AGENDA
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
November 17, 2025
5:30 PM

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1. **CALL TO ORDER**
2. **ADOPT AGENDA**
3. **DISCUSSION**
   - **A.** Water Study
   - **B.** March 24th Workshop Minutes Revision
   - **C.** City Hall Location
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.** Council Meeting Pay
   - **F.** Transparency
   - **G.** Rainbow Park Sewer Improvement
6. **ADJOURNMENT**

Executive Summary

City Council Workshop

AGENDA ITEM:	Water Study
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: Discussion	

Summary:

This summary confirms that Maple Plain's water system can support both its own planned growth and the Medina Apartments development without requiring major upgrades.

Key Capacity Metrics:

Metric	Value
Treatment Capacity	1.0 million gallons/day
Total Storage	495,000 gallons
Maple Plain Max Daily Demand	643,000 gallons
Medina Apartments Max Daily Demand	89,500 gallons
Combined Max Daily Demand	733,000 gallons

Fire Flow & Pressure:

All hydrants in Maple Plain and Medina meet or exceed minimum fire flow standards for residential use at 1,000 gpm. Commercial and Industrial use typically assumes 3,500 gpm for sufficient capacity, but all uses should be verified with ISO for each specific situation as it varies by usage and building type and materials. Maple Plain averages 2,600 gpm fire flow with 63 psi pressure, while Medina Apartments show 2,000 gpm fire flow with 74 psi pressure.

Why Medina Shows Higher Fire Flow & Pressure:

- Medina is located near the southeast corner of Maple Plain, at a lower elevation than most of town, resulting in higher static pressure.
- The Medina Apartments are a new development with modern infrastructure, including optimized watermain sizing and hydrant spacing.
- System modeling for Medina was conducted under maximum daily demand with elevated tower levels, boosting pressure and flow.
- Fire flow availability is highest closest to the water source and is correlated to the size of mains leading to the hydrants. Newer, larger pipes with multiple connections (looping) are associated with the highest available fire flow areas. Fire flows decrease as distance from source increases due to friction losses in the pipes and other demands are removed to supply existing users.

Storage & Turn-over:

Existing storage meets recommendations for Maple Plain and Medina scenarios, balancing fire flow and winter turn-over requirements. No additional tank is needed unless Independence's development proceeds.

Conclusion:

Maple Plain's water infrastructure is sufficient to support its own growth and the Medina Apartments project of up to 100 units. No upgrades or additional storage are required for these scenarios.

It is my recommendation, however, that we require either the City of Medina or the Developer to install Meters at the three connection points, this is an estimated cost of $200,000.00 The City of Maple Plain would bill the City of Medina based off those meter reads for water usage. Doing this ensures that when Medina reads their meters, we can compare the water provided to the water used to make sure there are no leaks or deficiencies.

Furthermore, I recommend that we create a new agreement with the City of Medina, I have worked on some language and have Legal reviewing it.

BOLTON & MENK

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

Table of Contents

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:

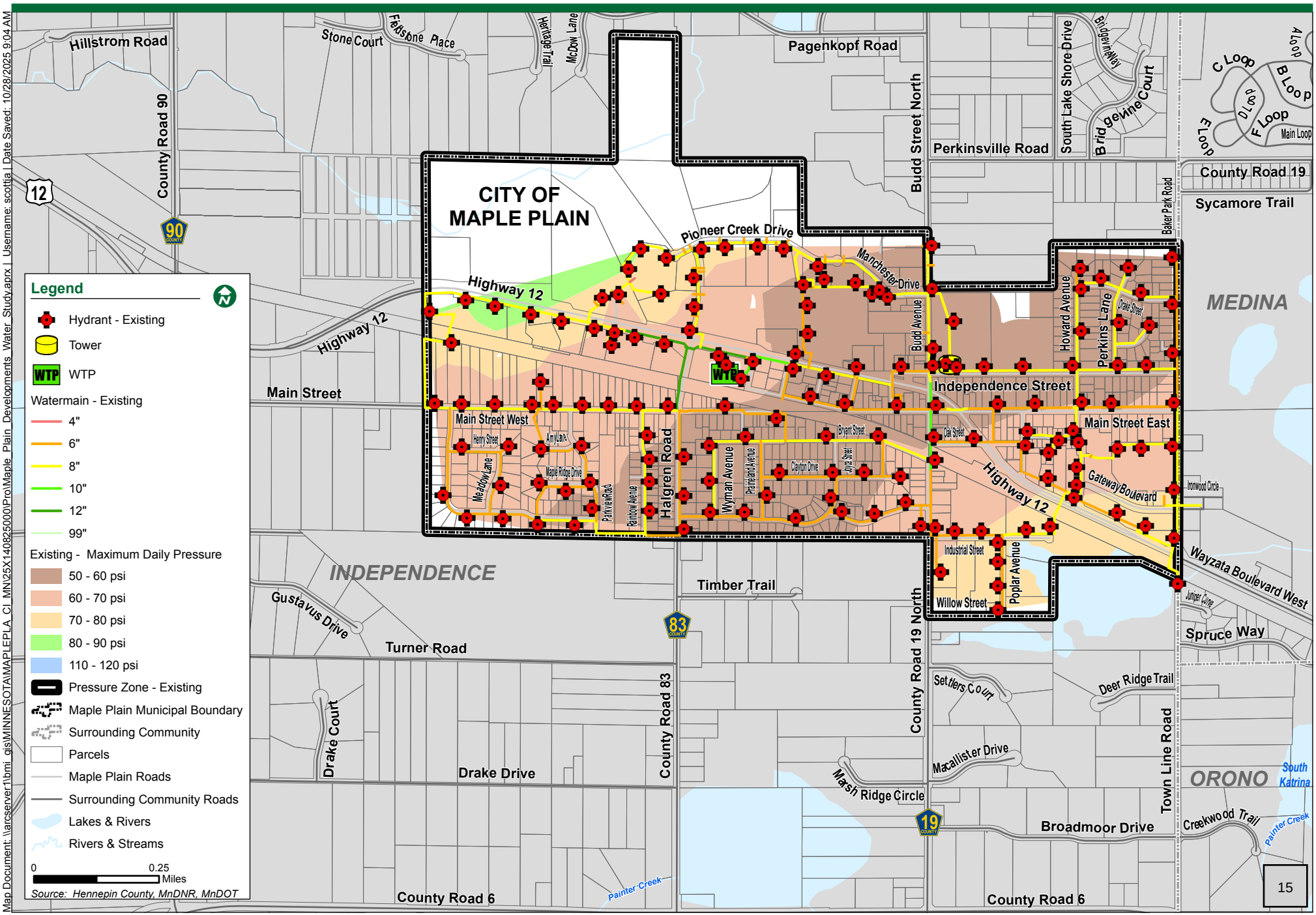
- Existing System
- Future + Independence Developments
- Future + Medina Apartments
- Future + Independence Developments + Medina Apartments

