OF WALL TYPES GREATER THAN 4' IN HEIGHT SHALL BE DESIGNED AND ENGINEERED BY A REGISTERED RETAINING WALL ENGINEER. DESIGN DRAWINGS SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF GRADE STAKES THROUGHOUT THE DURATION OF CONSTRUCTION TO ESTABLISH PROPER GRADES. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR A FINAL FIELD CHECK OF FINISHED GRADES ACCEPTABLE TO THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO TOPSOIL AND SODDING ACTIVITIES.
12. IF EXCESS OR SHORTAGE OF SOIL MATERIAL EXISTS, THE CONTRACTOR SHALL TRANSPORT ALL EXCESS SOIL MATERIAL OFF THE SITE TO AN AREA SELECTED BY THE CONTRACTOR, OR IMPORT SUITABLE MATERIAL TO THE SITE.
13. EXCAVATE TOPSOIL FROM AREAS TO BE FURTHER EXCAVATED OR REGRADED AND STOCKPILE IN AREAS DESIGNATED ON THE SITE. THE CONTRACTOR SHALL SALVAGE ENOUGH TOPSOIL FOR RESPREADING ON THE SITE AS SPECIFIED. EXCESS TOPSOIL SHALL BE PLACED IN EMBANKMENT AREAS, OUTSIDE OF BUILDING PADS, ROADWAYS AND PARKING AREAS. THE CONTRACTOR SHALL SUBCUT CUT AREAS, WHERE TURF IS TO BE ESTABLISHED, TO A DEPTH OF 6 INCHES. RESPREAD TOPSOIL IN AREAS WHERE TURF IS TO BE ESTABLISHED TO A MINIMUM DEPTH OF 6 INCHES.
14. FINISHED GRADING SHALL BE COMPLETED. THE CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING, INCLUDING ADJACENT TRANSITION AREAS. PROVIDE A SMOOTH FINISHED SURFACE WITHIN SPECIFIED TOLERANCES, WITH UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN, OR BETWEEN SUCH POINTS AND EXISTING GRADES. AREAS THAT HAVE BEEN FINISH GRADED SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION OPERATIONS, TRAFFIC AND EROSION. REPAIR ALL AREAS THAT HAVE BECOME RUTTED BY TRAFFIC OR ERODED BY WATER OR HAS SETTLED BELOW THE CORRECT GRADE. ALL AREAS DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED TO EQUAL OR BETTER THAN ORIGINAL CONDITION OR TO THE REQUIREMENTS OF THE NEW WORK.
15. PRIOR TO PLACEMENT OF THE AGGREGATE BASE, A TEST ROLL WILL BE REQUIRED ON THE STREET AND/OR PARKING AREA SUBGRADE. THE CONTRACTOR SHALL PROVIDE A LOADED TANDEM AXLE TRUCK WITH A GROSS WEIGHT OF 25 TONS. THE TEST ROLLING SHALL BE AT THE DIRECTION OF THE SOILS ENGINEER AND SHALL BE COMPLETED IN AREAS AS DIRECTED BY THE SOILS ENGINEER. THE SOILS ENGINEER SHALL DETERMINE WHICH SECTIONS OF THE STREET OR PARKING AREA ARE UNSTABLE. CORRECTION OF THE SUBGRADE SOILS SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOILS ENGINEER. NO TEST ROLL SHALL OCCUR WITHIN 10' OF ANY UNDERGROUND STORM RETENTION/DETENTION SYSTEMS.
16. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.
17. TOLERANCES
    - 17.1. THE BUILDING SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.30 FOOT ABOVE, OR 0.30 FOOT BELOW, THE PRESCRIBED ELEVATION AT ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.2. THE STREET OR PARKING AREA SUBGRADE FINISHED SURFACE ELEVATION SHALL NOT VARY BY MORE THAN 0.05 FOOT ABOVE, OR 0.10 FOOT BELOW, THE PRESCRIBED ELEVATION OF ANY POINT WHERE MEASUREMENT IS MADE.
    - 17.3. AREAS WHICH ARE TO RECEIVE TOPSOIL SHALL BE GRADED TO WITHIN 0.30 FOOT ABOVE OR BELOW THE REQUIRED ELEVATION, UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
    - 17.4. TOPSOIL SHALL BE GRADED TO PLUS OR MINUS 1/2 INCH OF THE SPECIFIED THICKNESS.
    - 17.5. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.
18. MAINTENANCE
    - 18.1. THE CONTRACTOR SHALL PROTECT NEWLY GRADED AREAS FROM TRAFFIC AND EROSION, AND KEEP AREA FREE OF TRASH AND DEBRIS.
    - 18.2. CONTRACTOR SHALL REPAIR AND REESTABLISH GRADES IN SETTLED, ERODED AND RUTTED AREAS TO SPECIFIED TOLERANCES. DURING THE CONSTRUCTION, IF REQUIRED, AND DURING THE WARRANTY PERIOD, ERODED AREAS WHERE TURF IS TO BE ESTABLISHED SHALL BE RESEEDED AND MULCHED.
    - 18.3. WHERE COMPLETED COMPACTED AREAS ARE DISTURBED BY SUBSEQUENT CONSTRUCTION OPERATIONS OR ADVERSE WEATHER, CONTRACTOR SHALL SCARIFY, SURFACE, RESHAPE, AND COMPACT TO REQUIRED DENSITY PRIOR TO FURTHER CONSTRUCTION.

CITY OF MAPLE PLAIN GRADING NOTES:

1. RESERVED FOR CITY SPECIFIC GRADING NOTES.

EROSION CONTROL NOTES:

SEE SWPPP ON SHEETS SW1.0 - SW1.5

GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
891.00 G	SPOT GRADE ELEVATION GUTTER
891.00 TC	SPOT GRADE ELEVATION TOP OF CURB
891.00 BS/TS	SPOT GRADE ELEVATION BOTTOM OF STAIRS/TOP OF STAIRS
891.00 ME	SPOT GRADE ELEVATION MATCH EXISTING
GB	GRADE BREAK - HIGH POINTS
	CURB AND GUTTER (T.O = TIP OUT)
EOF=XXX.XX	EMERGENCY OVERFLOW
	CONSTRUCTION LIMITS

Know what's **below.** **Call** before you dig.

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30'-0" 0 60'-0"

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Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

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06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

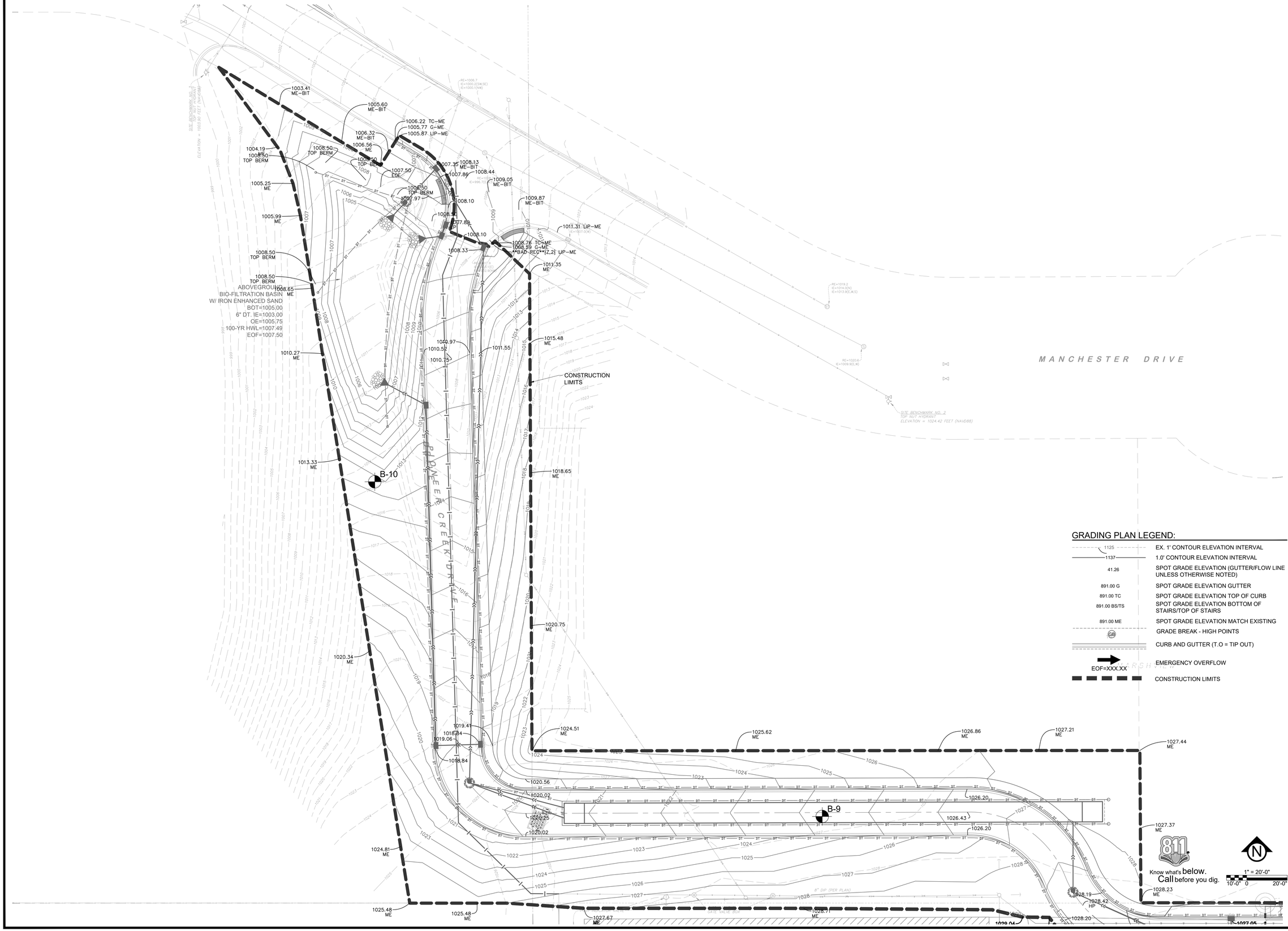
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - OVERALL

C3.0

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GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
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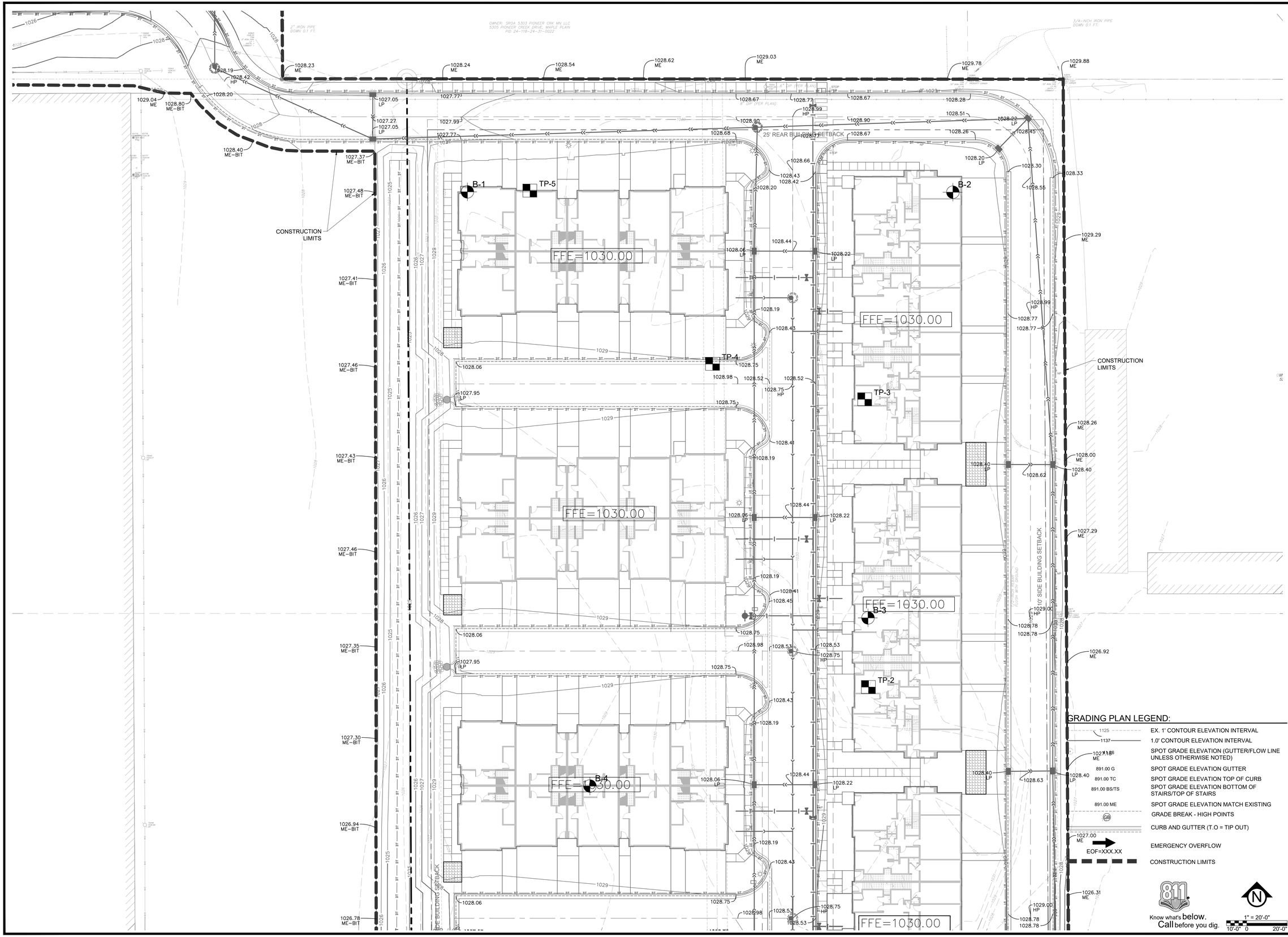
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 1

C3.1

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GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
1027.86 ME	SPOT GRADE ELEVATION (GUTTER/FLOW LINE UNLESS OTHERWISE NOTED)
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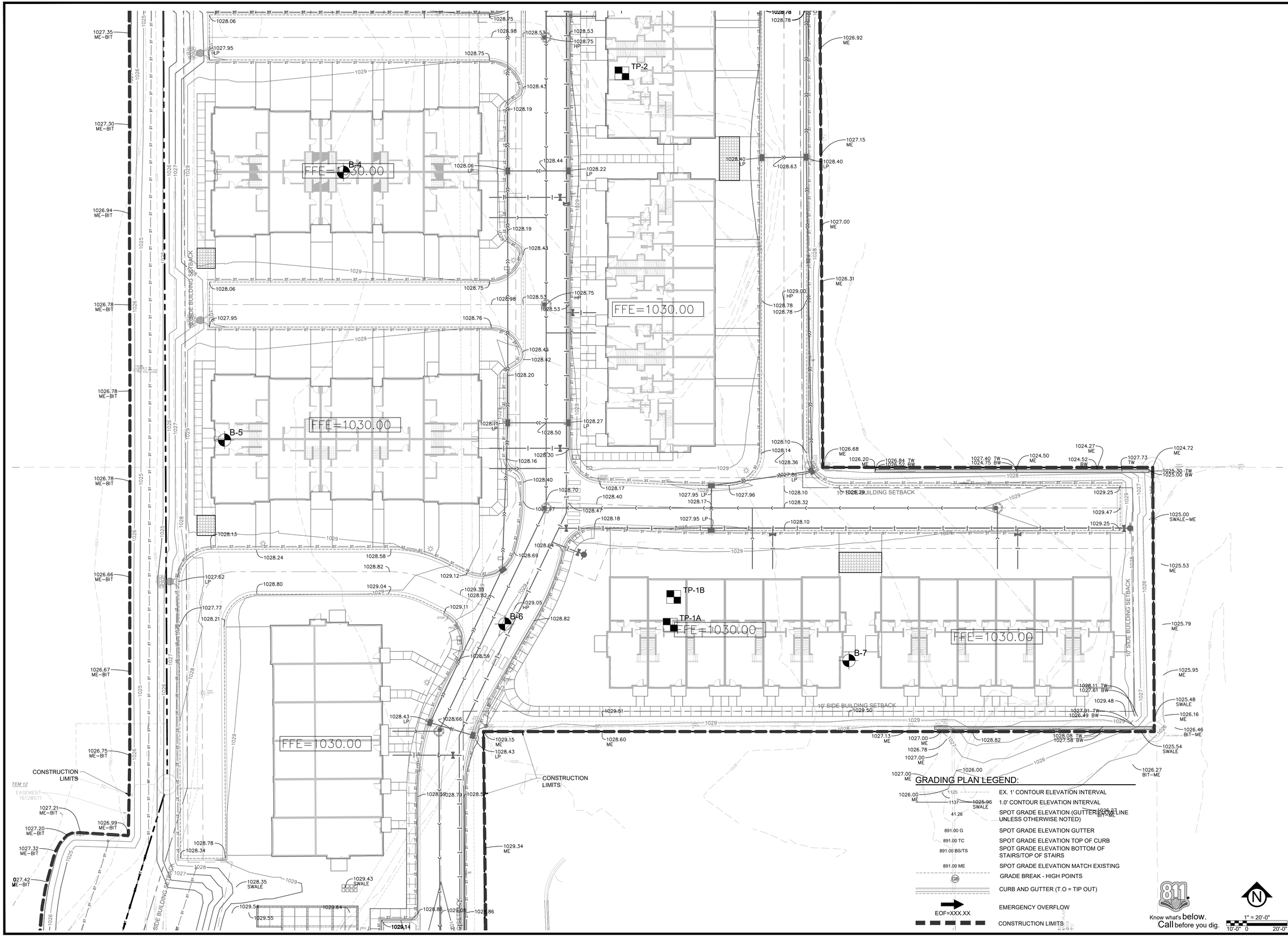
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 2

C3.2

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GRADING PLAN LEGEND:

1125	EX. 1' CONTOUR ELEVATION INTERVAL
1137	1.0' CONTOUR ELEVATION INTERVAL
41.26	SPOT GRADE ELEVATION (GUTTER/FLOWLINE UNLESS OTHERWISE NOTED)
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	CURB AND GUTTER (T.O = TIP OUT)
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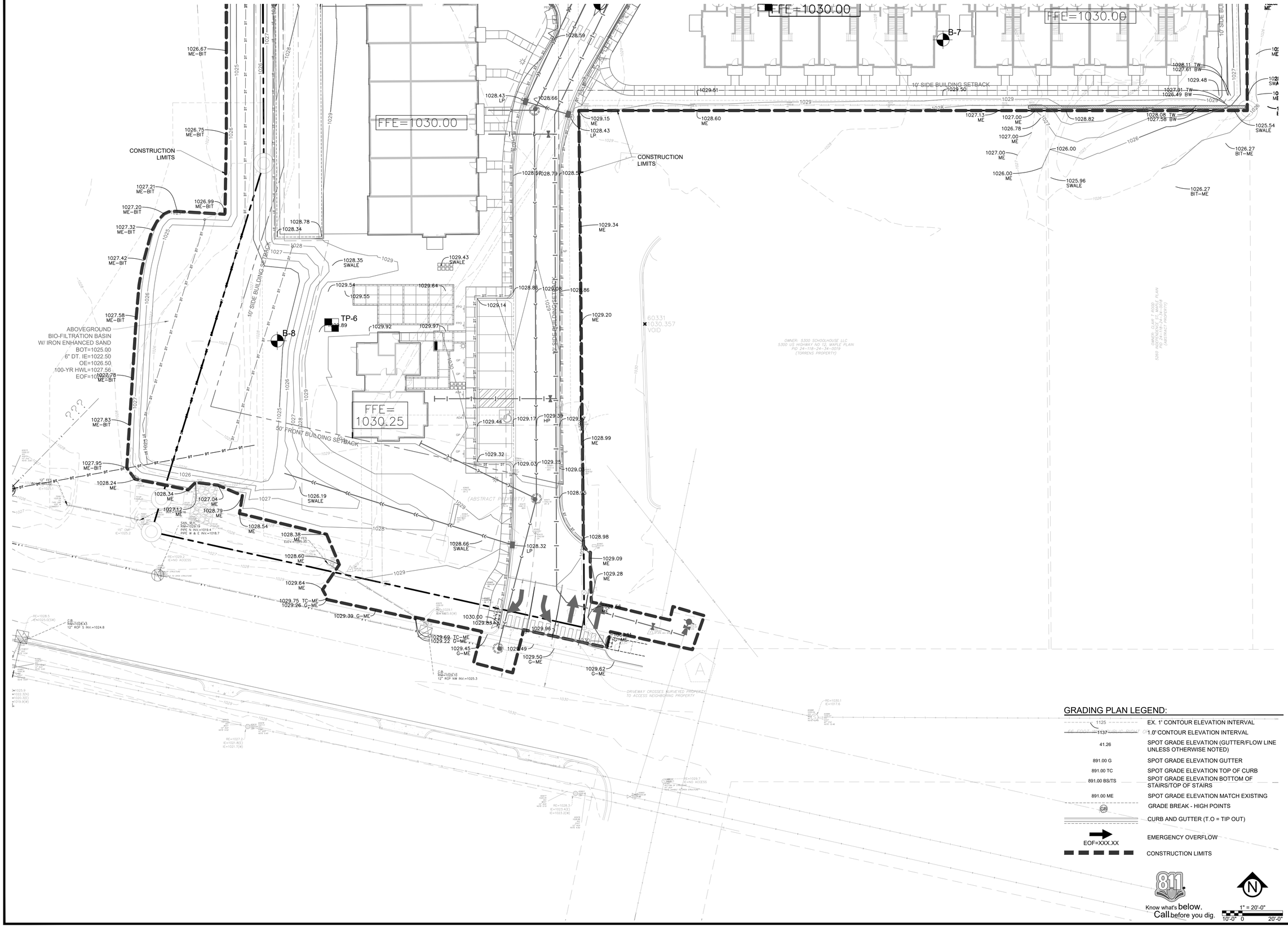
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 3

C3.3

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GRADING PLAN LEGEND:

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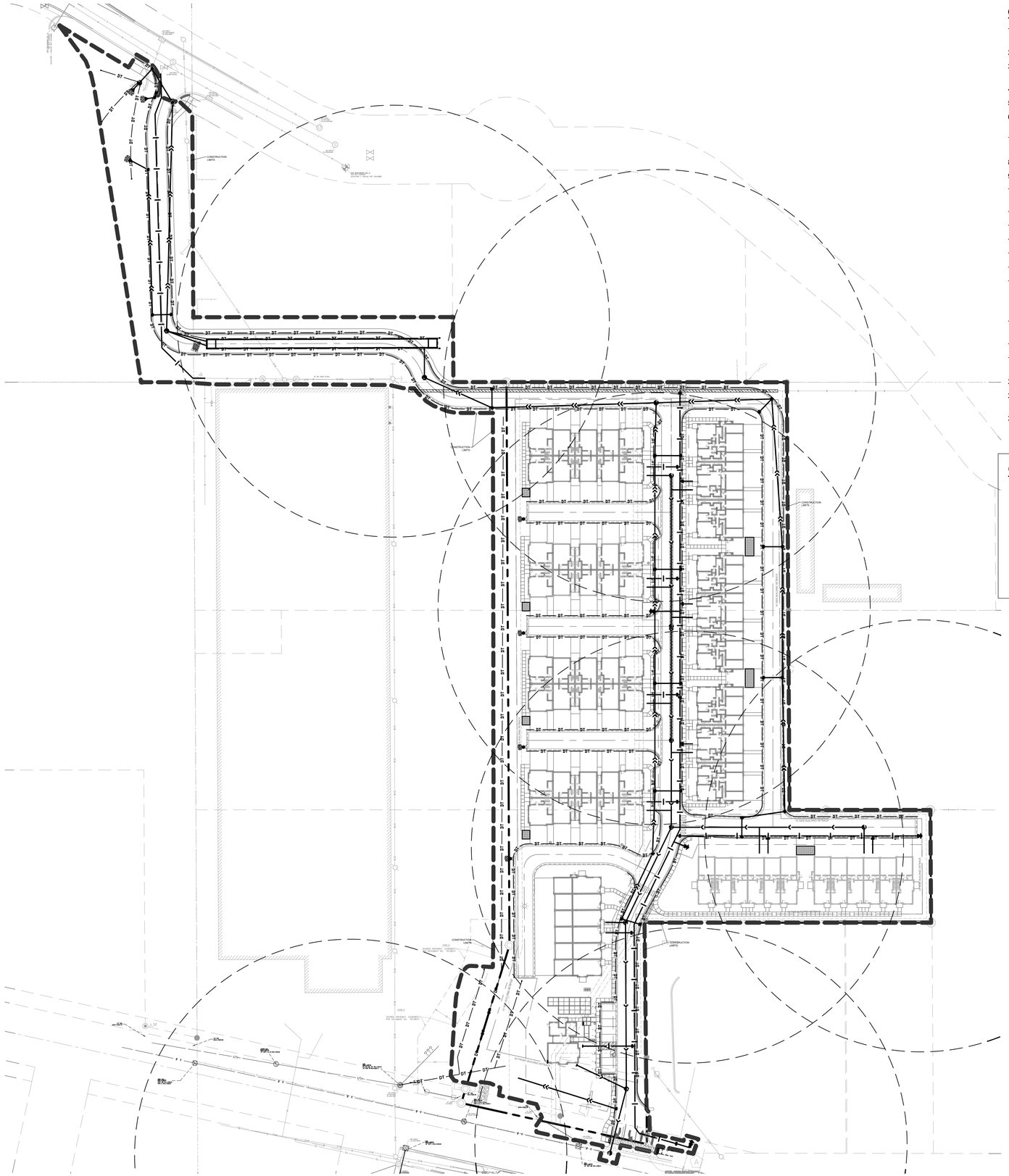
REVISION SUMMARY

DATE	DESCRIPTION

GRADING PLAN - ENLARGEMENT 4

C3.4

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GENERAL UTILITY NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. SEE SITE PLAN FOR HORIZONTAL DIMENSIONS AND LAYOUT.
3. CONTRACTOR SHALL FIELD VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES OR VARIATIONS FROM THE PLANS.
4. CASTINGS SHALL BE SALVAGED FROM STRUCTURE REMOVALS AND RE-USED OR PLACED AT THE DIRECTION OF THE OWNER.
5. PIPE LENGTHS SHOWN ARE FROM CENTER TO CENTER OF STRUCTURE OR TO END OF FLARED END SECTION.
6. UTILITIES CONNECTIONS ON THE PLAN ARE SHOWN TO WITHIN 5' OF THE BUILDING FOOTPRINT. THE CONTRACTOR IS ULTIMATELY RESPONSIBLE FOR THE FINAL CONNECTION TO BUILDING LINES. COORDINATE WITH ARCHITECTURAL AND MECHANICAL PLANS.
7. CATCH BASINS AND MANHOLES IN PAVED AREAS SHALL BE SUMPED 0.04 FEET. ALL CATCH BASINS IN GUTTERS SHALL BE SUMPED 0.15 FEET PER DETAILS. RIM ELEVATIONS SHOWN ON THIS PLAN DO NOT REFLECT SUMPED ELEVATIONS.
8. ALL FIRE HYDRANTS SHALL BE LOCATED 5 FEET BEHIND BACK OF CURB UNLESS OTHERWISE NOTED.
9. HYDRANT TYPE, VALVE, AND CONNECTION SHALL BE IN ACCORDANCE WITH CITY REQUIREMENTS. HYDRANT EXTENSIONS ARE INCIDENTAL.
10. A MINIMUM OF 8 FEET OF COVER IS REQUIRED OVER ALL WATERMAIN, UNLESS OTHERWISE NOTED. EXTRA DEPTH MAY BE REQUIRED TO MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION TO SANITARY OR STORM SEWER LINES. EXTRA DEPTH WATERMAIN IS INCIDENTAL.
11. A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FOR ALL UTILITIES, UNLESS OTHERWISE NOTED.
12. ALL CONNECTIONS TO EXISTING UTILITIES SHALL BE IN ACCORDANCE WITH CITY STANDARDS AND COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION.
13. CONNECTIONS TO EXISTING STRUCTURES SHALL BE CORE-DRILLED.
14. COORDINATE LOCATIONS AND SIZES OF SERVICE CONNECTIONS WITH THE MECHANICAL DRAWINGS.
15. COORDINATE INSTALLATION AND SCHEDULING OF THE INSTALLATION OF UTILITIES WITH ADJACENT CONTRACTORS AND CITY STAFF.
16. ALL STREET REPAIRS AND PATCHING SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. ALL PAVEMENT CONNECTIONS SHALL BE SAWCUT. ALL TRAFFIC CONTROLS SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE ESTABLISHED PER THE REQUIREMENTS OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD) AND THE CITY. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FLASHERS, AND FLAGGERS AS NEEDED. ALL PUBLIC STREETS SHALL BE OPEN TO TRAFFIC AT ALL TIMES. NO ROAD CLOSURES SHALL BE PERMITTED WITHOUT APPROVAL BY THE CITY.
17. ALL STRUCTURES, PUBLIC AND PRIVATE, SHALL BE ADJUSTED TO PROPOSED GRADES WHERE REQUIRED. THE REQUIREMENTS OF ALL OWNERS MUST BE COMPLIED WITH. STRUCTURES BEING RESET TO PAVED AREAS MUST MEET OWNERS REQUIREMENTS FOR TRAFFIC LOADING.
18. CONTRACTOR SHALL COORDINATE ALL WORK WITH PRIVATE UTILITY COMPANIES.
19. CONTRACTOR SHALL COORDINATE CONNECTION OF IRRIGATION SERVICE TO UTILITIES. COORDINATE THE INSTALLATION OF IRRIGATION SLEEVES NECESSARY AS TO NOT IMPACT INSTALLATION OF UTILITIES.
20. CONTRACTOR SHALL MAINTAIN AS-BUILT PLANS THROUGHOUT CONSTRUCTION AND SUBMIT THESE PLANS TO ENGINEER UPON COMPLETION OF WORK.
21. FOR ALL SITES LOCATED IN CLAY SOIL AREAS, DRAIN TILE MUST BE INSTALLED AT ALL LOW POINT CATCH BASINS 25' IN EACH DIRECTION. SEE PLAN AND DETAIL. INSTALL LOW POINT DRAIN TILE PER PLANS AND GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS.
22. AN OSHA-APPROVED QUALIFIED PERSON SHOULD REVIEW THE SOIL CLASSIFICATION PRESENTED IN THE GEOTECHNICAL REPORT IN THE FIELD. EXCAVATIONS MUST COMPLY WITH CURRENT OSHA REQUIREMENTS IN THE CODE OF FEDERAL REGULATIONS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATION SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR.

CITY OF MAPLE PLAIN UTILITY NOTES:

1. CASTING ADJUSTMENTS SHALL BE IN ACCORDANCE WITH CITY STANDARDS. ADJUSTMENTS SHALL RESULT IN WATERTIGHT SEAL AND WILL REQUIRE A CHIMNEY SEAL.
2. WORK IN THE PUBLIC RIGHT OF WAY AND CONNECTION TO UTILITIES MUST BE COORDINATED WITH THE CITY. A MINIMUM 24-HOUR PRIOR NOTICE MUST BE PROVIDED. BITUMINOUS PAVEMENT SHALL BE SAW-CUT, AND CONCRETE REMOVED TO THE JOINT TO PROVIDE CLEAN MATCH LINES. REMOVAL LIMITS SHALL BE MARKED BY THE CITY PRIOR TO ANY WORK.
3. PRIOR TO ACCEPTANCE OF THE BIORETENTION BASIN, JELLYFISH FILTER, AND THE UNDERGROUND RUNOFF TREATMENT SYSTEM, ALL SYSTEMS SHOULD BE FILLED WITH HYDRANTS AND OBSERVED TO CONFIRM FACILITIES DRAWDOWN WITHIN 48 HOURS.
4. RECORD DRAWINGS MUST BE PROVIDED UPON COMPLETION OF THE PROJECT.
5. DEVELOPER MUST CONDUCT TELEVISING OF THE SANITARY SEWER SYSTEM AND PROVIDE TWO COPIES OF THE REPORT AND TELEVISING DATA FOR REVIEW BY THE CITY STAFF.

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

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PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

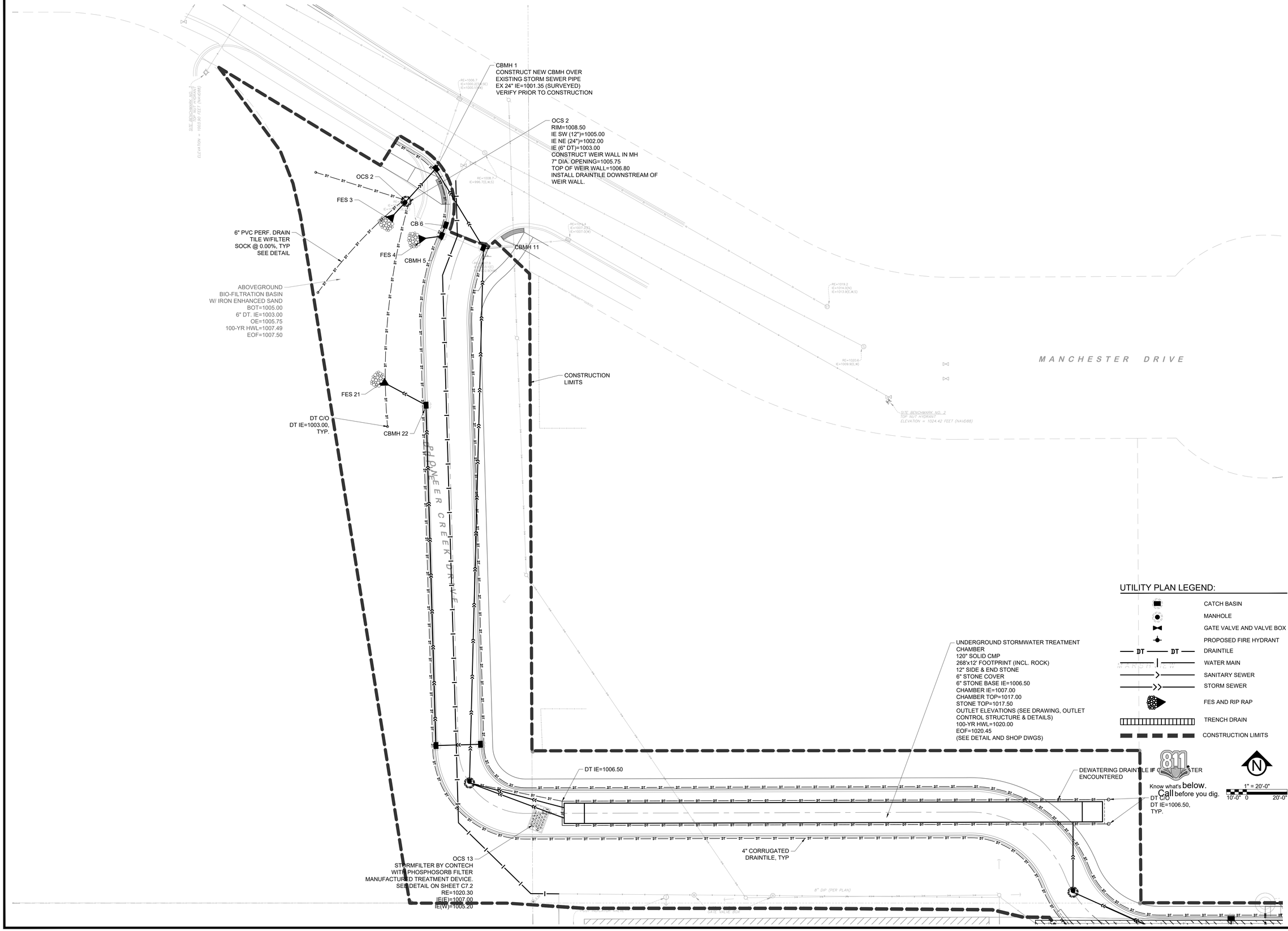
REVISION SUMMARY

DATE	DESCRIPTION

UTILITY PLAN - OVERALL

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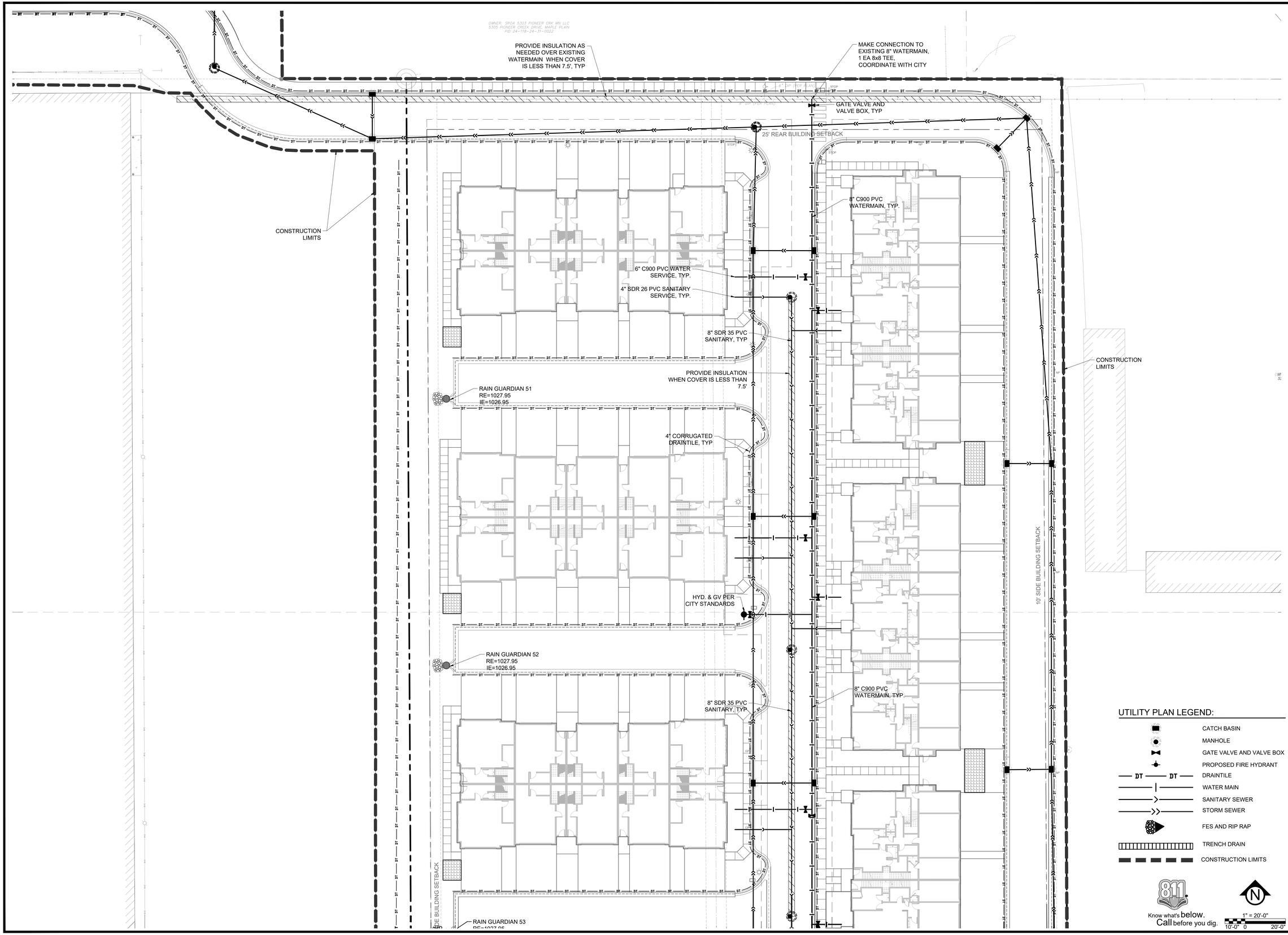
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UTILITY PLAN - ENLARGEMENT 1

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UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP
- TRENCH DRAIN
- CONSTRUCTION LIMITS

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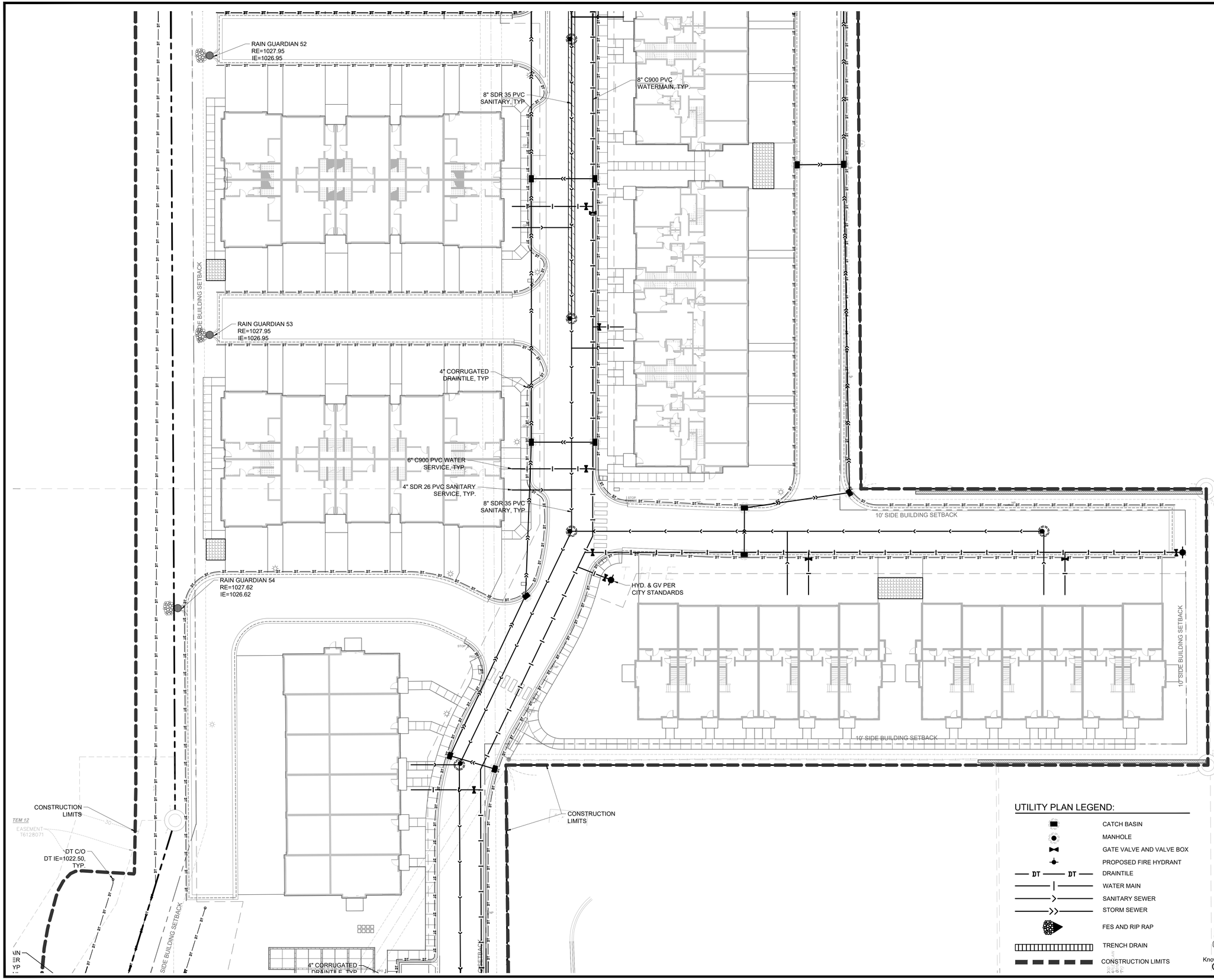
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UTILITY PLAN - ENLARGEMENT 2

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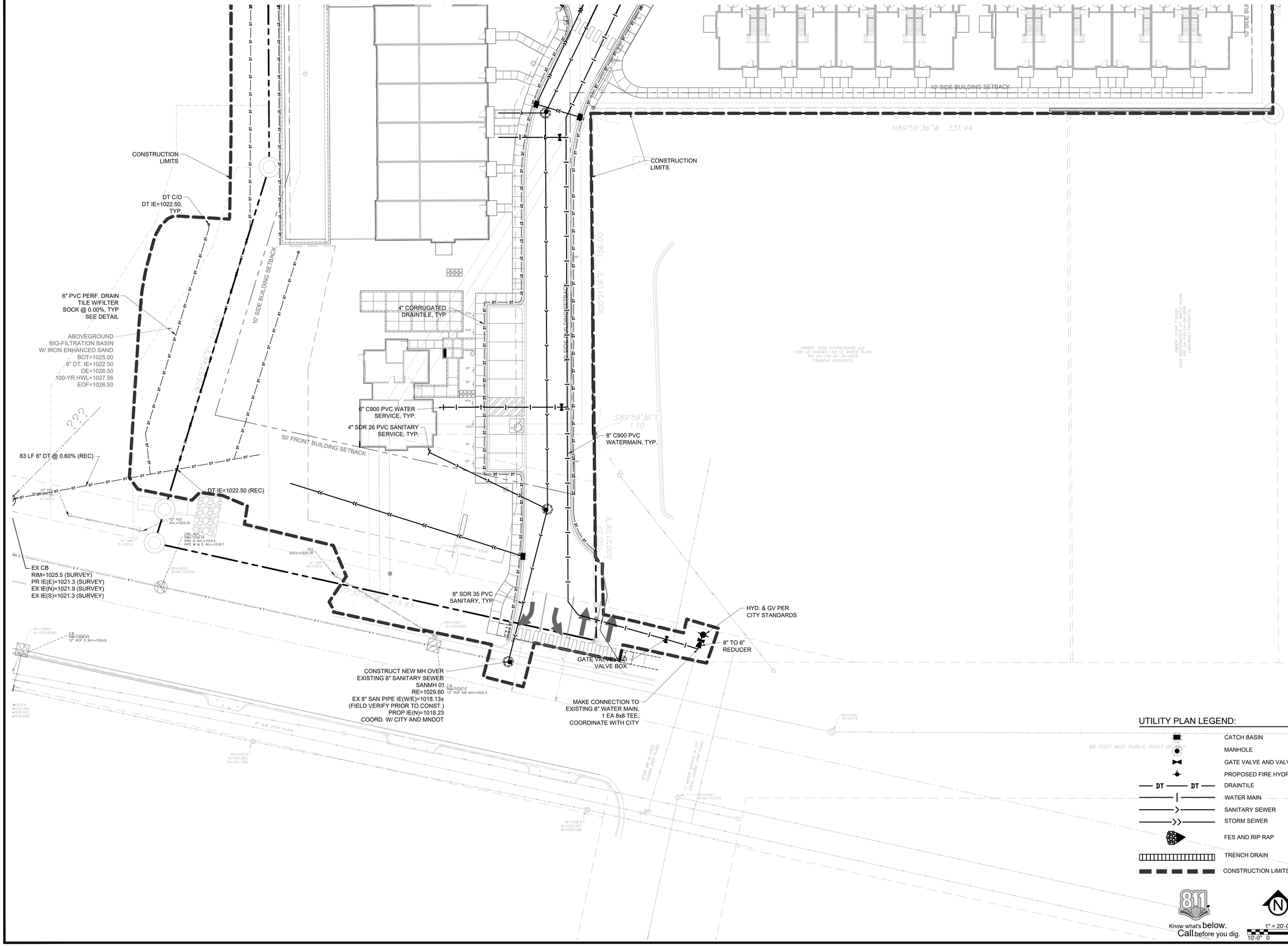
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DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 3

C4.3

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UTILITY PLAN LEGEND:

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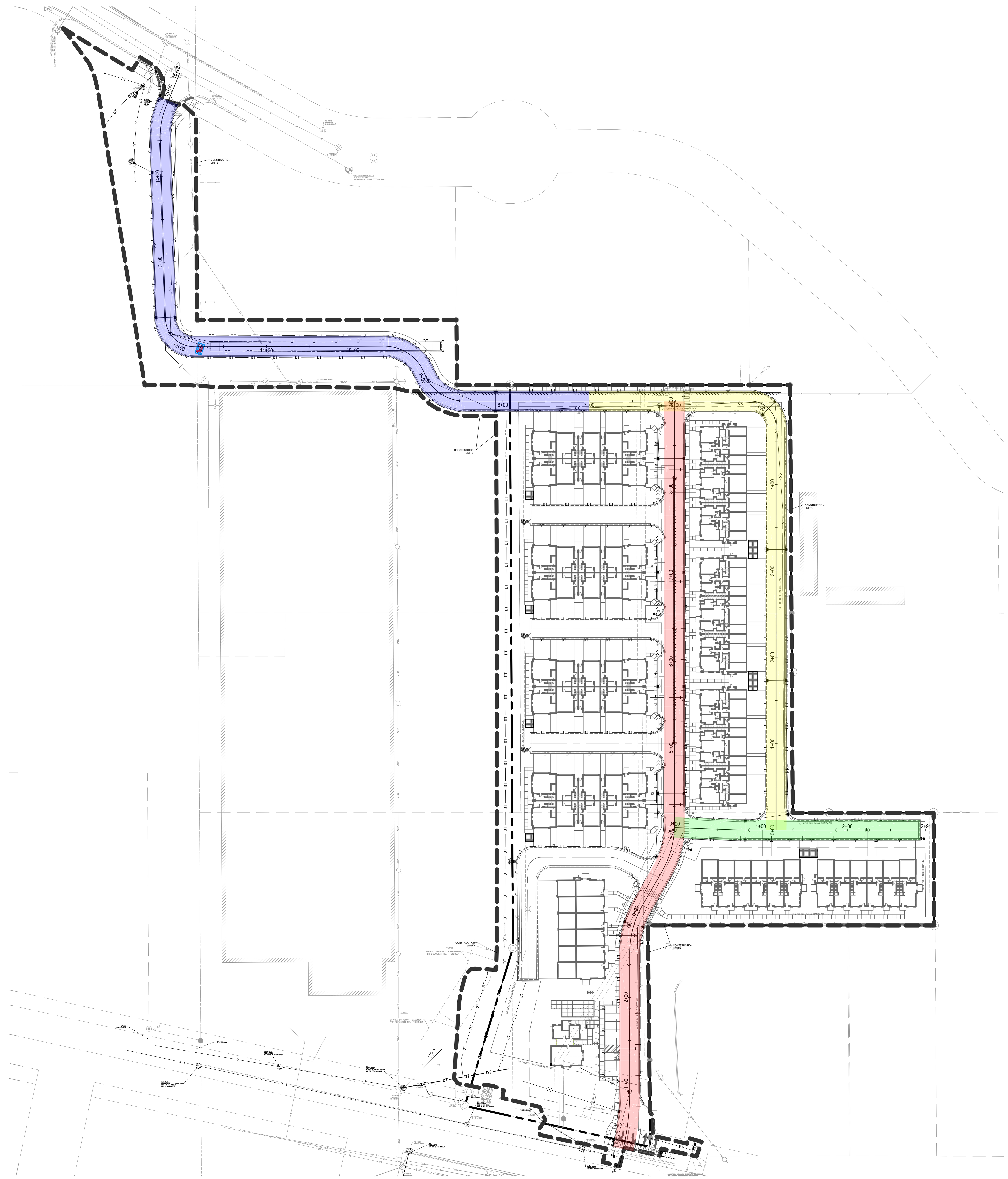
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DATE	DESCRIPTION

UTILITY PLAN - ENLARGEMENT 4

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PROFILE LEGEND:

- C5.1
- C5.2
- C5.3
- C5.4

UTILITY PLAN LEGEND:

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- MANHOLE
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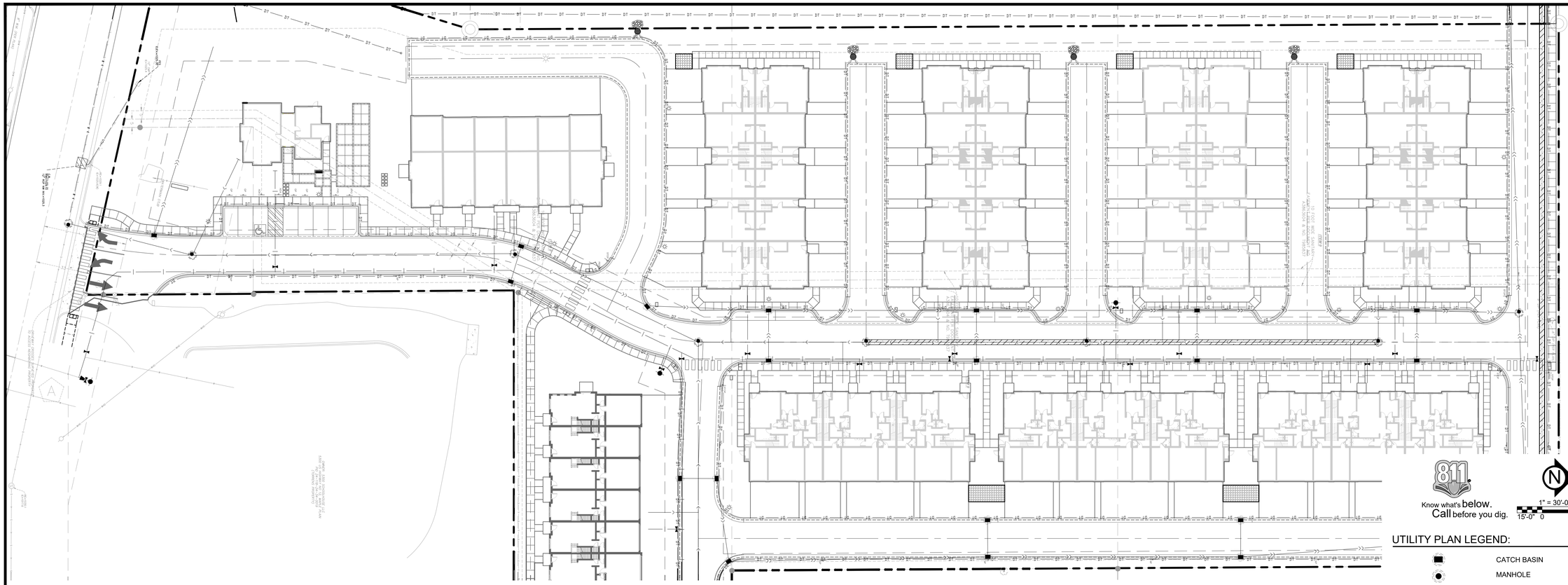
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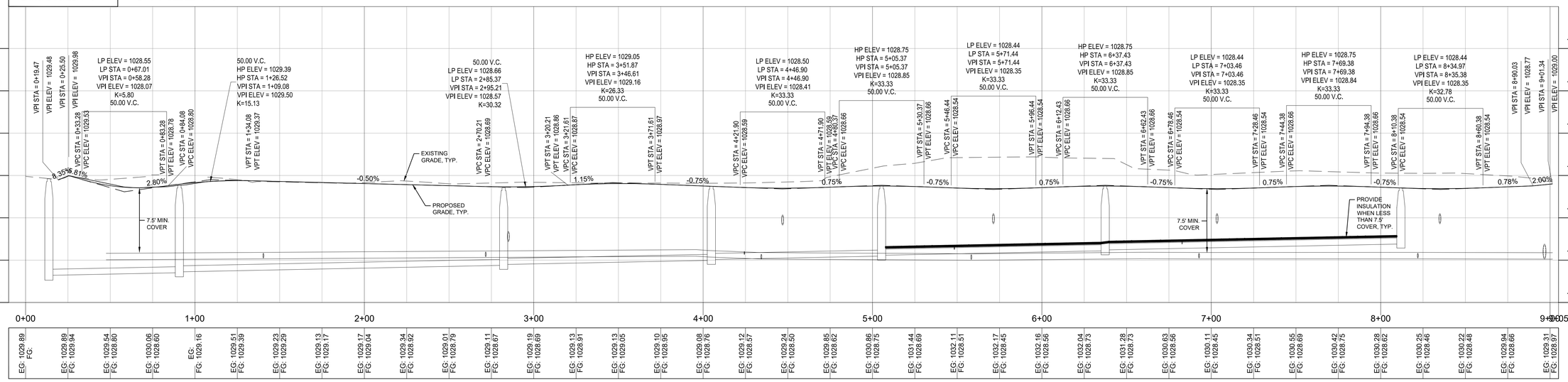
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STREET PLAN & PROFILES - OVERALL

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15'-0" 0 30'-0"

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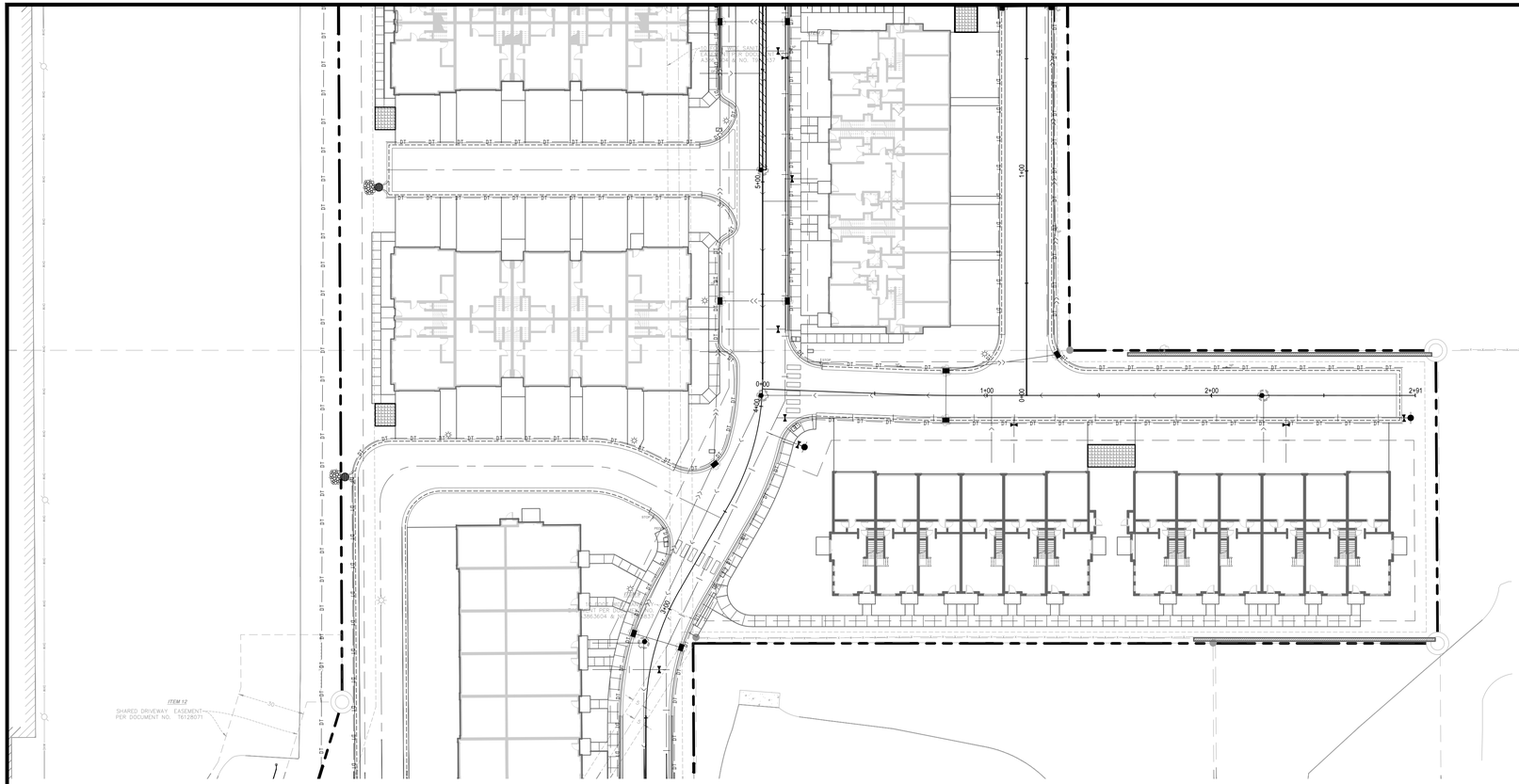
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STREET
PLAN & PROFILE

