



AGENDA
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
March 24, 2025
7:00 PM

- 1. WELCOME**
- 2. CALL TO ORDER**
- 3. PLEDGE OF ALLEGIANCE**
- 4. ADOPT AGENDA**
- 5. VISITORS TO BE HEARD** (A completed public comment form should be presented to the City Administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.)
- 6. GUEST SPEAKER**
 - A. Presentation From Hennepin County Commissioner Kevin Anderson
- 7. CONSENT AGENDA**
 - A. 02-24-25 City Council Workshop Meeting Minutes
 - B. 02-24-25 City Council Business Meeting Minutes
 - C. 03-10-25 City Council Workshop Meeting Minutes
 - D. Resolution 2025-0324-03 City Logo and Seal Approval
 - E. Party In the Park- Liquor License, Special Event Permit, Temp Sign Permit
 - F. Special Event Permit 9-6-25- Wedding- 1459 Prairieland Ave
 - G. Orono Baseball Association 2025 Field Use Agreement
 - H. Orono High School Baseball 2025 Field Use Agreement
 - I. Orono Softball Association 2025 Field Use Agreement
- 8. ACCOUNTS PAYABLE**
 - A. City Bills - \$174,437.19
 - B. City ACH's - \$13,993.37
 - C. 2024 Street Reconstruction Project - \$1,369.00
- 9. STAFF REPORTS**
 - A. Fire Department
 - B. West Hennepin Public Safety

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

- C. City Engineer
- D. Public Works
- E. City Planner
- F. Administration & Finance

10. OLD BUSINESS

11. NEW BUSINESS

- A. Resolution 2025-0324-01 Declaring Excess Property
- B. Resolution 2025-0324-02- Authorizing the Renaming of Ordinance 333 & 334
- C. Resolution 2025-0324-04 Kwik Trip CUP Approval
- D. Purchase Agreement with Northshore Development

12. COUNCIL REPORTS AND OTHER BUSINESS

13. ADJOURNMENT

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

HENNEPIN COUNTY

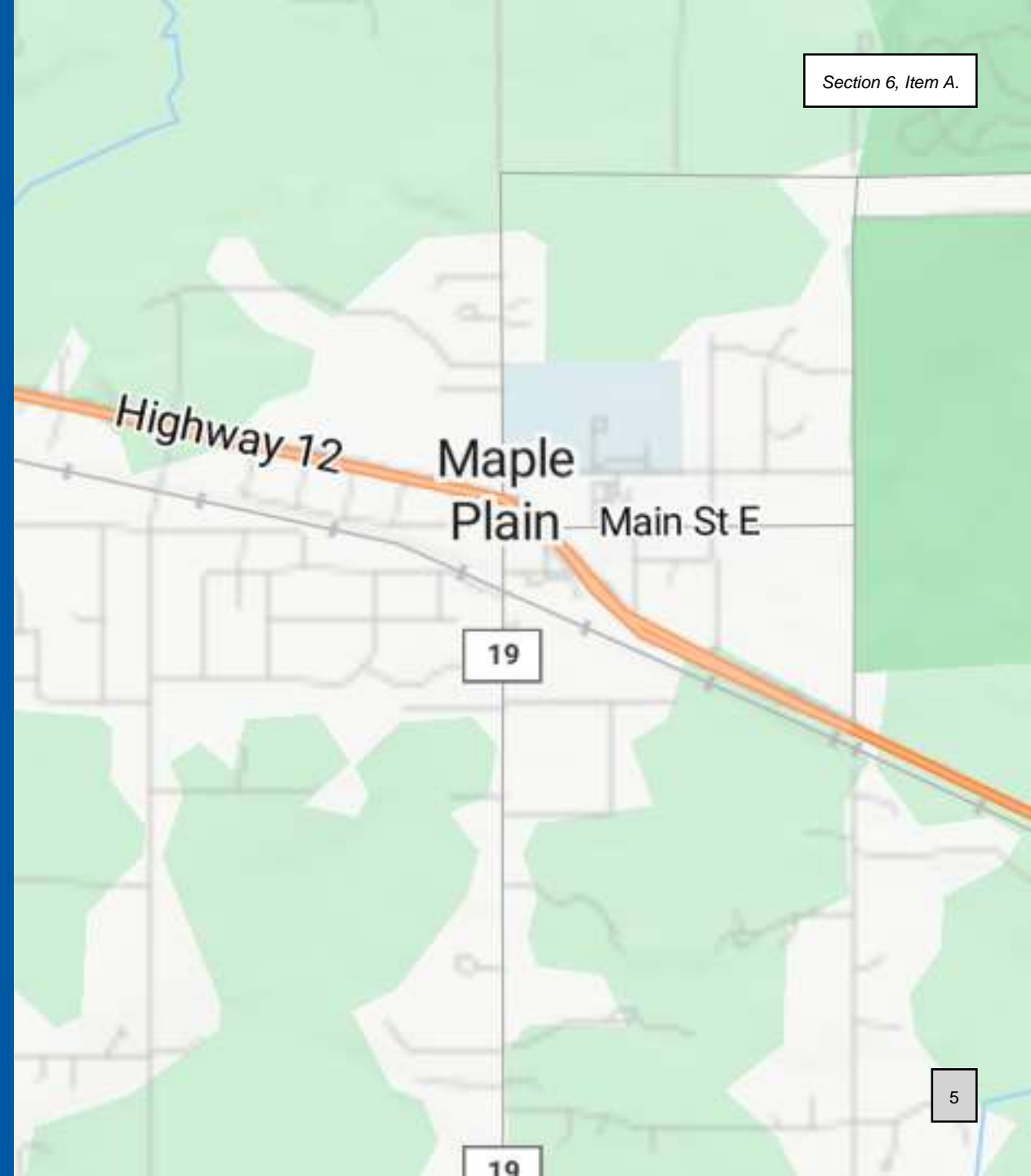
MINNESOTA

Commissioner Kevin Anderson

- Serving District 7 since 2021
- Chair - Public Works Committee
- Vice Chair – Housing Redevelopment Authority
- Vice Chair - Health Committee
- Chair - AMC Business and Partner Development
- Appointed to AMC Transportation and Infrastructure, Land Bank Twin Cities, Metropolitan Emergency Services Board, Metropolitan Mosquito Control District, etc

Public Works Projects

- 2024
 - Bridge Preservation
 - Flood sealing on the County Road 83 bridge over the Burlington Northern Railroad
 - Pedestrian Ramp Upgrades
 - County Road 19 from Creekview Green to TH 12
 - Stabilized Full Depth Reclamation
 - County Road 19 from 100' N of CSAH 29 to TH 55
- 2025
 - Roof Replacement at the Maple Plain Library



HENNEPIN COUNTY MINNESOTA



Section 6, Item A.



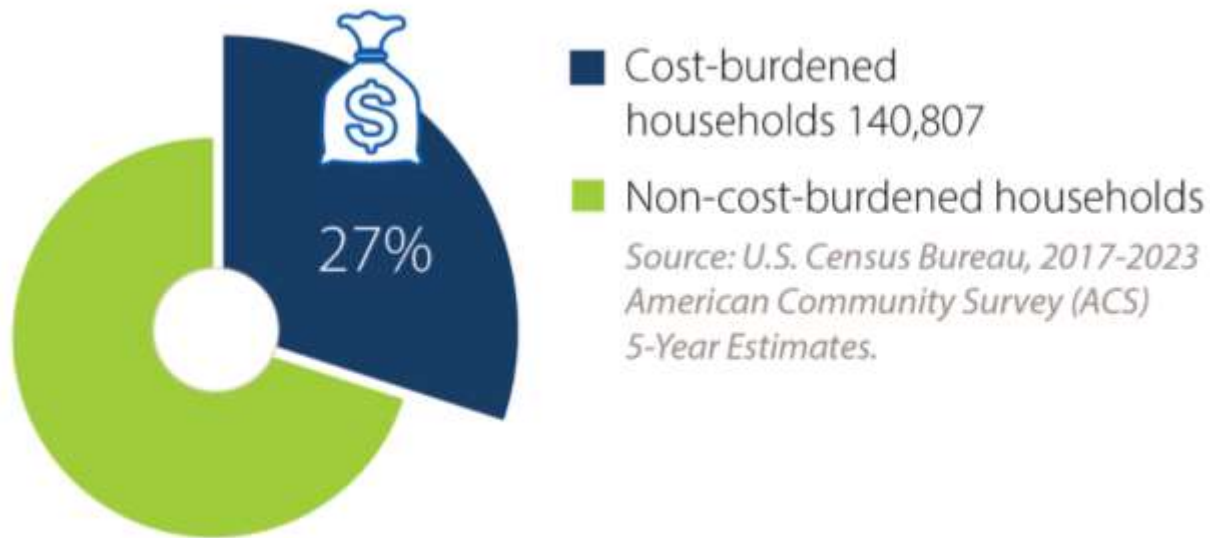
Building housing capacity to address gaps

Housing burden and impact on basic needs

27% of households pay more than 30% of their income for housing

They are at risk of being unable to afford to meet other basic needs:

- Health care
- Food
- Transportation
- Education

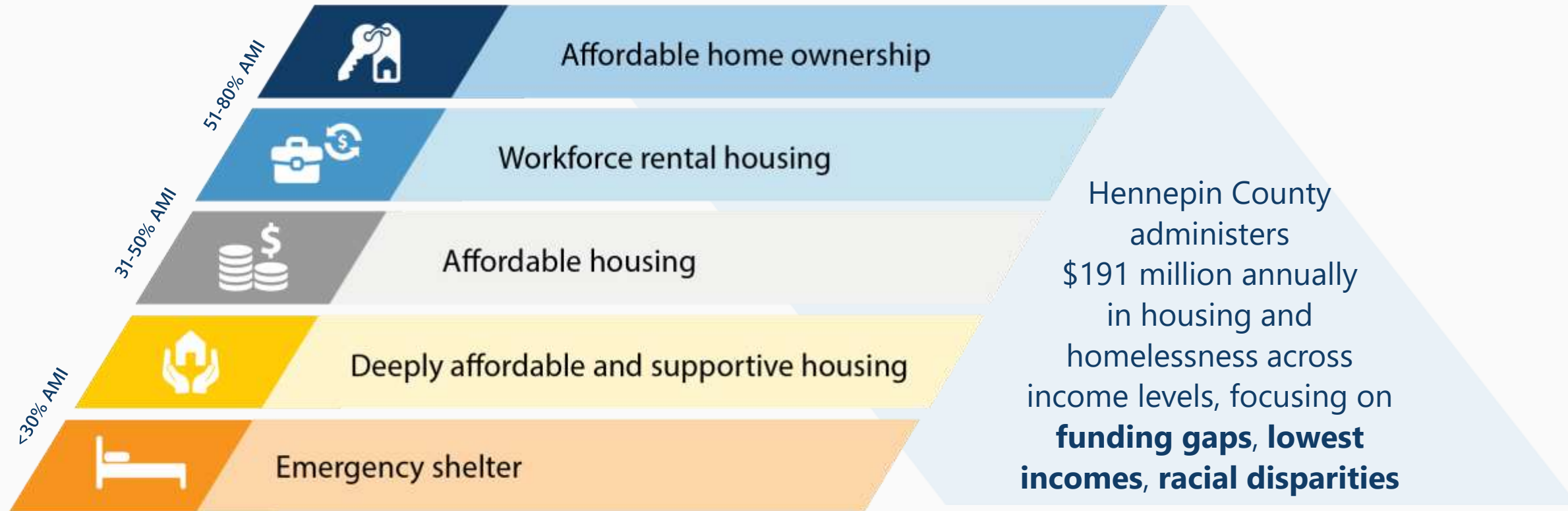


County role in housing ecosystem





Hennepin County Housing Continuum



Hennepin County annual coordinated affordable housing development RFP

- Gap funding to develop or preserve affordable multifamily housing or create homeownership opportunities through new construction or acquisition and rehabilitation
- 2025 funding:
 - \$5M Affordable Housing Incentive Fund (HRA levy)
 - \$5M Supportive Housing capital (HRA levy)
 - \$1.245M Homeownership Assistance Fund (HRA levy)
- RFP every January (current RFP closes January 28th)

New local affordable housing aid (LAHA)

Source	Recipients	Annual allocations
Local Affordable Housing Aid (funded by metro sales and use tax for housing)	25%: new rental assistance program 25%: Metropolitan Cities >10,000 50%: Metropolitan Counties	2024 Cities: \$16,104,806 2024 Counties: \$32,209,613

- Annual letter from Hennepin County to cities notifying planned uses, inviting consultation
- Hennepin County prioritizes affordable housing funding for projects receiving financial support from cities

Housing Development Funds

**Coordinated
Affordable
Housing
Development**

**Community
Development
Block Grants**

**Lead Hazard
Reduction**

Energy & Environment Funds

**Good
Steward
Grants**

**Opportunity
Grants**

**Site Cleanup
& Assessment
Funds**

**Healthy Tree
Canopy
Grants**

**Aquatic
Invasive Species
Prevention
Grants**

**Organics &
Multifamily
Waste Reduction
Supplementary
Funding**

Questions?



Executive Summary

City Council Business Meeting

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

Consent Agenda Items:

- A. 02-24-25 City Council Workshop Meeting Minutes
- B. 02-25-25 City Council Business Meeting Minutes
- C. 03-10-25 City Council Workshop Meeting Minutes
- D. Resolution 2025-0324-03 City Logo and Seal Approval
- E. Party In the Park -Liquor License, Special Event Permit, Temporary Sign Permit
- F. Special Event Permit for 09-06-25 Wedding at 1459 Prairieland Av
- G. Orono Baseball Association -2025 Field Use Agreement
- H. Orono High School Baseball -2025 Field Use Agreement
- I. Orono Softball Association -2025 Field Use Agreement

Maple Plain City Council Workshop Meeting Minutes

Maple Plain City Hall, February 24, 2025 5:30 PM

Call to Order

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

Council Members Present

Council Members Connie Francis, Rochelle Arvizo, Andrew Burak, Mike DeLuca, and Mayor Julie Maas-Kusske were present.

Staff Present

City Administrator Jacob Kolander and Assistant City Administrator Kevin Larson.

Meeting Details

Adopt Agenda

A motion to approve the agenda was made by Council Member Francis, seconded by Council Member Arvizo, motion carried 5-0

Home Energy Squad Program

Asst. City Administrator Larson summarized the program. The overview of the program is the result of state, local and businesses combining efforts to help homeowners reduce monthly expenses. The service includes in-home visits, installation of LED lights, improved thermostat and offer recommendations to further reduce energy cost. Two ways for the city to participate and be listed as a participating city. 1. Split the cost of in-home visit with residents; 2. The City pays the full cost of the in-home visit. Staff recommends enrolling in the home energy squad program and splitting the cost with residents.

Council Direction: The City can endorse the positive results of this program and promote it on the city digital platforms. However, the City does not want to set a precedent for participating in these types of programs and paying for citizens participation.

City Hall Needs

City Administrator Kolander summarized the current city hall dimensions and the immediate need to secure a new City Hall location by the end of 2017. To address the need, Kolander provided 3 long-term options to explore with the Council. 1. Haven Homes Adult Daycare facility; 2. the Gordon James Building; 3. The new development downtown.

Council Direction: The council wants to further explore all three options and get a better idea on costs associated.

Strategic Planning Timeline

City Administrator Kolander provided an update on the strategic topics and the timeline the staff has been working towards.

Council Direction: Continue to work towards the goals and focus on park improvements planning for 2026 implementation.

Adjournment

A motion to adjourn was made by Council Member Francis, seconded by Council Member Burak. Motion passed 5-0. The meeting was adjourned at 6:22 PM.

I, the undersigned, Jacob Kolander, City Administrator in and for the City of Maple Plain, Minnesota, do hereby certify that the above and foregoing is e true and correct copy of the minutes.

Respectfully submitted by:



DRAFT

Maple Plain City Council Business Meeting Minutes

Maple Plain City Hall, February 24, 2025 7:00 PM

Call to Order

Mayor Julie Maas-Kusske called the meeting to order at 7:00 PM.

Council Members Present

Council Members Connie Francis, Rochelle Arvizo, Andrew Burak, Mike DeLuca, and Mayor Julie Maas-Kusske were present.

Staff Present

City Administrator Jacob Kolander, Assistant City Administrator Kevin Larson, and Asst City Engineer Matt Bauman.

Meeting Details

Adopt Agenda

A motion to approve the agenda was made by Council Member Francis, seconded by Council Member Burak, motion carried 5-0

Consent Agenda

Motion to approve Consent Agenda Items A-D and remove item 6.E ICS Agreement by Council Member Arvizo, seconded by Council Member DeLuca. Motion passed 5-0.

Accounts Payable

City Administrator Kolander summarized the accounts payable of City Checks of \$260,205.91, City ACH of \$20,465.33, and 2024 street improvement payment \$474,127.90. Council Member Burak asked about PERA and the payment to himself. Kolander mentioned that the monies taken out of his paycheck in January were for social security. This was taken out incorrectly due to PERA contributions. Council Member Burak moved to approve accounts payable, seconded by Council Member Francis. Motion passed 5-0.

Staff Reports

City Administrator Kolander summarized the staff reports submitted noting that the Fire Department had not submitted a report to the City this month.

A motion to accept the staff reports as presented by Council Member Francis, seconded by Council Member DeLuca. Motion carried 5-0.

New Business

Resolution 25-0224-01 Authorizing EFT Payments

City Administrator Kolander summarized the EFT payment resolution and expressed this should have been a part of the annual resolutions brought before the Council in January. The resolution 2025-0224-01 is to formally delegate authority for electronic funds transfers and payment of claims prior to City Council approval, as required by Minnesota Statute 471.38 Subd. 3a

A motion to approve Resolution 25-0224-01 Authorizing EFT Payments as written by Council Member Francis, seconded by Council Member Burak. Motion carried 5-0.

Ordinance 333 – Chapter 9 Amendments

City Administrator Kolander summarized the changes to Ordinance 333. The amendments refine and strengthen regulations related to the city’s water, sewer, and stormwater management. The updates provide clearer enforcement mechanisms for utility service violations, establish stricter penalties for delinquent utility payments, and formalize emergency water conservation procedures in response to water shortages. The ordinance also updates requirements for fire hydrant connections, water meter regulations, and property owner responsibilities for maintaining water and sewer infrastructure. Additionally, it introduces a quarterly billing structure for stormwater utility fees and refines sewer rate calculations, ensuring a fair and consistent approach to utility charges.

A motion to approve Ordinance 333 – Chapter 9 Amendments as written by Council Member Francis, seconded by Council Member Burak. Motion carried 5-0.

A motion to approve the Summary Publication of Ordinance 333 as written by Council Member DeLuca, seconded by Council Member Francis. Motion carried 5-0.

Council Reports & Other Business

City Council Reports

Council Members provided reports of activities over the past month.

Adjournment

A motion to adjourn was made by Council Member Burak, seconded by Council Member Francis. Motion passed 5-0. The meeting was adjourned at 7:19 PM.

I, the undersigned, Jacob Kolander, City Administrator in and for the City of Maple Plain, Minnesota, do hereby certify that the above and foregoing is a true and correct copy of the minutes.

Respectfully submitted by:





MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
March 10, 2025
5:30 PM

1. CALL TO ORDER

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

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

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 Burak.

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

Motion passed 5-0

3. DISCUSSION

A. 2025 Enterprise Budget

ABDO Finance Sturtz presented the 2025 enterprise budget and highlighted the key items to consider. Water fund - debt services moved to bond payable.