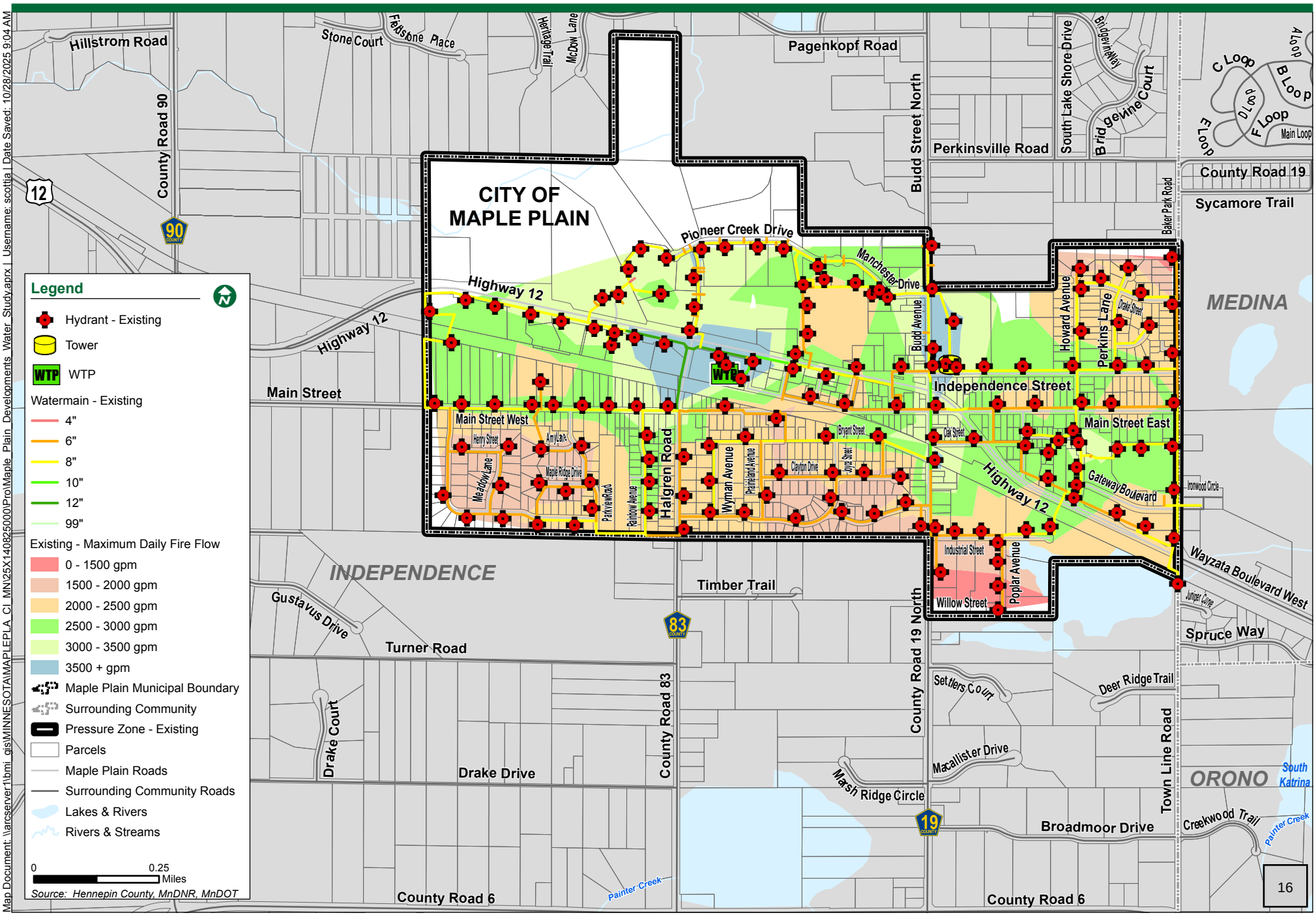
Developments Water Study

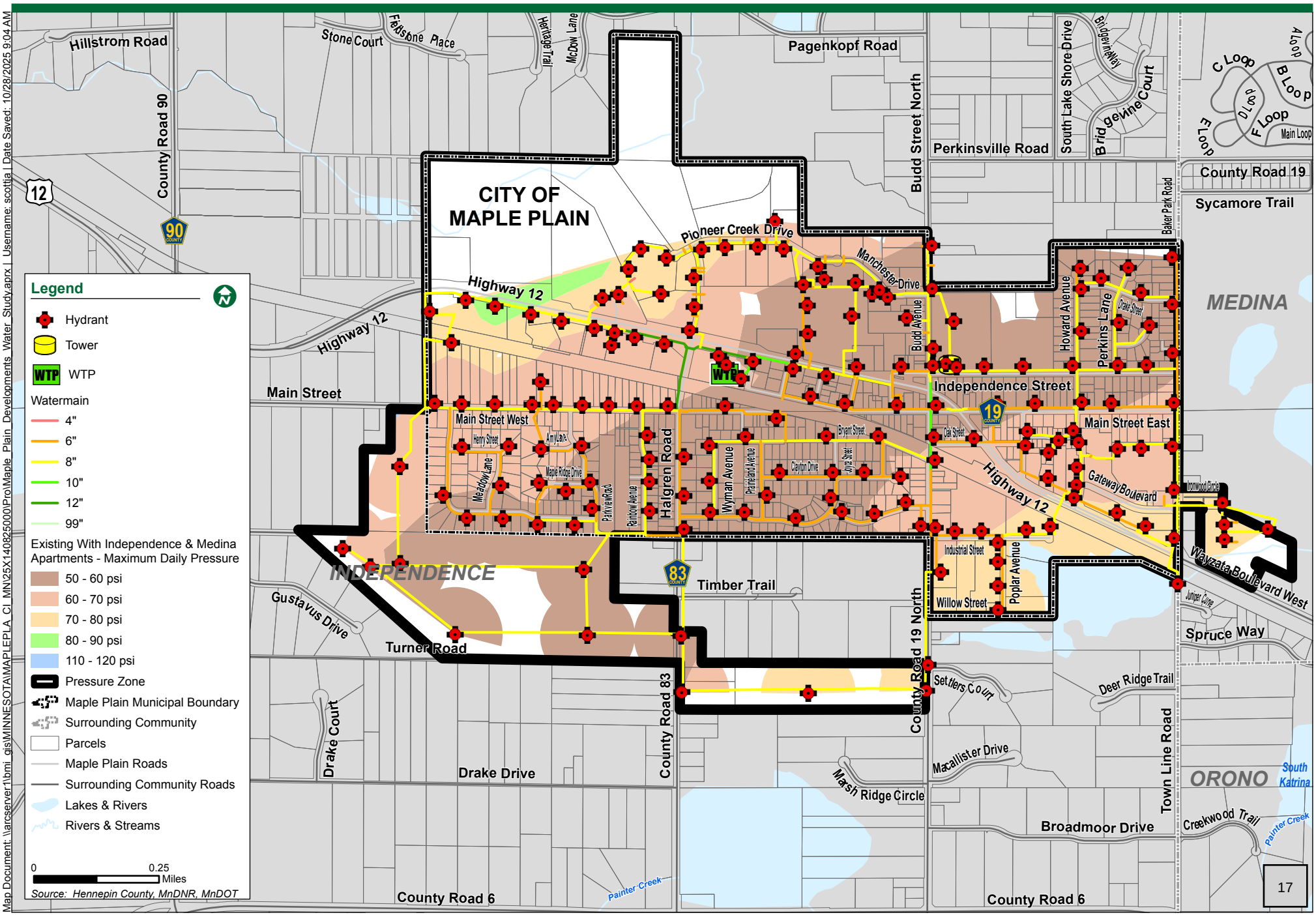
City of Maple Plain

Existing System - Maximum Day Pressure

October 2025





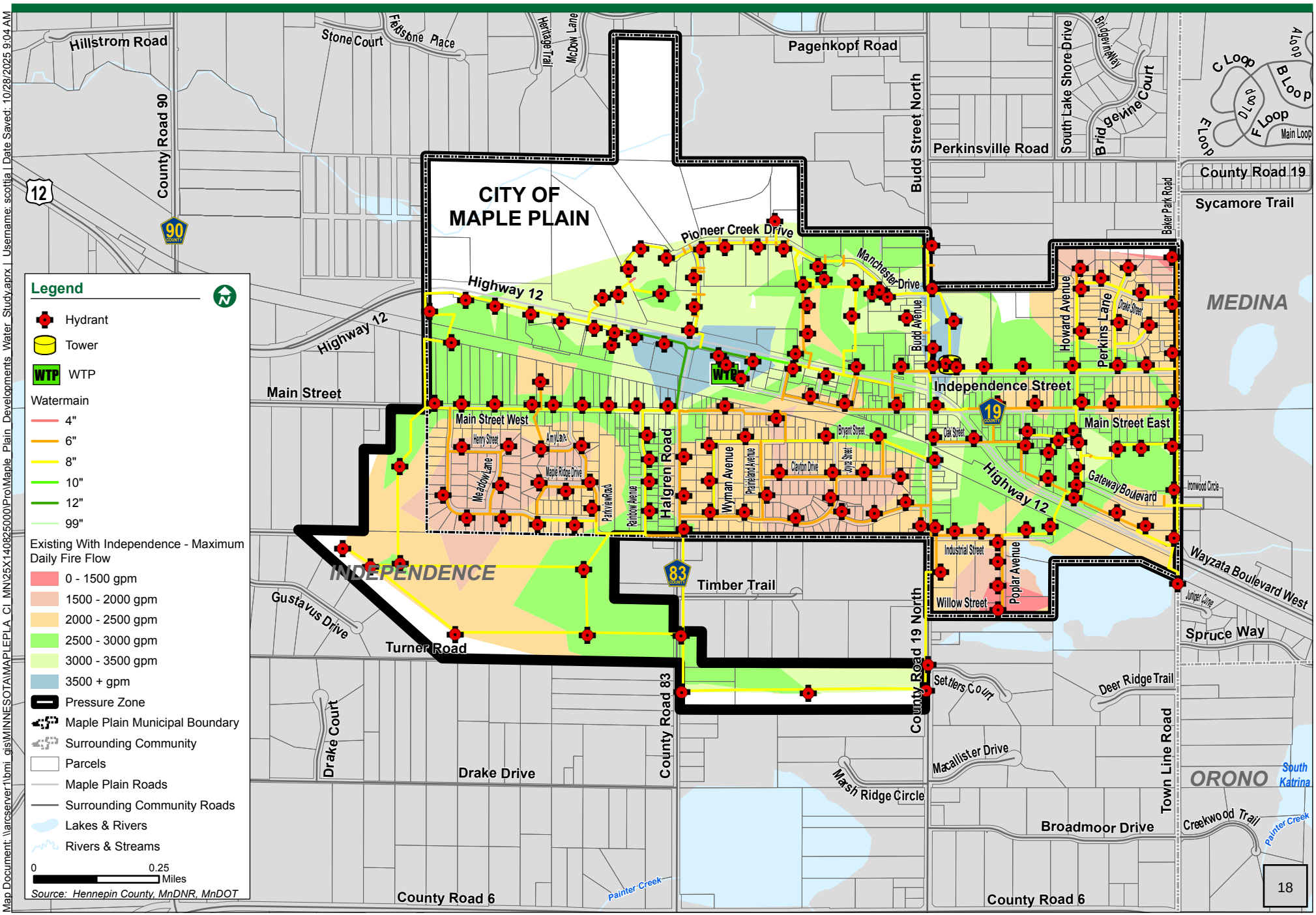


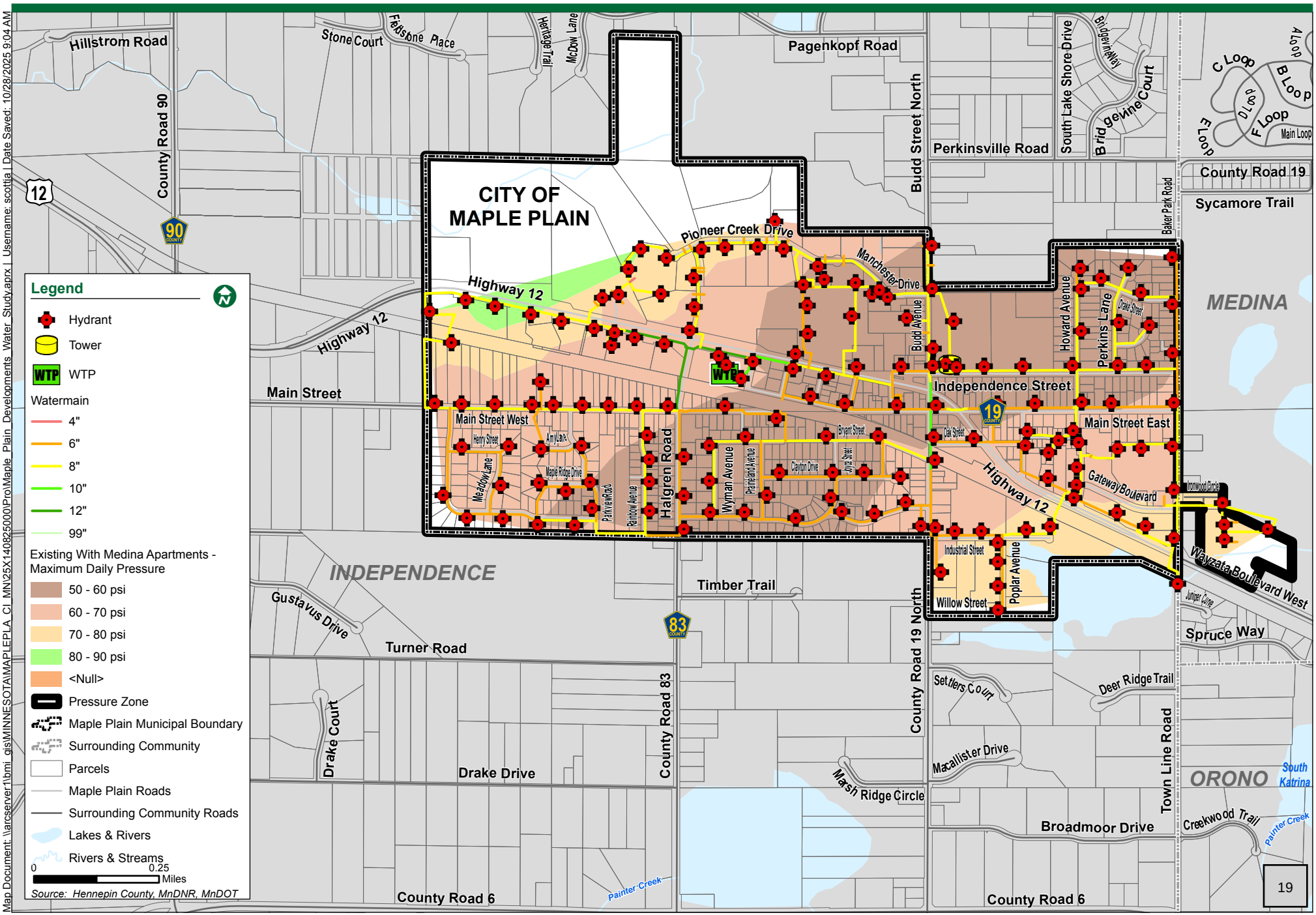
Developments Water Study

City of Maple Plain

Existing System with Independence Developments - Maximum Day Fire Flow

October 2025




CITY OF MAPLE PLAIN
MEDINA
INDEPENDENCE
ORONO
Hillstrom Road
Stone Court
Fieldstone Place
Heritage Trail
McDow Lane
Pagenkopf Road
Budd Street North
Perkinsville Road
South Lake Shore Drive
Bridgewine Way
Bridgewine Court
A Loop
B Loop
C Loop
D Loop
E Loop
F Loop
Main Loop
County Road 19
Sycamore Trail
Baker Park Road
County Road 90
12
Pioneer Creek Drive
Manchester Drive
Highway 12
Budd Avenue
Howard Avenue
Perkins Lane
Drake Street
Independence Street
Main Street
Main Street West
Main Street East
Henry Street
Amy Lane
Meadow Lane
Maple Ridge Drive
Parkview Road
Rainbow Avenue
Halgren Road
Wyman Avenue
Prairieland Avenue
Clayton Drive
Bryant Street
Doyle Street
Oak Street
Gateway Boulevard
Ironwood Circle
Wayzata Boulevard West
Juniper Curve
Spruce Way
Industrial Street
Willow Street
Poplar Avenue
Timber Trail
Gustavus Drive
Turner Road
Drake Court
Drake Drive
County Road 83
County Road 19 North
Settlers Court
Deer Ridge Trail
Macallister Drive
Marsh Ridge Circle
Town Line Road
Broadmoor Drive
Creekwood Trail
South Katrina
Painter Creek
County Road 6
WTP
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
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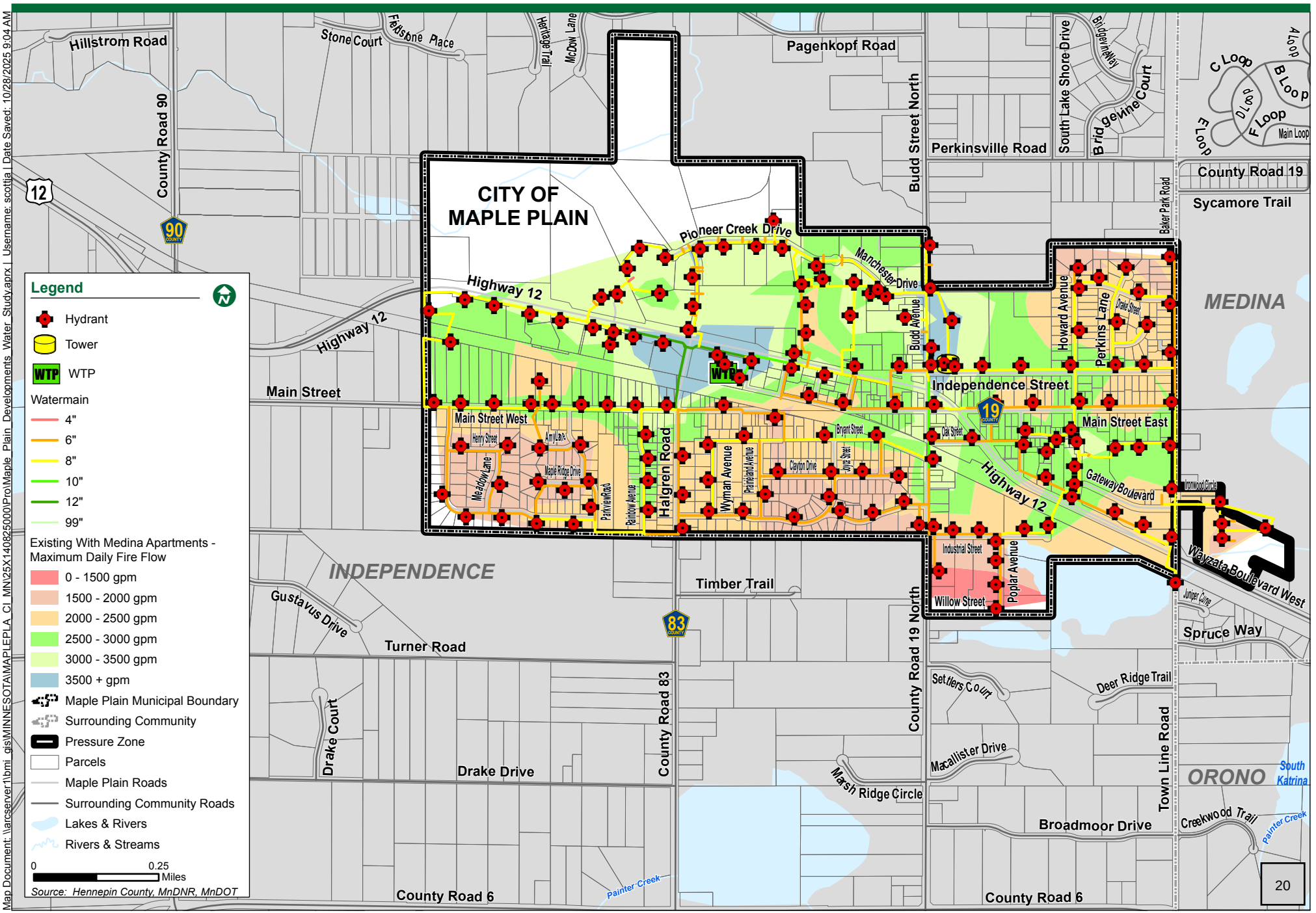
19

Developments Water Study

City of Maple Plain

Existing System with Medina Apartments - Maximum Day Fire Flow

October 2025



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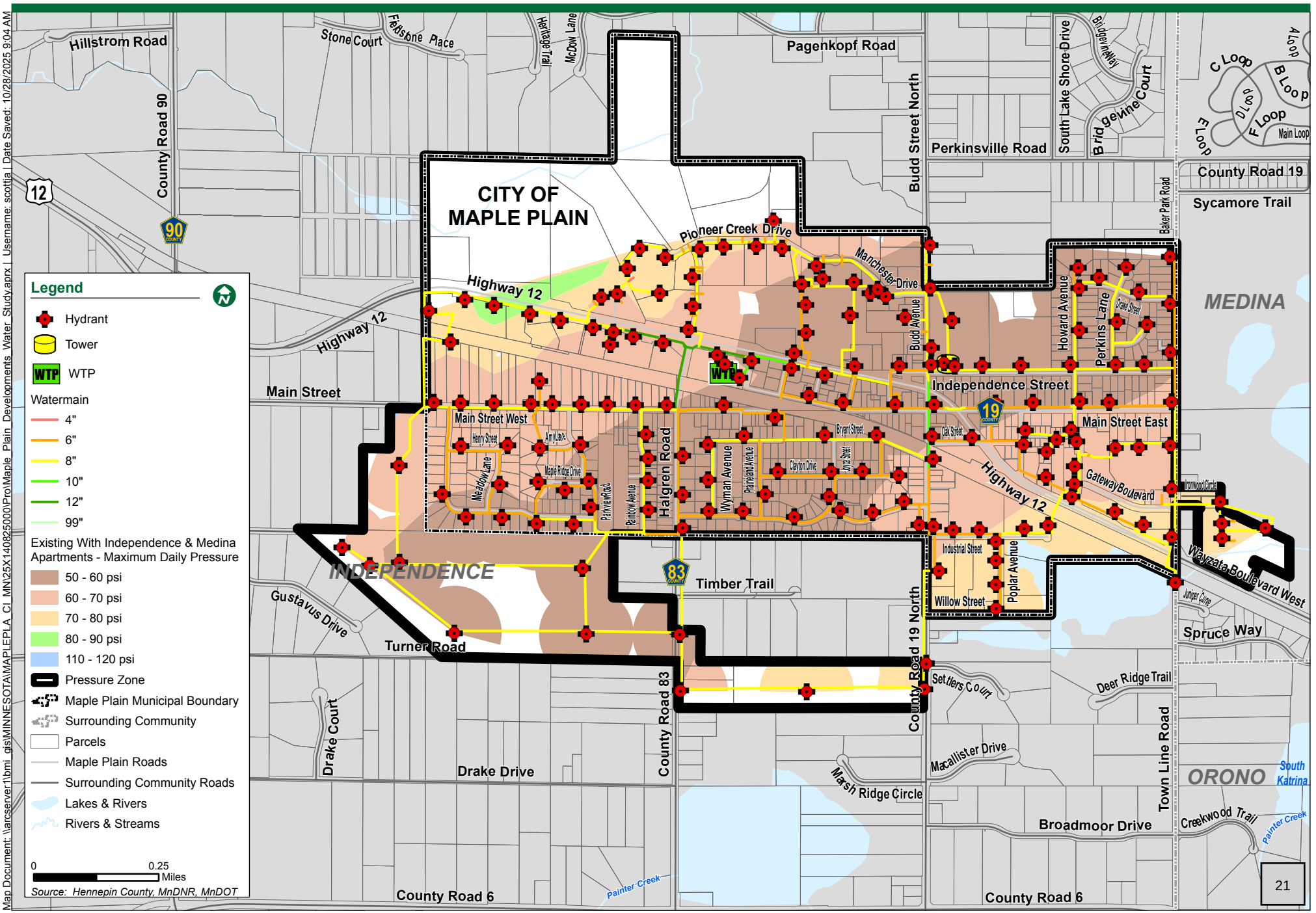
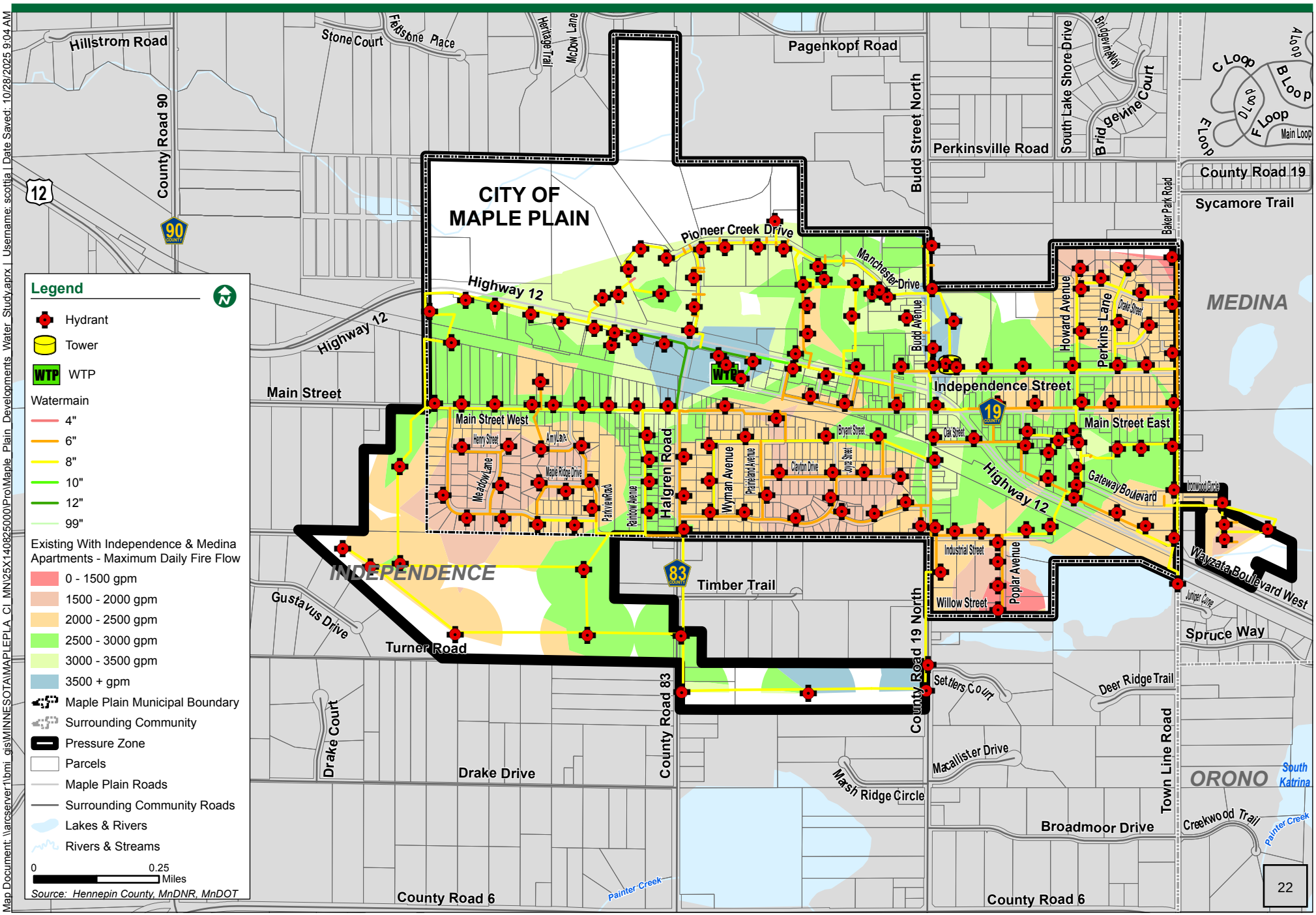
Developments Water Study

City of Maple Plain

Existing System with Independence Developments and Medina Apartments - Maximum Day Pressure

October 2025





Executive Summary

City Council Workshop

AGENDA ITEM-NEW BUSINESS:	Revision to Approved Minutes – 03-24-25 City Council Workshop Meeting Minutes
PREPARED BY:	Kevin Larson, Assistant City Administrator
RECOMMENDED ACTION: Discuss the Revision to Approved Minutes – 03-24-25 City Council Workshop Meeting Minutes	

Purpose:
To correct the approved minutes from the 03-24-25 City Council Workshop meeting.

