



**AGENDA
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
November 24, 2025
5:30 PM**

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. DISCUSSION**
 - A. 2026 Street Project Studies
 - B. Water Study/Medina Development
- 4. COUNCIL REPORTS AND OTHER BUSINESS**
- 5. FUTURE WORKSHOP TOPICS**
 - A. Parking Regulations
 - B. Ordinance Enforcement
 - C. Amendment Consideration in Chapter 6, Article 2 Nuisance Violation
 - D. 5 Year CIP/Finance Plan
 - E. Rainbow Park Sewer Improvement
 - F. City Hall Options
 - G. Food Truck Ordinance
- 6. ADJOURNMENT**



Executive Summary
City Council Workshop

AGENDA ITEM:	2026 Street Project Studies
PREPARED BY:	Matt Bauman, Assistant City Engineer Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Discussion

Summary:

Please find attached the information on the 2026 Street Projects from Bolton & Menk



Preliminary 2026 Feasibility Study Workshop Meeting Agenda

Purpose: Review project elements and provide direction on discussion elements for final study.

Link to City Design Guidelines (for Downtown/Budd/Hwy 12): [391](#)

- Sidewalk Zones (Pg 8 of design guide)
- Parking
- Landscaping
- Lighting – not included in estimates

Discuss project overviews

- Watermain (8")
 - Add Pioneer/Main looping? – Cost add of \$58,750
 - Not touching Spring
- Sanitary Sewer (replace all VCP sanitary)
 - CIPP recommended for M&O streets & Hwy 12 – not assessed – Cost of \$129,150
- Street Widths/Design – review maps for each
 - Widths
 - Parking
 - Sidewalks
 - Oversizing/Depth
 - costs not broken out, but beefed up section for higher traffic loads
 - Downtown Maple & Main layout review
 - Mill and Overlay Spring and Marsh recommended
- Storm sewer – new storm to direct water to treatment area from development
 - Any known ponding issues
- Ponding (Water Treatment)
 - Treat 2000 SF → filtration basin area
 - Pond to manage rate control for 0.55-inch of reconstructed impervious → Size TBD
- Fire Station Lot – Initial cost assumes full rebuild to same as street standards – confirm with borings

Name: 2026 Street Reconstruction Prelim Feasibility Meeting

Date: November 24, 2025

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Assessments

- Streets, Utilities, Prior Assessments (N/A), Corner Lots (don't assess if done in last 10 years, driveway access)
- Businesses, indirect abutters, other properties, railroad ROW, multiple/large services
- **Any changes per land uses/unit counts because of MU zoning?**
- Reconstruction efforts – assess 20-50% of cost – typical 35%
 - Sidewalks – included in initial draft (can assess 100% of new) – 35% in draft
 - New curb 100% assessed? (Delano, Pioneer, Main west block) – 35% in draft
 - Oversizing all City cost (street depth) – covered by using 35%
- Assess streets by Adjusted Front Foot → Convert RR frontage to City
- Assess utilities by Unit/SAC → Only counting reconnects

2024 – assessed Ind by Unit (FF equivalent for several) for streets and all else done by unit

Other

- Underground Power
- Lighting
- Budd Avenue

Attachments

- Cost Summary
- Assessment Breakdowns
 - Full, Reduced, Industrial Street)
- CIP Summary (for reference)
- Figures
 - Downtown Assessments
 - Downtown Reconstruction Layout
 - Maple & Main Sketch

Name: 2026 Street Reconstruction Prelim Feasibility Meeting

Date: November 24, 2025

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Proposed Schedule

11/24 Feasibility Workshop 1

12/8 Feasibility Workshop 2

Discuss Timeline – 1/8 or 1/26 meeting is more likely for receiving report

12/15 Council receives feasibility report and schedules public improvement hearing

Approve one or both projects?

1-6 Send notice to Laker Pioneer

1/10 & 1/17 Notice posts in paper

1/XX Mail notice to abutting properties for open house and improvement hearing (10 days prior)

1/XX Host open house – week prior to public hearing?

1/26 or 2/23 Council holds public improvement hearing and orders project plans and specifications

End March Notice of LRIP Award

Spring TBD Bid and Award Project (plan for April/May)

2026 Downtown Reconstruction Summary Option A

COST SUMMARY	ASSESSABLE (35%)	NON-ASSESSABLE (REMAINING 65% +)	CITY ASSESSMENT PORTION	PROPERTY ASSESSED	CITY TOTAL	TOTAL
STREET & STORM SEWER COST	\$1,268,889.30	\$2,356,508.70	\$426,810.41	\$842,078.89	\$2,783,319.11	\$3,625,398.00
UNDERGROUND POWER (ADDITIONAL) - ESTIMATED				\$200,000.00	\$0.00	\$200,000.00
INCLUDES FULL SIDEWALK & DT ELEMENTS SIDEWALK EXTENSION ESTIMATED AT \$90,000						
FIRE STATION	\$0.00	\$285,208.88	\$0.00	\$0.00	\$285,208.88	\$285,208.88
INCLUDES FULL REBUILD						
MILL & OVERLAY	\$0.00	\$45,225.00	\$0.00	\$0.00	\$45,225.00	\$45,225.00
SPRING AND MARSH						
WATERMAIN	\$280,287.66	\$520,534.22	\$42,002.76	\$238,284.90	\$562,536.98	\$800,821.88
INCLUDES FULL LOOP, NO EXTRA CONNECTIONS AT \$58,750						
SANITARY SEWER	\$186,827.81	\$476,115.94	\$27,599.56	\$159,228.25	\$503,715.50	\$662,943.75
CIPP WITHHELD FROM ASSESSABLE (\$129,150 TOTAL ESTIMATED)						
SUMMARY	\$1,736,004.77	\$3,683,592.73	\$496,412.73	\$1,439,592.04	\$4,180,005.46	\$5,619,597.51
LRIP ELIGIBLE (MAX \$1.5M)						\$3,346,852.36
MAIN, MAPLE, PIONEER						

2026 Downtown Reconstruction Summary Option B

COST SUMMARY	ASSESSABLE (35%)	NON-ASSESSABLE (REMAINING 65% +)	CITY ASSESSMENT PORTION	PROPERTY ASSESSED	CITY TOTAL	TOTAL
STREET & STORM SEWER COST	\$1,167,597.11	\$2,457,800.89	\$392,739.22	\$774,857.89	\$2,850,540.11	\$3,625,398.00
UNDERGROUND POWER (ADDITIONAL) - ESTIMATED				\$200,000.00	\$0.00	\$200,000.00
INCLUDES FULL SIDEWALK & DT ELEMENTS - SIDEWALK NOT ASSESSED IN OPTION B SIDEWALK EXTENSION ESTIMATED AT \$90,000						
FIRE STATION	\$0.00	\$285,208.88	\$0.00	\$0.00	\$285,208.88	\$285,208.88
INCLUDES FULL REBUILD						
MILL & OVERLAY	\$0.00	\$45,225.00	\$0.00	\$0.00	\$45,225.00	\$45,225.00
SPRING AND MARSH						
WATERMAIN	\$263,084.06	\$488,584.69	\$39,424.70	\$223,659.36	\$528,009.39	\$751,668.75
NO LOOP						
SANITARY SEWER	\$186,827.81	\$346,965.94	\$27,599.56	\$159,228.25	\$374,565.50	\$533,793.75
DROP CIPP WORK FOR LATER DATE/DIFFERENT PROJECT						
SUMMARY	\$1,617,508.99	\$3,623,785.39	\$459,763.49	\$1,357,745.50	\$4,083,548.88	\$5,441,294.38
LRIP ELIGIBLE (MAX \$1.5M)						\$3,346,852.36
MAIN, MAPLE, PIONEER						

PRELIMINARY ASSESSMENT ROLL - BASE VERSION
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/18/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			\$78,629.30	\$0.00	\$0.00	\$78,629.30
2	MN BEEF PROMO & RSRCH CNCL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		\$34,385.29	\$2,653.80	\$0.00	\$37,039.09
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		\$56,507.29	\$2,653.80	\$0.00	\$59,161.10
4	SUMMER L BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			\$36,068.48	\$0.00	\$0.00	\$36,068.48
5	MARIA'S GARDENS LLC	5025 FERN DRIVE LORETTO MN 55355	1665 Spring Avenue	2411824330011				0			\$0.00	\$0.00	\$0.00	\$0.00
6	KAJI ENTERPRISES LLC	481 PRAIRIE CREEK DR DELANO MN	1675 Spring Avenue	2411824330041				0			\$0.00	\$0.00	\$0.00	\$0.00
7	IAN J BREKHUS	4527 PLEASANT ST SE PRIOR LAKE MN	1660 Spring Avenue	2411824330037				0			\$0.00	\$0.00	\$0.00	\$0.00
8	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	\$48,091.31	\$2,653.80	\$4,038.73	\$54,783.84
9	JOLENE M GOLDADE	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	\$24,045.66	\$0.00	\$4,038.73	\$28,084.38
10	LTW INC	1720 RESTHAVEN LA MOUND MN 55355	1647 Marsh Avenue	2411824340060				0			\$0.00	\$0.00	\$0.00	\$0.00
11	MARIAH J SCHWECKE	1655 MARSH AVE	1655 Marsh Avenue	2411824340064				0			\$0.00	\$0.00	\$0.00	\$0.00
12	DI B FUTURES INC	1654 MARSH AVE MAPLE PLAIN MN	1654 Marsh Avenue	2411824340063				0			\$0.00	\$0.00	\$0.00	\$0.00
13	BRADLEY D DICKHAUSEN	1644 MARSH AVE	1644 Marsh Avenue	2411824340055				0			\$0.00	\$0.00	\$0.00	\$0.00
14	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	\$0.00	\$0.00	\$4,038.73	\$4,038.73
15	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	\$0.00	\$0.00	\$4,038.73	\$4,038.73
16	KATHLEEN PURDY	15450 ORIC AVE MINNETONKA MN	5354 Main Street East	2411824340052	(d)	100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
17	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN	5354 Main Street East	2411824340082		100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
18	JEFFREY J GARTHWAIT	2937 LAKE SHORE AVE	5340 Main Street East	2411824340050		50		50	1	1	\$12,022.83	\$2,653.80	\$4,038.73	\$18,715.36
19	JEFFREY JOHN GARTHWAIT	2937 LAKE SHORE AVE	5334 Main Street East	2411824340049		130	50	155	1	1	\$37,270.77	\$2,653.80	\$4,038.73	\$43,963.30
20	THOMAS WOLF & ANN RIEFF	1635 DELANO AVE	1635 Delano Avenue	2411824340048		100		100	1	1	\$24,045.66	\$2,653.80	\$4,038.73	\$30,738.19
21	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1		\$19,957.89	\$2,653.80	\$0.00	\$22,611.70
22	SANDI KAY MILLAR & CHARLES R MILLAR	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	\$34,385.29	\$2,653.80	\$4,038.73	\$41,077.82
23	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	223.5	1	1	\$53,742.04	\$2,653.80	\$4,038.73	\$60,434.57
24	TIMOTHY G CROLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
25	ROGER HARMON	P BOX 403	5290 Main Street East	2411824340076		74		74	1	1	\$17,793.79	\$2,653.80	\$4,038.73	\$24,486.32
26	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340042		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
27	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	\$37,751.68	\$2,653.80	\$4,038.73	\$44,444.21
28	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN	5269 HWY 12	2411824340034		114		114	1		\$27,412.05	\$2,653.80	\$0.00	\$30,065.85
29	IRONWOOD PROPERTIES LLC	PO BOX 37	5285 HWY 12	2411824340035				0			\$0.00	\$0.00	\$0.00	\$0.00
30	IRONWOOD PROPERTIES LLC	PO BOX 37	5295 HWY 12	2411824340036				0			\$0.00	\$0.00	\$0.00	\$0.00
31	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210135	(c)	83		83			\$19,957.89	\$0.00	\$0.00	\$19,957.89
32	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210067	(c)	80		80	1	1	\$19,236.53	\$2,653.80	\$4,038.73	\$25,929.06
33	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210068	(c)	20		20			\$4,809.13	\$0.00	\$0.00	\$4,809.13
34	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	\$12,022.83	\$2,653.80	\$4,038.73	\$18,715.36
35	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	\$31,018.90	\$2,653.80	\$4,038.73	\$37,711.43
36	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
37	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	\$13,946.48	\$2,653.80	\$4,038.73	\$20,639.01
38	ARIC J MIECH	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
39	JAMES WINDLER JR	860 FOREST ARMS LANE ORONO MN	5239 Main Street East	2511824210061		66		66	1	1	\$15,870.13	\$2,653.80	\$4,038.73	\$22,562.66
40	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	\$16,110.59	\$2,653.80	\$4,038.73	\$22,803.12
41	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		\$31,740.27	\$2,653.80	\$0.00	\$34,394.07
42	DEVELOPMENT			(b)	264	223		375.5	35	35	\$90,291.44	\$92,883.15	\$141,355.45	\$324,530.03
43	MAGNOLIA 8 PROPERTIES LLC	2670 KELLEY PARKWAY 311 ORONO MN	5210 Main Street East	2411824340032		66		66		1	\$15,870.13	\$0.00	\$4,038.73	\$19,908.86
44	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340039	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
45	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE MN	5280 Main Street East	2411824340043	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
46	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210069	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF MAPLE PLAIN			(a)		1448		1448	10.4	10.4	\$348,181.11	\$27,599.56	\$42,002.76	\$417,783.43
Total						4968	618	5277	70.4	69.4	\$1,268,889.30	\$186,827.81	\$280,287.66	\$1,736,004.77

Color Discussion Legend

M&O Streets
CIPP sewer
Reroute water service?
Service off Spring/Hwy 12

(a) RR Frontage of 1139', add 309 of sideyards dropped from Adj FF Conversions

(b) Assuming SAC count based on 71 units (20 studio, 36 1-bed, 15 2-bed) [34.67+ (does not include parking or washers)]