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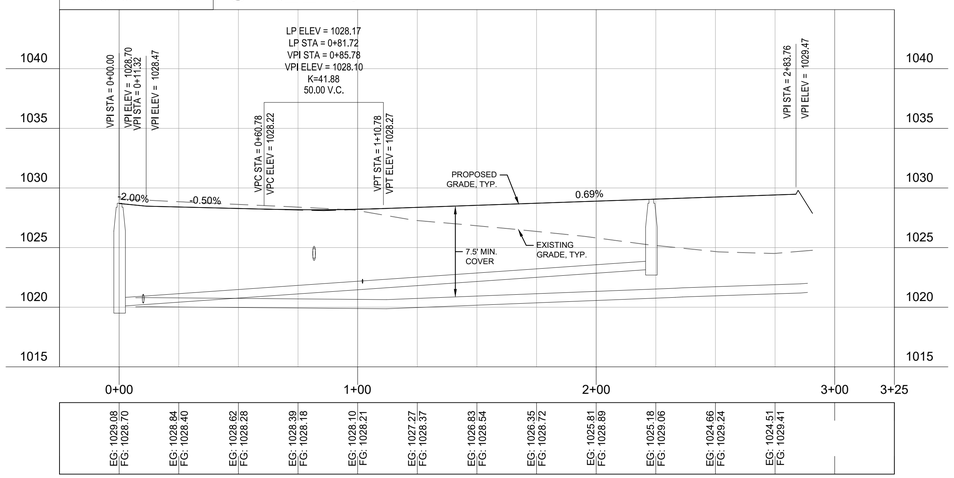
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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET B



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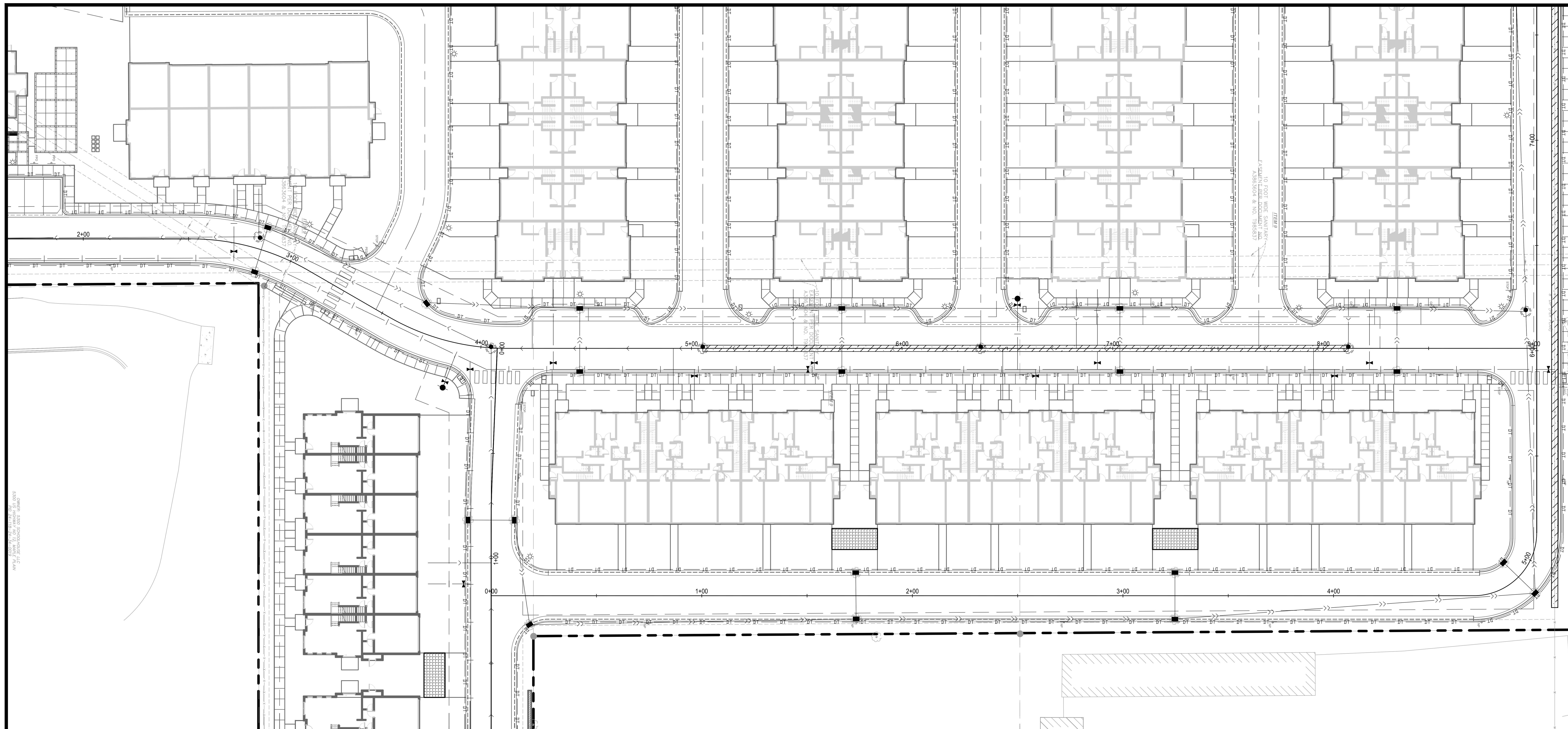
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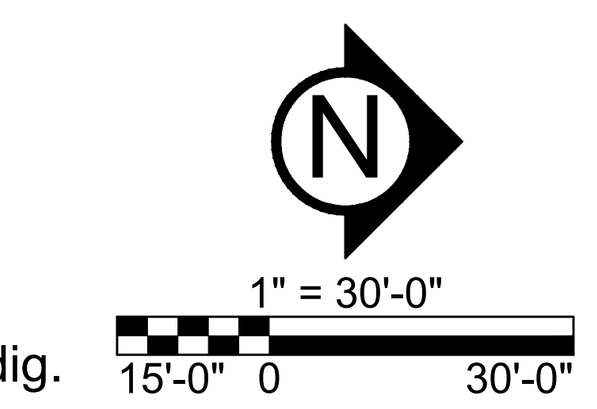
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PLAN & PROFILE

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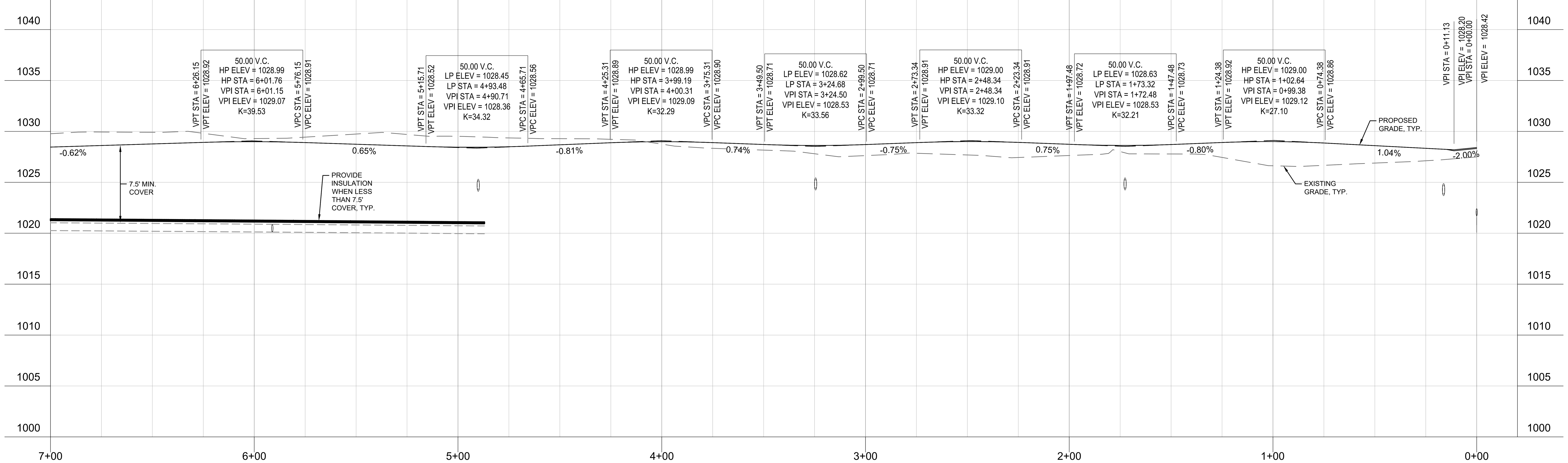


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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 0+00 - 7+00)



EG: 1029.77	EG: 1029.94	EG: 1029.91	EG: 1029.81	EG: 1029.30	EG: 1029.44	EG: 1029.74	EG: 1029.70	EG: 1029.52	EG: 1029.36	EG: 1029.29	EG: 1029.22	EG: 1028.75	EG: 1028.34	EG: 1028.17	EG: 1027.81	EG: 1027.63	EG: 1027.86	EG: 1027.69	EG: 1027.44	EG: 1027.63	EG: 1028.02	EG: 1027.79	EG: 1027.45	EG: 1026.63	EG: 1026.67	EG: 1026.89	EG: 1027.12	EG: 1027.49
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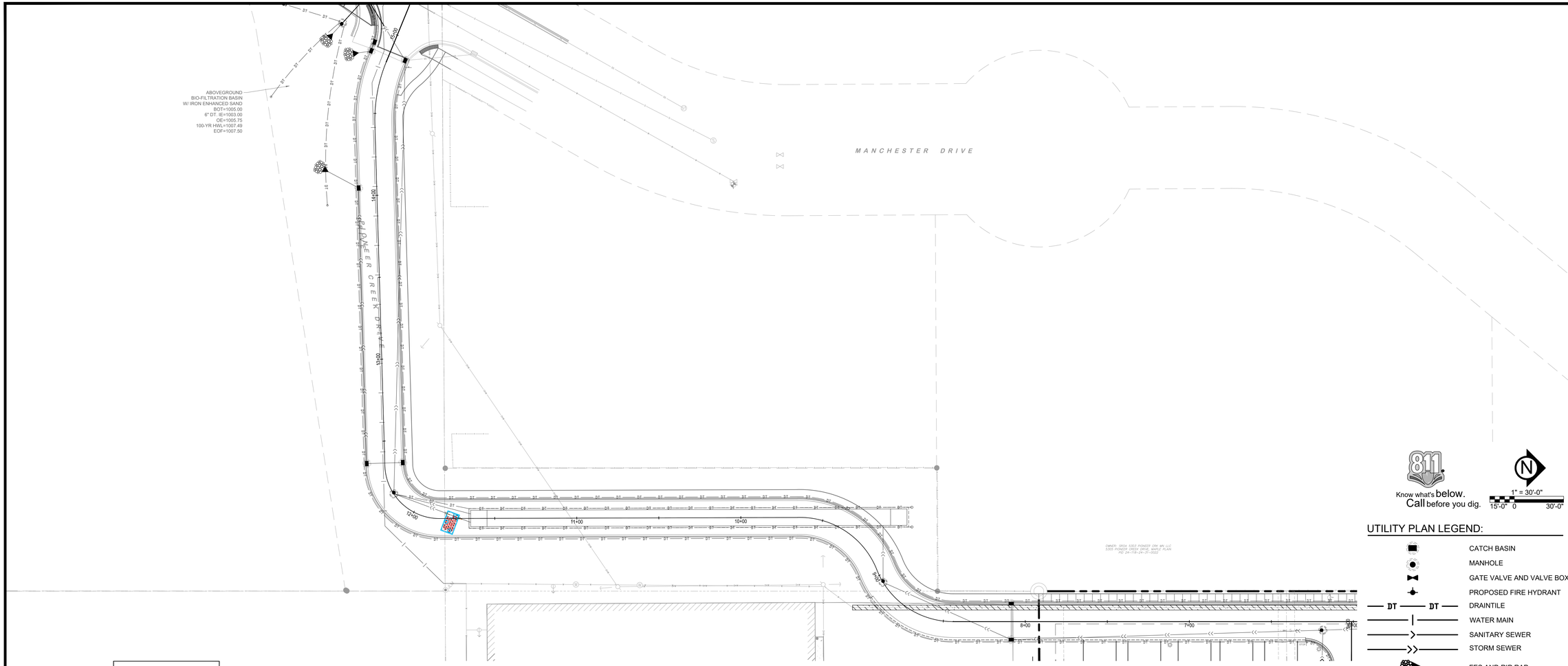
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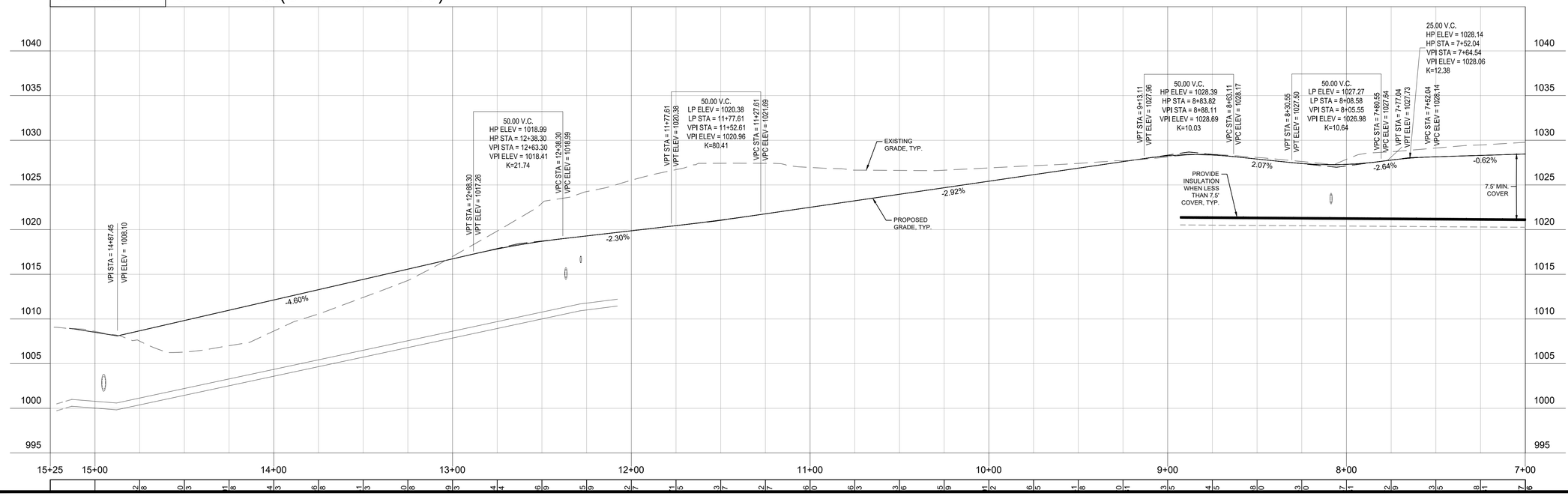


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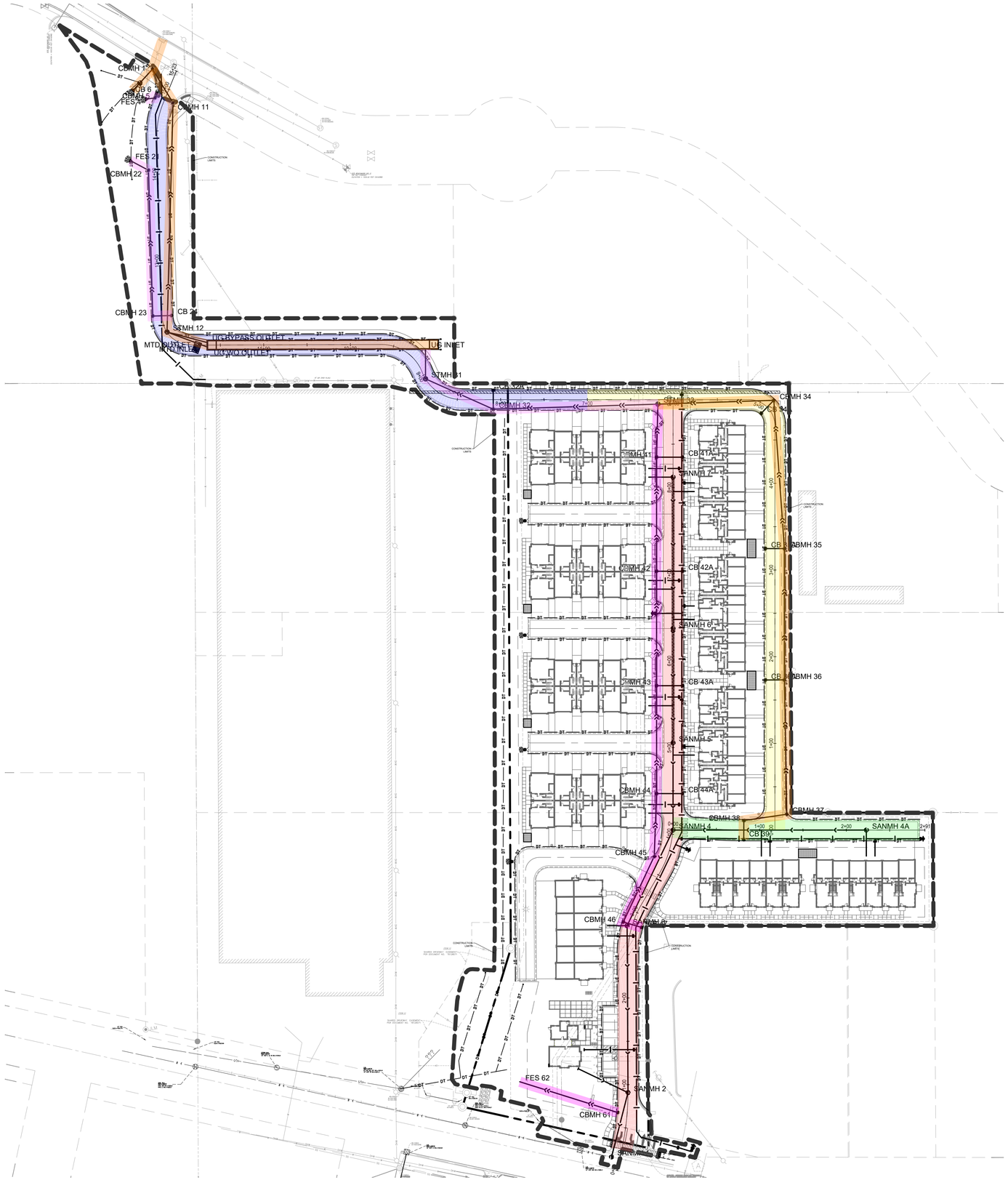
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STREET
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PROFILE LEGEND:

- C6.1
- C6.2
- C6.3
- C6.4
- C6.5
- C6.6
- C6.7
- C6.8

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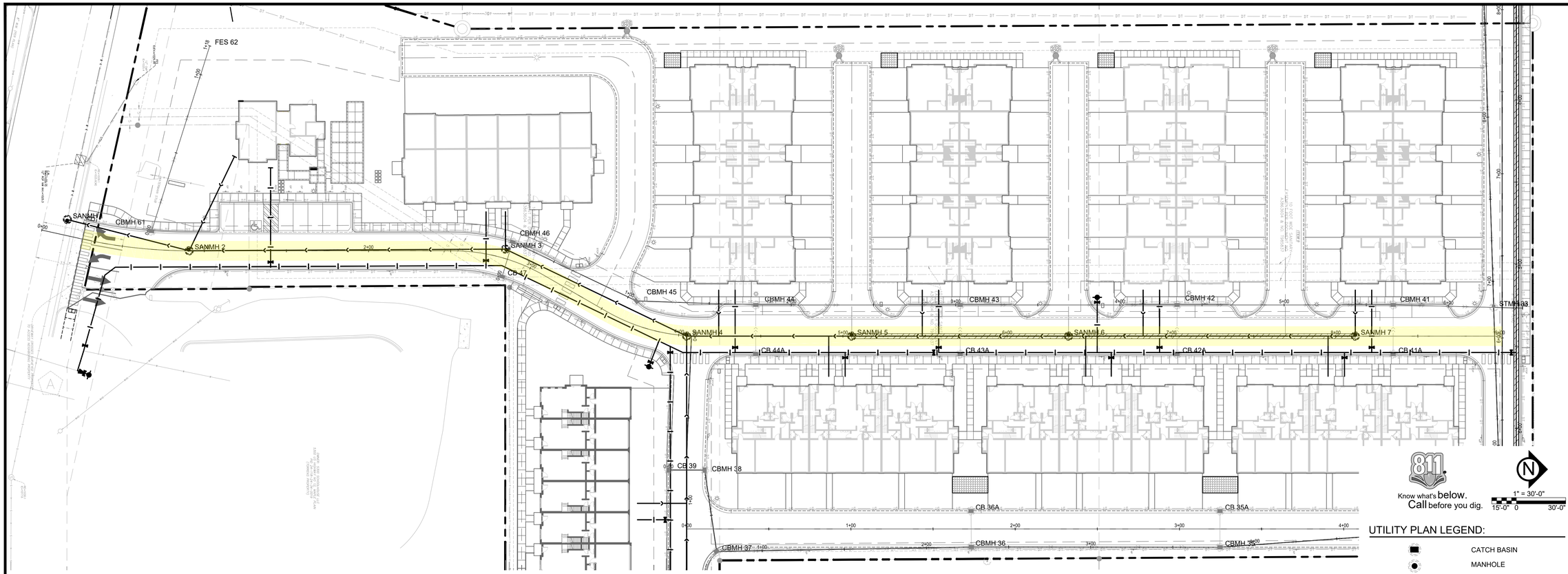
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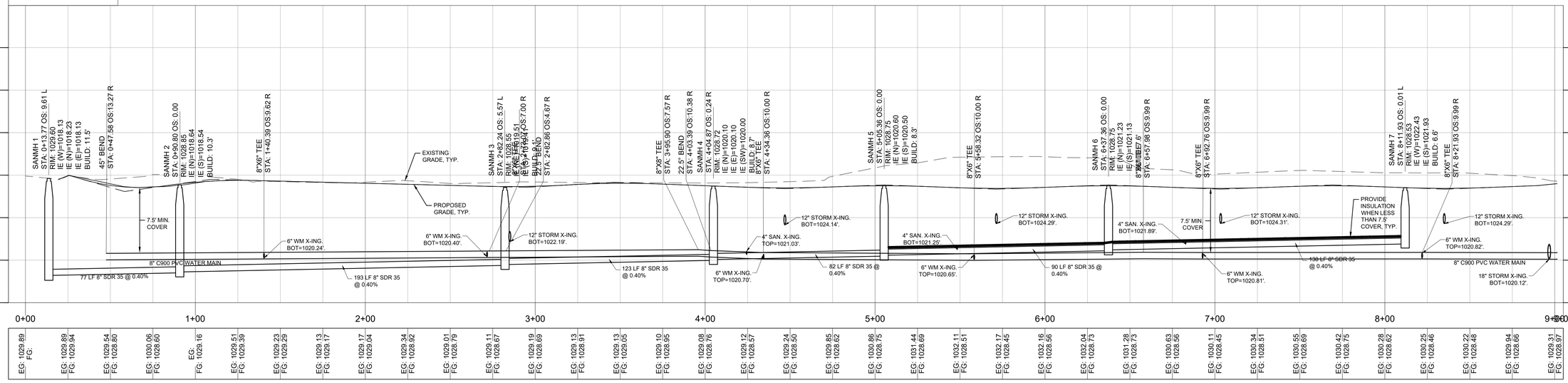


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STREET A



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DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

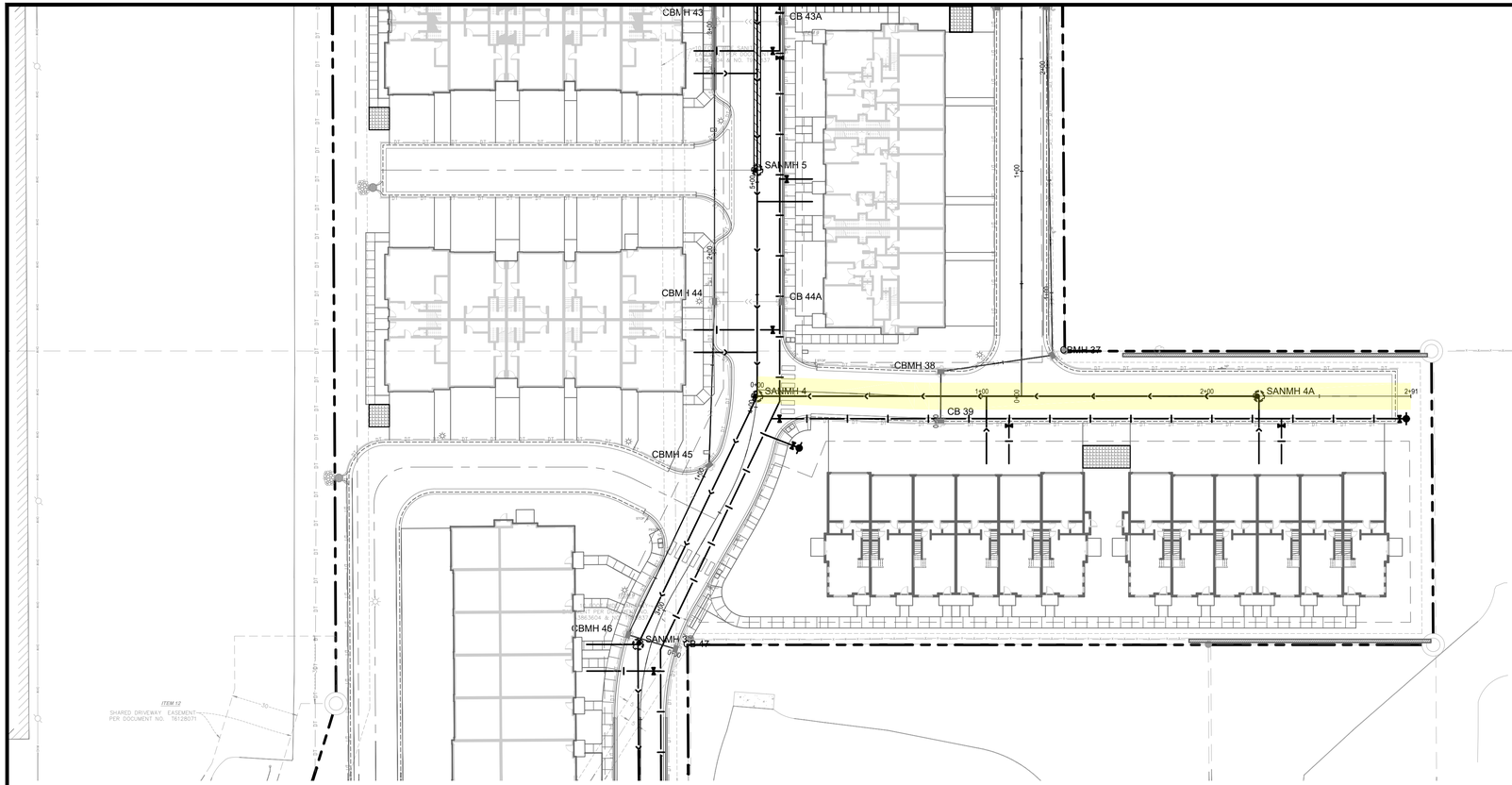
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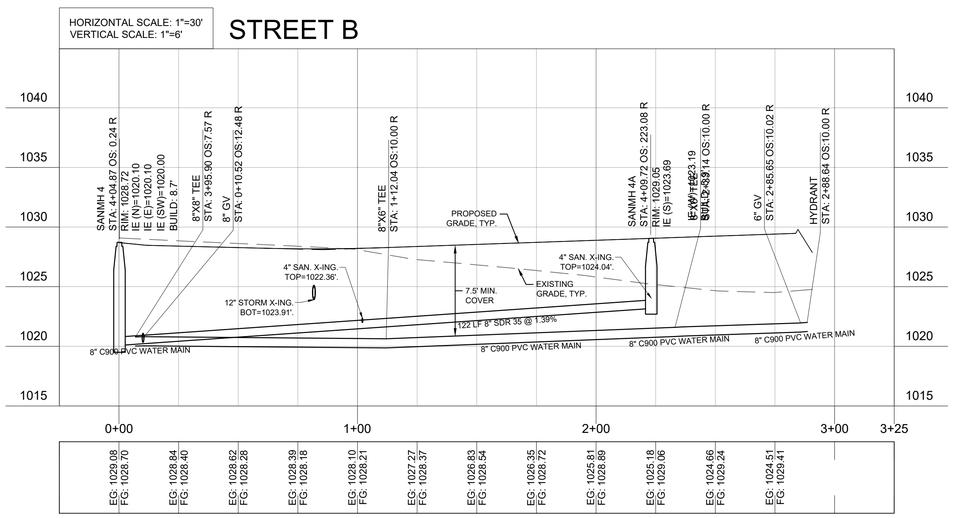
DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

C6.1

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Know what's below. Call before you dig.

1" = 30'-0"
15'-0" 0 30'-0"

UTILITY PLAN LEGEND:

- CATCH BASIN
- MANHOLE
- GATE VALVE AND VALVE BOX
- PROPOSED FIRE HYDRANT
- DT — DT — DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

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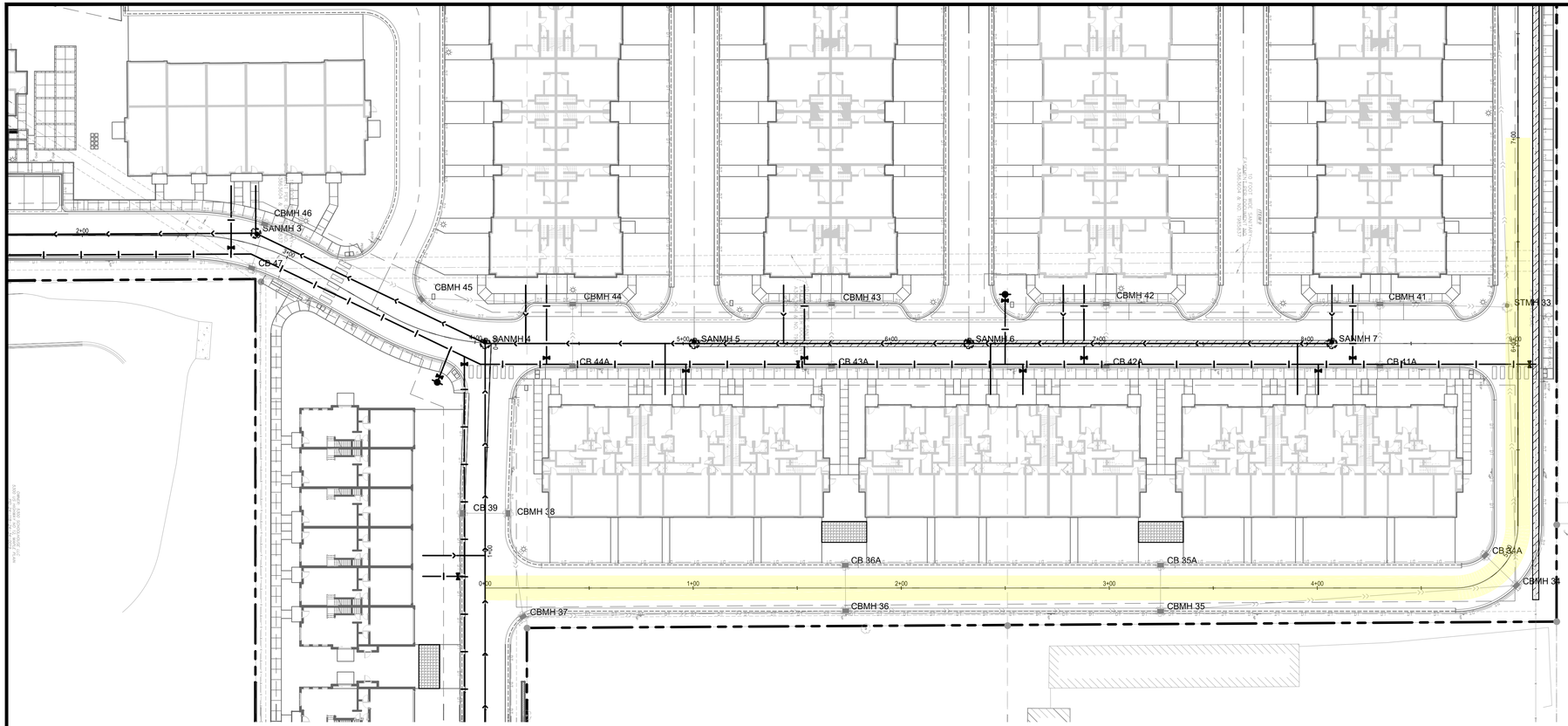
REVISION SUMMARY

DATE	DESCRIPTION

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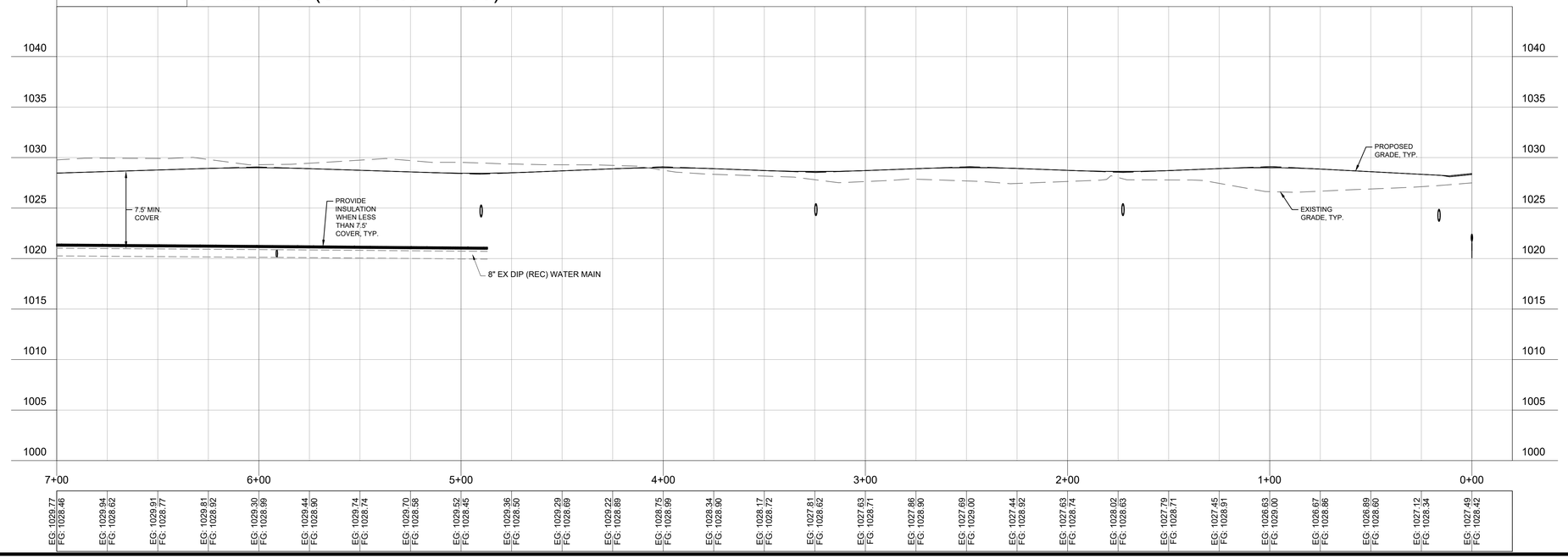
1" = 30'-0"
15'-0" 0 30'-0"

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- STORM SEWER
- FES AND RIP RAP

HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 0+00 - 7+00)



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civilsitegroup.com 612-615-0060

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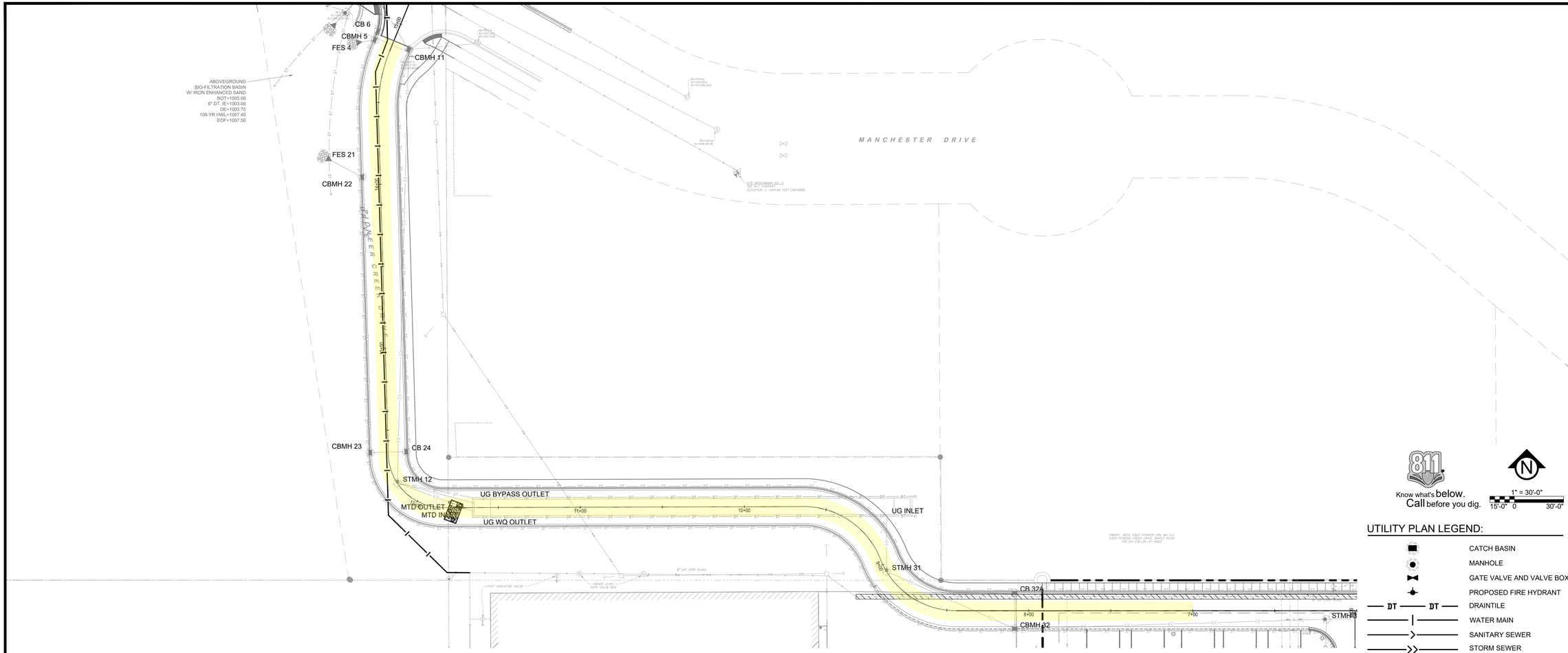
REVISION SUMMARY

DATE	DESCRIPTION

SANITARY SEWER & WATERMAIN - PLAN & PROFILE

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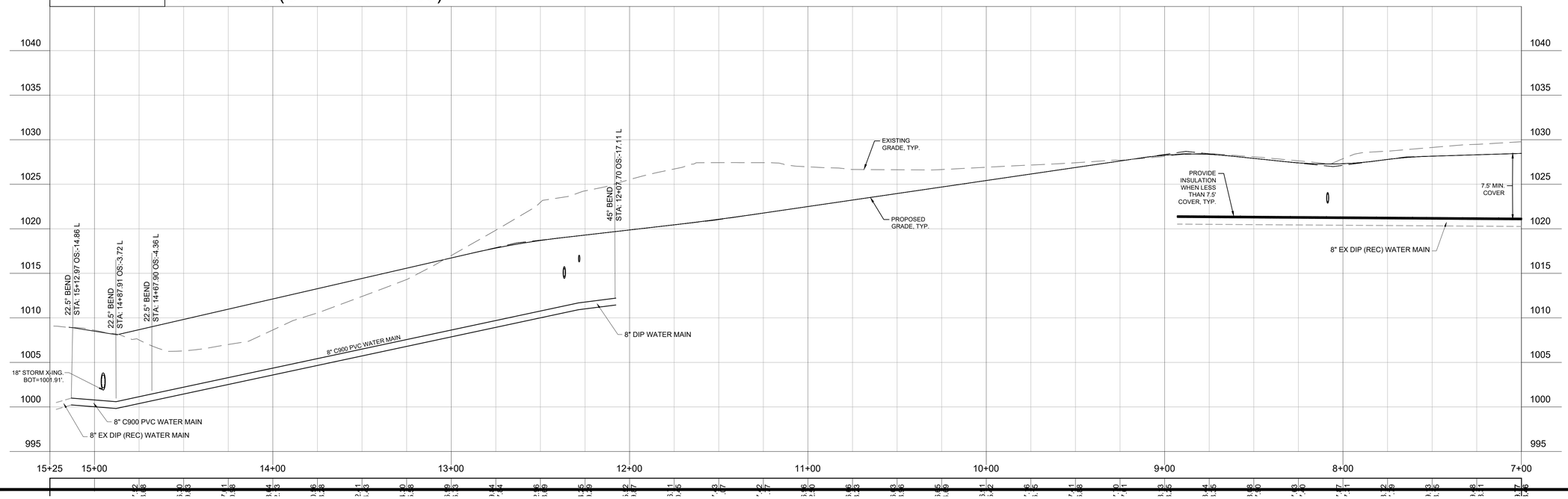


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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STREET C (STA 7+00-15+00)



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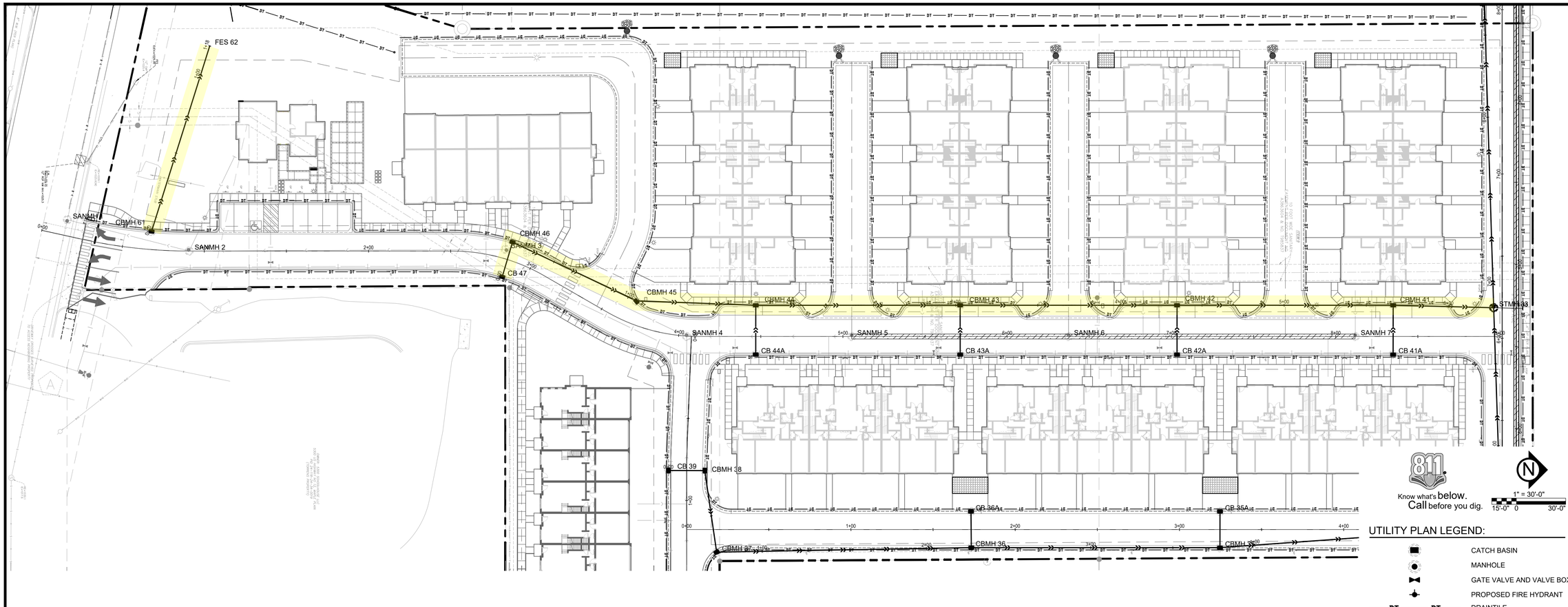
REVISION SUMMARY

DATE	DESCRIPTION

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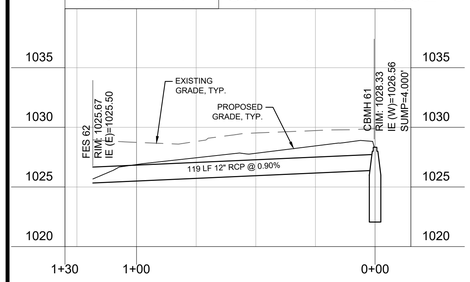
1" = 30'-0"
15'-0" 0 30'-0"

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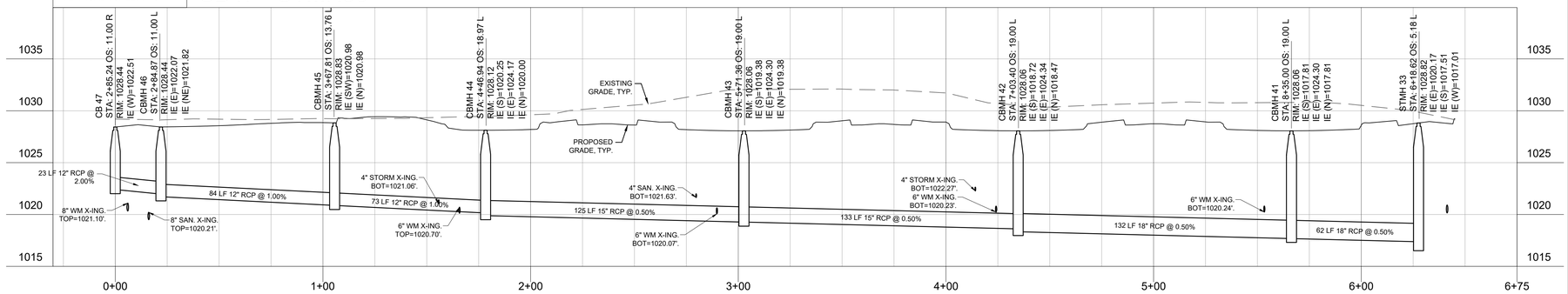
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CBMH61 - FES62



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB47 - STMH33



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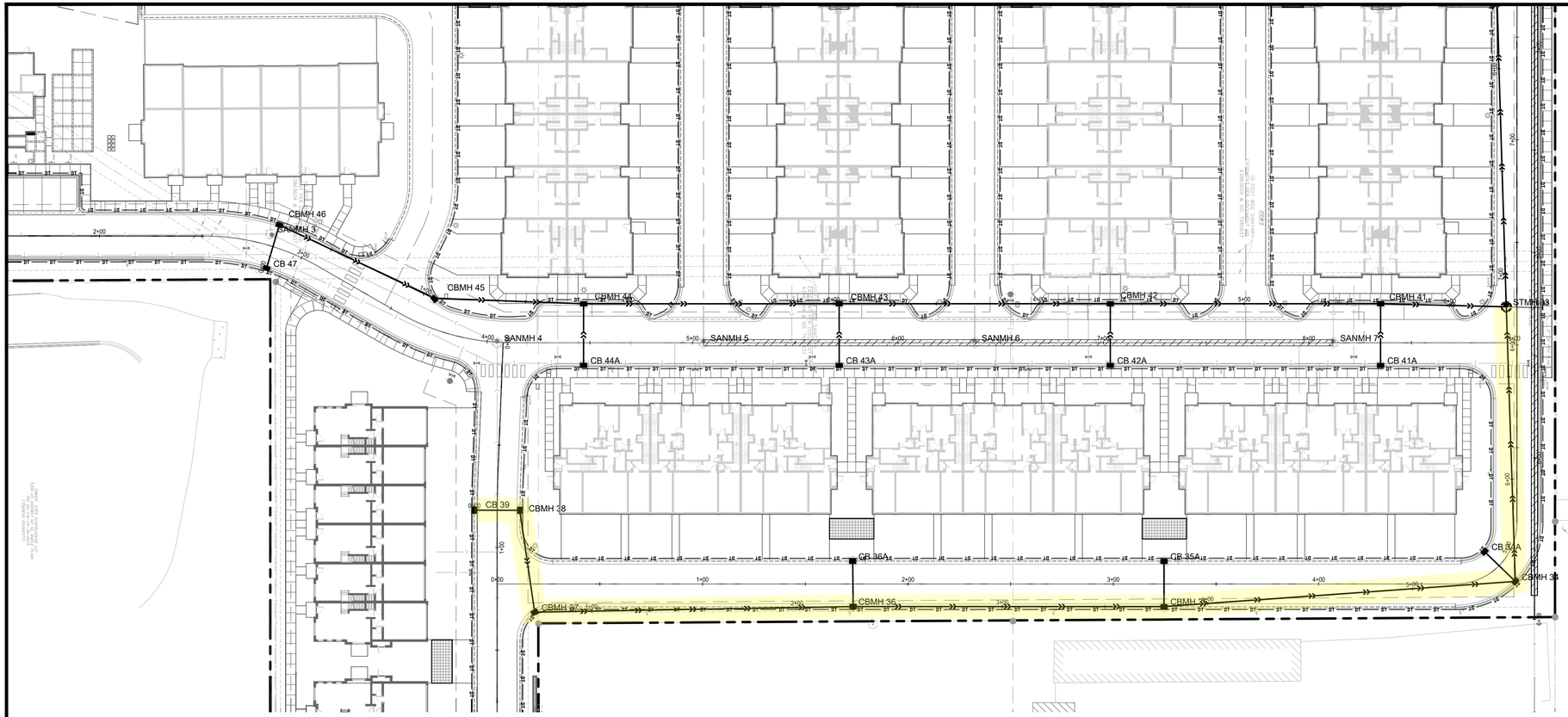
REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.5

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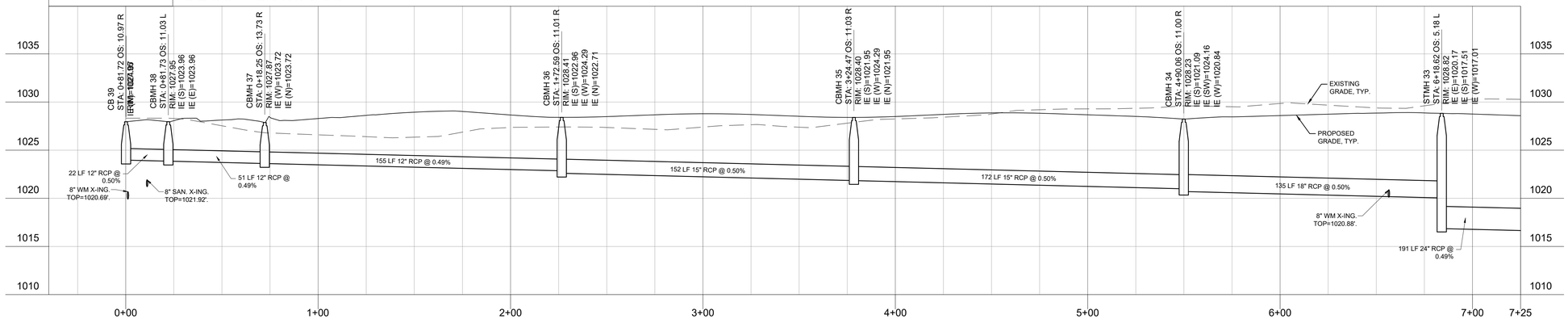
1" = 30'-0"
15'-0" 0 30'-0"

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- STORM SEWER
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HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB39 - STMH 33



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civilsitegroup.com 612-615-0060

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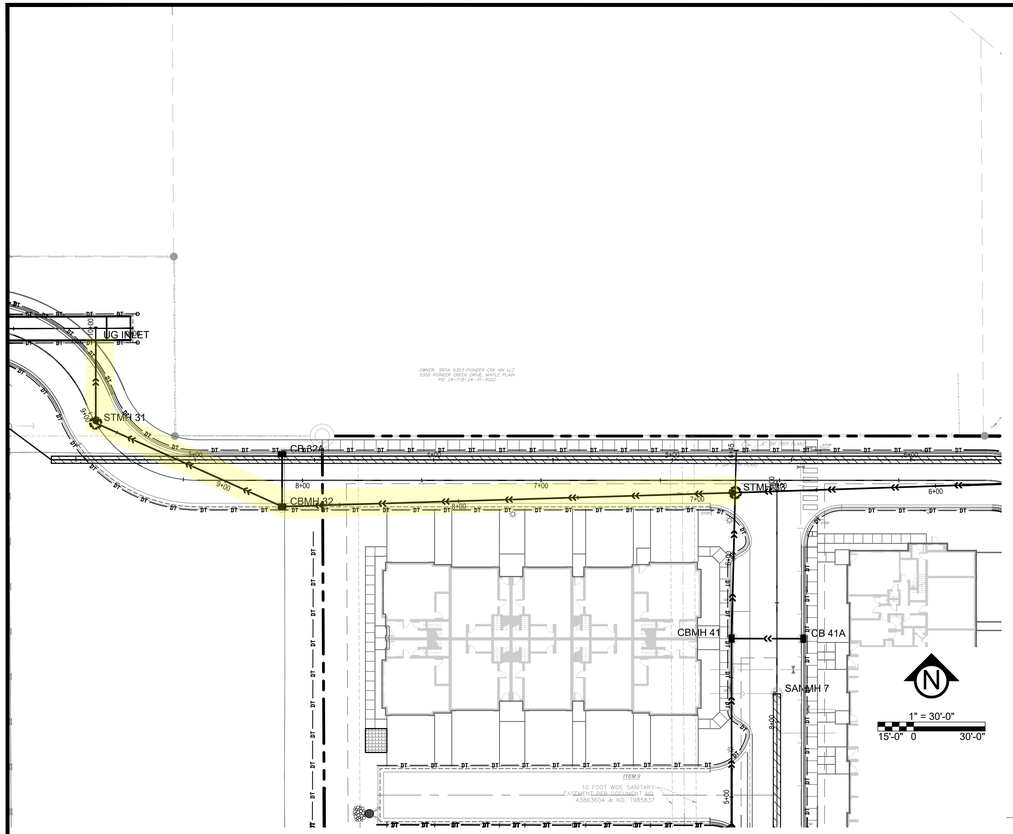
REVISION SUMMARY

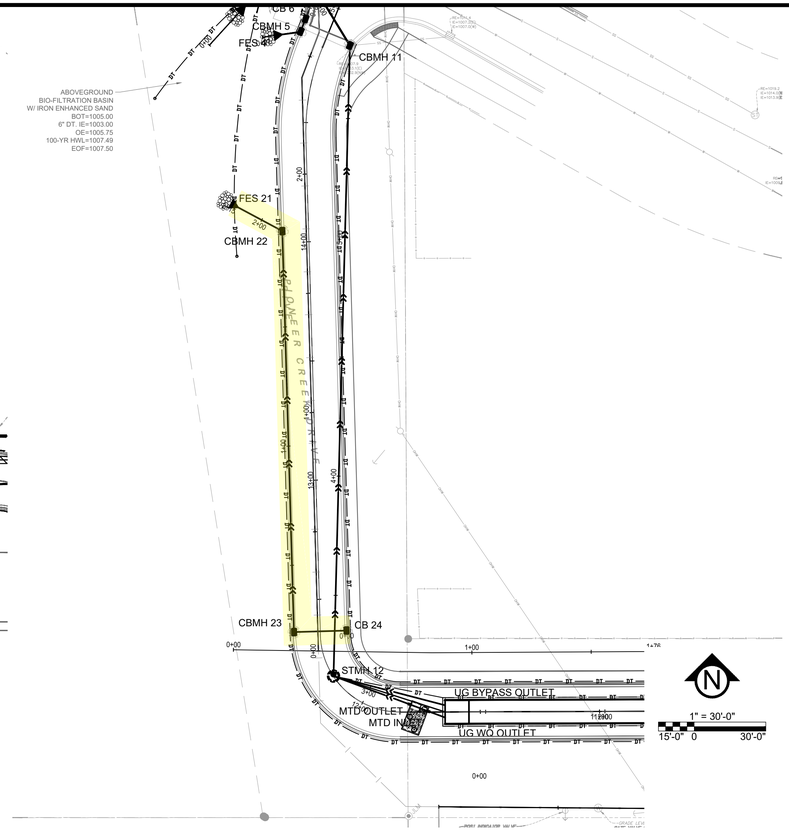
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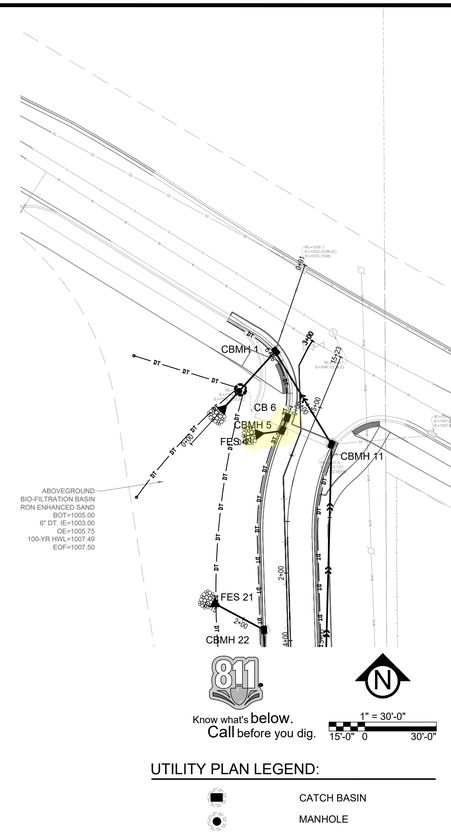
STORM SEWER - PLAN & PROFILE