Council Direction: allocate the part-time wages to water and sewer funds for 2024. Bring forth the methodology for forecasting the interest earned. Specifically, how will staff account for falling interest rates. The council has not increased the premiums for water sales outside of Maple Plain in 8 years. The council wants staff to model scenarios at 35, 40, 45, & 50% for the next workshop

B. 2025 Water Incentive Program

City Administrator Kolander summarized the water incentive program proposal. The proposal is consistent with previous years. Residents will have up to 7k gallons per quarter in support of watering sod laid during the 2024 street reconstruction. The application due date is 4/15.

C. Maple Plain City Seal & Logo

Assistant City Administrator Larson summarized the results of the citywide survey and presented the new city logo and seal for council approval.

Council Direction: bring a resolution before the council business meeting for an official vote.

D. Website & Email & Ring Central Update

City Administrator Kolander provided an update on the administrative changes taking place. Council will have their own voicemail box. The city website and city emails will be transitioning to a mapleplainmn.gov domane.

4. COUNCIL REPORTS AND OTHER BUSINESS

5. FUTURE WORKSHOP TOPICS

- A. Ice Skating Rink Maintenance
- B. VMP Baseball/Softball field improvements
- C. Met Council Equity-Focused Water Efficiency Grant 03/24

6. ADJOURNMENT

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

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

Motion passed 5-0

Council Adjourned at 6:41



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	City Council Approval of the new City Seal and City Logo
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION: Approve the City Seal and City logo that residents voted for and allow City staff to utilize the logo on the website, official documents, signage, and the website.	

Background

The Rebranding Committee was established in June 2024 to initiate the redesign of the update the City website and improve signage throughout the city. Below is the current status of each objective.

1. **City Logo Redesign:** The committee gathered feedback from residents and businesses and developed multiple design concepts for the City Council to review. Following this process, residents were given the opportunity to vote on the final logo selection (see Exhibit A).
2. **City Seal Redesign:** The committee identified an opportunity to revise the City Seal to ensure a design that is unique to Maple Plain and reflective of its character and heritage. (see Exhibit B).
3. **City Website Update:** After evaluating potential website providers, the committee selected CivicPlus. The new website is scheduled to launch on March 13, 2025.
4. **City Signage Redesign i.e. park signs and City welcome signs, etc.:** The committee is collaborating with engineering firms to design and install three welcome signs and four park signs. The goal is to ensure consistency and durability across all city signage. Installation is planned for spring and summer of 2025. The committee will present the designs and funding options to the City Council for consideration.

Policy Objectives

The new City logo will be integrated into official documents, signage, the City website, and other municipal communications to enhance brand consistency and community identity.

Recommendations

Staff recommends that the City Council approve the City Seal and logo selected by residents and authorize their use on the City website, official documents, signage, and other municipal materials.

Exhibit A



Exhibit B



CITY OF MAPLE PLAIN

HENNEPIN COUNTY, MINNESOTA

RESOLUTION 2025-0324-03

**A RESOLUTION APPROVING THE CITY SEAL AND LOGO SELECTED BY RESIDENTS AND AUTHORIZING ITS
USE ON OFFICIAL CITY MATERIALS**

WHEREAS, the City of Maple Plain recognizes the importance of modernizing its branding to reflect the values and identity of the community; and

WHEREAS, in June 2024, the City Council established the Rebranding Committee to oversee the redesign of the City logo, City Seal, update the City website, and improve signage throughout the City; and

WHEREAS, the Rebranding Committee engaged residents and businesses in the logo redesign process, gathered feedback, and developed multiple design concepts for review by the City Council; and

WHEREAS, following a thorough public engagement process, residents were given the opportunity to vote on the final logo selection, and the results of this vote have chosen a new design for the City logo (see Exhibit A); and

WHEREAS, the Rebranding Committee developed a new city seal to ensure a design that is unique to the City of Maple Plain and reflective of its character and heritage (see Exhibit B); and

WHEREAS, the City Council has reviewed the proposed City Seal and finds it to be an appropriate representation of the community; and

WHEREAS, the City Council acknowledges the need for consistency in municipal branding and the importance of incorporating the new City logo into official documents, the City website, City Seal, signage, and other municipal communications;

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

1. The City Council hereby approves the City logo selected by residents, as presented in Exhibit A.
2. The City logo shall be incorporated into official City documents, the City website, signage, and all other applicable municipal communications.
3. The City Council hereby approves the City Seal as presented in Exhibit B

- 4. City staff is authorized to take all necessary steps to implement the use of the new logo in coordination with ongoing rebranding efforts, including website updates and city signage improvements.
- 5. This resolution shall take effect immediately upon its passage and adoption.

ADOPTED by the City Council of the City of Maple Plain, Minnesota, this 24th day of March, 2025.

Julie Maas-Kusske, Mayor

ATTEST:

Jacob Kolander, City Administrator

Exhibit A



Exhibit B





City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

Section 7, Item E.

LIQUOR LICENSE APPLICATION

APPLICATION INFORMATION

☒ New Application ☐ Application Renewal Date of Application 3-3-25

TYPE OF APPLICATION(S)

☐ On Sale ☐ Off Sale ☐ Sunday On Sale ☒ Wine & Beer On Sale ☐ 3.2 Beer Off Sale

APPLICANT INFORMATION

Applicant Name (First, Middle, Last) Dave Shaughnessy / Orono Rotary Club

Address [REDACTED]	Work Phone [REDACTED]
City, State, Zip [REDACTED]	Home Phone [REDACTED]
Date of Birth [REDACTED]	Cell Phone 6 [REDACTED]

List all aliases: XXXXX

REFERENCES

Name Kevin Krolczyk	Relationship Orono Rotary Club
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Address [REDACTED]	Ph [REDACTED]
City, State [REDACTED]	E [REDACTED]

Name Tom Geiger	Relationship Orono Rotary Club
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Address [REDACTED]	Phone [REDACTED]
City, State [REDACTED]	Email [REDACTED]

Name Lyle Brandt	Relationship Orono Rotary Club
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Address [REDACTED]	Phone Number [REDACTED]
City, State [REDACTED]	Email [REDACTED]

s references.

BUSINESS INFORM

Years in Business 24	Address of Premise PO Box 162 Long Lake, MN 55356
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Consumption of Liquor ☐ Inside Only ☒ Outside ☐ Inside & Patio ☐ Not Applicable

XXXXXX XXXXXXXXXXXX Westchester Surplus Lines	Policy Number G73578917003
---	----------------------------

Commercial General Liability/ Liquor

* Must provide copy of insurance policy & coverages.

Owner Name (First, Middle, Last) Orono Rotary Foundation	Date of Birth XXXXX
--	---------------------

Work Phone 612-760-4865	Home Phone XXXXX	Cell Phone XXXXX
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Owner Name (First, Middle, Last) XXXXX	Date of Birth XXXXX
--	---------------------

Work Phone XXXXX	Home Phone XXXXX	Cell Phone XXXXX
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Applicant must provide the following with this application: fill out and attach the form prescribed by the Commissioner of Public Safety, proof of financial responsibility, and copy of liability insurance.

Applicants shall allow, per Maple Plain City Code, any peace officer, health officer, city employee or any other person designated by the City Council to conduct compliance checks and to otherwise enter, inspect, and search the premise of licensee during and after business hours during the time when customers remain on the premises without warrant.

I hereby verify that all of the above information is true and correct. I attest that all of the statements made by me on this liquor license application form and documents submitted are true, complete and correct to the best of my knowledge and belief, and are made in good faith. I understand that any false statements made with the intent to commit fraud, any fraudulent conduct, or any attempted deception by me or by others with my connivance, in any application, paper or document submitted, shall bar me from being issued a liquor license by the City of Maple Plain.

Pursuant to city of Maple Plain license requirements, per the MN State Statute 299C.72, West Hennepin Public Safety is authorized to conduct a criminal history check.

I hereby authorize West Hennepin Public Safety to conduct a criminal history check/background/record check and verify the information provided on this liquor license application.

Applicant Signature

Dave Shaughnessy

Date

3-03-2025

OFFICE USE ONLY

Application Received		Submitted to WHPS		Received by WHPS	
Investigating Officer			Investigation Complete		
WHPS Recommendation		<input type="checkbox"/> Approve <input type="checkbox"/> Deny		Signature	
Council Approval		<input type="checkbox"/> Approve <input type="checkbox"/> Deny		Outstanding Utilities/Taxes? <input type="checkbox"/> Yes <input type="checkbox"/> No \$	
<input type="checkbox"/> New Application Fee – \$500		<input type="checkbox"/> Application Renewal – \$25		<input type="checkbox"/> Background Check \$	
<input type="checkbox"/> Liquor On-Sale \$5,000	<input type="checkbox"/> Off Sale \$240	<input type="checkbox"/> Sunday On Sale \$200	<input type="checkbox"/> Wine/Beer On-Sale \$250		
<input type="checkbox"/> 3.2 Beer Off-Sale \$50	<input type="checkbox"/> Block Party \$500	<input type="checkbox"/> Temporary 3.2 \$25	Amount Due \$		

Updated March 6, 2018



City of Maple Plain
5050 Independence St.
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

SPECIAL EVENT PERMIT

APPLICATION MUST BE SUBMITTED AT LEAST 14 DAYS PRIOR TO EVENT

APPLICANT INFORMATION

Applicant Name Dave Shaughnessy		Phone	
Address		Email	
City, State,		Email	
Business Name Orono Rotary Foundation		Business Contact Dave Shaughnessy	
Address PO Box 162		Phone Nu	
City, State, Zip Long Lake, MN 55356		Email or	

EVENT INFORMATION

Describe the event. Party in the Park 2025	Will event go past 10 p.m.? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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# of Participants Expected: Approx. 250	Entry Fees: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how much? \$ / person
---	--

List dates of event(s): 06/ 07 /2025 to 06 /07 /2025	Event #1: Days of the week <input type="checkbox"/> M <input type="checkbox"/> T <input type="checkbox"/> W <input type="checkbox"/> Th <input type="checkbox"/> F <input checked="" type="checkbox"/> Sa <input type="checkbox"/> Su Start Times: 5:00PM End Times: 11:00PM
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Event #2: Days of the week <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> Th <input checked="" type="checkbox"/> F <input checked="" type="checkbox"/> Sa <input checked="" type="checkbox"/> Su Start Times: End Times:
XXXXXXXXXXXXXXXXXXXXXXXXXXXX	Event #3: Days of the week <input checked="" type="checkbox"/> M <input checked="" type="checkbox"/> T <input checked="" type="checkbox"/> W <input checked="" type="checkbox"/> Th <input checked="" type="checkbox"/> F <input checked="" type="checkbox"/> Sa <input checked="" type="checkbox"/> Su Start Times: End Times:

Event Type	
<input type="checkbox"/> Parade <input checked="" type="checkbox"/> Festival <input type="checkbox"/> Run/Walk <input checked="" type="checkbox"/> Block Party <input type="checkbox"/> Private Party (50+ Attendees)	
<input type="checkbox"/> Sport Event <input type="checkbox"/> Other, Explain:	

Event Includes	
<input checked="" type="checkbox"/> Alcohol <input checked="" type="checkbox"/> Food Service <input type="checkbox"/> Bingo/Raffles <input checked="" type="checkbox"/> Live Music <input checked="" type="checkbox"/> Amp'd Sound <input type="checkbox"/> Animals	
<input checked="" type="checkbox"/> Pedestrians <input type="checkbox"/> Bicycles <input type="checkbox"/> Floats <input type="checkbox"/> Vehicles, # Expected:	
<input type="checkbox"/> Games, Amusement Devices or Carnival Equipment, Explain:	

Event Parking	
Will event parking exceed on-site parking facilities available? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Will off-site parking be used? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Permission obtained from property owner? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Closure of City streets required? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Traffic control provided by: <input checked="" type="checkbox"/> Not applicable	
Delineation equipment provided by: WHPS <input type="checkbox"/> Not applicable	
<input type="checkbox"/> Barricades <input type="checkbox"/> Signs <input type="checkbox"/> Traffic Cones <input checked="" type="checkbox"/> No Parking Signs <input type="checkbox"/> Other:	

EVENT CONTACT INFORMATION

Section 7, Item E.

Chairperson, Event Manager or Director <i>(Person responsible for permit)</i>			
Name Dave Shaughnessy		Daytime	
Address		Cell Ph	
City, State		Email	

Organization Information			
Name Orono Rotary Foundation		Daytime	
Address PO Box 162		Fax	
City, State, Zip Long Lake, MN 55356		Email	

LIABILITY INFORMATION

If food is served, does business or organization have a license through Hennepin County? ☒ Yes. ☐ No.
(Itinerant food license available at <http://www.hennepin.us/itinerant>.)
Date license was issued: / / **TBD Food Trucks acquire licensure**


If alcohol is served, does business or organization have a liquor license? ☐ Yes. ☒ No.
Date license was issued: / /

If organization or business does not have a liquor license, has one been applied for? ☒ Yes. ☐ No.
Date of application to City: **03 / 03 / 2025**
Date of background check: / /
Date of City Council approval: / /
Date of issuance: / /

Liability insurance of \$1,000,000 is required for all events naming City as additional insured.
(Must be submitted with application.)
Date of insurance submitted to City: / / **Attached**
Name of insurance carrier: **Westchester Surplus Lines Ins. Co. #G73578917003 \$2MM/\$4MM**

Site Map Required

A detailed site map of the event area **must** be attached to the application. The site map should show locations of food and beverage vendors, where activities will take place, location of restroom facilities, and location of any temporary infrastructures, such as tents or stages.

Applicant Signature 	Date of Application 03-03-2025
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OFFICE USE ONLY

Background Check	Approval & Permit Fees
<input type="checkbox"/> Referred to Director of Public Safety Recommendation: <input type="checkbox"/> Approve. <input type="checkbox"/> Deny. Date: / / Signature: _____	<input type="checkbox"/> Approved. <input type="checkbox"/> Denied. Date: / / Signature: _____
<input type="checkbox"/> Liquor License Background Check <input type="checkbox"/> N/A Recommendation: <input type="checkbox"/> Approve. <input type="checkbox"/> Deny. Date: / / Signature: _____	<input type="checkbox"/> License <i>(Per Event)</i> \$50 <input type="checkbox"/> Amount Paid: _____ <input type="checkbox"/> Received By: _____
Conditions of Approval? <input type="checkbox"/> Yes. <input type="checkbox"/> No. Describe:	



CERTIFICATE OF LIABILITY INSURANCE

Section 7, Item E.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Hylant Group Inc 811 Madison Ave Toledo OH 43604	CONTACT NAME: Macy Gorrell / Sara Humphries		
	PHONE (A/C, No, Ext): 419-259-2710	FAX (A/C, No): 419-255-7557	
	E-MAIL ADDRESS: Rotary@hylant.com		
Insured All Active US Rotary Clubs & Districts Rotary Club of Orono, MN Attn: Risk Management Dept. 1560 Sherman Avenue Evanston, IL 60201-3698	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A: Westchester Surplus Lines Insurance Company		10172
	INSURER B:		
	INSURER C:		
	INSURER D:		
	INSURER E:		
		INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Liquor Liability Included GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y		G73578917003	7/1/2024	7/1/2025	EACH OCCURRENCE \$ 2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ PERSONAL & ADV INJURY \$ 2,000,000 GENERAL AGGREGATE \$ 4,000,000 PRODUCTS - COMP/OP AGG \$ 4,000,000 \$
A	<input type="checkbox"/> AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	Y		G73578917003	7/1/2024	7/1/2025	COMBINED SINGLE LIMIT (Ea accident) \$ 2,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input type="checkbox"/> RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y / N <input type="checkbox"/>	N / A				PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/> E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The Certificate Holder is included as an additional insured where required by written contract or permit subject to the terms and conditions of the general liability policy, but only to the extent bodily injury or property damage is cause in whole or in part by the acts or omissions of the insured.

CERTIFICATE HOLDER

CANCELLATION

City of Maple Plain

Party in the Park - Veterans Memorial Park
June 7th 2025

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Judy K. Wilson



City of Maple Plain
5050 Independence St
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

SIGN/FENCE PERMIT

APPLICANT INFORMATION

Applicant Name **Dave Shaughnessy** Company, if applicable **Dave Shaughnessy for**
 Phone Number **Orono Rotary Foundation**
 Email **[REDACTED]**
☐ Yes. ☒ No. (If not, property owner information is required.)

Owner Name Company, if applicable
 Address Phone Number
 City, State, Zip Email

SIGN/FENCE INFORMATION

Location of Sign/Fence (Property address or legal description. Site plan required.) **Memorial Park, east and west city boundary @ City monuments, downtown property, NE property line monument**

Type of Sign **3' X 7' Banner**

Temporary signs/Fence (6 - 15 day permits per year.)

☐ Letterboard ☒ Number of Signs: 1 X 6
☐ Sandwich Board
☒ Banners
☐ Other: _____

Dates: **5-1-25 - 6-8-25**

Permanent signs/Fence*

☐ Monument ☐ Wall
☐ Free standing ☐ Projecting
☐ Awning / Canopy ☐ Directional
☐ Other: _____
☐ Construction Site ☐ Development Project

DESCRIPTION, MATERIALS & SPECIFICATIONS

Dimensions & Zoning

Total sign area: **21'**
 Height: **3'** Length: **7'** Width: _____
 Zoning District
☒ R1 ☐ R2 ☐ R3
☒ MU-G ☐ MU-D ☐ MU-B ☒ I1 ☐ I2 ☐ OP
 Setbacks
 Front Yard: _____ Side Yard: _____

Materials

☐ Brick ☐ Concrete
☐ Wood ☐ Metal
☐ Prefabricated material
☒ Other: **Poly**

Does sign material match building materials?

☐ Yes. ☐ No.

Does sign meet City Design Guideline requirements?

☐ Yes. ☐ No.

Will the sign be illuminated? ☐ Yes. ☒ No. (If yes, electrical permit and inspection required.)
 Must provide drawing of sign showing dimensions, materials, lettering, colors, illumination & support system.