(c) Triangular properties

(d) Two services - one in assessment area

(e) No direct access lot

CITY TOTAL \$426,810.41 \$27,599.56 \$42,002.76

PRELIMINARY ASSESSMENT ROLL - ADJUSTMENTS VERSION - NO CIPP, NO LOOP, SIDEWALK NOT ASSESSED
2026 DOWNTOWN STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/18/2025

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	SANITARY UNIT	WATER UNIT	STREET ASSESSMENT (FOOT)	SANITARY (UNIT)	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	CITY OF MAPLE PLAIN	PO BOX 97	1645 Pioneer Avenue	2411824330029		327		327			\$72,352.52	\$0.00	\$0.00	\$72,352.52
2	MN BEEF PROMO & RSRCH CNCL	PO BOX 39	5469 HWY 12	2411824330018		143		143	1		\$31,640.40	\$2,653.80	\$0.00	\$34,294.20
3	MP MAIN LLC	5470 MAIN ST E	5470 Main Street East	2411824330036		150	170	235	1		\$51,996.46	\$2,653.80	\$0.00	\$54,650.26
4	SUMMER L BOURGERIE	5440 MAIN ST E	5440 Main Street East	2411824330030		150		150			\$33,189.23	\$0.00	\$0.00	\$33,189.23
5	MARIA'S GARDENS LLC	5025 FERN DRIVE LORETTO MN 5535	1665 Spring Avenue	2411824330011				0			\$0.00	\$0.00	\$0.00	\$0.00
6	KAJ ENTERPRISES LLC	481 PRAIRIE CREEK DR DELANO MN	1675 Spring Avenue	2411824330041				0			\$0.00	\$0.00	\$0.00	\$0.00
7	IAN J BREKHUS	4527 PLEASANT ST SE PRIOR LAKE MN	1660 Spring Avenue	2411824330037				0			\$0.00	\$0.00	\$0.00	\$0.00
8	J J HATECKE & R E HATECKE	5420 MAIN ST E	5420 Main Street East	2411824330004		200		200	1	1	\$44,252.31	\$2,653.80	\$3,790.84	\$50,696.95
9	IOLENE M GOLDADE	5390 MAIN ST E	5390 Main Street East	2411824340061		100		100		1	\$22,126.15	\$0.00	\$3,790.84	\$25,916.99
10	LTW INC	1720 RESTHAVEN LA MOUND MN 553	1647 Marsh Avenue	2411824340060				0			\$0.00	\$0.00	\$0.00	\$0.00
11	MARIAH J SCHWECKE	1655 MARSH AVE	1655 Marsh Avenue	2411824340064				0			\$0.00	\$0.00	\$0.00	\$0.00
12	DJ.B FUTURES INC	1654 MARSH AVE MAPLE PLAIN MN	1654 Marsh Avenue	2411824340063				0			\$0.00	\$0.00	\$0.00	\$0.00
13	BRADLEY D DICKHAUSEN	1644 MARSH AVE	1644 Marsh Avenue	2411824340055				0			\$0.00	\$0.00	\$0.00	\$0.00
14	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340054				0		1	\$0.00	\$0.00	\$3,790.84	\$3,790.84
15	MARK A & MARY E SHEPHARD	155 NORTH SHORE DR	1624 Marsh Avenue	2411824340053				0		1	\$0.00	\$0.00	\$3,790.84	\$3,790.84
16	KATHLEEN PURDY	15450 ORIC AVE MINNETONKA MN	5364 Main Street East	2411824340052	(d)	100		100	1		\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
17	PINE PROPERTIES LLC	11221 LORRY LANE MINNETONKA MN	5354 Main Street East	2411824340082		100		100	1	1	\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
18	JEFFREY J GARTHWAIT	2937 LAKE SHORE AVE	5340 Main Street East	2411824340050		50		50	1	1	\$11,063.08	\$2,653.80	\$3,790.84	\$17,507.72
19	JEFFREY JOHN GARTHWAIT	2937 LAKE SHORE AVE	5334 Main Street East	2411824340049		130	50	155	1	1	\$34,295.54	\$2,653.80	\$3,790.84	\$40,740.18
20	THOMAS WOLF & ANN RIEFF	1635 DELANO AVE	1635 Delano Avenue	2411824340048		100		100	1	1	\$22,126.15	\$2,653.80	\$3,790.84	\$28,570.79
21	MALIK HOSPITALITY GROUP LLC	5329 HWY 12	1645 Delano Avenue	2411824340062		83		83	1		\$18,364.71	\$2,653.80	\$0.00	\$21,018.51
22	SANDI KAY MILLAR & CHARLES R MILL	1397 30TH ST SE BUFFALO MN 55313	1644 Delano Avenue	2411824340037		143		143	1	1	\$31,640.40	\$2,653.80	\$3,790.84	\$38,085.04
23	STEEPLE ON MAIN LLC	5310 MAIN ST E	5310 Main Street East	2411824340073		169	109	223.5	1	1	\$49,451.95	\$2,653.80	\$3,790.84	\$55,896.59
24	TIMOTHY G CROLEY	5300 MAIN ST E	5300 Main Street East	2411824340074		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
25	ROGER HARMON	P BOX 403	5290 Main Street East	2411824340076		74		74	1	1	\$16,373.35	\$2,653.80	\$3,790.84	\$22,817.99
26	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340042		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
27	5270 MAIN STREET LLC	1613 MAPLE AVENUE	5270 Main Street East	2411824340044		124	66	157	1	1	\$34,738.06	\$2,653.80	\$3,790.84	\$41,182.70
28	NELLY AND CO LLC	1325 CO RD 12 SW MONTROSE MN	5269 HWY 12	2411824340034		114		114	1		\$25,223.81	\$2,653.80	\$0.00	\$27,877.62
29	IRONWOOD PROPERTIES LLC	PO BOX 37	5285 HWY 12	2411824340035				0			\$0.00	\$0.00	\$0.00	\$0.00
30	IRONWOOD PROPERTIES LLC	PO BOX 37	5295 HWY 12	2411824340036				0			\$0.00	\$0.00	\$0.00	\$0.00
31	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210135	(c)	83		83			\$18,364.71	\$0.00	\$0.00	\$18,364.71
32	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210067	(c)	80		80	1	1	\$17,700.92	\$2,653.80	\$3,790.84	\$24,145.56
33	HARTMANN HOLDINGS LLC	6645 HILLSTROM RD INDEPENDENCE	5299 Main Street East	2511824210068	(c)	20		20			\$4,425.23	\$0.00	\$0.00	\$4,425.23
34	KENZIE ERVIN & JEFFREY ERVIN	5289 MAIN ST E	5289 Main Street East	2511824210066		50		50	1	1	\$11,063.08	\$2,653.80	\$3,790.84	\$17,507.72
35	LESTER A JONES	5275 MAIN ST E	5275 Main Street East	2511824210065		129		129	1	1	\$28,542.74	\$2,653.80	\$3,790.84	\$34,987.38
36	BETSY L SUTHERLAND	POST OFFICE BOX 203	5265 Main Street East	2511824210064		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
37	SCOTT A STEVENSON	5259 MAIN ST E	5259 Main Street East	2511824210063		58		58	1	1	\$12,833.17	\$2,653.80	\$3,790.84	\$19,277.81
38	ARIC J MIECH	5249 MAIN ST E	5249 Main Street East	2511824210062		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
39	JAMES WINDLER JR	860 FOREST ARMS LANE ORONO MN	5239 Main Street East	2511824210061		66		66	1	1	\$14,603.26	\$2,653.80	\$3,790.84	\$21,047.90
40	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210060		67		67	1	1	\$14,824.52	\$2,653.80	\$3,790.84	\$21,269.16
41	YAAB PROPERTIES LLC	5215 MAIN ST E	5215 Main Street East	2511824210132		132		132	1		\$29,206.52	\$2,653.80	\$0.00	\$31,860.33
42	DEVELOPMENT				(b)	264	223	375.5	35	35	\$83,083.71	\$92,883.15	\$132,679.28	\$308,646.13
43	MAGNOLIA 8 PROPERTIES LLC	2670 KELLEY PARKWAY 311 ORONO N	5210 Main Street East	2411824340032		66		66		1	\$14,603.26	\$0.00	\$3,790.84	\$18,394.10
44	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340039	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
45	JOHN JAMES	1225 MAPLEWOOD DR LONG LAKE M	5280 Main Street East	2411824340043	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
46	KIM PHUONG T LE	5229 MAIN ST E	5229 Main Street East	2511824210069	(e)			0			\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF MAPLE PLAIN				(a)	1448		1448	10.4	10.4	\$320,386.70	\$27,599.56	\$39,424.70	\$387,410.96
Total						4968	618	5277	70.4	69.4	\$1,167,597.11	\$186,827.81	\$263,084.06	\$1,617,508.99

Color Discussion Legend

M&O Streets
Discuss Lots

(a) RR Frontage of 1139', add 309 of sideyards dropped from Adj FF Conversions

(b) Assuming SAC count based on 71 units (20 studio, 36 1-bed, 15 2-bed) [34.67+ (does not include parking or washers)]

(c) Triangular properties

(d) Two services - one in assessment area

(e) No direct access lot

CITY TOTAL \$392,739.22 \$27,599.56 \$39,424.70

2025-2034 CAPITAL IMPROVEMENT PLAN
CITY OF MAPLE PLAIN



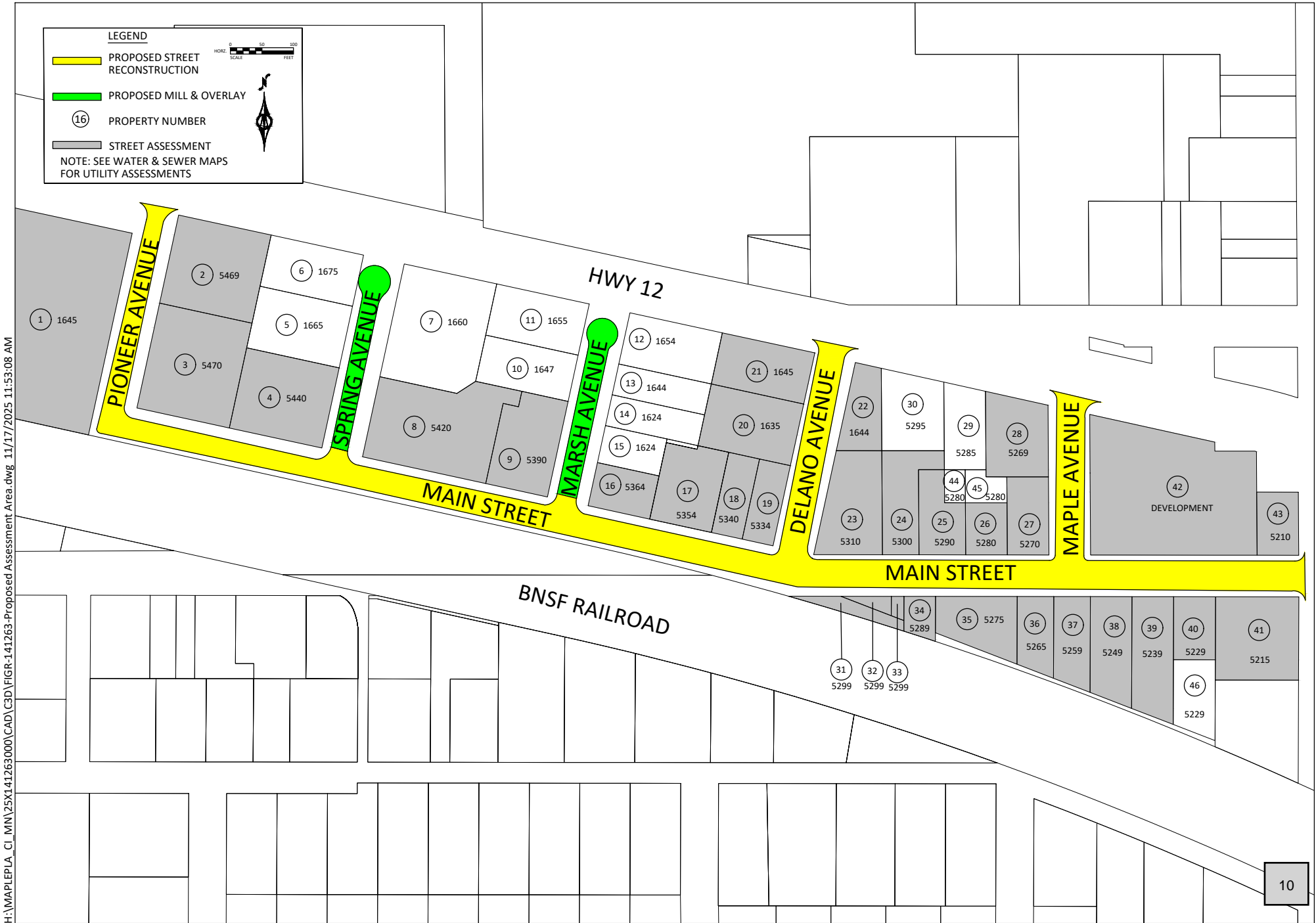
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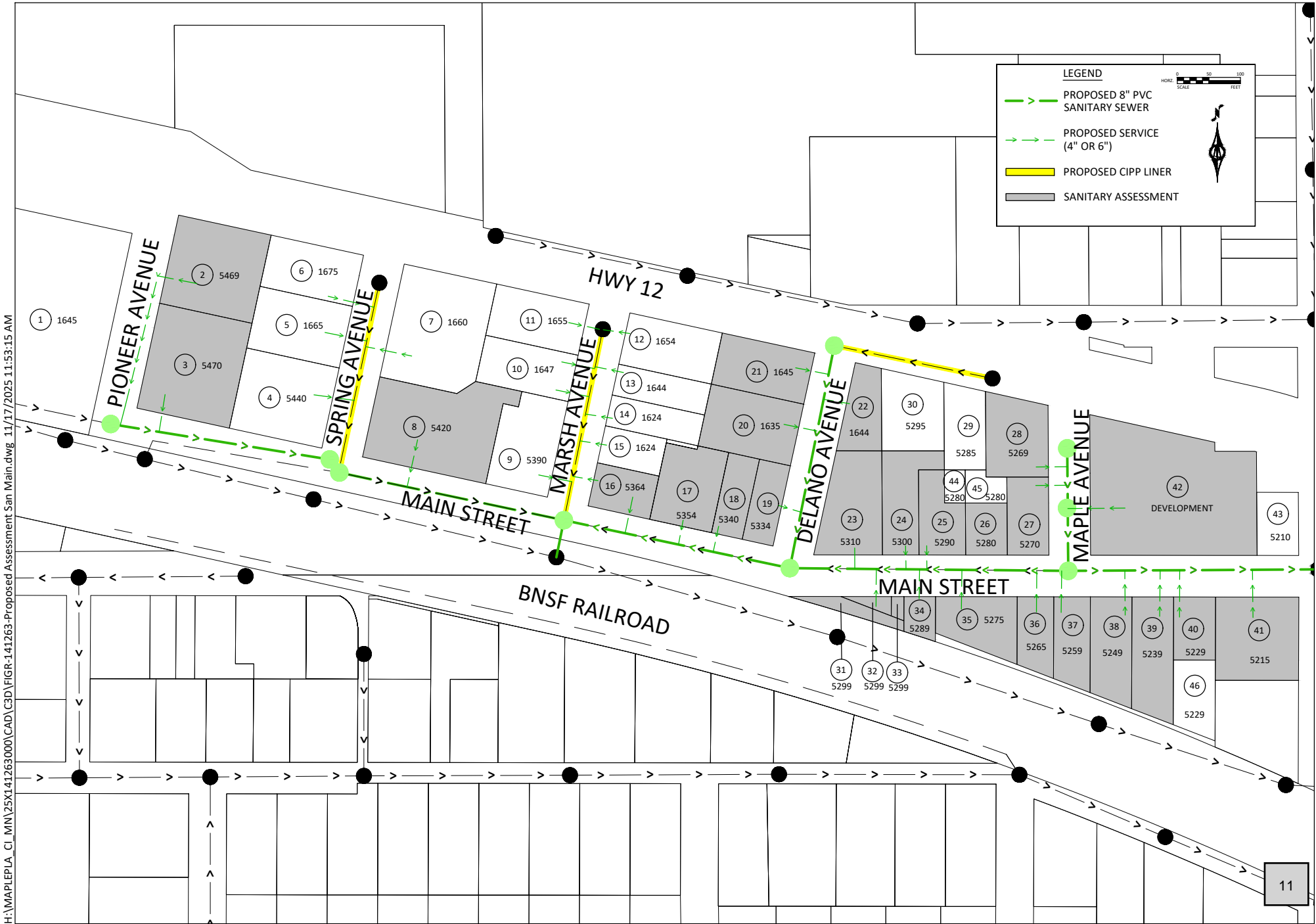
	Project	Street	Water	Sanitary	Storm	Total	Seal Coat 2 Years after Street Reconstruction
1	2026 Downtown Redevelopment	\$1,492,000.00	\$432,000.00	\$492,000.00	\$322,000.00	\$2,738,000.00	\$32,000.00
2	2026 Street Reconstruction	\$823,000.00	\$165,000.00	\$229,000.00	\$137,000.00	\$1,354,000.00	\$14,000.00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