C6.6

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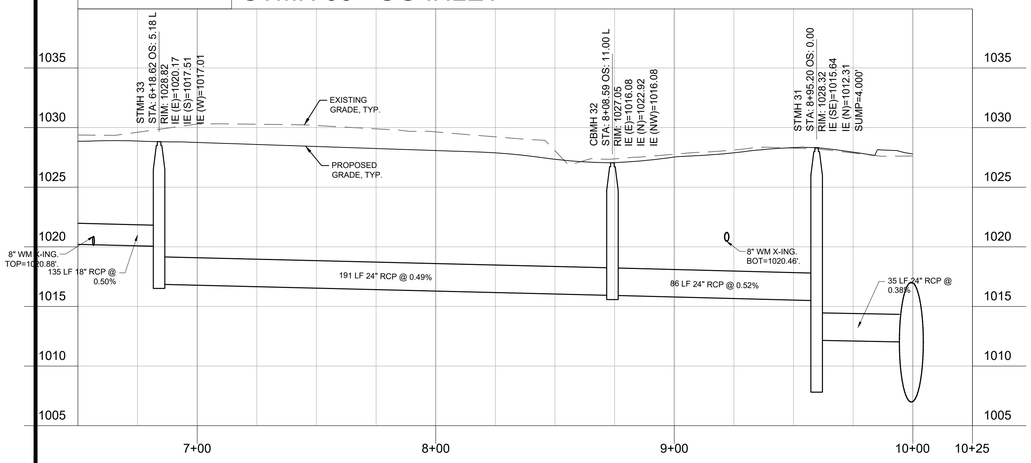


UTILITY PLAN LEGEND:

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- PROPOSED FIRE HYDRANT
- DRAINTILE
- WATER MAIN
- SANITARY SEWER
- STORM SEWER
- FES AND RIP RAP

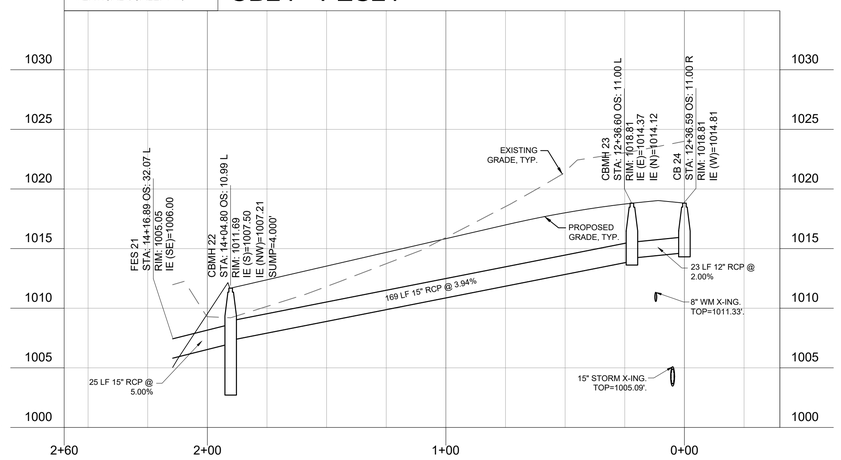
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

STMH 33 - UG INLET



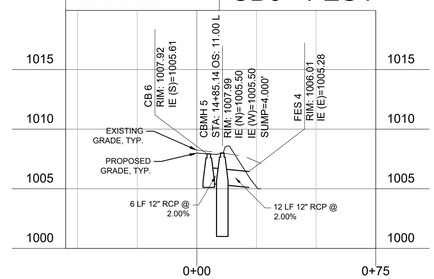
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB24 - FES21



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

CB6 - FES4



CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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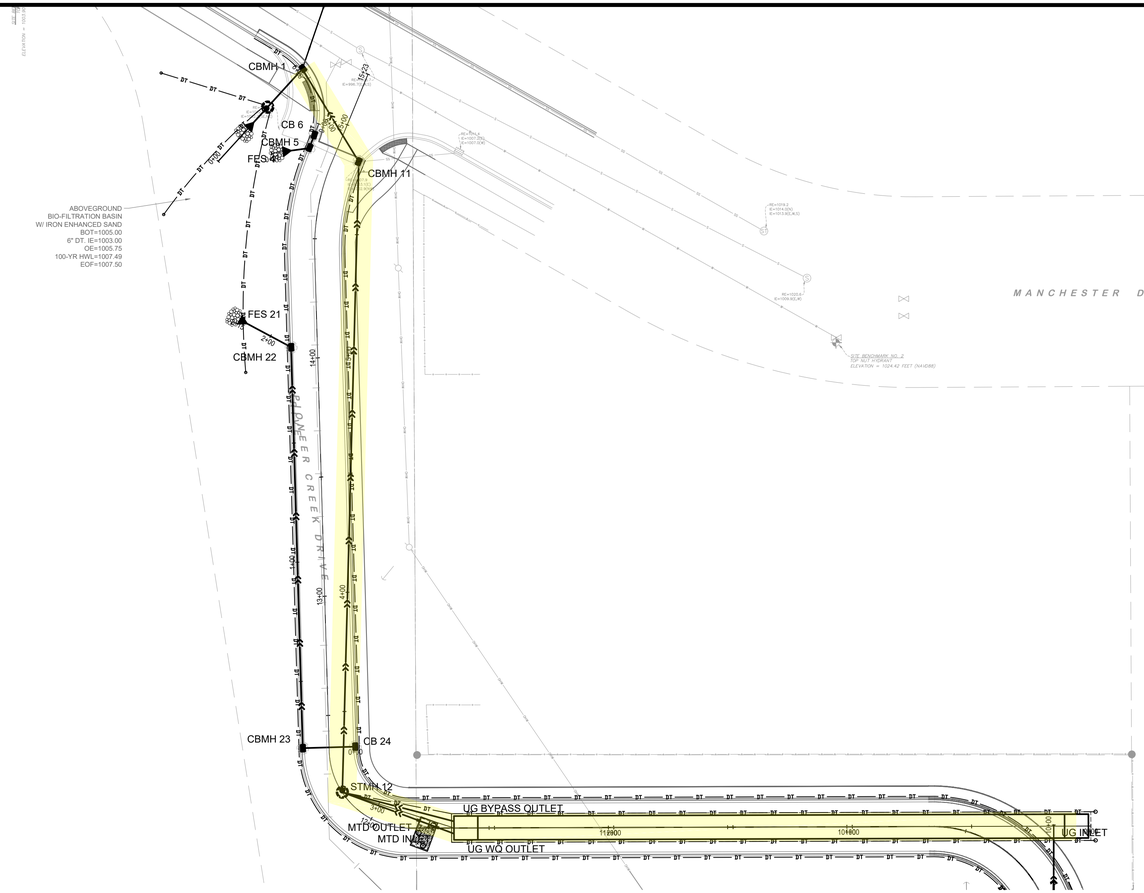
REVISION SUMMARY

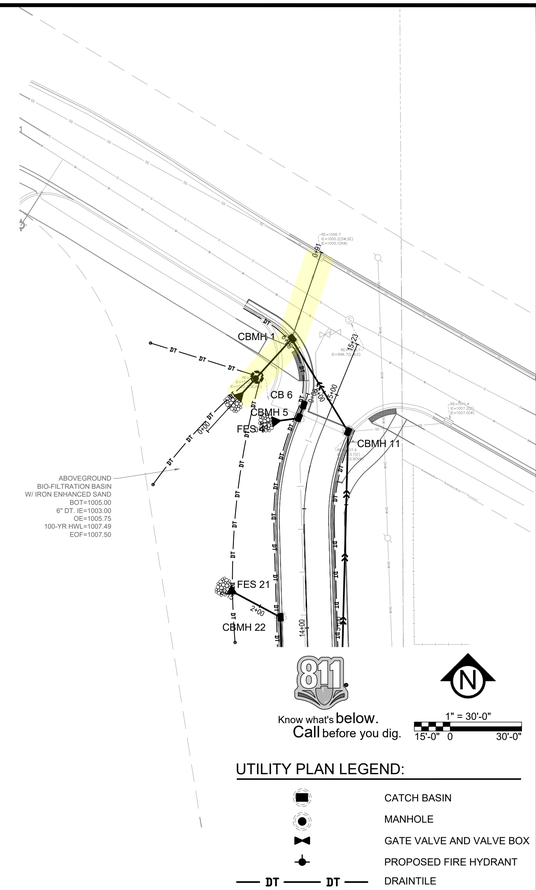
DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.7

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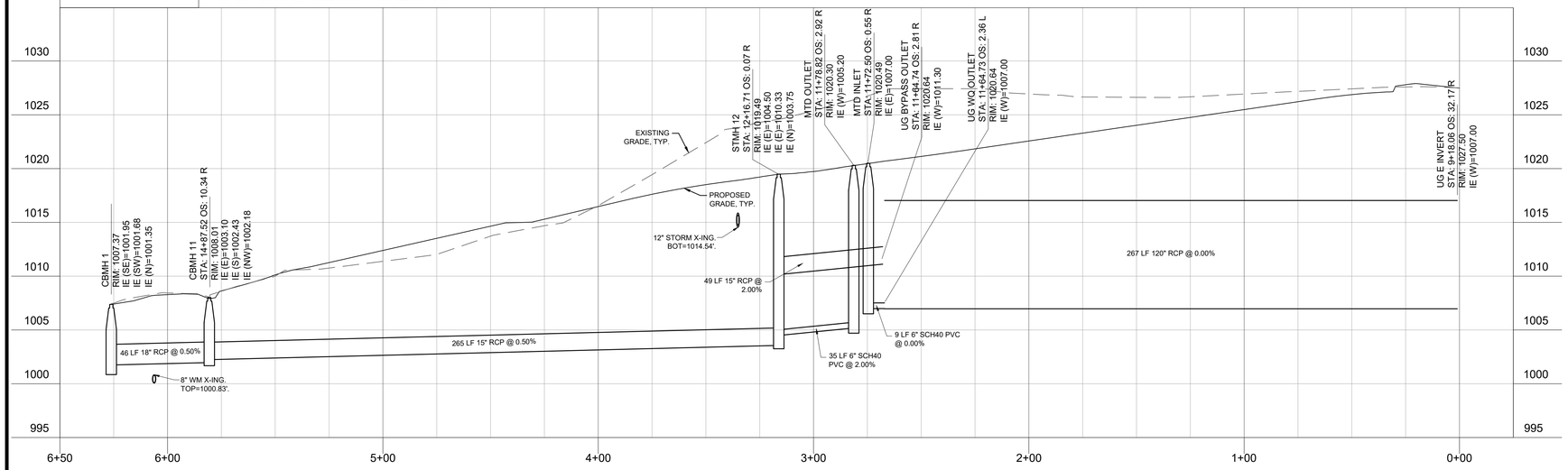
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15'-0" 0 30'-0"

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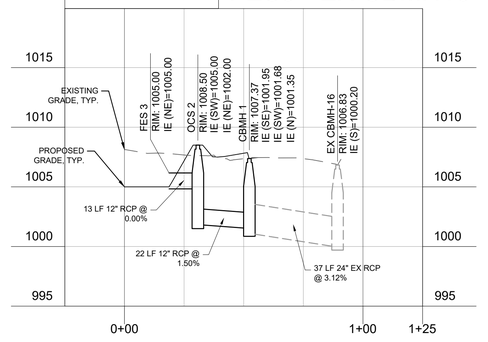
HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

UG SYSTEM - CBMH1



HORIZONTAL SCALE: 1"=30'
VERTICAL SCALE: 1"=6'

FES3 - EX CBMH16



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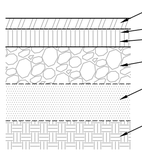
REVISION SUMMARY

DATE	DESCRIPTION

STORM SEWER - PLAN & PROFILE

C6.8

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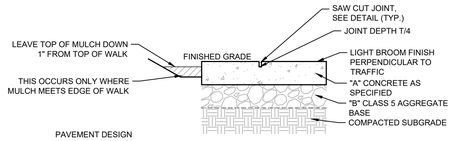


PAVEMENT DESIGN

TYPE	WEAR (A)	BASE (B)	AGG.(C)	SUB.(D)
LIGHT DUTY	1.5"	2.0"	8.0"	12.0"
HEAVY DUTY	1.5"	2.0"	8.0"	18.0"

NOTE:
IF NO DESIGN IS DEFINED IN ABOVE CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
IF DESIGN IS DEFINED IN ABOVE CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

1 BITUMINOUS PAVEMENT - ALL TYPES
NTS



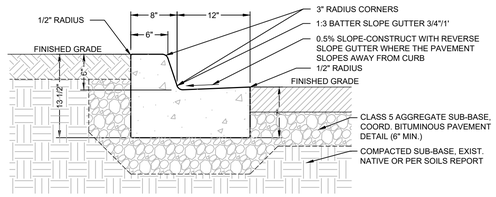
PAVEMENT DESIGN

TYPE	CONC. (A)	AGG.(B)
WALKS	5"	6"
CONC. PVMT.	X"	X"

CURING:
1. APPLY CURING COMPOUNDS IMMEDIATELY UPON FINAL FINISHING OF CONC. SURFACE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTION AND THE SPECIFICATIONS BELOW.
2. ALL CONC. SURFACES SHALL HAVE CURING COMPOUNDS ALLIED PER ASTM C-1315. AT 200 S.F. PER GAL.
3. ALL CURING COMPOUNDS SHALL BE TYPE 1 (CLEAR) AND CONTAIN ACRYLIC BASED CLASS B RESTRICTED RESIN SOLIDS.

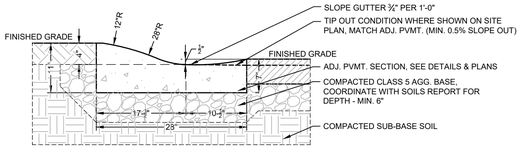
NOTES:
1. INSTALLATION SHALL BE CERTIFIED AND IN ACCORDANCE TO AN ON-SITE A.C.I. TECHNICIAN AS SPECIFIED.
2. SEE GEO-TECHNICAL RECOMMENDATIONS FOR GROSS WEIGHT REQUIREMENTS.
3. IF NO DESIGN IS DEFINED IN CHART, SEE GEOTECH REPORT FOR FINAL PAVEMENT SECTION.
4. IF DESIGN IS DEFINED IN CHART, IT SHOULD BE CONSIDERED FOR BIDDING PURPOSES ONLY. REFER TO GEOTECH FOR FINAL PAVEMENT SECTION.

2 CONCRETE PVMT./WALK/PAD- NO FIBER
NTS (PRIVATE PROPERTY)



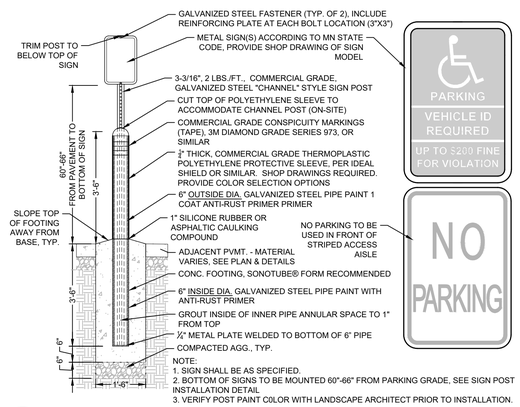
NOTE:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS

3 B-612 CONCRETE CURB AND GUTTER
NTS



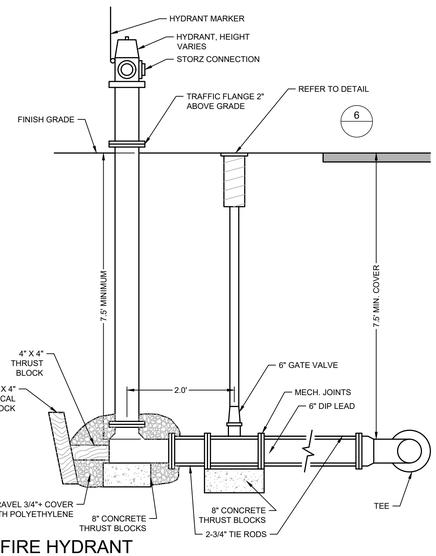
NOTES:
1. INSTALL CONSTRUCTION JOINTS AT 10'-0" O.C. +/-
2. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS, SEE SOILS REPORT

4 SURMOUNTABLE CURB
NTS



NOTE:
1. SIGN SHALL BE AS SPECIFIED.
2. BOTTOM OF SIGNS TO BE MOUNTED 60"-66" FROM PARKING GRADE, SEE SIGN POST INSTALLATION DETAIL
3. VERIFY POST PAINT COLOR WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

5 ACCESSIBLE SIGN & CHANNEL POST - LOT LOCATION
NTS

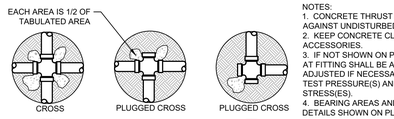


6 FIRE HYDRANT
NTS

7 GATE VALVE BOX
NTS

NOTE:
1. ADHERE TO ALL STATE & FEDERAL ADA STANDARDS FOR PARKING, PAINT & SIGNAGE.
2. VERIFY AND LAYOUT ALL PAINTED FORMS & STRIPING PRIOR TO INSTALLATION
3. SEE PLAN FOR ACTUAL PARKING SPACES LAYOUT
4. ALL PAINT COLORS MUST CONFORM TO STATE AND FEDERAL ADA STANDARDS

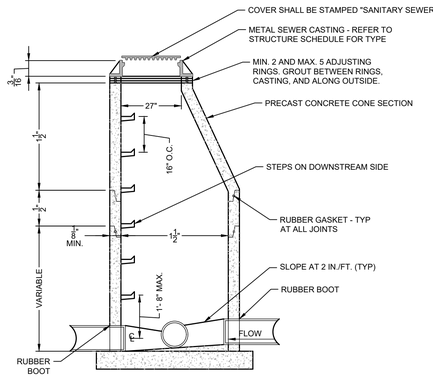
8 ACCESSIBLE PARKING PAVEMENT MARKING
NTS



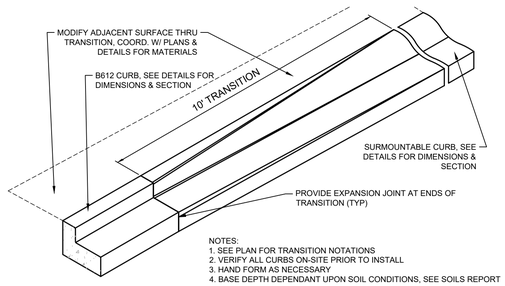
NOTES:
1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3. IF NOT SHOWN ON PLANS, REQUIRED BEARING AT FITTING SHALL BE AS INDICATED ABOVE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES).
4. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN THIS STANDARD DETAIL.
5. ABOVE BEARING AREAS BASED ON TEST PRESSURE OF 150 P.S.I. AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA = (TEST PRESSURE/150) X (200/SOIL BEARING STRESS) X (TABLE VALUE).

NOMINAL FITTING SIZE (IN.)	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22.5° BEND	11.25° BEND
4	1.0	1.4	1.9	1.4	1.0	-	-
6	2.1	3	4.3	3	1.6	1	-
6	3.8	5.3	7.6	5.4	2.9	1.5	1.0
10	5.9	8.4	11.8	8.4	4.6	2.6	1.2
12	8.5	12.0	17.0	12.0	6.6	2.4	1.7
14	11.5	16.3	23.0	16.3	8.9	4.6	2.3
16	15.0	21.3	30.0	21.3	11.6	6.0	3.0
18	19.0	27.0	38.0	27.0	14.6	7.6	3.6
20	23.5	33.3	47.0	33.3	18.1	9.4	4.7
24	34.0	48.0	68.0	48.0	26.2	13.6	6.8

9 THRUST BLOCK
NTS

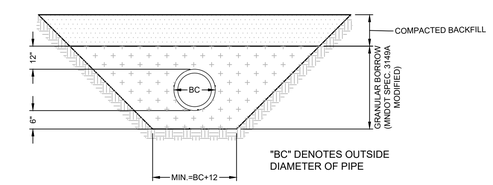


10 SANITARY SEWER MANHOLE
NTS



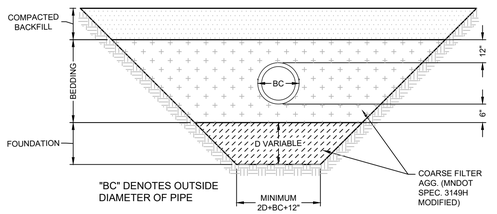
NOTES:
1. SEE PLAN FOR TRANSITION NOTATIONS
2. VERIFY ALL CURBS ON-SITE PRIOR TO INSTALL
3. HAND FORM AS NECESSARY
4. BASE DEPTH DEPENDANT UPON SOIL CONDITIONS, SEE SOILS REPORT

13 CURB TRANSITION - SURMOUNTABLE TO B612
NTS



"BC" DENOTES OUTSIDE DIAMETER OF PIPE

PIPE FOUNDATION & BEDDING IN GOOD SOILS



PIPE FOUNDATION & BEDDING IN GOOD SOILS

11 PIPE BEDDING - PVC
NTS

12 PIPE BEDDING - RCP & DIP
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JR, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

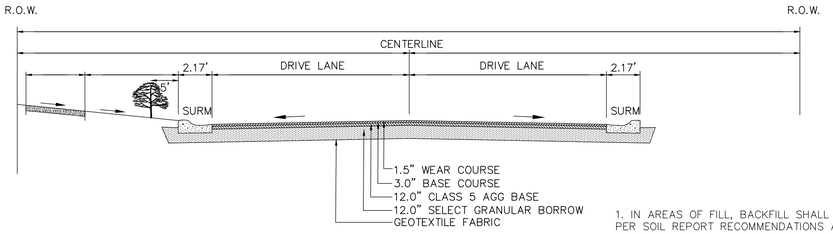
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.0

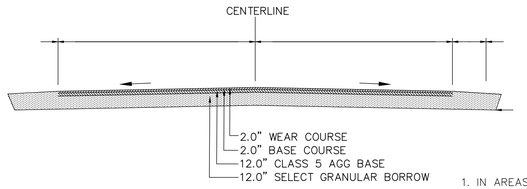
© COPYRIGHT 2026 CIVIL SITE GROUP



1. IN AREAS OF FILL, BACKFILL SHALL BE COMPACTED PER SOIL REPORT RECOMMENDATIONS AND STRUCTURALLY BUILT WITH A 1:1 SLOPE MAX EXTENDING FROM 2' BEHIND THE CURB OUTWARDS FOR OVERSIZING.

2. ALL ORGANIC OR UNSUITABLE MATERIAL SHALL BE REMOVED FROM BENEATH THE ROADWAY.

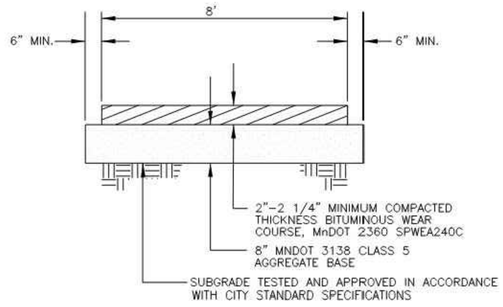
1 CREEK DRIVE
NTS

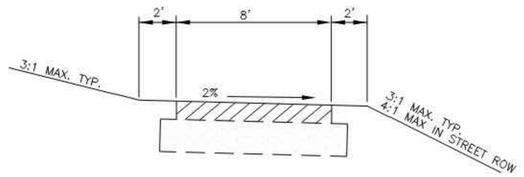


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2 HWY 12
NTS

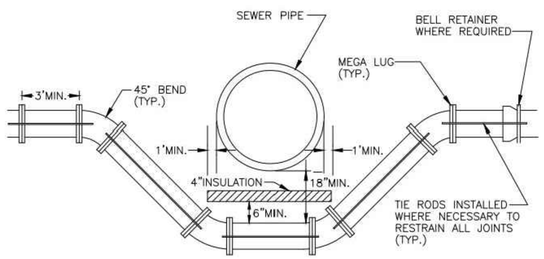




NOTE
1. BITUMINOUS TRAILS SHALL HAVE CONCRETE PED RAMPS AT ALL STREET INTERSECTIONS.
2. PROVIDE 2% CROSS-SLOPE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM TRAIL SURFACE THROUGHOUT LENGTH OF TRAIL.

BICYCLE-PEDESTRIAN PATH

3 BITUMINOUS TRAIL
NTS



PIPE SIZE	TIE RODS DIAMETER	NUMBER OF TIE RODS REQUIRED
2", 4", 6"	3/4"	2
8"	3/4"	4
12"	3/4"	6
16"	3/4"	8
20"	3/4"	10
24" AND LARGER	SEE SPECS.	SEE SPECS.

NOTE:
1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. COAT ALL ANCHORAGE AS PER SPECS.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE
4. INSULATION TO BE DOW STYROFOAM FB, CERTIFOAM TYPEX, BRAND PLASTIC FOAM OR APPROVED EQUAL

3 WATERMAIN OFFSET
NTS

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

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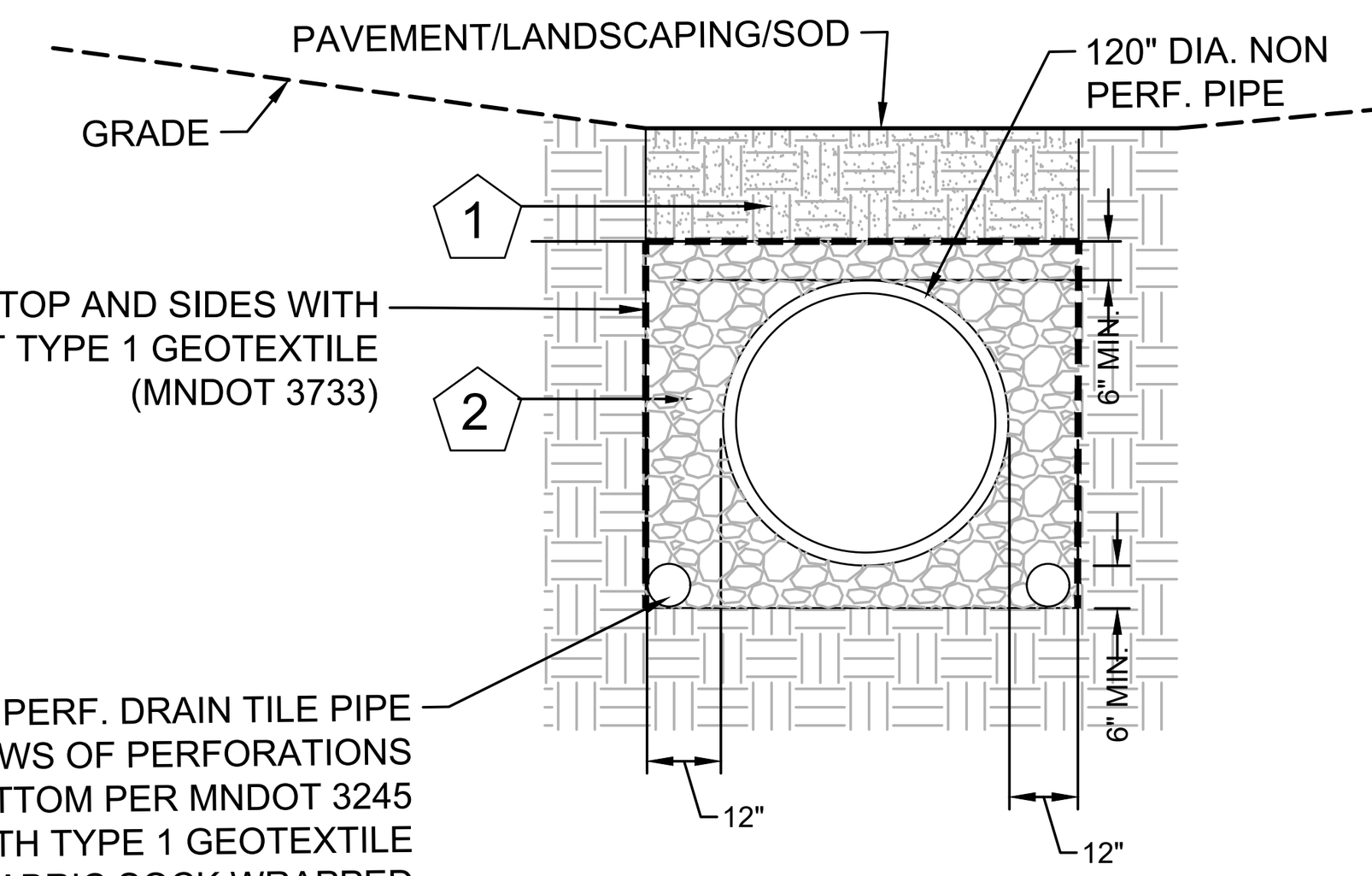
REVISION SUMMARY

DATE	DESCRIPTION

CIVIL DETAILS

C7.1

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KEY
1. TOPSOIL
2. FREE DRAINING ANGULAR DOUBLE WASHED STONE 3/4" - 2" PARTICLE SIZE - NON CARBONATE (LIMESTONE) AND NON CONCRETE. COORDINATE MATERIAL / PARTICLE SIZE W/ MANUFACTURER. INSTALL TO MIN. 95% STANDARD DENSITY PER AASHTO T99.

CONSTRUCTION SEQUENCING

GENERAL NOTES
1. ALL SUB MATERIALS BELOW THE SPECIFIED RETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.
3. TYPICAL DETAILS ARE FOR REFERENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH REVIEWED SHOP DRAWINGS.

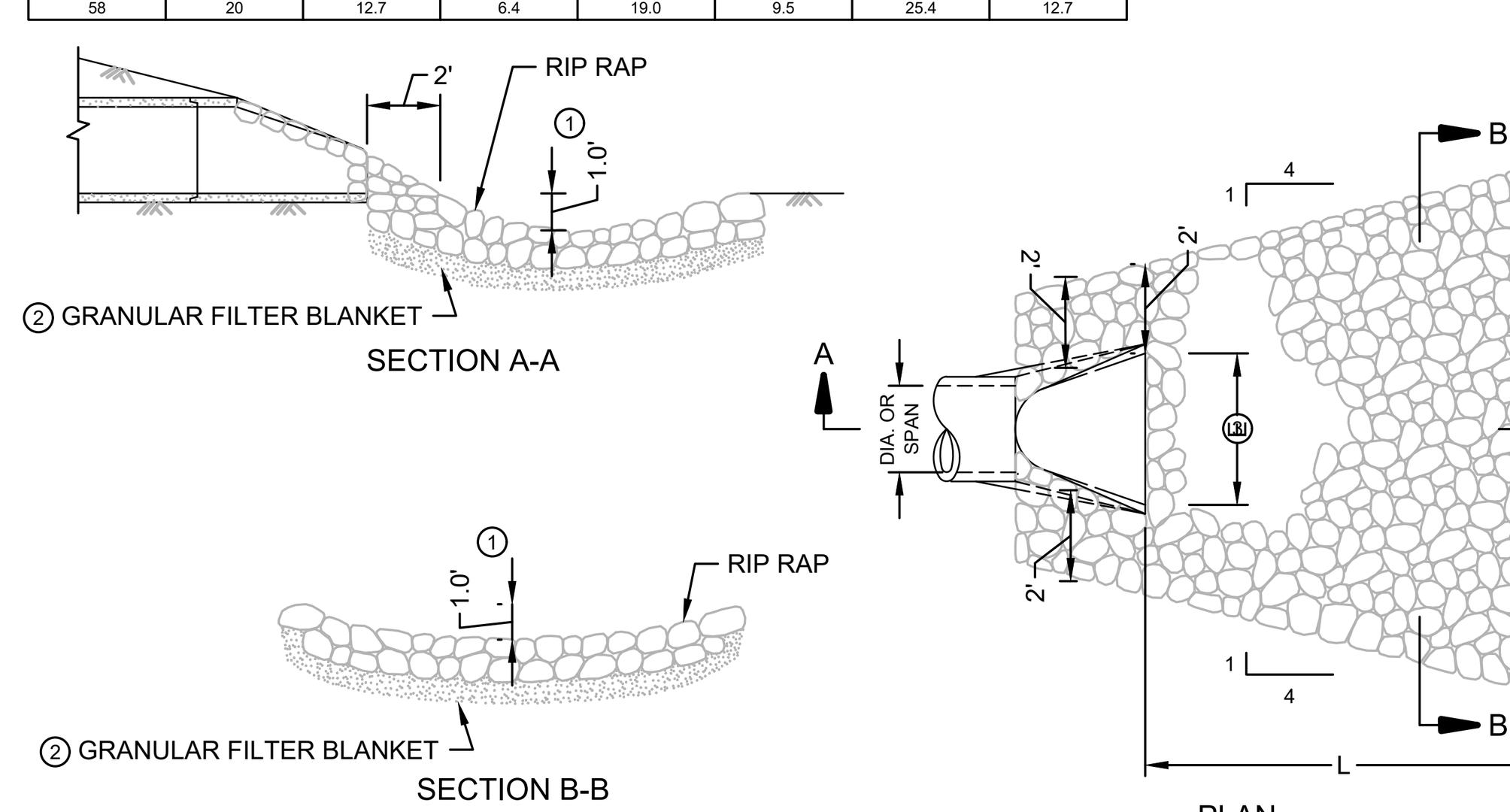
1 UNDERGRD. STORMWATER TREATMENT CHAMBER
NTS

TABLE OF QUANTITIES
RIPRAP AT RCP OUTLETS

		CLASS II d_{50} = 6"		CLASS III d_{50} = 9"		CLASS IV d_{50} = 12"	
DIA. OF ROUND PIPE (IN)	L (FT)	12" DEPTH RIP RAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIPRAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIPRAP (CY)	12" DEPTH GRANULAR FILTER (CY)
12	8	2.8	1.4	4.1	2.1	5.5	2.8
15	8	2.9	1.5	4.4	2.2	5.8	2.9
18	10	3.9	2.0	5.9	3.0	7.8	3.9
21	10	4.2	2.1	6.3	3.2	8.4	4.2
24	12	5.5	2.8	8.3	4.2	11.0	5.5
27	12	5.8	2.9	8.7	4.4	11.6	5.8
30	14	7.3	3.7	10.9	5.5	14.5	7.3
36	16	9.2	4.6	13.8	6.9	18.3	9.2
42	18	10.9	5.5	16.3	8.2	21.7	10.9
48	20	12.9	6.5	19.4	9.7	25.8	12.9

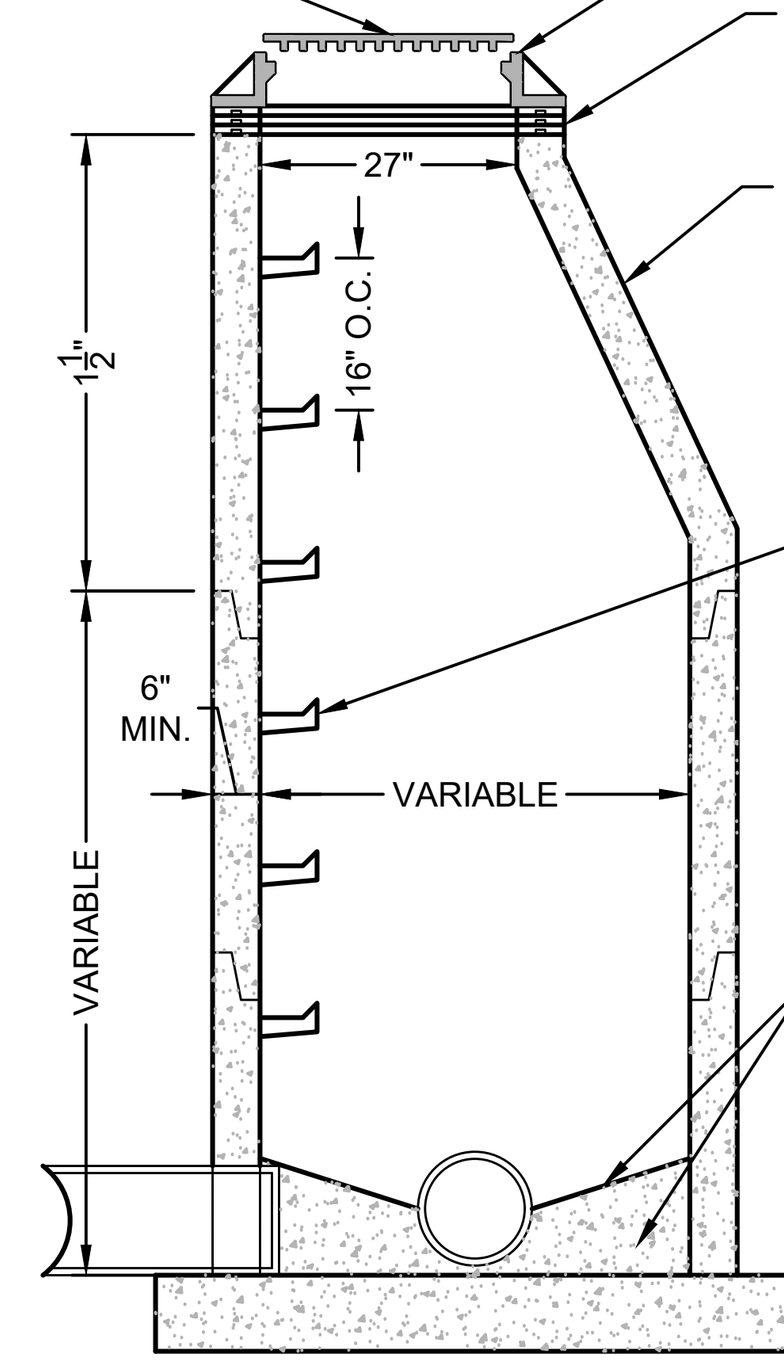
TABLE OF QUANTITIES
RIPRAP AT RCP - A OUTLETS OR BOXES OF EQUIVALENT SPAN WIDTH

		CLASS II d_{50} = 6"		CLASS III d_{50} = 9"		CLASS IV d_{50} = 12"	
SPAN OF PIPE ARCH (IN)	L (FT)	12" DEPTH RIP RAP (CY)	6" DEPTH GRANULAR FILTER (CY)	18" DEPTH RIPRAP (CY)	9" DEPTH GRANULAR FILTER (CY)	24" DEPTH RIPRAP (CY)	12" DEPTH GRANULAR FILTER (CY)
22	10	3.9	2.0	5.9	3.0	7.8	3.9
28	12	5.5	2.8	8.2	4.1	10.9	5.5
36	14	7.2	3.6	10.8	5.4	14.3	7.2
43	16	9.2	4.6	13.7	6.9	18.3	9.2
51	18	10.9	5.5	16.3	8.2	21.7	10.9
58	20	12.7	6.4	19.0	9.5	25.4	12.7

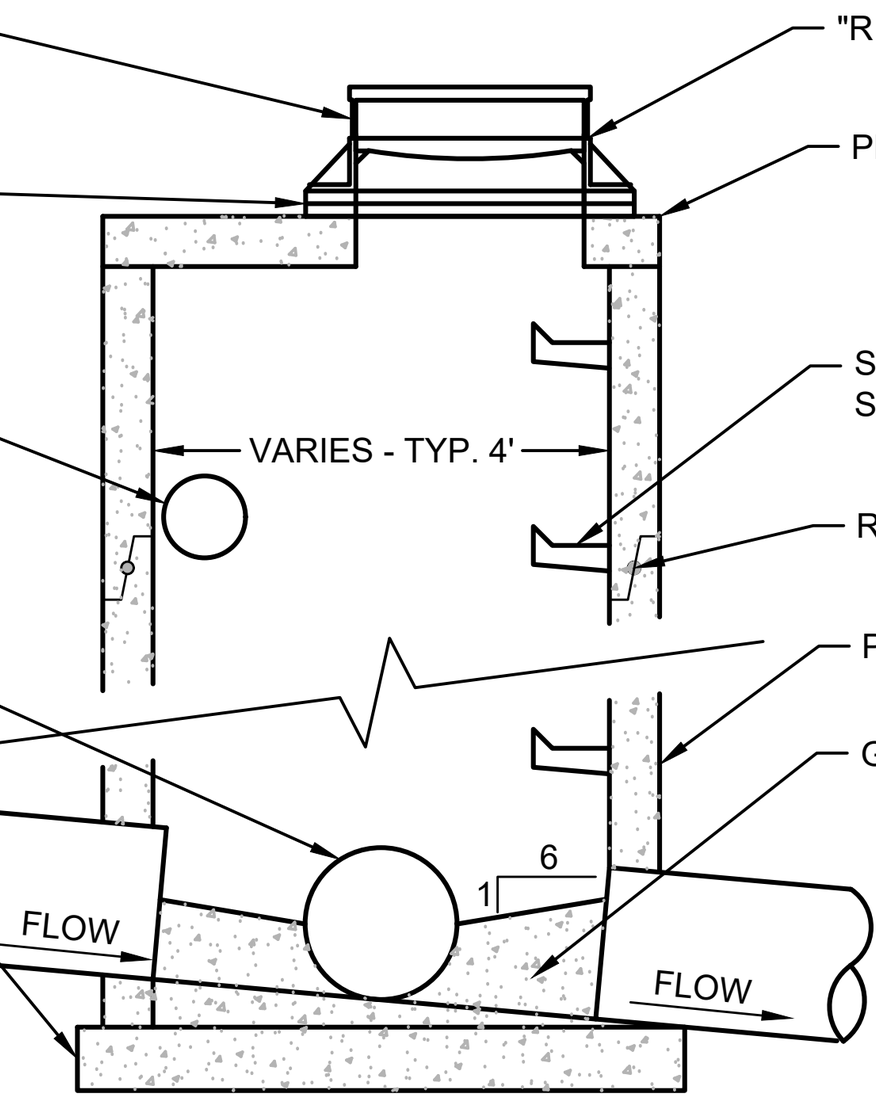


NOTES:
- PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPECIAL DESIGN.
- REQUIREMENTS FOR RIPRAP SIZE AND THICKNESS AND FILTER BLANKET WILL BE DESIGNATED IN THE PLANS.
- (1) FOR PIPES GREATER THAN OR EQUAL TO 30", USE 1.5'.
- (2) THE CONTRACTOR, AT HIS OPTION, MAY SUBSTITUTE A GEOTEXTILE FABRIC, MNDOT SPEC. 3733, FOR THE GRANULAR FILTER BLANKET UNLESS OTHERWISE SPECIFIED IN THE PLANS. THE FABRIC SHOULD COVER THE AREA OF THE RIPRAP AND EXTEND UNDER THE CULVERT APRON 3 FT.
- (3) DIMENSION E IS GIVEN ON MNDOT STANDARD PLATES 3100 AND 3110.

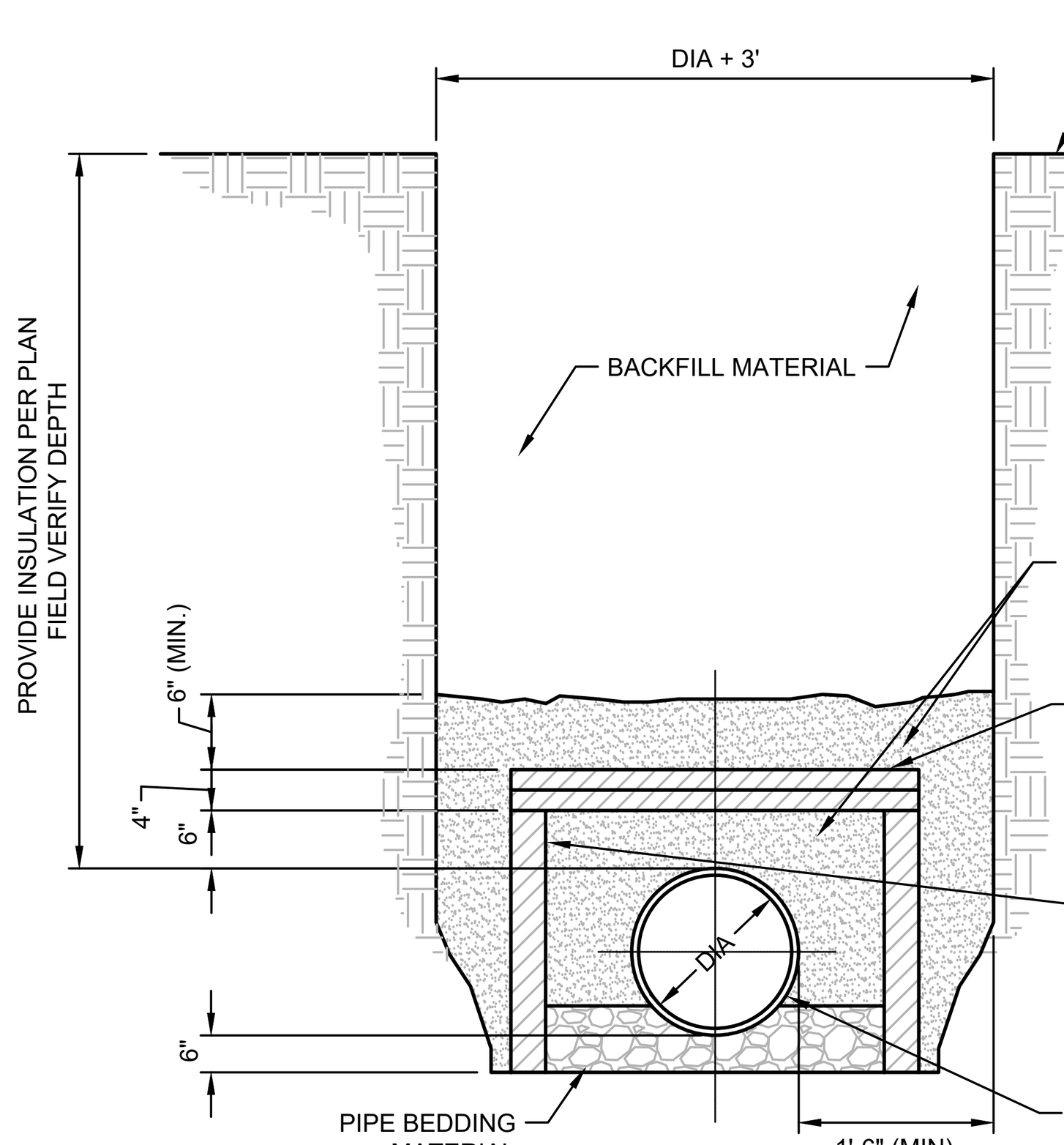
2 RIPRAP @ FLARED END SECTION
NTS



3 STORM MANHOLE
NTS



4 CATCH BASIN MANHOLE
NTS



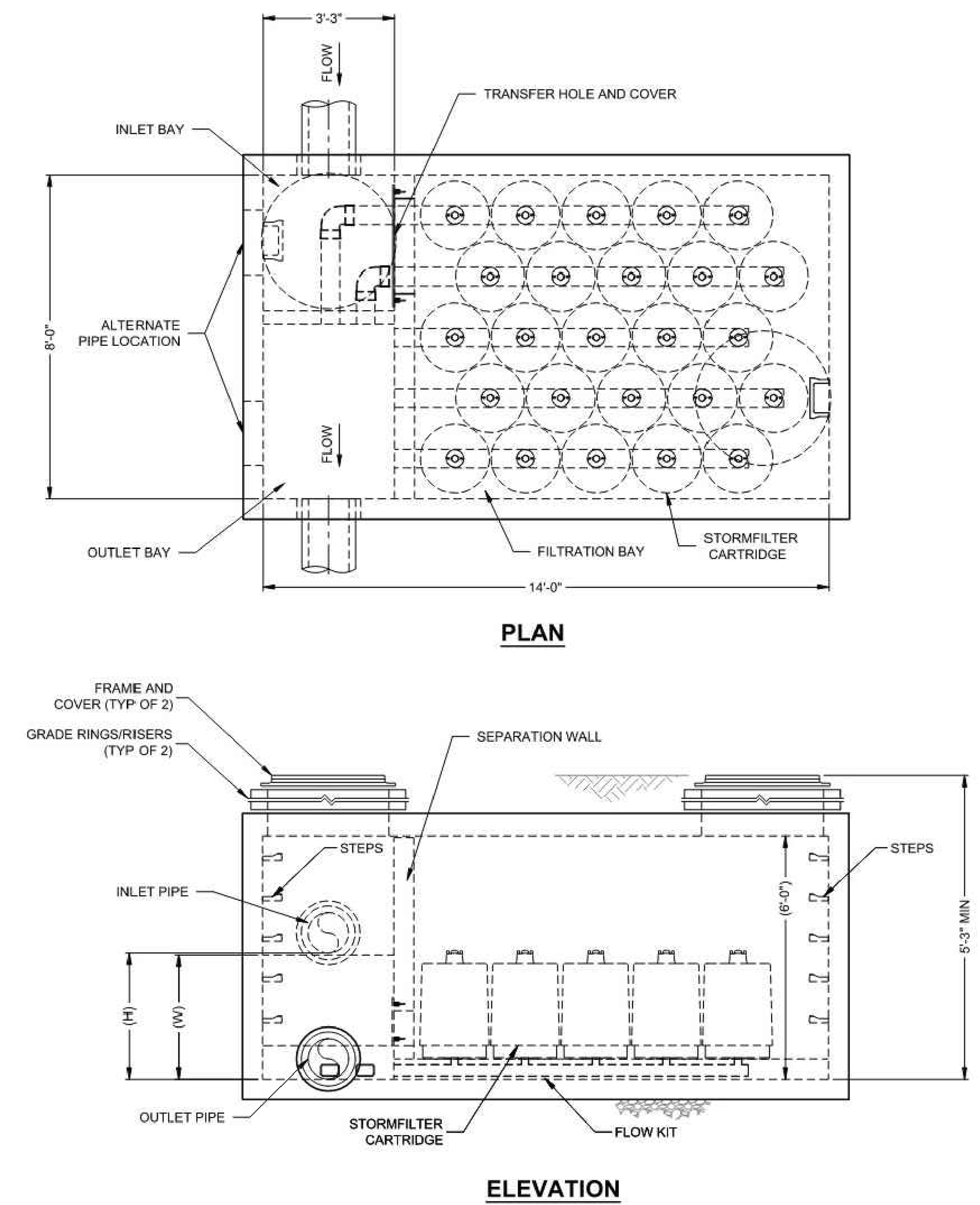
NOTES:

1. INSULATION BOARD TO BE CLOSED CELL. EXTRUDED POLYSTYRENE FOAM MEETING ASTM 578, TYPE VI, 40PSI COMPRESSING STRENGTH (ASTM D1621) 0.1%MAX. WATER ABSORPTION (ASTM C272).

2. BACKFILL MATERIAL AROUND INSULATION MUST BE FINE SAND FREE FROM ROOT, ORGANIC MATERIAL, OR OTHER INJURIOUS MATERIALS.

3. OVERLAP ALL INSULATION BOARD JOINTS.

5 UTILITY PIPE INSULATION DETAIL
NTS



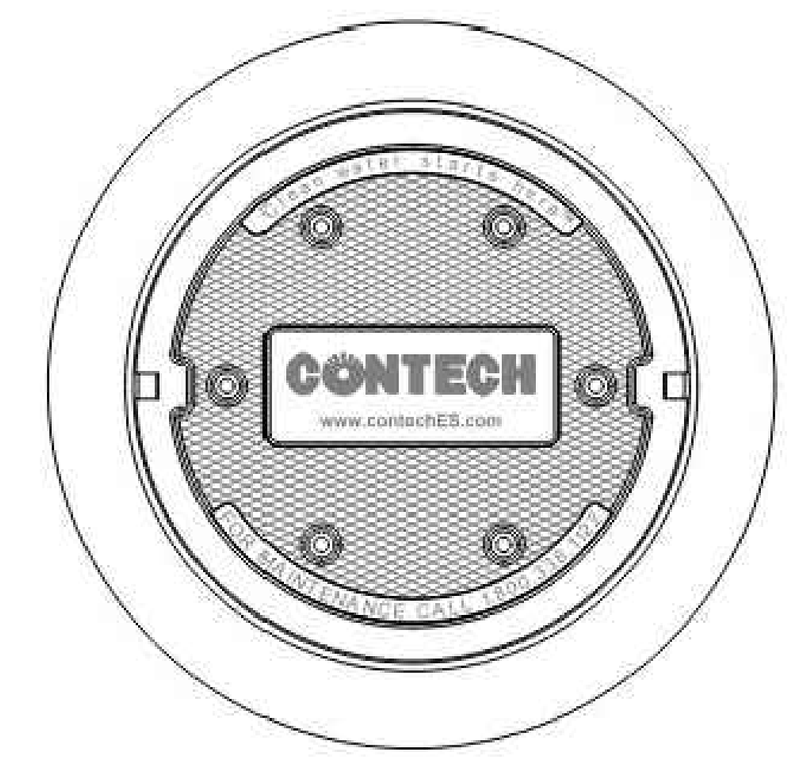
STORMFILTER DESIGN NOTES

- THE 8' x 14' PEAK DIVERSION STORMFILTER TREATMENT CAPACITY VARIES BY CARTRIDGE COUNT AND LOCALLY APPROVED SURFACE AREA SPECIFIC FLOW RATE. PEAK CONVEYANCE CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.
- THE PEAK DIVERSION STORMFILTER IS AVAILABLE IN A LEFT INLET (AS SHOWN) OR RIGHT INLET CONFIGURATION.
- ALL PARTS AND INTERNAL ASSEMBLY PROVIDED BY CONTECH UNLESS OTHERWISE NOTED.

CARTRIDGE SELECTION

CARTRIDGE HEIGHT	27"			18"			LOW DROP		
RECOMMENDED HYDRAULIC DROP (H)	3.05'			2.3'			1.8'		
HEIGHT OF WEIR (W)	3.00'			2.25'			1.75'		
SPECIFIC FLOW RATE (gpm/sf)	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf	2 gpm/sf	1.67* gpm/sf	1 gpm/sf
CARTRIDGE FLOW RATE (gpm)	22.5	18.79	11.25	15	12.53	7.5	10	8.35	5

* 1.67 gpm/sf SPECIFIC FLOW RATE IS APPROVED WITH PHOSPHOSORB® (PSORB) MEDIA ONLY



FRAME AND COVER
(DIAMETER VARIES)
N.T.S.

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	*
WATER QUALITY FLOW RATE (cfs)	*
PEAK FLOW RATE (cfs)	*
RETURN PERIOD OF PEAK FLOW (yrs)	*
CARTRIDGE HEIGHT (27", 18", LOW DROP(LD))	*
NUMBER OF CARTRIDGES REQUIRED	*
CARTRIDGE FLOW RATE	*
MEDIA TYPE (PERLITE, ZPG, PSORB)	*

PIPE DATA:	I.E.	MATERIAL	DIAMETER
INLET PIPE	*	*	*
OUTLET PIPE	*	*	*

UPSTREAM RIM ELEVATION	*
DOWNSTREAM RIM ELEVATION	*

ANTI-FLOTATION BALLAST	WIDTH	HEIGHT
	*	*

NOTES/SPECIAL REQUIREMENTS:

* PER ENGINEER OF RECORD

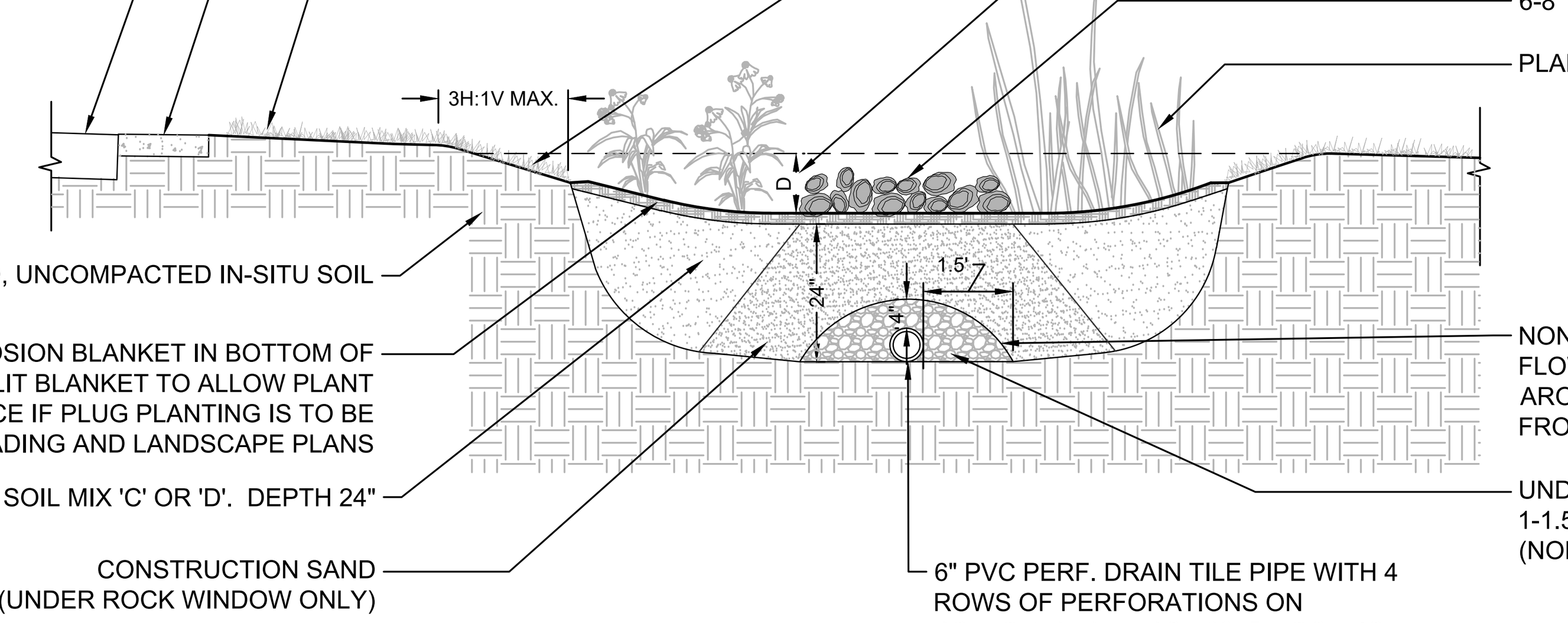
PERFORMANCE SPECIFICATION
FILTER CARTRIDGES SHALL BE MEDIA-FILLED, PASSIVE, SIPHON ACTUATED, RADIAL FLOW, AND SELF CLEANING. **RADIAL MEDIA DEPTH SHALL BE 7-INCHES**. FILTER MEDIA CONTACT TIME SHALL BE AT LEAST **38 SECONDS**.
SPECIFIC FLOW RATE SHALL BE **2 GPM/SF (MAXIMUM)**. SPECIFIC FLOW RATE IS THE MEASURE OF THE FLOW (GPM) DIVIDED BY THE MEDIA SURFACE CONTACT AREA (SF). MEDIA VOLUMETRIC FLOW RATE SHALL BE **6 GPM/CF OF MEDIA (MAXIMUM)**.