Background:
Additional commentary provided on the 2025 enterprise fund budget, parking enforcement discussion and the board of appeals & equalization.

Requested Action:
This will be on the November Business Meeting under new business in which we will recommend that Council makes a motion to adopted the revised minutes.

REVISED MEETING MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
March 24, 2025
5:30 PM

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1. CALL TO ORDER

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

Present: Mayor Julie Maas-Kusske, Councilmember Rochelle Arvizo, Councilmember Connie Francis, and Councilmember Andrew Burak.

Absent: Councilmember Mike DeLuca

Staff Present: City Administrator Jacob Kolander, Assistant City Administrator Kevin Larson, and ABDO Finance Jessi Sturtz

2. ADOPT AGENDA

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

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

Motion passed 4-0

3. DISCUSSION

A. Enterprise Funds Budget

ABDO Finance Sturtz presented the 2025 enterprise budget and highlighted the key items to consider. Addressed the interest calculation question and offered 4 surcharge options for water sold to outside cities.

Council Direction: The council agrees with the interest calculation, a 45% surcharge for water sold beyond the city, and present the water/storm/sewer enterprise fund budget for 2025 to the next City Council Business meeting for approval.

B. Fund 452- Met Council Grant

City Administrator Kolander summarized the internal budget and the negative balance dating back to 2017. Kolander offered three options to remedy the negative balance.

Council Direction: Simplify the budgeting process. Shift money from the capital improvement fund to remove the budgetary negative balance.

C. Medina/Common Bond Water Discussion

City Administrator Kolander summarized the history of the 51 unit common bond development. The agreement was originally made in 2006; in 2021, the council approved supplying water, and the City of Medina is asking the City of Maple Plain to supply water to this development officially. Kolander noted that with the addition of Kwik Trip, a 100-unit apartment building, and a new downtown development, the city's situation may have changed and may not allow the City to provide water supply to the common bond apartment development. It was mentioned that the City of Independence is conducting a water study to supply a development in Independence.

Council direction: Work through the legal agreement with the City Attorney. Afterwards, Kolander will meet with the council to provide an update. Kolander will also meet with the City of Medina to discuss our current situation, the limitations of the water supply, the history of the contract, and our future needs as a city.

4. COUNCIL REPORTS AND OTHER BUSINESS

A. City Hall Security

City Administrator Kolander summarized the opportunity that Orono School District is providing and proposal of the door unlocking system.

Council direction: move forward with obtaining and installing the door unlocking system.

5. FUTURE WORKSHOP TOPICS

A. Metcouncil Equity-Focused Water Efficiency Grant

B. Ice Skating Rink Maintenance

C. Parks/VMP Baseball/Softball Field Improvements

Parking Enforcement Discussion

Councilmember Francis identified parking on city streets as a future topic. The issues identified are unsafe two-sided parking, wrong-direction parking, and emergency access concerns. Solutions proposed are enforce existing no-parking signs, issue tickets, consider citywide one-sided parking, educational outreach via newsletters, long-term mailbox relocation strategy.

Council Direction: Staff to explore enforcement and policy options.

Board of Appeals and Equalization

Mayor Maas-Kusske proposed to transition from local Board of Appeals to Hennepin County managed Open Book system. Some of the benefits discussed are the County provides more options, reduced personal conflicts, and streamlined processes for residents.

Council Direction: Council supports transition for next fiscal year.

6. ADJOURNMENT

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

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

Motion passed 4-0

Council Adjourned at 6:19

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

Executive Summary

City Council Workshop

AGENDA ITEM:	City Hall Location
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: Discussion	

Summary:

The City has evaluated three potential sites for relocating City Hall: Gordon James Building, Wenck Associates Building, and Haven Homes. Each option varies in cost, size, and adaptability for municipal operations. The table below provides a comparative overview.

Comparative Table

Option	Address	Square Footage	Estimated Monthly Cost	Key Features
Gordon James Building	5173 US Highway 12	2,412 sq. ft.	$6,096.27 (City est. $4,300–$4,500)	Offices, breakout rooms, kitchen, restrooms; minimal build-out
Wenck Associates	1800 Pioneer Creek Center	Entire 2nd floor Approx 4,200 Sq ft.	$4,650 (discounted $4,100 first year)	Multiple offices, conference rooms; sublease potential

Haven Homes	4848 Gateway Blvd	~1,875 sq. ft.	TBD (likely lowest)	Two offices, restrooms, open space; significant customization

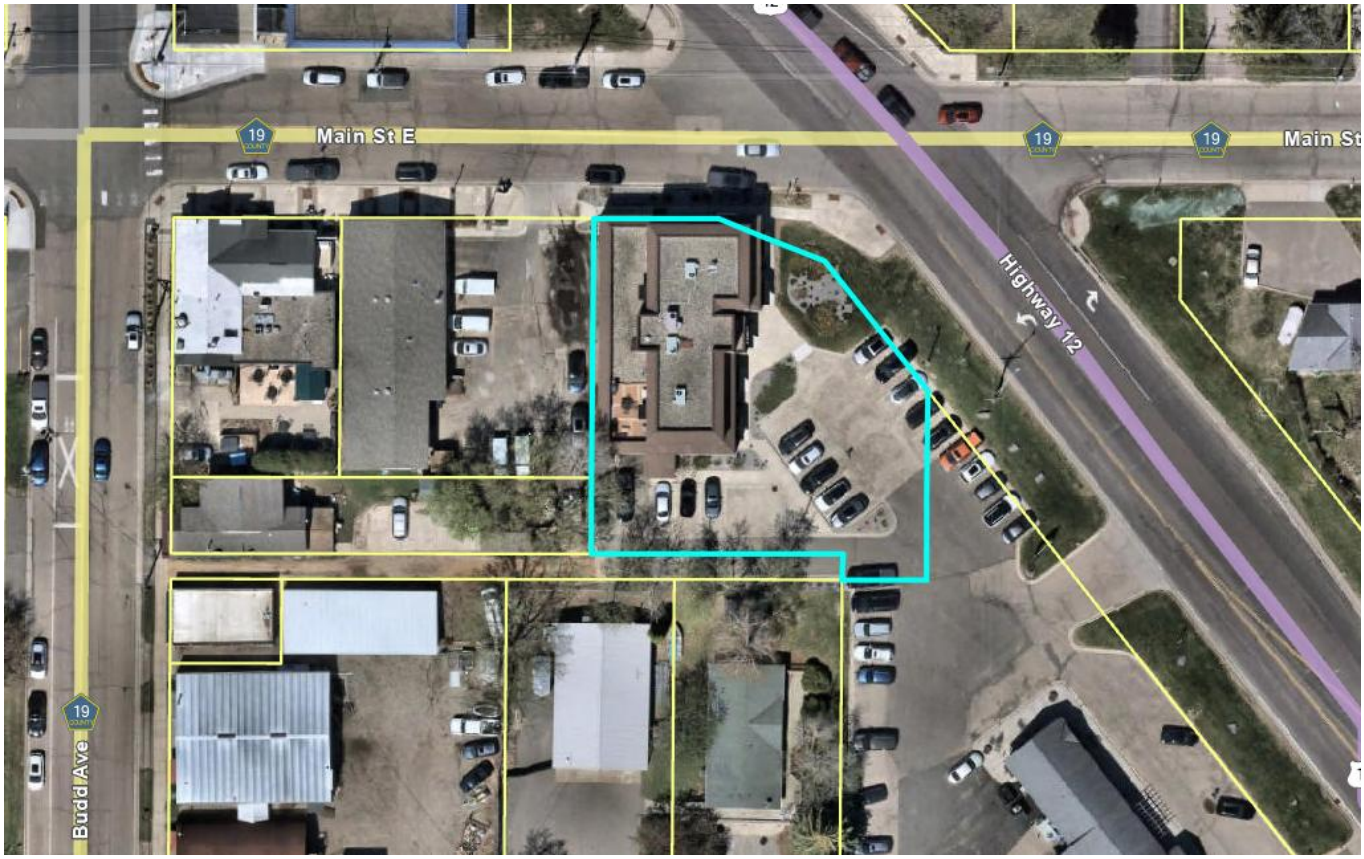
Staff reviewed proposals and floor plans provided by property owners and management companies. Cost estimates include base rent and potential savings for municipal exemptions.

Recommendation

Staff recommend selecting a location that balances cost-effectiveness, accessibility, and long-term growth potential. Based on preliminary analysis, Wenk Associates offers the most flexibility and revenue potential, while Gordon James provides an almost turnkey solution and Haven Homes offers a smaller footprint at likely lower cost.

Exhibit A

Gordon James Building
5173 US Highway 12
Maple Plain, MN 55359



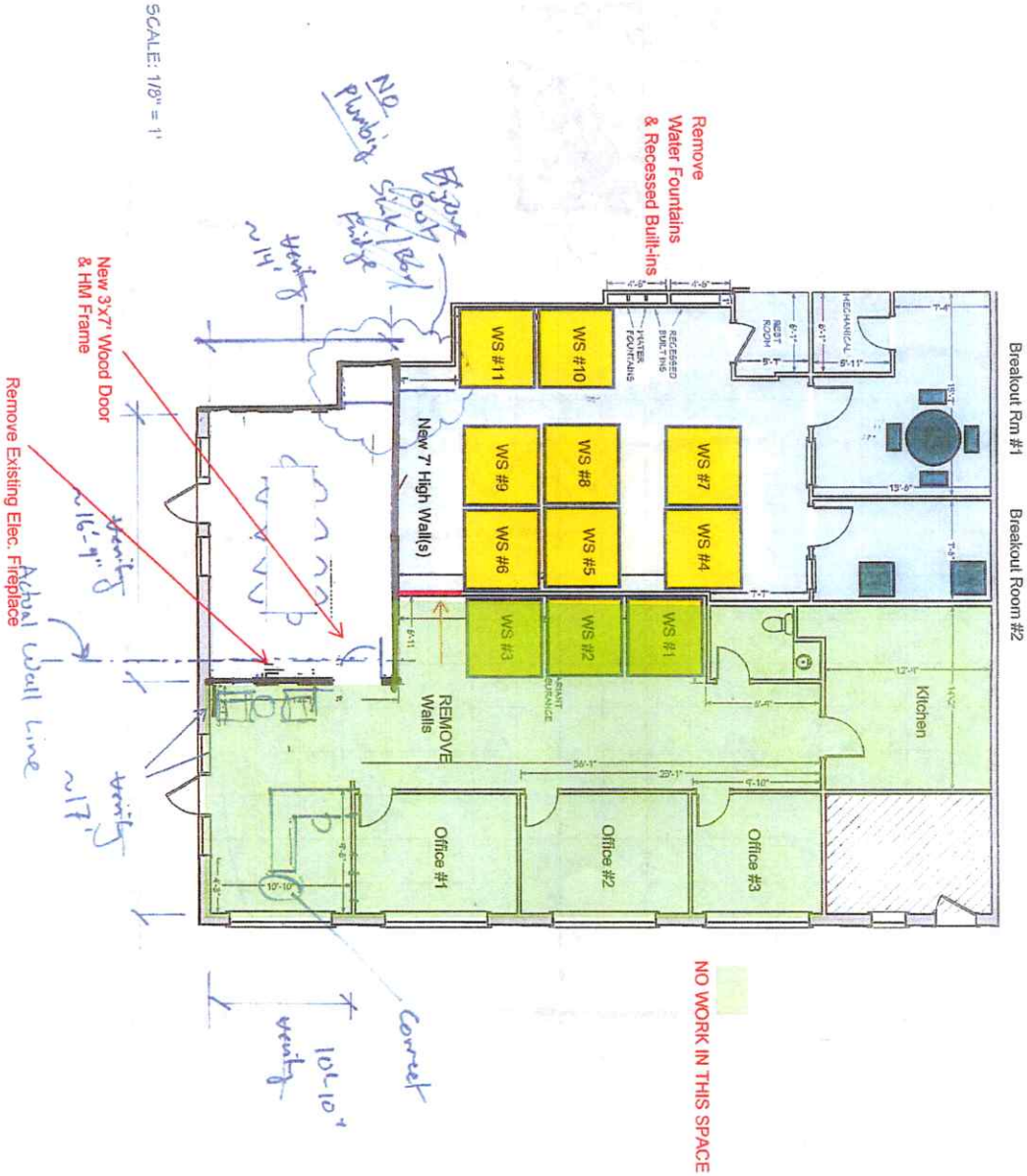

Google

The total payment every month is includes these areas:

Rent	$3,618
CAM est	$746.57
Gas-Elec-Water-Sewer	$527.96 (trash as well)
Prop. Taxes	$1,203.74
Total	**$6,096.27**

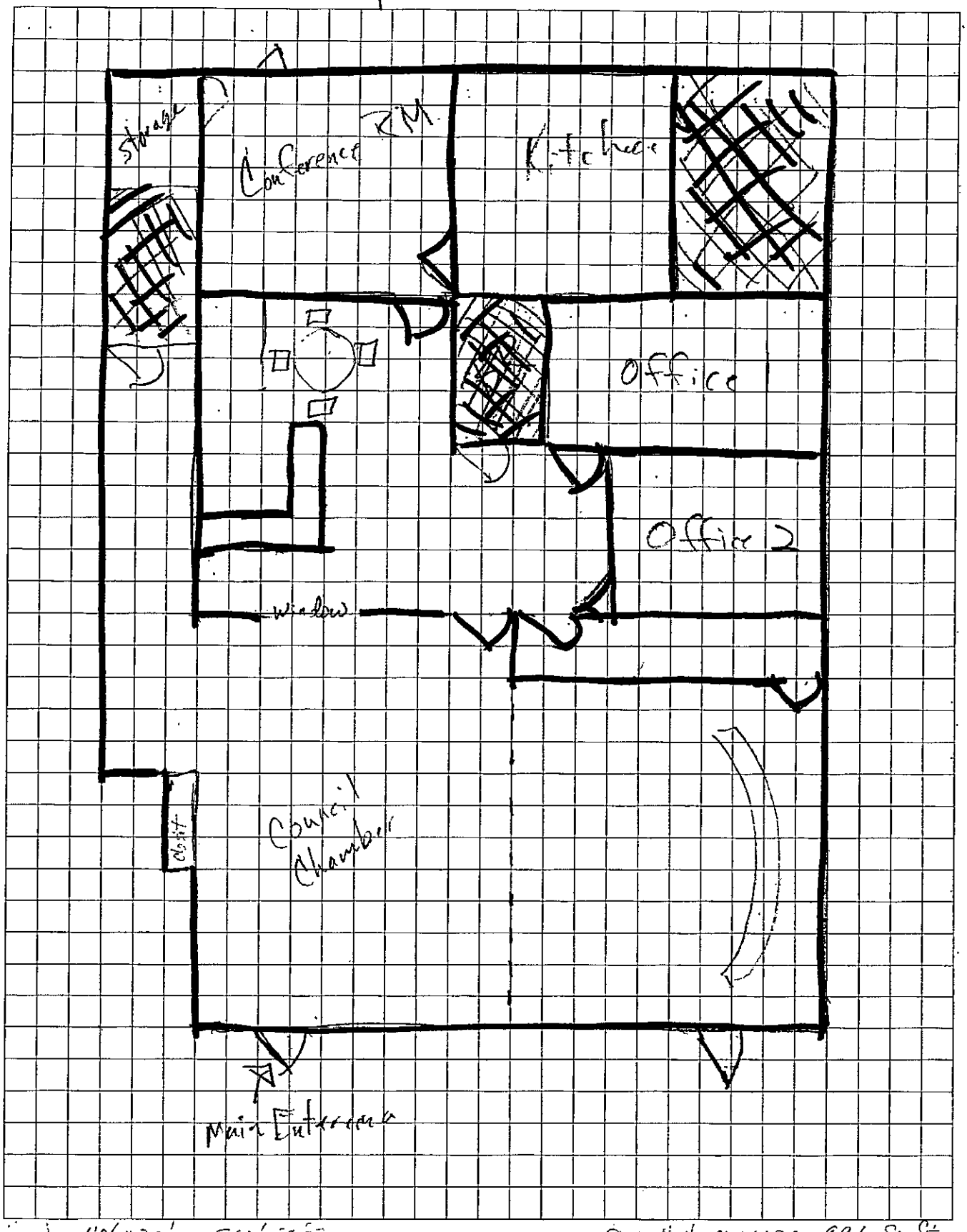
The total monthly is $6,096.27 to a regular renter, but with you being local government you would save the taxes, water/sewer, and trash. I'm guessing you would be in the $4,300 - $4,500 range when you remove those charges.