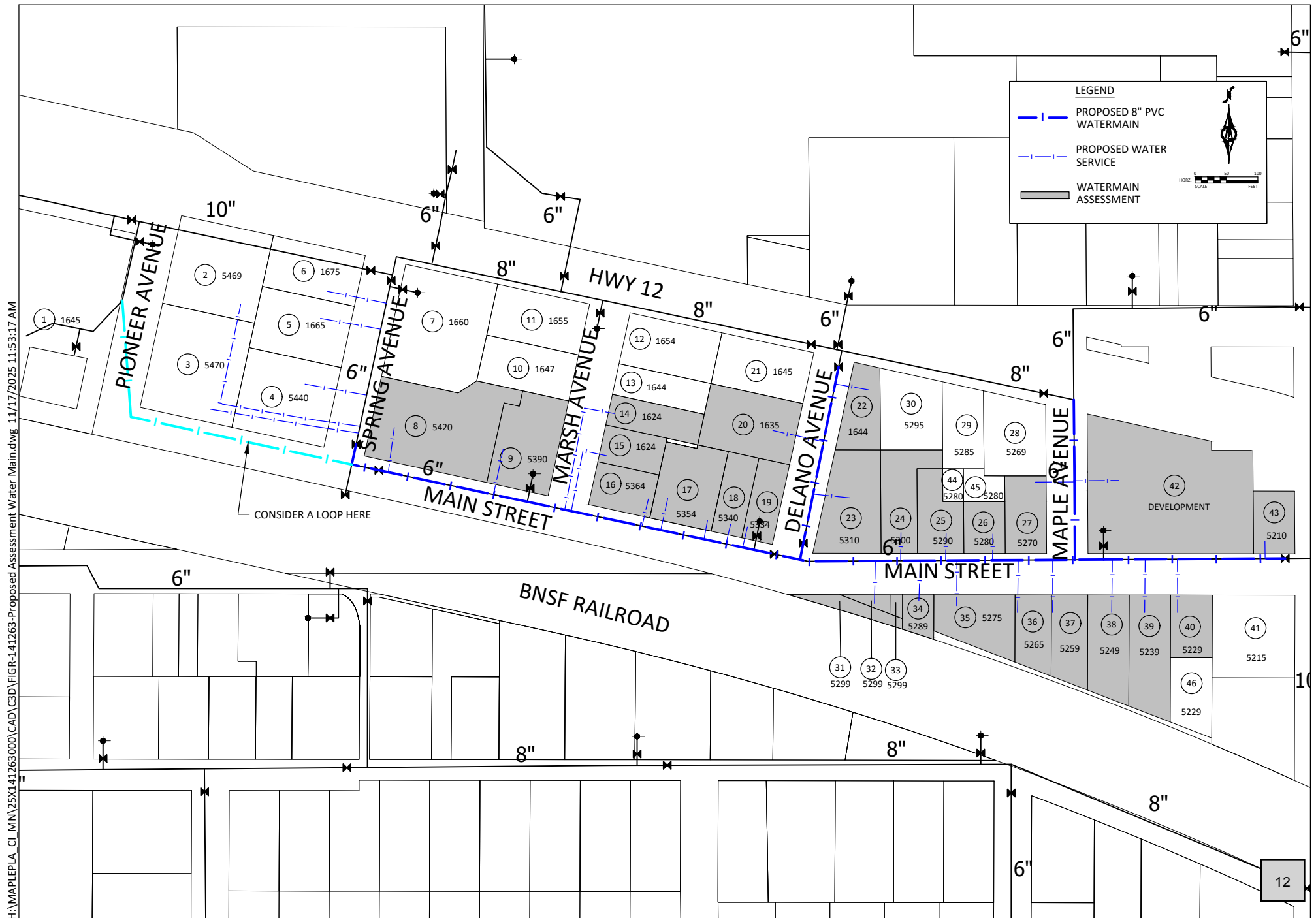
Notes

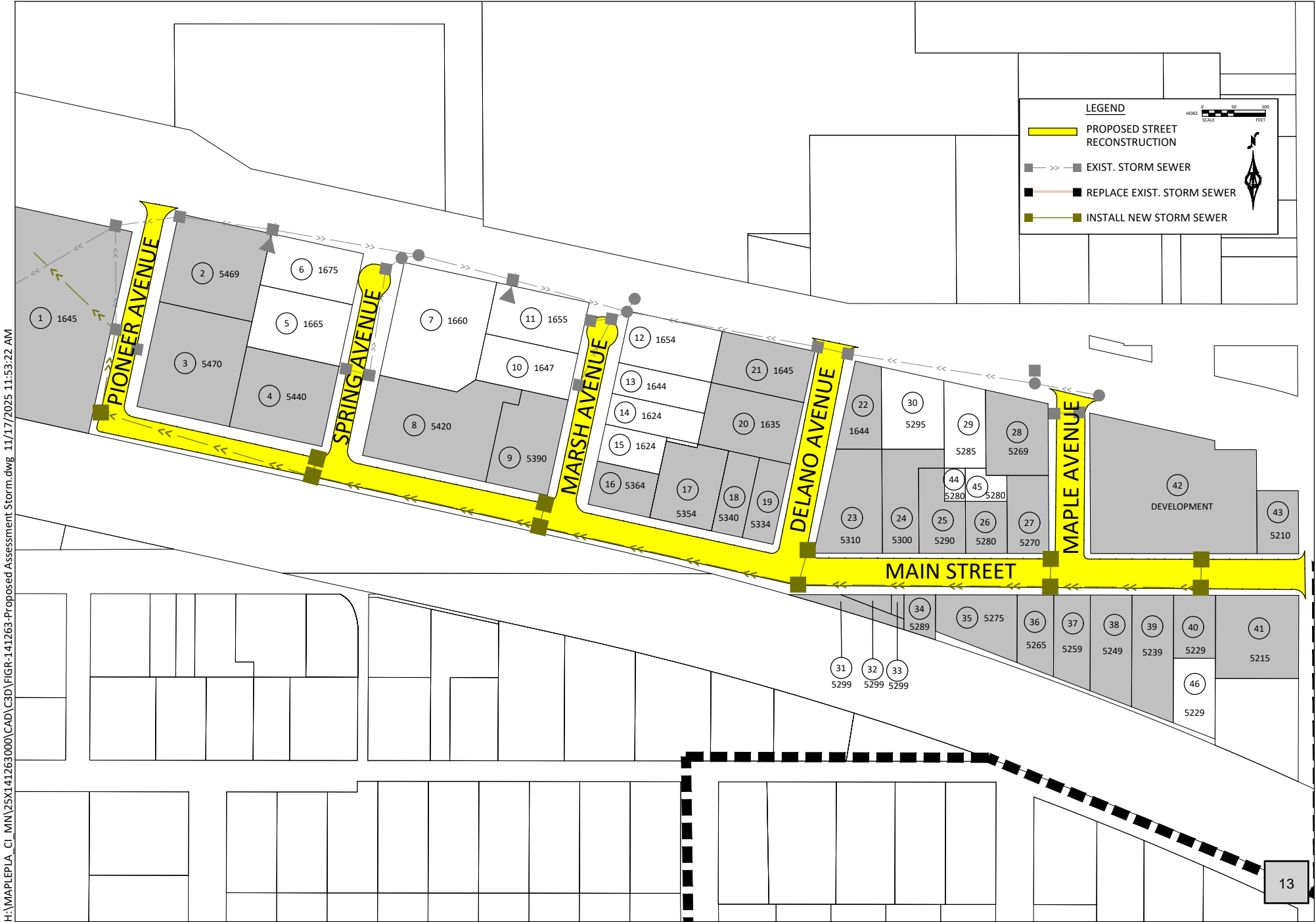
A Consider full or partial repairs to Pioneer Creek Drive Trail

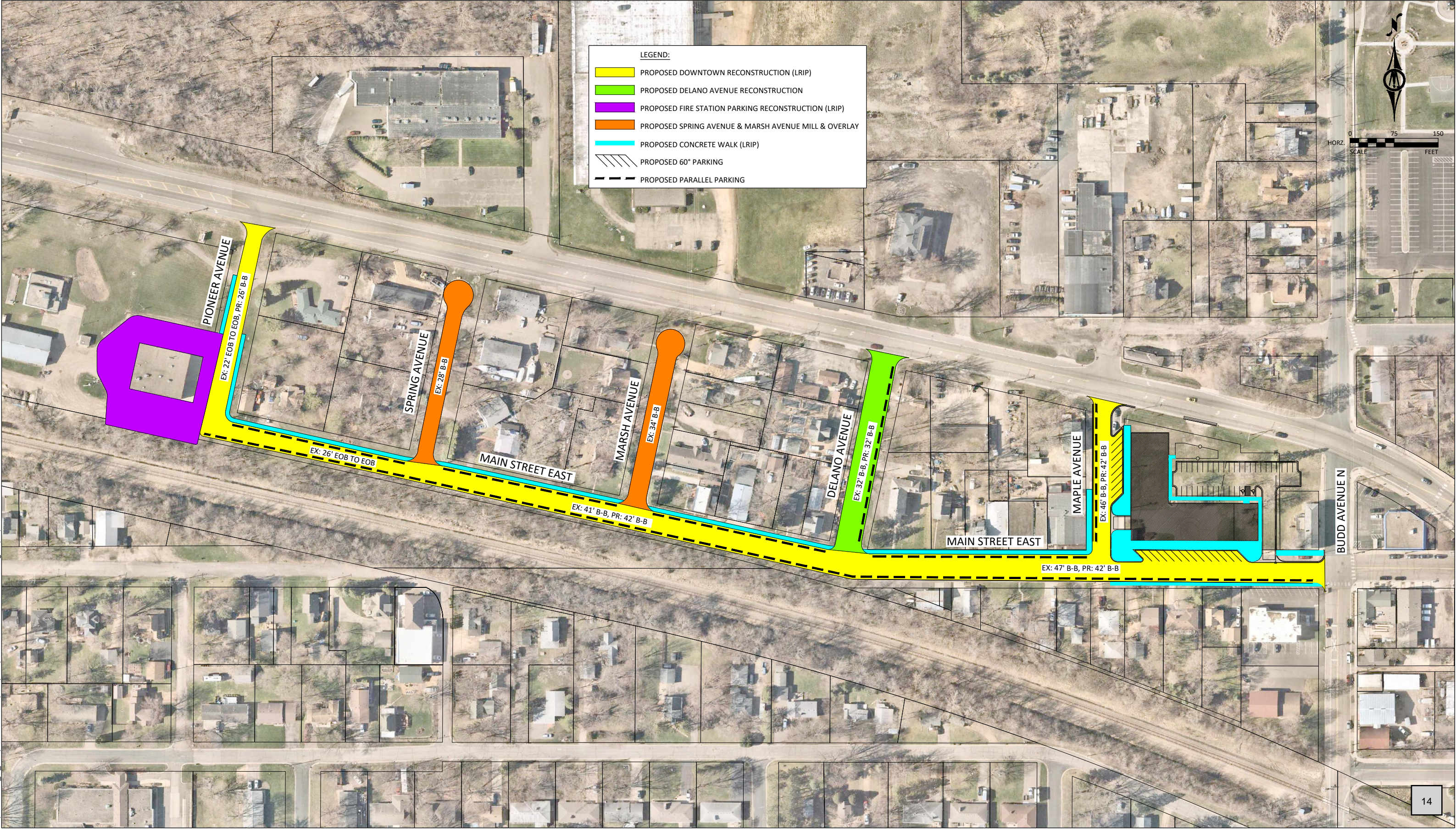
Locations	From	To
1 2026 Downtown Redevelopment		
Main St E	Pioneer Ave.	Budd Ave.
Maple Ave	TH 12	Main St. E.
2 2026 Street Reconstruction		
Delano Ave	TH 12	Main St. E.
Marsh Ave	TH 12	Main St. E.
Spring Ave	TH 12	Main St. E.
Pioneer Ave	TH 12	Main St. E.
Fire Station Parking Lot		
3 2026 Mill & Overlay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