GENERAL NOTES
1. CONTECH TO PROVIDE ALL MATERIALS UNLESS NOTED OTHERWISE.
2. DIMENSIONS MARKED WITH ( ) ARE REFERENCE DIMENSIONS. ACTUAL DIMENSIONS MAY VARY.
3. FOR FABRICATION DRAWINGS WITH DETAILED STRUCTURE DIMENSIONS AND WEIGHTS, PLEASE CONTACT YOUR CONTECH REPRESENTATIVE. www.contechES.com
4. STORMFILTER WATER QUALITY STRUCTURE SHALL BE IN ACCORDANCE WITH ALL DESIGN DATA AND INFORMATION CONTAINED IN THIS DRAWING. CONTRACTOR TO CONFIRM STRUCTURE MEETS REQUIREMENTS OF PROJECT.
5. STRUCTURE SHALL MEET AASHTO HS20 LOAD RATING, ASSUMING EARTH COVER OF 0' - 5' AND GROUNDWATER ELEVATION AT, OR BELOW, THE OUTLET PIPE INVERT ELEVATION. ENGINEER OF RECORD TO CONFIRM ACTUAL GROUNDWATER ELEVATION. CASTINGS SHALL MEET AASHTO M306 AND BE CAST WITH THE CONTECH LOGO.

INSTALLATION NOTES
A. ANY SUB-BASE, BACKFILL DEPTH, AND/OR ANTI-FLOTATION PROVISIONS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.
B. CONTRACTOR TO PROVIDE EQUIPMENT WITH SUFFICIENT LIFTING AND REACH CAPACITY TO LIFT AND SET THE STORMFILTER STRUCTURE (LIFTING CLUTCHES PROVIDED).
C. CONTRACTOR TO INSTALL JOINT SEALANT BETWEEN ALL SECTIONS AND ASSEMBLE STRUCTURE.
D. CONTRACTOR TO PROVIDE, INSTALL, AND GROUT PIPES. MATCH OUTLET PIPE INVERT WITH OUTLET BAY FLOOR.
E. CONTRACTOR TO TAKE APPROPRIATE MEASURES TO PROTECT CARTRIDGES FROM CONSTRUCTION-RELATED EROSION RUNOFF.
F. CONTRACTOR TO REMOVE THE TRANSFER HOLE COVER WHEN THE SYSTEM IS BROUGHT ONLINE.

CONTECH ENGINEERED SOLUTIONS LLC
www.contechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

THE STORMWATER MANAGEMENT STORMFILTER
8' x 14' PEAK DIVERSION STORMFILTER
STANDARD DETAIL



CONSTRUCTION SEQUENCING

1. INSTALL SILT FENCE AND/OR OTHER APPROPRIATE TEMPORARY EROSION CONTROL DEVICES TO PREVENT SEDIMENT FROM LEAVING OR ENTERING THE PRACTICE DURING CONSTRUCTION.
2. ALL DOWN-GRADIENT PERIMETER SEDIMENT CONTROL BMP'S MUST BE IN PLACE BEFORE ANY UP-GRADIENT LAND DISTURBING ACTIVITY BEGINS.
3. PERFORM CONTINUOUS INSPECTIONS OF EROSION CONTROL PRACTICES.
4. INSTALL UTILITIES (WATER, SANITARY SEWER, ELECTRIC, PHONE, FIBER OPTIC, ETC) PRIOR TO THE STORMWATER SYSTEM.
5. ROUGH GRADE THE SITE. IF BIORETENTION AREAS ARE BEING USED AS TEMPORARY SEDIMENT BASINS, LEAVE A MINIMUM OF 3 FEET OF COVER OVER THE PRACTICE TO PROTECT THE UNDERLYING SOILS FROM CLOGGING.
6. PERFORM ALL OTHER SITE IMPROVEMENTS.
7. PLANT ALL AREAS AFTER DISTURBANCE.
8. CONSTRUCT BIORETENTION DEVICE UPON STABILIZATION OF CONTRIBUTING DRAINAGE AREA.
9. IMPLEMENT TEMPORARY AND PERMANENT EROSION CONTROL PRACTICES.
10. PLANT AND/OR ROCK MULCH BIORETENTION DEVICE.
11. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER THE CONTRIBUTING DRAINAGE AREA IS ADEQUATELY VEGETATED.

GENERAL NOTES
1. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION, THIS MATERIAL SHALL BE REMOVED FROM THE PRACTICE PRIOR TO CONTINUING CONSTRUCTION.
2. GRADING OF BIORETENTION DEVICES SHALL BE ACCOMPLISHED USING LOW-COMPACTION EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF UNDERLYING SOILS.
3. ALL SUB MATERIALS BELOW THE SPECIFIED BIORETENTION DEPTH (ELEVATION) SHALL BE UNDISTURBED, UNLESS OTHERWISE NOTED.
4. SEE UTILITY PLAN / SHOP DRAWINGS FOR SYSTEM LAYOUT.

6 BIO-FILTRATION BASIN (RAIN GARDEN - TYP.)
NTS

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Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
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225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

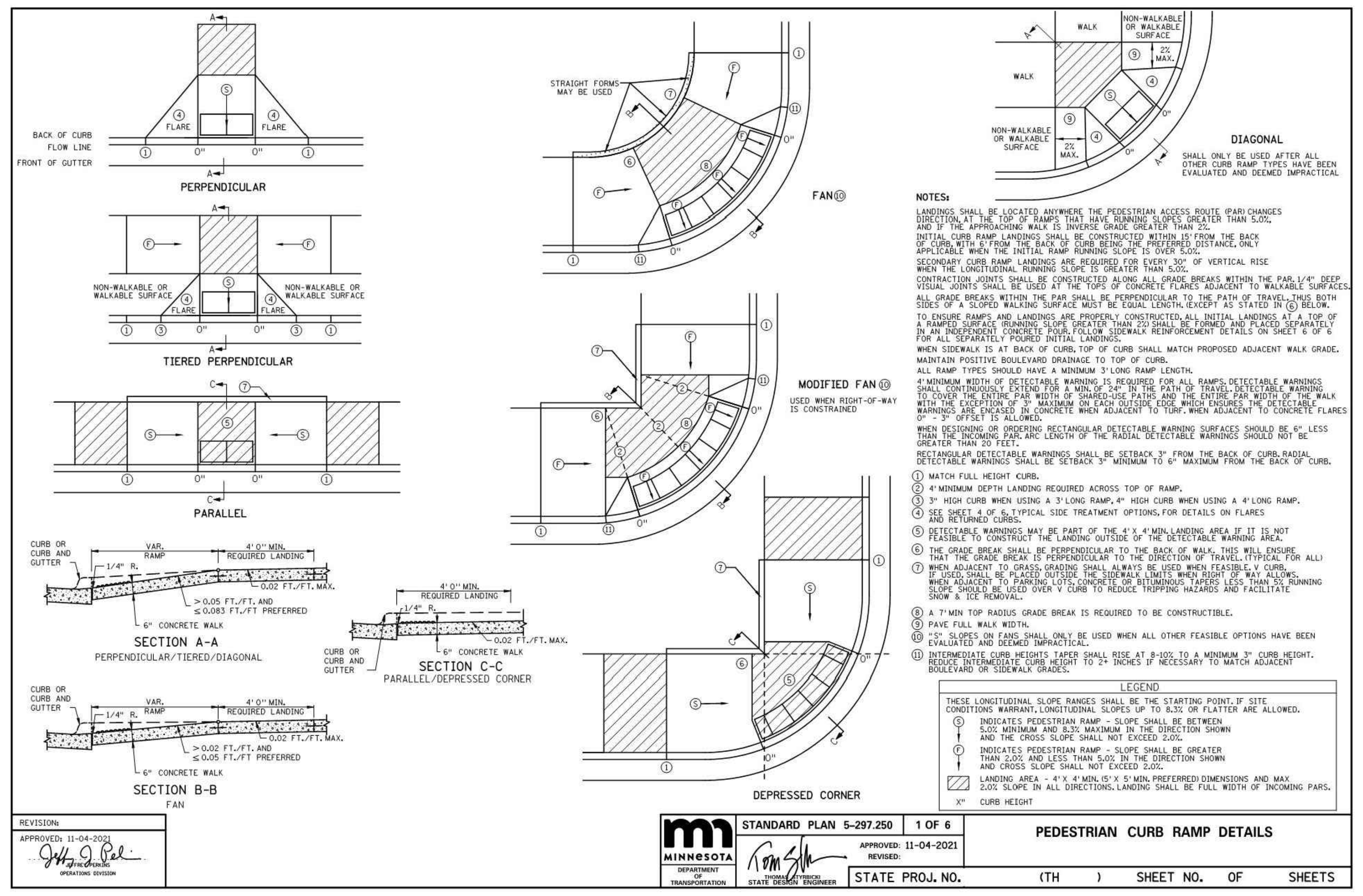
REVISION SUMMARY

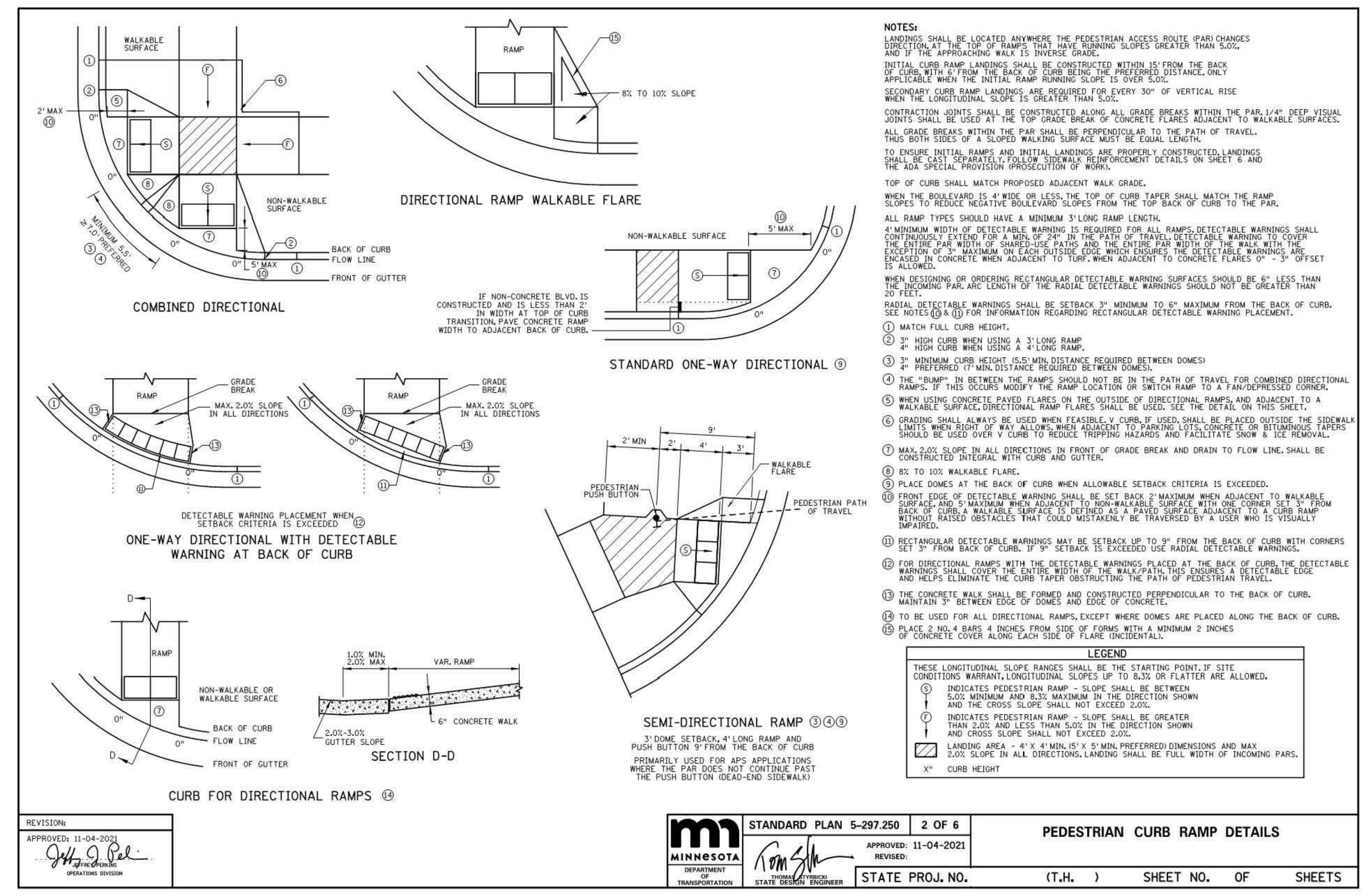
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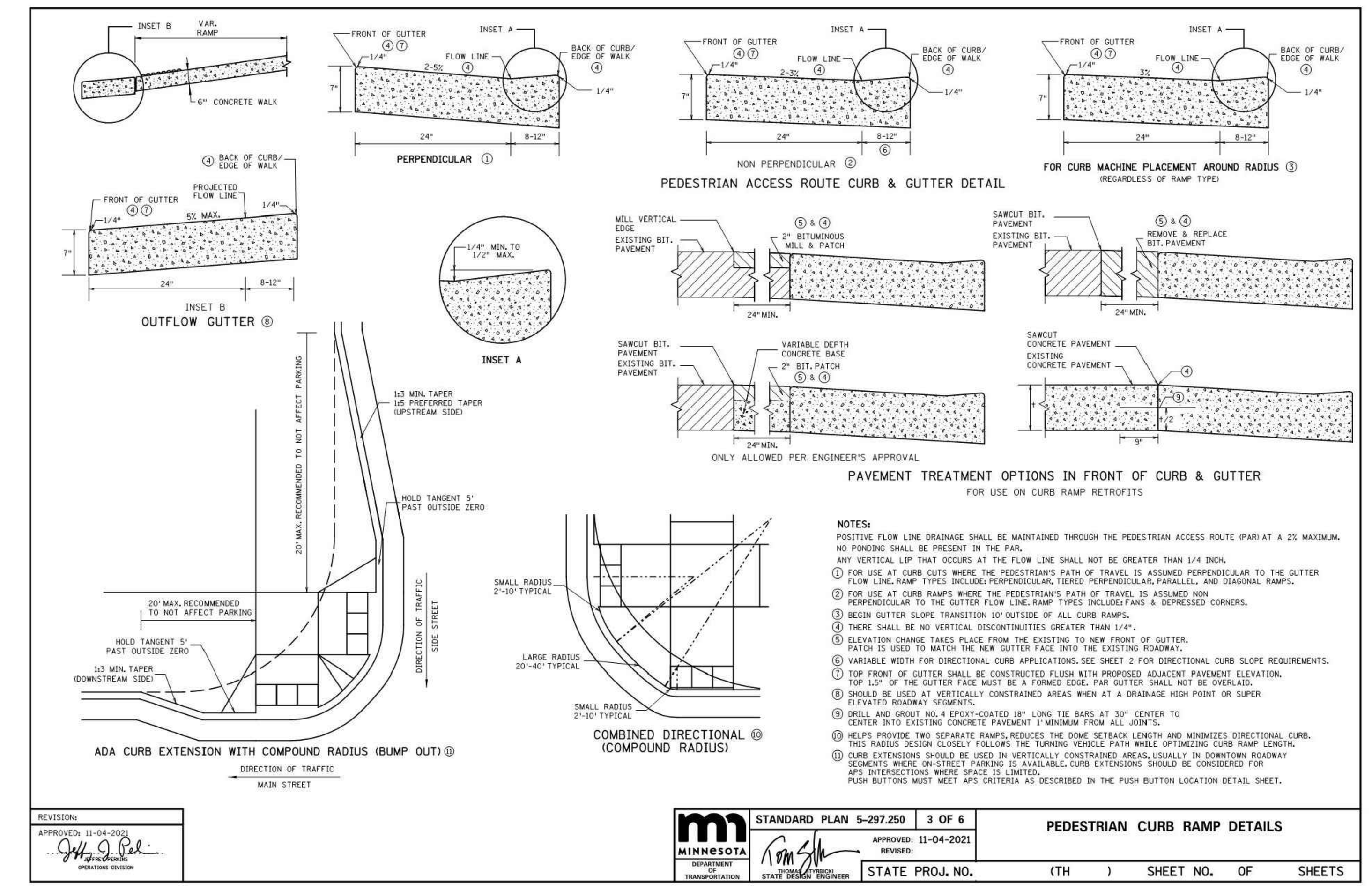
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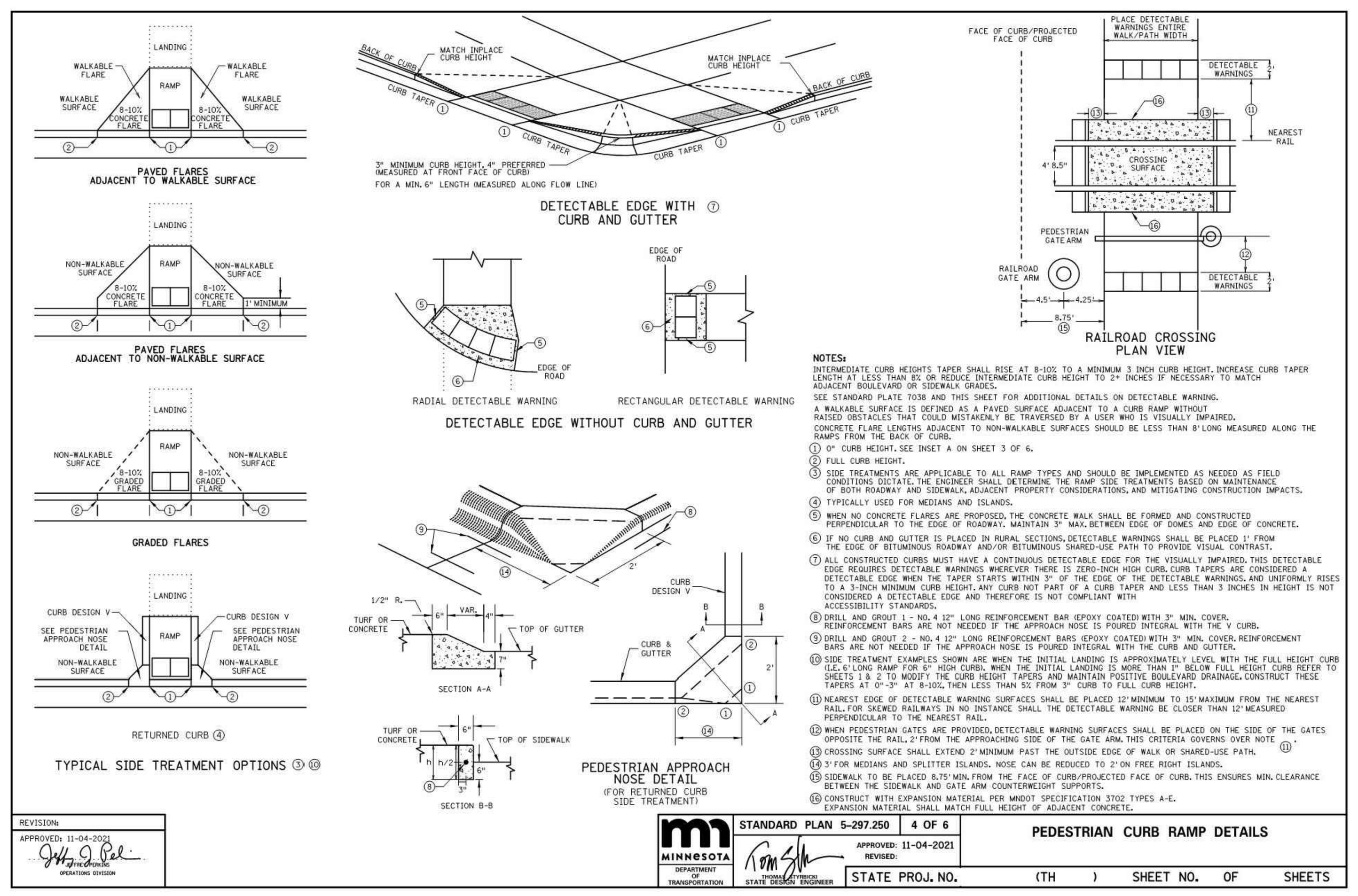
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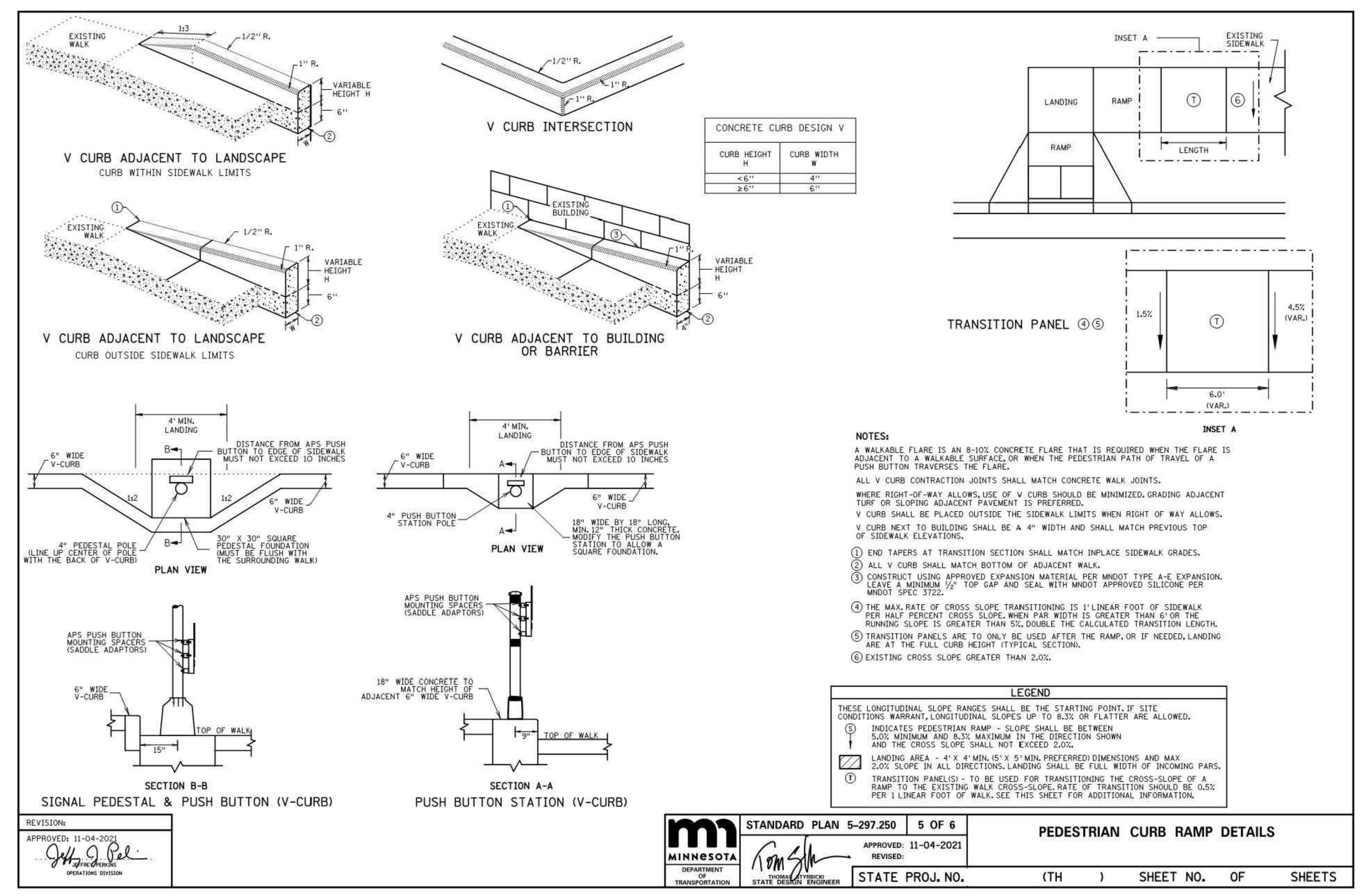
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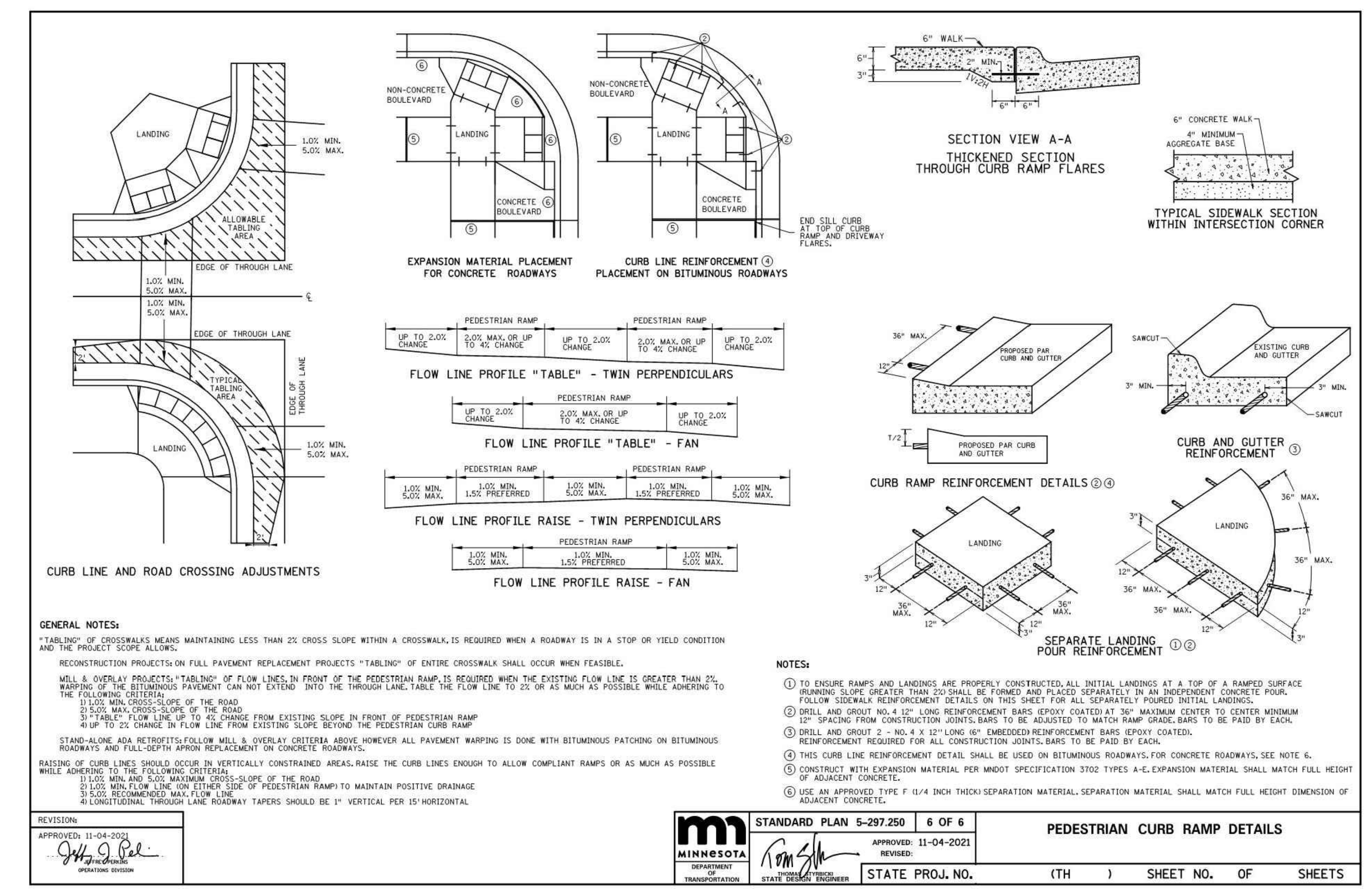












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civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

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5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

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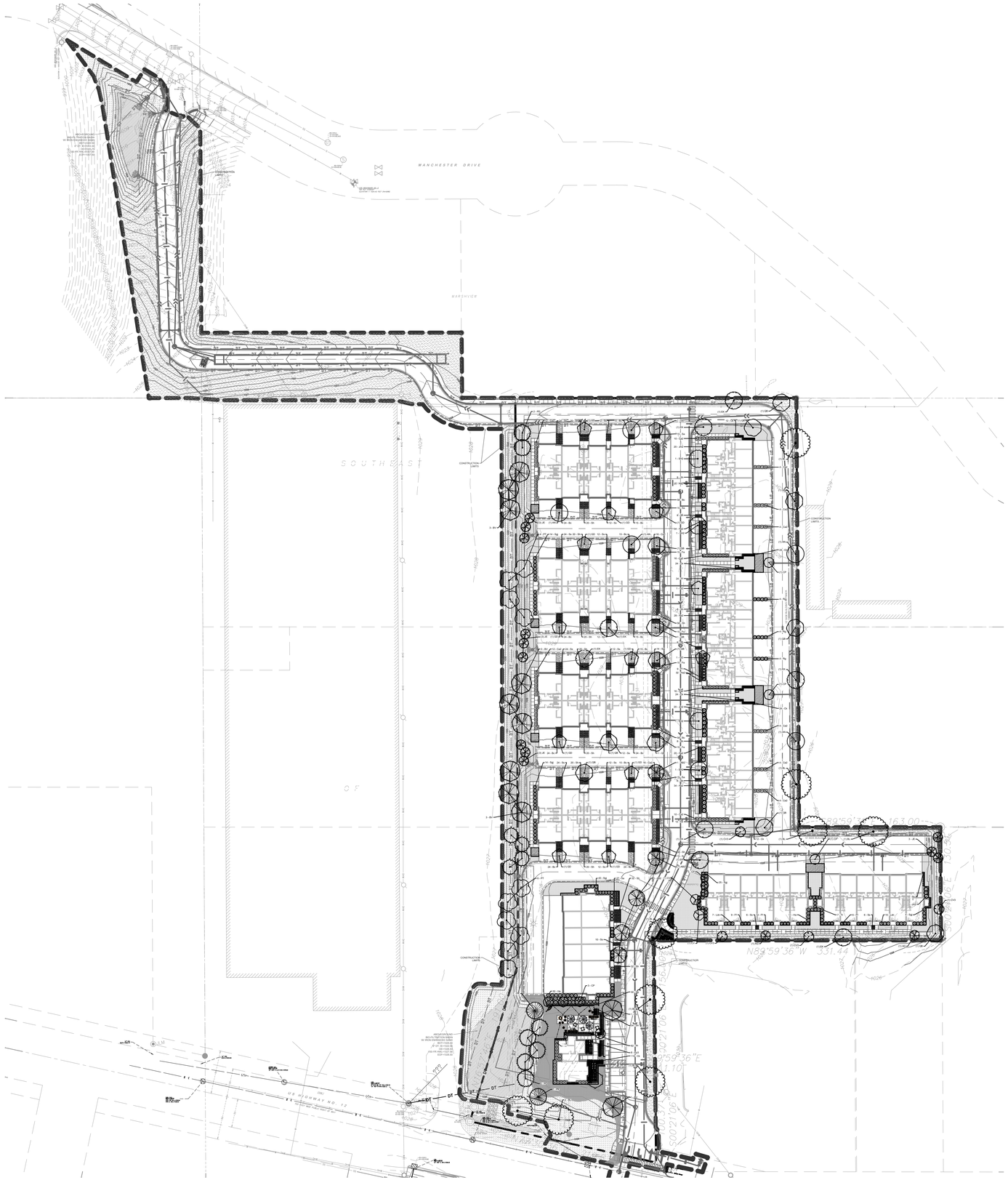
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CIVIL DETAILS

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LANDSCAPE NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. REFERENCE MULCH SCHEDULE FOR MULCH MATERIALS AND LOCATIONS.
3. SEE MULCH SCHEDULE FOR ALL BEDS & TREES - TO OUTER EDGE OF SAUCER OR TO EDGE OF PLANTING BED, IF APPLICABLE. ALL MULCH SHALL BE KEPT WITHIN A MINIMUM OF 2" FROM TREE TRUNK.
4. IF SHOWN ON PLAN, RANDOM SIZED LIMESTONE BOULDERS COLOR AND SIZE TO COMPLIMENT NEW LANDSCAPING. OWNER TO APPROVE BOULDER SAMPLES PRIOR TO INSTALLATION.
5. PLANT MATERIALS SHALL CONFORM WITH THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND SHALL BE OF HARDY STOCK, FREE FROM DISEASE, DAMAGE AND DISFIGURATION. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING PLUMPNESS OF PLANT MATERIAL FOR DURATION OF ACCEPTANCE PERIOD.
6. UPON DISCOVERY OF A DISCREPANCY BETWEEN THE QUANTITY OF PLANTS SHOWN ON THE SCHEDULE AND THE QUANTITY SHOWN ON THE PLAN, THE PLAN SHALL GOVERN.
7. CONDITION OF VEGETATION SHALL BE MONITORED BY THE LANDSCAPE ARCHITECT THROUGHOUT THE DURATION OF THE CONTRACT. LANDSCAPE MATERIALS PART OF THE CONTRACT SHALL BE WARRANTED FOR TWO (2) FULL GROWING SEASONS FROM SUBSTANTIAL COMPLETION DATE.
8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES SHALL RECEIVE 6" LAYER TOPSOIL AND SOD AS SPECIFIED UNLESS OTHERWISE NOTED ON THE DRAWINGS.
9. COORDINATE LOCATION OF VEGETATION WITH UNDERGROUND AND OVERHEAD UTILITIES, LIGHTING FIXTURES, DOORS AND WINDOWS. CONTRACTOR SHALL STAKE IN THE FIELD FINAL LOCATION OF TREES AND SHRUBS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
10. ALL PLANT MATERIALS SHALL BE WATERED AND MAINTAINED UNTIL ACCEPTANCE.
11. REPAIR AT NO COST TO OWNER ALL DAMAGE RESULTING FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
12. SWEEP AND MAINTAIN ALL PAVED SURFACES FREE OF DEBRIS GENERATED FROM LANDSCAPE CONTRACTOR'S ACTIVITIES.
13. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
14. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INCLUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.

POLLINATOR SAFE PLANT MATERIAL:

1. THE CONTRACTOR SHALL PROVIDE ONLY PLANT MATERIAL FREE OF NEONICOTINOID BASED INSECTICIDES AND/OR TREATMENTS OF ANY KIND, INCLUDING BY NOT LIMITED TO IMIDACLOPRID (CONFIDOR, ADMIRE, GAUCHO, ADVOCATE), THIAMETHOXAM (ACTARA, PLATINUM, CRUISER), CLOTHIANIDIN (PONCHO, DANTOSU, DANTOP), ACETAMIPRID (MOSPILAN, ASSAIL, CHIPCOTRISTAR), THIACLOPRID (CALYPSO), DINOTEFURAN (STARKLE, SAFARI, VENOM), AND NITENPYRAM (CAPSTAR, GUARDIAN).
2. CONTRACTOR SHALL CERTIFY, THROUGH SUPPLIERS POLICY STATEMENT OR AFFIDAVIT, THAT NO NEONICOTINOID BASED INSECTICIDES HAVE BEEN USED ON SITE OR DIRECTLY ADJACENT TO THE GROWING OR STORAGE PLOTS OF THE SUPPLIED PLANT MATERIAL, INCLUDING THE PLANTING OF AGRICULTURAL (OR OTHER) SEED TREATED WITH NEONICS..

PLANTING SEASON SCHEDULE

SEASON	CONIFEROUS	DECIDUOUS	REMARKS
SPRING PLANTING	APRIL 15 - JUNE 15	APRIL 15 - JUNE 15	
FALL PLANTING	AUGUST 21 - SEPTEMBER 30	AUGUST 15 - NOVEMBER 15	
NOTE: ADJUSTMENTS TO PLANTING DATES MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.			

MULCH SCHEDULE

AREA	MULCH TYPE	EDGING	FABRIC	REMARKS
TREE RINGS	4" DEPTH, SHREDDED CEDAR	YES	NO	SEE DETAIL SHT. L1.1
PLANTING BEDS	1-1/2" GREY TRAP ROCK	YES	NO	
MAINT. STRIP AT BUILDING FOUNDATION	1-1/2" GREY TRAP ROCK	YES	SEE DETAIL	
NATIVE SEED AREAS	STRAW MULCH	NA	NA	SEE SEEDING MANUAL
NOTE: COORDINATE ALL MULCH AND PLANTING BED MATERIAL PRIOR TO INSTALLATION, PROVIDE SAMPLES AND SHOP DRAWINGS/PHOTOS/DATA SHEETS OF ALL MATERIALS				

LANDSCAPE PLAN LEGEND:

PLANT SCHEDULE

SYMBOL	QTY	COMMON / BOTANICAL NAME	SIZE
GROUND COVERS			
	16,327 sf	ROCK MAINTENANCE STRIP / ROCK MAINTENANCE STRIP 1.5" DECORATIVE SCREENED ROCK/STONE INSTALLED 3" DEEP OVER GEOTEXTILE FABRIC. PROVIDE EDGING AS SHOWN ON LANDSCAPE PLAN.	Mulch
	22,305 sf	BLUE GRASS SOD / SOD BLUE GRASS SOD W/IMPROVED VARIATIES, INSTALLED ON PREPARED SOIL, CONTAINING 6" OF TOPSOIL W/MINIMUM 4% ORGANICS BY WEIGHT. SCARIFIED AND EVENLY GRADED. BIG ROLL PREFERRED FOR LARGER AREAS.	Sod
	1,003 sf	CANINE RUN / SYNTHETIC TURF CANINE RUN, SHORT, DENSE FIBERS IN NATURAL-LOOKING COLOR. FEATURING ANTI-MICROBIAL INFILL.	Synthetic Turf
	1,518 sf	WOOD MULCH / WOOD MULCH WOOD MULCH, SHREDDED CEDAR MULCH OR EQUIVILANT. INSTALLED 4" DEEP ON VEGETATION FREE, GRADED NATIVE SOIL, SEE GRADING PLAN FOR GRADES.	Mulch
	41,153 sf	SUBTOTAL:	
MNDOT - SEED MIXES			
	31,488 sf	MN SEED MIX #35-221 DRY PRAIRIE GENERAL, / MNDOT - GENERAL RESTORATION SEED MIX SEEDING RATE: 36.5 LB/ACRE (98.7 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix
	15,637 sf	MN SEED MIX #34-262 WET PRAIRIE / MNDOT - LOWER BASIN SEED MIX SEEDING RATE: 14.5 LB/ACRE (128.4 SEEDS/SF). MNDOT TYPE1 MULCH W/STRAW, EROSION CONTROL BLANKET, OR HYDROMULCH. REFERENCE MNDOT SEEDING MANUAL SPECIFICATIONS (2023).	Seed Mix

PROPOSED CANOPY TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED EVERGREEN TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED ORNAMENTAL TREE SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED DECIDUOUS AND EVERGREEN SHRUB SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

PROPOSED PERENNIAL PLANT SYMBOLS - SEE PLANT SCHEDULE AND PLAN FOR SPECIES AND PLANTING SIZES

EDGING - SHALL BE COMMERCIAL GRADE, 4" DEPTH ALUMINUM, BLACK OR DARK GREEN IN COLOR, INCLUDE ALL CONNECTORS, STAKES, & ALL APPURTENANCES PER MANUF. INSTALL PER MANUF. INSTRUC./SPECS.

CONSTRUCTION LIMITS

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Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

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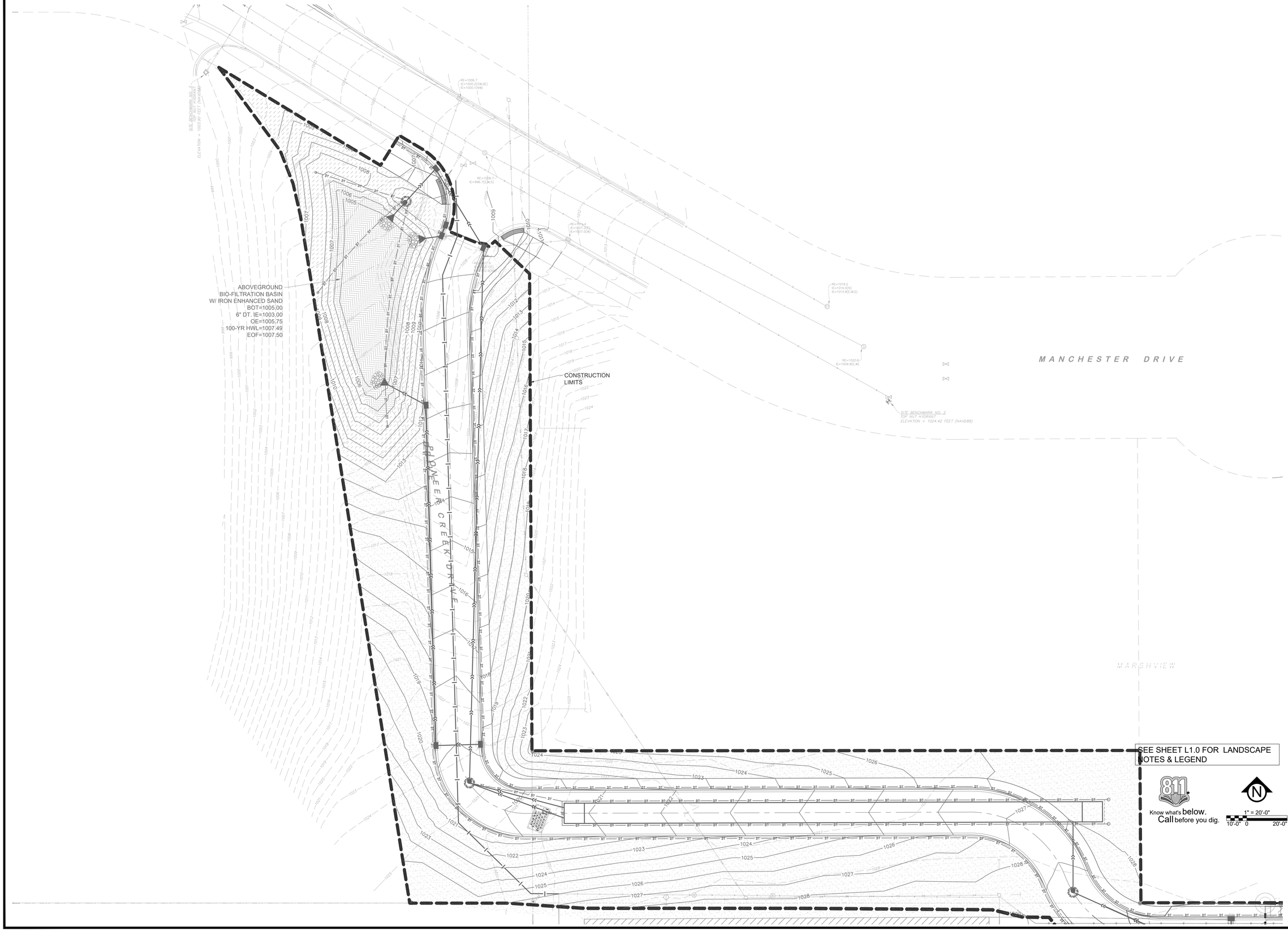
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DATE	DESCRIPTION

LANDSCAPE PLAN - OVERALL

L1.0

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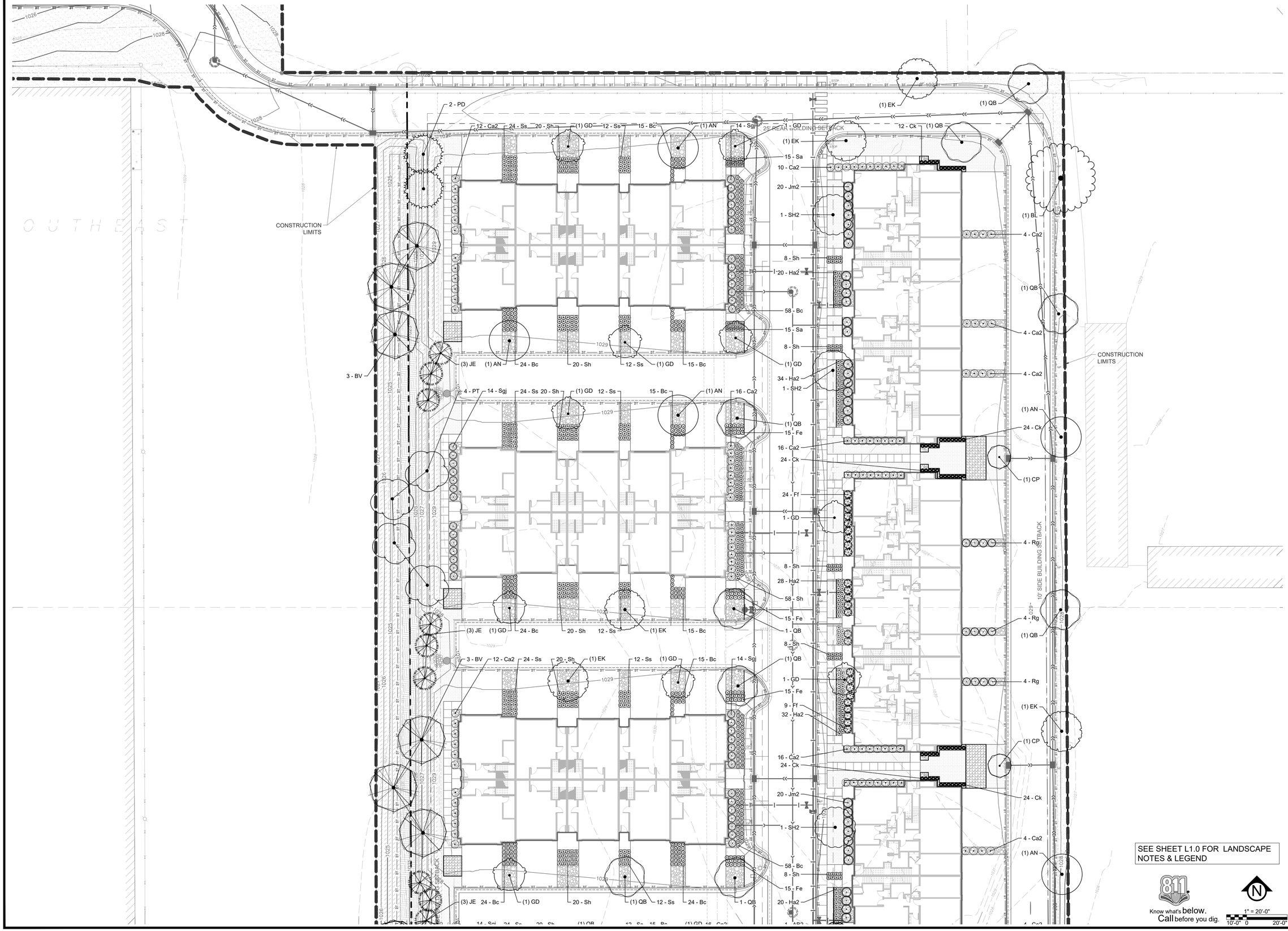
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DATE	DESCRIPTION

LANDSCAPE PLAN - ENLARGEMENT 1

L1.1

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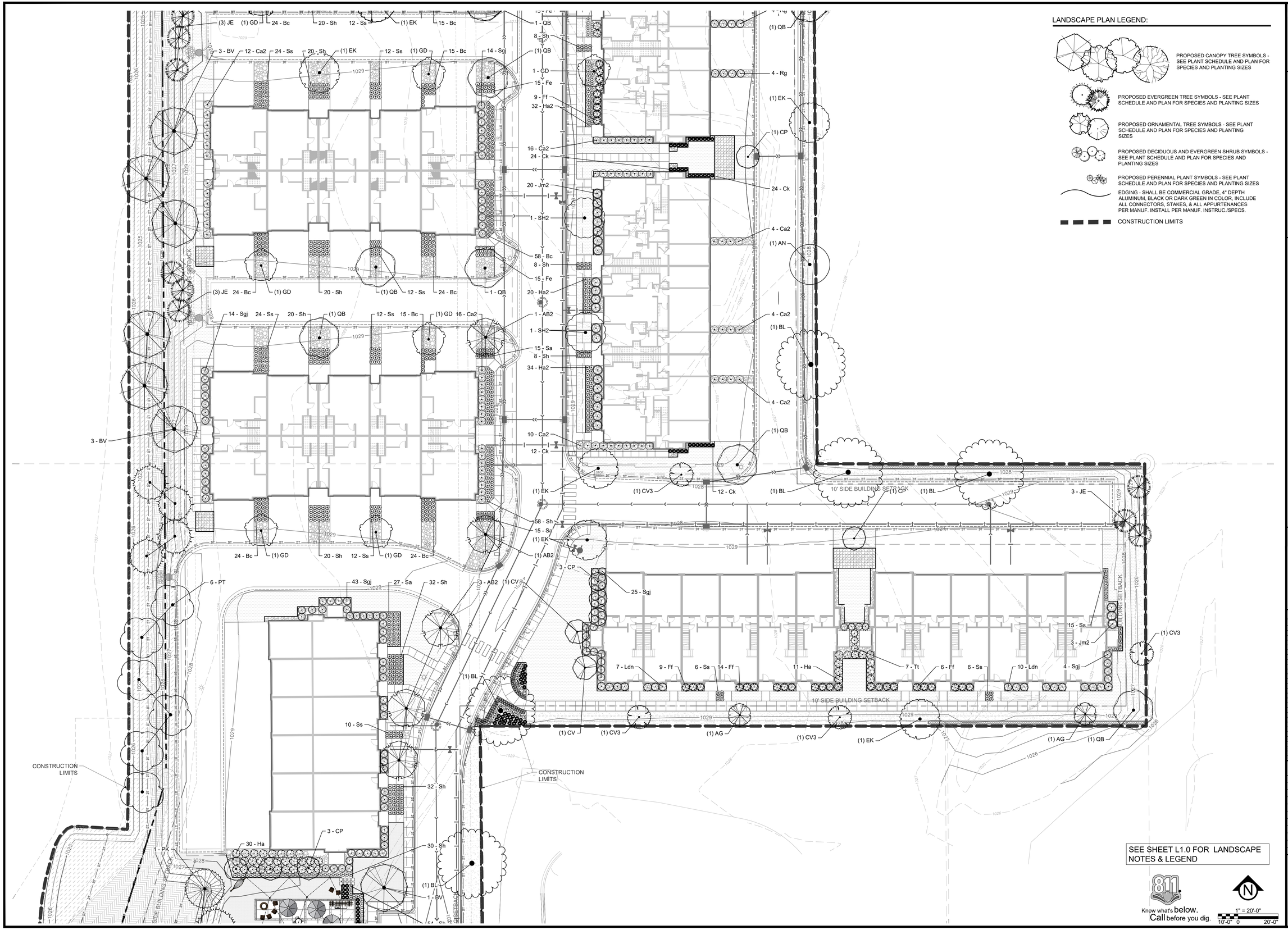
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LANDSCAPE PLAN - ENLARGEMENT 2

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LANDSCAPE PLAN LEGEND:

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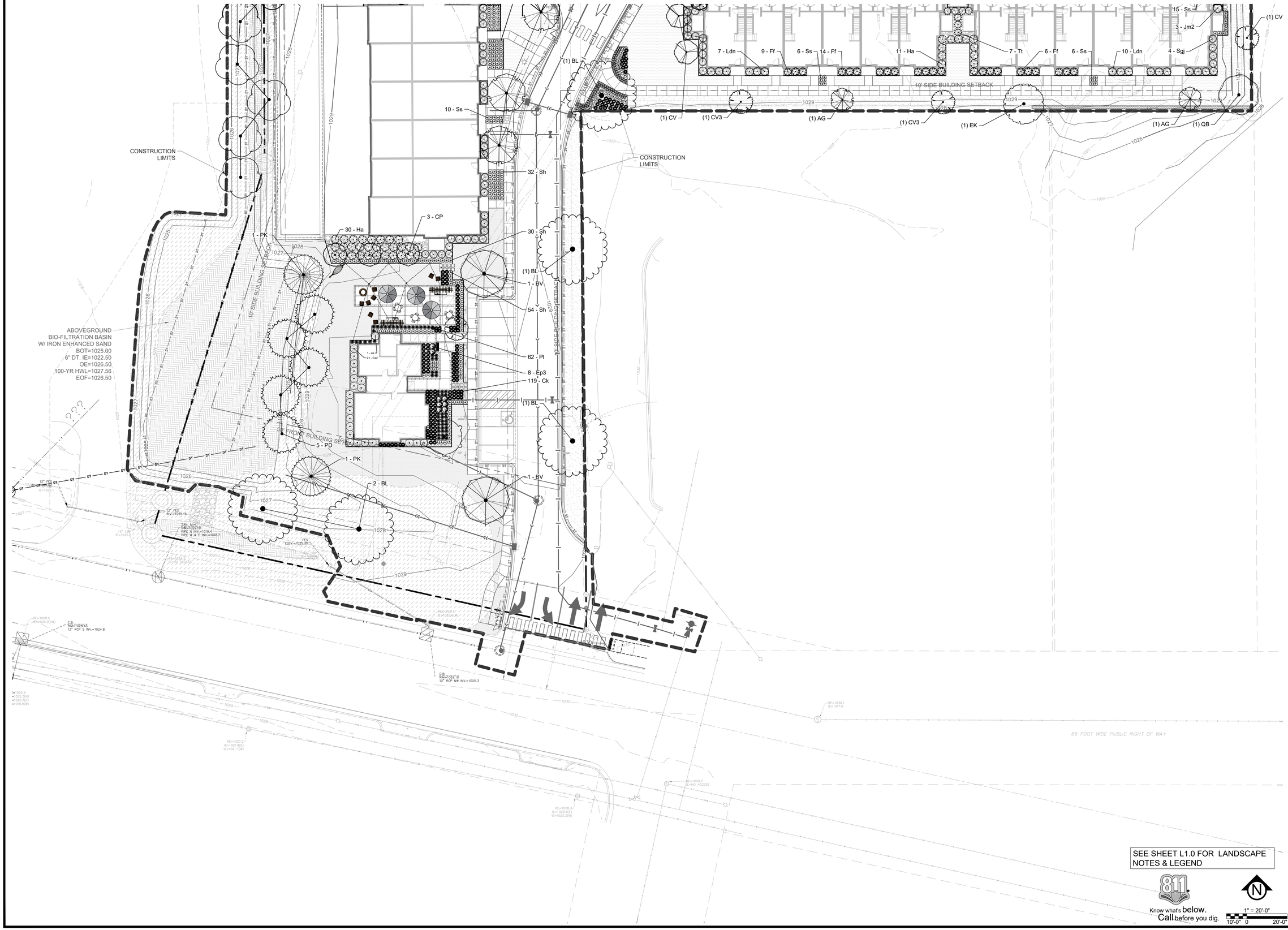
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LANDSCAPE PLAN - ENLARGEMENT 4

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PLANT SCHEDULE - OVERALL SITE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	AN	5	Northwood Red Maple / Acer rubrum `Northwood`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
	AB2	5	Autumn Blaze Maple / Acer x freemanii `Jeffsred` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	RB	1	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	11	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	9	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	GD	13	Street Keeper Honey Locust / Gleditsia triacanthos `Draves` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	SH2	4	Skyline Thornless Honey Locust / Gleditsia triacanthos inermis `Skycole` TM	2.5" Cal. B&B	NATIVE CULTIVAR	N
	EK	8	Espresso Kentucky Coffeetree / Gymnocladus dioica `Espresso`	2.5" Cal. B&B	NATIVE CULTIVAR	N
	PT	10	Quaking Aspen / Populus tremuloides	2.5" Cal. B&B	NATIVE	N
	PK	2	Golden Larch / Pseudolarix kaempferi `Gold`	2.5" Cal. B&B	NOT NATIVE	
	QB	12	Swamp White Oak / Quercus bicolor	2.5" Cal. B&B	NATIVE	Y
	BL	9	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		89	SUBTOTAL:			
EVERGREEN TREES						
	JE	12	Eastern Red Cedar / Juniperus virginiana	6` B&B	NATIVE	
	PD	7	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
	PO	4	Serbian Spruce / Picea obovata	6` B&B		
		23	SUBTOTAL:			
ORNAMENTAL TREES						
	AG	2	Autumn Brilliance Serviceberry / Amelanchier x grandiflora `Autumn Brilliance`	1.5" Cal. B&B	NATIVE	Y
	CV3	5	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
		9	SUBTOTAL:			