2,412 Sq Ft



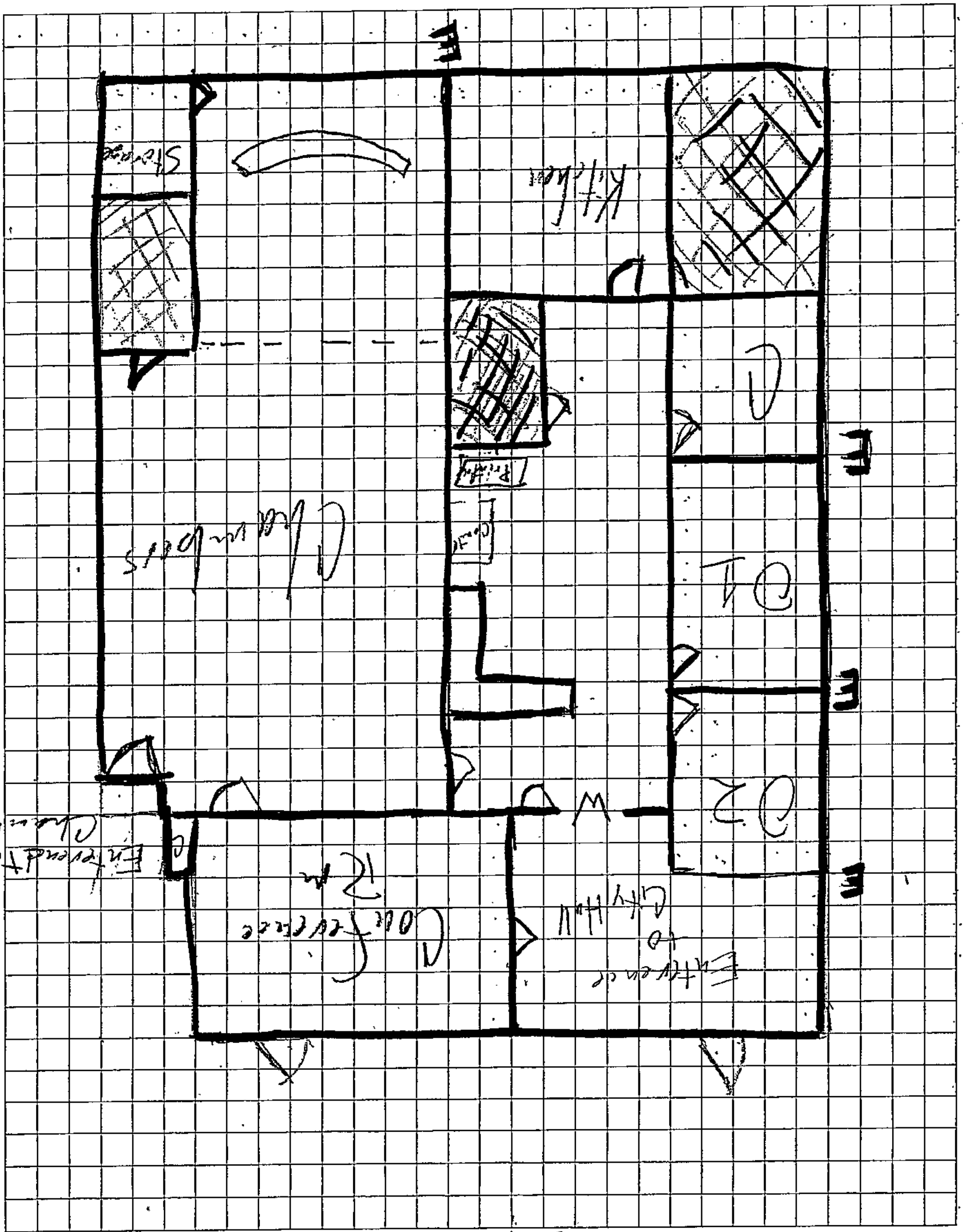
A. SADOWSKI DESIGNS	VARIANT INSURANCE	BID DOCUMENTS	AS BUILT LAYOUT
A-SADOWSKI DESIGNS 17800 HUTCHINS DRIVE MINNETONKA, MN 55345 952.303.4230 www.asadowskidesigns.com	ADDRESS: 5159 Main St E Maple Plain, MN 55359	ISSUE DATE: REVISION DATES:	

Option 1

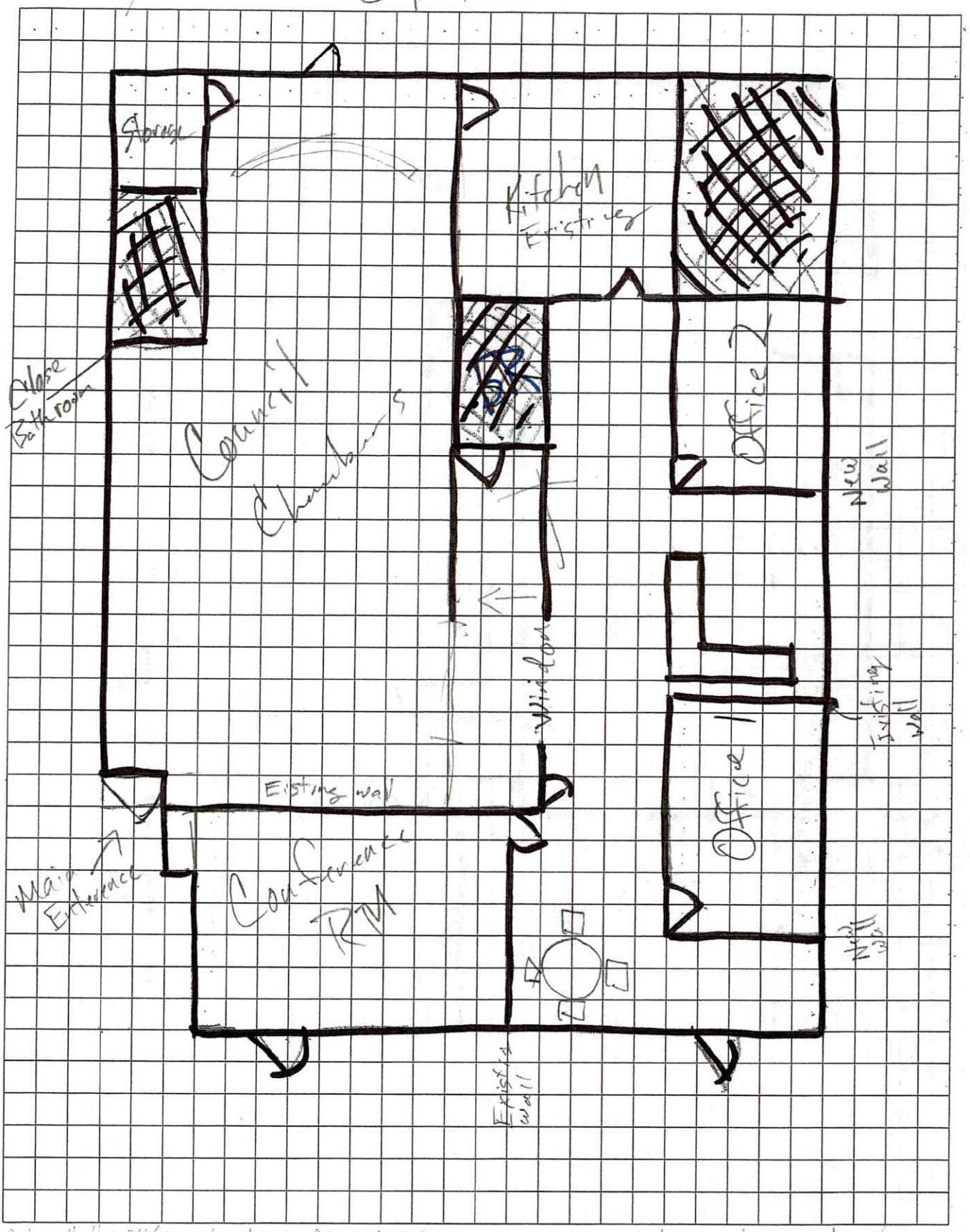


Council Chamber = 40' x 33' = 832' Sq Ft
Kitchen 26' x 49' = 1240 + 64 = 1,304 Sq Ft
Storage 14' x 14' = 196 Sq Ft
Conference 16' x 14' = 224 Sq Ft.

Council Chamber = 1,304 + 224 = 1,528 Sq Ft
Storage = 196 Sq Ft.

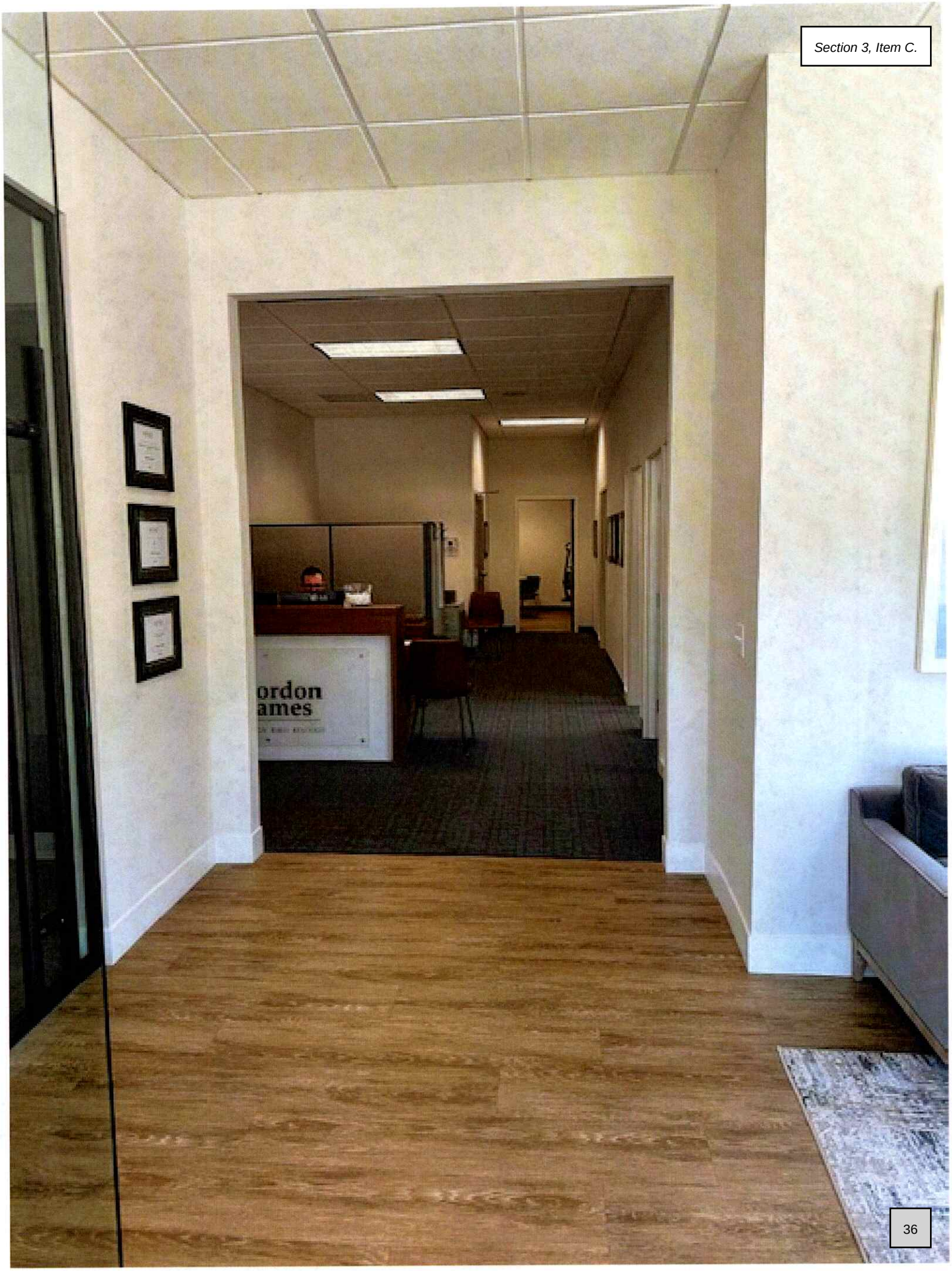

Kitchen
Storage
Chambers
Pantry
O1
O2
W
E
Conference Rm
Enterence to City Hall
Enterend to Chamber

Option 2



City Hall = 24' x 46' = 1,104 - 56 = 1048
Chambers = 26' x 46' = 1,012
[illegible] = 14' x 14' = 196'
[illegible] = 14' x 20' = 280'
1576