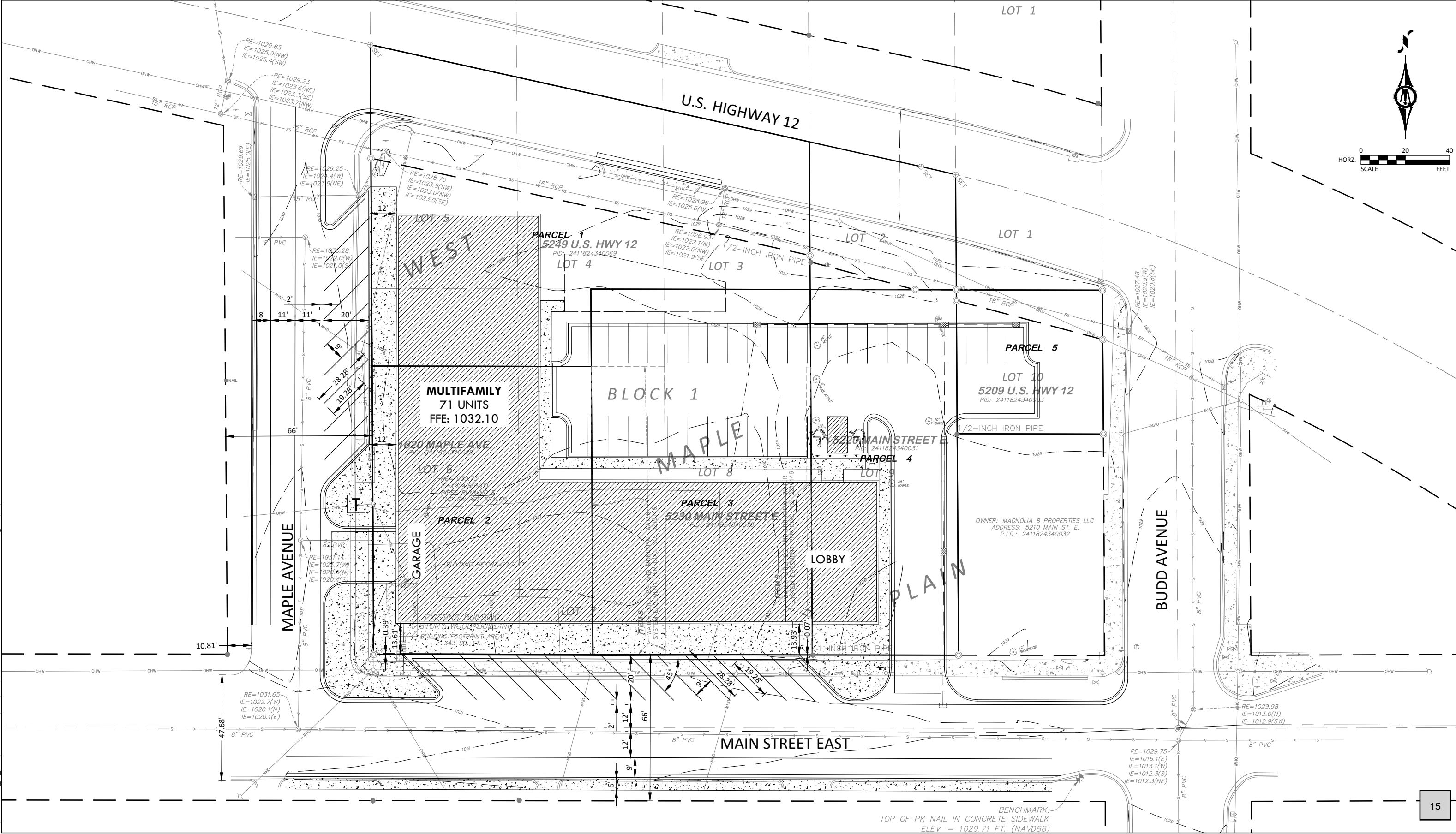














Preliminary Feasibility Study Workshop Meeting 2026 Industrial Street Agenda

Purpose: Review project elements and provide direction on discussion elements for final study.

Discuss project overviews

- Street Work
 - Mill and Overlay
 - Patches as needed for watermain work
 - Storm sewer – Only minimal improvements typical to correct drainage issues
 - Any known ponding issues
 - Watermain (8")
 - Existing 6-inch cast iron pipe from Budd Avenue (CR 19) to Poplar Avenue
 - Pipe Burst to 8-inch
 - Least disruptive and helps maintain access
 - Costs are higher than typical WM because of method
- Assess?
Review options for:
- By users/connections
 - By front footage

Assessments

- Only two direct users
- 5130 has multiple connections (2 fire lines and a domestic line)
- **Any changes per land uses/unit counts because of zoning?**
- Reconstruction efforts – assess 20-50% of cost – typical 35%
- Assess Industrial Street Watermain by _____

(2024 – assessed Ind by Unit (FF equivalent for several) for streets and all else done by unit)

Attachments

- Cost Summary & Assessment Options
- Figures
 - Industrial Street

Name: 2026 Industrial Street Prelim Feasibility Meeting

Date: November 24, 2025

Page: 2

Proposed Schedule

11/24	Feasibility Workshop 1
12/15	Council receives feasibility report and schedules public improvement hearing
1-6	Send notice to Laker Pioneer
1/10 & 1/17	Notice posts in paper
1/XX	Mail notice to abutting properties for open house and improvement hearing (10 days prior)
dates	
1/XX	Host open house – week prior to public hearing?
1/26	Council holds public improvement hearing and orders project plans and specifications

(Authorize Advertising for Bid w/ hearing? Post in paper 10 days prior to bid [21 days if estimated construction cost above \$350k → at \$325k now])

Spring TBD	Bid and Award Project (plan for March/April)
2/23	Receive Final Plans and Authorize Bid
3/24	Receive Bids and Award Project

**PRELIMINARY ASSESSMENT ROLL - UNIT
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/17/2025**

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	WATER UNIT	WATERMAIN (UNIT)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPOLIS	5130 Industrial St	2511824120062		583		583	3	\$62,343.75	\$62,343.75
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195		195	1	\$20,781.25	\$20,781.25
	OTHERS					728					
			Total			778	0	778	4	\$83,125.00	\$83,125.00

1506

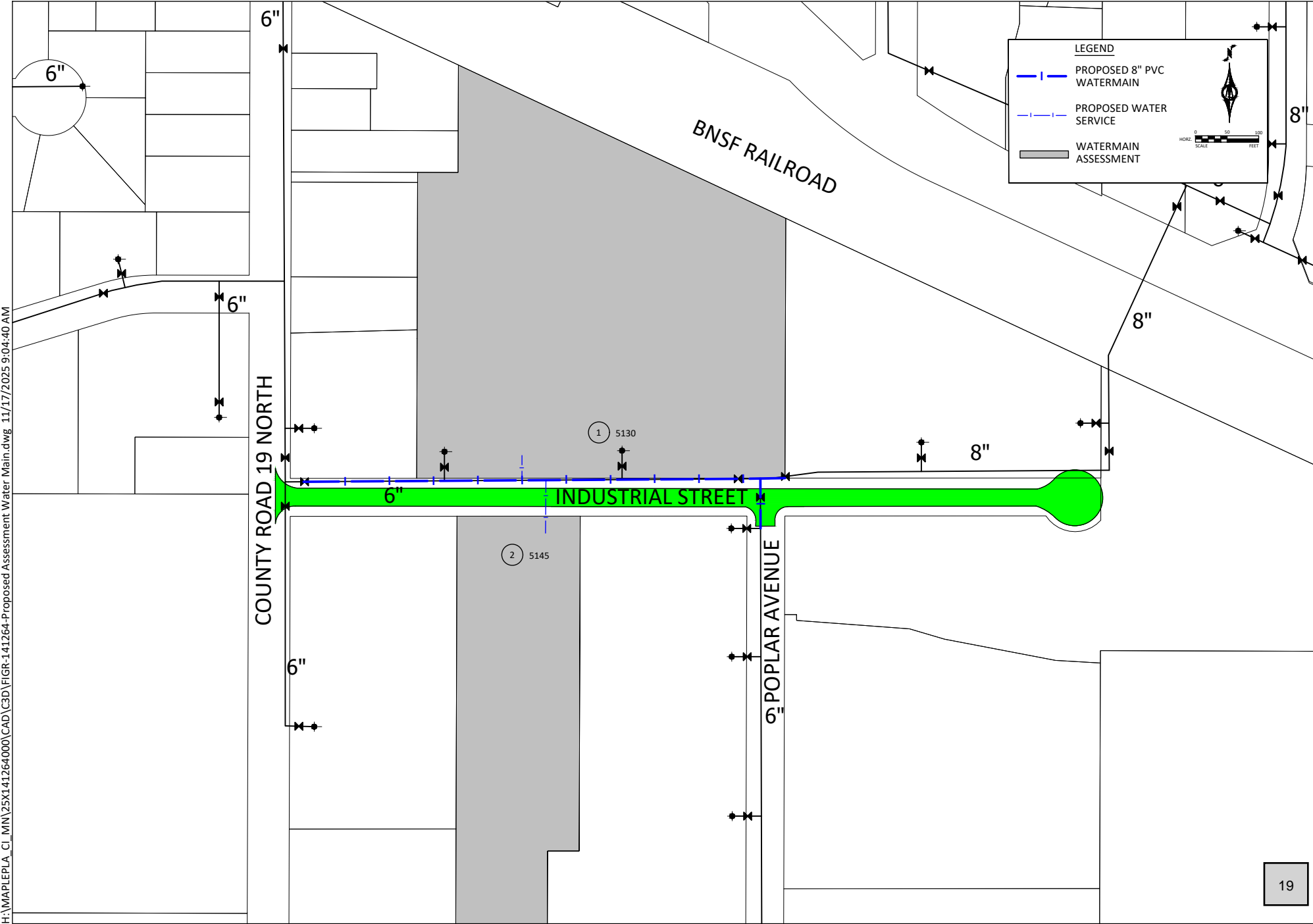
**PRELIMINARY ASSESSMENT ROLL - FRONT FOOT - CONNECTED
2026 INDUSTRIAL STREET IMPROVEMENTS
CITY OF MAPLE PLAIN, MINNESOTA
11/17/2025**

PROP. NO.	OWNER	OWNER ADDRESS	PROPERTY ADDRESS	P.I.D.	NOTES	FF (FOOT)	SIDE YARD (FOOT)	ADJ. FF (FOOT)	WATER UNIT	WATERMAIN (FF)	TOTAL ASSESSMENT
1	SRRT MAPLE PLAIN LLC ET AL	901 N 3RD ST SUITE 100 MINNEAPOLIS	5130 Industrial St	2511824120062		583		583		\$32,181.60	\$32,181.60
2	5145 LLC	5145 INDUSTRIAL ST	5145 Industrial St	2511824130013		195		195		\$10,764.00	\$10,764.00
	OTHERS					728					
			Total			778	0	778	0	\$42,945.60	\$42,945.60

Parcel frontage

1506

Industrial Street Cost Summary	Estimated Cost	Ass'l (35%)
Mill & Overlay	\$169,775.00	
Watermain	\$237,500.00	\$83,125.00
Total	\$407,275.00	





Executive Summary
City Council Workshop

AGENDA ITEM:	Water Study/Medina Water Agreement
PREPARED BY:	Jacob Schillander, City Administrator Matt Bauman, Assistant City Engineer
RECOMMENDED ACTION:	Discussion

Summary:

The water study confirms Maple Plain’s system can support both its own planned growth and the Medina Apartments development without major upgrades. Based on this, staff negotiated an updated Water Service Agreement with Medina that consolidates prior agreements, clarifies responsibilities, and ensures cost recovery for Maple Plain.

Key Provisions

- **Scope of Service:** Maple Plain will provide water to the Medina developments listed in the agreement, including Melrose Commons (up to 110 units) and other specified properties.
- **Cost Recovery:** Medina will remit connection fees per Maple Plain’s fee schedule and pay quarterly for water usage at the non-resident rate.
- **Maintenance & Compliance:**
 - Medina is responsible for infrastructure on its side of the interconnection points.
 - **Leak Detection:** Every three (3) years, Medina must conduct a leak test on waterlines connected to Maple Plain’s system.
 - **Meter Audits:** Each year, Medina must randomly audit five (5) connected meters for leak detection.
 - **Non-Compliance:** If Medina fails to test or repair leaks, Maple Plain may require Medina to install meters at each interconnection point at Medina’s sole cost and may shut off water service if compliance is not achieved.

- **Future Development:** Any additional Medina projects will require a capacity study and Maple Plain's approval.

Negotiated Changes

- Rate Cap: Non-resident water rates for Medina will not exceed 145% of Maple Plain's resident rate (*requested by Medina and the developer for cost predictability*).
- Termination Notice: Either party may terminate with 10 years' written notice, extended from 5 years at Medina's request to allow adequate planning for future infrastructure.

Recommendation

Approve the updated Water Service Agreement to protect Maple Plain's interests while supporting regional growth and honoring negotiated terms requested by Medina and the developer.