Applicant Signature **Dave Shaughnessy**
 Date **03-03-25**

Owner Signature
 Date

OFFICE USE ONLY

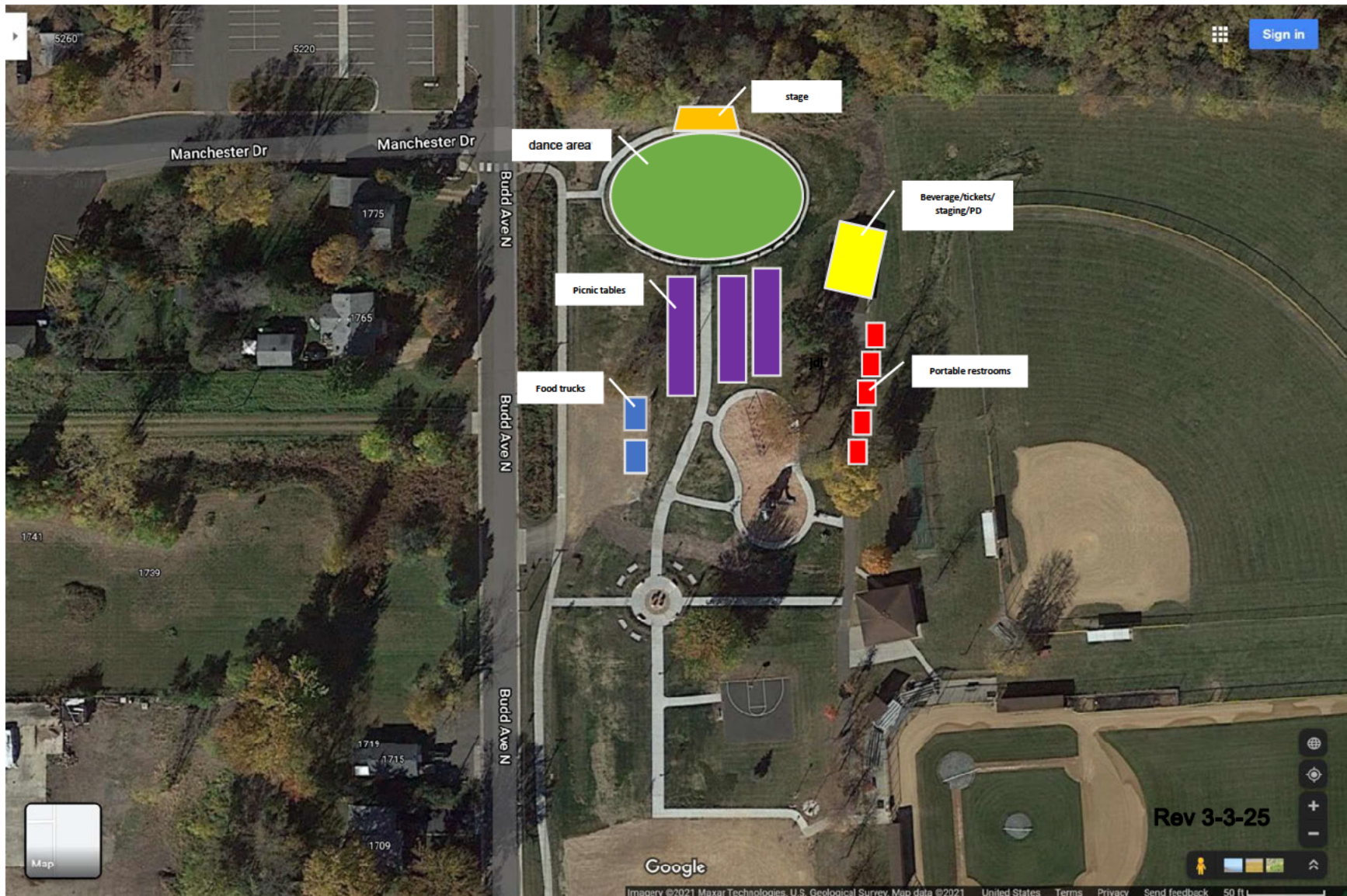
Fees Collected

☐ Temporary Sign/Fence
\$25 per permit
☐ Permanent Sign*
\$250
☐ Permanent Fence*
\$50

*Building permit also required for all permanent signs and permanent fences higher than 6 feet

Received By

☐ Approved. ☐ Denied.
☐ Signature: _____
☐ Date: _____
☐ Receipt: _____



2/26: JK + review + comment

Section 7, Item F.



City of Maple Plain
5050 Independence St.
P.O. Box 97
Maple Plain, MN 55359
Office: (763) 479-0515
Fax: (763) 479-0519

SPECIAL EVENT PERMIT

APPLICATION MUST BE SUBMITTED AT LEAST 14 DAYS PRIOR TO EVENT

APPLICANT INFORMATION

Applicant Name: [REDACTED]	
Address: 1459 Prairieland Ave	Phone Number: [REDACTED]
City, State, Zip: Maple Plain, MN 55359	Email: [REDACTED]
Business Name	Business Contact
Address	Phone Number
City, State, Zip	Email

EVENT INFORMATION

Describe the event. Will event go past 10 p.m.? ☐ Yes ☒ No

Wedding ceremony, dinner & dance

# of Participants Expected: 70 ppl. approx.	Entry Fees: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, how much? \$ / person
---	--

<p>List dates of event(s):</p> <p>0 / 0 / to 0 / 0 /</p> <p>9/5/25 large event set up ONLY on property</p> <p>0 / 0 / to 0 / 0 /</p> <p>9/6/25 Wedding Event day 2pm-10pm Guests will be here on this day only</p> <p>0 / 0 / to 0 / 0 /</p> <p>9/7/25 Equipment removed from property</p>	<p>Event #1: Days of the week</p> <p><input type="checkbox"/> M <input type="checkbox"/> T <input type="checkbox"/> W <input type="checkbox"/> Th <input checked="" type="checkbox"/> F <input type="checkbox"/> Sa <input type="checkbox"/> Su</p> <p>Start Times: End Times:</p> <p>Event #2: Days of the week</p> <p><input type="checkbox"/> M <input type="checkbox"/> T <input type="checkbox"/> W <input type="checkbox"/> Th <input type="checkbox"/> F <input checked="" type="checkbox"/> Sa <input type="checkbox"/> Su</p> <p>Start Times: 4pm End Times: 0</p> <p>Event #3: Days of the week</p> <p><input type="checkbox"/> M <input type="checkbox"/> T <input type="checkbox"/> W <input type="checkbox"/> Th <input type="checkbox"/> F <input type="checkbox"/> Sa <input checked="" type="checkbox"/> Su</p> <p>Start Times: End Times:</p>
--	--

Event Type

☐ Parade ☐ Festival ☐ Run/Walk ☐ Block Party ☒ Private Party (50+ Attendees)

☐ Sport Event ☐ Other, Explain:

Event Includes

☒ Alcohol ☒ Food Service ☐ Bingo/Raffles ☐ Live Music ☒ Amp'd Sound ☐ Animals

☐ Pedestrians ☐ Bicycles ☐ Floats ☒ Vehicles, # Expected: 30 street parking

☐ Games, Amusement Devices or Carnival Equipment, Explain: We will be renting a restroom trailer and that will be in the driveway for guests

Event Parking

Will event parking exceed on-site parking facilities available? ☒ Yes ☐ No

Will off-site parking be used? ☒ Yes ☐ No Permission obtained from property owner? ☒ Yes ☐ No

Closure of City streets required? ☐ Yes ☒ No Traffic control provided by: ☐ Not applicable

Delineation equipment provided by: ☐ Not applicable

☐ Barricades ☐ Signs ☐ Traffic Cones ☐ No Parking Signs ☐ Other:

EVENT CONTACT INFORMATION

Section 7, Item F.

Chairperson, Event Manager or Director (Person responsible for permit)

Name	Daytime Phone
Address same as above	Cell Phone
City, State, Zip 3	Email

Organization Information

Name	Daytime Phone
Address	Fax
City, State, Zip	Email

LIABILITY INFORMATION

If food is served, does business or organization have a license through Hennepin County? ☐ Yes. ☐ No.
(Itinerant food license available at <http://www.hennepin.us/itinerant>.)

Date license was issued: / /

If alcohol is served, does business or organization have a liquor license? ☐ Yes. ☐ No.

Date license was issued: / /

Limited amount of beer & wine will be provided for guests that we will personally supply. This is an adults only event.

If organization or business does not have a liquor license, has one been applied for? ☐ Yes. ☒ No.

Date of application to City: / /

Date of background check: / /

Date of City Council approval: / /

Date of issuance: / /

Liability insurance of \$1,000,000 is required for all events naming City as additional insured.
(Must be submitted with application.)

Date of insurance submitted to City: / /

Name of insurance carrier: To be obtained

Site Map Required

A detailed site map of the event area **must** be attached to the application. The site map should show locations of food and beverage vendors, where activities will take place, location of restroom facilities, and location of any temporary infrastructures, such as tents or stages.

Applicant Signature / Date of Application 2/10/25

OFFICE USE ONLY**Background Check**

☐ Referred to Director of Public Safety
Recommendation: ☐ Approve. ☐ Deny.
Date: / /
Signature: _____

☐ Liquor License Background Check ☐ N/A
Recommendation: ☐ Approve. ☐ Deny.
Date: / /
Signature: _____

Approval & Permit Fees

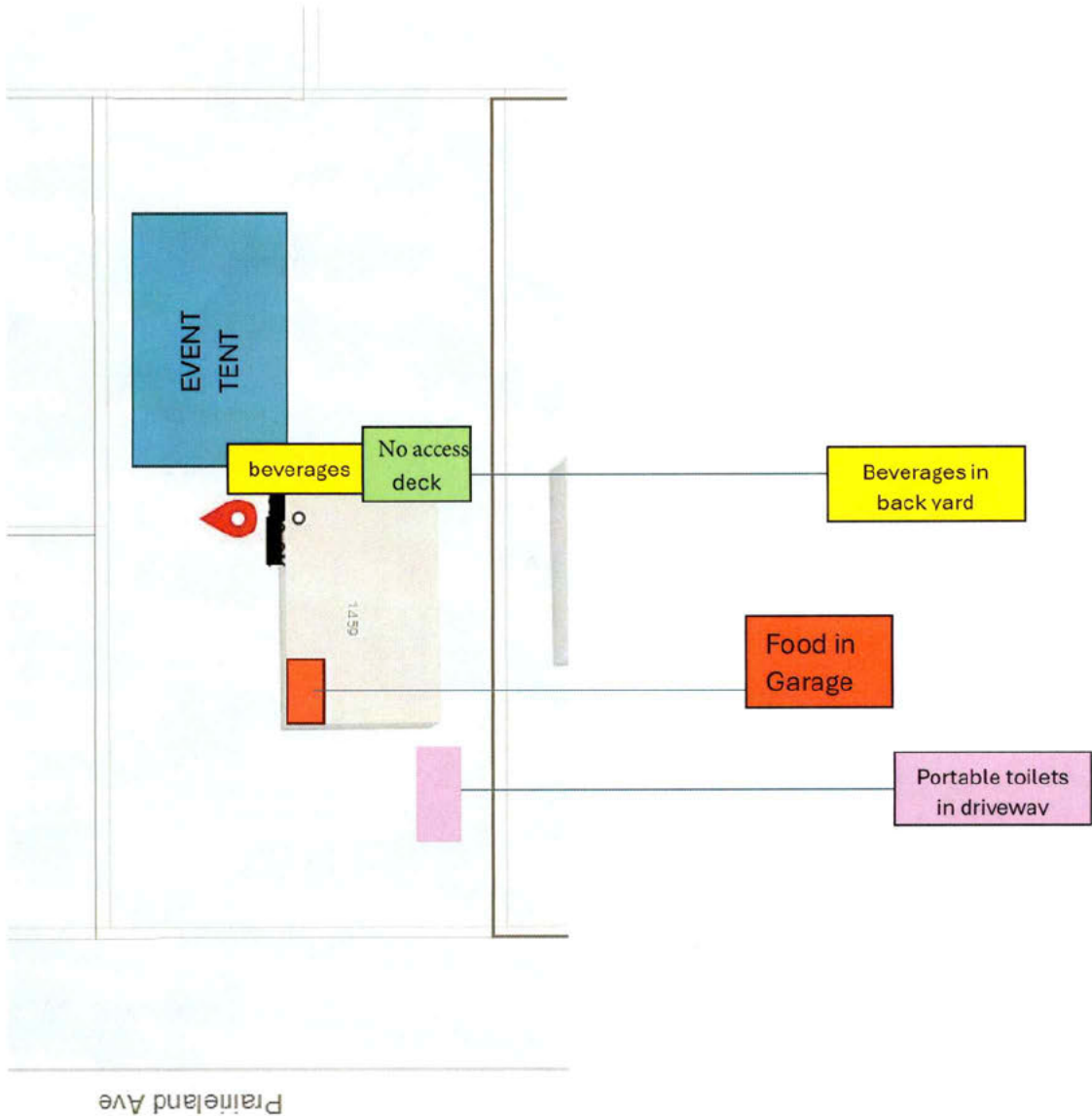
☐ Approved. ☐ Denied.
Date: / /
Signature: _____

☐ License (Per Event)
\$50
☐ Amount Paid: _____
☐ Received By: _____

Conditions of Approval? ☐ Yes. ☐ No.

Describe:

We DO have a fence around the entire perimeter of our backyard. 1459 Prairieland Ave, Maple Plain





LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 14th day of March, 2025, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the “City”) and Orono Baseball Association, a Minnesota non-profit corporation, herein called the “Licensee”.

WHEREAS, the Licensee desires to use the below City-owned Facility(ies),

Rainbow Park Softball Fields
Veterans Memorial Park Softball Field
Don Timpe Field

WHEREAS, the Licensee provides dates and times of events. Anything beyond the list provided beyond that will be subject to the reservation fees in the City of Maple Plain fee schedule; and

WHEREAS, the City is willing to allow the Licensee to use the Facilities(ies), subject to certain terms and conditions; and

WHEREAS, the City and the Licensee wish to have a written agreement memorializing the terms and conditions under which the City and the Licensee will accomplish the above.

NOW, THEREFORE, based on the mutual covenants and obligations contained herein, the parties agree as follows:

Standard Terms and Conditions

1. The City hereby grants the Licensee permission to use the Facility(ies) during the aforementioned dates & times.
2. The Licensee may apply for additional utilization through the City Administrator or their designee. Such requests should be submitted at least ten days prior to such use.
3. The Licensee will not reserve the Facility(ies) for dates that are not used and shall notify the City of any cancellations to above schedule as soon as possible/practical.
4. Facility reservations do not include exclusive rights to any other area or facility of the park in which the Facility is located.
5. The Licensee shall maintain a commercial general liability insurance policy in the amount of \$1,000,000, single limit of liability per occurrence to protect itself and the City from claims and liability for injury or damage to persons or property for all activities performed by the Licensee and its respective employees or agents under this Agreement. The Licensee shall name the City as an additional insured under its general liability policy.
6. Prior to performing any services under this Agreement, the Licensee shall provide evidence to the City that acceptable insurance coverage is effective.

7. The City shall provide for regular mowing of the Facility(ies) and basic dragging of the infield dirt. Agreement does not obligate the City to any particular level of maintenance. Licensee may make maintenance requests to the City Administrator, who will determine whether to fulfill each request.
8. Utilities. The City shall pay all proper charges for utilities including, without limitation, charges for electricity, gas, water, sanitary sewer service, recycling, and garbage removal.
9. The Licensee shall provide all equipment necessary to conduct their activities. City shall not be liable for lost or damaged equipment that is stored on city property and Licensee hereby waives such claims for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City.
10. It shall be the responsibility of the Licensee to clean up Facility immediately after each use unless an exception is granted by the City Administrator or City Council. All trash and recyclables must be put in the appropriate cans before leaving the Facility. Do not overfill receptacles. If such cleanup work is not done, the City shall have the Facility cleaned and Licensee agrees to pay for the charges of this cleanup required to return the Facility to the condition in which it was prior to the use of the Licensee. Licensees are encouraged to document any damage or conditions existing upon their arrival and send them to the City.
11. Upon termination of this Agreement, the Licensee agrees to remove from the Facility(ies) all temporary structures, equipment and other items used by the Licensee, leave the Facility(ies) free from debris and return the Facility(ies) to its condition prior to its use by the Licensee, unless prior written approval is granted otherwise by the City Administrator or Council.
12. The Licensee hereby agrees to defend, indemnify, and hold harmless the City, its officers, employees and agents, from any liability, damages, claims, costs, judgments or expenses, including reasonable attorneys' fees, resulting directly or indirectly from the Licensee's use of the Facility(ies).
13. Licensee and their related users shall comply with all City Code requirements including but not limited to;

City Code Article 3 Sec. 7-49. Prohibited and restricted acts.

The following acts or conduct within or upon the public parks and/or playgrounds of the City are deemed contrary to public health, safety, and welfare, and therefore, it shall be unlawful:

- (2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;
 - (4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;
 - (5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;
 - (6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or
 - (7) To use any tobacco product within or upon any public park or playground.
14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.
 15. Compliance with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate

governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.

16. **Field Use Schedule.** The Licensee will be responsible for coordinating the scheduling of all activities, including tournaments outside of the agreed upon dates with city hall. In order to ensure that public use of the Fields is protected, the City shall have ultimate control over use of the Fields.
17. **Tournament and Admission Fees.** The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
18. **Release and Indemnification.** To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
19. **No Interest in Building or Fields.** This Agreement is not to be considered a lease of any portion of the Fields. It is expressly understood that ultimate control of the Fields shall always rest with the City, and the Licensee shall have no discretion to act in any manner contrary to the City's directions. At all times during the term of this Agreement, the City retains ownership of the Fields and shall have the right, by itself, its agents and employees, to enter and upon the Fields at any time for any legitimate purpose.

Additional Terms and Conditions

20. **Term and Withdrawal.** The term of this Agreement shall commence on January 1, 2025, or upon the date all required signatures are obtained, and end on December 31, 2025. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
21. The Licensee shall pay the City \$1,200 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
22. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of \$500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
23. **City Staff Labor.** Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of \$75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as

determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.

24. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
25. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
26. No games may take place at Veterans Memorial Park on Friday, June 6 – Sunday, June 8, 2025 and Monday, August 19, 2025.
27. **IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

Julie Maas-Kusske, Mayor

Jacob Kolander, City Administrator

**THE ORONO BASEBALL ASSOCIATION
(LICENSEE)**

Matt Walker OBA Treasurer
Print Name

Signature



LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 4th day of March, 2025, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the “City”) and Orono Schools (High School Athletics), a Minnesota non-profit corporation, herein called the “Licensee”.

WHEREAS, the Licensee desires to use the below City-owned Facility(ies),

Don Timpe Field
+ Announcer Box & Sound Equipment

WHEREAS, the Licensee provides dates and times of events. Anything beyond the list provided beyond that will be subject to the reservation fees in the City of Maple Plain fee schedule; and

WHEREAS, the City is willing to allow the Licensee to use the Facilities(ies), subject to certain terms and conditions; and

WHEREAS, the City and the Licensee wish to have a written agreement memorializing the terms and conditions under which the City and the Licensee will accomplish the above.

NOW, THEREFORE, based on the mutual covenants and obligations contained herein, the parties agree as follows:

Standard Terms and Conditions

1. The City hereby grants the Licensee permission to use the Facility(ies) during the aforementioned dates & times.
2. The Licensee may apply for additional utilization through the City Administrator or their designee. Such requests should be submitted at least ten days prior to such use.
3. The Licensee will not reserve the Facility(ies) for dates that are not used and shall notify the City of any cancellations to above schedule as soon as possible/practical.
4. Facility reservations do not include exclusive rights to any other area or facility of the park in which the Facility is located.
5. The Licensee shall maintain a commercial general liability insurance policy in the amount of \$1,000,000, single limit of liability per occurrence to protect itself and the City from claims and liability for injury or damage to persons or property for all activities performed by the Licensee and its respective employees or agents under this Agreement. The Licensee shall name the City as an additional insured under its general liability policy.
6. Prior to performing any services under this Agreement, the Licensee shall provide evidence to the City that acceptable insurance coverage is effective.
7. The City shall provide for regular mowing of the Facility(ies) and basic dragging of the infield dirt. Agreement does not obligate the City to any particular level of maintenance. Licensee may make maintenance requests to the City Administrator, who will determine whether to fulfill each request.