City Hall = 1048' + 196' = 1,244'
Chambers = 1,012 + 280 = 1,292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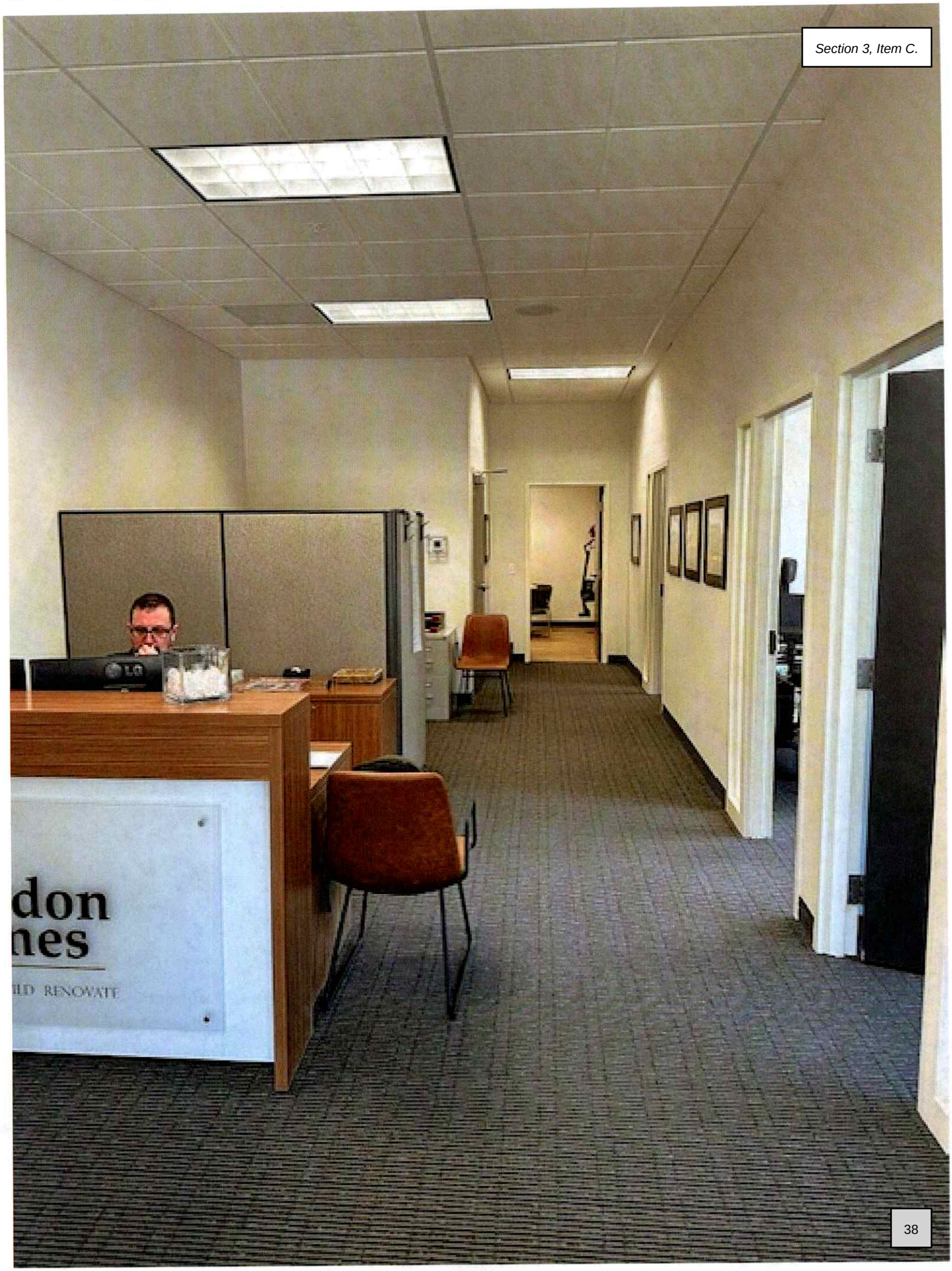
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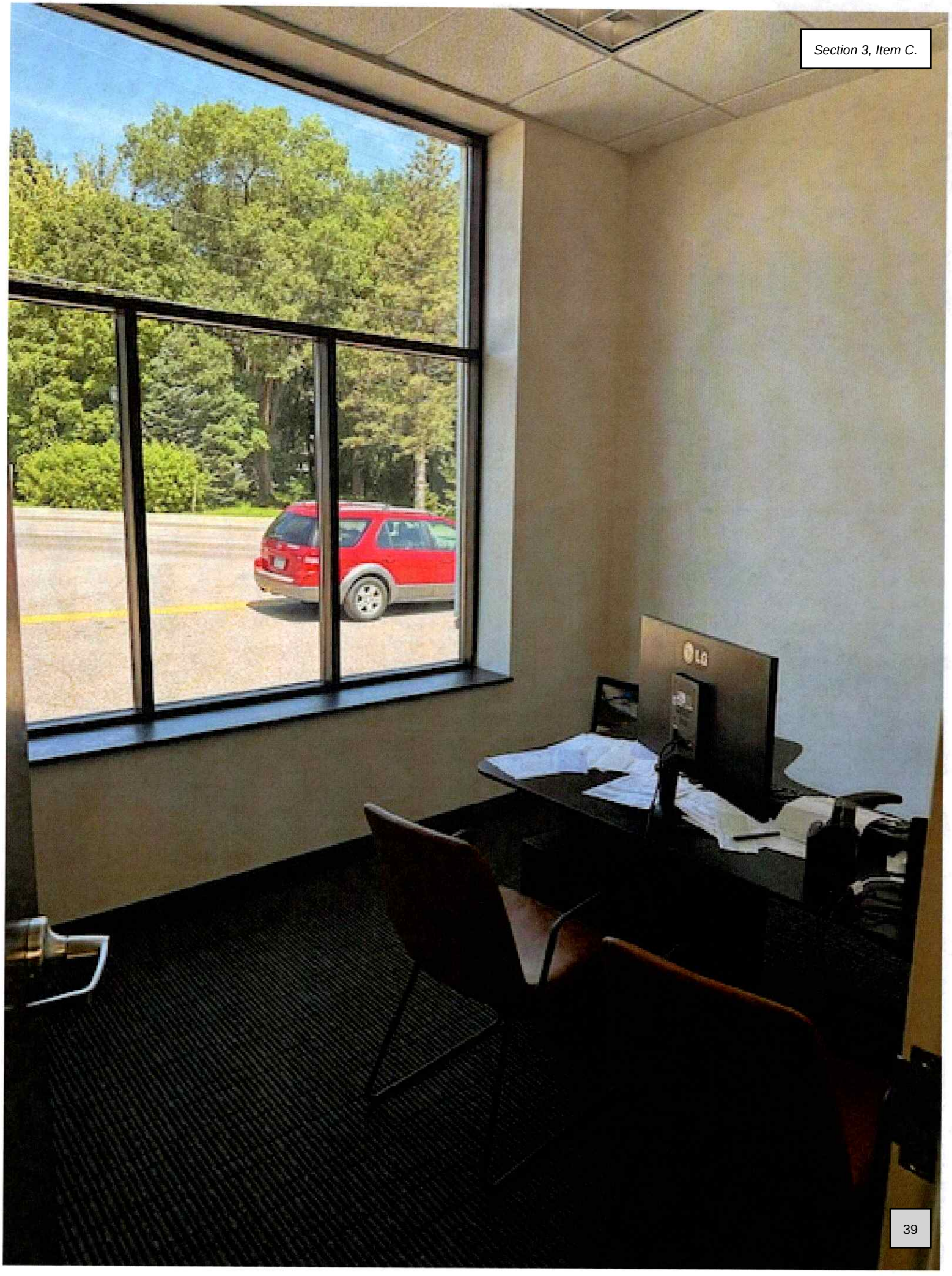
RENOVATE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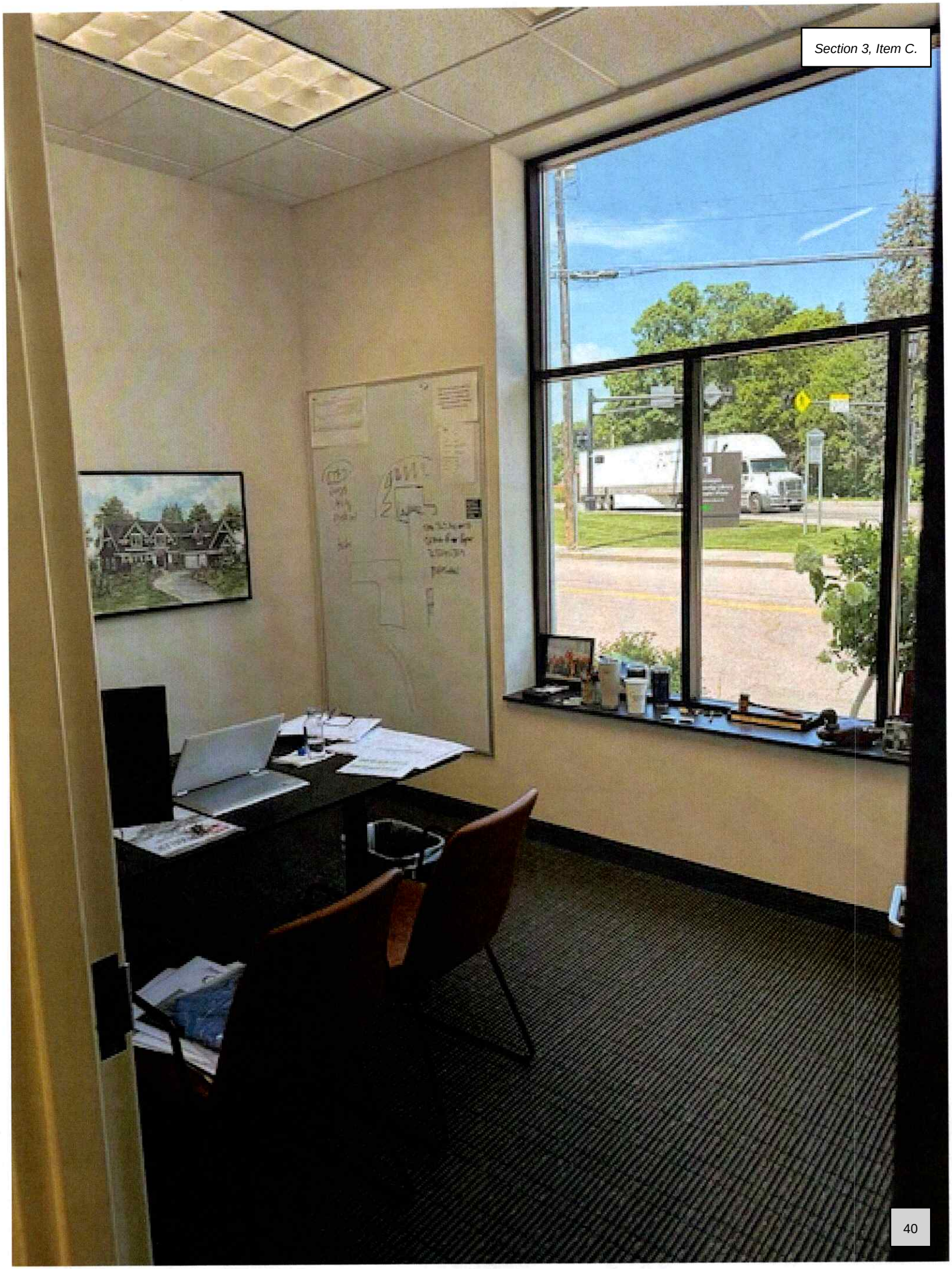
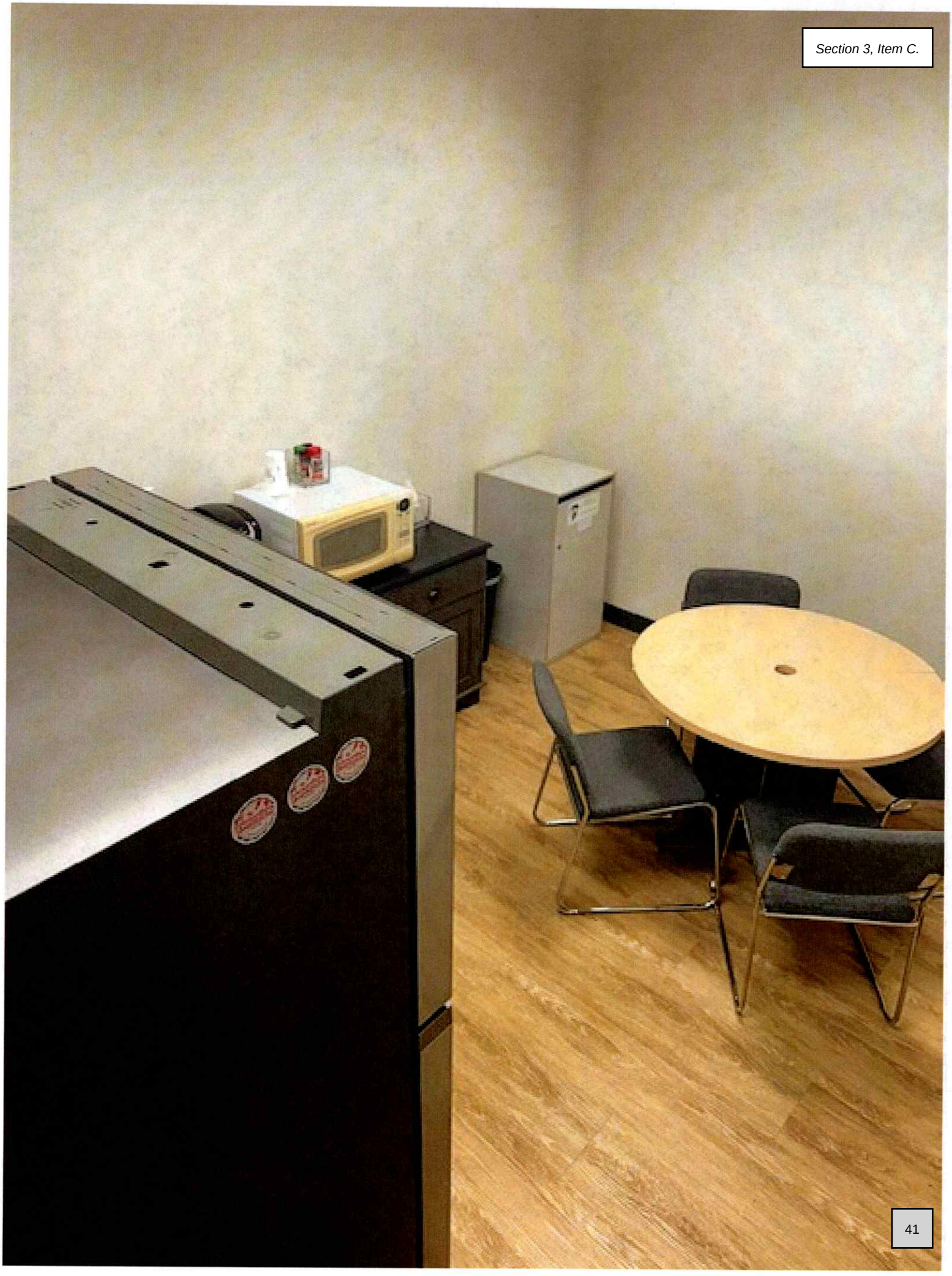
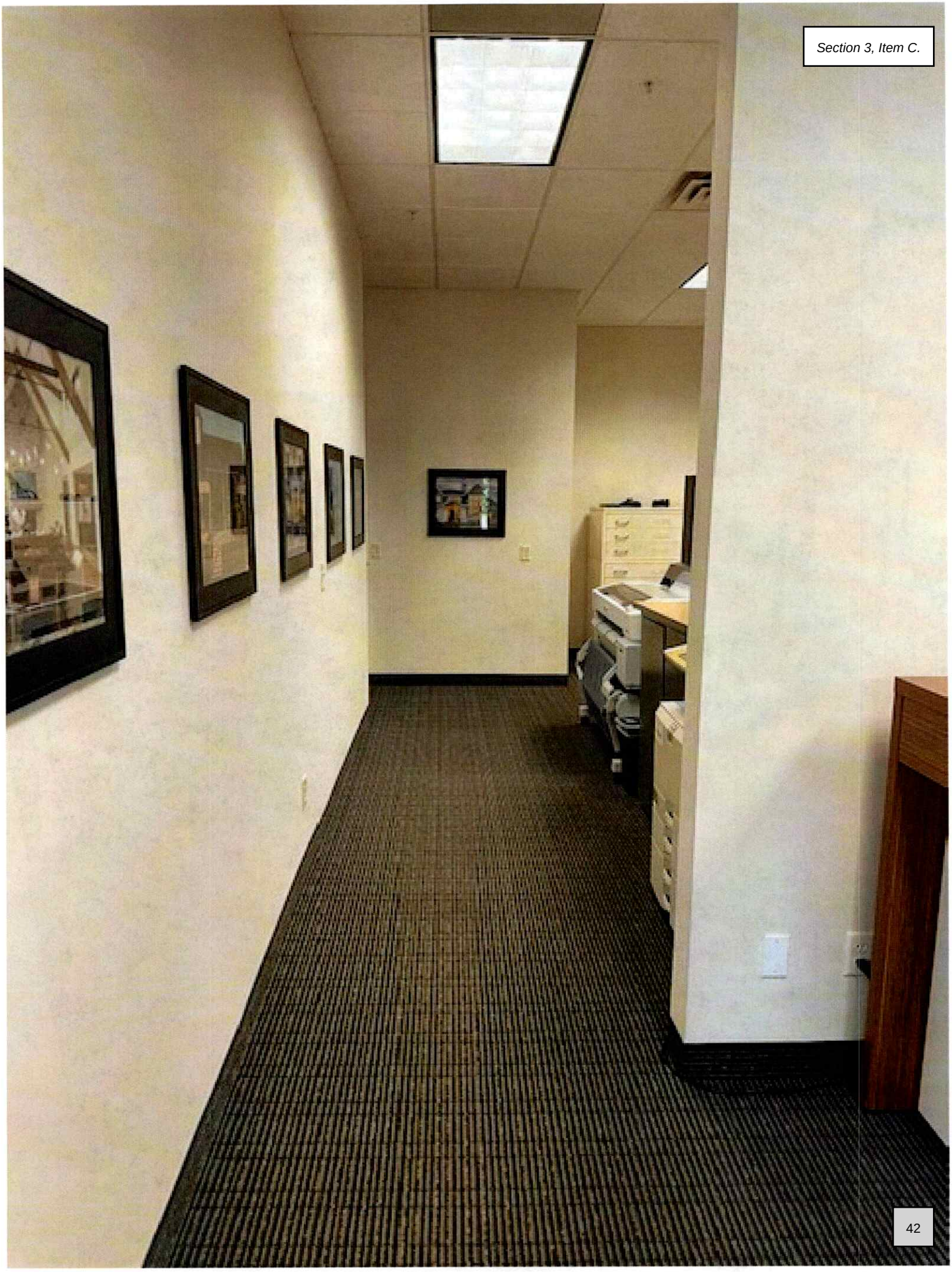
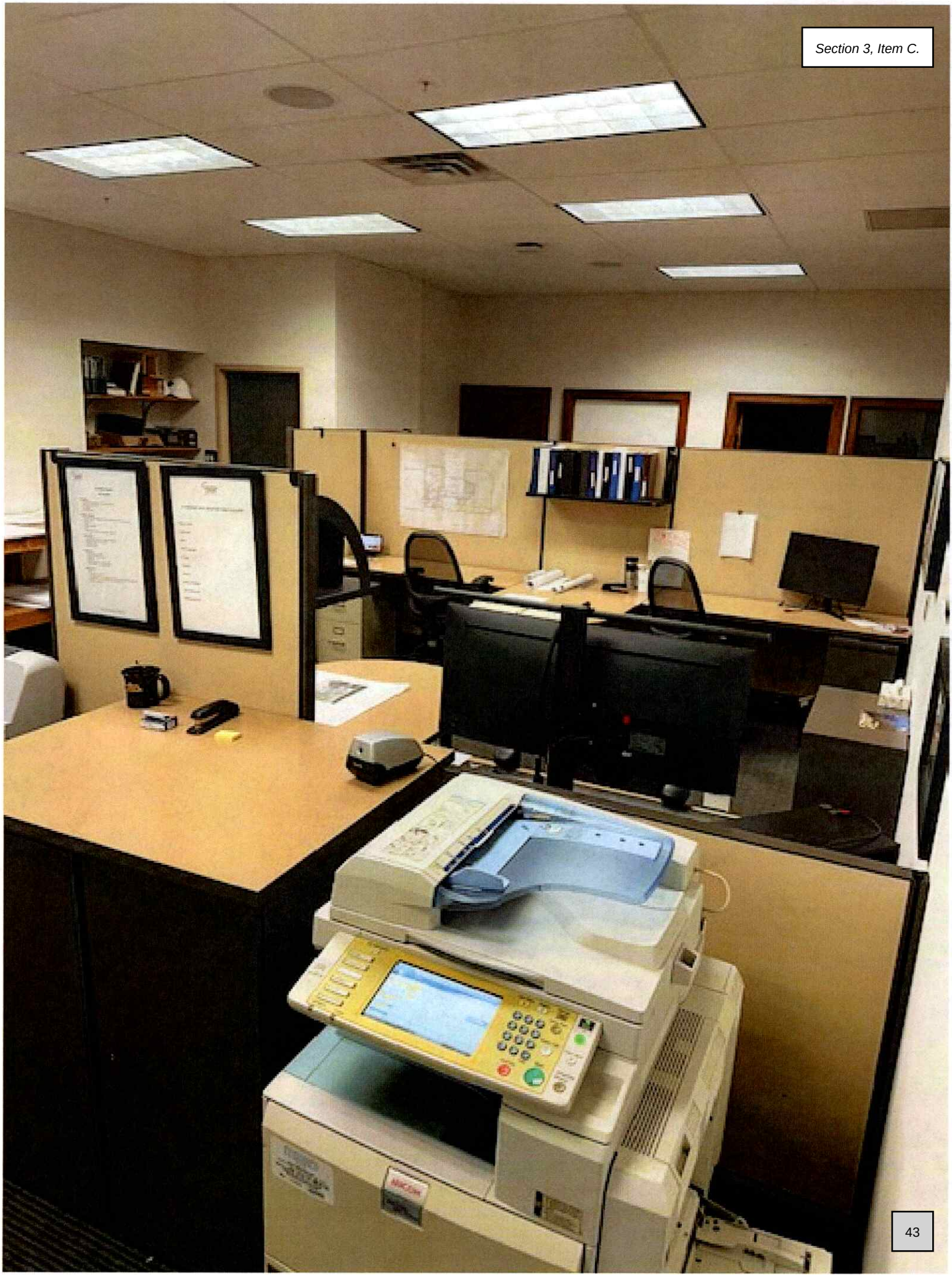
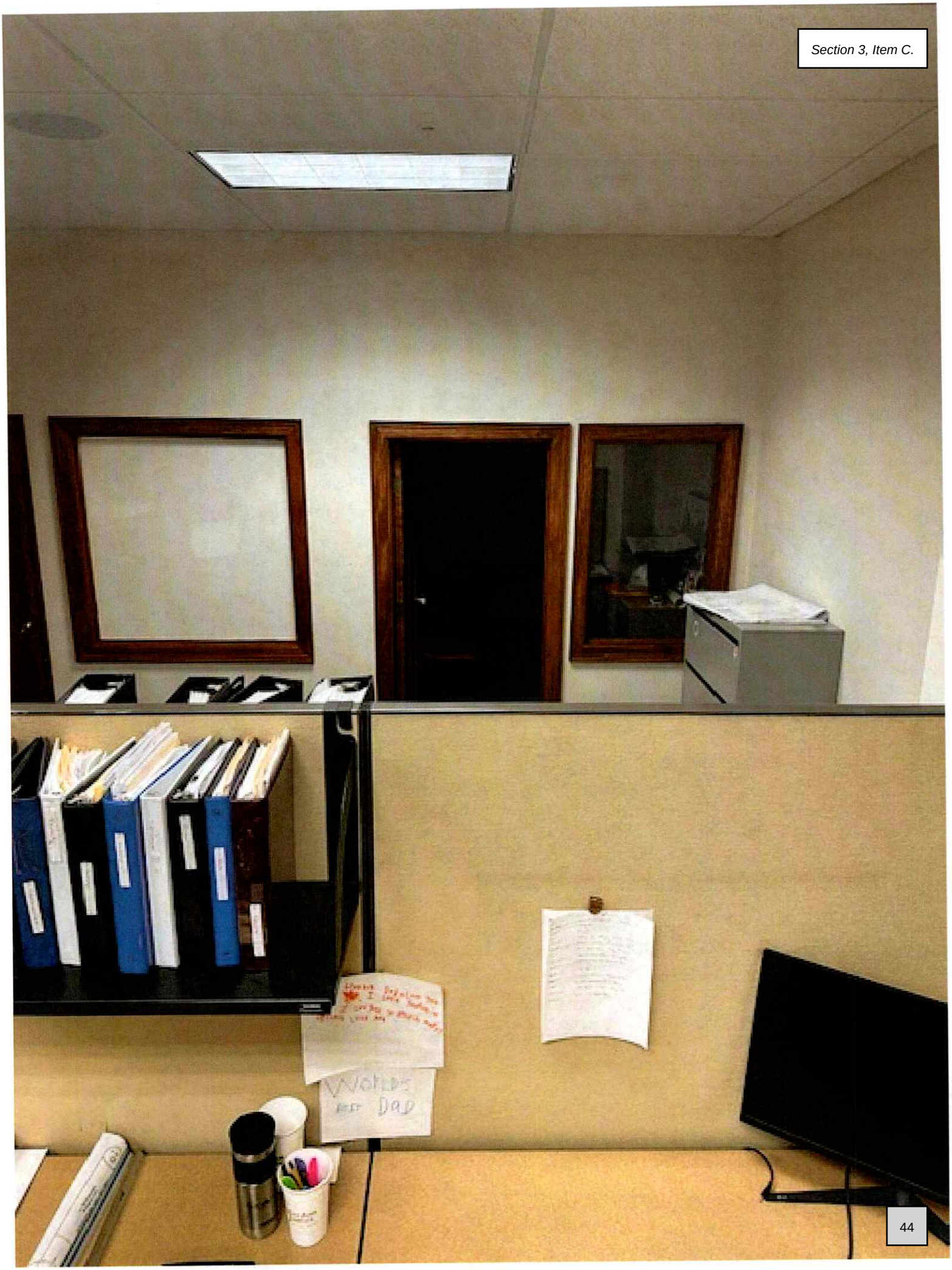