Real People. Real Solutions.

Water System Review City of Maple Plain

October 28, 2025

Submitted by:

Bolton & Menk, Inc.
2638 Shadow Lane
Suite 200
Chaska, MN 55318
P: (952) 448-8838

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APPENDIX 11

I. EXECUTIVE SUMMARY

This report evaluates the current and future water system demands, fire flow capabilities, and storage requirements for Maple Plain, considering existing infrastructure and proposed developments including commercial areas, high-density residential, new gas station, Independence Developments, and Medina Apartments.

A. Water Demand Overview

- Existing System:
 - Avg Daily: 185,000 gpd
 - Peak Month Avg: 258,000 gpd
 - Max Daily: 643,000 gpd
- Future Additions:
 - Combined future developments add 135,600 gpd average daily demand and 356,900 gpd max daily demand.

B. Water Model & Fire Flow Results

- Existing System Hydrants:
 - Pressure: 52–85 psi (Avg 63)
 - Fire Flow: 1,100–5,000+ gpm (Avg 2,600)
- Independence Development Hydrants:
 - Pressure: 56–79 psi (Avg 64)
 - Fire Flow: 2,100–2,800+ gpm (Avg 2,500)
- Medina Apartment Hydrants:
 - Pressure: 71–77 psi (Avg 74)
 - Fire Flow: 1,900–2,100+ gpm (Avg 2,000)

All scenarios meet minimum fire flow requirements for single-family residential areas. Commercial and multi-family fire flow needs depend on building specifics and insurance standards.

C. Storage Analysis

Two water storage sizing methods are considered when sizing water towers including fire flow storage and the operation turn-over rate of the water. In northern states, the turn-over rate is recommended to be maintained between 1 and 2 days in comparison to average daily demands to prevent freezing in winter. For small cities, the recommended fire flow storage often results in turn-over rates above 2 days; therefore, for small cities, the turn-over rate method often determines the recommended storage volume.

- Fire Flow Storage Needs:
 - Existing system shows a minor deficit (10,000 gallons), which is considered acceptable.
 - Future scenarios show deficits ranging from 75,000 to 156,000 gallons.
- Turn-over Rate (to prevent freezing):
 - Desired range: 1–2 days.
 - Existing system and Medina Apartments scenario exceed 2-day turn-over under average daily demand but meet targets under peak month conditions.
 - All other future scenarios are within the desired range.

D. Storage Recommendations

Balancing turn-over storage and fire flow, the existing storage is sufficient for Maple Plain future needs and needs with the Medina Apartments. Proposed additions are recommended for the following scenarios:

- 50,000-gallon tank for Independence Development scenario.
- 100,000-gallon tank for combined Independence + Medina scenario.

II. SUMMARY OF SUPPLY AND DEMANDS

Existing System

The City of Maple Plain contains a water treatment plant with 1.0 million gallons per day (MGD) of treatment capacity, a 400,000-gallon elevated storage tank and a 95,000-gallon clearwell of additional storage. Three pumps exist to be able to supply water to the system, two main pumps capable of 700 gallons per minute (gpm) and 500 gpm and an emergency well capable of 125 gpm.

Demands

Four scenarios were analyzed based on the following growth factors and summarized in Table 1:

- Existing Conditions
 - Based on water use between January 2024 and August 2025.
- Future Developments
 - Known and assumed growth in Maple Plain.
 - Includes new gas station, downtown redevelopment property, and expansion of several commercial properties.
- Independence Developments
 - Addition of 394 Single Family Units south of Maple Plain.
- Medina Apartments
 - 100 units in a multi-family apartment on Southeast corner of Maple Plain.

Table 1 – Demand Summary			
	Average Daily Demand (gpd)	"Peak Month" Average Daily Demand (gpd)	Maximum Daily Demand (gpd)
Existing System	185,000	258,000	643,000
Future Developments	26,800	37,300	70,700
Independence Development	74,800	104,400	196,700
Medina Apartments	34,000	47,500	89,500

The “Peak Month” Average Daily Demand was the average daily demand used in the 2023 hydraulic analysis study and is for reference to prior assumptions. This is approximately the highest average daily demand seen in the data provided in October 2025. This demand column is used to evaluate water tower turn-over rate, as seen below.

The model was analyzed at average daily demands and maximum daily demands. Table results and figures provide the maximum daily demand results, since fire flow is only examined under maximum daily demand conditions. Under average daily demand

conditions, the pressures are higher than maximum daily demand pressures because the water tower is set at a higher water level.

The demands for each respective development indicate that an 8-inch watermain would be adequate to provide water to each location; while also providing fire protection.

III. WATER MODEL RESULTS

Pressures should be maintained between 35-100 psi, but are preferred between 60-80 psi. The minimum recommended fire flow is determined by the International Organization for Standardization (ISO) and varies based on building size and occupancy. For residential areas, the recommended minimum fire flow is 1,000 gpm, and 3,500 gpm is generally sufficient for commercial and industrial areas. The fire marshal and ISO should be consulted to verify actual required fire flow for insurance purposes.

Below is a summary of results for the existing system hydrants during each scenario examined.

Table 2 - Existing System Hydrants		
Scenario	Maximum Daily Demand - Pressure (psi)	Maximum Daily Demand - Fire Flow (gpm)
Existing System	52 - 85; Avg 63	1,100 - 5,000+; Avg 2,600
Future + Independence Development	52 - 84; Avg 62	1,100 - 5,000+; Avg 2,600
Future + Medina Apartments	52 - 85; Avg 62	1,100 - 5,000+; Avg 2,600
Future + Ind. Development + Medina Apartments	52 - 84; Avg 62	1,100 - 5,000+; Avg 2,600

Below is a summary of results for the hydrants in the Independence Development during each scenario examined.

Table 3 - Independence Development Hydrants		
Scenario	Maximum Daily Demand - Pressure (psi)	Maximum Daily Demand - Fire Flow (gpm)
Existing System	N/A	N/A
Future + Independence Development	56 - 79; Avg 64	2,100 - 2,800+; Avg 2,500
Future + Medina Apartments	N/A	N/A
Future + Ind. Development + Medina Apartments	56 - 79; Avg 64	2,100 - 2,800+; Avg 2,500

Below is a summary of results for the hydrants near the Medina Apartments during each scenario examined.

Table 4 - Medina Apartment Hydrants		
Scenario	Maximum Daily Demand - Pressure (psi)	Maximum Daily Demand - Fire Flow (gpm)
Existing System	N/A	N/A
Future + Independence Development	N/A	N/A
Future + Medina Apartments	72 - 77; Avg 74	1,900 - 2,100+; Avg 2,000
Future + Ind. Development + Medina Apartments	71 - 77; Avg 74	1,900 - 2,100+; Avg 2,000

Between scenarios at each respective area (i.e. existing system, Independence Development, and Medina Apartments) fire flows vary by a negligible amount; the amount they vary by is obscured by rounding to the nearest hundred.

Fire flow results show that the minimum recommended fire flow for single-family residential areas is achieved. Recommended fire flows for commercial and multi-family residential areas depends on building size and material; the recommended fire flow is determined by the insurance company or ISO.

IV. STORAGE RECOMMENDATIONS

There are two water storage sizing methods that are considered when sizing water towers. One considers fire flow storage recommendations, and the other considers the operation turn-over rate of the water. In northern states the turn-over rate is recommended to be maintained between 1 and 2 days in comparison to average daily demands, this is to prevent freezing in winter. For small cities the recommended fire flow storage often results in turn-over rates above 2 days; therefore for small cities the turn-over rate method often determines the recommended storage volume.

Table 5 summarizes the fire flow storage method for each scenario. Results indicate that the existing system has a deficit of 10,000 gallons, however storage tanks are not made for this small volume and the existing system would be considered compliant with fire flow storage recommendations. The other future scenarios show deficits of 120,000 gallons; 75,000 gallons; and 150,000 gallons when rounding.

Table 5 – Fire Flow Storage Summary

	Existing System	Future + Independence Development	Future + Medina Apartments	Future + Ind. Development + Medina Apartments
Fire Demand (gpm)	2,000	2,000	2,000	2,000
Max Day Demand (gpm) ⁽¹⁾	540	760	670	830
Total Coincident Demand (gpm)	2,540	2,760	2,670	2,830
Firm Supply (gpm)	625	625	625	625
Withdrawal from Storage (gpm)	1,915	2,135	2,045	2,205
Fire Flow Duration (minutes)	180	181	181	182
Fire Fighting Storage (MG)	0.34	0.39	0.37	0.40
Equalizing Storage (25% Max. Day Demand)	0.16	0.23	0.20	0.25
Total Storage Required (MG)	0.51	0.61	0.57	0.65
Available Storage (MG)	0.495	0.495	0.495	0.495
Storage Deficit (MG): Excess (-) / Deficit (+)	0.010	0.119	0.076	0.156

⁽¹⁾ Assumes 20 hours to supply maximum daily demand

Table 6 summarizes turn-over rates when compared to the existing storage volume. This demonstrates that turn-over rates are above 2-days for the existing system scenario and the future scenario with the Medina Apartments, when looking at the average daily demands. Higher than normal average daily demands, as seen by the “Peak Month” average daily demands were also considered. Results show turn-over rates in the desired range; however, historically, only two months had average daily demands around this rate in the past two years.

Table 6 – Turn-over Storage Summary

	Existing System	Future + Independence Development	Future + Medina Apartments	Future + Ind. Development + Medina Apartments
Average Daily Demand (MGD)	0.185	0.287	0.246	0.321
"Peak Month" Average Daily Demand (MGD)	0.258	0.400	0.343	0.447
Existing Storage (MG)	0.495	0.495	0.495	0.495
Turn-over rate (hrs) of Average Daily Demand	64.2	41.5	48.3	37.1
Turn-over rate (hrs) of "Peak Month" Average Daily Demand	46.0	29.7	34.7	26.6

Table 7 reviews turn-over rates when compared to proposed storage volumes for each scenario. Using this method, a 50,000-gallon tank would improve fire flow storage while also maintaining the 2-day turn-over rate for the future system with the Independence Development only. A 100,000-gallon tank would improve fire flow storage while also maintaining the 2-day turn-over rate for the future system with the Independence Development and the Medina Apartments. This table shows that the existing storage tanks are acceptable for the future system with the Medina Apartments only, since turn-over is just above the 2-day recommendation.

Table 7 – Proposed Storage Summary

	Existing System	Future + Independence Development	Future + Medina Apartments	Future + Ind. Development + Medina Apartments
Average Daily Demand (MGD)	0.185	0.287	0.246	0.321
"Peak Month" Average Daily Demand (MGD)	0.258	0.400	0.343	0.447
Existing Storage (MG)	0.495	0.495	0.495	0.495
Proposed Storage (MG)	-	0.050	-	0.100
Total Proposed Storage (MG)	0.495	0.545	0.495	0.595
Turn-over rate (hrs) of Average Daily Demand	64.2	45.6	48.3	44.5
Turn-over rate (hrs) of "Peak Month" Average Daily Demand	46.0	32.7	34.7	31.9

Turn-over rates that are higher than the recommended 2-day limit can be managed by operating the tower at a lower level, particularly in the winter when demand is lower. Additional storage is recommended to improve the fire flow storage deficits where the system is not already showing longer than 48-hour retention times.

Costs for elevated storage range between \$2.5M-\$3.0M for a 50,000-gallon tank and \$2.75M - \$3.25M for a 100,000-gallon tank.

V. CONCLUSION

Based on the available data obtained from the City of Maple Plain, City of Independence and City of Medina for existing and proposed uses we recommend the following actions:

- The City of Maple Plain has sufficient system capacity for supply and storage for its own planned growth, mainly driven by redevelopment.
- The Medina Apartments scenarios, excluding Independence developments, do not trigger additional storage or system upgrade needs.
- The Independence Developments trigger system upgrades of additional storage requirements to improve fire flow storage needs. Improvements are recommended regardless if development occurs in Medina.

Appendix

Figures

Max Day Demand Available Fire Flow & Max Day Available Pressure for:

- Existing System
- Future + Independence Developments
- Future + Medina Apartments
- Future + Independence Developments + Medina Apartments