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	1	Standing Ovation TM Serviceberry / Amelanchier alnifolia `Obelisk`	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	153	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
	Ff	48	Gold Cluster Forsythia / Forsythia x intermedia `Courtaneur` TM	#2 CONT	NOT NATIVE	Y
	Ha	41	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
	Sgj	128	Sea Green Juniper / Juniperus chinensis `Sea Green`	#5 CONT	NOT NATIVE	N
	Jm2	43	Medora Juniper / Juniperus scopulorum `Medora`	#5 CONT	NOT NATIVE	N
	Ldn	17	Little Devil Ninebark / Physocarpus opulifolius `Donna May` TM	#5 CONT	NATIVE CULTIVAR	Y
	Rg	12	Gro-Low Fragrant Sumac / Rhus aromatica `Gro-Low`	#5 CONT	NATIVE	Y
	Tt	7	Taunton`s Yew / Taxus x media `Tauntonii`	#5 CONT	NOT NATIVE	N
		450	SUBTOTAL:			
GRASSES						
	Bc	350	Side Oats Grama / Bouteloua curtipendula	#1 CONT	NATIVE	Y
	Ck	222	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	Cc	99	Blue Zinger Sedge / Carex glauca `Blue Zinger`	#1 CONT	NOT NATIVE	N
	Fe	60	Elijah Blue Fescue / Festuca glauca `Elijah Blue`	#1 CONT	NOT NATIVE	N
	Ha2	168	All Gold Japanese Forest Grass / Hakonechloa macra `All Gold`	#1 CONT	NOT NATIVE	N
	Ss	244	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	#1 CONT	NATIVE CULTIVAR	Y
	Sa	109	Autumn Moor Grass / Sesleria autumnalis	#1 CONT	NOT NATIVE	Y
	Sh	472	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		1,724	SUBTOTAL:			
PERENNIALS						
	Ep3	8	Dwarf Joe Pye Weed / Eupatorium purpureum `Baby Joe`	#1 CONT	NATIVE	Y
	Pl	62	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
		70	SUBTOTAL:			

LANDSCAPE CALS:

LANDSCAPE CODE REQUIREMENTS						
IN ALL ZONING DISTRICTS THE LOT AREA REMAINING AFTER PROVIDING FOR PARKING, DRIVEWAYS, LOADING SIDEWALKS, OR OTHER REQUIREMENTS SHALL BE PLANTED AND MAINTAINED IN GRASS, SODDING, SHRUBS, OR OTHER ACCEPTABLE VEGETATION OF LANDSCAPING TECHNIQUES.						
TREE PRESEVATION CODE: REPLACEMENT TREE CALS.						
REPLACE 50% *OF TOTAL DIAMETER INCHES OF ALL* ***SIGNIFICANT TREES*** *LOST.*						
REPLACE 25% *OF TOTAL DIAMETER INCHES OF ALL* ***OTHER TREES*** *LOST.*						
SIGNIFICANT TREES MUST BE HEALTHY AND INCLUDE ONE OF THE FOLLOWING:						
HARDWOOD DECIDUOUS TREES	=	***MEASURING MINIMUM 6" INCHES IN DIAMETER***				
ALL OTHER DEDIDUOUS (COMMON) TREES	=	***MEASURING MINIMUM 12" INCHES IN DIAMETER***				
EVERGREEN TREES	=	***MEASURING MINIMUM HEIGHT OF 12 FT (6" IN DIA.)***				
ORNAMENTAL TREES	=	***MEASURING MINIMUM 6" INCHES IN DIAMETER***				
ALL OTHER TREES INCLUDE THE FOLLOWING:						
HARDWOOD DECIDUOUS TREES	=	***MEASURING BETWEEN 4-6" INCHES IN DIAMETER***				
ALL OTHER DEDIDUOUS (COMMON) TREES	=	***MEASURING BETWEEN 10-12" INCHES IN DIAMETER***				
EVERGREEN TREES	=	***MEASURING LESS THAN 12 FT IN HEIGHT (4-6" IN DIA.)***				
ORNAMENTAL TREES	=	***MEASURING BETWEEN 4-6" INCHES IN DIAMETER***				
TREE REPLACEMENT CALCULATIONS:						
TOTAL SIGNIFICANT TREES DIAMETER REMOVED INCHES	=	**358**	**50%** OF DIAMETER INCHES REPLACED REQUIRED	=	**179**	
TOTAL OTHER TREES DIAMETER REMOVED INCHES	=	**45**	**25%** OF DIAMETER INCHES REPLACED REQUIRED	=	**11**	
REQ. SIGNIFICANT TREES TO REPLACE	=	**179**	DIVIDE	2.5	=	**72**
REQ. OTHER TREES TO REPLACE	=	**11**	DIVIDE	2.5	=	**5**
***BUCKTHORN TREES NOT ADDED TO COUNT						

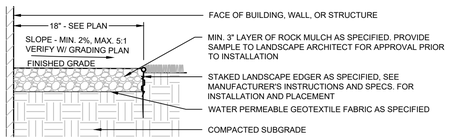
PROVIDED LANDSCAPE CALS		
OVERSTORY TREES	=	89
EVERGREEN TREES	=	23
ORNAMENTAL TREES	=	9
GRAND TOTAL OF TREES	=	**121**
SHRUBS	=	450
GRASSES	=	1,724
PERENNIALS	=	70

**WEST BUFFER TREE REPLACEMENT
23 EXISTING TREES REMOVED
20 PROPOSED EVERGREEN
21 PROPOSED DECIDUOUS
41 TOTAL PROPOSED TREES

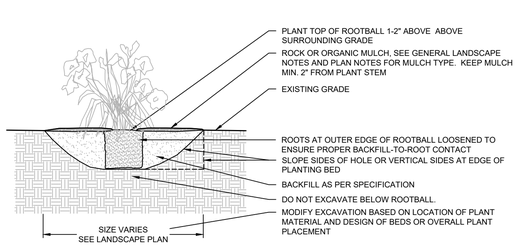
IRRIGATION NOTES:

1. ENTIRE SITE SHALL BE FULLY IRRIGATED. THE CONTRACTOR SHALL SUBMIT IRRIGATION SHOP DRAWINGS FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. PROVIDE SITE WIDE IRRIGATION SYSTEM DESIGN AND INSTALLATION. SYSTEM SHALL BE FULLY PROGRAMMABLE AND CAPABLE OF ALTERNATE DATE WATERING. THE SYSTEM SHALL PROVIDE HEAD TO HEAD OR DRIP COVERAGE AND BE CAPABLE OF DELIVERING ONE INCH OF PRECIPITATION PER WEEK. SYSTEM SHALL EXTEND INTO THE PUBLIC RIGHT-OF-WAY TO THE EDGE OF PAVEMENT/BACK OF CURB.
3. CONTRACTOR SHALL SECURE APPROVAL OF PROPOSED IRRIGATION SYSTEM INLCUDING PRICING FROM OWNER, PRIOR TO INSTALLATION.
4. SEE MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS FOR IRRIGATION WATER, METER, AND POWER CONNECTIONS.
5. CONTRACTOR TO VERIFY LOCATION OF ALL UNDERGROUND/ABOVE GROUND FACILITIES PRIOR TO ANY EXCAVATION/INSTALLATION. ANY DAMAGE TO UNDERGROUND/ABOVE GROUND FACILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND COSTS ASSOCIATED WITH CORRECTING DAMAGES SHALL BE BORNE ENTIRELY BY THE CONTRACTOR.
6. SERVICE EQUIPMENT AND INSTALLATION SHALL BE PER LOCAL UTILITY COMPANY STANDARDS AND SHALL BE PER NATIONAL AND LOCAL CODES. EXACT LOCATION OF SERVICE EQUIPMENT SHALL BE COORDINATED WITH THE LANDSCAPE ARCHITECT OR EQUIVALENT AT THE JOB SITE.
7. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR THE PROPOSED ELECTRICAL SERVICE AND METERING FACILITIES.
8. IRRIGATION WATER LINE CONNECTION SIZE IS 1-½" AT BUILDING. VERIFY WITH MECHANICAL PLANS.
9. ALL MAIN LINES SHALL BE 18" BELOW FINISHED GRADE.
10. ALL LATERAL LINES SHALL BE 12" BELLOW FINISHED GRADE.
11. ALL EXPOSED PVC RISERS, IF ANY, SHALL BE GRAY IN COLOR.
12. CONTRACTOR SHALL LAY ALL SLEEVES AND CONDUIT AT 2'-0" BELOW THE FINISHED GRADE OF THE TOP OF PAVEMENT. EXTEND SLEEVES TO 2'-0" BEYOND PAVEMENT.
13. CONTRACTOR SHALL MARK THE LOCATION OF ALL SLEEVES AND CONDUIT WITH THE SLEEVING MATERIAL "ELLED" TO 2'-0" ABOVE FINISHED GRADE AND CAPPED.
14. FABRICATE ALL PIPE TO MANUFACTURE'S SPECIFICATIONS WITH CLEAN AND SQUARE CUT JOINTS. USE QUALITY GRADE PRIMER AND SOLVENT CEMENT FORMULATED FOR INTENDED TYPE OF CONNECTION.
15. BACKFILL ALL TRENCHES WITH SOIL FREE OF SHARP OBJECTS AND DEBRIS.
16. ALL VALVE BOXES AND COVERS SHALL BE BLACK IN COLOR.
17. GROUP VALVE BOXES TOGETHER FOR EASE WHEN SERVICE IS REQUIRED. LOCATE IN PLANT BED AREAS WHENEVER POSSIBLE.
18. IRRIGATION CONTROLLER LOCATION SHALL BE VERIFIED ON-SITE WITH OWNER'S REPRESENTATIVE.
19. CONTROL WIRES: 14 GAUGE DIRECT BURIAL, SOLID COPPER IRRIGATION WIRE. RUN UNDER MAIN LINE. USE MOISTURE-PROOF SPLICES AND SPLICE ONLY AT VALVES OR PULL BOXES. RUN SEPARATE HOT AND COMMON WIRE TO EACH VALVE AND ONE (1) SPARE WIRE AND GROUND TO FURTHEST VALVE FROM CONTROLLER. LABEL OR COLOR CODE ALL WIRES.
20. AVOID OVER SPRAY ON BUILDINGS, PAVEMENT, WALLS AND ROADWAYS BY INDIVIDUALLY ADJUSTING RADIUS OR ARC ON SPRINKLER HEADS AND FLOW CONTROL ON AUTOMATIC VALVE.
21. ADJUST PRESSURE REGULATING VALVES FOR OPTIMUM PRESSURE ON SITE.
22. USE SCREENS ON ALL HEADS.
23. A SET OF AS-BUILT DRAWINGS SHALL BE MAINTAINED ON-SITE AT ALL TIMES IN AN UPDATED CONDITION.
24. ALL PIPE 3" AND OVER SHALL HAVE THRUST BLOCKING AT EACH TURN.
25. ALL AUTOMATIC REMOTE CONTROL VALVES WILL HAVE 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL UNDERNEATH VALVE AND VALVE BOX. GRAVEL SHALL EXTENT 3" BEYOND PERIMETER OF VALVE BOX.
26. THERE SHALL BE 3" MINIMUM SPACE BETWEEN BOTTOM OF VALVE BOX COVER AND TOP OF VALVE STRUCTURE.

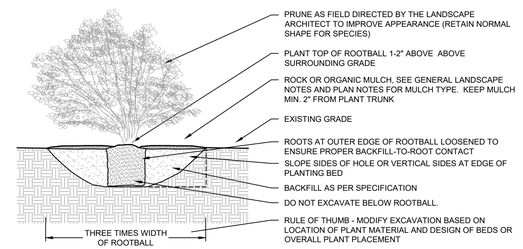
LANDSCAPE DETAILS:



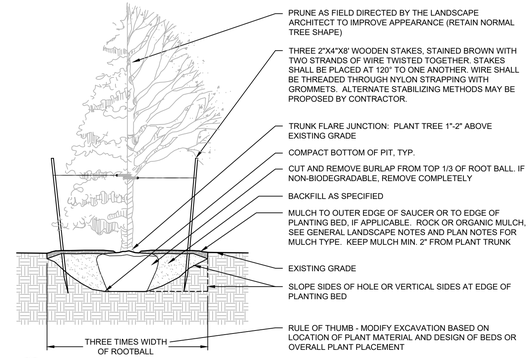
1 AGGREGATE MAINTANENCE STRIP
NTS



2 PERENNIAL BED PLANTING
NTS



3 DECIDUOUS & CONIFEROUS SHRUB PLANTING
NTS



4 DECIDUOUS & CONIFEROUS TREE PLANTING
NTS

SEE SHEET L1.0 FOR GENERAL LANDSCAPE NOTES & LEGEND

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civilsitegroup.com 612-615-0060

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EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

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Robert L. Binder
DATE 07/31/2026 LICENSE NO. 25821

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

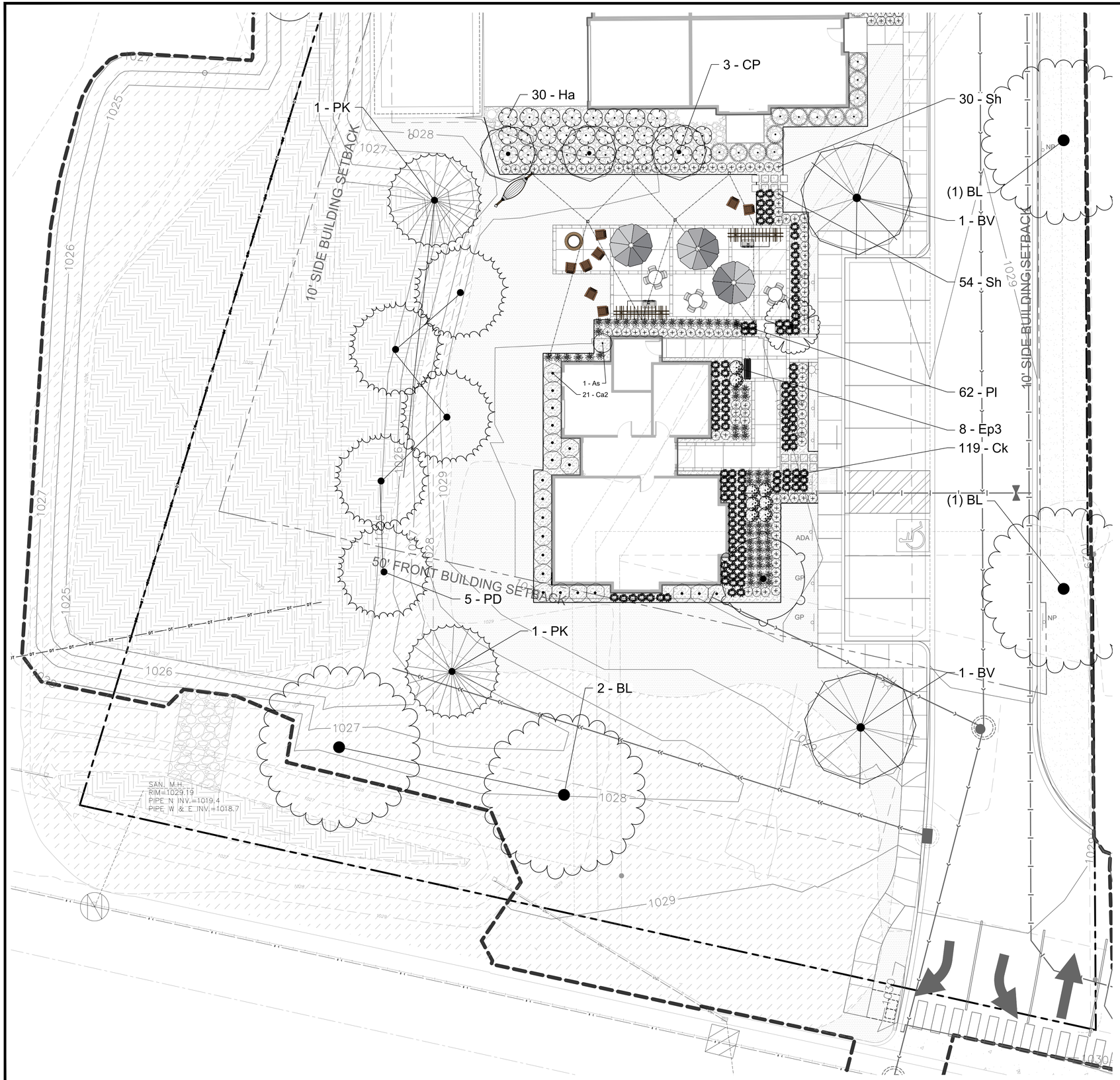
REVISION SUMMARY

DATE	DESCRIPTION

LANDSCAPE PLAN NOTES & DETAILS

L1.5

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PLANT SCHEDULE CLUBHOUSE ONLY

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	CONT	NATIVE PLANTS	POLLINATOR FRIENDLY
TREES						
	RB	1	River Birch / Betula nigra	2.5" Cal. B&B	NATIVE	N
	BV	1	Prairie Dream Paper Birch / Betula papyrifera 'Varen' TM	2.5" CAL. B&B	NATIVE CULTIVAR	N
	CP	2	Prairie Sentinel Hackberry / Celtis occidentalis `JFS-KSU1` TM	2.5" Cal. B&B	NATIVE CULTIVAR	
	PK	2	Golden Larch / Pseudolarix kaempferi `Gold`	2.5" Cal. B&B	NOT NATIVE	
	BL	2	Boulevard Linden / Tilia americana `Boulevard`	2.5" Cal. B&B	NATIVE CULTIVAR	Y
		8	SUBTOTAL:			
EVERGREEN TREES						
	PD	5	Black Hills Spruce / Picea glauca `Densata`	6` B&B	NATIVE CULTIVAR	
		5	SUBTOTAL:			
ORNAMENTAL TREES						
	CV3	1	White Fringetree / Chionanthus virginicus	1.5" Cal. B&B	NOT NATIVE	Y
		1	SUBTOTAL:			
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	NATIVE PLANTS	POLLINATOR FRIENDLY
SHRUBS						
	As	1	Standing Ovation TM Serviceberry / Amelanchier alnifolia `Obelisk`	#5 CONT	NATIVE CULTIVAR	Y
	Ca2	21	Arctic Fire Dogwood / Cornus sericea `Arctic Fire`	#5 CONT	NATIVE CULTIVAR	Y
	Ha	8	Annabelle Hydrangea / Hydrangea arborescens `Annabelle`	#5 CONT	NOT NATIVE	Y
		30	SUBTOTAL:			
GRASSES						
	Ck	119	Feather Reed Grass / Calamagrostis x acutiflora `Karl Foerster`	#1 CONT	NOT NATIVE	N
	Ss	15	Standing Ovation Little Bluestem Grass / Schizachyrium scoparium `Standing Ovation`	#1 CONT	NATIVE CULTIVAR	Y
	Sh	77	Prairie Dropseed / Sporobolus heterolepis	#1 CONT	NATIVE	Y
		211	SUBTOTAL:			
PERENNIALS						
	Ep3	8	Dwarf Joe Pye Weed / Eupatorium purpureum `Baby Joe`	#1 CONT	NATIVE	Y
	Pl	62	Little Spire Russian Sage / Perovskia atriplicifolia `Little Spire`	#1 CONT	NOT NATIVE	Y
		70	SUBTOTAL:			

SEE SHEET L1.0 FOR LANDSCAPE NOTES & LEGEND

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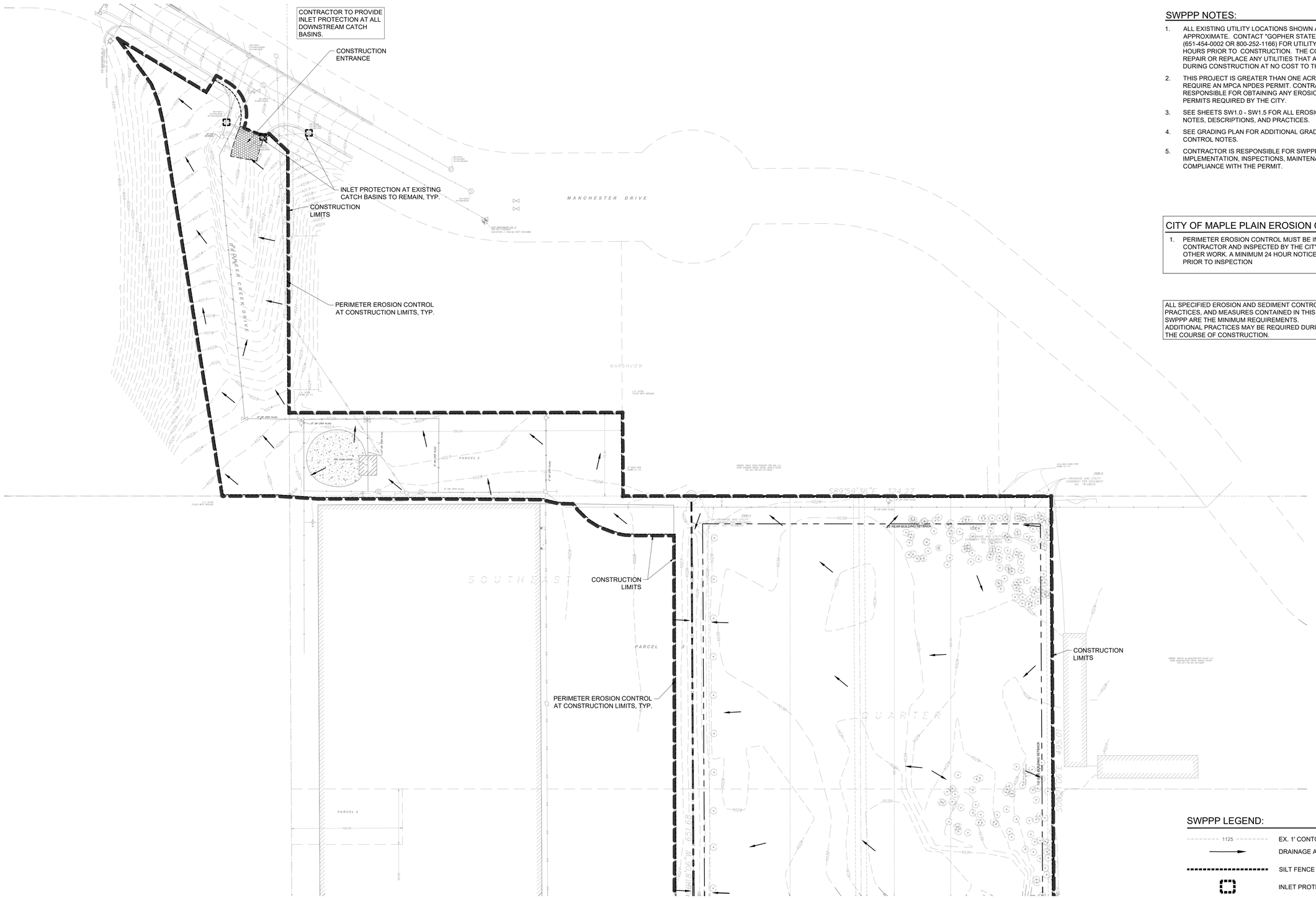
REVISION SUMMARY

DATE	DESCRIPTION

CLUBHOUSE ENLARGEMENT

L1.6

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SWPPP NOTES:

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2. THIS PROJECT IS GREATER THAN ONE ACRE AND WILL REQUIRE AN MPCA NPDES PERMIT. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY EROSION CONTROL PERMITS REQUIRED BY THE CITY.
3. SEE SHEETS SW1.0 - SW1.5 FOR ALL EROSION CONTROL NOTES, DESCRIPTIONS, AND PRACTICES.
4. SEE GRADING PLAN FOR ADDITIONAL GRADING AND EROSION CONTROL NOTES.
5. CONTRACTOR IS RESPONSIBLE FOR SWPPP IMPLEMENTATION, INSPECTIONS, MAINTENANCE AND COMPLIANCE WITH THE PERMIT.

CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

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SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE

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Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - NORTH

SW1.0

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SWPPP NOTES:

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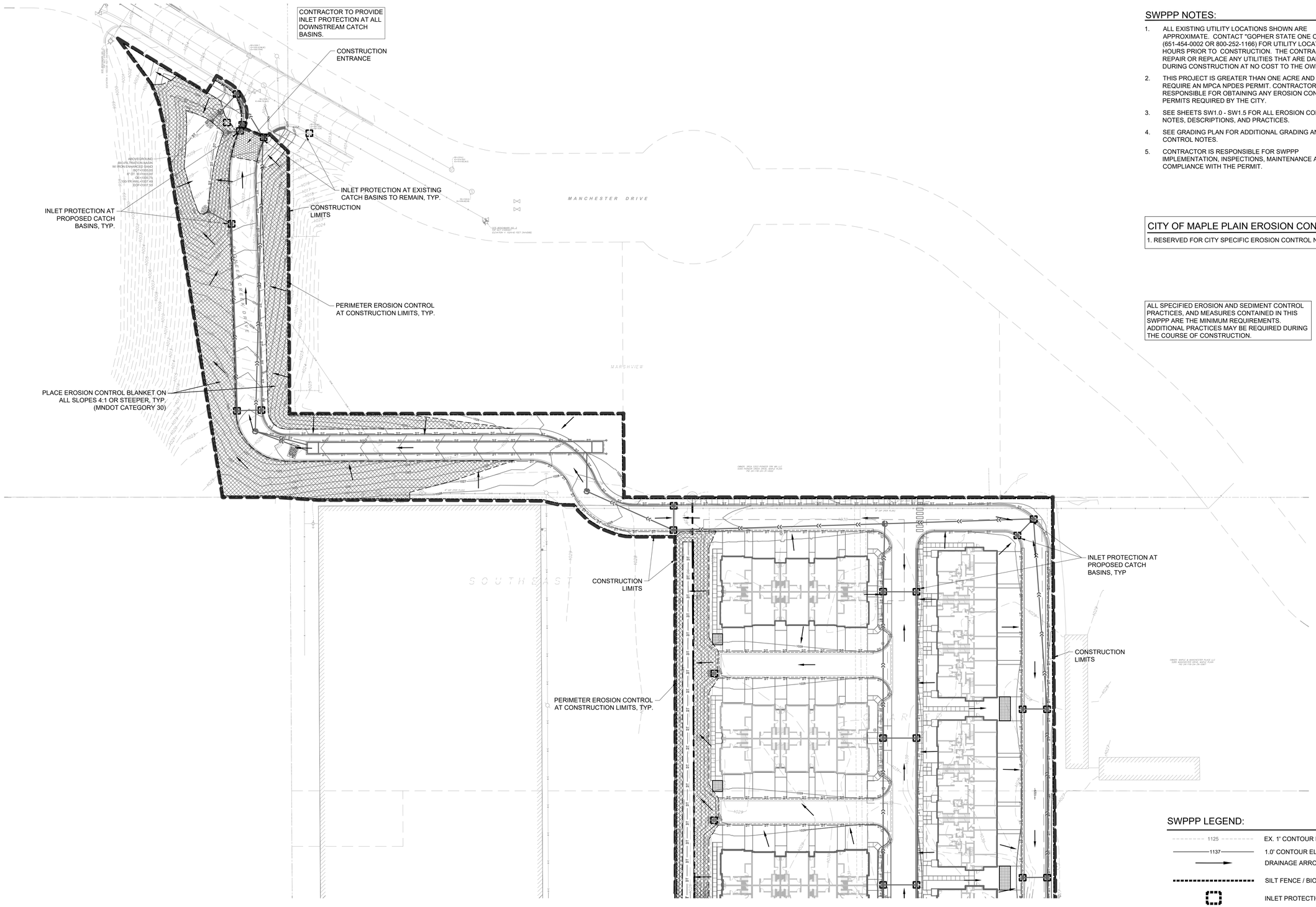
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - EXISTING CONDITIONS - SOUTH

SW1.1

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SWPPP NOTES:

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CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

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SWPPP LEGEND:

- 1125 — EX. 1' CONTOUR ELEVATION INTERVAL
- 1137 — 1.0' CONTOUR ELEVATION INTERVAL
- DRAINAGE ARROW
- SILT FENCE / BIOROLL - GRADING LIMIT
- INLET PROTECTION
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET

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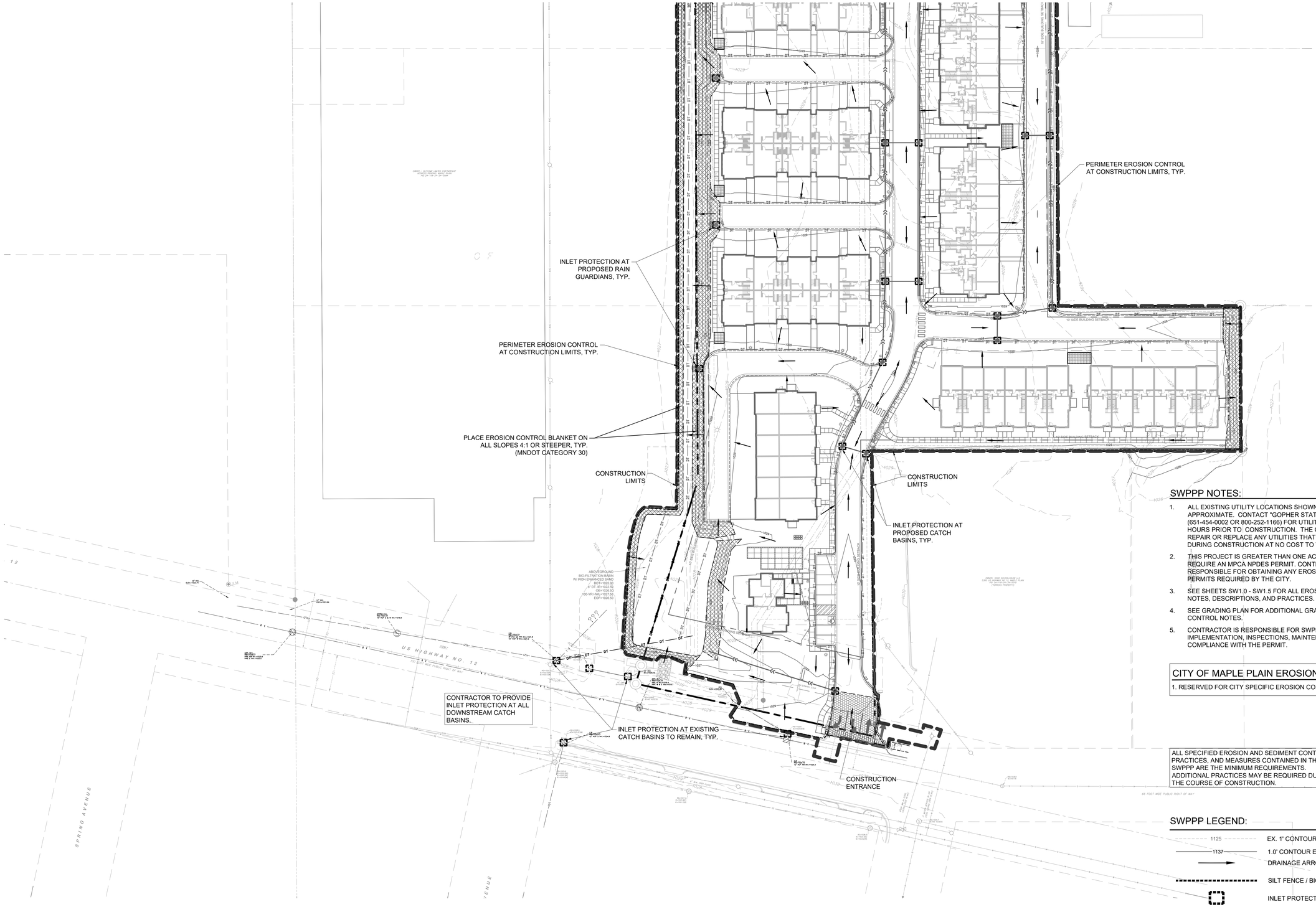
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

SW1.2

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SWPPP NOTES:

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CITY OF MAPLE PLAIN EROSION CONTROL NOTES:

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PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

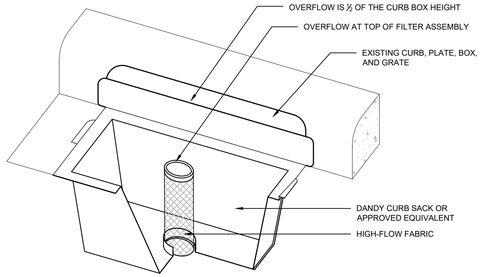
REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - PROPOSED CONDITIONS - SOUTH

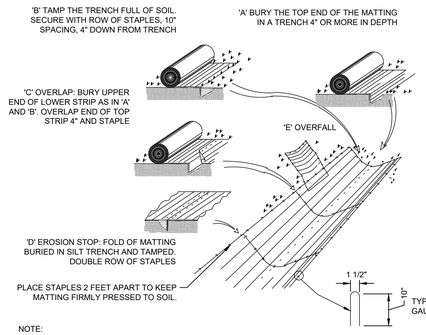
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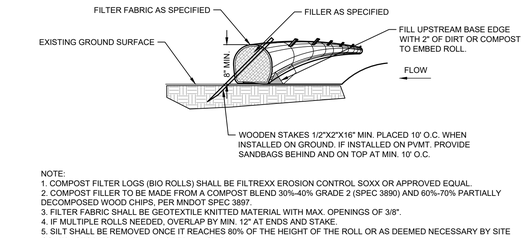
NOTES:
1. REPLACE INLET GRATE UPON COMPLETE INSTALLATION OF INLET PROTECTION FABRIC.
2. CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT AND DEBRIS FROM THE SURFACE OF THE SYSTEM AFTER EACH STORM EVENT AND AT THE COMPLETION OF THE CONTRACT.
3. CONTRACTOR SHALL USE DANDY SACK OR APPROVED EQUIVALENT FOR STRUCTURES WITHOUT CURBING.

1 CURB INLET SACK
NTS



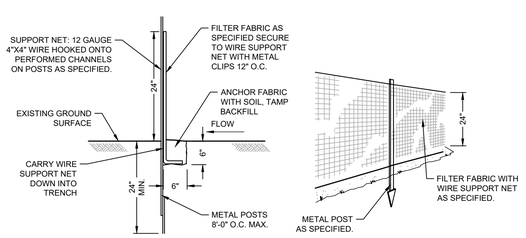
NOTE:
1. PLACE STAPLES 2 FEET APART TO KEEP MATTING FIRMLY PRESSED TO SOIL.

2 EROSION BLANKET
NTS

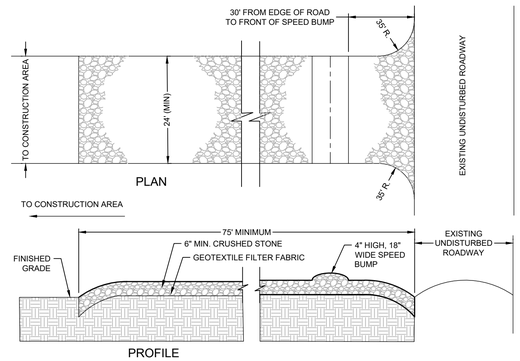


NOTE:
1. COMPOST FILTER LOGS (BIO ROLLS) SHALL BE FILTREXX EROSION CONTROL SOXX OR APPROVED EQUAL.
2. COMPOST FILLER TO BE MADE FROM A COMPOST BLEND 30%-40% GRADE 2 (SPEC 3890) AND 60%-70% PARTIALLY DECOMPOSED WOOD CHIPS, PER MNDOT SPEC 3897.
3. FILTER FABRIC SHALL BE GEOTEXTILE KNITTED MATERIAL WITH MAX. OPENINGS OF 3/8".
4. IF MULTIPLE ROLLS NEEDED, OVERLAP BY MIN. 12" AT ENDS AND STAKE.
5. SILT SHALL BE REMOVED ONCE IT REACHES 80% OF THE HEIGHT OF THE ROLL OR AS DEEMED NECESSARY BY SITE CONTRACTOR TO MAINTAIN PROPER FUNCTION.

3 SEDIMENT BIO-ROLL / COMPOST FILTER LOG
NTS

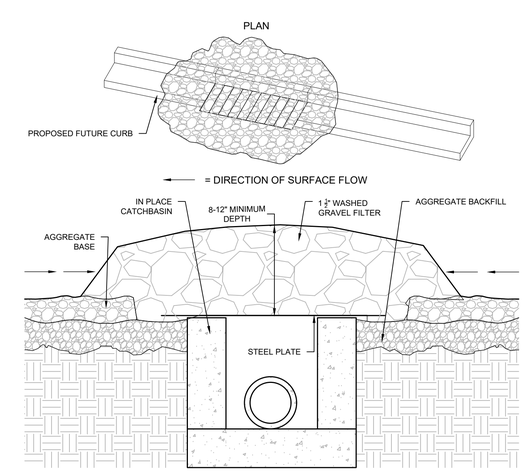


4 SEDIMENT FENCE
NTS



NOTES:
1. PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND UNDISTURBED ROADWAY.
2. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO UNDISTURBED ROADWAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE OR ADDING STONE TO THE LENGTH OF THE ENTRANCE.
3. REPAIR AND CLEANOUT MEASURES USED TO TRAP SEDIMENT.
4. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO UNDISTURBED ROADWAY SHALL BE REMOVED AS DIRECTED BY THE ENGINEER.
5. FINAL LOCATION AND INSTALLATION SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION ACTIVITIES.
6. CRUSHED STONE SHALL BE 1-1/2" DIA. CLOSE GRADED, AND IN ACCORDANCE TO MNDOT SECTION 2118.

5 STABILIZED CONSTRUCTION ACCESS
NTS



6 INLET PROTECTION ROCK FILTER
NTS

CivilSite GROUP
Civil Engineering ˚ Surveying ˚ Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

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SWPPP - DETAILS

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THE CONTRACTOR AND ALL SUBCONTRACTORS INVOLVED WITH A CONSTRUCTION ACTIVITY THAT DISTURBS SITE SOIL OR WHO IMPLEMENT A POLLUTANT CONTROL MEASURE IDENTIFIED IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT (DATED AUGUST 1, 2018 # MNR100001) AND ANY LOCAL GOVERNING AGENCY HAVING JURISDICTION CONCERNING EROSION AND SEDIMENTATION CONTROL.

STORMWATER DISCHARGE DESIGN REQUIREMENTS

SWPPP

THE NATURE OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS REPRESENTED IN THIS SET OF CONSTRUCTION PLANS AND SPECIFICATIONS. SEE THE SWPPP PLAN SHEETS AND SWPPP NARRATIVE (ATTACHMENT A: CONSTRUCTION SWPPP TEMPLATE) FOR ADDITIONAL SITE SPECIFIC SWPPP INFORMATION. THE PLANS SHOW LOCATIONS AND TYPES OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BMP'S. STANDARD DETAILS ARE ATTACHED TO THIS SWPPP DOCUMENT.

THE INTENDED SEQUENCING OF MAJOR CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE
2. INSTALLATION OF SILT FENCE AROUND SITE
3. INSTALL ORANGE CONSTRUCTION FENCING AROUND INFILTRATION AREAS
4. INSTALL INLET PROTECTION AT ALL ADJACENT AND DOWNSTREAM CATCH BASINS
5. CLEAR AND GRUB FOR TEMPORARY SEDIMENT BASIN / POND INSTALL
6. CONSTRUCT TEMPORARY SEDIMENT BASIN / POND (SECTION 14)
7. CLEAR AND GRUB REMAINDER OF SITE
8. STRIP AND STOCKPILE TOPSOIL
9. ROUGH GRADING OF SITE
10. STABILIZE DENUDED AREAS AND STOCKPILES
11. INSTALL SANITARY SEWER, WATER MAIN STORM SEWER AND SERVICES
12. INSTALL SILT FENCE / INLET PROTECTION AROUND CB'S
13. INSTALL STREET SECTION
14. INSTALL CURB AND GUTTER
15. BITUMINOUS ON STREETS
16. FINAL GRADE BOULEVARD, INSTALL SEED AND MULCH
17. REMOVE ACCUMULATED SEDIMENT FROM BASIN / POND
18. FINAL GRADE POND / INFILTRATION BASINS (DO NOT COMPACT SOILS IN INFILTRATION AREAS.)
19. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD/LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

RECORDS RETENTION:

THE SWPPP (ORIGINAL OR COPIES) INCLUDING, ALL CHANGES TO IT, AND INSPECTIONS AND MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE PERMITTEE WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN EITHER THE FIELD OFFICE OR IN AN ON SITE VEHICLE DURING NORMAL WORKING HOURS.

ALL OWNER(S) MUST KEEP THE SWPPP, ALONG WITH THE FOLLOWING ADDITIONAL RECORDS, ON FILE FOR THREE (3) YEARS AFTER SUBMITTAL OF THE NOT AS OUTLINED IN SECTION 4. THIS DOES NOT INCLUDE ANY RECORDS AFTER SUBMITTAL OF THE NOT.

1. THE FINAL SWPPP;
2. ANY OTHER STORMWATER RELATED PERMITS REQUIRED FOR THE PROJECT;
3. RECORDS OF ALL INSPECTION AND MAINTENANCE CONDUCTED DURING CONSTRUCTION (SEE SECTION 11, INSPECTIONS AND MAINTENANCE);
4. ALL PERMANENT OPERATION AND MAINTENANCE AGREEMENTS THAT HAVE BEEN IMPLEMENTED, INCLUDING ALL RIGHT OF WAY, CONTRACTS, COVENANTS AND OTHER BINDING REQUIREMENTS REGARDING PERPETUAL MAINTENANCE; AND
5. ALL REQUIRED CALCULATIONS FOR DESIGN OF THE TEMPORARY AND PERMANENT STORMWATER MANAGEMENT SYSTEMS.

SWPPP IMPLEMENTATION RESPONSIBILITIES:

1. THE OWNER AND CONTRACTOR ARE PERMITTEE(S) AS IDENTIFIED BY THE NPDES PERMIT.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ON-SITE IMPLEMENTATION OF THE SWPPP, INCLUDING THE ACTIVITIES OF ALL OF THE CONTRACTOR'S SUBCONTRACTORS.
3. CONTRACTOR SHALL PROVIDE A PERSON(S) KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS TO OVERSEE ALL INSTALLATION AND MAINTENANCE OF BMPS AND IMPLEMENTATION OF THE SWPPP.
4. CONTRACTOR SHALL PROVIDE PERSON(S) MEETING THE TRAINING REQUIREMENTS OF THE NPDES PERMIT TO CONDUCT INSPECTION AND MAINTENANCE OF ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS IN ACCORDANCE WITH THE REQUIREMENTS OF THE PERMIT. ONE OF THESE INDIVIDUAL(S) MUST BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY MPCA. CONTRACTOR SHALL PROVIDE TRAINING DOCUMENTATION FOR THESE INDIVIDUAL(S) AS REQUIRED BY THE NPDES PERMIT. THIS TRAINING DOCUMENTATION SHALL BE RECORDED IN OR WITH THE SWPPP BEFORE THE START OF CONSTRUCTION OR AS SOON AS THE PERSONNEL FOR THE PROJECT HAVE BEEN DETERMINED. DOCUMENTATION SHALL INCLUDE:
   - 4.1. NAMES OF THE PERSONNEL ASSOCIATED WITH THE PROJECT THAT ARE REQUIRED TO BE TRAINED PER SECTION 21 OF THE PERMIT.
   - 4.2. DATES OF TRAINING AND NAME OF INSTRUCTOR AND ENTITY PROVIDING TRAINING.
   - 4.3. CONTENT OF TRAINING COURSE OR WORKSHOP INCLUDING THE NUMBER OF HOURS OF TRAINING.
5. FOLLOWING FINAL STABILIZATION AND THE TERMINATION OF COVERAGE FOR THE NPDES PERMIT, THE OWNER IS EXPECTED TO FURNISH LONG TERM OPERATION AND MAINTENANCE (O & M) OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

CONSTRUCTION ACTIVITY REQUIREMENTS

SWPPP AMENDMENTS (SECTION 6):

1. ONE OF THE INDIVIDUALS DESCRIBED IN ITEM 21.2.A OR ITEM 21.2.B OR ANOTHER QUALIFIED INDIVIDUAL MUST COMPLETE ALL SWPPP CHANGES. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.
2. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS HAVING A SIGNIFICANT EFFECT ON THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER.
3. PERMITTEES MUST AMEND THE SWPPP TO INCLUDE ADDITIONAL OR MODIFIED BMPS AS NECESSARY TO CORRECT PROBLEMS IDENTIFIED OR ADDRESS SITUATIONS WHENEVER INSPECTIONS OR INVESTIGATIONS BY THE SITE OWNER OR OPERATOR, USEPA OR MPCA OFFICIALS INDICATE THE SWPPP IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS TO SURFACE WATERS OR GROUNDWATER OR THE DISCHARGES ARE CAUSING WATER QUALITY STANDARD EXCEEDANCES (E.G., NUISANCE CONDITIONS AS DEFINED IN MINN. R. 7050.0210, SUBP. 2) OR THE SWPPP IS NOT CONSISTENT WITH THE OBJECTIVES OF A USEPA APPROVED TMDL.

BMP SELECTION AND INSTALLATION (SECTION 7):

1. PERMITTEES MUST SELECT, INSTALL, AND MAINTAIN THE BMPS IDENTIFIED IN THE SWPPP AND IN THIS PERMIT IN AN APPROPRIATE AND FUNCTIONAL MANNER AND IN ACCORDANCE WITH RELEVANT MANUFACTURER SPECIFICATIONS AND ACCEPTED ENGINEERING PRACTICES.

EROSION PREVENTION (SECTION 8):

1. BEFORE WORK BEGINS, PERMITTEES MUST DELINEATE THE LOCATION OF AREAS NOT TO BE DISTURBED.
2. PERMITTEES MUST MINIMIZE THE NEED FOR DISTURBANCE OF PORTIONS OF THE PROJECT WITH STEEP SLOPES. WHEN STEEP SLOPES MUST BE DISTURBED, PERMITTEES MUST USE TECHNIQUES SUCH AS PHASING AND STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES (E.G., SLOPE DRAINING AND TERRACING).
3. PERMITTEES MUST STABILIZE ALL EXPOSED SOIL AREAS, INCLUDING STOCKPILES. STABILIZATION MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION WHEN CONSTRUCTION ACTIVITY HAS PERMANENTLY OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION MUST BE COMPLETED NO LATER THAN 14 CALENDAR DAYS AFTER THE CONSTRUCTION ACTIVITY HAS CEASED. STABILIZATION IS NOT REQUIRED ON CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES. STABILIZATION IS NOT REQUIRED ON TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E.G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) BUT PERMITTEES MUST PROVIDE SEDIMENT CONTROLS AT THE BASE OF THE STOCKPILE.
4. FOR PUBLIC WATERS THAT THE MINNESOTA DNR HAS PROMULGATED "WORK IN WATER RESTRICTIONS" DURING SPECIFIED FISH SPAWNING TIME FRAMES, PERMITTEES MUST COMPLETE STABILIZATION OF ALL EXPOSED SOIL AREAS WITHIN 200 FEET OF THE WATER'S EDGE, AND THAT DRAIN TO THESE WATERS, WITHIN 24 HOURS DURING THE RESTRICTION PERIOD.
5. PERMITTEES MUST STABILIZE THE NORMAL WETTED PERIMETER OF THE LAST 200 LINEAR FEET OF TEMPORARY OR PERMANENT DRAINAGE DITCHES OR SWALES THAT DRAIN WATER FROM THE SITE WITHIN 24 HOURS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE. PERMITTEES MUST COMPLETE STABILIZATION OF REMAINING PORTIONS OF TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER OR PROPERTY EDGE AND CONSTRUCTION IN THAT PORTION OF THE DITCH TEMPORARILY OR PERMANENTLY CEASES.
6. TEMPORARY OR PERMANENT DITCHES OR SWALES BEING USED AS A SEDIMENT CONTAINMENT SYSTEM DURING CONSTRUCTION (WITH PROPERLY DESIGNED ROCK-DITCH CHECKS, BIO ROLLS, SILT DIKES, ETC.) DO NOT NEED TO BE STABILIZED. PERMITTEES MUST STABILIZE THESE AREAS WITHIN 24 HOURS AFTER THEIR USE AS A SEDIMENT CONTAINMENT SYSTEM CEASES
7. PERMITTEES MUST NOT USE MULCH, HYDROMULCH, TACKIFIER, POLYACRYLAMIDE OR SIMILAR EROSION PREVENTION PRACTICES WITHIN ANY PORTION OF THE NORMAL WETTED PERIMETER OF A TEMPORARY OR PERMANENT DRAINAGE DITCH OR SWALE SECTION WITH A CONTINUOUS SLOPE OF GREATER THAN 2 PERCENT.
8. PERMITTEES MUST PROVIDE TEMPORARY OR PERMANENT ENERGY DISSIPATION AT ALL PIPE OUTLETS WITHIN 24 HOURS AFTER CONNECTION TO A SURFACE WATER OR PERMANENT STORMWATER TREATMENT SYSTEM.
9. PERMITTEES MUST NOT DISTURB MORE LAND (I.E., PHASING) THAN CAN BE EFFECTIVELY INSPECTED AND MAINTAINED IN ACCORDANCE WITH SECTION 11.

SEDIMENT CONTROL (SECTION 9):

1. PERMITTEES MUST ESTABLISH SEDIMENT CONTROL BMPS ON ALL DOWNGRADIENT PERIMETERS OF THE SITE AND DOWNGRADIENT AREAS OF THE SITE THAT DRAIN TO ANY SURFACE WATER, INCLUDING CURB AND GUTTER SYSTEMS. PERMITTEES MUST LOCATE SEDIMENT CONTROL PRACTICES UPGRADIENT OF ANY BUFFER ZONES. PERMITTEES MUST INSTALL SEDIMENT CONTROL PRACTICES BEFORE ANY UPGRADIENT LAND-DISTURBING ACTIVITIES BEGIN AND MUST KEEP THE SEDIMENT CONTROL PRACTICES IN PLACE UNTIL THEY ESTABLISH PERMANENT COVER.
2. IF DOWNGRADIENT SEDIMENT CONTROLS ARE OVERLOADED, BASED ON FREQUENT FAILURE OR EXCESSIVE MAINTENANCE REQUIREMENTS, PERMITTEES MUST INSTALL ADDITIONAL UPGRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS TO ELIMINATE THE OVERLOADING AND AMEND THE SWPPP TO IDENTIFY THESE ADDITIONAL PRACTICES AS REQUIRED IN ITEM 6.3.
3. TEMPORARY OR PERMANENT DRAINAGE DITCHES AND SEDIMENT BASINS DESIGNED AS PART OF A SEDIMENT CONTAINMENT SYSTEM (E.G., DITCHES WITH ROCK-CHECK DAMS) REQUIRE SEDIMENT CONTROL PRACTICES ONLY AS APPROPRIATE FOR SITE CONDITIONS.
4. A FLOATING SILT CURTAIN PLACED IN THE WATER IS NOT A SEDIMENT CONTROL BMP TO SATISFY ITEM 9.2 EXCEPT WHEN WORKING ON A SHORELINE OR BELOW THE WATERLINE. IMMEDIATELY AFTER THE SHORT TERM CONSTRUCTION ACTIVITY (E.G., INSTALLATION OF RIP RAP ALONG THE SHORELINE) IN THAT AREA IS COMPLETE, PERMITTEES MUST INSTALL AN UPLAND PERIMETER CONTROL PRACTICE IF EXPOSED SOILS STILL DRAIN TO A SURFACE WATER.
5. PERMITTEES MUST RE-INSTALL ALL SEDIMENT CONTROL PRACTICES ADJUSTED OR REMOVED TO ACCOMMODATE SHORT-TERM ACTIVITIES SUCH AS CLEARING OR GRUBBING, OR PASSAGE OF VEHICLES, IMMEDIATELY AFTER THE SHORT-TERM ACTIVITY IS COMPLETED. PERMITTEES MUST RE-INSTALL SEDIMENT CONTROL PRACTICES BEFORE THE NEXT PRECIPITATION EVENT EVEN IF THE SHORT-TERM ACTIVITY IS NOT COMPLETE.
6. PERMITTEES MUST PROTECT ALL STORM DRAIN INLETS USING APPROPRIATE BMPS DURING CONSTRUCTION UNTIL THEY ESTABLISH PERMANENT COVER ON ALL AREAS WITH POTENTIAL FOR DISCHARGING TO THE INLET.
7. PERMITTEES MAY REMOVE INLET PROTECTION FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (E.G. STREET FLOODING/FREEZING) IS IDENTIFIED BY THE PERMITTEES OR THE JURISDICTIONAL AUTHORITY (E.G., CITY/COUNTY/TOWNSHIP/MINNESOTA DEPARTMENT OF TRANSPORTATION ENGINEER). PERMITTEES MUST DOCUMENT THE NEED FOR REMOVAL IN THE SWPPP.
8. PERMITTEES MUST PROVIDE SILT FENCE OR OTHER EFFECTIVE SEDIMENT CONTROLS AT THE BASE OF STOCKPILES ON THE DOWNGRADIENT PERIMETER.
9. PERMITTEES MUST LOCATE STOCKPILES OUTSIDE OF NATURAL BUFFERS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS UNLESS THERE IS A BYPASS IN PLACE FOR THE STORMWATER.
10. PERMITTEES MUST INSTALL A VEHICLE TRACKING BMP TO MINIMIZE THE TRACK OUT OF SEDIMENT FROM THE CONSTRUCTION SITE OR ONTO PAVED ROADS WITHIN THE SITE.
11. PERMITTEES MUST USE STREET SWEEPING IF VEHICLE TRACKING BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT TRACKING ONTO THE STREET.
12. PERMITTEES MUST INSTALL TEMPORARY SEDIMENT BASINS AS REQUIRED IN SECTION 14.
13. IN ANY AREAS OF THE SITE WHERE FINAL VEGETATIVE STABILIZATION WILL OCCUR, PERMITTEES MUST RESTRICT VEHICLE AND EQUIPMENT USE TO MINIMIZE SOIL COMPACTION.
14. PERMITTEES MUST PRESERVE TOPSOIL ON THE SITE, UNLESS INFEASIBLE.
15. PERMITTEES MUST DIRECT DISCHARGES FROM BMPS TO VEGETATED AREAS UNLESS INFEASIBLE.
16. PERMITTEES MUST PRESERVE A 50 FOOT NATURAL BUFFER OR, IF A BUFFER IS INFEASIBLE ON THE SITE, PROVIDE REDUNDANT (DOUBLE) PERIMETER SEDIMENT CONTROLS WHEN A SURFACE WATER IS LOCATED WITHIN 50 FEET OF THE PROJECT'S EARTH DISTURBANCES AND STORMWATER FLOWS TO THE SURFACE WATER. PERMITTEES MUST INSTALL PERIMETER SEDIMENT CONTROLS AT LEAST 5 FEET APART UNLESS LIMITED BY LACK OF AVAILABLE SPACE. NATURAL BUFFERS ARE NOT REQUIRED ADJACENT TO ROAD DITCHES, JUDICIAL DITCHES, COUNTY DITCHES, STORMWATER CONVEYANCE CHANNELS, STORM DRAIN INLETS, AND SEDIMENT BASINS. IF PRESERVING THE BUFFER IS INFEASIBLE, PERMITTEES MUST DOCUMENT THE REASONS IN THE SWPPP. SHEET PILING IS A REDUNDANT PERIMETER CONTROL IF INSTALLED IN A MANNER THAT RETAINS ALL STORMWATER.
17. PERMITTEES MUST USE POLYMERS, FLOCCULANTS, OR OTHER SEDIMENTATION TREATMENT CHEMICALS IN ACCORDANCE WITH ACCEPTED ENGINEERING PRACTICES, DOSING SPECIFICATIONS AND SEDIMENT REMOVAL DESIGN SPECIFICATIONS PROVIDED BY THE MANUFACTURER OR SUPPLIER. THE PERMITTEES MUST USE CONVENTIONAL EROSION AND SEDIMENT CONTROLS PRIOR TO CHEMICAL ADDITION AND MUST DIRECT TREATED STORMWATER TO A SEDIMENT CONTROL SYSTEM FOR FILTRATION OR SETTLEMENT OF THE FLOC PRIOR TO DISCHARGE.

DEWATERING AND BASIN DRAINING (SECTION 10):

1. PERMITTEES MUST DISCHARGE TURBID OR SEDIMENT-LADEN WATERS RELATED TO DEWATERING OR BASIN DRAINING (E.G., PUMPED DISCHARGES, TRENCH/DITCH CUTS FOR DRAINAGE) TO A TEMPORARY OR PERMANENT SEDIMENT BASIN ON THE PROJECT SITE UNLESS INFEASIBLE. PERMITTEES MAY DEWATER TO SURFACE WATERS IF THEY VISUALLY CHECK TO ENSURE ADEQUATE TREATMENT HAS BEEN OBTAINED AND NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2) WILL NOT RESULT FROM THE DISCHARGE. IF PERMITTEES CANNOT DISCHARGE THE WATER TO A SEDIMENTATION BASIN PRIOR TO ENTERING A SURFACE WATER, PERMITTEES MUST TREAT IT WITH APPROPRIATE BMPS SUCH THAT THE DISCHARGE DOES NOT ADVERSELY AFFECT THE SURFACE WATER OR DOWNSTREAM PROPERTIES.
2. IF PERMITTEES MUST DISCHARGE WATER CONTAINING OIL OR GREASE, THEY MUST USE AN OIL-WATER SEPARATOR OR SUITABLE FILTRATION DEVICE (E.G., CARTRIDGE FILTERS, ABSORBENTS PADS) PRIOR TO DISCHARGE.
3. PERMITTEES MUST DISCHARGE ALL WATER FROM DEWATERING OR BASIN-DRAINING ACTIVITIES IN A MANNER THAT DOES NOT CAUSE EROSION OR SCOUR IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS OR INUNDATION OF WETLANDS IN THE IMMEDIATE VICINITY OF DISCHARGE POINTS THAT CAUSES SIGNIFICANT ADVERSE IMPACT TO THE WETLAND.
4. IF PERMITTEES USE FILTERS WITH BACKWASH WATER, THEY MUST HAUL THE BACKWASH WATER AWAY FOR DISPOSAL, RETURN THE BACKWASH WATER TO THE BEGINNING OF THE TREATMENT PROCESS, OR INCORPORATE THE BACKWASH WATER INTO THE SITE IN A MANNER THAT DOES NOT CAUSE EROSION.