8. Utilities. The City shall pay all proper charges for utilities including, without limitation, charges for electricity, gas, water, sanitary sewer service, recycling, and garbage removal.
9. The Licensee shall provide all equipment necessary to conduct their activities. City shall not be liable for lost or damaged equipment that is stored on city property and Licensee hereby waives such claims for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City.
10. It shall be the responsibility of the Licensee to clean up Facility immediately after each use unless an exception is granted by the City Administrator or City Council. All trash and recyclables must be put in the appropriate cans before leaving the Facility. Do not overfill receptacles. If such cleanup work is not done, the City shall have the Facility cleaned and Licensee agrees to pay for the charges of this cleanup required to return the Facility to the condition in which it was prior to the use of the Licensee. Licensees are encouraged to document any damage or conditions existing upon their arrival and send them to the City.
11. Upon termination of this Agreement, the Licensee agrees to remove from the Facility(ies) all temporary structures, equipment and other items used by the Licensee, leave the Facility(ies) free from debris and return the Facility(ies) to its condition prior to its use by the Licensee, unless prior written approval is granted otherwise by the City Administrator or Council.
12. The Licensee hereby agrees to defend, indemnify, and hold harmless the City, its officers, employees and agents, from any liability, damages, claims, costs, judgments or expenses, including reasonable attorneys' fees, resulting directly or indirectly from the Licensee's use of the Facility(ies).
13. Licensee and their related users shall comply with all City Code requirements including but not limited to;

City Code Article 3 Sec. 7-49. Prohibited and restricted acts.

The following acts or conduct within or upon the public parks and/or playgrounds of the City are deemed contrary to public health, safety, and welfare, and therefore, it shall be unlawful:

- (2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;
 - (4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;
 - (5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;
 - (6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or
 - (7) To use any tobacco product within or upon any public park or playground.
14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.
 15. Compliance with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses

necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.

16. Field Use Schedule. The Licensee will be responsible for coordinating the scheduling of all activities, including tournaments outside of the agreed upon dates with city hall. In order to ensure that public use of the Fields is protected, the City shall have ultimate control over use of the Fields.
17. Tournament and Admission Fees. The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
18. Release and Indemnification. To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
19. No Interest in Building or Fields. This Agreement is not to be considered a lease of any portion of the Fields. It is expressly understood that ultimate control of the Fields shall always rest with the City, and the Licensee shall have no discretion to act in any manner contrary to the City's directions. At all times during the term of this Agreement, the City retains ownership of the Fields and shall have the right, by itself, its agents and employees, to enter and upon the Fields at any time for any legitimate purpose.

Additional Terms and Conditions

20. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2025, or upon the date all required signatures are obtained, and end on December 31, 2025. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
21. The Licensee shall pay the City \$1,200 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
22. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of \$500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
23. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of \$75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.

24. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
25. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
26. No games may take place at Veterans Memorial Park on Friday, June 6 – Sunday, June 8, 2025 and Monday, August 19. 2025.
27. **IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

Julie Maas-Kusske, Mayor

Jacob Kolander, City Administrator

**THE ORONO SCHOOLS (HIGH SCHOOL ATHLETICS)
(LICENSEE)**

Nick Taintor

Print Name

Nick Taintor

Signature



LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this eighteenth day of March, 2025, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the “City”) and Orono Softball Association, a Minnesota non-profit corporation, herein called the “Licensee”.

WHEREAS, the Licensee desires to use the below City-owned Facility(ies),

Rainbow Park Softball Fields
Veterans Memorial Park Softball Field

WHEREAS, the Licensee provides dates and times of events. Anything beyond the list provided will be subject to the reservation fees in the City of Maple Plain fee schedule; and

WHEREAS, the City is willing to allow the Licensee to use the Facilities(ies), subject to certain terms and conditions; and

WHEREAS, the City and the Licensee wish to have a written agreement memorializing the terms and conditions under which the City and the Licensee will accomplish the above.

NOW, THEREFORE, based on the mutual covenants and obligations contained herein, the parties agree as follows:

Standard Terms and Conditions

1. The City hereby grants the Licensee permission to use the Facility(ies) during the aforementioned dates & times.
2. The Licensee may apply for additional utilization through the City Administrator or their designee. Such requests should be submitted at least ten days prior to such use.
3. The Licensee will not reserve the Facility(ies) for dates that are not used and shall notify the City of any cancellations to above schedule as soon as possible/practical.
4. Facility reservations do not include exclusive rights to any other area or facility of the park in which the Facility is located.
5. The Licensee shall maintain a commercial general liability insurance policy in the amount of \$1,000,000, single limit of liability per occurrence to protect itself and the City from claims and liability for injury or damage to persons or property for all activities performed by the Licensee and its respective employees or agents under this Agreement. The Licensee shall name the City as an additional insured under its general liability policy.
6. Prior to performing any services under this Agreement, the Licensee shall provide evidence to the City that acceptable insurance coverage is effective.

7. The City shall provide for regular mowing of the Facility(ies) and basic dragging of the infield dirt. Agreement does not obligate the City to any particular level of maintenance. Licensee may make maintenance requests to the City Administrator, who will determine whether to fulfill each request.
8. Utilities. The City shall pay all proper charges for utilities including, without limitation, charges for electricity, gas, water, sanitary sewer service, recycling, and garbage removal.
9. The Licensee shall provide all equipment necessary to conduct their activities. City shall not be liable for lost or damaged equipment that is stored on city property and Licensee hereby waives such claims for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City.
10. It shall be the responsibility of the Licensee to clean up Facility immediately after each use unless an exception is granted by the City Administrator or City Council. All trash and recyclables must be put in the appropriate cans before leaving the Facility. Do not overfill receptacles. If such cleanup work is not done, the City shall have the Facility cleaned and Licensee agrees to pay for the charges of this cleanup required to return the Facility to the condition in which it was prior to the use of the Licensee. Licensees are encouraged to document any damage or conditions existing upon their arrival and send them to the City.
11. Upon termination of this Agreement, the Licensee agrees to remove from the Facility(ies) all temporary structures, equipment and other items used by the Licensee, leave the Facility(ies) free from debris and return the Facility(ies) to its condition prior to its use by the Licensee, unless prior written approval is granted otherwise by the City Administrator or Council.
12. The Licensee hereby agrees to defend, indemnify, and hold harmless the City, its officers, employees and agents, from any liability, damages, claims, costs, judgments or expenses, including reasonable attorneys' fees, resulting directly or indirectly from the Licensee's use of the Facility(ies).
13. Licensee and their related users shall comply with all City Code requirements including but not limited to;

City Code Article 3 Sec. 7-49. Prohibited and restricted acts.

The following acts or conduct within or upon the public parks and/or playgrounds of the City are deemed contrary to public health, safety, and welfare, and therefore, it shall be unlawful:

- (2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;
 - (4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;
 - (5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;
 - (6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or
 - (7) To use any tobacco product within or upon any public park or playground.
14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.
 15. Compliances with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate

governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.

16. Field Use Schedule. The Licensee will be responsible for coordinating the scheduling of all activities, including tournaments outside of the agreed upon dates with city hall. In order to ensure that public use of the Fields is protected, the City shall have ultimate control over use of the Fields.
17. Tournament and Admission Fees. The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
18. Release and Indemnification. To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
19. No Interest in Building or Fields. This Agreement is not to be considered a lease of any portion of the Fields. It is expressly understood that ultimate control of the Fields shall always rest with the City, and the Licensee shall have no discretion to act in any manner contrary to the City's directions. At all times during the term of this Agreement, the City retains ownership of the Fields and shall have the right, by itself, its agents and employees, to enter and upon the Fields at any time for any legitimate purpose.

Additional Terms and Conditions

20. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2025, or upon the date all required signatures are obtained, and end on December 31, 2025. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
21. The Licensee shall pay the City \$1,200 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
22. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of \$500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
23. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of \$75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as

determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.

24. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
25. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
26. No games may take place at Veterans Memorial Park on Friday, June 6 – Sunday, June 8, 2025 and Monday, August 19, 2025.
27. **IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

Julie Maas-Kusske, Mayor

Jacob Kolander, City Administrator

THE ORONO SOFTBALL ASSOCIATION (LICENSEE)

Mathew Katterhagen
Print Name

Matt Hunter OSA
Signature



Executive Summary

City Council Business Meeting

AGENDA ITEM: Accounts Payable
PREPARED BY: Jacob Kolander, City Administrator
RECOMMENDED ACTION: Approval of the following A. City Bills - \$174,437.19 B. City ACH's - \$13,993.37 C. 2024 Street Reconstruction Project - \$1,369.00 Grand Total- \$189,799.56

City Checks

Fund Summary	10100 BoMP/MidCountry/4M
101 GENERAL FUND	\$114,592.08
358 2024A GO Bonds	\$763.42
401 PARK IMPROVEMENT FUND	\$3,650.00
601 WATER FUND	\$14,507.69
602 SEWER FUND	\$27,369.51
603 STORM WATER FUND	\$2,891.17
701 PLAN REVIEW ESCROWS	\$1,300.00
801 FIRE PARTNERSHIP FUND	\$9,363.32
	<hr/>
	\$174,437.19

City ACH Payments

Fund Summary	10100 BoMP/MidCountry/4M
101 GENERAL FUND	\$6,722.39
601 WATER FUND	\$5,491.12
602 SEWER FUND	\$732.92
801 FIRE PARTNERSHIP FUND	\$1,046.94
	<hr/>
	\$13,993.37

2024 Street Reconstruction Project

Fund Summary	10100 BoMP/MidCountry/4M
458 2024 STREET RECONSTRUCTION	\$1,369.00
	<hr/>
	\$1,369.00

CITY OF MAPLE PLAIN

Payments

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Current Period: March 2025

Payments Batch 032425 ACCTS PAYABLE**\$174,437.19**

Refer	0	4Front Energy Solutions, Inc.	-				
Cash Payment	E 401-45200-520	Buildings & Structures	Hockey warming house: Furnace & Ductwork			\$3,650.00	
Invoice	176273884	2/28/2025					
Transaction Date	2/28/2025		BoMP/MidCountry/4	10100	Total	\$3,650.00	
Refer	0	ABDO LLP	-				
Cash Payment	E 101-41500-301	Auditing & Accounting S	Financial Management Services March 2025			\$4,125.00	
Invoice	502640	3/1/2025					
Cash Payment	E 601-49400-301	Auditing & Accounting S	Financial Management Services March 2025			\$750.00	
Invoice	502640	3/1/2025					
Cash Payment	E 602-49450-301	Auditing & Accounting S	Financial Management Services March 2025			\$750.00	
Invoice	502640	3/1/2025					
Cash Payment	E 603-49455-301	Auditing & Accounting S	Financial Management Services March 2025			\$375.00	
Invoice	502640	3/1/2025					
Cash Payment	E 801-42210-301	Auditing & Accounting S	Financial Management Services March 2025			\$1,500.00	
Invoice	502640	3/1/2025					
Transaction Date	3/1/2025		BoMP/MidCountry/4	10100	Total	\$7,500.00	
Refer	0	ADAMS PEST CONTROL	-				
Cash Payment	E 101-45200-311	Contract Service	Account 10059111 - Prevention Plus - March2025			\$133.44	
Invoice	4063694	3/3/2025					
Transaction Date	3/3/2025		BoMP/MidCountry/4	10100	Total	\$133.44	
Refer	0	ARVIZO, ROCHELLE	-				
Cash Payment	E 101-41110-331	Training & Travel	Mileage February 2025			\$42.00	
Invoice		2/28/2025					
Transaction Date	2/28/2025		BoMP/MidCountry/4	10100	Total	\$42.00	
Refer	0	AT&T MOBILITY	-				
Cash Payment	E 801-42250-323	Radio Units/Technology	Tablets Jan12-Feb 11			\$305.84	
Invoice	287289523683X02	2/11/2025					
Transaction Date	2/11/2025		BoMP/MidCountry/4	10100	Total	\$305.84	
Refer	0	BELAYHOST	-				
Cash Payment	E 101-41500-309	EDP, Software and Desi	Office 365 Subscriptions for .Gov			\$70.02	
Invoice	45417	3/1/2025					
Cash Payment	E 101-41110-433	Dues & Subscriptions	Office 365 Subscriptions for .Gov			\$116.70	
Invoice	45417	3/1/2025					
Cash Payment	E 801-42210-309	EDP, Software and Desi	Office 365 Subscriptions for .Gov			\$490.26	
Invoice	45417	3/1/2025					
Transaction Date	3/1/2025		BoMP/MidCountry/4	10100	Total	\$676.98	
Refer	0	BOLTON & MENK, INC.	-				
Cash Payment	E 101-43000-303	Engineering Services	General Engineering			\$525.00	
Invoice	0357045	2/27/2025					
Transaction Date	2/27/2025		BoMP/MidCountry/4	10100	Total	\$525.00	
Refer	0	BURAK, ANDREW	-				
Cash Payment	E 101-41110-331	Training & Travel	February 2025 Mileage			\$39.20	
Invoice		2/5/2025					
Transaction Date	2/5/2025		BoMP/MidCountry/4	10100	Total	\$39.20	

CITY OF MAPLE PLAIN

Payments

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Current Period: March 2025

Refer	0	CARSON, CLELLAND & SCHREDE	-						
Cash Payment	E 101-42110-304	Legal Services	Criminal Prosecution - Feb 2025					\$775.00	
Invoice 7227		2/27/2025							
Cash Payment	E 101-42110-304	Legal Services	Criminal Paralegal - Feb 2025					\$284.00	
Invoice 7227		2/27/2025							
Cash Payment	E 101-42110-304	Legal Services	Preparation of criminal complaints - Feb 2025					\$87.60	
Invoice 7227		2/27/2025							
Transaction Date	2/27/2025		BoMP/MidCountry/4	10100			Total	\$1,146.60	
Refer	0	CliftonLarsonAllen LLP	-						
Cash Payment	E 101-41500-301	Auditing & Accounting S	Audit services performed for 12/31/2024					\$8,827.88	
Invoice L251087965		2/28/2025							
Cash Payment	E 601-49400-301	Auditing & Accounting S	Audit services performed for 12/31/2024					\$2,323.13	
Invoice L251087965		2/28/2025							
Cash Payment	E 602-49450-301	Auditing & Accounting S	Audit services performed for 12/31/2024					\$2,323.12	
Invoice L251087965		2/28/2025							
Cash Payment	E 603-49455-301	Auditing & Accounting S	Audit services performed for 12/31/2024					\$774.37	
Invoice L251087965		2/28/2025							
Cash Payment	E 801-42210-301	Auditing & Accounting S	Audit services performed for 12/31/2024					\$1,239.00	
Invoice L251087965		2/28/2025							
Transaction Date	2/28/2025		BoMP/MidCountry/4	10100			Total	\$15,487.50	
Refer	0	CRIPPA, JOHN OR NICOLE	-						
Cash Payment	G 601-28010	UB overpayment	REFUND 00-00054300-02-8 1490 1490 BUDD AVE					\$225.62	
Invoice		2/24/2025							
Transaction Date	2/24/2025		BoMP/MidCountry/4	10100			Total	\$225.62	
Refer	0	DIAMONDMAPS	-						
Cash Payment	E 101-41910-309	EDP, Software and Desi	Diamond Map Subscription 03/03/25-03/03/26					\$360.00	
Invoice 9419		3/3/2025							
Transaction Date	3/3/2025		BoMP/MidCountry/4	10100			Total	\$360.00	
Refer	0	DISPLAY SALES	-						
Cash Payment	E 101-45200-400	Equipment Repair & Mai	replacement flags for don timpe field, should be enough for					\$411.00	
Invoice INV5728		1/9/2025							
Transaction Date	1/9/2025		BoMP/MidCountry/4	10100			Total	\$411.00	
Refer	0	ECM PUBLISHERS INC	-						
Cash Payment	E 101-41500-352	General Public Informati	Summary Ordinance 333					\$58.70	
Invoice 1038333		3/1/2025							
Transaction Date	3/1/2025		BoMP/MidCountry/4	10100			Total	\$58.70	
Refer	0	EMERGENCY APPARATUS MAINT.	-						
Cash Payment	E 801-42260-406	Apparatus & Equipment	Repairs & Maintenance - Labor					\$312.19	
Invoice 1349541		1/27/2025							
Cash Payment	E 801-42260-406	Apparatus & Equipment	Repairs & Maintenance - Parts & Accessories					\$126.88	
Invoice 1349541		1/27/2025							
Transaction Date	1/27/2025		BoMP/MidCountry/4	10100			Total	\$439.07	
Refer	0	FERGUSON FACILITIES SUPPLY	-						

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Payments

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Cash Payment	E 601-49400-400	Equipment Repair & Mai	replacement parts for one of the backflow preventors at the	\$6.27
Invoice	SC246001	2/28/2025		
Transaction Date	2/28/2025	BoMP/MidCountry/4	10100	Total \$6.27
Refer	0 FRONTIER	-		
Cash Payment	E 601-49400-321	Telephone & Internet	SCADA #763-479-3047-111308-2 02/10/25-03/09/24	\$76.92
Invoice		2/10/2025		
Transaction Date	2/10/2025	BoMP/MidCountry/4	10100	Total \$76.92
Refer	0 FROST, MADELINE	-		
Cash Payment	G 601-28010	UB overpayment	REFUND: 00-00016400-01-85530 BRYANT ST	\$1,311.32
Invoice		2/20/2025		
Transaction Date	2/20/2025	BoMP/MidCountry/4	10100	Total \$1,311.32
Refer	0 GERTENS	-		
Cash Payment	E 801-42260-406	Apparatus & Equipment	EXT WND DE-ICER LIQ 1GAL	\$15.18
Invoice	876615	1/10/2025		
Cash Payment	E 801-42260-221	Equipment Parts	Extension Cord	\$36.99
Invoice	888715	1/29/2025	Project UTIL11	
Transaction Date	1/10/2025	BoMP/MidCountry/4	10100	Total \$52.17
Refer	0 GOPHER STATE ONE-CALL, INC.	-		
Cash Payment	E 601-49400-309	EDP, Software and Desi	October 2024 811 22@ 1.35	\$29.70
Invoice	4100577	10/31/2024		
Cash Payment	E 602-49450-309	EDP, Software and Desi	October 2024 811 22@ 1.35	\$29.70
Invoice	4100577	10/31/2024		
Cash Payment	E 601-49400-309	EDP, Software and Desi	December 2024 811 5 @ 1.35	\$6.75
Invoice	4120579	12/31/2024		
Cash Payment	E 602-49450-309	EDP, Software and Desi	December 2024 811 4 @ 1.35	\$5.40
Invoice	4120579	12/31/2024		
Cash Payment	E 601-49400-309	EDP, Software and Desi	November 811 8@1.35	\$10.80
Invoice	4110579	11/30/2024		
Cash Payment	E 602-49450-309	EDP, Software and Desi	November 811 9@1.35	\$12.15
Invoice	4110579	11/30/2024		
Cash Payment	E 601-49400-309	EDP, Software and Desi	January 2025 811 3@\$1.35	\$4.05
Invoice	5010579	1/31/2025		
Cash Payment	E 601-49400-309	EDP, Software and Desi	2025 ANNUAL FACILITY OPERATOR FEE	\$25.00
Invoice	5010579	1/31/2025		
Cash Payment	E 602-49450-309	EDP, Software and Desi	January 2025 811 3@\$1.35	\$4.05
Invoice	5010579	1/31/2025		
Cash Payment	E 602-49450-309	EDP, Software and Desi	2025 ANNUAL FACILITY OPERATOR FEE	\$25.00
Invoice	5010579	1/31/2025		
Cash Payment	E 601-49400-309	EDP, Software and Desi	September 2024 811 20 @1.35	\$27.00
Invoice	4090576	9/30/2024		
Cash Payment	E 602-49450-309	EDP, Software and Desi	September 2024 811 19 @1.35	\$25.65
Invoice	4090576	9/30/2024		
Transaction Date	10/31/2024	BoMP/MidCountry/4	10100	Total \$205.25
Refer	0 HANSSEN, LOREN	-		