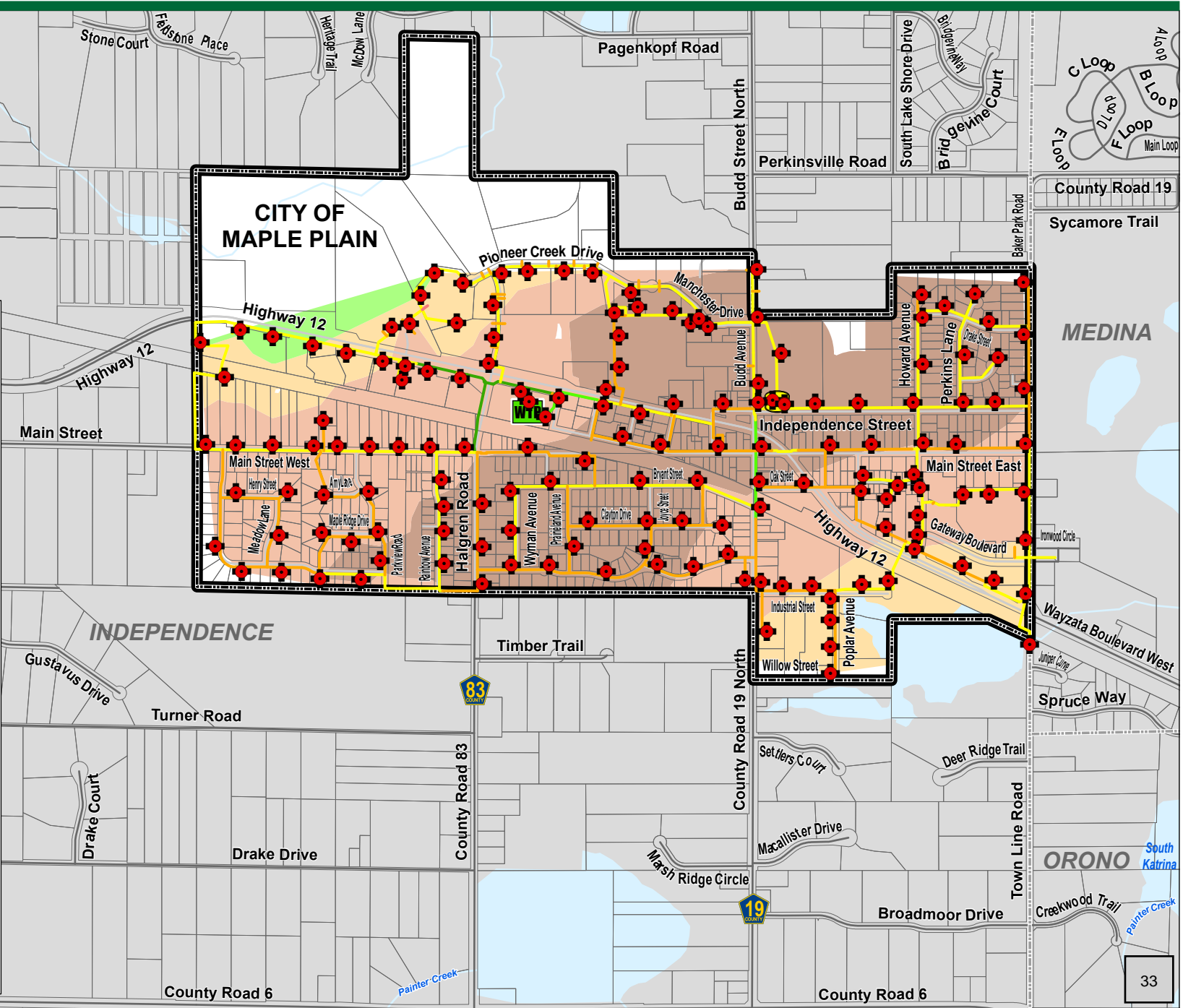
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Legend

- Hydrant - Existing
- Tower
- WTP
- Watermain - Existing
 - 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 99"
- Existing - Maximum Daily Pressure
 - 50 - 60 psi
 - 60 - 70 psi
 - 70 - 80 psi
 - 80 - 90 psi
 - 110 - 120 psi
- Pressure Zone - Existing
- Maple Plain Municipal Boundary
- Surrounding Community
- Parcels
- Maple Plain Roads
- Surrounding Community Roads
- Lakes & Rivers
- Rivers & Streams

0 0.25 Miles

Source: Hennepin County, MnDNR, MnDOT





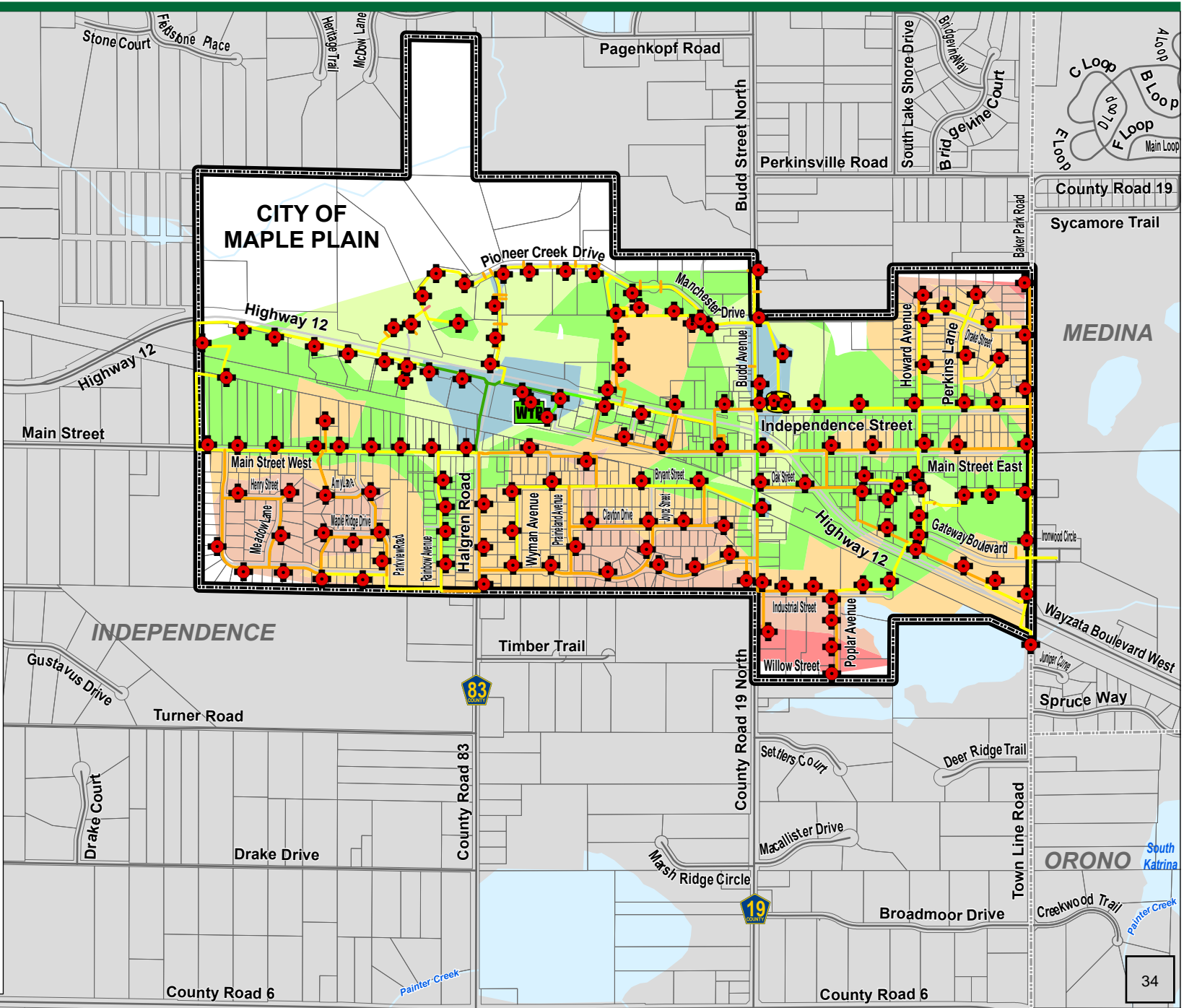
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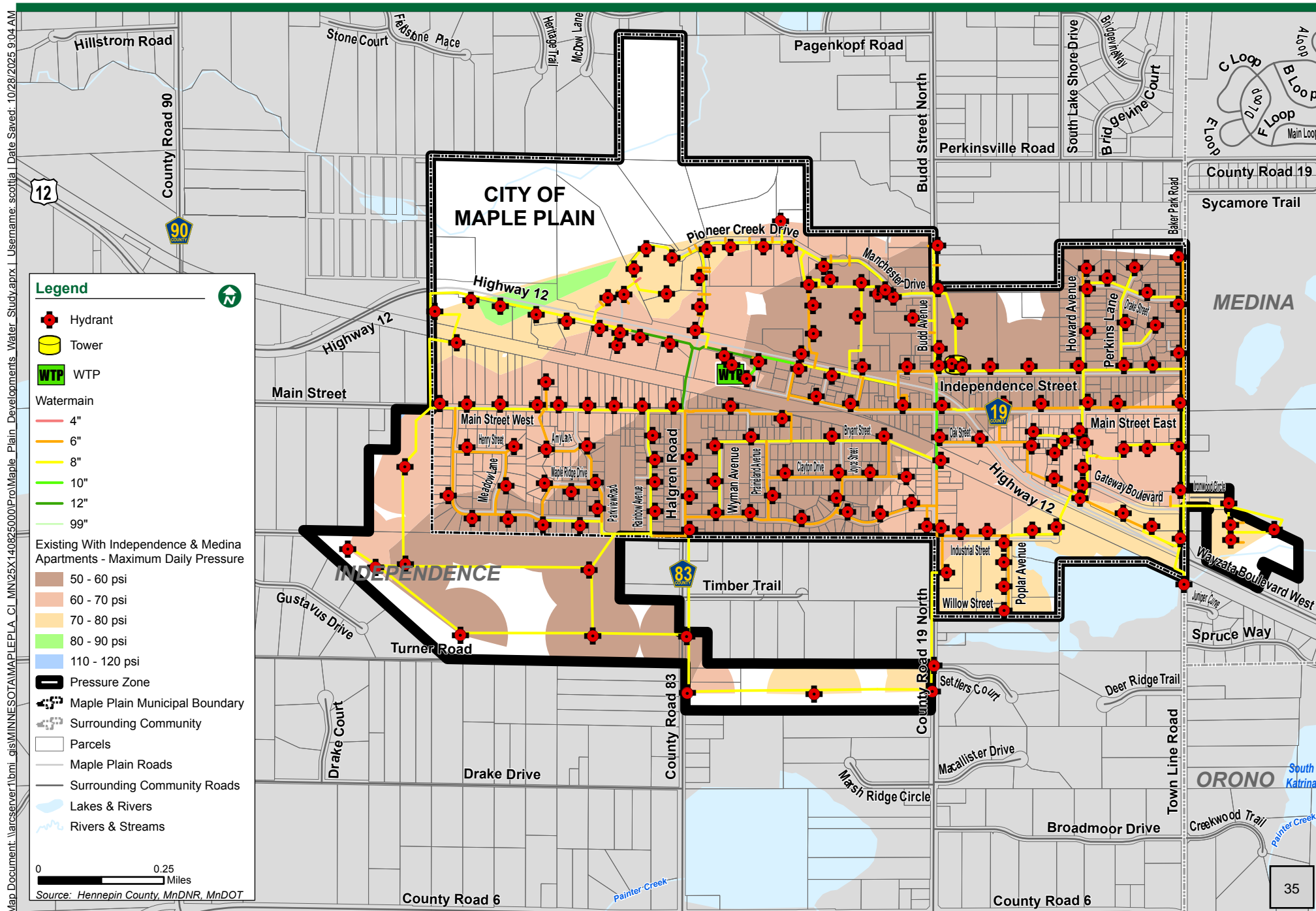
Legend

- Hydrant - Existing
- Tower
- WTP
- Watermain - Existing
 - 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 99"
- Existing - Maximum Daily Fire Flow
 - 0 - 1500 gpm
 - 1500 - 2000 gpm
 - 2000 - 2500 gpm
 - 2500 - 3000 gpm
 - 3000 - 3500 gpm
 - 3500 + gpm
- Maple Plain Municipal Boundary
- Surrounding Community
- Pressure Zone - Existing
- Parcels
- Maple Plain Roads
- Surrounding Community Roads
- Lakes & Rivers
- Rivers & Streams

0 0.25 Miles

Source: Hennepin County, MnDNR, MnDOT







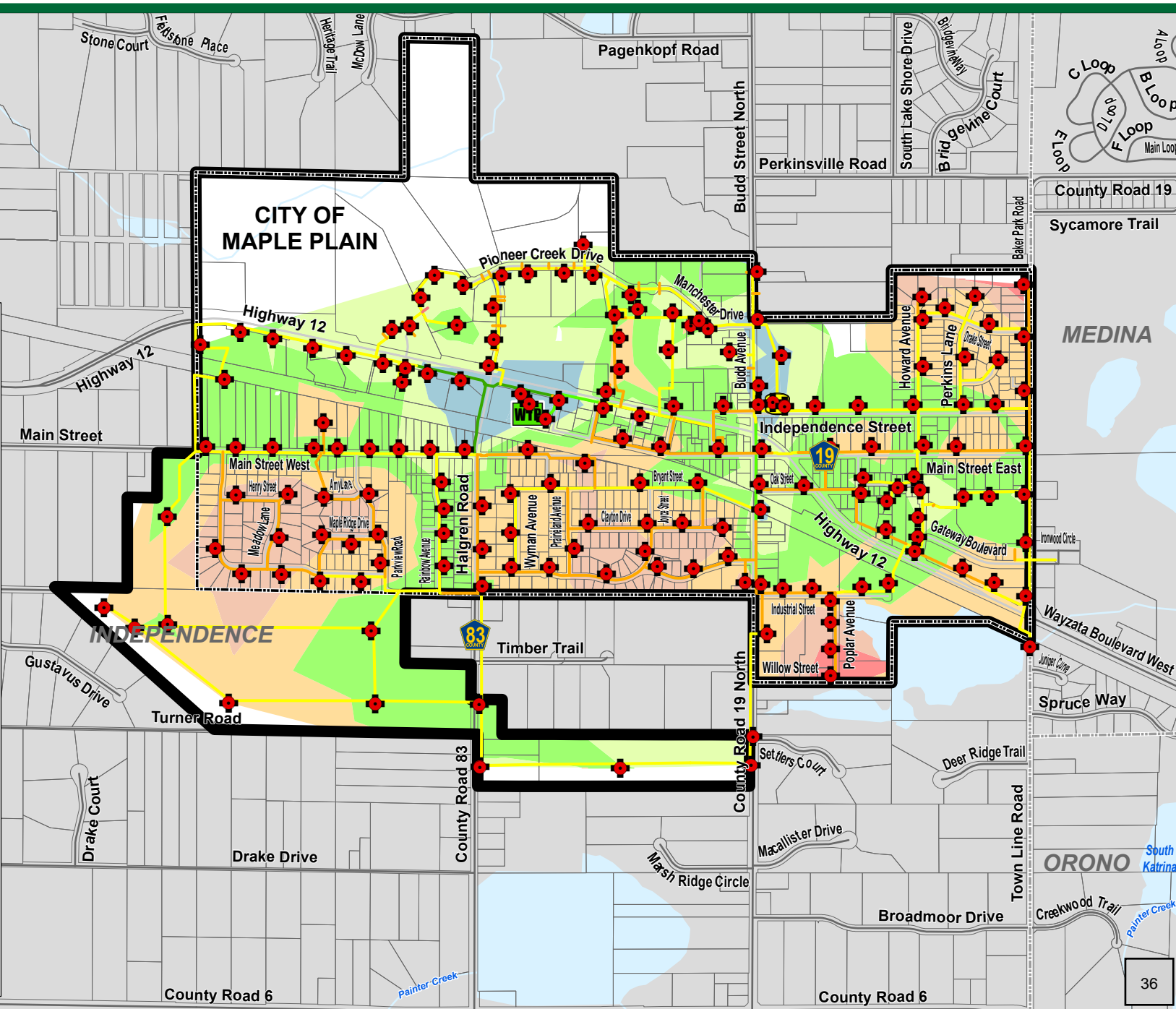
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Legend