WORLDS
BEST DAD

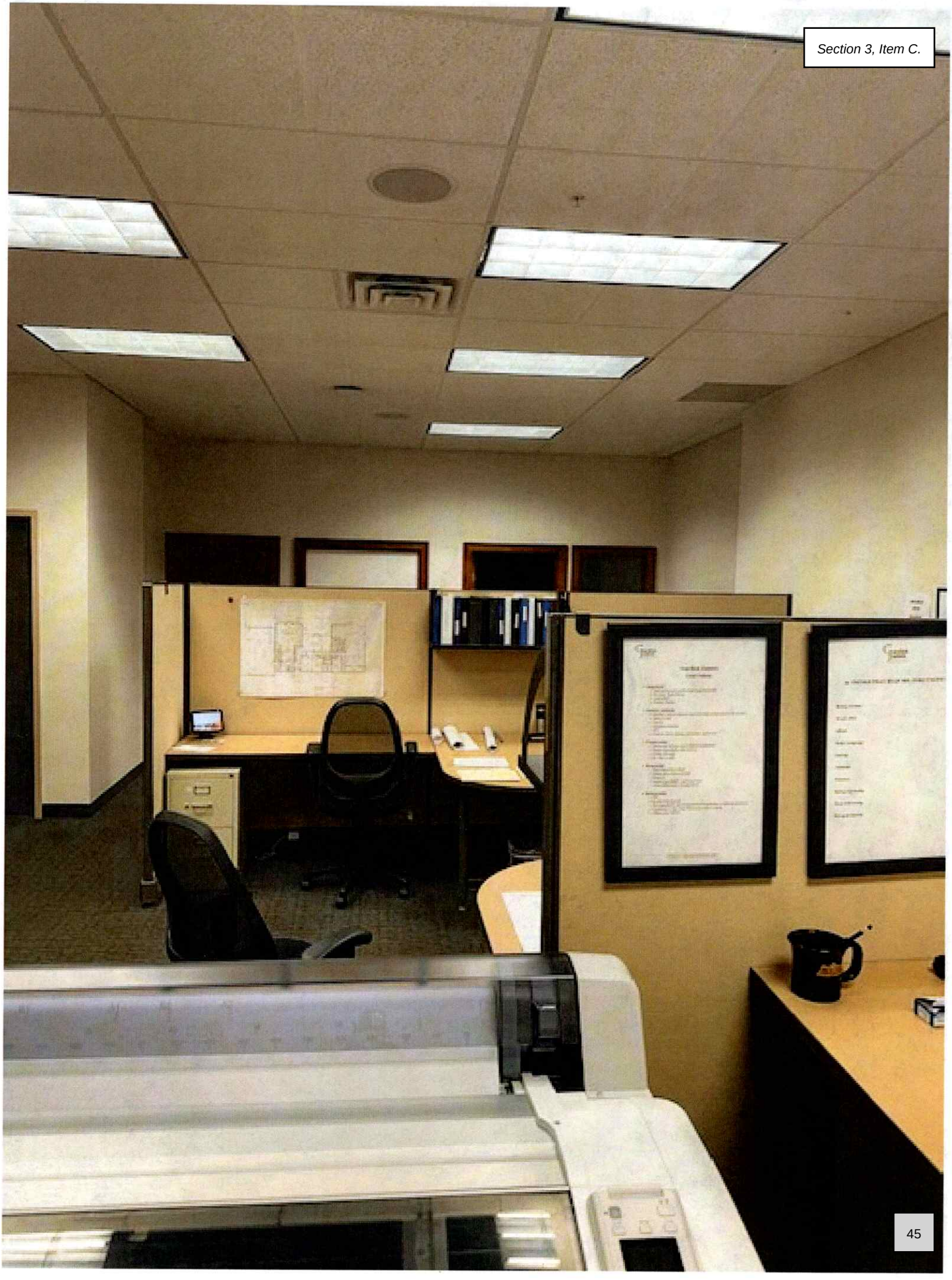
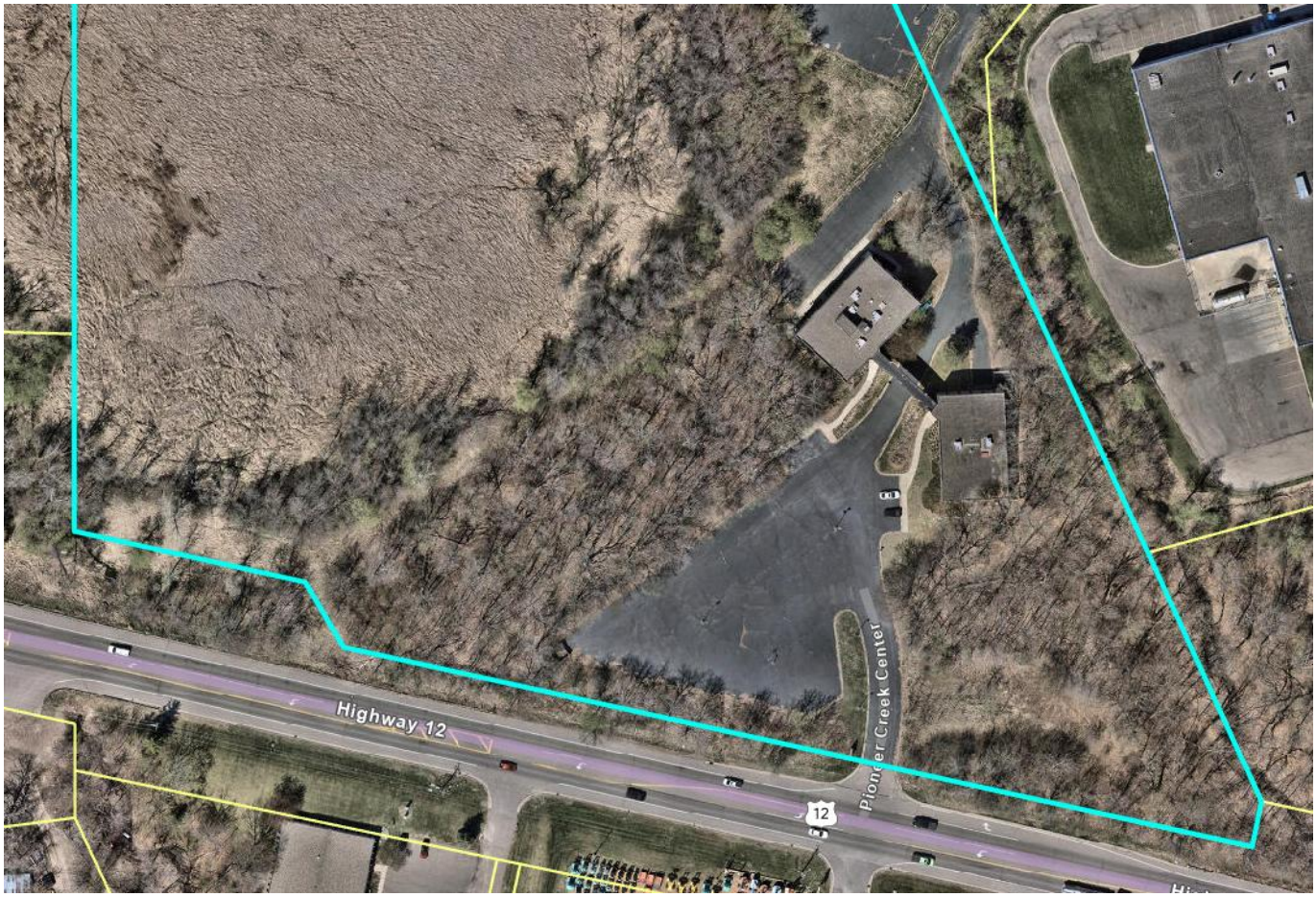


Exhibit B

Wenck Associates Location
1800 Pioneer Creek Center
Maple Plain, MN 55359



Outlook

Pioneer Creek Follow up

From Parker Smith <parker@rentspace.com>
Date Fri 10/31/2025 10:39 AM
To Julie M. Maas-Kusske <juliemaaskusske@mapleplainmn.gov>
Cc Jacob Schillander (Kolander) <jschillander@mapleplainmn.gov>

Julie and Jacob,

It was very nice to meet you both yesterday. Please let me know if there is anything I can get you prior to your presentation with the committee. In the mean time I put together some numbers below for base rents.

$12/sf annual base rent = $4650/mo.

Your savings for cutting out the 4 offices would be around $450/mo. so you would be around $4100/mo. Not too much savings especially if you decide to rent out the front 4 offices and bring in an additional stream of income, which I'm sure you could make at least $1k/mo. from renting those out as co-working spaces.

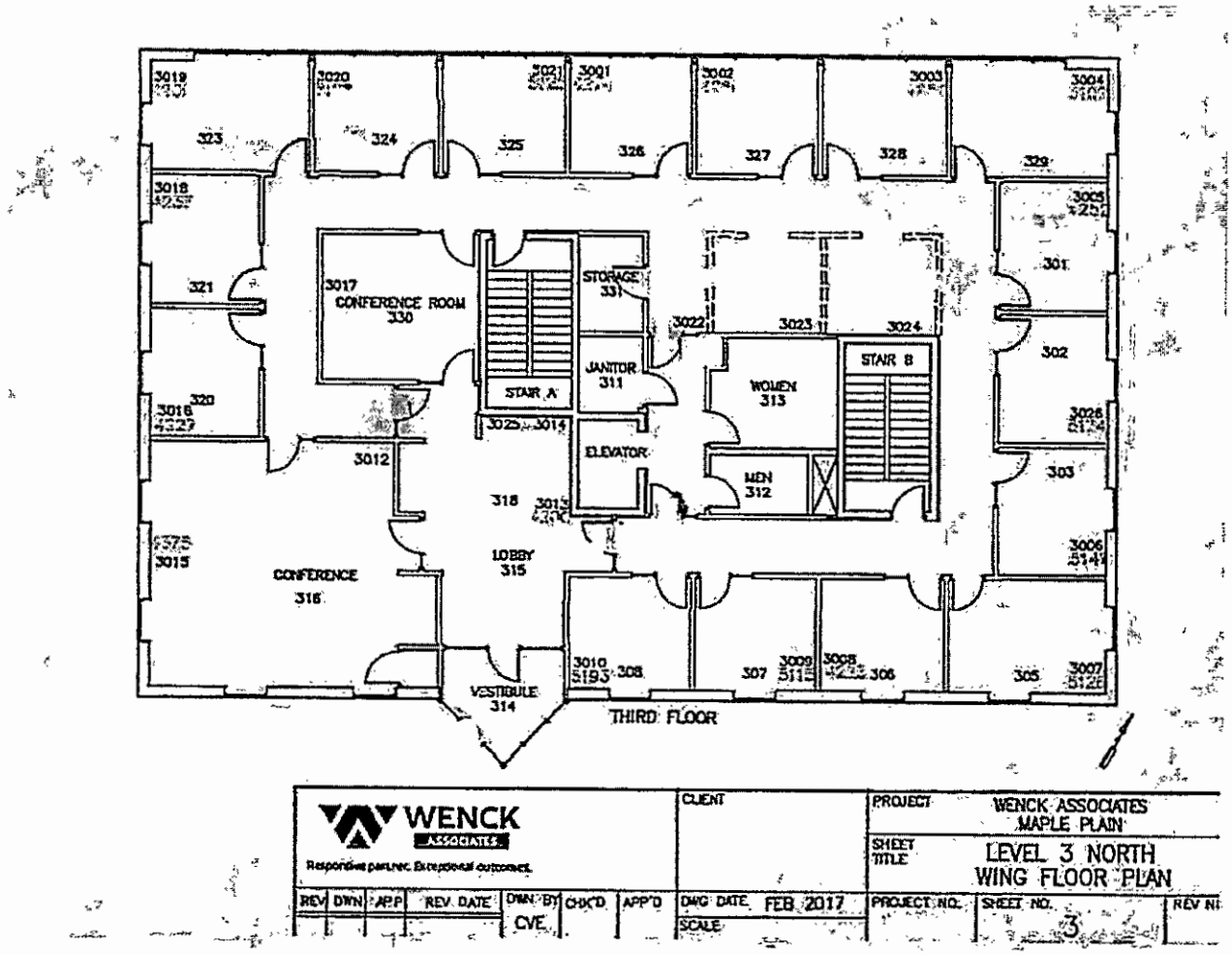
I would be willing to make your first year's rent $4,100/mo if you took the entire floor. That would give you time to get settled and either begin renting those offices out or turn them into your museum.

Would you also be able to share the contact info for the Hennepin County library in Maple Plain? I would love to begin the discussion of them relocating to the building as well.

Kind Regards,

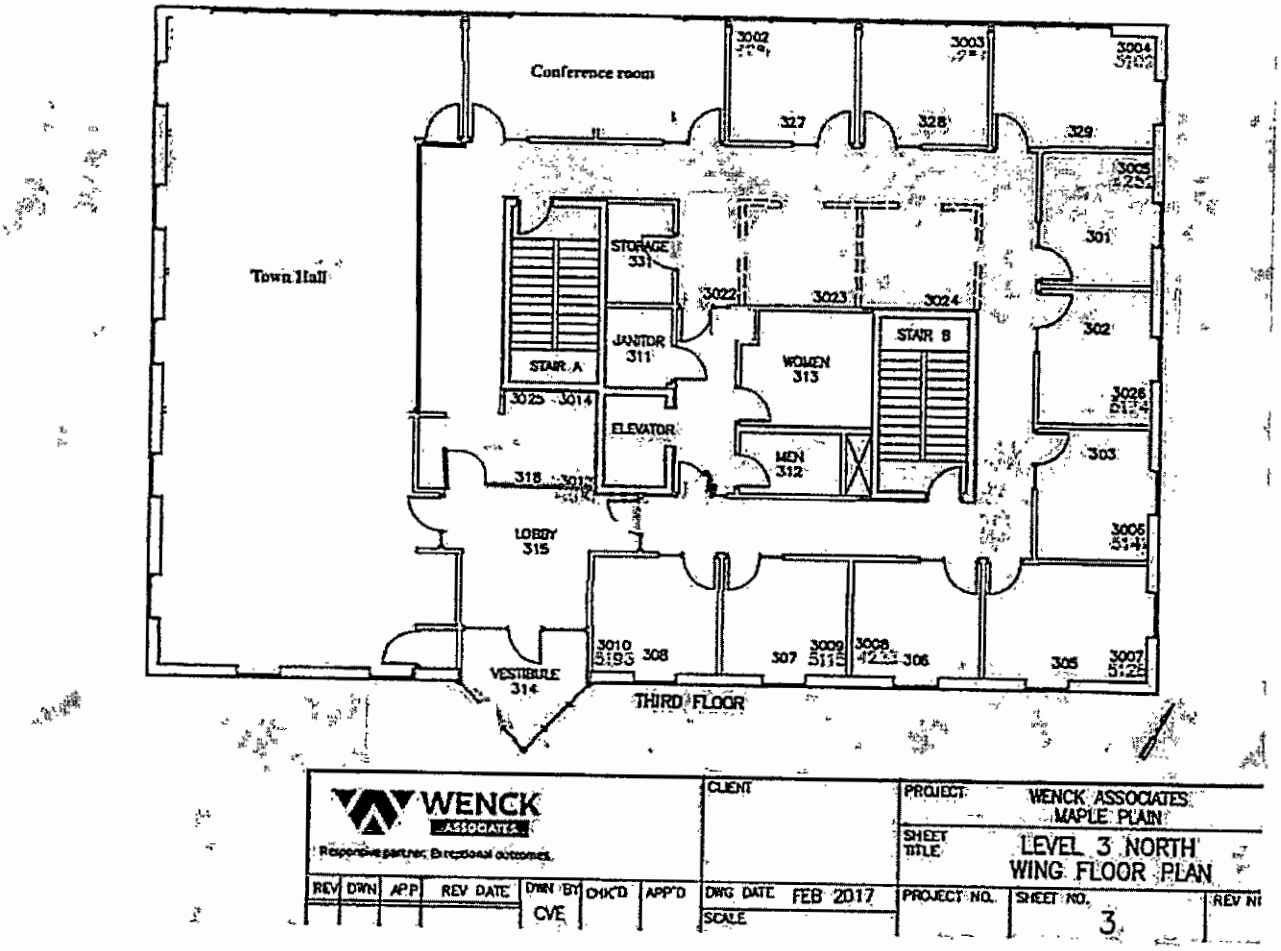
PARKER SMITH
CEO - Smith Co. Management
(612) 867-3879