CITY OF MAPLE PLAIN

Payments

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Cash Payment	G 601-28010	UB overpayment	utility refund 00-00001101-01-0 4977 OAK STREET	\$310.55
Invoice	2/18/2025			
Transaction Date	2/18/2025	BoMP/MidCountry/4	10100	Total \$310.55
Refer	0	HENN COUNTY ACCTS RECEIVAB	-	
Cash Payment	E 101-43000-419	General Rentals	Radio/Lease/Fleet Fees Feb 2025	\$116.74
Invoice	1000242837	3/4/2025		
Cash Payment	E 801-42250-323	Radio Units/Technology	Radio/Lease/Fleet Fees Feb 2025	\$2,032.48
Invoice	1000242797	3/4/2025		
Cash Payment	E 101-42110-317	Board & Booking Fees	1-1-25-1-31-25 Jail Per Diem	\$75.00
Invoice	1000242218	2/12/2025		
Transaction Date	3/4/2025	BoMP/MidCountry/4	10100	Total \$2,224.22
Refer	0	HOFF BARRY ATTORNEYS	-	
Cash Payment	E 101-41610-304	Legal Services	General Administration Feb 2025	\$5,846.00
Invoice		3/3/2025		
Cash Payment	E 101-41610-304	Legal Services	Downtown Development	\$108.50
Invoice		3/3/2025		
Cash Payment	G 701-22012	ESCROW: 5370 HWY 12	Stormwater/Easements/Deed (Hoff Barry)	\$1,050.00
Invoice		3/3/2025	Project 22012	
Cash Payment	G 701-22019	ESCROW: 1520 WYMAN A	Review and revise approval conditions (Hoff Barry)	\$250.00
Invoice		3/3/2025	Project 22019	
Transaction Date	3/3/2025	BoMP/MidCountry/4	10100	Total \$7,254.50
Refer	0	J.P. COOKE COMPANY	-	
Cash Payment	E 101-41500-201	Operating Supplies	Animal License Tags	\$87.95
Invoice	874191	2/27/2025		
Transaction Date	2/27/2025	BoMP/MidCountry/4	10100	Total \$87.95
Refer	0	Johnson, Levi	-	
Cash Payment	G 601-28010	UB overpayment	Refund 00-00055100-01-0 1519 WYMAN AVE	\$140.32
Invoice		2/25/2025		
Transaction Date	2/25/2025	BoMP/MidCountry/4	10100	Total \$140.32
Refer	0	KOLANDER, JACOB	-	
Cash Payment	E 101-41500-321	Telephone & Internet	2025 Q1 Cell Reimbursment	\$150.00
Invoice		3/6/2025		
Cash Payment	E 101-41500-331	Training & Travel	Capital Day on Hill Mileage	\$42.56
Invoice		3/6/2025		
Transaction Date	3/6/2025	BoMP/MidCountry/4	10100	Total \$192.56
Refer	0	MN CITY/COUNTY MGMT ASSOC	-	
Cash Payment	E 101-41500-433	Dues & Subscriptions	MCMA Membership	\$126.00
Invoice		3/10/2025		
Transaction Date	3/10/2025	BoMP/MidCountry/4	10100	Total \$126.00
Refer	0	LEDSTROM, DENISE	-	
Cash Payment	G 601-28010	UB overpayment	REFUND: 00-00044200-01-5 1472 MEADOW LN	\$116.12
Invoice		2/26/2025		
Transaction Date	2/26/2025	BoMP/MidCountry/4	10100	Total \$116.12
Refer	0	MAAS-KUSSKE, JULIE	-	

CITY OF MAPLE PLAIN

Payments

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Current Period: March 2025

Cash Payment	E 101-41110-445	Food and Beverage	02/25/25 Meal		\$21.38
Invoice	30055	2/4/2025			
Cash Payment	E 101-41110-331	Training & Travel	February 2025 Mileage		\$95.20
Invoice	30055	2/4/2025			
Transaction Date	2/4/2025	BoMP/MidCountry/4	10100	Total	\$116.58
Refer	0	MACQUEEN EMERGENCY GROUP	-		
Cash Payment	E 801-42220-240	Small Tools & Minor Eq	Calibration gas for 4 gas meters		\$348.60
Invoice	P40505	12/13/2024			
Cash Payment	E 801-42220-240	Small Tools & Minor Eq	Shipping		\$67.09
Invoice	P40505	12/13/2024			
Cash Payment	E 801-42220-443	Turnout Gear	Fire fighting boots		\$589.90
Invoice	P39727	12/2/2024			
Cash Payment	E 801-42220-443	Turnout Gear	Shipping		\$15.62
Invoice	P39727	12/2/2024			
Cash Payment	E 801-42220-443	Turnout Gear	Helmet Placards		\$144.42
Invoice	P42948	1/30/2025			
Transaction Date	12/13/2024	BoMP/MidCountry/4	10100	Total	\$1,165.63
Refer	0	MEDIACOM	-		
Cash Payment	E 801-42280-321	Telephone & Internet	phone service 02/16/25 through 03/15/25		\$11.05
Invoice		2/18/2025			
Transaction Date	2/18/2025	BoMP/MidCountry/4	10100	Total	\$11.05
Refer	0	METRO WEST INSPECTION SERVI	-		
Cash Payment	E 101-42400-308	Building Inspection	Building Permit Inspections FEB 2025		\$220.63
Invoice	4483	2/27/2025			
Transaction Date	2/27/2025	BoMP/MidCountry/4	10100	Total	\$220.63
Refer	0	METROPOLITAN COUNCIL	-		
Cash Payment	E 602-49450-319	Other Consulting Servic	SAC Fee Paid to Met Council for 4887 Indep St		\$2,460.15
Invoice	7634790515	12/30/2024			
Cash Payment	E 602-49450-319	Other Consulting Servic	Waste Water Services Def Rev March 2025		\$20,862.19
Invoice	0001184782	3/3/2025			
Transaction Date	12/30/2024	BoMP/MidCountry/4	10100	Total	\$23,322.34
Refer	0	MN DEPT OF HEALTH	-		
Cash Payment	E 601-49400-438	Collected for Other Age	Quarter 1 2025 Connection Fees		\$1,618.00
Invoice		1/1/2025			
Transaction Date	1/1/2025	BoMP/MidCountry/4	10100	Total	\$1,618.00
Refer	0	ORONO BASEBALL ASSOCIATION	-		
Cash Payment	G 101-22001	Damage Deposits - Facility	Refund of 2024 Deposit		\$500.00
Invoice		4/14/2024			
Transaction Date	4/14/2024	BoMP/MidCountry/4	10100	Total	\$500.00
Refer	0	ORONO IND SCHOOL DISTRICT 27	-		
Cash Payment	G 101-22001	Damage Deposits - Facility	Refund of 2024 Deposit		\$500.00
Invoice		4/16/2024			
Cash Payment	E 101-41940-387	Office Lease	March 2025 Rent - Discovery Center		\$3,333.33
Invoice	25-Mar	3/3/2025			
Transaction Date	4/16/2024	BoMP/MidCountry/4	10100	Total	\$3,833.33
Refer	0	ORONO SOFTBALL ASSOCIATION	-		

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Cash Payment	G 101-22001	Damage Deposits - Facility	Refund of 2024 Deposit		\$500.00
Invoice		4/10/2024			
Transaction Date	4/10/2024	BoMP/MidCountry/4	10100	Total	\$500.00
Refer	0	RELiance STANDARD	-		
Cash Payment	G 101-21715	Long-Term Disability	VOLUNTARY LTD March 2025		\$50.29
Invoice 01000003		2/20/2025			
Transaction Date	2/20/2025	BoMP/MidCountry/4	10100	Total	\$50.29
Refer	0	REPUBLIC SERVICES	-		
Cash Payment	E 101-43000-311	Contract Service	1 Waste Container 30 Cu Yd, On Call Service Dry Waste 02/03		\$573.00
Invoice 0894007034584		2/15/2025			
Transaction Date	2/15/2025	BoMP/MidCountry/4	10100	Total	\$573.00
Refer	0	ROTARY CLUB OF ORONO	-		
Cash Payment	E 101-41110-433	Dues & Subscriptions	2024/2025 fiscal year Corporate Dues (7-1-24-6-30-25)		\$1,200.00
Invoice 244		3/6/2025			
Transaction Date	3/6/2025	BoMP/MidCountry/4	10100	Total	\$1,200.00
Refer	0	STREICHERS	-		
Cash Payment	E 801-42220-417	Uniforms & Uniform Ren	Rubin- White Long Sleeve Shirt - Embroidery		\$113.98
Invoice 11745272		2/11/2025			
Transaction Date	2/11/2025	BoMP/MidCountry/4	10100	Total	\$113.98
Refer	0	TOLL GAS & WELDING SUPPLY	-		
Cash Payment	E 801-42270-218	Medical Supplies	O2 TANK RENTAL (medical)		\$225.00
Invoice 0010604963		2/19/2025			
Cash Payment	E 801-42270-218	Medical Supplies	Delivery Charge		\$35.99
Invoice 0010604963		2/19/2025			
Transaction Date	2/19/2025	BoMP/MidCountry/4	10100	Total	\$260.99
Refer	0	WEST HENNEPIN PUBLIC SAFETY	-		
Cash Payment	E 101-42110-306	Police Administration	Police Contract Services-April 2025		\$55,403.19
Invoice		10/30/2024			
Transaction Date	10/30/2024	BoMP/MidCountry/4	10100	Total	\$55,403.19
Refer	0	FRONTIER	-		
Cash Payment	E 601-49400-321	Telephone & Internet	ALARM LINE #763-479-6882-082311-2 02/16/25 to 03/15/25		\$81.63
Invoice 1602172025		2/16/2025			
Transaction Date	2/16/2025	BoMP/MidCountry/4	10100	Total	\$81.63
Refer	0	ANN RIEFF	-		
Cash Payment	G 601-28010	UB overpayment	refund: 00-00019400-01-5 5334 MAIN ST E		\$87.49
Invoice 32025		3/18/2025			
Transaction Date	3/18/2025	BoMP/MidCountry/4	10100	Total	\$87.49
Refer	0	AT&T MOBILITY	-		
Cash Payment	E 101-45200-321	Telephone & Internet	Hot Spots Jan 26, 2025- Feb 25, 2025		\$76.46
Invoice 6124976169		2/25/2025			
Transaction Date	2/25/2025	BoMP/MidCountry/4	10100	Total	\$76.46
Refer	0	BRAND NETWORKING LLC	-		

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Cash Payment	E 801-42210-309	EDP, Software and Desi	IT Services		\$1,741.80
Invoice	18004	3/18/2025			
Cash Payment	E 101-41110-433	Dues & Subscriptions	IT Support Licenses		\$1,741.80
Invoice	18004	3/18/2025			
Cash Payment	E 603-49455-433	Dues & Subscriptions	IT Support Licenses		\$1,741.80
Invoice	18004	3/18/2025			
Cash Payment	E 101-41500-309	EDP, Software and Desi	IT Support Licenses		\$1,741.80
Invoice	18004	3/18/2025			
Cash Payment	E 101-41500-309	EDP, Software and Desi	25' Network Cable 5' Network Cable LC-LC Single Mode Fiber C		\$18.00
Invoice	18004	3/18/2025			
Cash Payment	E 101-45200-201	Operating Supplies	Axiom 1000Base-LX SFP Transceiver		\$150.00
Invoice	18004	3/18/2025			
Cash Payment	E 601-49400-309	EDP, Software and Desi	8 port Switch (Cameras)		\$1,741.80
Invoice	18004	3/18/2025			
Transaction Date	3/18/2025	BoMP/MidCountry/4	10100	Total	\$8,877.00
Refer	0	CITY OF INDEPENDENCE	-		
Cash Payment	G 101-21707	Dental Insurance	April 2025 Dental		\$102.08
Invoice		3/18/2025			
Transaction Date	3/18/2025	BoMP/MidCountry/4	10100	Total	\$102.08
Refer	0	ECM PUBLISHERS INC	-		
Cash Payment	E 101-41500-352	General Public Informati	April7 Board Of Equalization		\$67.30
Invoice	1039956	3/15/2025			
Transaction Date	3/15/2025	BoMP/MidCountry/4	10100	Total	\$67.30
Refer	0	FRONTIER	-		
Cash Payment	E 601-49400-321	Telephone & Internet	SCADA #763-479-3047-111308-2 03/10/25- 04/09/24		\$91.92
Invoice		3/10/2025			
Transaction Date	3/10/2025	BoMP/MidCountry/4	10100	Total	\$91.92
Refer	0	GERTENS	-		
Cash Payment	E 101-43000-400	Equipment Repair & Mai	pole saw repair-oil pump		\$199.99
Invoice	902515	2/19/2025			
Transaction Date	2/19/2025	BoMP/MidCountry/4	10100	Total	\$199.99
Refer	0	GUALTIERI, THERESA	-		
Cash Payment	R 358-36100	Special Assessments	reimbursement of interest and fees		\$763.42
Invoice	3458708	1/16/2025			
Transaction Date	1/16/2025	BoMP/MidCountry/4	10100	Total	\$763.42
Refer	0	KD & COMPANY RECYCLING INC	-		
Cash Payment	E 101-43100-224	Street Maintenance Mat	gravel for cleaning up the public works parking lot and popl		\$245.92
Invoice	30979	3/1/2025			
Transaction Date	3/1/2025	BoMP/MidCountry/4	10100	Total	\$245.92
Refer	0	MEDIACOM	-		
Cash Payment	E 801-42280-321	Telephone & Internet	phone service 03/16/25 through 04/15/25		\$11.05
Invoice	0903092025	3/18/2025			
Transaction Date	3/18/2025	BoMP/MidCountry/4	10100	Total	\$11.05
Refer	0	MN ASSOCIATION OF SMALL CITI	-		

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Current Period: March 2025

Cash Payment	E 101-41110-433	Dues & Subscriptions	July 2025 - June 2026 Minnesota Association of Small Cities	\$1,175.00
Invoice	3/12/2025			
Transaction Date	3/12/2025	BoMP/MidCountry/4	10100	Total \$1,175.00
Refer	0	PEOPLESERVICE, INC.	-	
Cash Payment	E 101-45200-311	Contract Service	(PARKS 30%) April	\$4,360.50
Invoice	PSINV107055	3/18/2025		
Cash Payment	E 101-43000-311	Contract Service	(PUBLIC WORKS 18%) April	\$2,616.30
Invoice	PSINV107055	3/18/2025		
Cash Payment	E 601-49400-311	Contract Service	(WATER 38%) April	\$5,523.30
Invoice	PSINV107055	3/18/2025		
Cash Payment	E 602-49450-311	Contract Service	(SEWER 6%) April	\$872.10
Invoice	PSINV107055	3/18/2025		
Cash Payment	E 101-43100-311	Contract Service	(STREETS 8%) April	\$1,162.80
Invoice	PSINV107055	3/18/2025		
Transaction Date	3/18/2025	BoMP/MidCountry/4	10100	Total \$14,535.00
Refer	0	REPUBLIC SERVICES	-	
Cash Payment	E 101-43000-311	Contract Service	Organics Recycling March 2025	\$225.00
Invoice	0894007055442	2/28/2025		
Cash Payment	E 101-43000-311	Contract Service	Total Fuel/Environmental Recovery Fee	\$89.35
Invoice	0894007055442	2/28/2025		
Transaction Date	2/28/2025	BoMP/MidCountry/4	10100	Total \$314.35
Refer	0	SNOWPROS	-	
Cash Payment	E 101-43100-311	Contract Service	3/5/25 Heavy Duty Pickup Truck with 9.5 foot V Plow or conta	\$2,805.00
Invoice	4084	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	3/14/25 Large Frame Skid Steer with Plow or Snow Bucket \$168	\$1,680.00
Invoice	4084	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/3/25 Regular Road Deicer \$198.00 7	\$1,386.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/3/25 Heavy Duty Pickup Truck with Salter \$148.00 5	\$740.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/8/25 Heavy Duty Pickup Truck with 9.5 foot V Plow or conta	\$1,496.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/8/25 Large Frame Skid Steer with Plow or Snow Bucket \$168.	\$1,512.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/8/25 Heavy Duty Pickup Truck with Salter \$148.00 3.5	\$518.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/8/25 Regular Road Deicer \$198.00 5	\$990.00
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/15/25 Heavy Duty Pickup Truck with 9.5 foot V Plow or cont	\$1,776.50
Invoice	4067	3/14/2025		
Cash Payment	E 101-43100-311	Contract Service	2/15/25 Large Frame Skid Steer with Plow or Snow Bucket \$168	\$1,176.00
Invoice	4067	3/14/2025		

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Current Period: March 2025

Cash Payment	E 101-43100-311	Contract Service	2/15/25 Heavy Duty Pickup Truck with Salter	\$518.00
			\$148.00 3.5	
Invoice 4067	3/14/2025			
Cash Payment	E 101-43100-311	Contract Service	2/15/25 Regular Road Deicer \$198.00 5	\$990.00
Invoice 4067	3/14/2025			
Transaction Date	3/14/2025	BoMP/MidCountry/4	10100	Total \$15,587.50
Refer	0	TOSHIBA BUSINESS SOLUTIONS	-	
Cash Payment	E 101-41500-413	Office Equipment Rental	TOSHIBA COPIER March 2025	\$145.72
Invoice 5033519595	3/6/2025			
Cash Payment	E 101-41500-201	Operating Supplies	Black/White Copy March 2025	\$8.52
Invoice 5033519595	3/6/2025			
Cash Payment	E 101-41500-201	Operating Supplies	Color Copies March 2025	\$72.73
Invoice 5033519595	3/6/2025			
Transaction Date	3/6/2025	BoMP/MidCountry/4	10100	Total \$226.97

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$114,592.08
358 2024A GO Bonds		\$763.42
401 PARK IMPROVEMENT FUND		\$3,650.00
601 WATER FUND		\$14,507.69
602 SEWER FUND		\$27,369.51
603 STORM WATER FUND		\$2,891.17
701 PLAN REVIEW ESCROWS		\$1,300.00
801 FIRE PARTNERSHIP FUND		\$9,363.32
		\$174,437.19

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$174,437.19
Total	\$174,437.19