- Hydrant
- Tower
- WTP
- Watermain
 - 4"
 - 6"
 - 8"
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 - 12"
 - 99"
- Existing With Independence - Maximum Daily Fire Flow
 - 0 - 1500 gpm
 - 1500 - 2000 gpm
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 - 3500 + gpm
- Pressure Zone
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- Surrounding Community
- Parcels
- Maple Plain Roads
- Surrounding Community Roads
- Lakes & Rivers
- Rivers & Streams

0 0.25 Miles

Source: Hennepin County, MnDNR, MnDOT





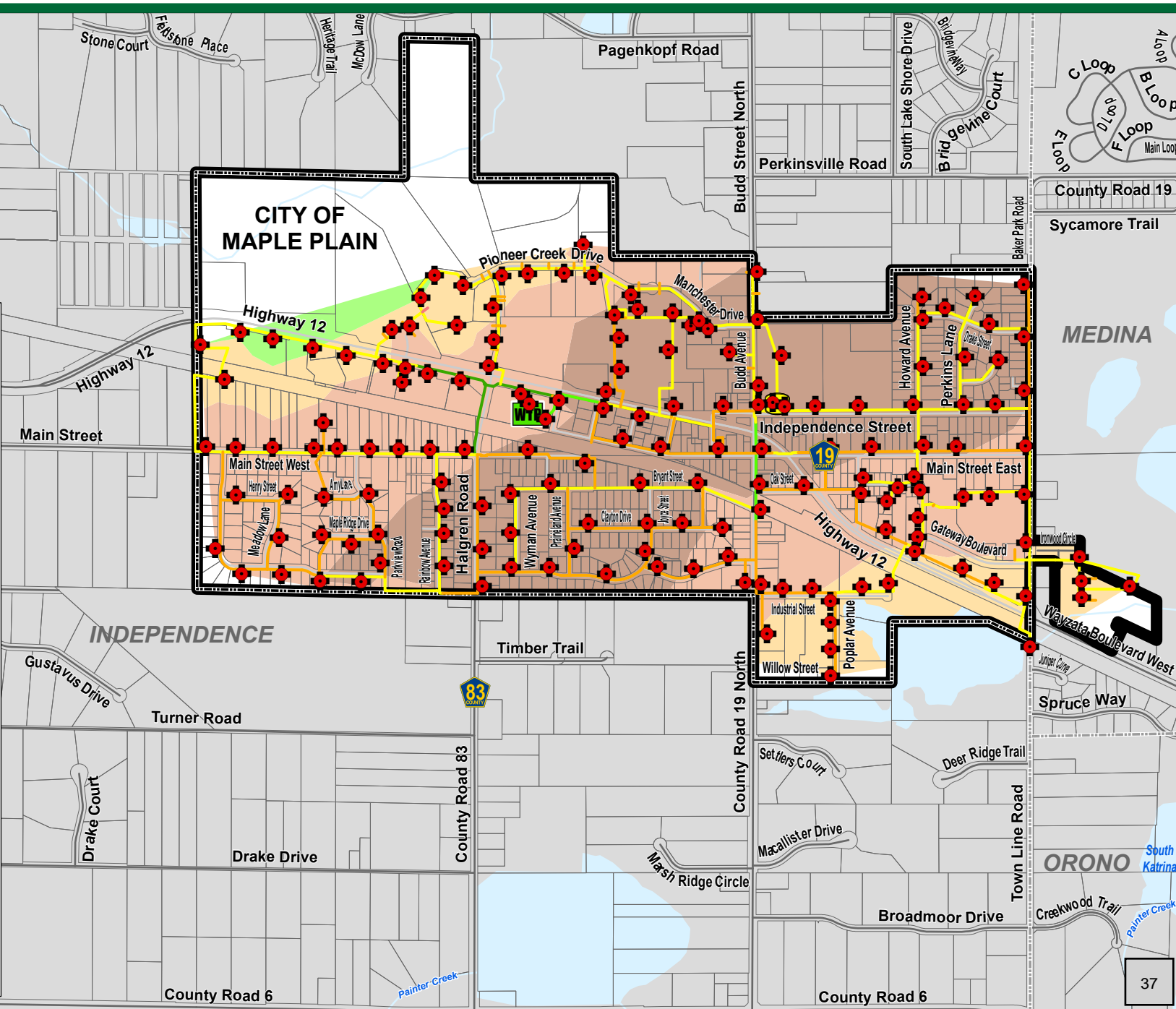
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Legend

- Hydrant
- Tower
- WTP
- Watermain
 - 4"
 - 6"
 - 8"
 - 10"
 - 12"
 - 99"
- Existing With Medina Apartments - Maximum Daily Pressure
 - 50 - 60 psi
 - 60 - 70 psi
 - 70 - 80 psi
 - 80 - 90 psi
 - <Null>
- Pressure Zone
- Maple Plain Municipal Boundary
- Surrounding Community
- Parcels
- Maple Plain Roads
- Surrounding Community Roads
- Lakes & Rivers
- Rivers & Streams

0 0.25 Miles

Source: Hennepin County, MnDNR, MnDOT





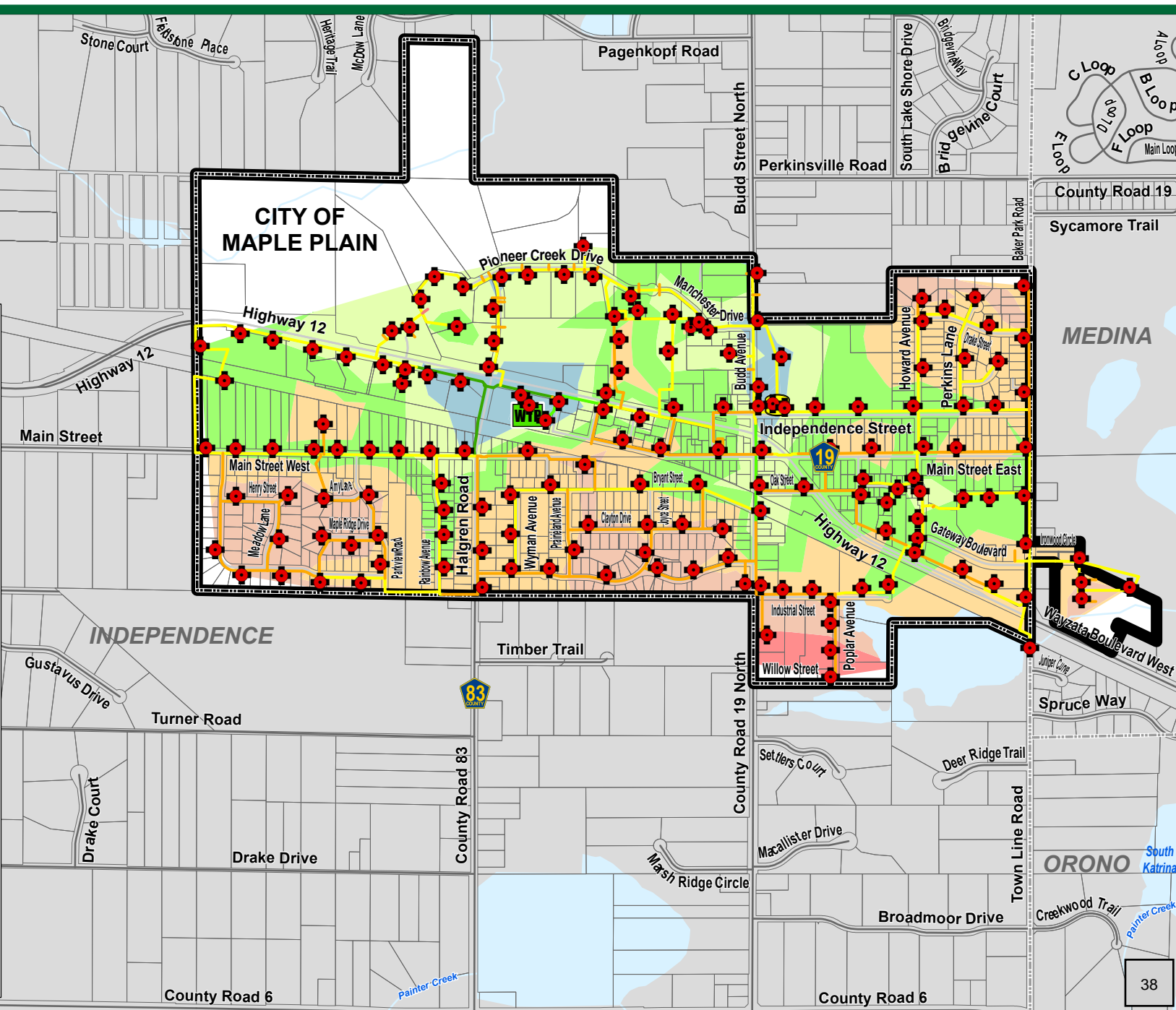
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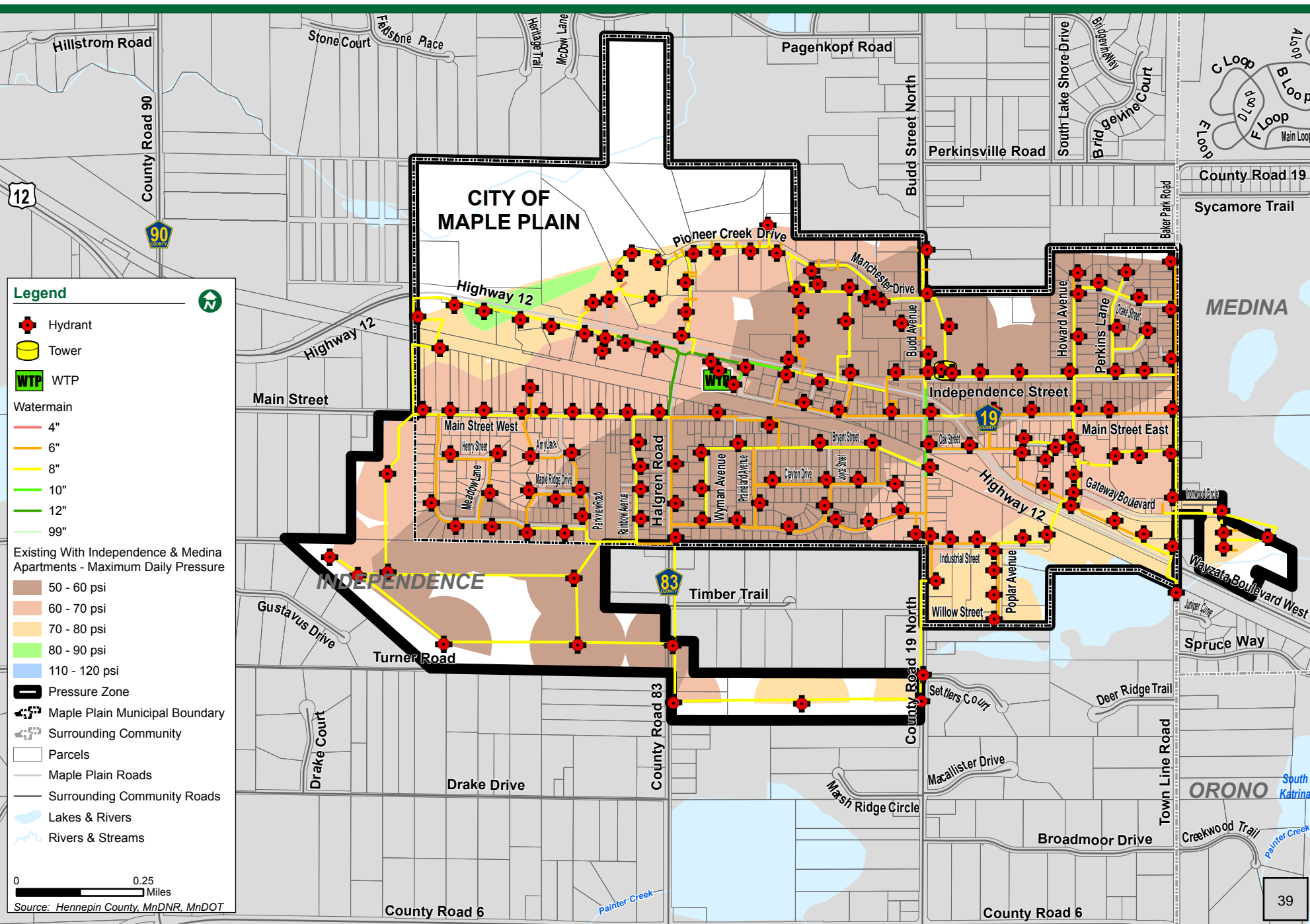
0 0.25 Miles