INSPECTIONS AND MAINTENANCE (SECTION 11):

1. PERMITTEES MUST ENSURE A TRAINED PERSON, AS IDENTIFIED IN ITEM 21.2.B, WILL INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 1/2 INCH IN 24 HOURS.
2. PERMITTEES MUST INSPECT AND MAINTAIN ALL PERMANENT STORMWATER TREATMENT BMPS.
3. PERMITTEES MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL NONFUNCTIONAL BMPS WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY UNLESS ANOTHER TIME FRAME IS SPECIFIED IN ITEM 11.5 OR 11.6. PERMITTEES MAY TAKE ADDITIONAL TIME IF FIELD CONDITIONS PREVENT ACCESS TO THE AREA.
4. DURING EACH INSPECTION, PERMITTEES MUST INSPECT SURFACE WATERS, INCLUDING DRAINAGE DITCHES AND CONVEYANCE SYSTEMS BUT NOT CURB AND GUTTER SYSTEMS, FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. PERMITTEES MUST REMOVE ALL DELTAS AND SEDIMENT DEPOSITED IN SURFACE WATERS, INCLUDING DRAINAGE WAYS, CATCH BASINS, AND OTHER DRAINAGE SYSTEMS AND RESTABILIZE THE AREAS WHERE SEDIMENT REMOVAL RESULTS IN EXPOSED SOIL. PERMITTEES MUST COMPLETE REMOVAL AND STABILIZATION WITHIN SEVEN (7) CALENDAR DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. PERMITTEES MUST USE ALL REASONABLE EFFORTS TO OBTAIN ACCESS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF OBTAINING ACCESS. PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AUTHORITIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK IN SURFACE WATERS.
5. PERMITTEES MUST INSPECT CONSTRUCTION SITE VEHICLE EXIT LOCATIONS, STREETS AND CURB AND GUTTER SYSTEMS WITHIN AND ADJACENT TO THE PROJECT FOR SEDIMENTATION FROM EROSION OR TRACKED SEDIMENT FROM VEHICLES. PERMITTEES MUST REMOVE SEDIMENT FROM ALL PAVED SURFACES WITHIN ONE (1) CALENDAR DAY OF DISCOVERY OR, IF APPLICABLE, WITHIN A SHORTER TIME TO AVOID A SAFETY HAZARD TO USERS OF PUBLIC STREETS.
6. PERMITTEES MUST REPAIR, REPLACE OR SUPPLEMENT ALL PERIMETER CONTROL DEVICES WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/2 OF THE HEIGHT OF THE DEVICE.
7. PERMITTEES MUST DRAIN TEMPORARY AND PERMANENT SEDIMENTATION BASINS AND REMOVE THE SEDIMENT WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES 1/2 THE STORAGE VOLUME.
8. PERMITTEES MUST ENSURE THAT AT LEAST ONE INDIVIDUAL PRESENT ON THE SITE (OR AVAILABLE TO THE PROJECT SITE IN THREE (3) CALENDAR DAYS) IS TRAINED IN THE JOB DUTIES DESCRIBED IN ITEM 21.2.B.
9. PERMITTEES MAY ADJUST THE INSPECTION SCHEDULE DESCRIBED IN ITEM 11.2 AS FOLLOWS:
   a. INSPECTIONS OF AREAS WITH PERMANENT COVER CAN BE REDUCED TO ONCE PER MONTH, EVEN IF CONSTRUCTION ACTIVITY CONTINUES ON OTHER PORTIONS OF THE SITE; OR
   b. WHERE SITES HAVE PERMANENT COVER ON ALL EXPOSED SOIL AND NO CONSTRUCTION ACTIVITY IS OCCURRING ANYWHERE ON THE SITE, INSPECTIONS CAN BE REDUCED TO ONCE PER MONTH AND, AFTER 12 MONTHS, MAY BE SUSPENDED COMPLETELY UNTIL CONSTRUCTION ACTIVITY RESUMES. THE MPCA MAY REQUIRE INSPECTIONS TO RESUME IF CONDITIONS WARRANT; OR
   c. WHERE CONSTRUCTION ACTIVITY HAS BEEN SUSPENDED DUE TO FROZEN GROUND CONDITIONS, INSPECTIONS MAY BE SUSPENDED. INSPECTIONS MUST RESUME WITHIN 24 HOURS OF RUNOFF OCCURRING, OR UPON RESUMING CONSTRUCTION, WHICHEVER COMES FIRST.
10. PERMITTEES MUST RECORD ALL INSPECTIONS AND MAINTENANCE ACTIVITIES WITHIN 24 HOURS OF BEING CONDUCTED AND THESE RECORDS MUST BE RETAINED WITH THE SWPPP. THESE RECORDS MUST INCLUDE:
    a. DATE AND TIME OF INSPECTIONS; AND
    b. NAME OF PERSONS CONDUCTING INSPECTIONS; AND
    c. ACCURATE FINDINGS OF INSPECTIONS, INCLUDING THE SPECIFIC LOCATION WHERE CORRECTIVE ACTIONS ARE NEEDED; AND
    d. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES, AND PARTY COMPLETING MAINTENANCE ACTIVITIES); AND
    e. DATE OF ALL RAINFALL EVENTS GREATER THAN 1/2 INCHES IN 24 HOURS, AND THE AMOUNT OF RAINFALL FOR EACH EVENT. PERMITTEES MUST OBTAIN RAINFALL AMOUNTS BY EITHER A PROPERLY MAINTAINED RAIN GAUGE INSTALLED ONSITE, A WEATHER STATION THAT IS WITHIN ONE (1) MILE OF YOUR LOCATION, OR A WEATHER REPORTING SYSTEM THAT PROVIDES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES; AND
    f. IF PERMITTEES OBSERVE A DISCHARGE DURING THE INSPECTION, THEY MUST RECORD AND SHOULD PHOTOGRAPH AND DESCRIBE THE LOCATION OF THE DISCHARGE (I.E., COLOR, ODOR, SETTLED OR SUSPENDED SOLIDS, OIL SHEEN, AND OTHER OBVIOUS INDICATORS OF POLLUTANTS); AND
    g. ANY AMENDMENTS TO THE SWPPP PROPOSED AS A RESULT OF THE INSPECTION MUST BE DOCUMENTED AS REQUIRED IN SECTION 6 WITHIN SEVEN (7) CALENDAR DAYS.

POLLUTION PREVENTION MANAGEMENT (SECTION 12):

1. PERMITTEES MUST PLACE BUILDING PRODUCTS AND LANDSCAPE MATERIALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER. PERMITTEES ARE NOT REQUIRED TO COVER OR PROTECT PRODUCTS WHICH ARE EITHER NOT A SOURCE OF CONTAMINATION TO STORMWATER OR ARE DESIGNED TO BE EXPOSED TO STORMWATER.
2. PERMITTEES MUST PLACE PESTICIDES, FERTILIZERS AND TREATMENT CHEMICALS UNDER COVER (E.G., PLASTIC SHEETING OR TEMPORARY ROOFS) OR PROTECT THEM BY SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE CONTACT WITH STORMWATER.
3. PERMITTEES MUST STORE HAZARDOUS MATERIALS AND TOXIC WASTE, (INCLUDING OIL, DIESEL FUEL, GASOLINE, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVES, ADDITIVES, CURING COMPOUNDS, AND ACIDS) IN SEALED CONTAINERS TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGE. STORAGE AND DISPOSAL OF HAZARDOUS WASTE MATERIALS MUST BE IN COMPLIANCE WITH MINN. R. CH. 7045 INCLUDING SECONDARY CONTAINMENT AS APPLICABLE.
4. PERMITTEES MUST PROPERLY STORE, COLLECT AND DISPOSE SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035.
5. PERMITTEES MUST POSITION PORTABLE TOILETS SO THEY ARE SECURE AND WILL NOT TIP OR BE KNOCKED OVER. PERMITTEES MUST PROPERLY DISPOSE SANITARY WASTE IN ACCORDANCE WITH MINN. R. CH. 7041.
6. PERMITTEES MUST TAKE REASONABLE STEPS TO PREVENT THE DISCHARGE OF SPILLED OR LEAKED CHEMICALS, INCLUDING FUEL, FROM ANY AREA WHERE CHEMICALS OR FUEL WILL BE LOADED OR UNLOADED INCLUDING THE USE OF DRIP PANS OR ABSORBENTS UNLESS INFEASIBLE. PERMITTEES MUST ENSURE ADEQUATE SUPPLIES ARE AVAILABLE AT ALL TIMES TO CLEAN UP DISCHARGED MATERIALS AND THAT AN APPROPRIATE DISPOSAL METHOD IS AVAILABLE FOR RECOVERED SPILLED MATERIALS. PERMITTEES MUST REPORT AND CLEAN UP SPILLS IMMEDIATELY AS REQUIRED BY MINN. STAT. 115.061, USING DRY CLEAN UP MEASURES WHERE POSSIBLE.
7. PERMITTEES MUST LIMIT VEHICLE EXTERIOR WASHING AND EQUIPMENT TO A DEFINED AREA OF THE SITE. PERMITTEES MUST CONTAIN RUNOFF FROM THE WASHING AREA IN A SEDIMENT BASIN OR OTHER SIMILARLY EFFECTIVE CONTROLS AND MUST DISPOSE WASTE FROM THE WASHING ACTIVITY PROPERLY. PERMITTEES MUST PROPERLY USE AND STORE SOAPS, DETERGENTS, OR SOLVENTS.
8. PERMITTEES MUST PROVIDE EFFECTIVE CONTAINMENT FOR ALL LIQUID AND SOLID WASTES GENERATED BY WASHOUT OPERATIONS (E.G., CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS) RELATED TO THE CONSTRUCTION ACTIVITY. PERMITTEES MUST PREVENT LIQUID AND SOLID WASHOUT WASTES FROM CONTACTING THE GROUND AND MUST DESIGN THE CONTAINMENT SO IT DOES NOT RESULT IN RUNOFF FROM THE WASHOUT OPERATIONS OR AREAS. PERMITTEES MUST PROPERLY DISPOSE LIQUID AND SOLID WASTES IN COMPLIANCE WITH MPCA RULES. PERMITTEES MUST INSTALL A SIGN INDICATING THE LOCATION OF THE WASHOUT FACILITY.

PERMIT TERMINATION (SECTION 4 AND SECTION 13):

1. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER ALL TERMINATION CONDITIONS LISTED IN SECTION 13 ARE COMPLETE.
2. PERMITTEES MUST SUBMIT A NOT WITHIN 30 DAYS AFTER SELLING OR OTHERWISE LEGALLY TRANSFERRING THE ENTIRE SITE, INCLUDING PERMIT RESPONSIBILITY FOR ROADS (E.G., STREET SWEEPING) AND STORMWATER INFRASTRUCTURE FINAL CLEAN OUT, OR TRANSFERRING PORTIONS OF A SITE TO ANOTHER PARTY. THE PERMITTEES' COVERAGE UNDER THIS PERMIT TERMINATES AT MIDNIGHT ON THE SUBMISSION DATE OF THE NOT.
3. PERMITTEES MUST COMPLETE ALL CONSTRUCTION ACTIVITY AND MUST INSTALL PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOT. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR THE BASE OF A SAND FILTER.
4. PERMITTEES MUST CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEM OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS IN SECTION 15 THROUGH 19 AND IS OPERATING AS DESIGNED.
5. PERMITTEES MUST REMOVE ALL SEDIMENT FROM CONVEYANCE SYSTEMS PRIOR TO SUBMITTING THE NOT.
6. PERMITTEES MUST REMOVE ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPS PRIOR TO SUBMITTING THE NOT. PERMITTEES MAY LEAVE BMPS DESIGNED TO DECOMPOSE ON-SITE IN PLACE.
7. FOR RESIDENTIAL CONSTRUCTION ONLY, PERMIT COVERAGE TERMINATES ON INDIVIDUAL LOTS IF THE STRUCTURES ARE FINISHED AND TEMPORARY EROSION PREVENTION AND DOWNGRADIENT PERIMETER CONTROL IS COMPLETE, THE RESIDENCE SELLS TO THE HOMEOWNER, AND THE PERMITTEE DISTRIBUTES THE MPCA'S "HOMEOWNER FACT SHEET" TO THE HOMEOWNER.
8. FOR CONSTRUCTION PROJECTS ON AGRICULTURAL LAND (E.G., PIPELINES ACROSS CROPLAND), PERMITTEES MUST RETURN THE DISTURBED LAND TO ITS PRECONSTRUCTION AGRICULTURAL USE PRIOR TO SUBMITTING THE NOT.

SEED NOTES:

ALL SEED MIXES AND APPLICATION SHALL BE IN ACCORDANCE WITH THE MNDOT SEEDING MANUAL.

GENERAL RECOMMENDATIONS:
THE CONTRACTOR IS RESPONSIBLE TO SALVAGE AND PRESERVE EXISTING TOPSOIL NECESSARY FOR FINAL STABILIZATION AND TO ALSO MINIMIZE COMPACTION IN ALL LANDSCAPE AREAS. IMMEDIATELY BEFORE SEEDING THE SOIL SHALL BE TILLED TO A MINIMUM DEPTH OF 3 INCHES.

TEMPORARY EROSION CONTROL SEEDING, MULCHING & BLANKET.

SEED
- TEMPORARY SEED SHALL BE MNDOT SEED MIX 21-112 (WINTER WHEAT COVER CROP) FOR WINTER AND 21-111 (OATS COVER CROP) FOR SPRING/SUMMER APPLICATIONS. BOTH SEED MIXES SHALL BE APPLIED AT A SEEDING RATE OF 100 LBS/ACRE.

MULCH
- IMMEDIATELY AFTER SEEDING, WITHIN 24 HOURS, MNDOT TYPE 1 MULCH SHOULD BE APPLIED TO PROTECT AND ENHANCE SEED GERMINATION. MULCH SHALL BE APPLIED AT 90% COVERAGE (2 TONS PER ACRE OF STRAW MULCH)

SLOPES
- 3:1 (HORIZ/VERT.) OR FLATTER MUCH SHALL BE COVERED WITH MULCH
- SLOPES STEEPER THAN 3:1 OR DITCH BOTTOMS SHALL BE COVERED WITH EROSION CONTROL BLANKET.
- SEE PLAN FOR MORE DETAILED DITCH AND STEEP SLOPE EROSION CONTROL TREATMENTS.

TRAINING SECTION 21

DESIGN ENGINEER: DAVID J. KNAEBLE P.E.
TRAINING COURSE: DESIGN OF SWPPP
TRAINING ENTITY: UNIVERSITY OF MINNESOTA
INSTRUCTOR: JOHN CHAPMAN
DATES OF TRAINING COURSE: 8/22/2012- 8/23/2012
TOTAL TRAINING HOURS: 12
DATE OF RECERTIFICATION: 1/3/2025
EXPIRATION: 5/31/2028

OWNER INFORMATION

EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500
MINNEAPOLIS, MN 55402
KATELYN MURRAY
KMURRAY@EQUINOXDEVELOPMENT.COM

AREAS AND QUANTITIES:

SITE AREA CALCULATIONS							
	EXISTING CONDITION			PROPOSED CONDITION			
IMPERVIOUS SURFACES							
BUILDING COVERAGE		1,057 SF	0.4%		73,984 SF	27.7%	
PAVEMENT		8,557 SF	3.2%		123,243 SF	46.1%	
	TOTAL	9,614 SF	3.6%	0.2 AC	197,227 SF	73.8%	4.5 AC
PERVIOUS SURFACES							
	TOTAL	257,670 SF	96.4%	5.9 AC	70,057 SF	26.2%	1.6 AC
	TOTAL SITE AREA	267,284 SF	100.0%	6.1 AC	267,284 SF	100.0%	6.1 AC
DIFFERENCE (EX. VS PROP.)		187,613 SF	70.2%				
DISTURBED AREA		341,548 SF	7.8 AC				

EROSION CONTROL QUANTITIES	
DISTURBED AREA	341,548 SF
SILT FENCE/BIO-ROLL	4,500 LF
EROSION CONTROL BLANKET	48,000 SF
INLET PROTECTION DEVICES	36 EA

NOTE: QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL DETERMINE FOR THEMSELVES THE EXACT QUANTITIES FOR BIDDING AND CONSTRUCTION.

SWPPP CONTACT PERSON

CONTRACTOR:

SWPPP INSPECTOR TRAINING:
ALL SWPPP INSPECTIONS MUST BE PERFORMED BY A PERSON THAT MEETS THE TRAINING REQUIREMENTS OF THE NPDES CONSTRUCTION SITE PERMIT.
TRAINING CREDENTIALS SHALL BE PROVIDED BY THE CONTRACTOR AND KEPT ON SITE WITH THE SWPPP

PARTY RESPONSIBLE FOR LONG TERM OPERATION AND MAINTENANCE OF PERMANENT STORM WATER MANAGEMENT SYSTEM

PERMANENT STORMWATER MANAGEMENT IS REQUIRED AS PART OF THIS PROJECT TO MEET NPDES PERMIT REQUIREMENTS. THE PROPERTY OWNER IS RESPONSIBLE FOR THE LONG TERM OPERATION AND MAINTENANCE OF THE PROPOSED STORMWATER SYSTEM.

SWPPP ATTACHMENTS (ONLY APPLICABLE IF SITE IS 1 ACRE OR GREATER):

CONTRACTOR SHALL OBTAIN A COPY OF THE FOLLOWING SWPPP ATTACHMENTS WHICH ARE A PART OF THE OVERALL SWPPP PACKAGE:
ATTACHMENT A. CONSTRUCTION SWPPP TEMPLATE - SITE SPECIFIC SWPPP DOCUMENT
ATTACHMENT B. CONSTRUCTION STORMWATER INSPECTION CHECKLIST
ATTACHMENT C. MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEMS
ATTACHMENT D: STORMWATER MANAGEMENT REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.
ATTACHMENT E: GEOTECHNICAL EVALUATION REPORT - ON FILE AT THE OFFICE OF PROJECT ENGINEER. AVAILABLE UPON REQUEST.

SUPPLEMENTARY SITE SPECIFIC EROSION CONTROL NOTES:

THESE NOTES SUPERCEDE ANY GENERAL SWPPP NOTES.

THIS PROJECT IS GREATER THAN 1.0 ACRES SO AN NPDES PERMIT IS REQUIRED AND NEEDS TO BE SUBMITTED TO THE MPCA. THE CONTRACTOR IS REQUIRED TO FOLLOW THE GUIDELINES IN THE NPDES PERMIT THROUGHOUT CONSTRUCTION.

PROJECT NARRATIVE:

PROJECT IS A REDEVELOPMENT OF AN EXISTING SINGLE FAMILY HOME INTO MULTIFAMILY TOWN HOME DEVELOPMENT. SITE, GRADING, UTILITY AND LANDSCAPE IMPROVEMENTS WILL OCCUR.

NATIVE BUFFER NARRATIVE:

PRESERVING A 50 FOOT NATURAL BUFFER AROUND WATER BODIES IS NOT REQUIRED OF THIS PROJECT BECAUSE WATER BODIES ARE NOT LOCATED ON SITE.

INFILTRATION NARRATIVE:

INFILTRATION IS PROVIDED AS PART OF THE PROJECTS PERMANENT STORM WATER MANAGEMENT SYSTEM.

SOIL CONTAMINATION NARRATIVE:

SOILS ONSITE HAVE NOT BEEN IDENTIFIED AS CONTAMINATED.

SPECIAL TMDL BMP REQUIREMENTS SITE SPECIFIC (IF REQUIRED):

THIS PROJECT IS WITHIN ONE MILE AND DISCHARGES TO LAKE INDEPENDENCE - LAKE INDEPENDENCE IS IDENTIFIED AS AN IMPAIRED WATER BODY PER THE MPCA'S 303(D) IMPAIRED WATERS LIST. LAKE INDEPENDENCE IS IMPAIRED FOR NUTRIENT EUTROPHICATION BIOLOGICAL INDICATORS. BECAUSE THIS WATER BODY IS LOCATED WITHIN ONE MILE OF THE SITE, BMPS AS DEFINED IN THE NPDES PERMIT ITEMS 23.9 AND 23.10 APPLY. THESE ARE AS FOLLOWS:

1. DURING CONSTRUCTION:
   A. STABILIZATION OF ALL EXPOSED SOIL AREAS MUST BE INITIATED IMMEDIATELY TO LIMIT SOIL EROSION BUT IN NO CASE COMPLETED LATER THAN SEVEN (7) DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED.
   B. TEMPORARY SEDIMENT BASIN REQUIREMENTS DESCRIBED IN SECTION 14. MUST BE USED FOR COMMON DRAINAGE LOCATIONS THAT SERVE AN AREA WITH FIVE (5) OR MORE ACRES DISTURBED AT ONE TIME.

PERMANENT STABILIZATION NOTES SITE SPECIFIC:

PERMANENT SEED MIX
- FOR THIS PROJECT ALL AREAS THAT ARE NOT TO BE SODDED OR LANDSCAPED SHALL RECEIVE A NATIVE PERMANENT SEED MIX.
  - AREAS IN BUFFERS AND ADJACENT TO OR IN WET AREAS MNDOT SEED MIX 33-261 (STORMWATER SOUTH AND WEST) AT 35 LBS PER ACRE.
  - DRY AREAS MNDOT SEED MIX 35-221 (DRY PRAIRIE GENERAL) AT 40 LBS PER ACRE.
- MAINTENANCE SHALL BE IN ACCORDANCE TO THE MNDOT SEEDING MANUAL.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST, SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - NARRATIVE

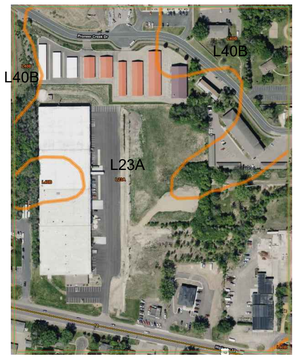
SW1.5

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ATTACHMENT A: SITE SPECIFIC SWPPP DOCUMENT

PROJECT LOCATION			
ADDRESS	5370 HWY 12	CITY/TOWNSHIP	MAPLE PLAIN
STATE	MN	COUNTY	HENNEPIN
ZIP CODE	55359	PROJECT SIZE	7.8 ACRES
LATTITUDE/LONGITUDE OF APPROX. CENTROID OF PROJECT		45.00893774884752, -93.65914388249533	
METHOD OF LAT/LONG COLLECTION		ONLINE TOOL	
PROJECT TYPE		RESIDENTIAL	
IMPERVIOUS SURFACES (ACRES)			
EXISTING		0.2	
PROPOSED		4.5	
DIFFERENCE		4.3	
ESTIMATED CONSTRUCTION TIMELINE			
START	JUNE 2027	END	NOVEMBER 2029
CONSTRUCTION ACTIVITY		TOWN HOME DEVELOPMENT	
SOIL TYPES			

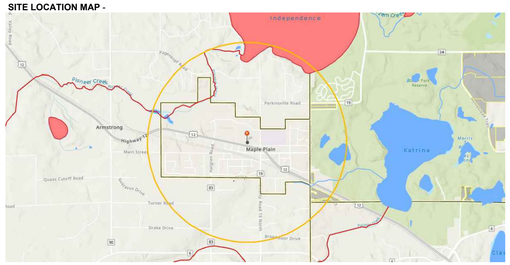
SOILS INFORMATION



MAP UNIT SYMBOL	MAP UNIT NAME
L23A	CORDOVA LOAM, 0 TO 2 PERCENT SLOPES
L40B	ANGUS-KILKENNY COMPLEX, 2 TO 6 PERCENT SLOPES

RECEIVING WATER BODIES					
	WATER BODY ID	NAME OF WATER BODY	WATER BODY TYPE	SPECIAL WATER (Y/N)	IMPAIRED WATER (Y/N)
1	27-0176-00	INDEPENDENCE LAKE	LAKE	N	Y
2					
3					
4					

SITE LOCATION MAP -



GENERAL SITE INFORMATION (5.1)
1. DESCRIBE THE LOCATION AND TYPE OF ALL TEMPORARY AND PERMANENT EROSION PREVENTION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP'S). INCLUDE THE TIMING FOR INSTALLATION AND PROCEDURES USED TO ESTABLISH ADDITIONAL TEMPORARY BMP'S AS NECESSARY. (5.5)
THE PROJECT IS PROTECTED BY TWO (W) MAIN BMP'S, SILT FENCE AND INLET PROTECTION DEVICES. THE SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE AND MONITORED AS NECESSARY. INLET PROTECTION DEVICES WILL BE INSTALLED IN ALL CATCH BASINS ON THE SITE AND ANY OFF SITE THAT WILL RECEIVE STORMWATER RUNOFF FROM THIS SITE. AS THE PROJECT PROGRESSES ADDITIONAL BMP'S SUCH AS EROSION CONTROL BLANKET MAY BE UTILIZED.
2. ATTACH TO THIS SWPPP A TABLE WITH THE ANTICIPATED QUANTITIES FOR THE LIFE OF THE PROJECT FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S (5.7).
SEE PAGE SW1.5
3. ATTACH TO THIS SWPPP A SITE MAP THAT INCLUDES THE FOLLOWING FEATURES (5.9):
EXIST AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN THE PROJECT LIMITS.

LOCATIONS OF IMPERVIOUS SURFACES AND SOIL TYPES.
- EXISTING AND FINAL GRADES, INCLUDING DIVIDING LINES AND DIRECTION OF FLOW FOR ALL PRE AND POST-CONSTRUCTION STORMWATER RUNOFF DRAINAGE AREAS LOCATED WITHIN PROJECT LIMITS.
- LOCATIONS OF AREAS NOT TO BE DISTURBED.
- LOCATION OF AREAS OF PHASED CONSTRUCTION.
- ALL SURFACE WATERS AND EXISTING WETLANDS WITHIN ONE MILE FROM THE PROJECT BOUNDARIES THAT WILL RECEIVE STORMWATER RUNOFF FROM THE SITE (IDENTIFIABLE ON MAPS SUCH AS USGS 7.5 MINUTE QUADRANGLE MAPS OR EQUIVALENT. WHERE SURFACE WATERS RECEIVING RUNOFF ASSOCIATED WITH CONSTRUCTION ACTIVITY WILL NOT FIT ON THE PLAN SHEET, THEY MUST BE IDENTIFIED WITH AN ARROW, INDICATING BOTH DIRECTION AND DISTANCE TO THE SURFACE WATER.
- METHODS TO BE USED FOR FINAL STABILIZATION OF ALL EXPOSED SOIL AREA

4. WERE STORMWATER MITIGATION MEASURES REQUIRED AS THE RESULT OF AN ENVIRONMENTAL, ARCHAEOLOGICAL, OR OTHER REQUIRED LOCAL, STATE OR FEDERAL REVIEW OF THE PROJECT?
NO
IF YES, DESCRIBE HOW THESE MEASURES WERE ADDRESSED IN THE SWPPP. (5.16)
N/A
5. IS THE PROJECT LOCATED IN A KARST AREA SUCH THAT ADDITIONAL MEASURES WOULD BE NECESSARY TO PROJECT DRINKING WATER SUPPLY MANAGEMENT AREAS AS DESCRIBED IN MINN. R. CHAPTERS 7050 AND 7060?
NO
IF YES, DESCRIBE THE ADDITIONAL MEASURES TO BE USED. (SECTION 23)
N/A
6. DOES THE SITE DISCHARGE TO A CALCEREOUS FEN LISTED IN MINN. R. 7050.0180, SUBP. 6.B?
NO
IF YES, A LETTER OF APPROVAL FROM THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES MUST BE OBTAINED PRIOR TO APPLICATION FOR THIS PERMIT.
7. DOES THE SITE DISCHARGE TO A WATER THAT IS LISTED AS IMPAIRED FOR THE FOLLOWING POLLUTANT(S) OR STRESSOR(S): PHOSPHORUS, TURBIDITY, DISSOLVED OXYGEN OR BIOTIC IMPAIRMENT? USE THE SPECIAL AND IMPAIRED WATERS SEARCH TOOL AT: WWW.PCA.STATE.MN.US/WATER/STORMWATER/STORMWATER-C.HTML
YES
IF NO, SKIP TO TRAINING
DOES THE IMPAIRED WATER HAVE AN APPROVED TOTAL MAXIMUM DAILY LOADS (TMDL) WITH AN APPROVED WASTE LOAD ALLOCATION FOR CONSTRUCTION ACTIVITY?
YES
IF YES:
A. LIST THE RECEIVING WATER, THE AREAS OF THE SITE DISCHARGING TO IT, AND THE POLLUTANT(S) IDENTIFIED IN THE TMDL.
B. LIST THE BMP'S AND ANY OTHER SPECIFIC CONSTRUCTION STORMWATER RELATED IMPLEMENTATION ACTIVITIES IDENTIFIED IN THE TMDL.
IF THE SITE HAS A DISCHARGE POINT WITHIN ONE MILE OF THE IMPAIRED WATER AND THE WATER FLOWS TO THE IMPAIRED WATER BUT NO SPECIFIC BMPS FOR CONSTRUCTION ARE IDENTIFIED IN THE TMDL, THE ADDITIONAL BMPS IN SECTION 23 MUST BE ADDED TO THE SWPPP AND IMPLEMENTED (15.19). THE ADDITIONAL BMPS ONLY APPLY TO THOSE PORTIONS OF THE PROJECT THAT DRAIN TO ONE OF THE IDENTIFIED DISCHARGE POINTS.
N/A
8. IDENTIFY ADJACENT PUBLIC WATERS WHERE THE MINNESOTA DEPARTMENT OF NATURAL RESOURCES (DNR) HAS DECLARED "WORK IN WATER RESTRICTIONS" DURING FISH SPAWNING TIMEFRAMES
N/A

SELECTION OF A PERMANENT STORMWATER MANAGEMENT SYSTEM (SECTION 15)
1. WILL THE PROJECT CREATE A NEW CUMULATIVE IMPERVIOUS SURFACE GREATER THAN OR EQUAL TO ONE ACRE?
YES
IF YES, A WATER QUALITY VOLUME OF ONE INCH OF RUNOFF FROM THE CUMULATIVE NEW IMPERVIOUS SURFACES MUST BE RETAINED ON SITE (SEE 16.7 OF THE PERMIT) THROUGH INFILTRATION UNLESS PROHIBITED DUE TO ONE OF THE REASONS IN ITEMS 16.4 THROUGH 16.21. IF INFILTRATION IS PROHIBITED IDENTIFY OTHER METHOD OF MEETING WATER QUALITY REQUIREMENTS (E.G., FILTRATION SYSTEM, WET SEDIMENTATION BASIN, REGIONAL PONDING OR EQUIVALENT METHOD
2. DESCRIBE WHICH METHOD WILL BE USED TO TREAT RUNOFF FROM THE NEW IMPERVIOUS SURFACES CREATED BY THE PROJECT:
INCLUDE ALL CALCULATIONS AND DESIGN INFORMATION FOR THE METHOD SELECTED. SEE SECTION 23 OF THE PERMIT FOR SPECIFIC REQUIREMENTS ASSOCIATED WITH EACH METHOD.
INFILTRATION / REGIONAL PONDING
CALCULATIONS ARE WITHIN THE SITE STORM WATER MANAGEMENT REPORT AND PART OF THIS SWPPP AS ATTACHMENT D.
3. IF IT IS NOT FEASIBLE TO MEET THE TREATMENT REQUIREMENT FOR THE WATER QUALITY VOLUME, DESCRIBE WHY. THIS CAN INCLUDE PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY PERMANENT STORMWATER MANAGEMENT PRACTICES. DESCRIBE WHAT OTHER TREATMENT, SUCH AS GRASS SWALES, SMALLER PONDS, OR GRIT CHAMBERS, WILL BE IMPLEMENTED TO TREAT RUNOFF PRIOR TO DISCHARGE TO SURFACE WATERS. (15.8)
IT IS NOT FEASIBLE TO MEET REQUIREMENT FOR WATER QUALITY VOLUME.
4. FOR PROJECTS THAT DISCHARGE TO TROUT STREAMS, INCLUDING TRIBUTARIES TO TROUT STREAMS, IDENTIFY METHOD OF INCORPORATING TEMPERATURE CONTROLS INTO THE PERMANENT STORMWATER MANAGEMENT SYSTEM.
N/A

EROSION PREVENTION PRACTICES (SECTION 8.1)
DESCRIBE THE TYPES OF TEMPORARY EROSION PREVENTION BMP'S EXPECTED TO BE IMPLEMENTED ON THIS SITE DURING CONSTRUCTION:
1. DESCRIBE CONSTRUCTION PHASING, VEGETATIVE BUFFER STRIPS, HORIZONTAL SLOPE GRADING, AND OTHER CONSTRUCTION PRACTICES TO MINIMIZE EROSION. DELINEATE AREAS NOT TO BE DISTURBED (E.G., WITH FLAGS, STAKES, SIGNS, SILT FENCE, ETC.) BEFORE WORK BEGINS.
SILT FENCE WILL BE INSTALLED AT THE DOWNHILL LOCATIONS OF THE SITE.
2. DESCRIBE METHODS OF TEMPORARILY STABILIZING SOILS AND SOIL STOCKPILES (E.G., MULCHES, HYDRAULIC TACKIFIERS, EROSION BLANKETS, ETC.):
TEMPORARY EROSION PROTECTION WILL BE SEED AND MULCH AND EROSION BLANKETS WHERE REQUIRED, WITH PERMANENT COVER BEING EITHER SOD OR LANDSCAPE FEATURES.
3. DESCRIBE METHODS OF DISSIPATING VELOCITY ALONG STORMWATER CONVEYANCE CHANNELS AND AT CHANNEL OUTLETS (E.G., CHECK DAMS, SEDIMENT TRAPS, RIP RAP, ETC.):
SOD WILL BE UTILIZED ALONG CHANNELS AND RIP RAP AT CHANNEL.
4. DESCRIBE METHODS TO BE USED FOR STABILIZATION OF DITCH AND SWALE WETTED PERIMETERS (NOTE THAT MULCH, HYDRAULIC SOIL TACKIFIERS, HYDROMULCHES, ETC. ARE NOT ACCEPTABLE SOIL STABILIZATION METHODS FOR ANY PART OF A DRAINAGE DITCH OR SWALE)
FINAL STABILIZATION OF SWALES WILL BE SOD
5. DESCRIBE METHODS TO BE USED FOR ENERGY DISSIPATION AT PIPE OUTLETS (E.G., RIP RAP, SPLASH PADS, GABIONS, ETC.)
RIP RAP WILL BE UTILIZED AT PIPE OUTLETS
6. DESCRIBE METHODS TO BE USED TO PROMOTE INFILTRATION AND SEDIMENT REMOVAL ON THE SITE PRIOR TO OFFSITE DISCHARGE, UNLESS INFEASIBLE (E.G., DIRECT STORMWATER FLOW TO VEGETATED AREAS):
DISCONNECTED IMPERVIOUS AREA AND INFILTRATION AREAS WILL BE UTILIZED
7. FOR DRAINAGE OR DIVERSION DITCHES, DESCRIBE PRACTICES TO STABILIZE THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF THE PROPERTY EDGE OR POINT OF DISCHARGE TO SURFACE WATER. THE LAST 200 LINEAL FEET MUST BE STABILIZED WITHIN **24 HOURS** AFTER CONNECTING TO SURFACE WATERS AND CONSTRUCTION IN THAT PORTION OF THE DITCH HAS TEMPORARILY OR PERMANENTLY CEASED FOR ALL DISCHARGES TO SPECIAL, IMPAIRED OR "WORK IN WATER RESTRICTIONS". ALL OTHER REMAINING PORTIONS OF THE TEMPORARY OR PERMANENT DITCHES OR SWALES WITHIN 14 CALENDAR DAYS AFTER CONNECTING TO A SURFACE WATER, PROPERTY EDGE AND CONSTRUCTION IN THAT AREA HAS TEMPORARILY OR PERMANENTLY CEASED.
N/A, NO DITCHES ON SITE
8. DESCRIBE ADDITIONAL EROSION PREVENTION MEASURES THAT WILL BE IMPLEMENTED AT THE SITE DURING CONSTRUCTION (E.G., CONSTRUCTION PHASING, MINIMIZING SOIL DISTURBANCE, VEGETATIVE BUFFERS, HORIZONTAL SLOPE GRADING, SLOPE DRAINING/TERRACING, ETC.):
OTHER EROSION CONTROL PRACTICES INCLUDE BUT ARE NOT LIMITED TO; MINIMIZING SITE EXPOSURE WHEN POSSIBLE.
9. IF APPLICABLE, INCLUDE ADDITIONAL REQUIREMENTS IN APPENDIX A PART C.3 REGARDING MAINTAINING A 100-FOOT BUFFER ZONE OR INSTALLING REDUNDANT BMPS FOR PORTIONS OF THE SITE THAT DRAIN TO SPECIAL WATERS).
N/A
10. IF APPLICABLE, DESCRIBE ADDITIONAL EROSION PREVENTION BMPS TO BE IMPLEMENTED AT THE SITE TO PROTECT PLANNED FILTRATION AREAS
MINIMIZE SITE EXPOSURE IN AREAS ADJACENT TO FILTRATION AREAS.

SEDIMENT CONTROL PRACTICES (SECTION 9.1)
DESCRIBE THE METHODS OF SEDIMENT CONTROL BMPS TO BE IMPLEMENTED AT THIS SITE DURING CONSTRUCTION TO MINIMIZE SEDIMENT IMPACTS TO SURFACE WATERS, INCLUDING CURB AND GUTTER SYSTEMS
1. DESCRIBE METHODS TO BE USED FOR DOWN GRADIENT PERIMETER CONTROL:
SILT FENCE WILL BE INSTALLED AROUND THE ENTIRE PERIMETER OF THE SITE
2. DESCRIBE METHODS TO BE USED TO CONTAIN SOIL STOCKPILES:
SEED AND MULCH AS WELL AS EROSION CONTROL BLANKETS WILL BE UTILIZED AS NECESSARY
3. DESCRIBE METHODS TO BE USED FOR STORM DRAIN INLET PROTECTION:
SEE INLET PROTECTION DETAILS
4. DESCRIBE METHODS TO MINIMIZE VEHICLE TRACKING AT CONSTRUCTION EXITS AND STREET SWEEPING ACTIVITIES:
THE PROJECT WILL UTILIZE A ROCK CONSTRUCTION ENTRANCE.
5. DESCRIBE METHODS, IF APPLICABLE, ADDITIONAL SEDIMENT CONTROLS (E.G., DIVERSION BERMS) TO BE INSTALLED TO KEEP RUNOFF AWAY FROM PLANNED INFILTRATION AREAS WHEN EXCAVATED PRIOR TO FINAL STABILIZATION OF THE CONTRIBUTING DRAINAGE AREA:
SILT FENCE TO BE INSTALLED IMMEDIATELY AFTER GRADING TO PROTECT INFILTRATION AREAS.
6. DESCRIBE METHODS TO BE USED TO MINIMIZE SOIL COMPACTION AND PRESERVE TOP SOIL (UNLESS INFEASIBLE) AT THIS SITE:
LIGHT TRACKED EQUIPMENT WILL BE USED, TOPSOIL WILL BE STRIPPED AND STOCKPILED
7. DESCRIBE PLANS TO PRESERVE A 50-FOOT NATURAL BUFFER BETWEEN THE PROJECT'S SOIL DISTURBANCE AND A SURFACE WATER OR PLANS FOR REDUNDANT SEDIMENT CONTROLS IF A BUFFER IS INFEASIBLE:
DOUBLE ROW OF SILT FENCE WILL BE INSTALLED ALONG WETLAND. PROJECT WILL NOT DISTURB WITHIN 200 FEET OF WETLAND.
8. DESCRIBE PLANS FOR USE OF SEDIMENTATION TREATMENT CHEMICALS (E.G., POLYMERS, FLOCCULANTS, ETC.) SEE PART 9.18 OF THE PERMIT:
N/A
9. IS THE PROJECT REQUIRED TO INSTALL A TEMPORARY SEDIMENT BASIN DUE TO 10 OR MORE ACRES DRAINING TO A COMMON LOCATION OR 5 ACRES OR MORE IF THE SITE IS WITHIN 1 MILE OF A SPECIAL OR IMPAIRED WATER?
YES
IF YES, DESCRIBE (OR ATTACH PLANS) SHOWING HOW THE BASIN WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SECTION 14.
PROPOSED FILTRATION BASINS WILL SERVE AS TEMPORARY SEDIMENTS BASINS THAT WILL THEN BE CONVERTED TO PERMANENT FILTRATIONS BASINS.

DEWATERING AND BASIN DRAINING (SECTION 10.1)
1. WILL THE PROJECT INCLUDE DEWATERING OR BASIN DRAINING?
NO
IF YES, DESCRIBE MEASURES TO BE USED TO TREAT/DISPOSE OF TURBID OR SEDIMENT-LADEN WATER AND METHOD TO PREVENT EROSION OR SCOUR OF DISCHARGE POINTS (SEE 10.2 THROUGH 10.5 OF THE PERMIT):
N/A
2. WILL THE PROJECT INCLUDE USE OF FILTERS FOR BACKWASH WATER?
NO
IF YES, DESCRIBE HOW FILTER BACKWASH WATER WILL BE MANAGED ON THE SITE OR PROPERLY DISPOSED (10.6):
N/A

ADDITIONAL BMP'S FOR SPECIAL WATERS AND DISCHARGES TO WETLANDS (SECTION 23.1)
1. SPECIAL WATERS. DOES YOUR PROJECT DISCHARGE TO SPECIAL WATERS?
NO
2. IF PROXIMITY TO BEDROCK OR ROAD PROJECTS WHERE THE LACK OF RIGHT OF WAY PRECLUDES THE INSTALLATION OF ANY OF THE PERMANENT STORMWATER MANAGEMENT PRACTICES, THEN OTHER TREATMENT SUCH AS GRASSED SWALES, SMALLER PONDS, OR GRIT CHAMBERS IS REQUIRED PRIOR TO DISCHARGE TO SURFACE WATERS. DESCRIBE WHAT OTHER TREATMENT WILL BE PROVIDED.
N/A
3. DESCRIBE EROSION AND SEDIMENT CONTROLS FOR EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE TO A SPECIAL WATERS, AND TEMPORARY SEDIMENT BASINS FOR AREAS THAT DRAIN FIVE OR MORE ACRES DISTURBED AT ONE TIME.
N/A
4. DESCRIBE THE UNDISTURBED BUFFER ZONE TO BE USED (NOT LESS THAN 100 LINEAR FEET FROM THE SPECIAL WATER).
N/A
5. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL ENSURE THAT THE PRE AND POST PROJECT RUNOFF RATE AND VOLUME FROM THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAINS THE SAME.
N/A
6. DESCRIBE HOW THE PERMANENT STORMWATER MANAGEMENT SYSTEM WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING IN THE 1, AND 2-YEAR 24-HOUR PRECIPITATION EVENTS.
N/A
7. **WETLANDS.** DOES YOUR PROJECT DISCHARGE STORMWATER WITH THE POTENTIAL FOR SIGNIFICANT ADVERSE IMPACTS TO A WETLAND (E.G., CONVERSION OF A NATURAL WETLAND TO A STORMWATER POND)?
NO
IF YES, DESCRIBE THE WETLAND MITIGATION SEQUENCE THAT WILL BE FOLLOWED IN ACCORDANCE WITH SECTION 22 OF THE PERMIT.
N/A

INSPECTIONS AND MAINTENANCE (SECTION 11.1)
DESCRIBE PROCEDURES TO ROUTINELY INSPECT THE CONSTRUCTION SITE:
- ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND
- WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS, AND WITHIN (7) DAYS AFTER THAT

INSPECTIONS MUST INCLUDE STABILIZED AREAS, EROSION PREVENTION,AND SEDIMENT CONTROL BMP'S AND INFILTRATION AREAS.
INSPECTOR WILL FOLLOW REQUIREMENTS SPECIFIED ABOVE AND FILL OUT "ATTACHMENT B - CONSTRUCTION STORMWATER INSPECTION CHECKLIST"
1. DESCRIBE PRACTICES FOR STORAGE OF BUILDING PRODUCTS WITH A POTENTIAL TO LEACH POLLUTANTS TO MINIMIZE EXPOSURE TO STORMWATER:
ALL BUILDING PRODUCTS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZE EXPOSURE
2. DESCRIBE PRACTICES FOR STORAGE OF PESTICIDES, HERBICIDES, INSECTICIDES, FERTILIZERS, TREATMENT CHEMICAL, AND LANDSCAPE MATERIALS:
ALL LANDSCAPE TREATMENT CHEMICALS WILL BE SEALED AND STORED IN A MANNER TO MINIMIZED EXPOSURE.
3. DESCRIBE PRACTICES FOR STORAGE AND DISPOSAL OF HAZARDOUS MATERIALS OR TOXIC WASTE (E.G., OIL, FUEL, HYDRAULIC FLUIDS, PAINT SOLVENTS, PETROLEUM-BASED PRODUCTS, WOOD PRESERVATIVE, ADDITIVES, CURING COMPOUNDS, AND ACIDS) ACCORDING TO MINN. R. CH. 7045, INCLUDING RESTRICTED ACCESS AND SECONDARY CONTAINMENT:
ALL HAZARDOUS WASTE WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS.
4. DESCRIBE COLLECTION, STORAGE AND DISPOSAL OF SOLID WASTE IN COMPLIANCE WITH MINN. R. CH. 7035:
ALL CONSTRUCTION DEBRIS AND SOLID WASTER WILL BE APPROPRIATELY DISPOSED OF OFF SITE ACCORDING TO LOCAL AND STATE LAWS
5. DESCRIBE MANAGEMENT OF PORTABLE TOILETS TO PREVENT TIPPING AND DISPOSAL OF SANITARY WASTES IN ACCORDANCE WITH MINN. R. CH. 7040:
SANITARY AND SEPTIC SERVICES WILL BE PROVIDED TO WORKERS WITH PORTABLE FACILITIES MAINTAINED AS NEEDED BY THE PROVIDER.
6. DESCRIBE SPILL PREVENTION AND RESPONSE FOR FUELING AND EQUIPMENT OR VEHICLE MAINTENANCE:
EMPLOYEES WILL BE TRAINED IN TECHNIQUES DESIGNED TO MINIMIZE SPILLS. VEHICLES AND EQUIPMENT SHALL BE CHECKED FOR LEAKS.
7. DESCRIBE CONTAINMENT AND DISPOSAL OF VEHICLE AND EQUIPMENT WASH WATER AND PROHIBITING ENGINE DEGREASING ON THE SITE:
ALL CONSTRUCTION VEHICLES SHALL BE WASHED OFF SITE
8. DESCRIBE STORAGE AND DISPOSAL OF CONCRETE AND OTHER WASHOUT WASTES SO THAT WASTES DO NOT CONTACT THE GROUND:
ALL CONCRETE WASHOUT SHALL OCCUR OFF SITE.

FINAL STABILIZATION (25.22)
1. DESCRIBE METHOD OF FINAL STABILIZATION (PERMANENT COVER) OF ALL DISTURBED AREAS:
FINAL STABILIZATION WILL BE ACCOMPLISHED WITH PAVEMENT, SOD AND LANDSCAPE MATERIALS.
2. DESCRIBE METHODS USED TO CLEAN ALL STORMWATER TREATMENT SYSTEMS AND STORMWATER CONVEYANCE SYSTEMS OF ACCUMULATED SEDIMENT (25.22):
CLEANING OF STORMWATER TREATMENT SYSTEMS SHALL BE DONE BY HAND SUCH AS THE USE OF A SHOVEL.
3. DESCRIBE METHODS FOR REMOVING ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S:
REMOVAL OF TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMP'S CAN BE DONE BY HAND AND PROPERLY DISPOSED OF.

CivilSite GROUP
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PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.
Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.6

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ATTACHMENT B: SWPPP INSPECTION FORM

NOTE: THIS INSPECTION REPORT DOES NOT ADDRESS ALL ASPECTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM/STATE DISPOSAL SYSTEM (NPDES/SDS) CONSTRUCTION STORMWATER PERMIT (PERMIT) ISSUED ON AUGUST 1, 2018. THE COMPLETION OF THIS CHECKLIST DOES NOT GUARANTEE THAT ALL PERMIT REQUIREMENTS ARE IN COMPLIANCE; IT IS THE RESPONSIBILITY OF THE PERMITTEE(S) TO READ AND UNDERSTAND THE PERMIT REQUIREMENTS.

FACILITY INFORMATION
SITE NAME:
SITE ADDRESS: PERMIT NUMBER:
CITY: STATE: ZIP CODE:

INSPECTION INFORMATION
INSPECTOR NAME: _____ PHONE NUMBER: _____
ORGANIZATION/COMPANY MAN: _____
DATE (MM/DD/YYYY): _____ TIME: _____ AM / PM

	Y	N
IS THE INSPECTOR CERTIFIED IN SEDIMENT AND EROSION CONTROL AND IS IT DOCUMENTED IN THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP)?	☐	☐

IS THIS INSPECTION ROUTINE OR IN RESPONSE TO A STORM EVENT:

7 DAY	RAIN
☐	☐

	Y	N
RAINFALL AMOUNT (IF APPLICABLE): _____		
IS SITE WITHIN ONE AERIAL MILE OF SPECIAL OR IMPAIRED WATER THAT CAN POTENTIALLY RECEIVE DISCHARGE FROM THE SITE? IF YES, FOLLOW SECTION 23 AND OTHER APPLICABLE PERMIT REQUIREMENTS	☐	☐

NOTE: IF N/A IS SELECTED AT ANY TIME, SPECIFY WHY IN THE COMMENT AREA FOR THAT SECTION.

EROSION CONTROL REQUIREMENT (SECTION 8.1)

	Y	N	N/A
1. ARE SOILS STABILIZED WHERE NO CONSTRUCTION ACTIVITY HAS OCCURRED FOR 14 DAYS (INCLUDING STOCKPILES)? (7 DAYS WHERE APPLICABLE, OR 24 HOURS DURING MINNESOTA DEPARTMENT OF NATURAL RESOURCES [DNR] FISH SPAWNING RESTRICTIONS)	☐	☐	☐
2. HAS THE NEED TO DISTURB STEEP SLOPES BEEN MINIMIZED?	☐	☐	☐
3. IF STEEP SLOPES ARE DISTURBED, ARE STABILIZATION PRACTICES DESIGNED FOR STEEP SLOPES USED?	☐	☐	☐
4. ALL DITCHES/SWALES STABILIZED 200' BACK FROM POINT OF DISCHARGE OR PROPERTY EDGE WITHIN 24 HOURS? (MULCH, HYDROMULCH, TACKIFIER, OR SIMILAR BEST MANAGEMENT PRACTICES [BMPS] ARE NOT ACCEPTABLE IN DITCHES/SWALES IF THE SLOPE IS GREATER THAN 2%)ARE APPROPRIATE BMP'S INSTALLED PROTECTING INLETS/OUTLETS?	☐	☐	☐
5. DO PIPE OUTLETS HAVE ENERGY DISSIPATION (WITHIN 24 HOURS OF CONNECTION)?	☐	☐	☐
6. IS CONSTRUCTION PHASING BEING FOLLOWED IN ACCORDANCE WITH THE SWPPP?	☐	☐	☐
7. ARE AREAS NOT TO BE DISTURBED MARKED OFF (FLAGS, SIGNS, ETC.)?	☐	☐	☐

COMMENTS:

SEDIMENT CONTROL REQUIREMENTS (SECTION 9.1)

	Y	N	N/A
1. ARE PERIMETER SEDIMENT CONTROLS INSTALLED PROPERLY ON ALL DOWN GRADIENT PERIMETERS?	☐	☐	☐
2. ARE APPROPRIATE BMPS INSTALLED PROTECTING INLETS, CATCH BASINS, AND CULVERT INLETS?	☐	☐	☐
3. IS A 50 FOOT NATURAL BUFFER PRESERVED AROUND ALL SURFACE WATERS DURING CONSTRUCTION?	☐	☐	☐
3.1. IF NO, HAVE REDUNDANT SEDIMENT CONTROLS BEEN INSTALLED?	☐	☐	☐
4. DO ALL ERODIBLE STOCKPILES HAVE PERIMETER CONTROL IN PLACE?	☐	☐	☐
5. IS THERE A TEMPORARY SEDIMENT BASIN ON SITE, AND IS IT BUILT AS REQUIRED IN SECTION 14 OF THE PERMIT?	☐	☐	☐
6. IS SOIL COMPACTION BEING MINIMIZED WHERE NOT DESIGNED FOR COMPACTION?	☐	☐	☐
7. IS TOPSOIL BEING PRESERVED UNLESS INFEASIBLE?	☐	☐	☐
8. IF CHEMICAL FLOCCULANTS ARE USED, IS THERE A CHEMICAL FLOCCULANT PLAN IN PLACE?	☐	☐	☐

COMMENTS:

MAINTENANCE AND INSPECTIONS (SECTION 11)

	Y	N	N/A
1. ARE ALL PREVIOUSLY STABILIZED AREAS MAINTAINING GROUND COVER?	☐	☐	☐
2. ARE PERIMETER CONTROLS MAINTAINED AND FUNCTIONING PROPERLY, SEDIMENT REMOVED WHEN ONE-HALF FULL?	☐	☐	☐
3. ARE INLET PROTECTION DEVICES MAINTAINED AND ADEQUATELY PROTECTING INLETS?	☐	☐	☐
4. ARE THE TEMPORARY SEDIMENT BASINS BEING MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
5. ARE VEHICLE TRACKING BMPS AT SITE EXISTS IN PLACE AND MAINTAINED AND FUNCTIONING PROPERLY?	☐	☐	☐
6. IS ALL TRACKED SEDIMENT BEING REMOVED WITHIN 24 HOURS?	☐	☐	☐
7. HAVE ALL SURFACE WATERS, DITCHES, CONVEYANCES, AND DISCHARGE POINTS BEEN INSPECTED?	☐	☐	☐
8. WERE ANY DISCHARGES SEEN DURING THIS INSPECTION (I.E., SEDIMENT, TURBID WATER, OR OTHERWISE)?	☐	☐	☐

IF YES, RECORD THE LOCATION OF ALL POINTS OF DISCHARGE. PHOTOGRAPH AND DESCRIBE THE DISCHARGE (SIZE, COLOR, ODOR, FOAM, OIL SHEEN, TIME, ETC.). DESCRIBE HOW THE DISCHARGE WILL BE ADDRESSED. WAS THE DISCHARGE A SEDIMENT DELTA? IF YES, WILL THE DELTA BE RECOVERED WITHIN SEVEN DAYS AND IN ACCORDANCE WITH ITEM 11.5 OF THE PERMIT?

COMMENTS:

POLLUTION PREVENTION (SECTION 12)

	Y	N	N/A
1. ARE ALL CONSTRUCTION MATERIALS THAT CAN LEACH POLLUTANTS UNDER COVER OR PROTECTED?	☐	☐	☐
2. ARE HAZARDOUS MATERIALS BEING PROPERLY STORED?	☐	☐	☐
3. ARE APPROPRIATE BMPS BEING USED TO PREVENT DISCHARGES ASSOCIATED WITH FUELING AND MAINTENANCE OF EQUIPMENT OR VEHICLES?	☐	☐	☐
4. ARE ALL SOLID WASTES BEING PROPERLY CONTAINED AND DISPOSED OF?	☐	☐	☐
5. IS THERE A CONCRETE/OTHER MATERIAL WASHOUT AREA ON SITE AND IS IT BEING USED?	☐	☐	☐
6. IS THE CONCRETE WASHOUT AREA MARKED WITH A SIGN?	☐	☐	☐
7. ARE THE CONCRETE/OTHER MATERIAL WASHOUT AREAS PROPERLY MAINTAINED?	☐	☐	☐

COMMENTS:

OTHER

	Y	N	N/A
1. IS A COPY OF THE SWPPP, INSPECTION RECORDS, AND TRAINING DOCUMENTATION LOCATED ON THE CONSTRUCTION SITE, OR CAN IT BE MADE AVAILABLE WITHIN 72 HOURS?	☐	☐	☐
2. HAS THE SWPPP BEEN FOLLOWED AND IMPLEMENTED ON SITE, AND AMENDED AS NEEDED?	☐	☐	☐
3. IS ANY DEWATERING OCCURRING ON SITE? IF YES, WHAT BMPS ARE BEING USED TO ENSURE THAT CLEAN WATER IS LEAVING THE SITE AND THE DISCHARGE IS NOT CAUSING EROSION OR SCOUR?	☐	☐	☐
4. WILL A PERMANENT STORMWATER MANAGEMENT SYSTEM BE CREATED FOR THIS PROJECT IF REQUIRED AND IN ACCORDANCE WITH SECTION 15 OF THE PERMIT (IF ADDING AN ACRE OR MORE OF NEW IMPERVIOUS SURFACE)? IF YES, DESCRIBE:	☐	☐	☐
5. IF INFILTRATION/FILTRATION SYSTEMS ARE BEING CONSTRUCTED, ARE THEY MARKED AND PROTECTED FROM COMPACTION AND SEDIMENTATION?	☐	☐	☐

6. DESCRIPTION OF AREAS OF NON-COMPLIANCE NOTED DURING THE INSPECTION, REQUIRED CORRECTIVE ACTIONS, AND RECOMMENDED DATE OF COMPLETION OF CORRECTIVE ACTIONS:

7. PROPOSED AMENDMENTS TO THE SWPPP:

8. POTENTIAL AREAS OF FUTURE CONCERN:

9. ADDITIONAL COMMENTS

DISCLOSURES:

- AFTER DISCOVERY, THE PERMIT REQUIRES MANY OF THE DEFICIENCIES THAT MAY BE FOUND ON SITE BE CORRECTED WITHIN A SPECIFIED PERIOD OF TIME. SEE PERMIT FOR MORE DETAILS.
- THE PERMITTEE(S) IS/ARE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMPS UNTIL ANOTHER PERMITTEE HAS OBTAINED COVERAGE UNDER THIS PERMIT ACCORDING TO SECTION 3, OR THE PROJECT HAS MET THE TERMINATION CONDITIONS OF THE PERMIT AND A NOTICE OF TERMINATION HAS BEEN SUBMITTED TO THE MINNESOTA POLLUTION CONTROL AGENCY.