CITY OF MAPLE PLAIN

Payments

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Current Period: March 2025

Payments Batch 032425 ACH MARCH**\$13,993.37**

Refer	0 ARVIG	Ck# 004484E 3/12/2025		
Cash Payment	E 101-41500-321 Telephone & Internet	Fiber Internet 02-28-25-03-27-25		\$154.65
Invoice	2/28/2025			
Cash Payment	E 601-49400-321 Telephone & Internet	Fiber Internet 02-28-25-03-27-25		\$154.65
Invoice	2/28/2025			
Cash Payment	E 801-42280-321 Telephone & Internet	Fiber Internet 02-28-25-03-27-25		\$154.65
Invoice	2/28/2025			
Transaction Date	2/28/2025	BoMP/MidCountry/4 10100	Total	\$463.95
Refer	0 CENTERPOINT ENERGY	Ck# 004485E 3/12/2025		
Cash Payment	E 801-42280-383 Gas Utilities	FIRE DEPT 01/18/25-02/18/25		\$281.54
Invoice	2/26/2025			
Cash Payment	E 602-49450-383 Gas Utilities	LIFT STATION 01/18/25-02/18/25		\$28.96
Invoice	2/26/2025			
Cash Payment	E 101-43100-380 Utility Services (GENER	PUBLIC WORKS 01/18/25-02/18/25		\$663.34
Invoice	2/26/2025			
Transaction Date	2/26/2025	BoMP/MidCountry/4 10100	Total	\$973.84
Refer	0 ELAN FINANCIAL SERVICES	Ck# 004486E 3/12/2025		
Cash Payment	E 101-41500-321 Telephone & Internet	Ring Central: 01/17/2025-02/16/2025		\$140.06
Invoice	2/13/2025			
Cash Payment	E 101-41110-434 Awards & Indemnities	Award for Mayor Marvin Johnson		\$145.69
Invoice	2/13/2025			
Cash Payment	E 101-41110-445 Food and Beverage	Water and Coffee		\$40.95
Invoice	2/13/2025			
Transaction Date	2/13/2025	BoMP/MidCountry/4 10100	Total	\$326.70
Refer	0 GOOGLE.COM	Ck# 004487E 3/12/2025		
Cash Payment	E 101-41500-309 EDP, Software and Desi	(CITY- 10 USERS - GOOGLE) February2025		\$72.00
Invoice	5188952076 2/28/2025			
Cash Payment	E 801-42210-309 EDP, Software and Desi	(FIRE - 22 USERS - GOOGLE) February2025		\$158.40
Invoice	5188952076 2/28/2025			
Transaction Date	2/28/2025	BoMP/MidCountry/4 10100	Total	\$230.40
Refer	0 HEALTHPARTNERS	Ck# 004488E 3/12/2025		
Cash Payment	G 101-21706 Health Insurance	Health Insurance APRIL 2025		\$1,265.38
Invoice	092800979437 3/4/2025			
Transaction Date	3/4/2025	BoMP/MidCountry/4 10100	Total	\$1,265.38
Refer	0 OPTUM BANK	Ck# 004489E 3/12/2025		
Cash Payment	E 101-43000-131 Employer Paid Health In	HSA Monthly Maintenance Fee - 25-Jan - Group HB905889A		\$3.75
Invoice	0001708102 2/13/2025			
Transaction Date	2/13/2025	BoMP/MidCountry/4 10100	Total	\$3.75
Refer	0 QUADIENT LEASING USA, INC.	Ck# 004490E 3/12/2025		
Cash Payment	E 101-41500-419 General Rentals	Postage Meter Lease 11-Mar-25 To 10-Jun-25		\$207.51
Invoice	Q1726794 2/7/2025			
Transaction Date	2/7/2025	BoMP/MidCountry/4 10100	Total	\$207.51
Refer	0 STANDARD INSURANCE CO	-		

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Current Period: March 2025

Cash Payment	G 101-21708	Life Insurance	Life Insurance - March premium 2025	\$8.02
Invoice		2/14/2025		
Transaction Date	2/14/2025	BoMP/MidCountry/4	10100	Total \$8.02
Refer	0	QUADIENT POSTAGE FUNDING	-	
Cash Payment	E 101-41500-322	Postage	POSTAGE	\$19.50
Invoice		2/3/2025		
Cash Payment	E 602-49450-322	Postage	POSTAGE	\$19.50
Invoice		2/3/2025		
Cash Payment	E 602-49450-322	Postage	Finance Charges	\$15.23
Invoice		2/3/2025		
Cash Payment	E 101-41500-322	Postage	POSTAGE	\$150.00
Invoice		3/3/2025		
Cash Payment	E 602-49450-322	Postage	POSTAGE	\$150.00
Invoice		3/3/2025		
Cash Payment	E 101-41500-322	Postage	Finance Charges	\$15.02
Invoice		3/3/2025		
Cash Payment	E 101-41500-322	Postage	POSTAGE	\$269.50
Invoice		1/3/2025		
Cash Payment	E 101-41500-322	Postage	Finance Charges	\$7.12
Invoice		1/3/2025		
Cash Payment	E 602-49450-322	Postage	POSTAGE	\$269.50
Invoice		1/3/2025		
Cash Payment	E 101-41500-322	Postage	POSTAGE	\$75.00
Invoice		11/3/2024		
Cash Payment	E 602-49450-322	Postage	POSTAGE	\$75.00
Invoice		11/3/2024		
Cash Payment	E 101-41500-322	Postage	POSTAGE	\$144.50
Invoice		12/3/2024		
Cash Payment	E 602-49450-322	Postage	POSTAGE	\$144.50
Invoice		12/3/2024		
Cash Payment	E 602-49450-322	Postage	Finance Charges	\$5.82
Invoice		12/3/2024		
Transaction Date	2/3/2025	BoMP/MidCountry/4	10100	Total \$1,360.19
Refer	0	MUNICIPAY	Ck# 004491E 3/12/2025	
Cash Payment	E 601-49400-309	EDP, Software and Desi	496090223884 Fees 02/01/25 - 02/28/25	\$177.34
Invoice		2/1/2025		
Transaction Date	2/1/2025	BoMP/MidCountry/4	10100	Total \$177.34
Refer	0	MUNICIPAY	Ck# 004492E 3/12/2025	
Cash Payment	E 101-41500-455	Bank Fees	496090224882 Fees 02/01/25 - 02/28/25	\$84.21
Invoice		2/1/2025		
Transaction Date	2/1/2025	BoMP/MidCountry/4	10100	Total \$84.21
Refer	0	CENTERPOINT ENERGY	Ck# 004493E 3/12/2025	
Cash Payment	E 601-49400-383	Gas Utilities	Water Treatment Plant 01/17/25 - 02/18/25	\$1,447.16
Invoice		2/24/2025		
Transaction Date	2/24/2025	BoMP/MidCountry/4	10100	Total \$1,447.16
Refer	0	XCEL ENERGY	-	
Cash Payment	E 601-49400-381	Electric Utilities	1666 BUDD AVE Service Credit - Outage	-\$100.00
Invoice		3/4/2025		

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Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$6,722.39
601 WATER FUND		\$5,491.12
602 SEWER FUND		\$732.92
801 FIRE PARTNERSHIP FUND		\$1,046.94
		<hr/>
		\$13,993.37

Pre-Written Checks	\$5,180.24
Checks to be Generated by the Computer	\$8,813.13
	<hr/>
Total	\$13,993.37

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Current Period: March 2025

Payments Batch 032425 STREET PROJ					\$1,369.00
Refer	0 BOLTON & MENK, INC.				-
Cash Payment	E 458-43000-303	Engineering Services	Construction Observation - 2024 Street Reconstruction - Prof		\$1,369.00
Invoice	0358145	2/27/2025			
Transaction Date	2/27/2025	BoMP/MidCountry/4	10100	Total	\$1,369.00

Fund Summary	
	10100 BoMP/MidCountry/4M
458 2024 STREET RECONSTRUCTION	\$1,369.00
	\$1,369.00

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$1,369.00
Total	\$1,369.00



Executive Summary

City Council Business Meeting

AGENDA ITEM: Staff Reports
PREPARED BY: Jacob Kolander, City Administrator
RECOMMENDED ACTION: Approve Staff Reports

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

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



Maple Plain Fire Department

Fire Chief's Report

February 2025

Maple Plain Fire Department – Chief Rick Denneson

Vision as Fire Chief

To build an organizational structure that provides unity, compassion, necessary tools, equipment, training, and leadership for firefighters to be successful when in action.

Calls February 2025 – report #857 & #553

In February, we responded to 38 calls for service.

- 27 EMS & Rescue calls
- 4 Motor Vehicle Crashes
- 3 Fire calls, a car fire and a grass fire call
- 1 good intent call for smoke / odor removal
- 1 Hazardous call
- 2 Alarm calls

Where these calls are occurring – report #384

Independence – 12 calls

Maple Plain – 25 calls

Three Rivers Parks – 0

Mutual Aid – 1 Call to assist under mutual aid – Assist to Long Lake Fire

We did not request mutual aid for any calls this month.

Training Update

In February, our training concentrated on some technical rescue drills with ropes and knots. We also worked with some of the equipment that we would use in a technical rescue such as a stokes basket / sked to haul someone out of a location or up / down an elevated area. We also worked on scene size up – what to do in the first 5 minutes of arriving on a scene.

We have an online platform called Vector Solutions which allows us to assign training that can be done online and is not important to do as a group but is one of our mandated trainings. Training like bloodborne pathogens, hearing protection use, right to know, PPE and other topics that many of which are mandated by OSHA.

Equipment Update

Nothing to report for February other than we have been following up with routine maintenance of some of the items that were discovered to need repair from our annual January maintenance review.

Station Facility

The interior lighting project got started right at the end of February / beginning of March and expected to last a few weeks for the update.

I received a quote for a retro fit and expansion of the ventilation system that captures the exhaust from our diesel trucks while they are running inside the station. The ventilation system keep the harmful fumes from building up inside the station by collecting them at the exhaust pipe and venting them outside. The company that has installed our partial system in the past quoted us \$76,972.00 to finish outfitting the station with the trucks that we currently have. This was a quote that was requested by the Fire Commission.

Personnel

Our hiring process is almost finished with our 2 candidates that I have mentioned before. They have been issued a conditional offer pending a psychological evaluation, background check and City Council approval. They should hopefully be ready for Council approval early April.


I have 2 other candidates that I am working with right now that are fire fighters at other departments. One lives in the city and one works in the city during the day. I will update you with that progress in the next update.

Merger with West Suburban Fire District

On February 17th, Chief Leuer and 2 board members came to the MPFD and met with Deputy Chief McGinty, Operations Chief Couser and myself. We discussed the next steps and that they wish to bring their entire board over to the MPFD to take a look at our station and equipment. We talked briefly about what equipment would stay and what could be gotten rid of through attrition as equipment ages out. Some of this is based on discussions both Chief Leuer and I have had with ISO for insurance ratings.

Date: March 12th, 2025

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

From: Director Gary Kroells 

SUBJECT: FEBRUARY 2025 ACTIVITY REPORT



The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle crashes, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

Monthly Activity Report February 2025

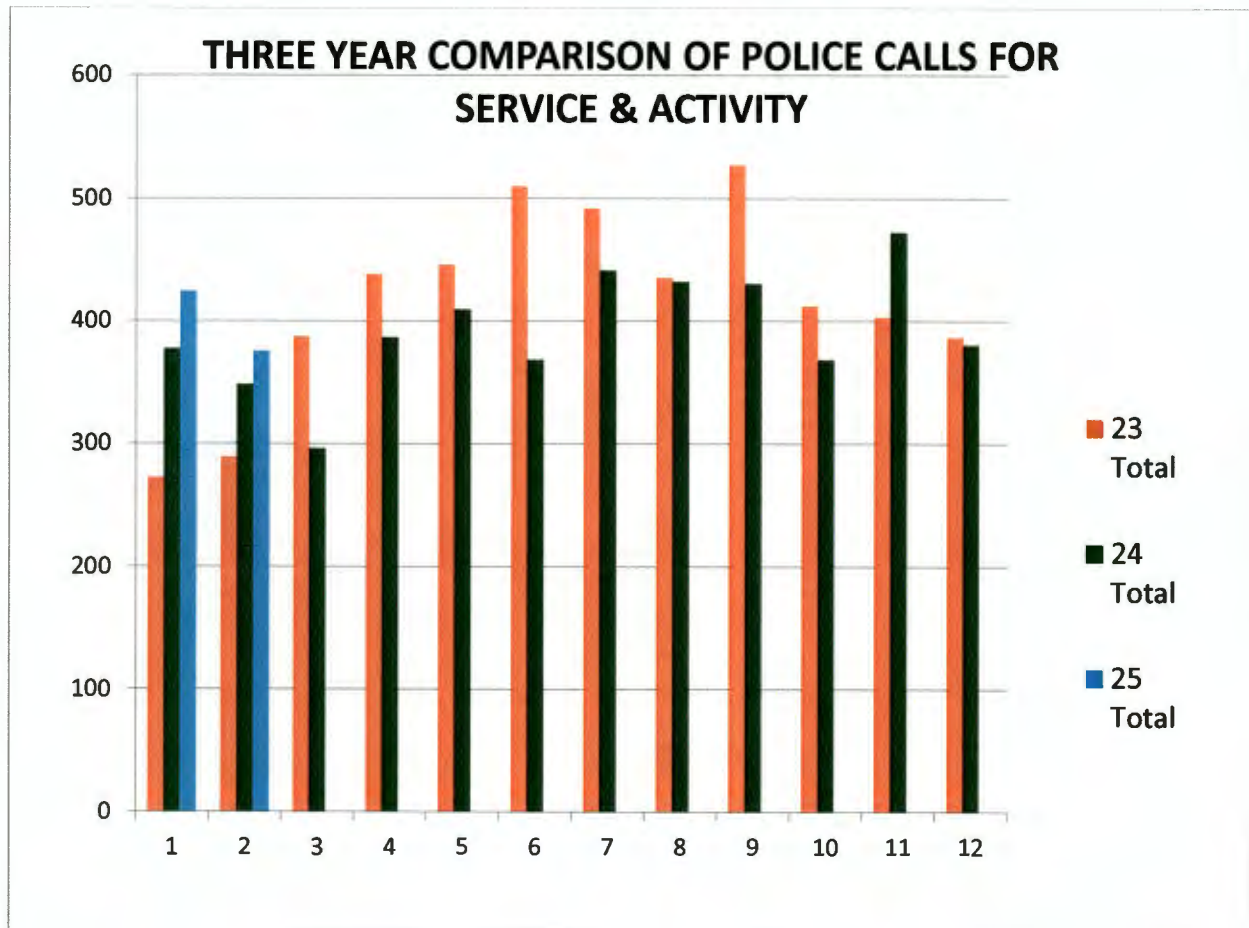
Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	2	3	6	5
Traffic	68	76	191	178
Part III	5	4	8	4
Part IV	27	33	66	76
Part V	98	99	182	193
Total City of Independence	200	215	453	456
City Of Maple Plain				
Criminal	2	3	6	4
Traffic	42	24	85	46
Part III	5	3	6	6
Part IV	47	24	91	49
Part V	33	42	68	86
Total City Of Maple Plain	129	96	256	191
Grand Total Both Cities	329	311	709	647
TZD	25	18	49	38
Agency Assists	21	19	41	40
Total ICR Reports	375	348	799	725
How Received				
Fax	6	8	10	12
In Person	19	18	30	28
Mail	0	2	2	4
Other	0	0	3	1
Phone	24	25	42	44
Radio	142	133	287	283
Visual	139	125	349	271
Email	19	16	30	32
Lobby Walk In	26	21	46	50
Total	375	348	799	725

February 2025 Part I & II**City of Maple Plain #'s 1 & 2**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25000621	Damage Prop/Rpt	2025-02-16	01	P311C	2
WHPS	25000496	Trespassing	2025-02-06	02	P3330	2

February 2025 Part I & II**City of Independence Grid #'s 3-5**

AGN	ICR	Title	Create Date	Grid #	MOC range	UCR Part
WHPS	25000511	3 rd Degree DWI Arrest	2025-02-07	03	M4140	2
WHPS	25000613	Damage Prop/Rpt – Mailbox H&R	2025-02-15	05	P311C	2



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY February 2025 Activity Report

Year to Date Activity Report

At the end of February 2025, West Hennepin Public Safety (WHPS) handled year-to-date a total of 799 incident complaints. For the month of February, 200 incidents occurred in the City of Independence and 129 in the City of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

Welfare Check February 1

5200 block of Bryantwood Drive, Maple Plain. Officer was dispatched to a welfare check. Reporting party advised their grandfather has bed sores from being bound to his bed, screams for help, and is not being fed or taken care of. Officers arrived on scene and spoke to the elderly male who advised he did not need assistance. He was sitting up and officers did not observe signs of injury or medical problems. He also had a bag of food hanging from his walker.

Traffic Complaint February 2

Intersection of Highway 12 and County Road 92, Maple Plain. Officer was dispatched to two vehicles driving fast and passing on the right. Officer arrived in the area and located both vehicles. The drivers were warned about their driving conduct and equipment violations.

Suspicious Activity February 2

7500 block of Turner Road, Independence. Officer was dispatched to suspicious activity where the reporting party advised there was an unknown person walking in their yard with a flashlight. Officer arrived on scene and observed the lights between the two properties. It was confirmed the neighbors were looking for their dog, which was later found.

Arrest
February 6

1500 block of Wyman Avenue, Maple Plain. Officer was dispatched to a report of three males attempting to access a vacant building. Officer was in the area and attempted to stop the individuals who took off on foot. Neighbors reported kids in their backyard hiding. A perimeter was setup and ultimately, all three were taken into custody. They were cited for trespassing and fleeing on foot.

Arrest
February 7

Intersection of Highway 12 and County Road 90, Independence. Officer was on routine patrol and stopped a vehicle after witnessing number traffic infractions. Officer spoke to the driver who displayed signs of impairment. There were six passengers in the vehicle and two of them were unbelted and sitting on other occupant's laps. All occupants were under 21 years old, and all admitted to drinking. Driver was ultimately arrested for DWI and provided an evidentiary breath sample of 0.19. All other occupants were released to a sober ride with minor consumption citations.

Suspicious Vehicle
February 8

Intersection of County Road 6 and Golf Walk, Independence. Officer was on routine patrol and observed a vehicle with its lights on in a closed business parking lot. Officer approached the vehicle and spoke to the occupants who advised they were just parked to have a conversation. Officer determined no crime had occurred and to have their conversation elsewhere.

Medical
February 10

5400 block of Lake Sarah Heights Drive, Independence. Officer was dispatched to a patient having a possible stroke. Officer arrived on scene with West Suburban Fire and assessed the patient. It was found the patient recently came back from Africa and started to not feel well. Family advised the patient's health continued to decline over the last few days and then the patient began making noise, but not speaking. North Memorial Paramedics arrived on scene and transport the patient to the hospital.

Mental Health
February 12

2000 block of Budd Street, Independence. Officer was dispatched to a party in crisis with a knife. Officer arrived on scene and spoke to the subject's father who advised he's in a manic state and threatened self-harm with a knife. It was learned the subject eventually calms down after episodes. Officers took a perimeter to avoid escalation until he calmed down and dropped the knife. Subject's father advised we could clear. Case forwarded to the embedded social worker for follow-up.

Suspicious Vehicle
February 12

6200 block of Highway 12, Independence. Officer was on routine patrol and observed a vehicle parked skewed behind two other vehicles. Due to the time of night and the vehicle's position, officer made contact with the occupants of the vehicle. They advised they were trying to add minutes to their phone before dropping off the passenger. It was determined no crime had occurred.

Crash
February 13

400 block of County Road 110, Independence. Officer was dispatched to a hit and run report of a vehicle versus a mailbox. Officer arrived on scene and collected damaged parts of the vehicle that struck the mailbox. Unknown suspect information.

Crash
February 14

Intersection of County Line Road and County Road 50, Independence. Officer was dispatched to a truck in the ditch. Officer inspected the scene, and it appeared the truck failed to stop at the T intersection. The truck ended up in the ditch with severe disabling damage, losing both driver's side wheels. Driver was not on scene and denied drinking even though open containers were found inside and outside of the vehicle. Driver was mailed a citation for failure to drive with due care.