Source: Hennepin County, MnDNR, MnDOT



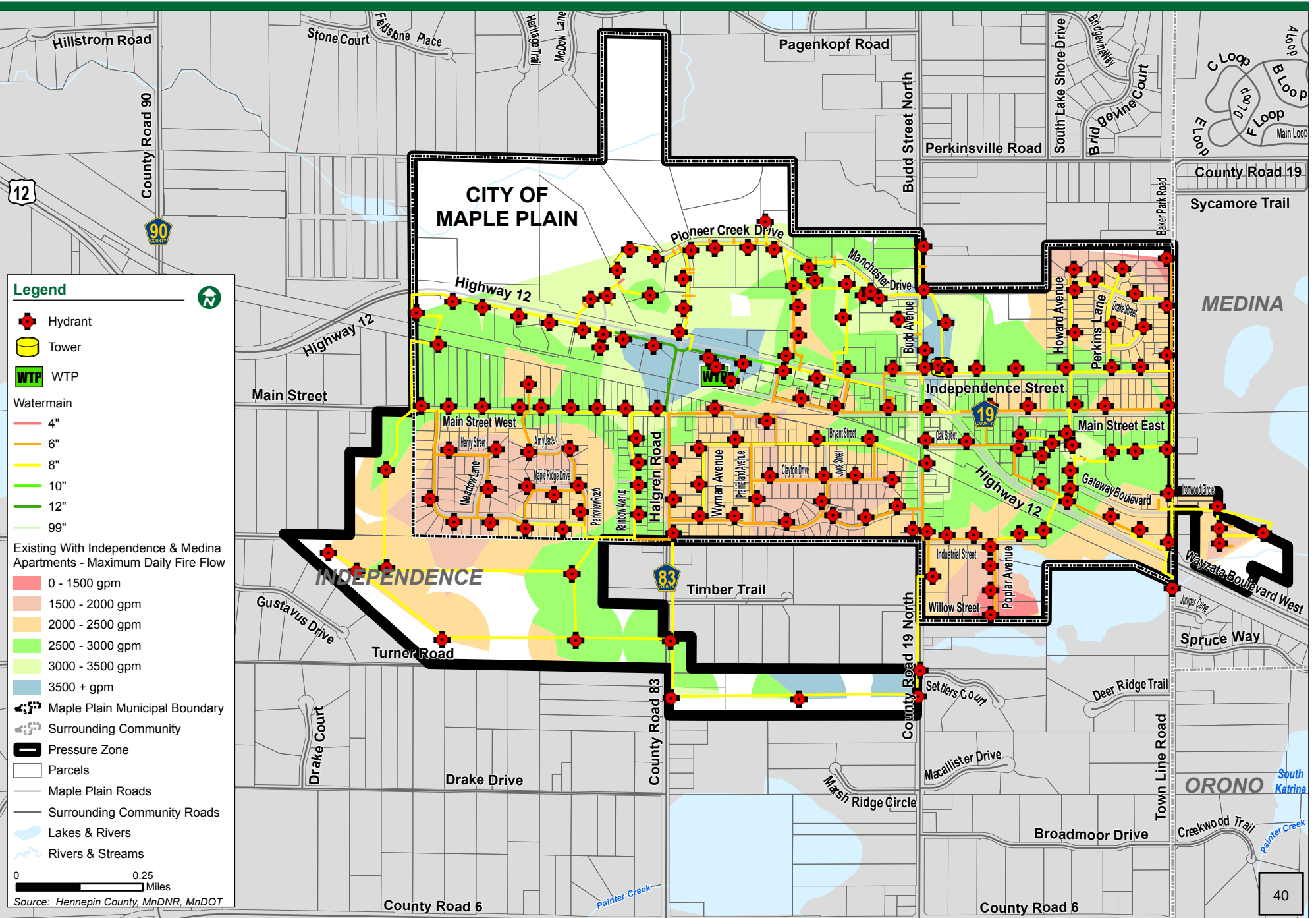


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WATER SERVICE AGREEMENT

Between the City of Medina and the City of Maple Plain

This **Water Services Agreement** (**“Agreement “**) is made and entered into as of _____, **20**, by and between the City of Medina, a Minnesota municipal corporation (**“Medina”**), and the City of Maple Plain, a Minnesota municipal corporation (**“Maple Plain”**).

RECITALS

WHEREAS, Medina and Maple Plain are each authorized by law to construct, operate, and maintain municipal water utilities within their respective corporate limits; and

WHEREAS, Medina has previously requested and Maple Plain has agreed to supply water service to the **following developments within Medina that shall not exceed the below listed maximum units:**

Development	Maximum Units
Park Ridge Acres Development (23 single family lots located south of highway 12 and east of Townline road; multiple PIDs)	23 units
Ironwood Townhomes Development (4729 Ironwood Circle; PID 3011823220004)	23 units
Park Commons Commercial Development (PID 3011823220007)	? – how many units
Holiday Superstore (1300 Baker park road; PID 3011823230011)	1 unit
Melrose Commons Development (PID 3011823230033)	110 units over entire property, even if subdivided
Future redevelopment of 1472 Co. Rd. 29; PID 3011823220002	10 units

(**“Water Service Area”**), The maximum number of units permitted to be supplied water service from Maple Plain shall not exceed that Maximum Units number listed above; and

Park Ridge Acres subdivision (23 single family lots located south of highway 12 and east of Townline road) and the **Baker Park Rad Development**, which includes property at 1400

~~Baker Park Rad and other nearby sites including the Holiday Gas Station (1300 Baker park road), the Ironwood Townhome Development (4729 Ironwood Circle, PID 3011823220004) and Melrose Commons Development (PID 3011823230033); and~~

WHEREAS, Maple Plain previously agreed to provide water to said properties pursuant to those certain agreements, dated August 8, 2005, and November 13, 2006, respectively (collectively, the “Original Water Agreements”) and currently supplies water to all such properties except the aforementioned Melrose Commons Development that has not yet been constructed; and

WHEREAS the parties desire to amend and replace the Original Water Agreements with just one agreement and, accordingly, desire to continue serving the ~~Water Service Area above-mentioned properties~~ with water services pursuant the terms and conditions outlined in this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

1. Water Service Improvements

- ~~Service Areas:~~ Maple Plain will supply water service to the Water Service Area not to exceed the Maximum Units listed in the Recitals. ~~following developments within Medina:~~
 - ~~Plat of Park Ridge Acres; - 23 residential lots~~
 - ~~Ironwood Townhome Development (4729 Ironwood Circle, PID 3011823220004) -23 Townhome Unites~~
 - ~~Park Commons Commercial Development (1400 Baker Park Road, PID 3011823220007)~~
 - ~~Holiday Superstore (1300 Baker Park Road, PID 3011823230011)~~
 - ~~Melrose Commons Development (PID 3011823230033, 50-unit apartment building)~~
 - ~~Future Development- Melrose Commons outlot- up to 50 equivalent units~~

The water service to the Park Ridge Acres ~~Development-Subdivision~~ will be supplied from an existing Maple Plain water main located south of the railroad overpass on Town Line

Road, and the water service to the rest of the property in the Water Service Area described above will be supplied from two connections to an existing Maple Plain water main located west of Baker Park Road, all of which are depicted on the attached Exhibit A (collectively, the "Interconnection Points"). Medina shall construct (or cause to be constructed) the n Necessary improvements to extend water service from the Interconnection Points to the pabove properties within the Water Service Area and shall be responsible for ensuring that any permit required are duly obtained prior to performing such work.

- **Extension Work:** Water service has previously been extended from the existing Maple Plain water main west of Baker Park Road. Medina, at its sole cost, shall construct and maintain all necessary improvements to connect each development within the Water Service Area. Nothing contained herein shall preclude Medina from requiring developers to install such improvements, provided, however, that such improvements must be installed pursuant to plans and specifications approved by Medina and overseen by Medina's city engineer.
- **Permits & Approvals:** Medina, or a respective developer operating with Medina's approval, is responsible for securing all required permits and approvals.
- Maple Plain, in its capacity as a water supplier, does not guarantee continuous or uninterrupted water service and shall not be liable for any damages, losses, or claims arising from temporary shortages, interruptions, or failures in water supply due to maintenance, repairs, emergencies, acts of God, or any other causes beyond the Maple Plain's reasonable control.

2. Water Connection Fees

- Medina shall collect connection fees in accordance with the City of Maple Plain Fee Schedule (as may be amended), at the time of building permit issuance for each connection, and remit all fees to Maple Plain, nothing herein shall prohibit Medina from charging additional connection fees to be retained by Medina. Pursuant to Minnesota Statutes, section 444.075, subd. 3, both cities will charge utility fees that are just and equitable.

3. Water Meters

- Medina, at its sole cost, shall supply, install, and maintain meters and reading devices for all property service connections to ensure that water usage, as contemplated under this Agreement, can be determined for billing purposes.
- Meters will be read monthly by Medina, and Medina shall submit reports detailing water consumption and connection counts to Maple Plain.
- Every three (3) years Medina shall have the Water Conservation conduct a leak test on the waterlines within the Water Service Area that are connected to the Maple Plain water system. In addition, every year Medina will select five (5) connected meters within Water Service Area at random to inspect and audit for leak detection. All test results shall be promptly provided to Maple Plain. If the test results indicate a leak to the water system, Medina shall promptly make repairs at its sole cost and expense. If Medina fails to timely test and/or make repairs, Maple Plain may, among other things, require Medina to ~~shall~~ install at each interconnection ~~P~~point ~~install~~ a meter at Medina's sole cost and expense. Nothing contained herein shall preclude Medina from requiring developers to install such improvements; provided, however, that such improvements must be installed pursuant to plans and specifications approved by Maple Plain and overseen by Maple Plain's City Engineer. ~~If Medina fails to test, repair, or install as provided above, the City may, among other things, shutoff water service to the Water Service Area.~~

4. Water Charges

- Medina shall administer all water billings for all properties within the Water Service Area at the Maple Plain non-resident rate, as set forth in the City of Maple Plain fee schedule (as may be amended), and shall submit a usage report and payments to Maple Plain within 45 days of each billing date. ~~Maple Plain will bill Medina's on a Quarterly basis using the reads from the meters at the interconnection points. Billing rate will be the non-resident rate, as set forth in the Maple Plain's fee schedule (as may be amended).~~ In the event Interconnection Point meters are installed as provided above, Maple Plain will invoice Medina, at the Maple Plain non-resident rate, as set forth in the City of Maple Plain fee schedule (as may be amended), on a quarterly basis using the reads from the Interconnection Point meters and Medina shall make payment to Maple Plain within 45 days of receiving an invoice.
- The non-resident rate shall not exceed 145% of the rate for Maple Plain users. Nothing herein shall prohibit Medina from including additional fees to be retained by Medina for the administration and maintenance of the water system.

5. Hydrants and Water Use Restrictions

- **Hydrant Flushing:** Medina is responsible for hydrant flushing within the Water Service Area~~corporate boundaries of Medina which are provided water under this agreement~~, subject to coordination with and authorization from Maple Plain’s Public Works Department.
- **Use Restrictions:** If Maple Plain declares water use restrictions, Medina will fully cooperate with Maple Plain to enforce such restrictions, including, but not limited to, a sprinkling ban.
- **Prohibition of lawn irrigation systems for new development:** Medina shall prohibit ~~property within the~~ Melrose Commons Development~~plat of Melrose commons and any future development of 1472 Co. Rd. 29~~ from connecting automatic lawn irrigation systems to the public water supply system.

6. Repair and Maintenance

- **Medina’s Responsibility:** Medina shall repair and maintain all water mains, valves, hydrants, and appurtenances on Medina’s side of the interconnection ~~P~~points, at Medina’s sole cost and expense, including the water meters as provided herein~~at the interconnection points~~.
- **Maple Plain’s Responsibility:** Maple Plain shall ~~r~~Repair and maintain the interconnection ~~P~~point itself, isolating valve, and all infrastructure on the Maple Plain side of the interconnection ~~p~~PPoints, Maple Plain’s sole cost and expense.
- **Notice:** Except in emergencies, each party will provide at least 24-hours’ notice to the other before any planned maintenance or repair work.

7. Indemnification

Each party shall indemnify, defend, and hold harmless the other party, its officials, agents, and employees from any claims arising from its own operation, maintenance, or repair activities under this Agreement, except for claims resulting from the other party’s intentional misconduct or negligent acts. The parties do not waive any immunities or other tort protections to which the parties are entitled to under Minnesota Statutes, Chapter 466.

8. Future Developments

This Agreement does **not** guarantee or commit Maple Plain to supply water to any developments in Medina other than those expressly listed herein that are within the Water

Service Area. Should Medina request service for any additional or expanded developments, Maple Plain may require, among other things and at Medina’s sole expense, a comprehensive water system study to assess capacity and impacts prior to granting approval.

9. Notices

All notices shall be deemed given when delivered in person or sent by certified mail (return receipt requested) to:

- **Maple Plain:**
City of Maple Plain
PO Box 97
Maple Plain, MN 55359-0097
ATTN: City Administrator
- **Medina:**
City of Medina
2052 County Road 24
Medina, MN 55340
ATTN: City Administrator

10. Termination

Either party may terminate this Agreement by providing at least ~~five (5)~~ten (10) years’ written notice to the other party. Alternatively, the parties may mutually agree to terminate this agreement at any time in writing signed by both parties.

11. Supersession Clause

This Agreement supersedes and replaces any and all prior agreements, understandings, or arrangements, whether written or oral, between ~~the City of~~ Medina and ~~the City of~~ Maple Plain relating to the supply of water service, including the Original Water Agreements and any other informal or preliminary agreements. Any previous agreements, including the Original Water Agreements, are deemed null and void, and this Agreement shall govern the terms and conditions of the parties’ relationship moving forward.

12. Miscellaneous

- a. 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.

b. The Recitals at the beginning of this Agreement and all attached exhibits referred are a material part of this Agreement and are incorporated herein. This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.

c. Time shall be of the essence in this Agreement.

d. 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 page follows

IN WITNESS WHEREOF, the parties have executed this Agreement through their duly authorized representatives as of the date first written above.

CITY OF MEDINA

By: _____
Todd Albers, Mayor

By: _____
Erin Barnhart, City Administrator

CITY OF MAPLE PLAIN

By: _____
Julie M. Maas-Kusske, Mayor

By: _____
Jacob W. Schillander, City Administrator

State of Minnesota

County of Hennepin

On this ____ day of _____, 2025, before me appeared Todd Albers and Erin Barhart, to me known to be the persons who executed this instrument on behalf of the City of Medina and acknowledged the same:

Notary Public

My commission expires: _____

State of Minnesota

County of Hennepin

On this ____ day of _____, 2025, before me appeared Julie M Maas-Kusske and Jacob Schillander, to me known to be the persons who executed this instrument on behalf of the City of Maple Plain and acknowledged the same:

Notary Public

My commission expires: _____

EXHIBIT A

Depiction of Interconnection Points