BUILDING 2 FLOOR PLAN

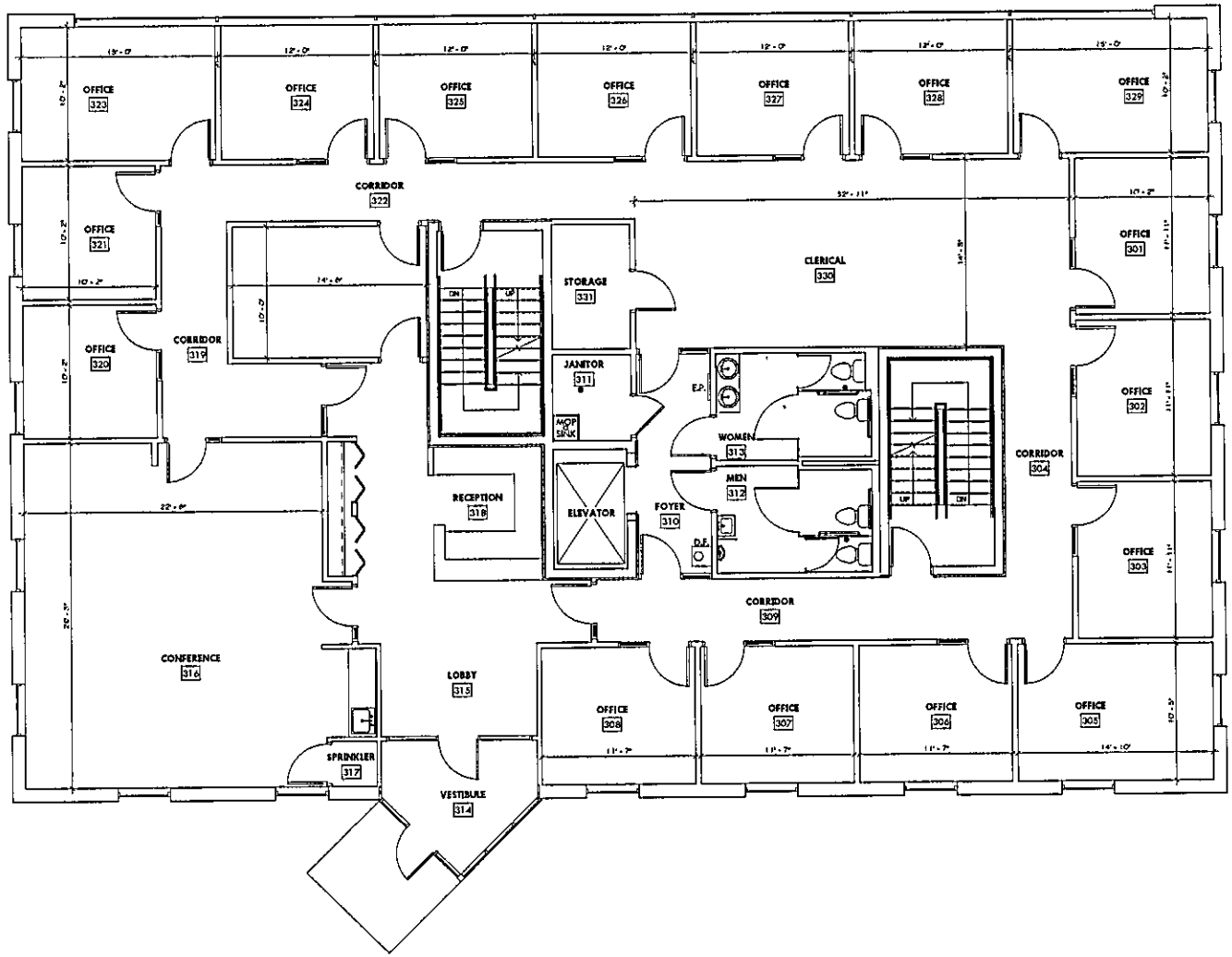


Third Floor

BUILDING 2 FLOOR PLAN



Third Floor



1 THIRD FLOOR - EXISTING
1/4" = 1'-0"

DIMENSIONS ARE FOR REFERENCE ONLY - V.I.F. PRIOR TO ANY CONSTRUCTION

Blumentals Architecture
1600 Marshall Street NE, Suite 1
Minneapolis, MN 55413
612/331-2222
bla@blumentals.com

PRELIMINARY DRAWINGS
• NOT FOR CONSTRUCTION

△ ISSUES / REVISIONS

EXISTING CONDITIONS

VERIFY ALL EXISTING CONSTRUCTION DIMENSIONS, ELEVATIONS AND CONDITIONS BEFORE STARTING ANY CONSTRUCTION. REVIEW ANY DISCREPANCIES WITH THE ARCHITECT. ADJUST NEW CONSTRUCTION AS REQUIRED.

Pioneer Creek Center

1800 Pioneer Creek Center
Maple Plain, MN 55359

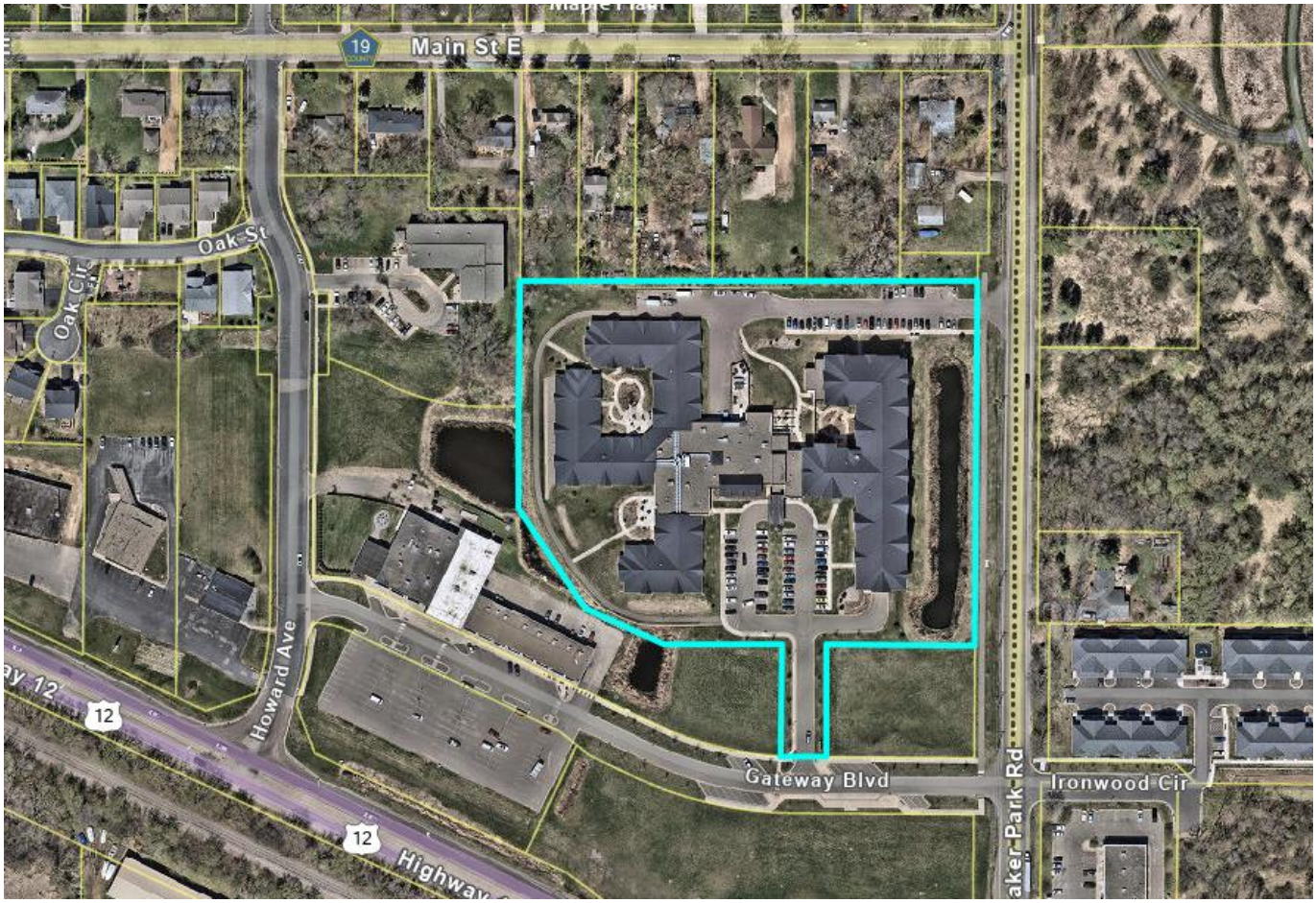
B/A PROJECT NUMBER
BUILDING 2 - 3

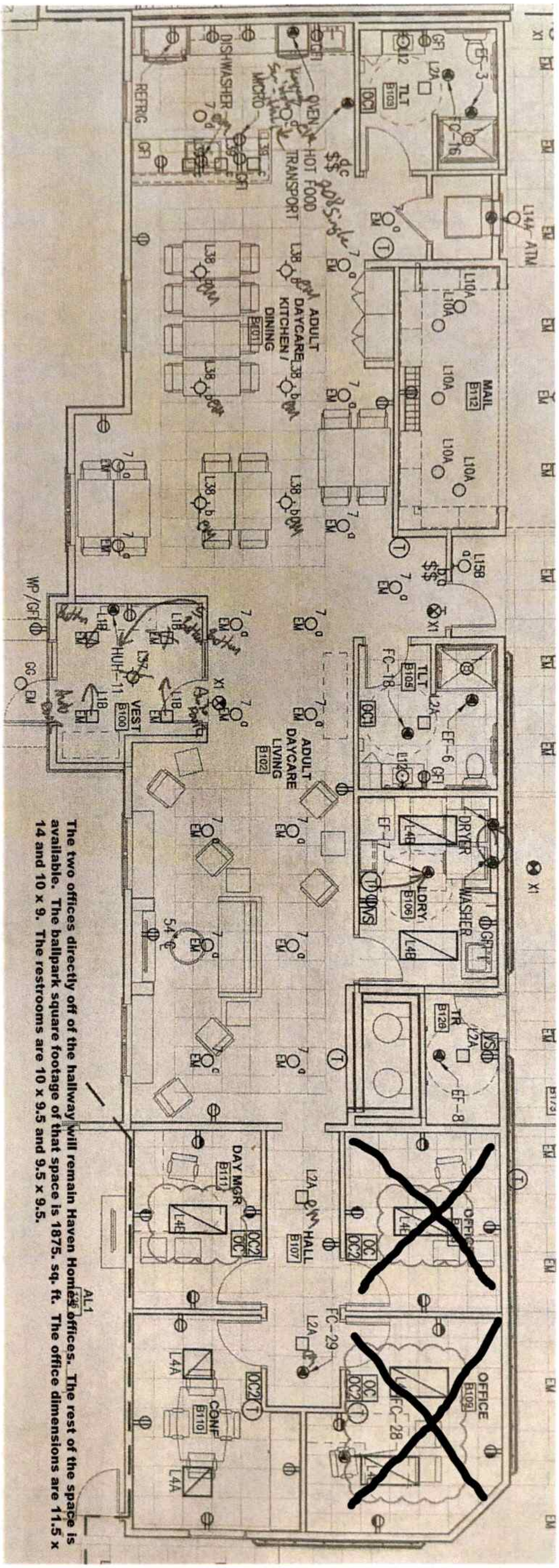
A2

10/28/2025 4:46:38 PM

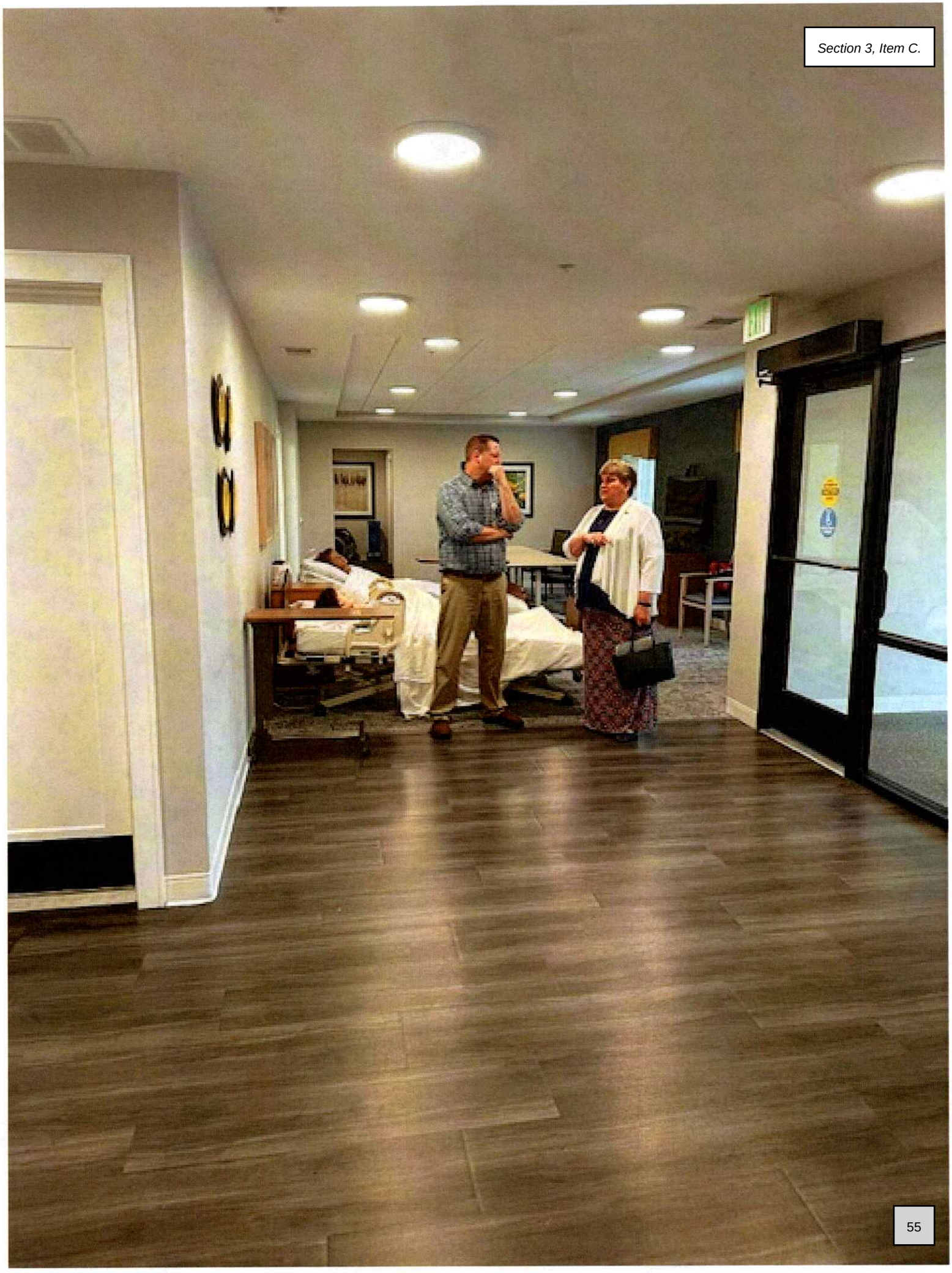
Exhibit C

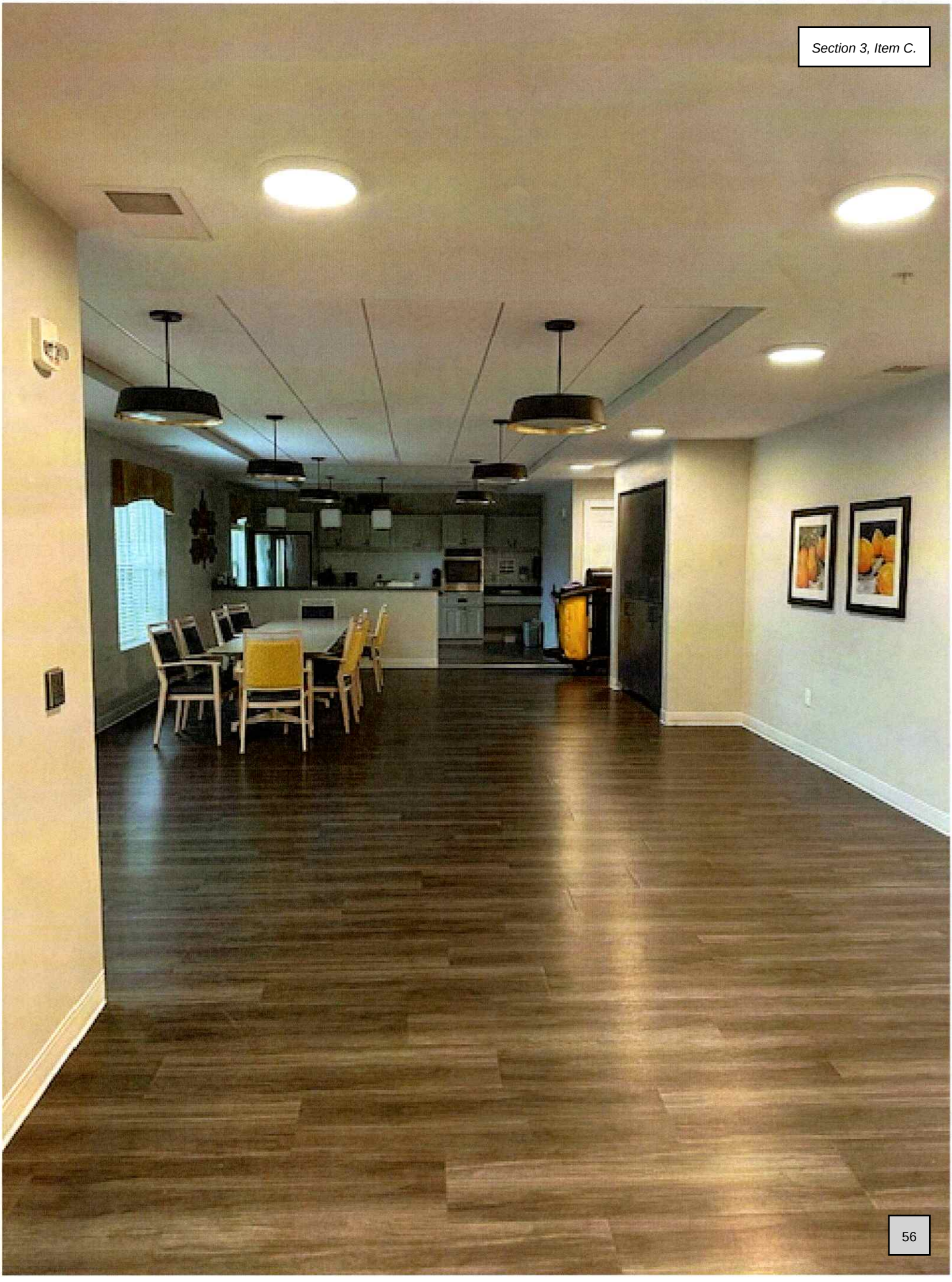
Haven Homes INC
4848 Gateway BLVD
Maple Plain, MN 55359