ATTACHMENT C: MAINTENANCE PLAN FOR PERMANENT STORM WATER TREATMENT SYSTEM

ATTACHMENT C - COMBINED
FACILITY MANAGEMENT SCHEDULE

1. ALL STORMWATER RETENTION, DETENTION AND TREATMENT BASINS MUST BE INSPECTED AT LEAST ONCE A YEAR TO DETERMINE THAT BASIN RETENTION AND TREATMENT CHARACTERISTICS ARE ADEQUATE. A STORAGE TREATMENT BASIN WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE WET STORAGE VOLUME BY 50 PERCENT OR DRY STORAGE VOLUME BY 25 PERCENT OF ITS ORIGINAL DESIGN VOLUME. BASED ON THIS INSPECTION, IF A STORMWATER BASIN REQUIRES SEDIMENT CLEANOUT, THE BASIN WILL BE RESTORED TO ITS ORIGINAL DESIGN CONTOURS AND VEGETATED STATE WITHIN ONE YEAR OF THE INSPECTION DATE.
2. ALL GRIT CHAMBERS, SUMP CATCH BASINS, SUMP MANHOLES, OUTLET STRUCTURES, CULVERTS, OUTFALL STRUCTURES AND OTHER STORMWATER FACILITIES FOR WHICH MAINTENANCE REQUIREMENTS ARE NOT OTHERWISE SPECIFIED HEREIN MUST BE INSPECTED IN THE SPRING, SUMMER AND FALL OF EACH YEAR. WITHIN 30 DAYS OF THE INSPECTION DATE, ALL ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED SUCH THAT EACH STORMWATER FACILITY OPERATES AS DESIGNED AND PERMITTED. CONTRIBUTING DRAINAGE AREAS MUST BE KEPT CLEAR OF LITTER AND VEGETATIVE DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS KEPT CLEAR, INLET AREAS KEPT CLEAN, AND UNDESIRABLE VEGETATION REMOVED. EROSION IMPAIRING THE FUNCTION OR INTEGRITY OF THE FACILITIES, IF ANY, WILL BE CORRECTED, AND ANY STRUCTURAL DAMAGE IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF THE FACILITIES MUST BE REPAIRED.
3. VOLUME CONTROL FACILITIES AND CONTRIBUTING DRAINAGE AREAS MUST BE INSPECTED EVERY THREE MONTHS DURING THE OPERATIONAL PERIOD (BETWEEN SPRING SNOWMELT AND FIRST SUBSTANTIAL SNOWFALL) AND MONITORED AFTER RAINFALL EVENTS OF 1 INCH OR MORE TO ENSURE THAT THE CONTRIBUTING DRAINAGE AREA IS CLEAR OF LITTER AND DEBRIS, INFLOW PIPES AND OVERFLOW SPILLWAYS ARE CLEAR, INLET AREAS ARE CLEAN, UNDESIRABLE VEGETATION IS REMOVED AND THERE IS NO EROSION IMPAIRING OR THREATENING TO IMPAIR THE FUNCTION OF A FACILITY. IF SEDIMENT HAS ACCUMULATED IN A INFILTRATION FEATURE, WITHIN 30 DAYS OF INSPECTION DEPOSITED SEDIMENTS MUST BE REMOVED, THE INFILTRATION CAPACITY OF THE UNDERLYING SOILS MUST BE RESTORED, AND ANY SURFACE DISTURBANCE MUST BE STABILIZED. INSPECTION MUST ENSURE THAT SEDIMENT TRAPS AND FOREBAYS ARE TRAPPING SEDIMENT AND THAT MORE THAN 50 PERCENT OF THE STORAGE VOLUME REMAINS, THE CONTRIBUTING DRAINAGE AREA IS STABLE (I.E., NO EROSION IS OBSERVED), AND INLETS AND OUTLET/OVERFLOW SPILLWAYS ARE IN GOOD CONDITIONS WITH NO EROSION. MAINTENANCE TECHNIQUES USED MUST PROTECT THE INFILTRATION CAPACITY OF THE PRACTICE BY LIMITING SOIL COMPACTION TO THE GREATEST EXTENT POSSIBLE (E.G., BY USING LOW-IMPACT EARTH-MOVING EQUIPMENT).
4. UNDERGROUND STORAGE CHAMBERS MUST BE INSPECTED AT LEAST ONCE A YEAR TO ENSURE THAT ADEQUATE STORAGE CAPACITY REMAINS. CAPACITY WILL BE CONSIDERED INADEQUATE IF SEDIMENT HAS DECREASED THE STORAGE VOLUME BY 50 PERCENT OF ITS ORIGINAL DESIGN VOLUME. ACCUMULATED DEBRIS AND SEDIMENT WILL BE REMOVED, AND INLET AND OUTLET STRUCTURES WILL BE CLEARED OF ANY FLOW IMPEDIMENTS.

CivilSite GROUP
Civil Engineering ° Surveying ° Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT
EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

OWNER
EQUINOX DEVELOPMENT PARTNERS LLC
225 S SIXTH ST. SUITE 3500, MINNEAPOLIS, MN 55402

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Matthew R. Pavek
DATE 07/31/2026 LICENSE NO. 44263

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
06/09/2026	CITY SUBMITTAL
07/31/2026	CITY RE-SUBMITTAL

PROJECT MANAGER	MATT PAVEK
CONTACT NUMBER	612-615-0060 X 701
DRAWN BY	JH, MP, ZH, RB, AM
REVIEWED BY	MP
PROJECT NUMBER	26245

REVISION SUMMARY

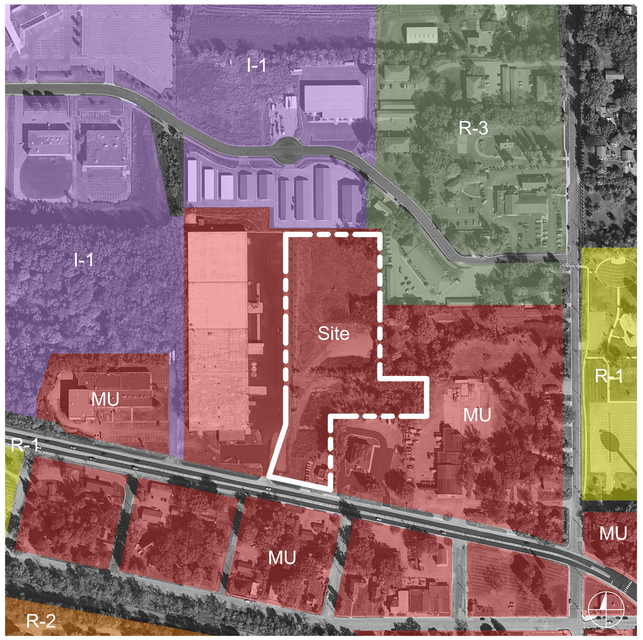
DATE	DESCRIPTION

SWPPP - ATTACHMENTS

SW1.7

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Zoning Analysis





Site Information

Address:	5330 US-12 Maple Plan, Minnesota 55359
Site Area:	267,343.82 SF (6.13 acres)
PID:	2411824340020, 2411824340021, 2411824340083

Development Summary:

	Required	Proposed
Zoning District:	MU-B Mixed Use	MU-B Mixed Use or PUD
Zoning Overlay:	Budd Avenue District	Budd Avenue District
Lot Area Minimum:	10,000 SF	267,343.82 SF
Lot Width Minimum	25 feet	219 feet
Min. Front Yard Setback:	10 feet	10 feet min.
Min. Side Yard Setback:	10 feet (Interior), 20 feet (Corner)	10 feet (Interior), 20 feet (Corner)
Min. Rear Yard Setback:	20 feet	25 feet min.
Min. Highway Setback:	50 feet from the right-of-way	50 feet from the right-of-way
Max. Height:	40 feet/3 stories above grade	36 feet, 9 Inches
Bike Storage	1 per 20 vehicular stalls (2 min.)	2 bike stalls
Parking		
- Townhome:	2 stalls per unit (1 Surface | 1 Garage)	304 stalls (152 Surface | 152 Garage)
- Amenity:	1 stall per 250 SF of space	019 stalls

Current Zoning
MU-B General Mixed Use

The proposed development is located within the Budd/Highway 12 Mixed-Use District, which is intended to support compact, pedestrian-oriented development that enhances the unique character of the downtown area while contributing to a vibrant community environment. The district also promotes balanced vehicular and pedestrian access and encourages the incorporation of green spaces for recreation and public enjoyment.

2040 Comprehensive Plan
Budd Avenue / Highway 12 District

The Budd Avenue District is planned primarily for mixed-use development, and the proposed project will transform land currently characterized by industrial and undeveloped uses into a thoughtfully designed residential neighborhood featuring approximately 14 dwelling units per acre, including townhomes and resident amenities. This density is consistent with the City's 2040 Comprehensive Plan, which identifies a target density range of 5 to 20 units per acre for the site. Supporting the vision for the Budd Avenue/Highway 12 Mixed-Use District (MU-B), the development will provide a compact, walkable neighborhood that contributes to a more vibrant and connected community while remaining compatible with the character of Maple Plain. The proposed 85 residential dwelling units are consistent with the district's permitted uses and will complement surrounding development by creating a transition between the Gateway and Downtown Districts.

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Existing Conditions



SITE CONTEXT MAP



SOUTH ENTRANCE - FROM HIGHWAY 12



SOUTHWEST CORNER - FROM HIGHWAY 12

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Site Plan



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EQUINOX DEVELOPMENT

0" 20'-0" 40'-0" 80'-0"

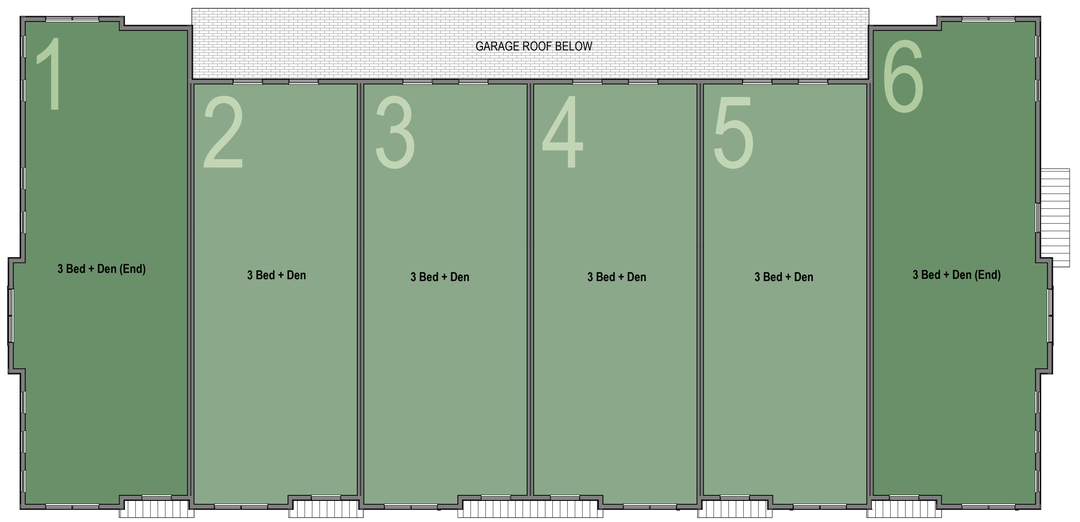
Maple Plain Townhomes | 07/31/26 | 006

Building A Floor Plans



Building A - First Floor

1/8" = 1'-0"



Building A - Second Floor

1/8" = 1'-0"

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EQUINOX DEVELOPMENT

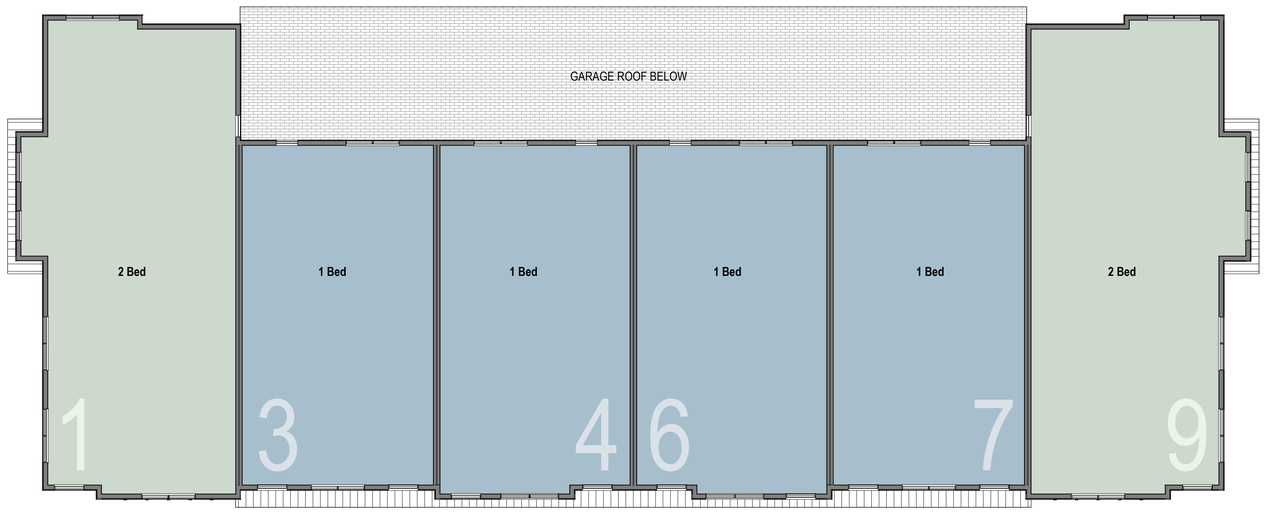
0" 4'-0" 8'-0" 16'-0"

Building B Floor Plans



Building B - First Floor

1/8" = 1'-0"



Building B - Second Floor

1/8" = 1'-0"

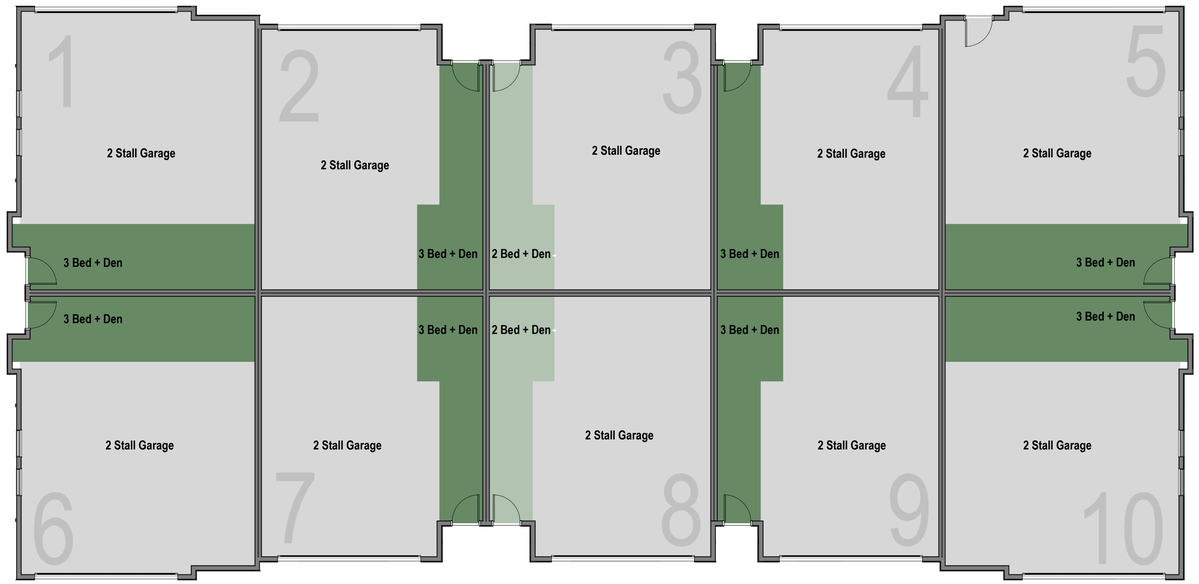
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EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building C Floor Plans



Building C - First Floor

1/8" = 1'-0"

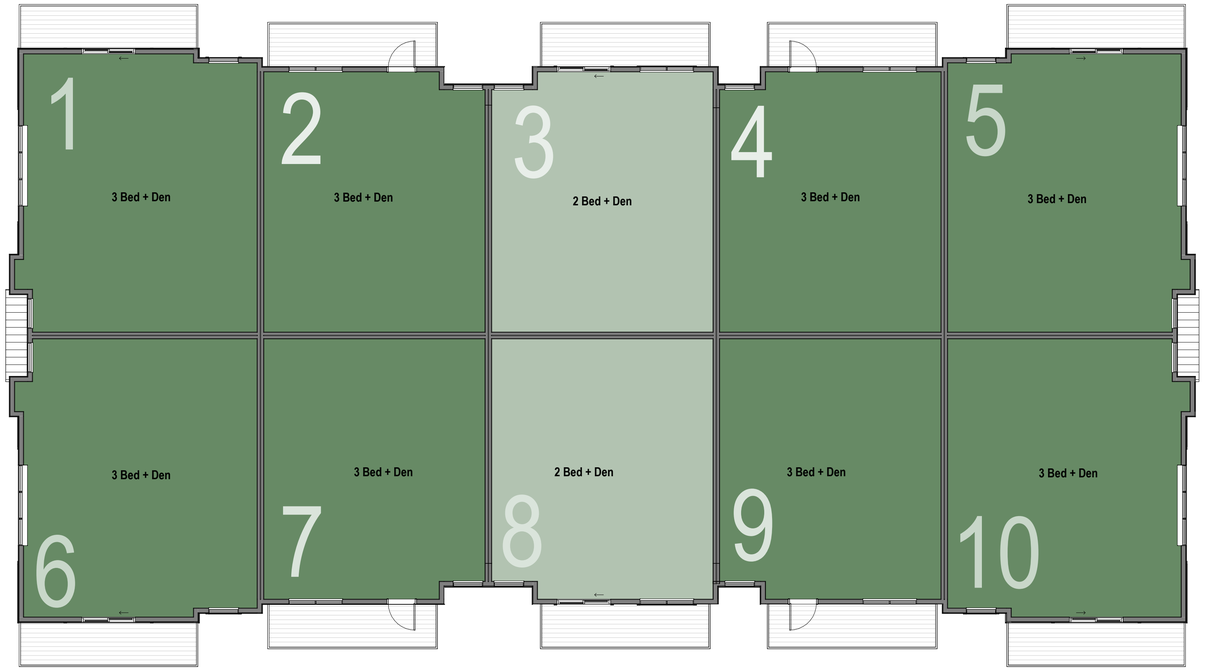
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EQUINOX DEVELOPMENT

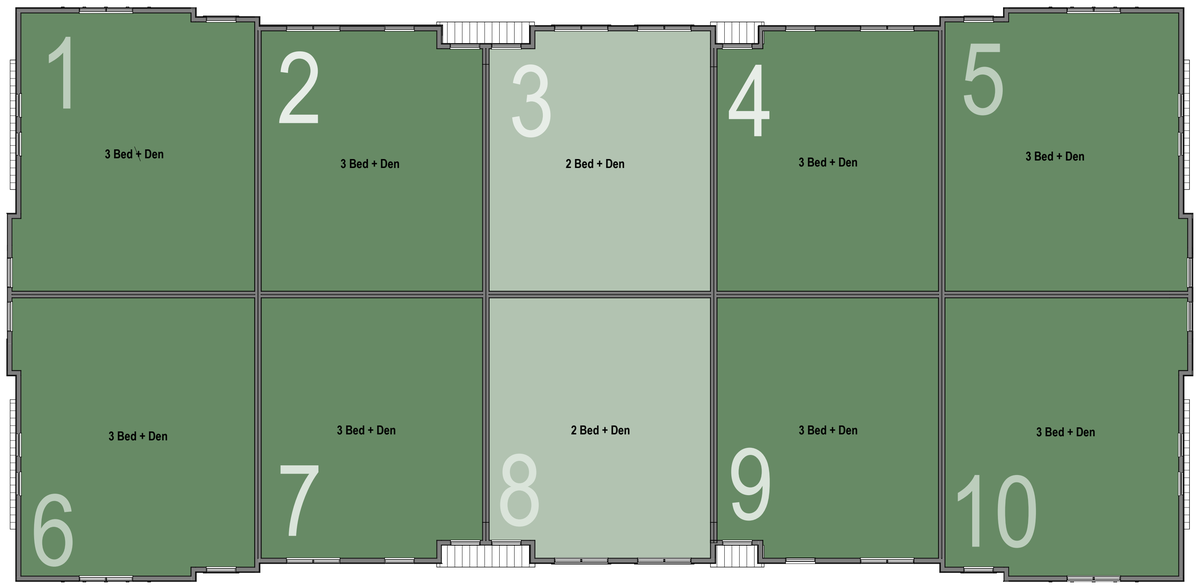
0" 4'-0" 8'-0" 16'-0"

Building C Floor Plans



Building C - Second Floor

1/8" = 1'-0"



Building C - Third Floor

1/8" = 1'-0"

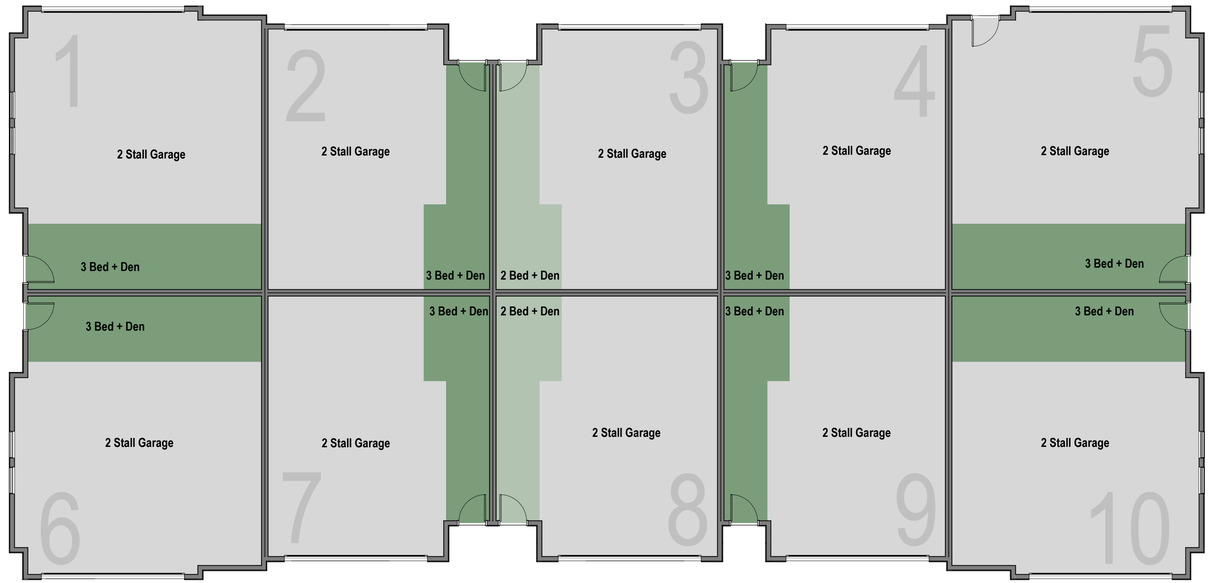
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EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building D Floor Plans



Building D - First Floor

1/8" = 1'-0"

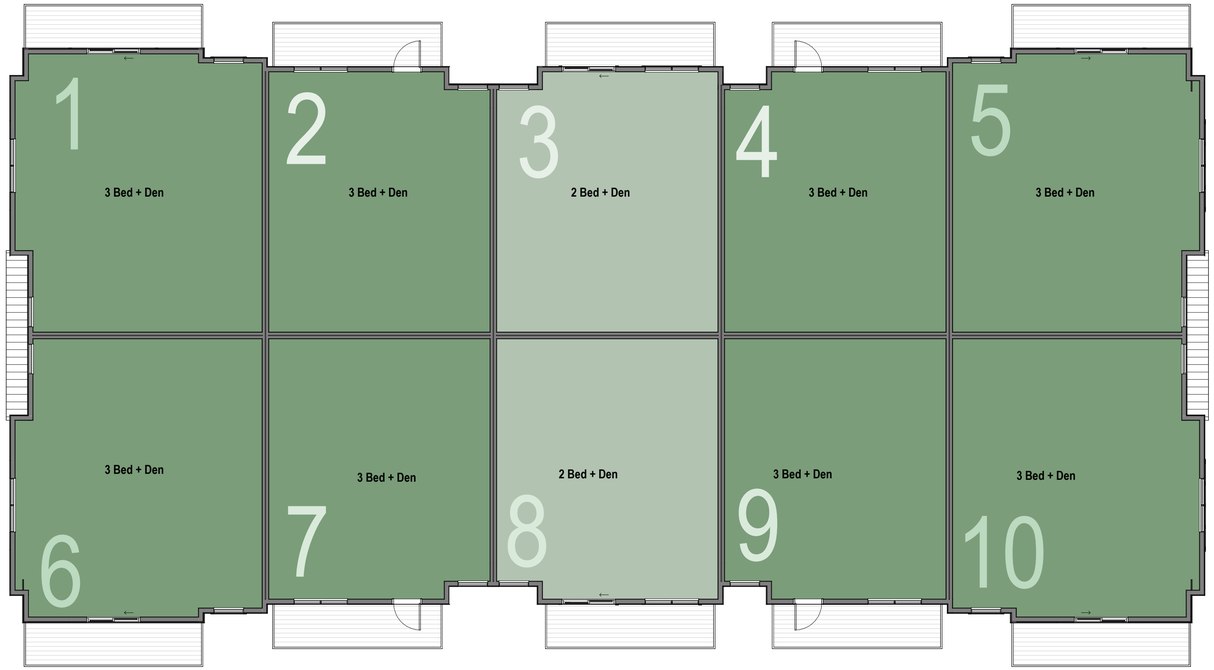
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EQUINOX DEVELOPMENT

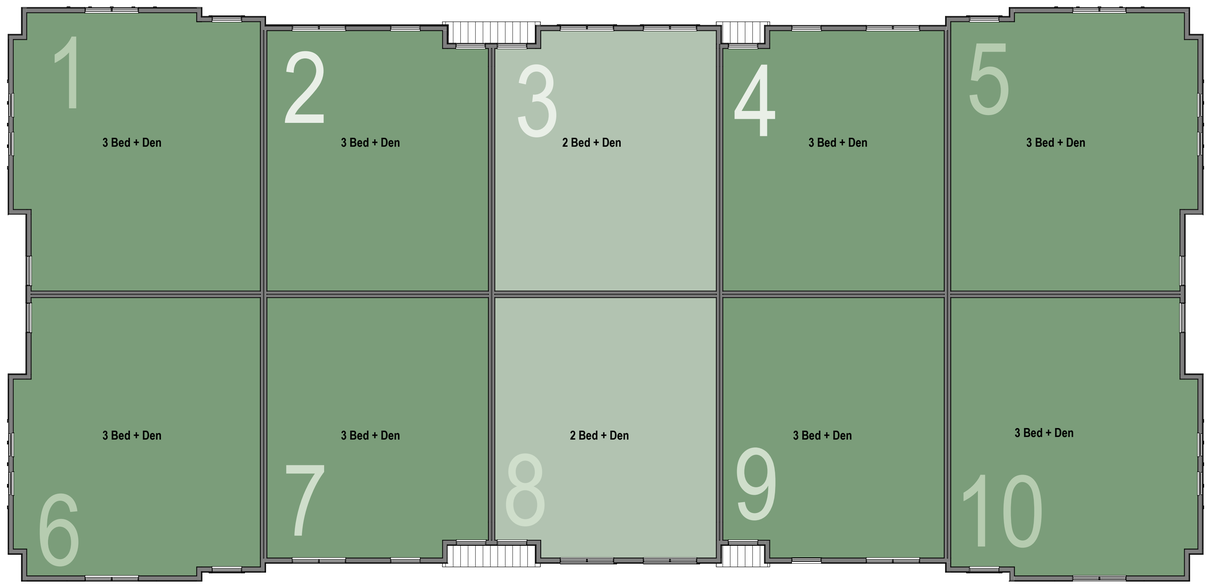
0" 4'-0" 8'-0" 16'-0"

Building D Floor Plans



Building D - Second Floor

1/8" = 1'-0"



Building D - Third Floor

1/8" = 1'-0"

0" 4'-0" 8'-0" 16'-0"

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EQUINOX DEVELOPMENT

Office/Amenity Floor Plan



Office/Amenity - First Floor

1/4" = 1'-0"

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0" 2'-0" 4'-0" 8'-0"

Exterior Materials



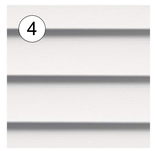
Asphalt Shingles



Standing Seam Metal Roof



Vinyl Fascia and Trim



Horizontal Vinyl Siding



Vertical Vinyl Siding



Fiber Cement Board Hardie Panels



Aluminum Railing and Composite Decks

* Material colors to be determined



Office/Amenity
1/8" = 1'-0"



Building A
1/8" = 1'-0"



Building B
1/8" = 1'-0"



Building C and D
1/8" = 1'-0"

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EQUINOX DEVELOPMENT

Building A Elevations



Front Elevation

1/8" = 1'-0"



Side Elevation - 1

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

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EQUINOX DEVELOPMENT

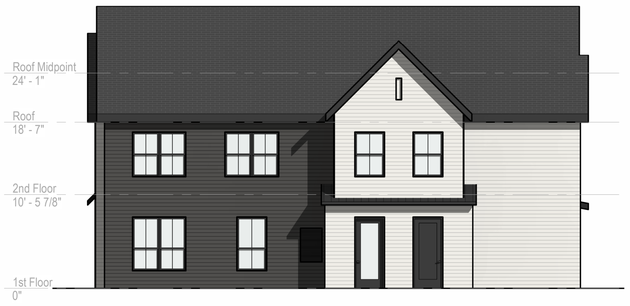
0" 4'-0" 8'-0" 16'-0"

Building B Elevations



Front Elevation

1/8" = 1'-0"



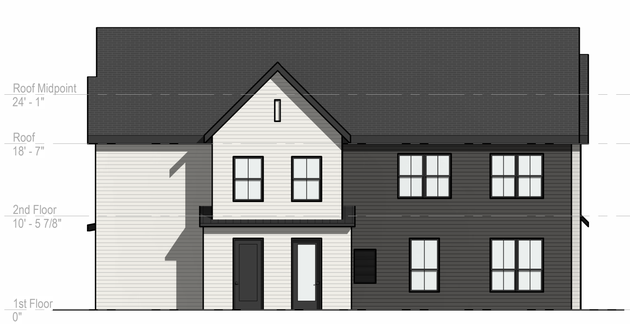
Side Elevation -1

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

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EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Maple Plain Townhomes | 07/31/26 | 015

Building C Elevations



Front Elevation

1/8" = 1'-0"



Side Elevation -1

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"

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EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Building D Elevations



Front Elevation

1/8" = 1'-0"



Side Elevation - 2

1/8" = 1'-0"



Rear Elevation

1/8" = 1'-0"



Side Elevatoin -1

1/8" = 1'-0"

Momentum Design Group
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EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

Office/Amenity Elevations



Front Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"



Side Elevation - 2
1/8" = 1'-0"



Side Elevation - 1
1/8" = 1'-0"

Momentum Design Group
ARCHITECTURE • PLANNING • INTERIOR DESIGN

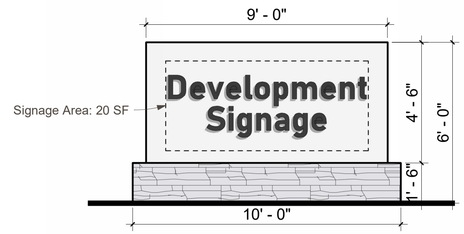
CivilSite GROUP

EQUINOX DEVELOPMENT

0" 4'-0" 8'-0" 16'-0"

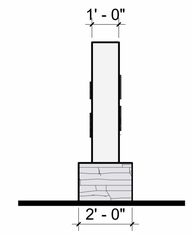
Parking and Signage Plan





Monument Sign - Front/Back

3/8" = 1'-0"



Momument Sign - Side

3/8" = 1'-0"



Office/Amenity Building Sign - Front

1/8" = 1'-0"



Office/Amenity Building Sign - Rear

1/8" = 1'-0"

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Schedule

Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	AA1		6	RSX2 LED P2 40K R3	RSX Area Fixture Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution		1	17202	0.9	114.07	Max: 12401cd
	AA1s		9	RSX2 LED P2 40K R3 HS	RSX LED Area Luminaire Size 2 P2 Lumen Package 4000K CCT Type R3 Distribution with HS shield		1	12074	0.9	114.07	Max: 12832cd
	BB		19	FCB6C	FCB6C-36NO2-UNV-39-MK-SL-XX-LD		1	522	0.9	30	Max: 175cd
	D1		135	na	SLMB4-12W-CCT-XX - 4000K		1	1057	0.9	10.79	Max: 662cd
	W1		107	WS-W2605	Surface-mounted Luminaires		1	1091	0.9	15.9358	Max: 1630cd

Statistics

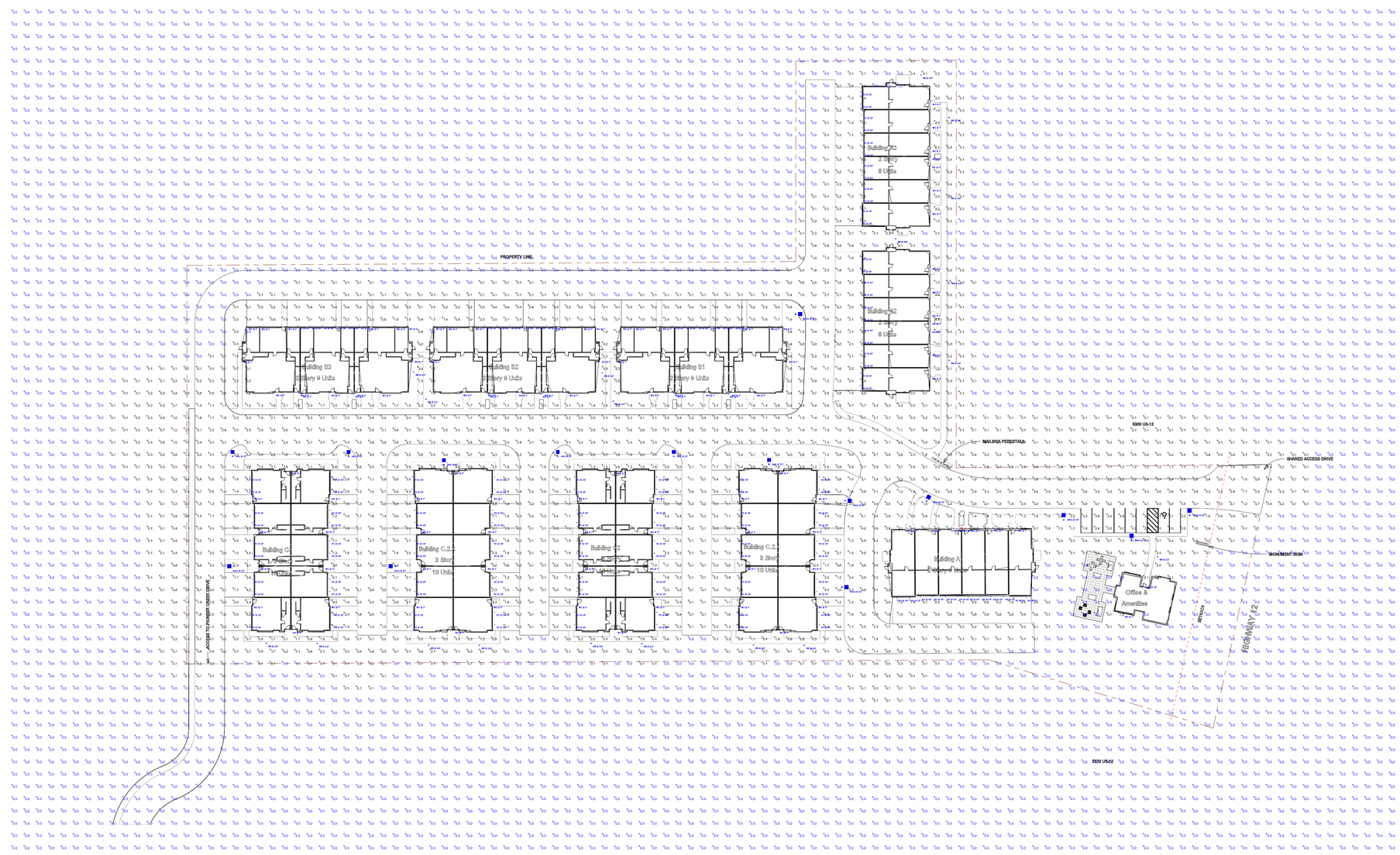
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Total Area Calculated @ Grade	+	0.4 fc	16.5 fc	0.0 fc	N/A	N/A

Note

1. Davis and Associates, Inc does not assume responsibility for the interpretation of this calculation, or compliance to local or state lighting codes and ordinances.

2. All readings/calculations are shown @ grade.

3. Fixture heights are shown on plan.



1 SITE PLAN
SCALE 1" = 30'-0"

Plan View
Scale = 1" = 30ft

0' 15'-0" 30'-0" 60'-0"

DAVIS

Maple Plain Townhomes
5330 US-12, Maple Plain, Minnesota

Designer
AM
Date
06/08/2026
Scale
As Noted
Drawing No.

Summary

1 of 1

ORDINANCE NO. 2026-356

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING ARTICLE 4 OF THE CITY CODE BY ADDING PLANNED UNIT SPECIFIC ZONING TO SECTION 10-543

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN HEREBY ORDAINS AS FOLLOWS:

SECTION 1. **AMENDMENT**. City Code Section 10-533 is amended by adding the following underlined language:

10-543. "MU" Mixed-Use District.

(a). *Intent.*

(1) The purpose of the mixed-use district is to provide an area for compact, mixed-use development that will be compatible through a combination of careful planning and urban design and investments. The mixture of land uses within the district is essential to create a vibrant community. The district will include three sub-districts: the Gateway (MU-G), the Downtown (MU-D) and Budd/Highway 12 (MU-B). The sub-districts will contribute to the overall uniqueness of smaller areas while creating a consistent character throughout the community.

***

(J) *Planned Unit Development.* Any application for a Planned Unit Development in the MU-B zoning district shall follow and be subject to the requirements of Section 10-546. Any approved Planned Unit Development requires the subject property to be rezoned to PUD-MU-B, Mixed Use Budd/Highway Planned Unit Development. The zoning governing the subject property shall be the requirements and conditions of the MU-B zoning district as expressly modified by the approved plans and agreement with the city.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Maple Plain this 28th day of September, 2026.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

Published in the _____ on _____, 2026

CITY OF MAPLE PLAIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE NO. 2026-357
AMENDING THE CITY OF MAPLE PLAIN ZONING CODE, INCLUDING ZONING MAPS

THE CITY OF MAPLE PLAIN DOES ORDAIN:

Section 1. The City of Maple Plain Zoning Code be amended to rezone from Mixed-Use Downtown (MU-B) to Mixed-use Budd/Highway Planned Unit Development (MU-B-PUD) that property containing 6.05 acres, located on or adjacent to 5330 Highway 12 on the north side of Highway 12, shown on attached Exhibit A, and described as follows:

PID Nos. 24-118-24-34-0020, 24-118-24-34-0021, 24-118-24-34-0083

Section 2. The City Administrator is hereby directed to amend the City of Maple Plain Zoning Ordinance, including Zoning Maps, in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this 28th day of September, 2026.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob W. Schillander, City Administrator

EXHIBIT A



CITY OF MAPLE PLAIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

RESOLUTION NO. 2026-0928-12

A RESOLUTION APPROVING THE REQUEST BY EQUINOX DEVELOPMENT PARTNERS, LLC FOR REZONING TO PLANNED UNIT DEVELOPMENT (PUD), PLANNED UNIT DEVELOPMENT, SITE PLAN REVIEW, AND PRELIMINARY AND FINAL PLAT TO ALLOW AN 85-UNIT TOWNHOME DEVELOPMENT ON THE PROPERTY LOCATED AT OR ADJACENT TO 5330 HIGHWAY 12

WHEREAS, the City of Maple Plain (the "City") is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City has adopted a Comprehensive Plan to guide the development of the community; and

WHEREAS, the City has adopted a Zoning Ordinance and Subdivision Ordinance, and other official controls, to assist in implementing the Comprehensive Plan; and

WHEREAS, Equinox Development Partners, LLC (the "Applicant") and Outcome Limited Partnership (the "Owner") submitted applications requesting: (a) rezoning from Mixed-Use – Budd Avenue (MU-B) to a Planned Unit Development, MU-Budd Avenue (MU-B-PUD); (b) approval of a Planned Unit Development; (c) Site Plan Review to allow an 85-unit rental townhome community and associated site improvements; and (d) Preliminary and Final Plat approval (collectively, the "Application"), for the property identified as PID Nos. 24-118-24-34-0020, 24-118-24-34-0021, and 24-118-24-34-0083, located at or adjacent to 5330 Highway 12, Maple Plain, Minnesota (the "Property"); and

WHEREAS, the Property is currently zoned Mixed-Use – Budd Avenue (MU-B) and is guided General Mixed-Use (MU) under the City's 2040 Comprehensive Plan; and

WHEREAS, the Applicant has submitted for the City Council's review and approval:

1. (i) Land Use Application submittal, dated July 31, 2026, which cover page is attached hereto as Exhibit A; (ii) Memorandum from Matt Pavek of Civil Site Group to City Planner Mark Kaltsas, dated July 31, 2026, responding to July 21, 2026 planning letter; (iii) Project Narrative, drafted by the Applicant, dated June 11, 2026,; (iv) Plans for the development of the Property, with City re-submittal date of July 31, 2026, which Title Sheet (Sheet C0.0) is attached hereto as Exhibit

B; and (v) lighting plan, drafted by Davis, dated June 8, 2026 (collectively, the "Plans");

2. Preliminary plat of the Property, drafted by Egan, Field & Nowak, Inc. ("Preliminary Plat"); and
3. Final plat of the Property, drafted by Egan, Field & Nowak, Inc., and entitled EQUINOX MAPLE ADDITION ("Final Plat"); and

WHEREAS, the Planning Commission, following mailed and published notice as required by law, held a duly noticed public hearing on September 3, 2026, to review the Application, at which no public comments were received; and

WHEREAS, following the public hearing, the Planning Commission discussed the Application and, by unanimous vote, recommended that the City Council approve the Application, subject to certain findings and conditions; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant, the City's Planning Commission Staff Report dated August 6, 2026 and City Council Staff Report dated September 28, 2026, and the Planning Commission's recommendation, and has concluded that the Application is in compliance with the City's Comprehensive Plan and applicable Zoning and Subdivision Ordinance requirements, and can be considered for approval, provided it is subject to and meets, to the satisfaction of the City, the conditions set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the Application request by the Applicant and the Owner, as follows:

1. *Rezoning*. The City Council hereby approves the rezoning of the Property from Mixed-Use – Budd Avenue (MU-B) to a Planned Unit Development, MU-Budd Avenue (MU-B-PUD), as depicted on the Plans.

2. *Planned Unit Development*. The City Council hereby approves the Planned Unit Development for the development of an 85-unit rental townhome community and associated site improvements on the Property, in accordance with the Plans.

3. *Site Plan Review*. The City Council hereby approves the Site Plan Review for the development of an 85-unit rental townhome community and associated site improvements on the Property, in accordance with the Plans.

4. *Preliminary and Final Plat*. The City Council hereby approves the Preliminary and Final Plat for the Property.

5. *Conditions of Approval*. The approvals granted in this Resolution are subject to the following findings and conditions:

a. The proposed rezoning, Planned Unit Development, Site Plan, and Preliminary and Final Plat are consistent with the General Mixed-Use (MU) designation of the City's Comprehensive Plan, including the guided density range of 5 to 20 units per developable acre.

b. Prior to the release of the Final Plat, the Applicant shall revise, to the satisfaction of the City Planner and/or City Engineer, the Plans to address all Planning and Engineering comments identified in the City's Planning Commission and City Council Staff Reports, including the outstanding items identified in the "Applicant Response / Proposed Solution" columns of those reports.

c. The Applicant shall obtain all applicable approvals from outside agencies with authority over the site prior to the issuance of any permits for the development of the Property, including MnDOT, the Pioneer Sarah Creek Watershed Management Commission (PSCWMC), the Minnesota Department of Health, the NPDES construction stormwater program, and the Minnesota Pollution Control Agency.

d. The Applicant shall execute, as a condition of Final Plat release, a PUD Agreement, drafted by the City, memorializing all approved project-specific standards and any deviations from MU-B zoning requirements, for review and approval by the City Council. The City must be provided with recording information as a condition of receiving permits for the development of the Property.

e. The Applicant shall execute, as a condition of Final Plat release, a Developer's Agreement, drafted by the City, memorializing all aspects of the development, proposed improvements, and details relating to the construction of the development, for review and approval by the City Council. The City must be provided with recording information as a condition of receiving permits for the development of the Property.

f. The Applicant execute, as a condition of Final Plat release, a Stormwater Maintenance Agreement, drafted by the City, including right-of-entry provisions for City and watershed personnel, for review and approval by the City Council. The City must be provided with recording information as a condition of receiving permits for the development of the Property.

g. The Applicant shall, either on the Final Plat or by separate documents that are approved by the City Attorney, dedicate all easements identified by the City Engineer, including utility easements for City-owned watermain and sanitary sewer, access/utility easements across PID 24-118-24-34-0084, and any temporary construction easements needed for retaining wall construction. The City must be provided with recording information of any separate documents as a condition of receiving permits for the development of the Property.

h. The development and maintenance of the Property shall be in accordance with the Plans, the PUD Agreement, the Developer's Agreement, and applicable local, state, and federal rules and regulations; any subsequent changes, expansions, or alterations to the buildings, site, or signage shall require City review and approval.

i. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to this development and Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to the development.

j. The sidewalk along Highway 12 shall be constructed to a width of 8 to 10 feet and shall match the sidewalk width, lighting, and section detail used between Budd Avenue and the Highway 12 HAWK pedestrian signal intersection. The City and Applicant shall further evaluate widening the sidewalk connection extending north to Pioneer Creek Drive, currently shown at 5 feet in width. (see Paragraph k.4. below).

k. Final plan approval shall be subject to the Applicant completing, subject to the review and approval of the City and shall be incorporated into and be part of the Plans, the following items as a condition of Final Plat release:

1. Revisions to the stormwater management plan in accordance with the City Engineer's comments;

2. Approval from the Pioneer Sarah Creek Watershed Management Organization;

3. Copies of the permanent ingress/egress easement(s) from the adjoining property owner at 5370 U.S. Highway 12, and the permanent drainage and utility easements in favor of the City covering the City's watermain and sanitary sewer main; and

4. The final design of the sidewalk along U.S. Highway 12 from the development site to Budd Avenue, together with MnDOT approval to install the improvements.

l. Approval of the PUD Agreement and Developer's Agreement shall be subject to any minor or non-material changes made at the direction of the City Attorney and City Planner.

m. The Applicant shall record the Final Plat with Hennepin County within 180 days of the date of City Council approval.

n. The Applicant shall pay a park dedication fee to the City in the amount of $3,750 per dwelling unit, for a total park dedication fee of $318,750 (85 units x $3,750 per unit), pursuant to City Code § 152.07, payable prior to release of the Final Plat for recording.

o. The Applicant shall provide a platting title commitment as required by Minn. Stat. § 505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property

This resolution was adopted by the City Council of the City of Maple Plain on this 28th day of September, 2026, by a vote of ____ ayes and ____ nays.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob Schillander, City Administrator

EXHIBIT A


Maple Plain Townhomes
5330 US-12, Maple Plain, Minnesota
Land Use Application
Maple Plain Townhomes | 07/31/25 | 001
Momentum Design Group
CivilSite GROUP
EQUINOX DEVELOPMENT

EXHIBIT B

EQUINOX DEV-TOWNHOMES

MAPLE PLAIN, MINNESOTA

ISSUED FOR: CITY RE-SUBMITTAL



PROJECT CONTACTS

	NAME & ADDRESS	CONTACT
CIVIL ENGINEER	CIVIL SITE GROUP 3000 OLIVIA DOC AVE [illegible]	[illegible]
LANDSCAPE ARCHITECT	CIVIL SITE GROUP 3000 OLIVIA DOC AVE [illegible]	[illegible]
PROPERTY OWNER/DEVELOPER	[illegible]	[illegible]
ARCHITECT	[illegible]	[illegible]
SURVEYOR	[illegible]	[illegible]
GEOTECHNICAL ENGINEER	[illegible]	[illegible]

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY BOTH TYPE AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT GOPHER STATE ONE CALL AT 811 OR 651-454-0002 OR 800-252-1166 FOR UTILITY LOCATIONS. 48 HOURS NOTICE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL CONFIRM THAT THE EXISTING CONDITIONS OF THE SITE MATCH WHAT IS SHOWN ON THE DRAWINGS INCLUDED PRIOR TO CONSTRUCTION.
3. ALL NECESSARY PERMITS FOR AND/OR CERTIFICATIONS REQUIRED BY OUTSIDE AND/OR UTILITY SERVICES COMPANIES SHALL BE PERFORMED PRIOR TO AND/OR DURING POSSESSION AND/OR FINAL CONNECTION OF SERVICES.
4. ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EXTERIORS, FINAL UTILITIES, AND/OR FINAL GRADING) BY THE MILESTONE DATE IN PROJECT AGREEMENT.
5. ON SITE SPOILS SHALL BE HANDLED AND DISPOSED OF PER APPLICABLE CODES AND REGULATIONS. ANY SPOILS REMOVED FROM THE SITE SHALL BE DISPOSED OF AT A LICENSED FACILITY. ANY SPOILS REMOVED FROM THE SITE SHALL BE DISPOSED OF AT A LICENSED FACILITY. ANY SPOILS REMOVED FROM THE SITE SHALL BE DISPOSED OF AT A LICENSED FACILITY.
6. PLANS SET TO BE ISSUED FOR CONSTRUCTION UNTIL PLANS HAVE BEEN FULLY APPROVED AND STAMPED BY THE REQUIRED GOVERNING AUTHORITIES AND NO ADDITIONAL REVISIONS ARE REQUIRED.

Know what's below. Call before you dig.

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	OVERALL PLAN LAYOUT
C1.0	REMOVAL PLAN - OVERALL
C1.1	REMOVAL PLAN - NORTH
C1.2	REMOVAL PLAN - SOUTH
C1.3	TREE PRESERVATION PLAN
C1.4	TREE PRESERVATION PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGEMENT 1
C2.2	SITE PLAN - ENLARGEMENT 2
C2.3	SITE PLAN - ENLARGEMENT 3
C2.4	SITE PLAN - ENLARGEMENT 4
C2.5	[illegible] MEMORIAL
C2.6	[illegible] MEMORIAL
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - ENLARGEMENT 1
C3.2	GRADING PLAN - ENLARGEMENT 2
C3.3	GRADING PLAN - ENLARGEMENT 3
C3.4	GRADING PLAN - ENLARGEMENT 4
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - ENLARGEMENT 1
C4.2	UTILITY PLAN - ENLARGEMENT 2
C4.3	UTILITY PLAN - ENLARGEMENT 3
C4.4	UTILITY PLAN - ENLARGEMENT 4
C5.0	STREET PLAN & PROFILE - OVERALL
C5.1	STREET PLAN & PROFILE
C5.2	STREET PLAN & PROFILE
C5.3	STREET PLAN & PROFILE
C5.4	STREET PLAN & PROFILE
C6.0	STORM SEWER - PLAN & PROFILE - OVERALL
C6.1	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.2	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.3	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.4	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.5	STORM SEWER - PLAN & PROFILE
C6.6	STORM SEWER - PLAN & PROFILE
C6.7	STORM SEWER - PLAN & PROFILE
C6.8	STORM SEWER - PLAN & PROFILE
C7.0	CIVIL DETAILS
C7.1	CIVIL DETAILS
C7.2	CIVIL DETAILS
C7.3	CIVIL DETAILS
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L1.1	LANDSCAPE PLAN - ENLARGEMENT 1
L1.2	LANDSCAPE PLAN - ENLARGEMENT 2
L1.3	LANDSCAPE PLAN - ENLARGEMENT 3
L1.4	LANDSCAPE PLAN - ENLARGEMENT 4
L1.5	LANDSCAPE PLANTING & DETAILS
L1.6	LANDSCAPE IRRIGATION LAYOUT
SW1.0	SWPPP - EXISTING CONDITIONS - NORTH
SW1.1	SWPPP - EXISTING CONDITIONS - SOUTH
SW1.2	SWPPP - PROPOSED CONDITIONS - NORTH
SW1.3	SWPPP - PROPOSED CONDITIONS - SOUTH
SW1.4	SWPPP - DETAILS
SW1.5	SWPPP - NARRATIVE
SW1.6	SWPPP - ATTACHMENTS
SW1.7	SWPPP - ATTACHMENTS

CivilSite Group

PRELIMINARY: NOT FOR CONSTRUCTION

EQUINOX DEV-TOWNHOMES
5330 HIGHWAY 12, MAPLE PLAIN, MN 55359

EQUINOX DEVELOPMENT PARTNERS LLC

TITLE SHEET

C0.0

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
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C2.3	SITE PLAN - ENLARGEMENT 3
C2.4	SITE PLAN - ENLARGEMENT 4
C2.5	TURNING MOVEMENT
C2.6	TURNING MOVEMENT
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - ENLARGEMENT 1
C3.2	GRADING PLAN - ENLARGEMENT 2
C3.3	GRADING PLAN - ENLARGEMENT 3
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C4.0	UTILITY PLAN - OVERALL
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C4.3	UTILITY PLAN - ENLARGEMENT 3
C4.4	UTILITY PLAN - ENLARGEMENT 4
C5.0	STREET PLAN & PROFILES - OVERALL
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C5.2	STREET PLAN & PROFILE
C5.3	STREET PLAN & PROFILE
C5.4	STREET PLAN & PROFILE
C6.0	UTILITY PLAN & PROFILE - OVERALL
C6.1	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.2	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.3	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.4	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.5	STORM SEWER - PLAN & PROFILE
C6.6	STORM SEWER - PLAN & PROFILE
C6.7	STORM SEWER - PLAN & PROFILE
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C7.1	CIVIL DETAILS
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C7.3	CIVIL DETAILS
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L1.2	LANDSCAPE PLAN - ENLARGEMENT 2
L1.3	LANDSCAPE PLAN - ENLARGEMENT 3
L1.4	LANDSCAPE PLAN - ENLARGEMENT 4
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L1.6	CLUBHOUSE ENLARGMENT
SW1.0	SWPPP - EXISTING CONDITIONS - NORTH
SW1.1	SWPPP - EXISTING CONDITIONS - SOUTH
SW1.2	SWPPP - PROPOSED CONDITIONS - NORTH
SW1.3	SWPPP - PROPOSED CONDITIONS - SOUTH
SW1.4	SWPPP - DETAILS
SW1.5	SWPPP - NARRATIVE
SW1.6	SWPPP - ATTACHMENTS
SW1.7	SWPPP - ATTACHMENTS

This Instrument Drafted By:

Hoff Barry, P.A. (SBL)
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344

DEVELOPER'S AGREEMENT
MAPLE PLAIN TOWNHOMES

THIS DEVELOPER'S AGREEMENT MAPLE PLAIN TOWNHOMES (hereinafter referred to as "**Agreement**") is made and entered into as of this 28th day of September, 2026 (hereinafter referred to as the "**Effective Date**"), by and between the CITY OF MAPLE PLAIN, a Minnesota municipal corporation (hereinafter referred to as the "**City**"), and EQUINOX DEVELOPMENT PARTNERS, LLC, a Minnesota limited liability company (hereinafter referred to as "**Developer**" Developer and City sometimes individually referred to as "**Party**" and collectively "**Parties**").

RECITALS

WHEREAS, Developer is the fee owner of certain real property located in the City of Maple Plain, Hennepin County, Minnesota, legally described on attached Exhibit 1 (hereinafter referred to as the "**Property**"); and

WHEREAS, the Property is 6.05 acres and has an existing vacant structure that previously housed an auto sales business; and

WHEREAS, on September 28, 2026, the City Council passed Resolution No. 2026-0928-12 (hereinafter referred to as the "**City Resolution**"), conditionally approving preliminary plat, final plat, planned unit development, and site plan approval to remove the existing structure and construct an 85-unit market-rate rental townhome community (10 residential buildings plus a community/amenity building), which conditional approval includes:

(i) preliminary plat of the Property, drafted by Egan, Field & Nowak, Inc. (hereinafter referred to as "**Preliminary Plat**");
(ii) final plat of the Property entitled Equinox Maple Addition, drafted by Egan, Field & Nowak, Inc. (hereinafter referred to as the "**Final Plat**"); and
(iii) (i) Land Use Application submittal, dated July 31, 2026; (ii) Memorandum from Matt Pavek of Civil Site Group to City Planner Mark Kaltsas, dated July 31, 2026, responding to July 21, 2026 planning letter; (iii) Project Narrative, drafted by the Applicant, dated June 11, 2026; (iv) Plans for the development of the Property, with City re-submittal date of July 31, 2026, which Title Sheet (Sheet C0.0) is attached hereto as Exhibit 2; and (v) lighting plan, drafted by Davis, dated June 8, 2026 (collectively, the "**Plans**"); and

WHEREAS, on September 28, 2026, the City Council enacted Ordinance No. 357 rezoning the Property to Planned Unit Development, Mixed-Use – Budd Avenue (MU-B-PUD); and

WHEREAS, this Agreement is entered into for the purpose of setting forth and memorializing for the Parties and subsequent owners the understandings and agreements of the Parties concerning the development and use of the Property.

NOW, THEREFORE, it is hereby and herein mutually agreed, in consideration of each Party's promises and considerations herein set forth, as follows:

1. INCORPORATION; PLANS. The above Recitals, the City Resolution, the Plans, the Final Plat, and all exhibits attached to this Agreement are a material part of this Agreement and are incorporated herein. The Plans may only be amended after the Effective Date as approved in writing by the City Engineer and/or the City Planner. Any such approved amendments to the Plans shall be incorporated into and be part of this Agreement.

2. ZONING. The Property is zoned Planned Unit Development (PUD), Mixed-Use – Budd Avenue (MU-B). The zoning governing the Property shall be the Mixed-Use – Budd Avenue (MU-B), except as expressly provided for and limited by the Plans, this Agreement, and the City Resolution.