Animal Complaint
February 16

9300 block of County Road 6, Independence. Officer was dispatched to three dogs attacking livestock. Officer arrived on scene and the dogs ran off. Officer was able to locate an address for the dogs and spoke to the dog's owners who advised they take full responsibility. Officer spoke to the livestock owners who advised the dogs were in the donkey pen and got ahold of one of the donkeys who had distinct puncture wounds. Potentially dangerous dog documents and dog at large citation were issued.

Crash
February 20

Intersection of Lake Sarah Drive and County Road 11, Independence. Officer was dispatched to a vehicle in the ditch. Officer arrived on scene and found the vehicle unoccupied, and no damage was done. It appeared the vehicle went into the ditch after attempting to make a U-turn. Registered owner was contacted and advised they would get the vehicle out of the ditch.

Burning Violation
February 20

2200 block of Heritage Trail, Independence. Officer observed black smoke in the area. The burn site location was located, and it was found the property owner had a valid burn permit but was burning prohibited materials. They were issued a citation for burn prohibited materials and their burn permit has been revoked.

Crash
February 21

Intersection of County Road 6 and County Road 92, Independence. Officer was dispatched to a crash with injuries. Officer arrived on scene and found one driver failed to yield for the other vehicle and had a concussion. Both vehicles sustained disabling damage. Driver was transported to the hospital. The suspect driver was cited for failure to yield.

Domestic
February 22

5300 block of Highway 12, Maple Plain. Officer was dispatched to a domestic between two individuals. Officer arrived on scene and spoke to one party who advised his girlfriend scratched his hand and locked him out of the bedroom. It was found the argument started because the male party took away the female's phone. The two agreed to separate. There were no visible injuries.

Animal Complaint
February 23

Intersection of Lake Haughey Road and County Road 11, Independence. Officer was dispatched to a loose dog running on the side of the road. Reporting party was able to capture the dog and drop it off at the police department with an officer. A short time later, the animal owner was located and retrieved the dog.

Animal Complaint
February 26

Intersection of Highway 12 and Hitsman Lane, Independence. Officer was dispatched to a report of a bald eagle possibly stuck to the ice on a nearby pond. Officer checked the area and was unable to locate any type of animal on an ice-covered pond.

Dumping Complaint
February 26

2000 block of County Road 90, Independence. Officer was dispatched to a dumping complaint where a large amount of electrical wire was dumped at the park. Officer arrived on scene and met with the reporting party who advised he is a volunteer park caretaker and offered to clean it up. Pending further investigation.

Suspicious Activity
February 27

3300 block of Brei Kessel Road, Independence. Officer was dispatched to a report of suspicious activity that occurred overnight. The reporting party wanted it documented that she observed a person with a flashlight by her neighbor's front door late at night. The next day, she confirmed it wasn't the neighbor. Extra patrol will be conducted in the area. Reporting party was advised to call 911 immediately when suspicious activity is witnessed.



Real People. Real Solutions.

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Section 9, Item C.

Suite 200
Chaska, MN 55318-1172

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

MEMORANDUM

Date: March 17, 2025
To: Honorable Mayor and City Council
From: David P. Martini, P.E.
RE: March Engineering Report

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

Miscellaneous Services

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

- Review and correspondence related to proposed Kwik Trip on Gateway Boulevard.
- Review and correspondence related to proposed improvements at 1520 Wyman Avenue.
- Review and correspondence related to sanitary sewer repairs in Baker Trail Villas.
- Project oversight and coordination associated with T-Mobile equipment removal from the water tower.
- On-going CIP Planning with city staff.
- On-going support and review of development and improvement projects in coordination with the City Planner.

Wellhead Protection Plan

- WHPP Part 2 Amendment is due on October 30, 2025. The remaining schedule is as follows:
 - April 18, 2025 – Update and Finalize WHPP Part 2
 - April 28, 2025 – City Council – Public Hearing on WHPP Part 2
 - May 2, 2025 – Final WHPP Part 2 Updates
 - May 5, 2025 – Submit WHPP Part 2 for 90-day MDH Review
 - August 5, 2025 – MDH Approval Notice to City
 - August 11, 2025 – Provide Notice to LGUs regarding Plan Approval
 - October 1, 2025 – Begin Implementation Plan

2024 Street Reconstruction Project

- Punch list work and the final lift of pavement will be completed in 2025 in addition to the mill and overlay of the Howard Avenue cul-de-sac.

Date: March 18, 2025

To: City of Maple Plain

From: Dylan Hoflock, Operator

O & M Report: February 2025

Maple Plain Operations & Maintenance

- There was a total of seventeen locates within the city of Maple Plain in the month of February.
- Exercised emergency backup generators at the Water Treatment Facility and the Lift Station, along with alarm dialers to make sure that the components are operating properly when needed.
- Performed monthly preventative maintenance on the Water Treatment Plant and Public Works equipment.
- Performed valve exercising.
- Completed all right of way and water/sewer inspections for the city.
- Performed final reads of all utility changes for properties changing billing.
- Reset the electric city signs as needed.
- Completed the monthly fluoride report as required by the MN Dept of Health.
- Collected and submitted two water samples to be tested for bacteria by a certified lab as required by the MN Dept of Health. (none found)
- Performed backwashing and daily testing of the water for the residuals of chlorine, fluoride, iron, and manganese of the water produced at the Water Treatment Facility.
- Completed monthly expense report and weekly coding of the city's invoices with the Yooz program.
- Performed monthly preventative maintenance on the lift station, which includes drawing down of contents, cleaning floats and level transducer if needed, inspecting how much grease and if any debris has built up in the lift station.

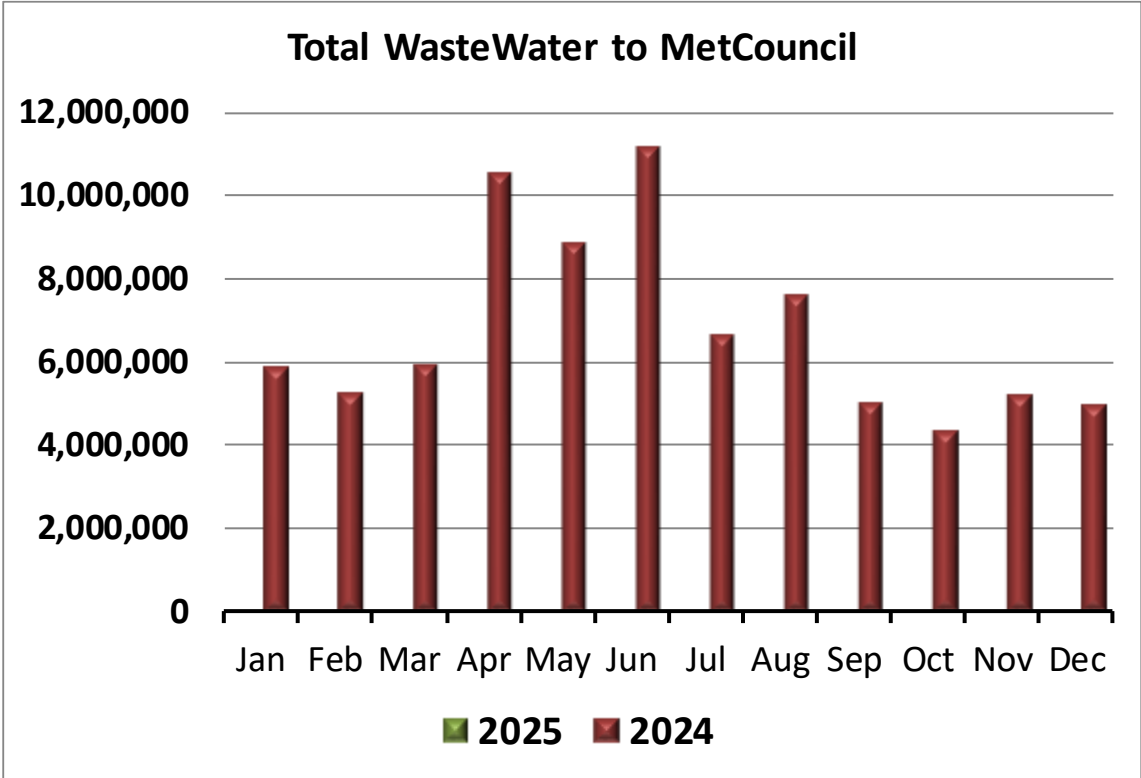
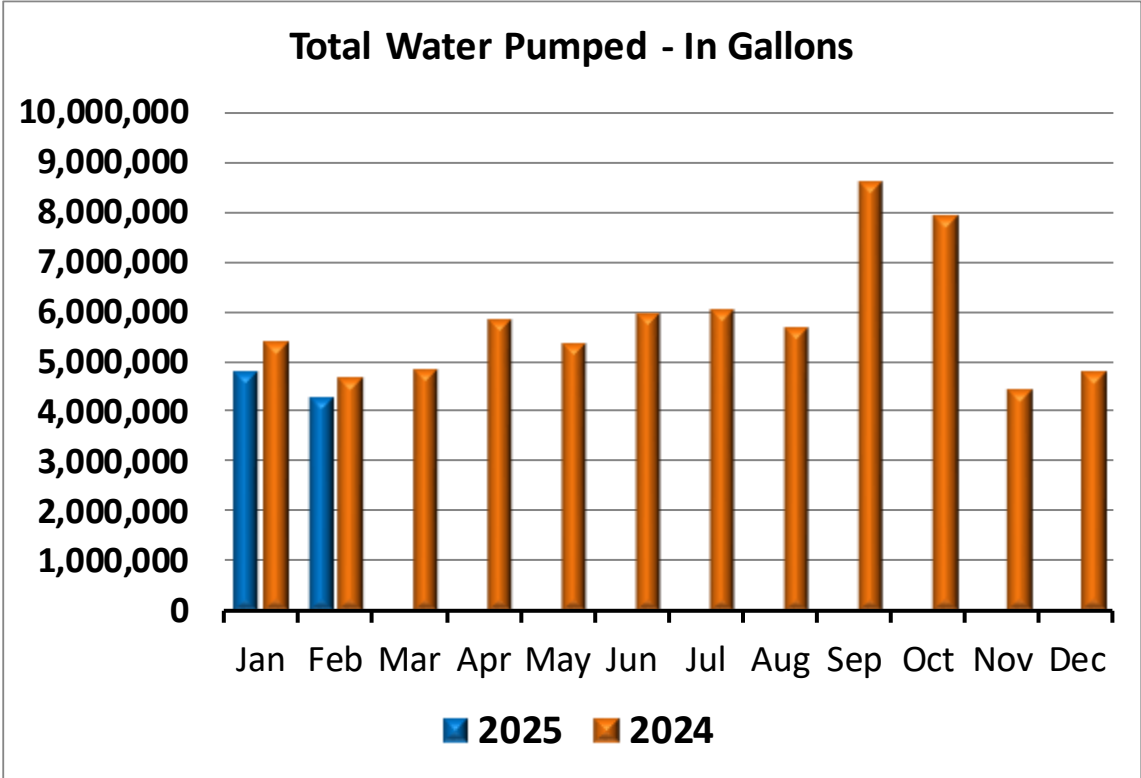


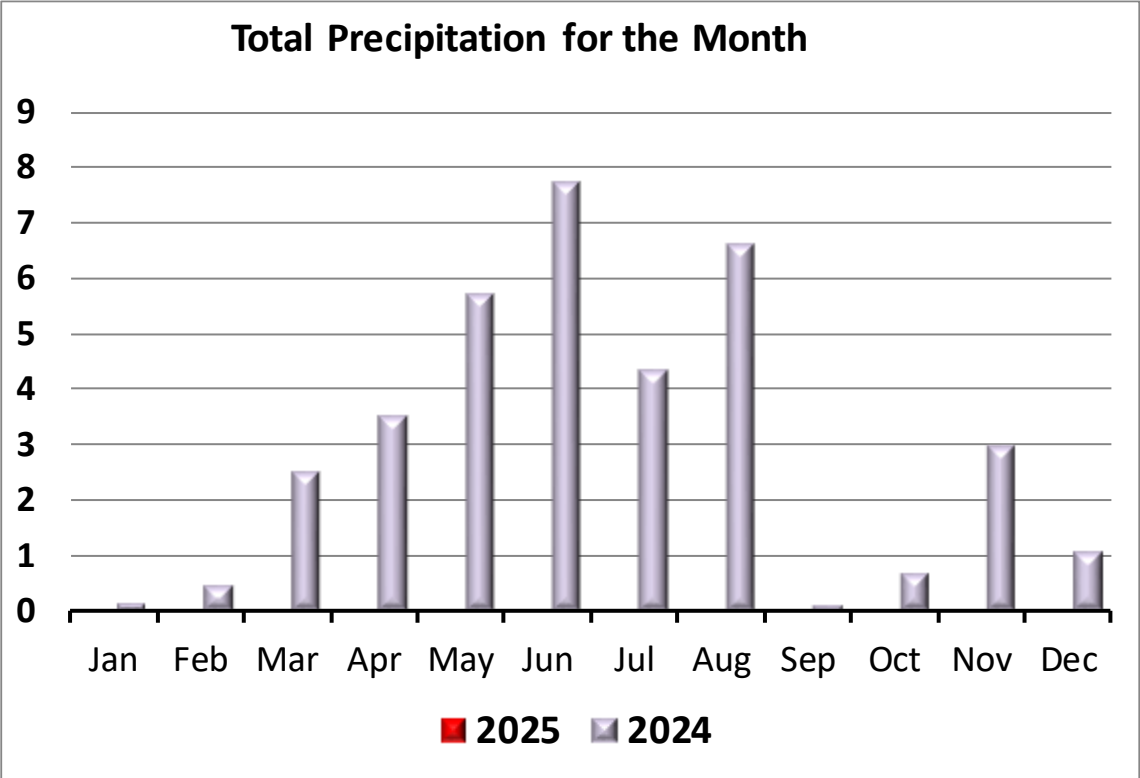
- Raised and lowered flags at the parks as needed.
- Performed daily cleaning of the Rainbow Park and Veterans Pak restrooms.
- Attended bi-weekly city staff meetings.
- Performed daily rounds of inspecting the Water Treatment Facility, public works building, the parks and city hall.
- Mixed Chemicals at the Water Treatment Plant as needed to ensure proper chemical feed into the water treatment process.
- Continuing efforts of editing and documenting on GIS maps of Maple Plain's utilities.
- Completed the monthly street light inspections.
- Adjusted American flags as needed.
- Loaded trucks with salt for Snow Pros.
- Assembled new office chairs for city hall.
- Used the fire department's new trailer to pick up the Toolkat from Lano equipment (\$500 savings from before when we did not have access to a trailer) to get a warranty valve replaced.
- Completed the annual Water Use report as required by the MN DNR.
- Attended the West Hennepin Public Safety interviews for their new Director.
- Installed shelving in the city hall storage room.
- Completed scrapping and repainting the interior of well house #3 as recommended by the MN Dept of Health in our last 18-month sanitary survey.
- Completed the annual Water Conservation Report as required by the MN DNR.
- Repaired the throttle for the snowblower at Rainbow Park that is used by the volunteers to clear the snow of the ice rink.
- Completed a snow removal inspection to help with the new snowplow drivers for Snow Pros.
- Meet with Brad Couser on new training area for the Fire Dept on confined space.
- Turned in sewer jetting and televising quotes for 2025. We turned in quotes last year and got pushed back a year for budgeting purposes, if they do not get approved this year the city would



be liable for any sewer backups on the North side of town with being over five years since it was last cleaned.

- Organized and discarded all sewer televising tapes over 20 years old.
- Streetlights added to our GIS mapping program Diamond Maps.
- Worked with Total Control and Jimmy to unlock SCADA computer.
- Xcel Energy replaced the electrical meter at the water treatment plant.
- Trained in David Medina and Tom Goepfert in on Maple Plain operations and security expectations to fill in when I am gone.
- Completed a water quality inspection for 5935. (no issue- water softener problem)
- Repaired the oil pump in our pole saw.
- Pre Con meeting for water tower equipment removal.
- Completed water tower ice buildup inspection recommended by Bolton & Menk. (all good)
- Attended the Minnesota Rural Water operator training to obtain CEUs for my water treatment certification.
- Completed a sewer inspection for Herc U Lift. (no issue- cleaning solution spill)
- Removed the sander from the Mack truck.
- Replaced damaged lockbox on the water tower.
- 4Front Energy replaced the electric furnace at Rainbow Park.
- Meeting at the water tower for Zayo equipment issues.
- Meet with RC electric at Veterans Park for potential power to be supplied at the batting cage.







		February-25	January-25	February-24
Water	Units			
Average Daily Pumped	gallons	153,179	155,194	161,896
Maximum Daily Pumped	gallons	303,000	289,000	264,000
Total Monthly Pumped	gallons	4,289,000	4,811,000	4,695,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	1,730,000	2,345,000	1,236,000
Well #3 Average Pumped	gallons	61,786	75,645	42,621
Well #4 Pumped	gallons	2,018,000	2,119,000	3,008,000
Well #4 Average Pumped	gallons	72,071	68,355	103,724
Fluoride used	gallons	3.80	6.00	10.40
Fluoride Average used	gallons	0.13	0.19	0.36
Poly Phosphate used	pounds	7.10	6.40	4.30
Poly Phosphate Average used	pounds	0.25	0.21	0.15
Chlorine used	pounds	161.20	152.20	80.90
Chlorine Average used	pounds	5.76	4.91	2.79
HMO used	gallons	128.50	149.40	58.50
HMO Average used	gallons	4.59	4.82	2.02
Potassium Permanganate used	gallons	127.30	138.60	133.60
Wastewater				
Effluent Flow				
Maximum Daily Pumped Wastewater	gallons	0	0	251,572
Average Daily Pumped Wastewater	gallons	0	0	181,385
Lift Station Effluent to Met Council	gallons	0	0	5,260,170
Precipitation Monthly Total	Inches	0	0	0
Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$11,780.00	\$7,591.00	64%	58%
Maintenance Budget	\$6,330.00	\$4,757.00	75%	58%
Total	\$18,110.00	\$12,348.00	68%	58%

Datecompleted	Equipment	Location	Notes	Task	Taskdesc
2/11/2025	MAIN LIFT STATION	30359 WW Maple Plain, MN	cleaned floats, reset battery backup, everything ok	LS Monthly PM	<ol style="list-style-type: none"> 1. Test power fail and high level alarm and verify communication equipment will reach emergency contact for your project. 2. Inspect and clean floats. 3. If level indicator verify operating properly. 4. Inspect overall condition of lift station.
2/13/2025	FORD F350 1 TON	30359 WT Maple Plain, MN	exercised, greased, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/13/2025	Public works air Compressor 1	30359 WT Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/14/2025	Air Exchange Unit	30359 WT Maple Plain, MN	cleaned, lubricated, everything okay	Annual PM	Preventive Maintenance completed on an annual schedule.
2/14/2025	Public works air Compressor 2	30359 WT Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/20/2025	DEHUMIDIFIERS	30359 WT Maple Plain, MN	all good	Inspection	CHECK AIR FILTER AND REPLACE IF NEEDED, MAKE SURE DRAIN TUBE IS DRAINING PROPERLY.
2/20/2025	AIR COMPRESSOR	30359 WT Maple Plain, MN	everything ok	Inspection	CHECK OIL LEVELS AND BELT CONDITION. INSPECT FOR OIL LEAKS OR EBNORMAL WEAR. DOCUMENT HOUR METERS. CONFIRM WATER DRAIN IS WORKING.
2/20/2025	FIRE EXTINGUISHERS	30359 WT Maple Plain, MN	all good, the water tower extinguisher is getting close to the recharge level but we have 2 back ups at the shop to get us by until annual inspections by Summit Fire Protection	Inspection	<p>CONFIRM NO OBSTRUCTIONS TO EXTINGUISHER.</p> <p>CONFIRM PIN IS IN PLACE, GAUGE READS FULL OR IN THE GREEN.</p> <p>REMOVE FROM MOUNT AND TURN UPSIDE DOWN SEVERAL TIMES.</p>
2/21/2025	HIGH SERVICE PUMP 1	30359 WT Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.
2/21/2025	HIGH SERVICE PUMP 2	30359 WT Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.