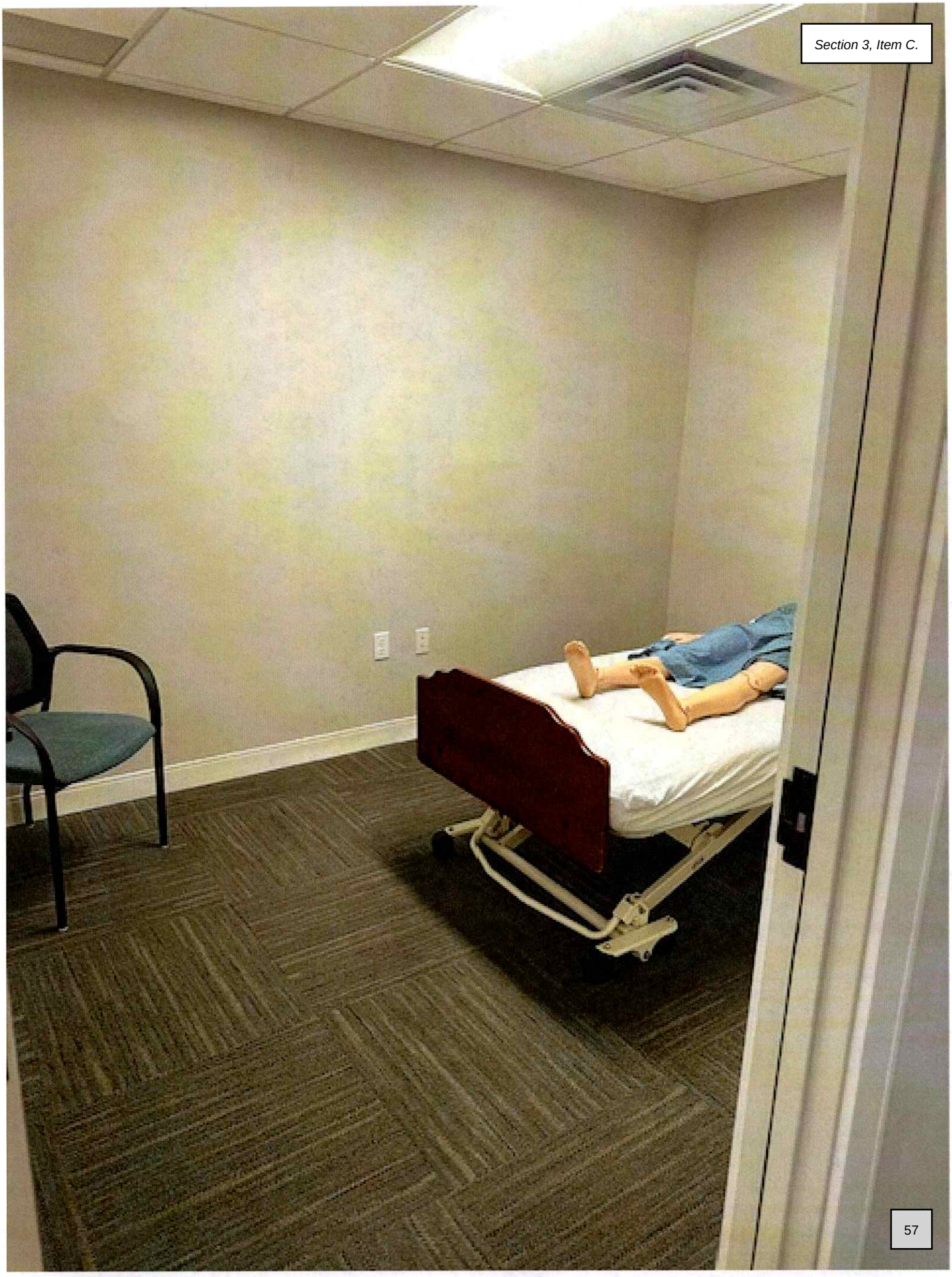


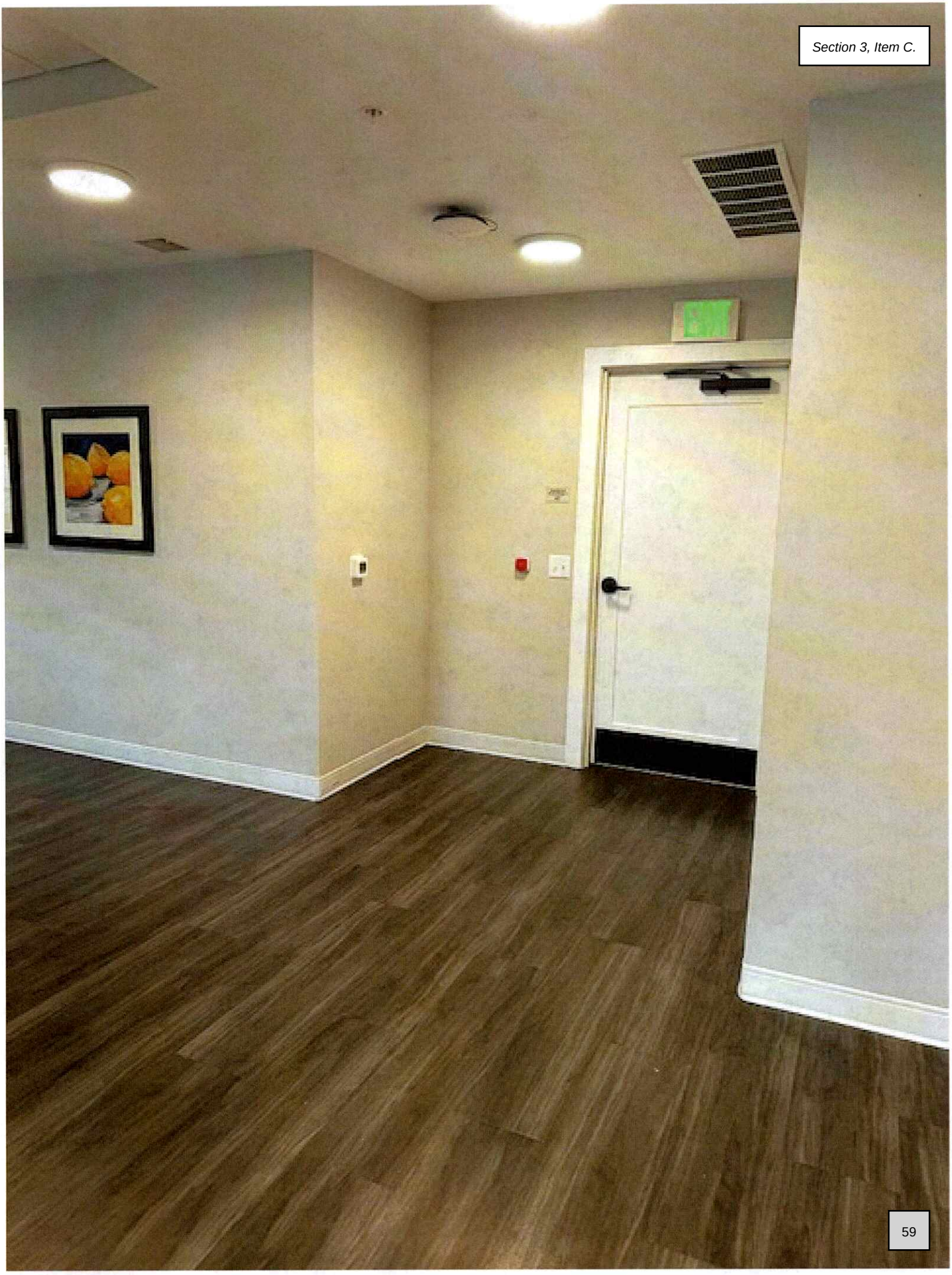


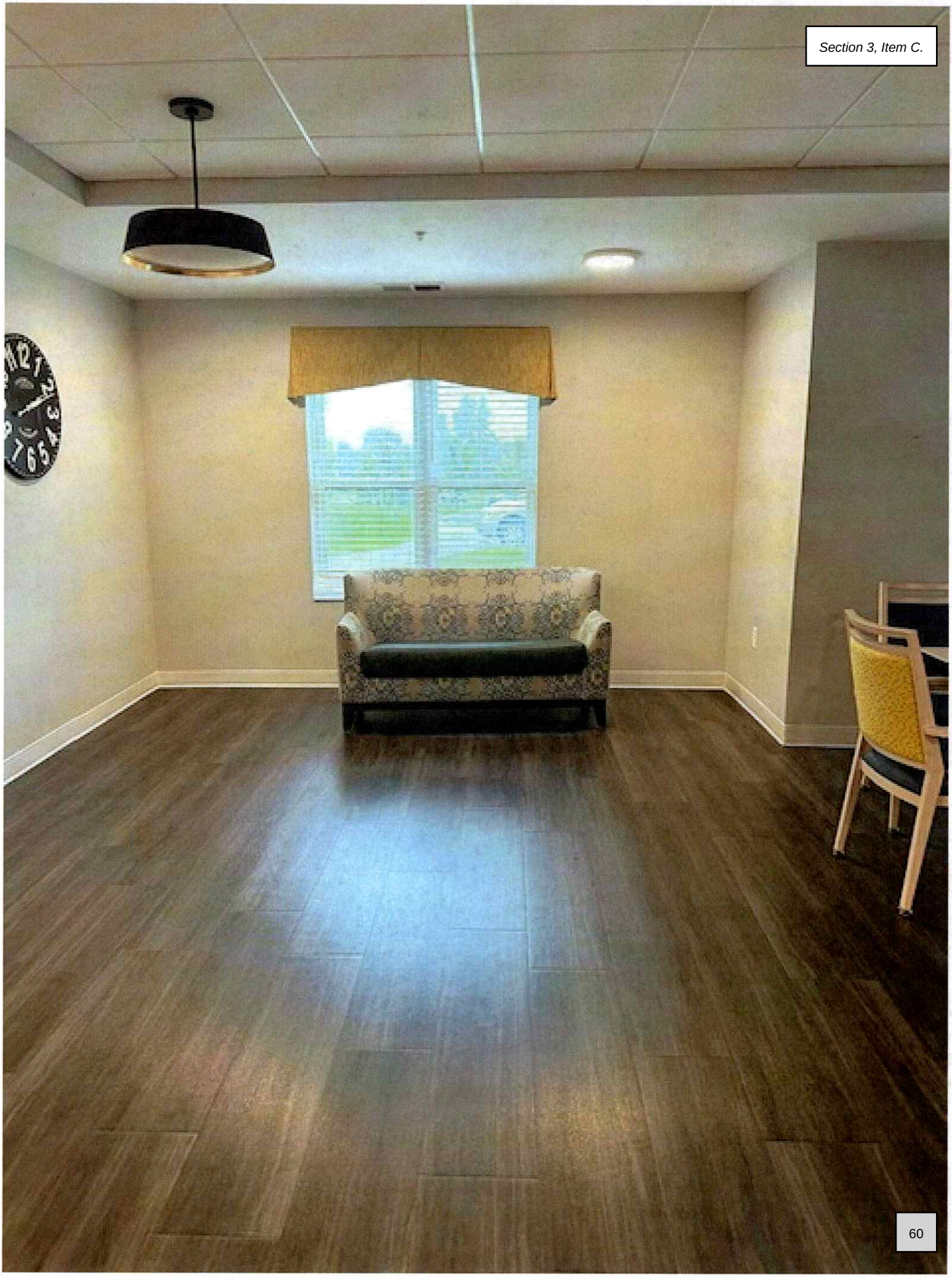
The two offices directly off of the hallway will remain Haven Homes offices. The rest of the space is available. The ballpark square footage of that space is 1875. sq. ft. The office dimensions are 11.5 x 14 and 10 x 9. The restrooms are 10 x 9.5 and 9.5 x 9.5.

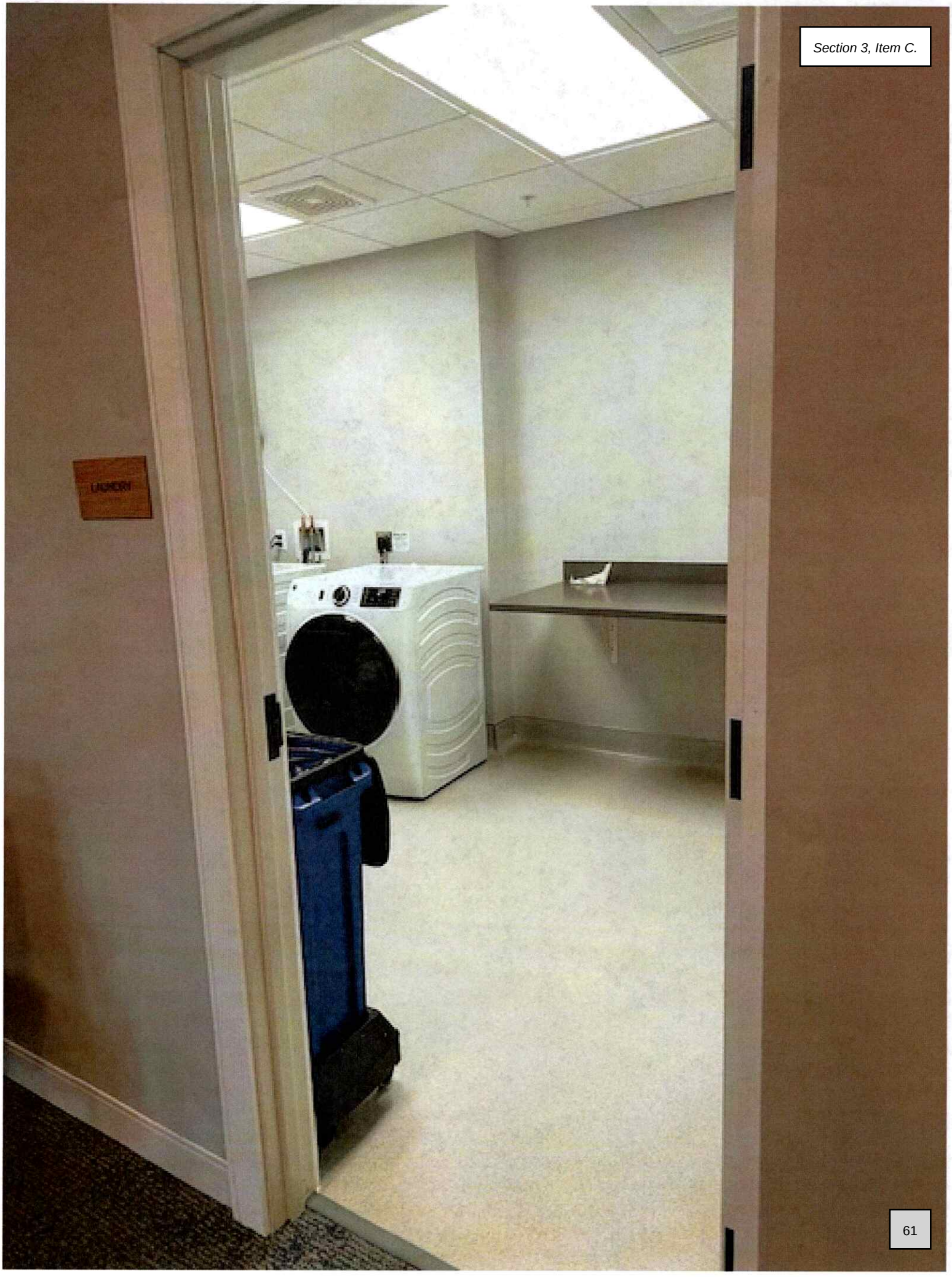











LAUNDRY