3. REPRESENTATIONS AND WARRANTIES OF THE DEVELOPER. The Developer hereby represents, warrants, and covenants to the City as follows:

    a. No Disability. The Developer is a duly organized limited liability company under the laws of the State of Minnesota in good standing and authorized to do business in the State of Minnesota and is under no restriction to enter into this Agreement.

    b. Ownership; City Attorney Requirements. Owner is the owner in fee simple of the Property and hereby warrants and guarantees that it has sufficient title and interest in the Property to cause covenants, restrictions and promise herein to be binding covenants on the Property free and clear of any other claims, mortgages or liens that would be a lien prior to this Agreement. The Developer shall provide a platting title commitment as required by Minn. Stat. §505.03 prior to the release of the Final Plat and the issuance of any permits for the development of the Property. Said evidence of title shall be subject to the review and approval of the City Attorney to determine the entities that must execute the Final Plat and other documents to be recorded against the Property. Further, Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Agreement, the City Resolution, and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

    c. Execution No Violation. The execution, delivery, and performance of this Agreement does not and will not result in any breach of, or constitute a default under, any indenture, mortgage, contract, agreement or instrument to which the Developer is a party or by which it, or its property, is bound.

d. Litigation. There are no pending or threatened actions or proceedings before any court or administrative agency which will adversely affect the financial condition, business or operation of the Developer or the ability of the Developer to perform its obligations under this Agreement.

e. Cooperation. The Developer agrees to cooperate fully with the City in regard to all matters pertaining to this Agreement and the development of the Property, including any litigation commenced with respect to therewith and the resolution of any engineering, erosion, traffic, parking, trash removal, or public safety problems which may arise in connection with the construction and operation of the development, and the City agrees to reciprocate.

4. IMPROVEMENTS; DEVELOPMENT OF THE PROPERTY.

a. Construction and Maintenance. The Developer agrees to commence construction of the Improvements (defined below) no later than six (6) months from the Effective Date (hereinafter referred to as the "**Construction Commencement**"). Development of, construction on, and maintenance of the Property shall be done in accordance with and shall comply, at all times, with the Plans, the City Resolution, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations. Developer shall construct, install, and pay for all improvements and proceedings necessary to fully complete the development of the Property pursuant to the Plans, Improvements are both public (hereinafter referred to as "**Public Improvements**") and private (hereinafter referred to as "**Private Improvements**"; Public Improvements and Private Improvements herein collectively referred to as "**Improvements**"). The Public Improvements are the stormwater, water, sewer, and fire hydrants as shown on the Plans. All other Improvements are Private Improvements, including, but not limited to: (i) stormwater ponds to be constructed on the Property (hereinafter referred to as "**Stormwater Ponds**"), which will require approval by the Pioneer Sarah Creek Watershed District and a maintenance agreement with the same; and (ii) the streets to be constructed on the Property (hereinafter referred to as "**Private Streets**"). A list of the Improvements is attached as Exhibit 3. As hereinafter set forth, all such Improvements shall be subject to review, approval, inspection, and authorization by the City Engineer.

b. Permits. It shall be the responsibility of the Developer to determine and obtain prior to construction all the necessary approvals, permits, and licenses required for the development of the Property from any entity having jurisdiction. Any design requirements of such agencies shall be determined prior to completion and incorporated into the Plans. All costs incurred to obtain said approvals, permits, and licenses and also all fines or penalties levied by any agency due to the failure of the Developer to obtain or comply with the conditions of such approvals, permits, and licenses shall be the sole responsibility of the Developer. The Developer agrees to defend and hold the City, its officers, employees, and agents harmless from any action initiated by a regulatory agency resulting from any failure of the Developer.

c. Inspections and License to Enter. The Developer hereby grants to the City, its engineer, agents, employees, contractors, and designees, a license to enter upon the Property to perform all work and inspections deemed appropriate by the City during the construction and installation of the Improvements until final certification of acceptance is approved by the City for all of Improvements and expiration of any applicable warranty period.

The City shall periodically inspect the Improvements installed by the Developer. Any inspections made pursuant hereto shall be done for the sole benefit of the City. The Developer hereby waives any right to rely on or to be assured of any approval by reason of any inspection. The Developer shall notify the City Engineer at least two (2) full working days prior to the commencement of any work that would substantially bury or cover the Public Improvements. Should the Developer fail to timely notify the City to allow the City to inspect the work, the City may, at the City's option, require the Developer to uncover and/or replace or reconstruct any of the before-mentioned work in such a manner so as to provide the City with an opportunity for inspection. Upon completion of all the work required, the City Engineer, a representative of the contractor, and a representative of the Developer's engineer will make a final inspection of the work.

d. Record Drawings "As Built" Plans. Within thirty (30) days after the completion of all of Improvements, Developer shall provide the City with two (2) hard copies and an electronic copy or record drawings detailing the final "As Built" plans.

e. Faithful Performance of Construction Contracts and Security. The Developer shall fully and faithfully comply with all terms of all contracts entered into by the Developer for the installation and construction of all of Improvements and hereby guarantees the workmanship and materials of the Public Improvements for a period of two (2) years following the City's final acceptance of all of Improvements. Prior to the commencement of construction, the Developer shall furnish and at all times maintain with the City the Security assuring faithful performance of construction and installation of the Improvements. Further, Developer agrees to pay all contractors and subcontractors in a timely manner to prevent any liens on the Property.

f. Completion of Improvements.

i. Developer shall complete all Improvements on or before December 1st, 2028. The completion date as provided herein is subject to Unavoidable Delays (defined below), in which event the completion date may be extended by the period of such Unavoidable Delays.

ii. In the event Developer believes an extension is warranted because of Unavoidable Delays, Developer shall request such extension in writing to the City and specify the requested length of extension and the reason therefore, subject to the review and approval of the City Engineer. The City Engineer shall recommend the length of the extension, if any, for

consideration and approval by the City Council. For the purposes of this Agreement, the term "**Unavoidable Delays**" shall mean means delays which are the direct result of strikes or other labor troubles, unforeseeable and unavoidable casualties to the Property, governmental actions, judicial action commenced by third parties, the implementation of an environmental agency-approved work plan for remediation, severe weather, acts of God, fire or other casualty, site conditions materially different from those revealed in any report or test provided to or obtained by the Developer or any other causes which the Developer could not reasonably control or circumvent.

iii. If an extension is granted, it will be conditioned upon updating the Security and Development Escrow, if required by the City, to reflect any cost increases resulting from the extended completion date.

g. Ownership of Public Improvements. Upon the completion, the Public Improvements shall become City property without further notice or action. Provided, however, that the construction shall not be considered complete until the City engineer has made final inspection of all construction and recommended acceptance by the City and the City has made such acceptance by Council resolution. Until such acceptance, Developer shall be responsible for the maintenance of the Public Improvements.

h. Warranty. Developer shall install, construct, and maintain the Improvements in accordance with the terms of this Agreement. Developer guarantees and warrants the workmanship of Public Improvements for a period of two (2) years following City's acceptance of the same (hereinafter referred to as the "**Guarantee Period**") and the Developer shall maintain at least $10,000 on the Letter of Credit for the Guarantee Period or pose other Security acceptable to the City. The Developer shall repair or replace, as reasonably directed by the City and at the Developer's sole cost and expense, any work associated with and/or materials that become defective, in the sole but reasonable opinion of the City Engineer, provided that the City Engineer give Notice of such defect to Developer.

i. Landscaping. Developer agrees to install landscaping materials in accordance with the Plans and shall be completed, to the satisfaction of the City Engineer, as a condition of receiving a certificate of occupancy for any dwelling unit on the Property. All trees and materials shall be installed where feasible prior to house construction and shall be protected by tree protection fencing during house construction where necessary. The Development shall be subject to landscaping requirements as set forth in the Plans and City Code. All landscaping requirements shall be completed prior to occupancy of any dwelling unit on the Property or by May 31st following occupancy if occupancy occurs October 1st through April 30th.

If any portion of the landscaping is not completed within the time required above, the City may cause such landscaping to be completed and draw upon the Letter of Credit required by this Agreement for the cost to complete such landscaping.

Further, all landscaping shall be guaranteed by the Developer to survive two (2) full growing seasons. The City, its employees, agents, or contractors shall have the right, but not the obligation, to go upon the Property to complete the landscaping or replace landscaping that does not survive two (2) growing seasons without permission of the owner of the Property or lot and shall not be liable for trespass. The City may also require a deposit as part of the building permit fee to secure compliance with the landscaping requirements. In the event that the City completes or replaces the landscaping, the Developer shall pay to the City, upon demand of the City, any costs that the City incurs as a result of this Section. If Developer fails to make such payment within ten (10) days of said demand, the City may, among other remedies, reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, from the Development Escrow, any Security, or any other deposit with the City. Any landscaping completed by the City pursuant to this Section is not warranted or guaranteed. The Developer shall indemnify, hold harmless, and defend the City, its officers, employees, agents and insurers against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers, employees, agents and insurers may hereafter sustain, incur, or be required to pay, arising out of or by reason of the City exercising its power under this Section.

j. Cluster Box Unit Requirements. The Developer shall install cluster box units as required by the United States Postal Service (hereinafter the cluster box units and the area near and adjacent to allow its reasonable use referred to as the "**CBU**"). The Plans shall be modified prior to release of the Final Plat, subject to the review and approval of the City Engineer, to comply with the requirements of the United States Postal Service for the CBU.

k. Approval Conditions.

i. A letter from the City Engineer dated July 10, 2026 was presented to the City Council at its September 28, 2026 meeting and incorporated as an approval condition of Resolution No. 2026-0928-12 (hereinafter referred to as the "**City Engineer Letter**"). Those conditions in the City Engineer Letter that require modifications to the Plans shall be met, to the satisfaction of the City Engineer, prior to the release of the Final Plat. All other conditions in the City Engineer Letter must be met, to the satisfaction of the City Engineer, prior to the issuance of any permits for the development of the Property, unless otherwise expressly provided for in the City Engineer Letter or otherwise approved by the City Engineer in writing.

ii. A letter from the City Planner dated July 21, 2026, were presented to the City Council at its September 28, 2026 meeting and incorporated as an approval condition of Resolution No. 2026-0928-12 (hereinafter referred to as the "**City Planner Letter**"). Those conditions in the City Planner Letter that require modifications to the Plans shall be met, to the satisfaction of the City Planner, prior to the release of the Final Plat. All other conditions in the City Planner Letter must be met, to the satisfaction of the City Planner,

prior to the issuance of any permits for the development of the Property, unless otherwise expressly provided for in the City Planner Letter or otherwise approved by the City Planner in writing.

iii. Resolution No. 2026-0928-12 provides certain conditions that must be met as a condition of approval. The said conditions must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise expressly provide for in the said resolution or otherwise approved by the City in writing.

l. Indemnification. Any and all claims that arise or may arise against the Developer, its agents, servants, or employees while engaged in the performance of the development of the Property, shall in no way be the obligation of the City. Furthermore, the Developer shall indemnify, hold harmless, and defend the City, its officers, employees, insurers, consultants and agents against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers, employees, consultants and agents may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or failure to act by the Developer, its agents, servants and/or employees unless such liability, loss, costs, damages, expenses, claims, actions, or judgments arise from the negligent or intentional acts of the City.

m. Insurance. The Developer shall furnish or cause to be furnished proof of insurance, prior to the commencement of construction of the Improvements and subject to the review and approval of the City, covering any public liability or property damage by reason of operation of the contractor's equipment, laborers and hazard caused by the Improvements at minimum policy amounts of $2,000,000.00. The insurance shall be maintained in full force and effect during the process of constructing all of the Improvements and until six (6) months after acceptance of all of the Improvements. The insurance must name the City as an additional insured and must provide that the insurer will give the City not less than thirty (30) days' written notice prior to cancellation or termination of the insurance policy. In the event of cancellation, the City shall have all remedies available for breach hereunder and in addition it may, but is not obligated to, obtain insurance utilizing any available Security to pay for the same.

n. Subdivision Monuments. The Developer shall install all subdivision monumentation within one (1) year from the date of recording the Final Plat, or the monumentation shall be installed on a per lot basis at the time of the building permit for the subject lot is issued, whichever occurs first. The Developer shall submit to the City Engineer written verification by a registered land surveyor that the required monuments have been installed throughout the Final Plat.

o. Easements. To be add by City Planner and City Attorney before the final document is fully executed and filed.

5. PAYMENT OF CITY COSTS; DEVELOPMENT ESCROW.

a. Payment of City Costs. Developer shall pay, within thirty (30) days of demand, all reasonable expenses that the City incurs in direct relation to the development of the Property and this Agreement. Said expenses include, but are not limited to, staff, engineering, legal, and other consulting fees incurred in relation to this Agreement and the development of the Property.

b. Development Escrow. Developer agrees to deposit with the City the sum of $10,0000 (hereinafter referred to as the "**Development Escrow**"). The initial deposit to the Development Escrow shall be made to the City before any permits will be issued for the development of the Property. The City may, but is not obligated to, draw on the Development Escrow to pay these costs and expenses as they are incurred or billed or invoiced by the City. When the balance of the Development Escrow may go below $3,000.00, upon written Notice given by the City to the Developer, Developer shall immediately deposit additional cash to replenish the Development Escrow to $10,000.00. Upon final acceptance of the Improvements, payment of all costs and expenses, and expiration of any warranty periods, the City will refund to Developer any balance remaining in the Development Escrow. Failure of the Developer to replenish the Development Escrow as required above shall be an Event of Default.

6. CHARGES AND FEES.

a. Park Dedication. Pursuant to State Statute and City Code, the Final Plat requires park dedication by land dedication, or a cash equivalent based on the rate approved by the City Council when the Final Plat is released for recording. Pursuant to City Code §152.07 and assuming that the City Council does not adjust the park dedication rate prior to release of the Final Plat, park dedication shall be by cash equivalent in the total amount of $318,750.00 (3,750.00 x 85 units). If the Final Plat is not released prior to the City Council adjusting the park dedication rate, the above-referenced payment shall be adjusted based upon the formula approved by City for the year in which the Final Plat is actually released for filing. The park dedication fee, as set forth above, shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.

b. Sanitary Sewer and Water Connections. Developer acknowledges that sanitary sewer and water service lines have been extended to the boundaries of the Property. Developer will be responsible for any and all costs of extending the sewer and water lines within the Property and the fees and costs associated with connecting to the services lines and all work associated with abandoning of sewer and water services stubbed to the Property that are not utilized. The above-mentioned connection fees include, but are not limited to, Sewer Availability Charges and Water Availability Charges of the then current rate that shall be due at time of building permit, as follows:

i. *City Fees*. Fees to be paid to the City as a condition of Final Plat release.

	Per Unit Fee	Units	Total
SAC	$800.00	85	$68,000.00
WAC	$3,000.00	85	$255,000.00
Storm Water	$2,000.00	85	$170,000.00

ii. *Metropolitan Council Fee*. Metropolitan Council SAC fees as determined by the same in the estimated amount of $211,225.00 ($2,485.00 x 85 units), be paid at the time directed by the Metropolitan Council, but no later than Final Plat release.

7. MAINTAIN PUBLIC PROPERTY DAMAGED OR CLUTTERED DURING CONSTRUCTION. Developer agrees to assume full financial responsibility for any damage that may occur by the Developer or its agents to public property on or adjoining the Property when said damage occurs as a result of the activity which takes place during the development of the Property. Developer further agrees to pay all costs required to repair the streets and/or utility systems damaged or cluttered with debris when occurring as a direct or indirect result of the construction that takes place in the Property. In the event the Developer fails to maintain or repair the damaged public property referred to aforesaid, Developer agrees that City may undertake making and causing said damage or clutter to be repaired or cleaned, provided that the City has first provided thirty (30) days' notice to Developer. When City undertakes such repair, Developer shall reimburse the City for all of its expenses within thirty (30) days of City's billing to Developer. If Developer fails to pay said bill within thirty (30) days of being billed, the City, in addition to all other remedies available under this Agreement, may draw upon the Security and Development Escrow.

8. STREET CLEANING. During the development of the Property, Developer shall keep the streets adjoining its development free of dirt and debris caused by its development. In the event dirt and/or debris has accumulated on streets within or adjacent to the Property, City is hereby authorized to immediately commence street cleaning operation if streets are not cleaned by the Developer after forty-eighty (48) hours of written notice of the violation, which may be by email. Street cleaning shall be defined as the use of any equipment specifically designed for sweeping, necessary for cleaning dirt, mud, and debris from the City right-of-way. If conditions are such that street cleaning operation is immediately necessary, City may perform the necessary street cleaning. City will then bill Developer, as the delinquent party for all associated street cleaning costs. If there is a failure to reimburse City for street cleaning costs within thirty (30) days of such billing, the City, in addition to all other remedies available under this Subdivision Agreement, may draw upon the Security and Development Escrow.

9. EROSION; DRAINAGE; WEED CONTROL.

a. The Developer shall provide and comply with erosion, sedimentation, and drainage control provisions in the approved Plans and local, state, and federal rules and regulations. As development progresses, the City may impose additional erosion and drainage control requirements if, in the sole but reasonable opinion of the City Engineer, they would be useful and appropriate in controlling drainage and erosion. Developer recognizes that time is of the essence in controlling erosion. Developer

shall promptly comply with such erosion and drainage control requirements herein and with such additional instructions it receives from the City. No development shall be allowed, and no building permits shall be issued unless development of the Property is in full compliance with erosion control requirements.

b. All areas disturbed by excavation and backfilling operations must be reseeded after the completion of the work in that area. Except as may be otherwise provided or agreed upon, seed must be rye grass or other fast-growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched, and disc anchored as necessary for seed retention.

c. Developer acknowledges that its failure to implement erosion and drainage controls as required herein may cause flooding and/or damage to adjoining property owners and City facilities. In such event, Developer agrees to hold the City harmless, defend, and indemnify City from claims of all third parties or Developer for damages arising out of such flooding and/or damages attributable to Developer's failure to implement erosion and drainage controls.

d. Developer shall be responsible for the control of weeds in the Property and on all lots as long as it is the owner thereof. The Developer shall cut or spray weeds at the request of the City. In the event that weed control is not done as requested by the City, the City may do so and the Developer shall be responsible for all costs of the same and shall reimburse the City within ten (10) days of demand of payment. In the event the Developer does not pay the City for all costs within ten (10) days of demand by the City, the City may, in the discretion of the City: (i) draw upon the Letter of Credit and/or Development Escrow to reimburse amounts expended hereunder and all costs and expenses relating to the same, including, but not limited to, attorney's fees; (ii) assess the Property pursuant to Minn. Stat. § 429.101; and/or (iii) seek any other remedy available.

10. ISSUANCE OF BUILDING AND OCCUPANCY PERMITS.

a. The Developer agrees and understands that no Certificate of Occupancy for any structure to be constructed within the Property shall be issued by the City until requirements of City Code, the issued building permit, this Agreement, and the following are met to the satisfaction of the City Engineer:

   i. grading, sanitary and storm sewers, drainage controls, individual lot sewer and water services, fire hydrants; and
   ii. submission to the City of an as-built grading plan showing that emergency overflows, swales, lots, etc. have been graded in accordance with the Plans; and
   iii. first lift of bituminous pavement, permanent or temporary, gas, electricity, telephone, lot monumentation, street lighting, street and traffic signs are installed.
   iv. [anything else]

b. Issuance of a building permit shall require compliance with all other building permit requirements and policies of the City, including completion of the building permit application process, payment of water and sewer connection charges, and any other charges.

c. If building permits are requested and issued prior to the completion and acceptance of all Public Improvements, the Developer assumes all liability and costs resulting from delays in completion of Public Improvements and damage to Public Improvements caused by the Developer, its contractors, subcontractors, material suppliers, employees, agents, residential contractors, or third parties.

d. Notwithstanding any other provision herein, the Developer, as a condition of release of the Final Plat, shall execute a Stormwater Management Agreement that is drafted by the City in substantially the same form as attached Exhibit 4 (hereinafter referred to as the "**Stormwater Management Agreement**"). The City will not issue any permits for the development of the Property until it is provided with recording information for the Stormwater Management Agreement. [needed?]

11. LETTER OF CREDIT/SECURITY REQUIREMENT.

a. Establishment. Developer shall cause to be provided to the City on or before any grading is permitted on the Property, any permit issued for the development, or the release of the Final Plat, whichever occurs first, an irrevocable letter of credit, with the form and providing institution subject to the review and approval of the City, (herein referred to as "**Letter of Credit**" or "**Security**") in the amount of **$[TBD]**, which represents One Hundred Twenty-Five Percent (125%) of the estimated costs of the Public Improvements (hereinafter referred to as the "**Letter of Credit Amount**") to assure compliance with this Agreement guaranteeing timely installation of all Public Improvements in a good and worker like manner and payment of all fees herein. In the event Developer fails to install the Public Improvements in accordance with the provisions of this Agreement or is otherwise in default of this Agreement, the City shall notify Developer in writing of such default. In the event Developer fails to cure the default required within ten (10) days of receipt of the City's written notice the City may declare a default under the Agreement. Thereafter the City may, in addition to other remedies provided for herein, draw upon the Letter of Credit in such amount as is reasonably adequate to cure the default. The Letter of Credit shall have no conditions. The Letter of Credit shall be maintained continuously by the Developer, except as to reductions authorized by the City, until the Public Improvements are completed to the City's satisfaction, including certification by the City Engineer that all items are satisfactorily completed, pursuant to this Agreement. The Letter of Credit shall be automatically renewable on an annual basis and shall provide for the City to receive notice of renewal at least thirty (30) days prior to the date of renewal. The initial term of the Letter of Credit shall be two (2) years. Failure of the Developer to timely provide the notice of renewal, shall constitute an Event of Default. If Developer is in default for failure to provide timely notice of renewal, the City may immediately draw upon the Letter of Credit without providing Notice.

b. Release/Reduction of Letter of Credit. Developer may apply to City for release of all or a portion of the Letter of Credit as follows:

i. When another form of surety, acceptable to and approved by the City, is furnished to the City by Developer to replace the Letter of Credit;
ii. When the Public Improvements and other obligations of the Developer under this Agreement are completed and accepted by the City pursuant to this Agreement; or
iii. The Letter of Credit may be reduced, as applicable, from time to time to an amount that is not less than One Hundred Twenty-Five percent (125%) of the amount determined by the City for the costs of the remaining Publicx Improvements.

Notwithstanding the above, the Letter of Credit shall not be reduced below any amount otherwise expressly stated herein. City's costs for processing said reduction or release request shall be billed to Developer at $125.00 per hour with a minimum of one (1) hour per reduction or release and shall be paid by Developer to the City within thirty (30) days of billing. Any request for reduction or release of the applicable Letter of Credit shall be either approved or denied within thirty (30) days of being made in writing to the City.

c. Failure to Perform. As it relates to those items covered by the Letter of Credit, it is further agreed that, should the Developer fail to perform any of the duties, conditions or terms of the City Resolution or this Agreement in the time permitted herein, or in such extended time as may be granted in writing by the City Council, the City shall be entitled to draw on the Letter of Credit and shall have the right, but not the obligation, to enter the Property to complete all remaining Public Improvements. In that event, the City shall complete the performance, acquisition, project or work in accordance with this Agreement or the Plans set forth above, or in such other manner as is deemed reasonable by the City, the City may reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, from Letter of Credit funds. Any Public Improvements completed by the City pursuant to this Paragraph are not warranted or guaranteed. The Developer shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of the City exercising its power under this Paragraph. The City may reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, arising out of or related to curing the Developer's default from the Letter of Credit funds.

d. Deficiency. In the event the Letter of Credit is used by the City and found to be deficient in amount to pay or reimburse the City in total as required herein, Developer agrees that upon being billed by the City, Developer will pay said deficiency amount to City within ten (10) days of receipt of said billings to Developer. If Developer fails to pay, the City may, among other remedies available, assess all costs, including, but not limited to, staff time, engineering fees

and legal fees against the Property. In the event the City does so specially assess the Property the Developer agrees that the Property has been benefited in an amount up to the Letter of Credit Amount. Any such assessments shall be for a period of one (1) year. Developer acknowledges that the City has the authority, pursuant to Minnesota Statutes Chapters 412 and 429, to specially assess property benefited by improvements. Developer also expressly waives all rights to hearings before the City afforded under Minn. Stat., Chapter 429, specifically including, but not limited to, hearings under Minn. Stat. §§ 429.031 and 429.061. In addition, Developer waives all rights to appeal in the Courts, any objection to any irregularity or noncompliance with statutory procedure, and any claim that the assessment of the Letter of Credit Amount being levied against the Property, as provided above, is excessive, as the said rights therein granted relate to the said deficiency. Nevertheless, the amount of the special assessment shall not exceed the deficiency and above-mentioned costs. If there should be an overage in the amount of utilized security City will, upon making said determination, refund to Developer any monies which City has in its possession which are in excess of the surety needed by City. In addition to the above, the City may seek a civil judgment against the Developer for the above amounts demanded by the City.

e. Expiration. In the event the Letter of Credit which by its terms will become null and void prior to the time at which all money or obligation of Developer is paid or completed pursuant to this Agreement, it is agreed that Developer shall provide City with surety, acceptable to City, at least thirty (30) days prior to the expiration of the said expiring Letter of Credit. If a new irrevocable letter of credit is not received as required above, City may declare a default in the terms of this Agreement and draw in part or in total, at City's discretion, upon the expiring Letter of Credit to avoid the loss of surety for the continued obligations. If the Developer in default because a new Letter of Credit is not received as required above, the City may immediately draw upon the Letter of Credit without providing Notice.

12. EVENTS OF DEFAULT. The following are defaults under this Agreement (herein collectively referred to as "**Events of Default**" and individually as "**Event of Default**"):

a. Failure by the Developer to observe and perform any covenant, condition, obligation, or agreement on its part to be observed or performed under the terms of this Agreement;

b. if the Developer shall admit in writing its inability to pay its debts generally as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Property;

c. if the Developer shall file a petition under the federal bankruptcy laws;

d. if the Developer shall fail to begin or complete construction of the Public Improvements in conformance with this Agreement, and such failures are not due to Unavoidable Delays;

e. if the Developer shall, after commencement of the construction of any of the Public Improvements, default in or violate its obligations with respect to the construction of the same (including the nature and the date for the completion thereof), or shall abandon or substantially suspend construction work, and such act or actions is not due to Unavoidable Delays and any such default, violation, abandonment, or suspension shall not be cured, ended, or remedied within the time provided for in this Agreement; and

f. the Developer giving notice of intent not to renew the Letter of Credit.

13. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City shall give written Notice of the Event of Default to Developer. Unless a different Notice period and/or remedy is provided elsewhere in this Agreement, If the Developer fails to cure the Event of Default within thirty (30) days of the date of Notice is given, in addition to any other remedy provided in this Agreement, and without waiver of any such right, City may avail itself of any or all of the following remedies for so long as the Developer is in default:

a. Halt all development work and construction of Improvements and on any lot withing the Property until such time as the Event of Default is cured.

b. Refuse to issue building permits or occupancy permits as to any lot until such time as the Event of Default is cured.

c. Developer acknowledges and agrees that an uncured Event of Default would give rise to irreparable harm to the City for which monetary damages would not be an adequate remedy and if a breach or a threatened breach by Developer of any such obligations occurs, the City, in addition to any and all other rights and remedies that may be available to the City at law, at equity, or otherwise in respect of such uncured Event of Default, be entitled to equitable relief, including a temporary restraining order, an injunction, specific performance and any other relief that may be available from a court of competent jurisdiction, without any requirement to (a) post a bond or other security, or (b) prove actual damages or that monetary damages will not afford an adequate remedy.

d. If the Event of Default is the failure of Developer to complete, construct, install, or correct the Improvements in accordance with this Agreement, the City may, but is not obligated to, perform the work and the Developer shall reimburse the City for its expenses. This provision shall be a license granted by the Developer to the City to act and does not require the City to obtain any court order but shall not require the City to take any such action. Developer consents to such action by City and waives any claim Developer may have against City for damages in the event City exercises its rights in accordance with this provision. This remedy is in addition to and not in lieu of the City's right to draw on all security referenced in this Agreement or any other remedy available. The City may also, at its option, specially assess the costs against the Property.

e. Terminate this Agreement by written notice to Developer at which time all terms and conditions as contained herein shall be of no further force and effect and all obligations of the Parties as imposed hereunder shall be null and void.

f. Draw upon and utilize the Security and/or Development Escrow in order to cover the costs of the City in order to correct the Event of Default.

g. Any other remedy available at law, at equity, or otherwise in respect of such uncured Event of Default.

14. MISCELLANEOUS.

a. Attorney's Fees. If any action is brought to enforce the terms of this Agreement and the City prevails, Developer will pay the City's costs and reasonable attorneys' fees to be fixed by the Court.

b. Entire Agreement. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties hereto, their respective successors and assigns and the benefits and burdens shall run with the Property. Developer shall record this Agreement against the title to the Property along with the recording of the Final Plat. Developer warrants and guarantees that this Agreement shall have priority on the property records over any other lien or encumbrance. Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that this Agreement is recorded and all conditions herein have been satisfied prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

c. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The Parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

d. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

e. Compliance. Developer and Developer's contractors shall comply with all requirements of the City Code, conditions of the City Resolution and the Agreement, and requirements of the City Engineer.

f. Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

g. Time is of the Essence. Time is of the essence in the performance of the terms and obligations of this Agreement.

h. Modification. Any modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement shall be binding only if evidenced in writing signed by each Party or an authorized representative of each Party.

i. Interpretation. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute means such statute as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

j. Non-Waiver. The action or inaction of the City shall not constitute a waiver or amendment of the provisions of this Agreement. The waiver by or the failure of the City to enforce any particular section, portion or requirement of this Agreement at any particular time shall not in any way constitute a waiver of any other section, provision, requirement, time element, or the right to enforce such provision at a subsequent time. To be binding, any amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

k. Cumulative Rights. Each right, power, or remedy herein conferred upon the City is cumulative and in addition to every other right, power, or remedy, express or implied, now or hereinafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and will not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy.

l. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (herein each referred to as a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service (receipt requested); provided, that a Notice may be sent by e-mail where expressly permitted by this Agreement or by telephone where expressly permitted by this Agreement (any such telephone Notice shall be followed by an email confirmation within a reasonably time period). A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

If to City:

City of Maple Plain
Attn: City Administrator
P.O. Box 97
5050 Independence St.
Maple Plain, MN 55359
Email: jkolander@mapleplain.com

If to Developer:

Equinox Development Partners, LLC
Attn: Katelyn Murray
225 S Sixth Street, Suite 3500
Minneapolis, MN 55402
Email: kmurray@equinoxdevelopment.com

With copy to:

Hoff Barry, P.A.
Attn: City Attorney
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344
Email: slandsman@hoffbarry.com

With copy to:

m. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

The remainder of this page intentionally left blank; signature pages and exhibits follow

IN WITNESS WHEREOF, the Parties herein have executed this Agreement as of the Effective Date.

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Julie M. Maas-Kusske, Mayor

AND: _____
Jacob W. Schillander, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Julie M. Maas-Kusske, the Mayor of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Jacob W. Schillander, the City Administrator of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

EQUINOX DEVELOPMENT PARTNERS LLC,
a Minnesota limited liability company

By: _____

Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by _____, the _____ of Equinox Development Partners LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

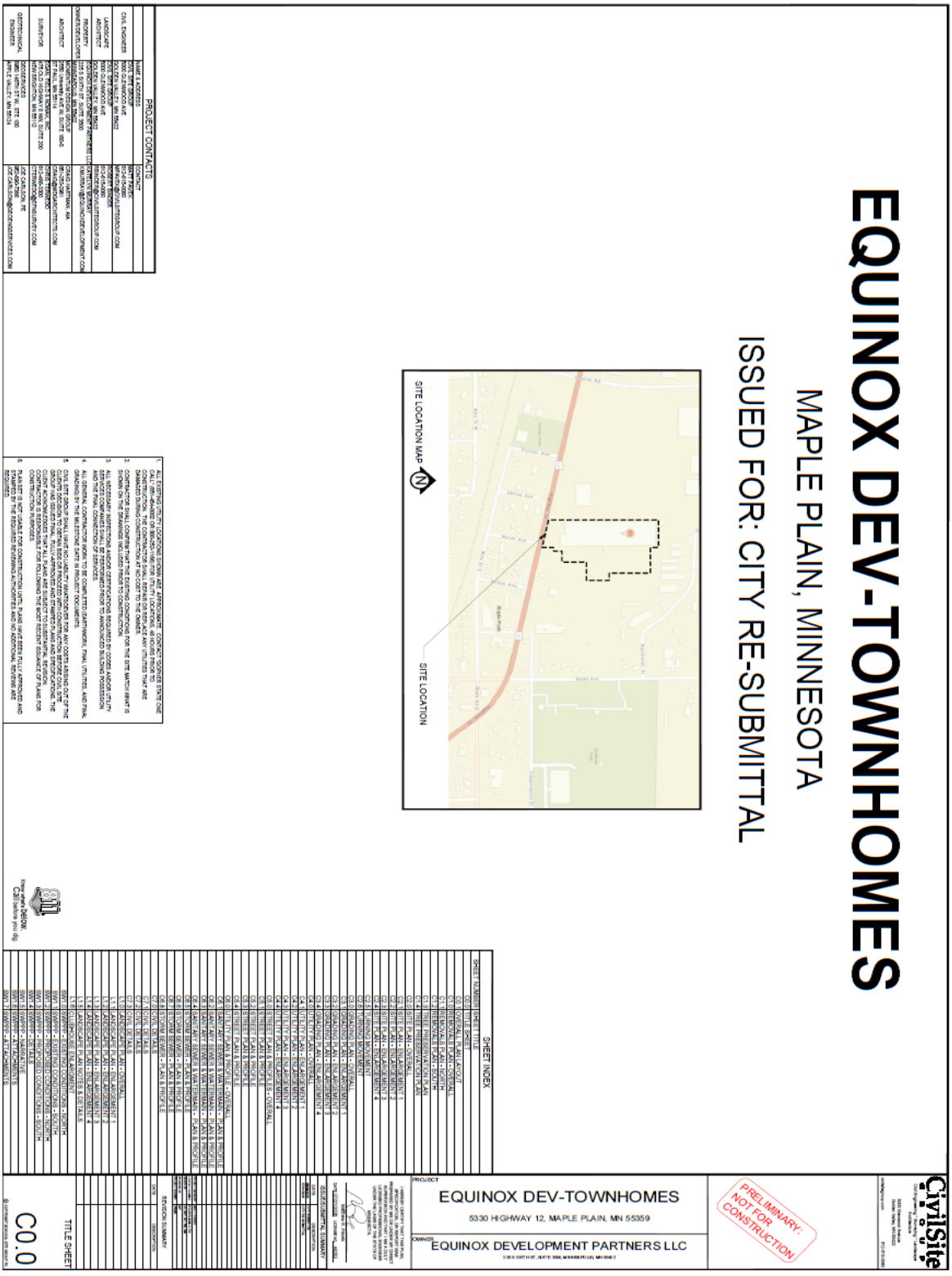
EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

Lot 1, Block 1, EQUINOX MAPLE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

EXHIBIT 2

PLANS



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	OVERALL PLAN LAYOUT
C1.0	REMOVALS PLAN - OVERALL
C1.1	REMOVALS PLAN - NORTH
C1.2	REMOVALS PLAN - SOUTH
C1.3	TREE PRESERVATION PLAN
C1.4	TREE PRESERVATION PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGEMENT 1
C2.2	SITE PLAN - ENLARGEMENT 2
C2.3	SITE PLAN - ENLARGEMENT 3
C2.4	SITE PLAN - ENLARGEMENT 4
C2.5	TURNING MOVEMENT
C2.6	TURNING MOVEMENT
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - ENLARGEMENT 1
C3.2	GRADING PLAN - ENLARGEMENT 2
C3.3	GRADING PLAN - ENLARGEMENT 3
C3.4	GRADING PLAN - ENLARGEMENT 4
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - ENLARGEMENT 1
C4.2	UTILITY PLAN - ENLARGEMENT 2
C4.3	UTILITY PLAN - ENLARGEMENT 3
C4.4	UTILITY PLAN - ENLARGEMENT 4
C5.0	STREET PLAN & PROFILES - OVERALL
C5.1	STREET PLAN & PROFILE
C5.2	STREET PLAN & PROFILE
C5.3	STREET PLAN & PROFILE
C5.4	STREET PLAN & PROFILE
C6.0	UTILITY PLAN & PROFILE - OVERALL
C6.1	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.2	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.3	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.4	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.5	STORM SEWER - PLAN & PROFILE
C6.6	STORM SEWER - PLAN & PROFILE
C6.7	STORM SEWER - PLAN & PROFILE
C6.8	STORM SEWER - PLAN & PROFILE
C7.0	CIVIL DETAILS
C7.1	CIVIL DETAILS
C7.2	CIVIL DETAILS
C7.3	CIVIL DETAILS
L1.0	LANDSCAPE PLAN - OVERALL
L1.1	LANDSCAPE PLAN - ENLARGEMENT 1
L1.2	LANDSCAPE PLAN - ENLARGEMENT 2
L1.3	LANDSCAPE PLAN - ENLARGEMENT 3
L1.4	LANDSCAPE PLAN - ENLARGEMENT 4
L1.5	LANDSCAPE PLAN NOTES & DETAILS
L1.6	CLUBHOUSE ENLARGMENT
SW1.0	SWPPP - EXISTING CONDITIONS - NORTH
SW1.1	SWPPP - EXISTING CONDITIONS - SOUTH
SW1.2	SWPPP - PROPOSED CONDITIONS - NORTH
SW1.3	SWPPP - PROPOSED CONDITIONS - SOUTH
SW1.4	SWPPP - DETAILS
SW1.5	SWPPP - NARRATIVE
SW1.6	SWPPP - ATTACHMENTS
SW1.7	SWPPP - ATTACHMENTS

EXHIBIT 3

IMPROVEMENTS

I. Public Improvements
- **a. Water Main**
- **b. Sanitary Sewer**
- **c. Storm Water**
- **d. Sidewalk connects to Budd Avenue.**

II. Private Improvements
- **a. Access to Pioneer Creek Drive**
- **b. Private streets**
- **c. Private utilities**
- **d. Landscaping**
- **e. Lighting**

EXHIBIT 4

STORMWATER MANAGEMENT AGREEMENT

STORMWATER MANAGEMENT AGREEMENT

THIS STORMWATER MANAGEMENT AGREEMENT ("**Agreement**") made this _____ day of _____, 2026 by and between the CITY OF MAPLE PLAIN, a Minnesota municipal corporation, (the "**City**") and EQUINOX DEVELOPMENT PARTNERS, LLC, a Minnesota limited liability company (the "**Owner**").

WHEREAS, the Owner is the fee owner of certain real property in the City of Maple Plain, County of Hennepin, State of Minnesota legally described on the attached Exhibit A (hereinafter referred to as the "**Subject Property**"), which the Owner has obtained the approval of the City for the development thereof; and

WHEREAS, the term "**Stormwater Management Facilities**" refers to water quality and/or water quantity facilities (*i.e.*, detention basins, retention basins, swales, pipes, oil/water separators, sand filtering devices, infiltration facilities, filtration facilities, sump structures, etc.) which are located OUTSIDE the public road right-of-way ("**ROW**") and public easements (see attached Exhibit B); and

WHEREAS, the City has required that the Owner make provision for the construction, maintenance and repair of the Stormwater Management Facilities located within the boundaries of the Subject Property as shown on Exhibit B attached hereto, as the same is described and depicted in those certain construction plans ("**Plans**"); and

WHEREAS, the City and Owner desire to set forth their understanding with respect to the construction, repair, and maintenance of the Stormwater Management Facilities and the responsibility relating to the costs of the repair and maintenance of the Stormwater Management Facilities.

NOW, THEREFORE, In consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the following:

1. Construction and Maintenance of Stormwater Management Facilities. The Owner agrees to construct the Stormwater Management Facilities according to the Plans and repair and maintain the Stormwater Management Facilities at its sole cost and expense. Maintenance of the Stormwater Management Facilities shall mean (i) an inspection during the first year of operation of the Stormwater Management Facilities and, if necessary, removal of all litter, debris, sediment, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant life therein; and (ii) inspections in the years ending with 0 or 5 after the first year of operation, unless a legitimate reason is presented for an inspection earlier, that the Stormwater Management Facilities are functioning in accordance with the approved plans and have maintained the proper operation of the stormwater treatment as a Stormwater Management Facility according to the City standards, which are available at City Hall. If, as a result of an inspection by the Owner or City staff, it is determined that the Stormwater Management Facilities (1) have not been maintained; or (2) are not functioning as originally designed and intended; or (3) are in need of repair, the Owner agrees to restore the Stormwater Management Facilities so that it functions as it

was designed and intended. The Owner further agrees that they will not use the Stormwater Management Facilities for snow storage and will inform its snow removal contractors of this provision of the Agreement.

Owner shall be solely responsible for the repair and maintenance of the Stormwater Management Facilities and shall provide a copy of the required inspection reports of the onsite Stormwater Management Facilities to the City. A blank standard inspection report meeting the minimum reporting requirements will be provided by the City. The required long-term inspection reports shall be submitted to the City by July 15th of the required year. The City and/or its consultants and agents shall have the right to enter onto the Subject Property to conduct its own inspections and/or verify the inspection results provided by the Owner; provided, however, City shall reimburse the Owner for any actual damage to its improvements on the Subject Property that are directly damaged by the inspections on the Subject Property.

2. Owner's Default. In the event of default by the Owner as to any of the work to be performed by it hereunder, the City must give the Owner at least thirty (30) days' written notice, identifying any default and providing the Contractor with an opportunity to cure the same ("**Cure Period**"). If the Owner fails to remedy the specified default during the Cure Period, then the City may, at its option, perform the work and the Owner shall promptly, following receipt of an invoice and reasonable substantiation of such costs, reimburse the City for any reasonable out-of-pocket expense incurred by the City; provided, however, if the Owner has commenced a remedy of the specified default during the Cure Period and such remedy cannot be reasonably completed during the Cure Period, the Cure Period shall be extended for a period of time not to exceed ninety (90) days from the date notice was provided on the condition that Owner is diligently pursuing the cure of the specified default. This Agreement is a license for the City to act when so authorized under this Agreement, and it shall not be necessary for the City to seek a Court order for permission to enter the Subject Property. When the City does any such work, the City may, in addition to its other remedies, assess the reasonable out-of-pocket cost to the Subject Property.

3. Changes to Site Configuration or Stormwater Management Facilities. If site configurations or Stormwater Management Facilities change, causing decreased effectiveness of Stormwater Management Facilities, new or improved Stormwater Management Facilities must be implemented, as approved by the City, to ensure the conditions for post-construction stormwater management continue to be met.

4. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third day after the date mailed, by certified or registered mail (in each case, return receipt requested, postage pre-paid). Notices must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a Notice given in accordance with this Section:

If to City:	If to Owner:
City of Maple Plain Attn: City Administrator 5050 Independence St. P.O. Box 97 Maple Plain, MN 55359	Equinox Development Partners, LLC Attn: Katelyn Murray 225 S Sixth Street, Suite 3500 Minneapolis, MN 55402

5. Successors and Assigns. This Agreement shall run with the land and shall be binding upon Owner's successors and assigns with respect to the Subject Property. The terms and conditions of this Agreement shall be binding upon, and shall insure to the benefit of, the parties hereto and their respective successors and assigns.

6. Time of the Essence. Time is of the essence in the performance of the terms and obligations of this Agreement.

7. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

8. Entire Agreement. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

9. Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

10. Modification. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. Interpretation. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute or City Code means such statute or City Code as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

12. Warrant of Authority. Owner represents and warrants that it has the authority to enter into this Agreement and upon execution and recordation to make it a covenant on the Subject Property binding all current and future owners of the Subject Property.

13. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:

CITY OF MAPLE PLAIN

BY:_____
Julie M. Maas-Kusske, Mayor

(SEAL)

BY:_____
Jacob W. Schillander, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Julie M. Maas-Kusske, the Mayor of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Jacob W. Schillander, the City Administrator of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

OWNER:

EQUINOX DEVELOPMENT PARTNERS LLC,
a Minnesota limited liability company

By: _____

Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by _____, the _____ of Equinox Development Partners LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

This Instrument is drafted by:
City of Maple Plain
P.O. Box 97
5050 Independence Street
Maple Plain, MN 55359

EXHIBIT A
TO
STORMWATER MANAGEMENT AGREEMENT

Legal Description

Lot 1, Block 1, EQUINOX MAPLE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

EXHIBIT B
TO
STORMWATER MANAGEMENT AGREEMENT

Plans

This Instrument Drafted By:
Hoff Barry, P.A. (SBL)
100 Prairie Center Drive, Suite 200
Eden Prairie, MN 55344

PLANNED UNIT DEVELOPMENT AGREEMENT
EQUINOX DEVELOPMENT PARTNERS, LLC

THIS PLANNED UNIT DEVELOPMENT AGREEMENT EQUINOX (hereinafter referred to as this "**Agreement**") is made and entered into as of this 28th day of September, 2026 (hereinafter referred to as the "**Effective Date**"), by and between the CITY OF MAPLE PLAIN, a Minnesota municipal corporation (hereinafter referred to as the "**City**"), and EQUINOX DEVELOPMENT PARTNERS, LLC, a Minnesota limited liability company (hereinafter referred to as "**Developer**" Developer and City sometimes individually referred to as "**Party**" and collectively "**Parties**").

RECITALS

WHEREAS, Developer is the fee owner of certain real property located in the City of Maple Plain, Hennepin County, Minnesota, legally described on attached Exhibit 1 (hereinafter referred to as the "**Property**"); and

WHEREAS, the Property is 6.05 acres and has an existing vacant structure that previously housed an auto sales business; and

WHEREAS, on September 28, 2026, the City Council passed Resolution No. 2026-0928-12 (hereinafter referred to as the "**City Resolution**"), conditionally approving preliminary plat, final plat, planned unit development, and site plan approval to remove the existing structure and construct an 85-unit market-rate rental townhome community (10 residential buildings plus a community/amenity building), which conditional approval includes:

(i) preliminary plat of the Property, drafted by Egan, Field & Nowak, Inc. (hereinafter referred to as "**Preliminary Plat**");
(ii) final plat of the Property entitled Equinox Maple Addition, drafted by Egan, Field & Nowak, Inc. (hereinafter referred to as the "**Final Plat**"); and
(iii) (i) Land Use Application submittal, dated July 31, 2026; (ii) Memorandum from Matt Pavek of Civil Site Group to City Planner Mark Kaltsas, dated July 31, 2026, responding to July 21, 2026 planning letter; (iii) Project Narrative, drafted by the Applicant, dated June 11, 2026; (iv) Plans for the development of the Property, with City re-submittal date of July 31, 2026, which Title Sheet (Sheet C0.0) is attached hereto as Exhibit 2; and (v) lighting plan, drafted by Davis, dated June 8, 2026 (collectively, the "**Plans**"); and

WHEREAS, on September 28, 2026, the City Council enacted Ordinance No. 357 rezoning the Property to Planned Unit Development, Mixed-Use – Budd Avenue (MU-B-PUD); and

WHEREAS, the Parties entered into that Developer's Agreement, dated September 28th, 2026, recorded _____, 2026, as Document No. _____ ("**DA**"); and

WHEREAS, this Agreement is entered into for the purpose of setting forth and memorializing for the Parties and subsequent owners the understandings and agreements of the Parties concerning the development and use of the Property.

NOW, THEREFORE, it is hereby and herein mutually agreed, in consideration of promises and considerations of City and Developer herein set forth, as follows:

1. **INCORPORATION; PLANS**. The above Recitals, the City Resolution, the Plans, the Preliminary Plat, the Final Plat, and all exhibits attached to this Agreement are a material part of this Agreement and are incorporated herein. The "**Improvements**" shall be defined as the improvements constructed on the Property pursuant to Plans. The initial construction of the Improvements is governed by the DA. The Plans may be modified as provided for in the DA for the initial construction of the Improvements. The final approved and modified Plans shall be considered the Plans for this Agreement.

2. **ZONING**. The Property is zoned Planned Unit Development, Mixed-Use – Budd Avenue (MU-B-PUD). The zoning governing the Property shall be the Mixed-Use – Budd Avenue (MU-B), except as expressly provided for and limited by the Plans, this Agreement, and the City Resolution.

3. **DEVELOPMENT; MAINTENANCE**. The DA governs the initial construction and development on the Property of the Improvements. This Agreement governs the use of the Property and maintenance of the Property and the Improvements. Maintenance of the Property and the Improvements shall be done in accordance with and shall comply, at all times, with the Plans, the City Resolution, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations.

4. **IRRIGATION**. A backflow prevention assembly (hereinafter referred to as "**BPA**") is required for any irrigation systems and must initially be installed by the Developer and/or eventual lot owner and tested in accordance with the Minnesota Plumbing Code. The initial and annual test results and certification shall be submitted to the City. Subsequently, the BPA must be tested, per the Minnesota Plumbing Code, at least annually by a certified tester with the results reported to the City and the BPA must be repaired or replaced as needed in accordance with the Minnesota Plumbing Code.

5. **DEVELOPER TO PAY ALL COSTS**. Developer shall pay, within thirty (30) days of demand, all reasonable expenses that the City incurs in direct relation to this Agreement. Said expenses shall include, but are not limited to, staff, engineering, legal and other consulting fees reasonably incurred in relation to this

Agreement.

6. **VIOLATION OF AGREEMENT**. In the event the Developer, or their respective successors or assigns, violates any of their respective covenants or agreements herein contained, and such violation is not corrected, or commenced to be corrected by the Developer, (which correction shall be diligently and promptly pursued and completed), within thirty (30) days after written notice specifying such violation, and unless a different cure period applies pursuant to another section of this Agreement, the City is hereby granted the right and privilege to declare a default in any or all of the terms of this Agreement and pursue any remedies at law or equity against the defaulting Party.

7. **NOTIFICATION INFORMATION**. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (hereinafter each referred to as a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service via certified or registered mail (receipt requested); provided, that a Notice may be sent by e-mail or telephone where expressly permitted by this Agreement. A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

IF TO CITY:

City of Maple Plain
Attn: City Administrator
P.O. Box 97
5050 Independence St.
Maple Plain, Minnesota 55359
Email: jschillander@mapleplainmn.gov

With Copy to:

Hoff Barry, P.A.
Attn: City Attorney
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344
Email: slandsman@hoffbarry.com

IF TO DEVELOPER:

Equinox Development Partners, LLC
Attn: Katelyn Murray
225 S Sixth Street, Suite 3500
Minneapolis, MN 55402
Email: kmurray@equinoxdevelopment.com

With Copy to:

8. **MISCELLANEOUS**.

a. **Attorney's Fees**. If any action is brought to enforce the terms of this Agreement and the City prevails, Developer will pay the City's costs and reasonable attorneys' fees to be fixed by the Court.

b. **Entire Agreement**. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties hereto, their respective successors and assigns and the benefits and burdens shall run with the Property. It is understood that Developer may transfer the Property from time to time. Whenever a transfer occurs in the ownership of the Property, the transferor shall have no further liability for breach or covenant occurring thereafter, provided any such transferee shall assume the obligations of Developer under this Agreement. Developer shall record this Agreement against the title to the Property. Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that this Agreement is recorded and all conditions herein have been satisfied prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

c. **Governing Law**. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The Parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

d. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express, or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

e. **Headings**. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

f. **Time is of the essence**. Time is of the essence in the performance of the terms and obligations of this Agreement.

g. **Modification**. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each Party or an authorized

representative of each Party.

h. **Interpretation**. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute means such statute as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

i. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

j. **Warrant of Authority**. Developer represents and warrants that it has the authority to enter into this Agreement and upon execution and recordation to make it a covenant on the Property binding all current and future owners of the Property.

k. **Non-Waiver**. The action or inaction of the City shall not constitute a waiver or amendment of the provisions of this Agreement. The waiver by or the failure of the City to enforce any particular section, portion, or requirement of this Agreement at any particular time shall not in any way constitute a waiver of any other section, provision, requirement, time element, or the right to enforce such provision at a subsequent time. To be binding, any amendments or waivers shall be in writing, signed by the Parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

l. **Cumulative Rights**. Each right, power, or remedy herein conferred upon the City is cumulative and in addition to every other right, power, or remedy, express or implied, now or hereinafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power, and remedy herein set forth or otherwise so existing may be

exercised from time to time as often and in such order as may be deemed expedient by the City and will not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy.

IN WITNESS WHEREOF, the Parties herein have executed this Agreement as of the Effective Date.

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Julie M. Maas-Kusske, Mayor

AND: _____
Jacob W. Schillander, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Julie M. Maas-Kusske, the Mayor of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Jacob W. Schillander, the City Administrator of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

EQUINOX DEVELOPMENT PARTNERS LLC,
a Minnesota limited liability company

By: _____

Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by _____, the _____ of Equinox Development Partners LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

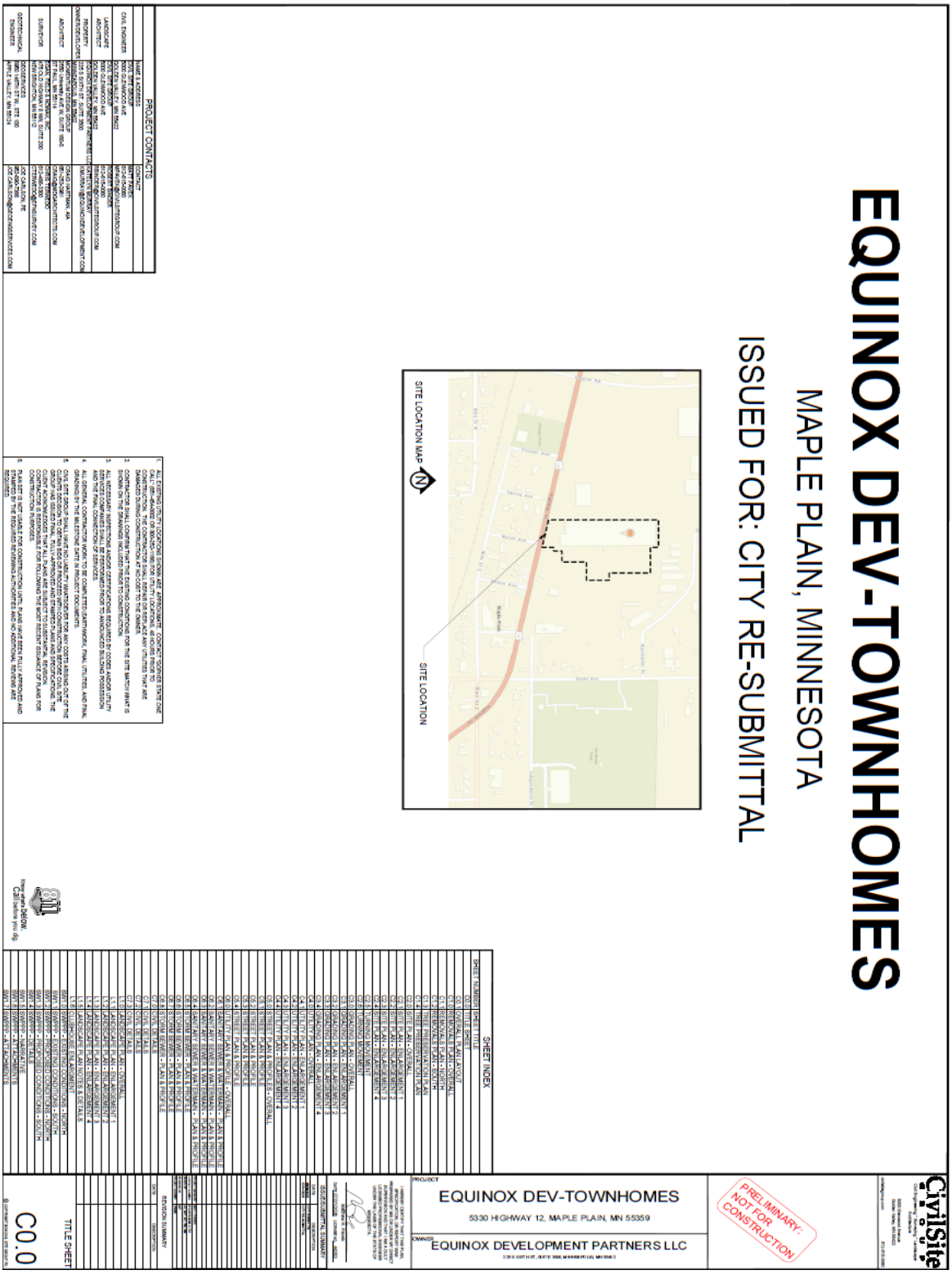
EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

Lot 1, Block 1, EQUINOX MAPLE ADDITION, according to the recorded plat thereof, Hennepin County, Minnesota.

EXHIBIT 2

PLANS



SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	TITLE SHEET
C0.1	OVERALL PLAN LAYOUT
C1.0	REMOVALS PLAN - OVERALL
C1.1	REMOVALS PLAN - NORTH
C1.2	REMOVALS PLAN - SOUTH
C1.3	TREE PRESERVATION PLAN
C1.4	TREE PRESERVATION PLAN
C2.0	SITE PLAN - OVERALL
C2.1	SITE PLAN - ENLARGEMENT 1
C2.2	SITE PLAN - ENLARGEMENT 2
C2.3	SITE PLAN - ENLARGEMENT 3
C2.4	SITE PLAN - ENLARGEMENT 4
C2.5	TURNING MOVEMENT
C2.6	TURNING MOVEMENT
C3.0	GRADING PLAN - OVERALL
C3.1	GRADING PLAN - ENLARGEMENT 1
C3.2	GRADING PLAN - ENLARGEMENT 2
C3.3	GRADING PLAN - ENLARGEMENT 3
C3.4	GRADING PLAN - ENLARGEMENT 4
C4.0	UTILITY PLAN - OVERALL
C4.1	UTILITY PLAN - ENLARGEMENT 1
C4.2	UTILITY PLAN - ENLARGEMENT 2
C4.3	UTILITY PLAN - ENLARGEMENT 3
C4.4	UTILITY PLAN - ENLARGEMENT 4
C5.0	STREET PLAN & PROFILES - OVERALL
C5.1	STREET PLAN & PROFILE
C5.2	STREET PLAN & PROFILE
C5.3	STREET PLAN & PROFILE
C5.4	STREET PLAN & PROFILE
C6.0	UTILITY PLAN & PROFILE - OVERALL
C6.1	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.2	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.3	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.4	SANITARY SEWER & WATERMAIN - PLAN & PROFILE
C6.5	STORM SEWER - PLAN & PROFILE
C6.6	STORM SEWER - PLAN & PROFILE
C6.7	STORM SEWER - PLAN & PROFILE
C6.8	STORM SEWER - PLAN & PROFILE
C7.0	CIVIL DETAILS
C7.1	CIVIL DETAILS
C7.2	CIVIL DETAILS
C7.3	CIVIL DETAILS
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