2/21/2025	MIXER NO 1	30359 WT Maple Plain, MN	greased, everything ok	Inspection	CHECK OIL LEVEL AND TOP OFF IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR OR NOISES. ADD ONE OR TWO SQUIRTS OF GREASE TO GREASE ZERTS.
2/21/2025	CATERPILLAR TRACTOR	30359 WT Maple Plain, MN	exercised, greased, everything ok	Monthly PM	Start vehicle and drive to exercise equipment. Check Fluids
2/21/2025	MACK DUMP TRUCK	30359 WT Maple Plain, MN	exercised, everything ok	Monthly PM	Start vehicle and drive to exercise equipment. check fluids
2/21/2025	ToolCat Bobcat UW56	30359 WT Maple Plain, MN	picked up from lano equipment replacing an exhaust valve that was warrantied, exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/21/2025	Kubota ZD326	30359 WT Maple Plain, MN	exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/21/2025	Kubota B3030	30359 WT Maple Plain, MN	greased, exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/21/2025	F150 Truck	30359 WT Maple Plain, MN	exercised, everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/21/2025	Fire Station 2 Infrared Heater	30359 WT Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/21/2025	Fire Station 2 AC Units	30359 WT Maple Plain, MN	everything ok	Inspection	Detailed examination of equipment for defects or abnormalities.
2/26/2025	EMERGENCY GENERATOR	30359 WT Maple Plain, MN	exercised weekly, everything okay, annual service coming up next week	Inspection	1. CHECK ALL FLUIDS INCLUDING FUEL 2. DOCUMENT HOUR METER AND CONFIRM EXERCISING UNDER LOAD AT LEAST ONCE A WEEK. 3. INSPECT UNIT FOR UNUSUAL WEAR. 4. IF DURING COLD WEATHER CONFIRM HEATING BLOCK IS WORKING.
2/26/2025	WELL 1	30359 WT Maple Plain, MN	everything ok, cleaned up well house when the holiday decorations were removed	Inspection	Detailed examination of equipment for defects or abnormalities.

2/26/2025	WELL 3	30359 WT Maple Plain, MN	everything ok, painted and insulated the interior of the well house as recommended by the Dept of Health (we saved thousands of dollars doing this in house)	Inspection	CHECK OIL LEVEL AND TOP OFF IF NEEDED. INSPECT FOR ABNORMAL WEAR AND NOISES.
2/26/2025	Main Lift Station Generator	30359 WW Maple Plain, MN	exercised weekly, everything okay, annual service coming up next week	Inspection	CHECK OIL. DOCUMENT ON THIS WORK ORDER WHERE AND WHEN THIS EQUIPMENT WAS USED THIS MONTH. IF NOT USED NO DOCUMENTATION IS NEEDED.
2/26/2025	Mixing Tank	30359 WT Maple Plain, MN	With the reclaim tank be out of service due to repairs needed on the backflow preventer for the spraywash line this work order did not get complete. We will complete this work order next month	Annual PM	Pump Down and Clean Mixing Tank
2/26/2025	Aerator/Aerator Fan	30359 WT Maple Plain, MN	With the reclaim tank be out of service due to repairs needed on the backflow preventer for the spraywash line this work order did not get complete. We will complete this work order next month	Annual PM	Preventive Maintenance completed on an annual schedule. Inspect the Aerator and Aerator fan
2/26/2025	Trails	30359 WT Maple Plain, MN	all trails are currently looking good	Inspection	Detailed examination of equipment for defects or abnormalities.
2/26/2025	Playgrounds	30359 WT Maple Plain, MN	all playground equipment is looking good, we will organize getting the woodchips replaced in Bryantwood and Meadows park when the ground dries out	Inspection	Detailed examination of equipment for defects or abnormalities.

2/26/2025	Parks	30359 WT Maple Plain, MN	all parks are currently looking good, all ash trees have now been removed from our parks, stump grindings to follow when the ground dries out	Inspection	Detailed examination of equipment for defects or abnormalities.
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Maple Plain- Chemical Report

Budget Year: August 2024 - July 2025

Section 9, Item D.

Below is the monthly chemical usage and costs for the month of January 2025 and for previous months. At the bottom of the report is the monthly / year-to-date budget totals. For questions email kkettner@peopleservice.com

Chlorine - 504001-Water

Budget Month	Invoice Date	Usage	Price UOM	Unit Price	Chemical Cost	Shipping & Tax	Total
Aug-24	6/15/2024	3-Demurrage	rt	\$10.00	\$30.00	\$0.00	\$30.00
	6/25/2024	2	cy	\$203.00	\$406.00	\$5.70	\$411.70
	7/15/2024	1-Demurrage	rt	\$10.00	\$10.00	\$0.00	\$10.00
							\$451.70
Sept-24	8/15/2024	1-Demurrage	rt	\$10.00	\$10.00	\$0.00	\$10.00
	8/21/2024	2	cy	\$203.00	\$406.00	\$9.00	\$415.00
							\$425.00
Oct-24	9/26/2024	2	cy	\$203.00	\$406.00	\$13.00	\$419.00
Dec-24	9/15/2024	1-Demurrage	rt	\$10.00	\$10.00	\$0.00	\$10.00
	11/5/2024	2	cy	\$203.00	\$406.00	\$25.00	\$431.00
	12/15/2024	1-Demurrage	rt	\$10.00	\$10.00	\$0.00	\$10.00
							\$451.00
Jan-25	12/31/2024	3	cy	\$203.00	\$609.00	\$5.25	\$614.25
Total		11					\$2,360.95

Potassium Permanganate - 504005-Water

Budget Month	Invoice Date	Usage	Price UOM	Unit Price	Chemical Cost	Shipping & Tax	Total
Aug-24	6/25/2024	110.250	lb	\$6.0200	\$663.71	\$5.70	\$669.41
Sept-24	8/21/2024	110.250	lb	\$6.0200	\$663.71	\$9.00	\$672.71
Oct-24	9/26/2024	55.125	lb	\$6.0200	\$331.85	\$13.00	\$344.85
Dec-24	11/20/2024	55.125	lb	\$6.0200	\$331.85	\$12.50	\$344.35
Jan-25	12/31/2024	55.125	lb	\$6.0200	\$331.85	\$6.25	\$338.10
Total		385.875					\$2,369.42

Maple Plain- Chemical Report

Budget Year: August 2024 - July 2025

Section 9, Item D.

Fluoride - 504007-Water

Budget Month	Invoice Date	Usage	Price UOM	Unit Price	Chemical Cost	Shipping & Tax	Total
Aug-24	6/25/204	507.5	lb	\$0.59	\$299.43	\$5.70	\$305.13
Jan-25	12/31/2024	304.5	lb	\$0.59	\$179.66	\$6.25	\$185.91
Total		812.0					\$491.03

Poly Phosphate - 504010-Water

Budget Month	Invoice Date	Usage	Price UOM	Unit Price	Chemical Cost	Shipping & Tax	Total
Aug-24	6/25/2024	395.4	lb	\$1.78	\$703.81	\$5.70	\$709.51
Sept-24	8/21/2024	131.8	lb	\$1.78	\$234.60	\$9.00	\$243.60
Dec-24	11/20/2024	395.4	lb	\$1.78	\$703.81	\$12.50	\$716.31
Total		922.6					\$1,669.43

Maganese Sulfate Mono - 504013-Water

Budget Month	Invoice Date	Usage	Price UOM	Unit Price	Chemical Cost	Shipping & Tax	Total
Aug-24	6/25/2024	55.1	lb	\$6.24	\$343.90	\$5.70	\$349.60
Jan-25	12/31/2024	55.1	lb	\$6.24	\$343.90	\$7.25	\$351.15
Total		110.2					\$700.75

Maple Plain- Chemical Report

Budget Year: August 2024 - July 2025

Section 9, Item D.

Monthly / Year-to Date Chemical Budget Totals

Month	Water	Wastewater	Monthly Total	Chemical Budget	Over / (Under)
August	\$2,485	\$0	\$2,485	\$11,780	\$(9,295)
September	\$1,341	\$0	\$1,341	\$9,295	\$(7,954)
October	\$764	\$0	\$764	\$7,954	\$(7,190)
November	\$0	\$0	\$0	\$7,190	\$(7,190)
December	\$1,512	\$0	\$1,512	\$7,190	\$(5,678)
January	\$1,489	\$0	\$1,489	\$5,678	\$(4,188)
February			\$0		
March			\$0		
April			\$0		
May			\$0		
June			\$0		
July			\$0		
Year-To-Date	\$7,592	\$0	\$7,592		

City of Maple Plain

Memorandum

To: Mayor and City Council

From: Mark Kaltsas, City Planner

CC: Jacob Kolander, City Administrator

Date: March 24, 2025

Re: City Council Monthly Planning Report – March 2025

Meetings/Correspondence:

- Two (2) staff meetings to review current projects: Worked on Kwik Trip site plan review, conditional use permit and preliminary and final plats, 1520 Wyman – Comfort Haven site plan review and conditional use permit, deck and patio issues for 1701 Baker Park Road, prepared downtown redevelopment purchase agreement and key deal points and miscellaneous other planning related issues.
- One (1) EDA meeting to review downtown redevelopment.
- One (1) Planning Commission Meeting to review Kwik Trip and Comfort Haven Homes site plan review and conditional use permit.
- One (1) Meeting with the city, MP Fire and WHPS to discuss public safety and independent and dependent living.
- Correspondence with several potential buyers of 1635 Delano Ave. properties for sale. Reviewed proposals and provided feedback and additional information.
- Correspondence, review plans and provide comments and additional feedback to potential MU-Gateway commercial development.
- Correspondence, review plans and provide comments and additional feedback to applicants for 1520 Wyman (Old Haven Homes facility). Official submittal for a was made in January and is anticipated to be considered by Planning Commission and City Council in April.
- One (1) meeting and multiple calls and correspondence with potential downtown developer relating to redevelopment site. Correspondence and review relating to tax increment financing and redevelopment of the site.

- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure/sheds setback questions and potential land use questions.



City Administrator Update

March 2025

Prepared by: Jacob Kolander, City Administrator

- Over the past few months, the Planning Commission has been actively reviewing development applications. The commission has approved applications for both Kwik Trip and Comfort Haven:
 - The Kwik Trip application is scheduled for approval at the March 24 business meeting.
 - The Comfort Haven application will be presented at the April business meeting following the completion of a public safety study.
- The Economic Development Authority (EDA) met to review the downtown property development. The approved application is on the agenda for the March 24 business meeting.
- The new City website is now live: www.mapleplainmn.gov.
- Email migration to the @mapleplainmn.gov domain is nearly complete.
- The transition of Permits and Licensing to an online platform is in its final stages, with a preliminary launch date set for the end of April.
- Save the Date-
 - May 10th from 9am-12pm will be City Clean-up Day
 - June 7th Party in the Park
 - August 18th Battle of the Badges

Respectfully submitted,



Jacob Kolander
City Administrator

City of Maple Plain
Attn: Jacob Kolander
5050 Independence Street
Maple Plain, Minnesota 55359

Please review the enclosed bank reconciliation document for February 2025. If you have any questions regarding this document or its contents, please reach out to us.

Once you have reviewed the bank reconciliation, please electronically sign below in order to acknowledge your receipt of this information.

Sincerely,

Abdo Financial Solutions

RESPONSE:

I, the undersigned, hereby certify that I have received this bank reconciliation and reviewed its contents for accuracy.

Signature: Jacob W Kolander

Title: City Administrator

City of Maple Plain, Minnesota
Schedule of Investments
For the Month Ending
February 28, 2025

ATTACHMENT C

Section 9, Item F.

(CUSIP or Acct #)	Institution	Description	Type	Rate	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 2/28/2025	Market Value 2/28/2025	Unrealized gain / loss
35105-101	4M	4M General Fund	Money Market	5.24%	1,516,608.12	(1,469,100.00)	(280,672.00)	8,038.44	2,040,138.39	2,040,138.39	-
1370747-1	4M	Summit Bank, OR	CD	4.441%	-	(249,068.15)	-	2,727.52	-	-	-
1370747-2	4M	American National Bank & Trust, TX	CD	4.441%	-	(249,068.12)	-	2,727.50	-	-	-
1370747-3	4M	Androscoggin Savings Bank, ME	CD	4.441%	-	(249,068.12)	-	2,727.50	-	-	-
1370747-4	4M	Bank of America, N. A., NC	CD	4.441%	-	(249,068.12)	-	2,727.50	-	-	-
1370747-5	4M	Beneficial State Bank, CA	CD	4.441%	-	(249,068.12)	-	2,727.50	-	-	-
1370747-6	4M	River City Bank, CA	CD	4.441%	-	(249,068.12)	-	2,727.50	-	-	-
1370747-7	4M	New Valley Bank & Trust, MA	CD	4.441%	-	(22,199.37)	-	243.10	-	-	-
1372507-1	4M	First State Bank and Trust Company, Inc., MO	CD	4.19%	-	-	-	-	244,800.00	244,800.00	-
1372509-1	4M	GBank, NV	CD	4.24%	-	-	-	-	244,700.00	244,700.00	-
1373914-1	4M	CIBC Bank USA	CD	4.19%	244,900.00	-	-	-	244,900.00	244,900.00	-
1373910-1	4M	CrossFirst Bank	CD	4.19%	244,900.00	-	-	-	244,900.00	244,900.00	-
1373911-1	4M	Cornerstone Bank	CD	4.24%	244,700.00	-	-	-	244,700.00	244,700.00	-
1373915-1	4M	Third Coast Bank	CD	1.19%	244,900.00	-	-	-	244,900.00	244,900.00	-
1373913-1	4M	Bank 7	CD	4.19%	244,900.00	-	-	-	244,900.00	244,900.00	-
1373912-1	4M	Western Alliance Bank	CD	4.22%	244,800.00	-	-	-	244,800.00	244,800.00	-
1372508-1	4M	T Bank, National Association, TX	CD	4.25%	-	-	-	-	239,700.00	239,700.00	-
1372506-1	4M	Consumers Credit Union, IL	CD	4.20%	-	-	-	-	239,800.00	239,800.00	-
35105-201	4M	2024A G.O. Improvement Bonds	Bond	5.23%	-	-	(474,127.90)	6,025.42	1,491,096.50	1,491,096.50	-
					2,985,708.12	(2,985,708.12)	(754,799.90)	30,671.98	5,969,334.89	5,969,334.89	-
500175637	MidCountry	General Fund	Checking	0.00%	111,159.95	(957,421.81)	754,799.90	-	257,234.69	257,234.69	-
					111,159.95	(957,421.81)	754,799.90	-	257,234.69	257,234.69	-
Total Cash and Investments					\$ 3,096,868.07	\$ (3,943,129.93)	\$ -	\$ 30,671.98	\$ 6,226,569.58	\$ 6,226,569.58	\$ -

Deposits in Transit - City \$ -
Outstanding Checks - City \$ (131,196.48)
Reconciled Balance \$ 6,095,373.10

CITY OF MAPLE PLAIN

Section 9, Item F.

Abdo Cash Balances

Page 1

February 2025

Fund Descr	Account	MTD Debit	MTD Credit	2025 YTD Bal
10100				
GENERAL FUND	G 101-10100	\$43,597.56	\$238,086.01	\$603,041.62
COMMUNITY EVENTS FUND	G 105-10100	\$0.00	\$0.00	-\$0.22
SPECIAL PROJECTS FUND	G 110-10100	\$0.00	\$0.00	\$0.31
PLANNING FUND	G 115-10100	\$0.00	\$0.00	\$1,538.92
ECONOMIC DEVELOPMENT AUTHORITY	G 200-10100	\$353.71	\$0.00	\$82,347.77
GAMBLING PROCEEDS	G 204-10100	\$46.08	\$0.00	\$10,727.49
REV INTGOVT	G 210-10100	\$0.00	\$0.00	\$0.32
2012A GO Bonds - 2021B Refund	G 351-10100	\$256.88	\$0.00	\$59,805.32
2013A GO Bonds - 2021B Refund	G 352-10100	\$0.00	\$0.00	-\$174.39
2014A GO Bonds	G 353-10100	\$498.34	\$0.00	\$116,019.61
2016A GO Bonds	G 354-10100	\$191.77	\$0.00	\$44,646.90
2018A GO Bonds	G 355-10100	\$436.85	\$0.00	\$101,704.03
2021A GO Bonds	G 356-10100	\$1,049.16	\$0.00	\$244,258.64
SERIES 2022A BOND PRO CAP INT	G 357-10100	\$172.44	\$0.00	\$40,146.24
2024A GO Bonds	G 358-10100	\$503.31	\$0.00	\$117,177.16
PARK IMPROVEMENT FUND	G 401-10100	\$233.30	\$0.00	\$54,315.01
CAPITAL IMPROVEMENT PROJECTS	G 451-10100	\$10,223.01	\$3,455.96	\$2,380,062.05
METROPOLITAN COUNCIL GRANT	G 452-10100	\$0.00	\$0.00	-\$179,729.23
2021 STREET RECONSTRUCTION PJ	G 453-10100	\$0.21	\$0.00	\$49.70
2021 SEWER IMPROVEMENTS	G 454-10100	\$0.00	\$0.00	-\$119,793.50
2022 STREET IMPROVEMENTS	G 455-10100	\$0.42	\$0.00	\$97.19
HIGHWAY 12 WATERMAIN	G 456-10100	\$0.00	\$0.00	-\$365,726.28
2024 STREET RECONSTRUCTION	G 458-10100	\$948,255.80	\$948,255.80	-\$454,007.32
City Hall Development	G 459-10100	\$43.45	\$0.00	\$10,115.25
EQUIPMENT REPLACEMENT FUND	G 501-10100	\$0.00	\$0.00	\$12,000.03
WATER FUND	G 601-10100	\$42,994.82	\$31,526.99	\$400,599.58
SEWER FUND	G 602-10100	\$28,894.69	\$27,773.08	-\$21,131.80
STORM WATER FUND	G 603-10100	\$8,338.38	\$1,267.65	\$163,454.31
MCGARRYS SEWER REPAIRS	G 604-10100	\$0.00	\$0.00	\$60,236.42
WATER CIP FUND	G 621-10100	\$2,402.50	\$0.00	\$559,335.51
SANITARY SEWER CIP FUND	G 622-10100	\$426.75	\$0.00	\$99,352.94
STORM WATER CIP FUND	G 623-10100	\$1,315.86	\$0.00	\$306,351.64
RIGHT OF WAY ESCROWS	G 700-10100	\$0.00	\$0.00	\$6,375.82
PLAN REVIEW ESCROWS	G 701-10100	\$0.00	\$1,555.61	\$20,827.68
CODE ENFORCEMENT CHGBACKS	G 702-10100	\$0.00	\$0.00	-\$69,561.37
FIRE PARTNERSHIP FUND	G 801-10100	\$38,491.24	\$45,813.28	\$10,979.84
FIRE EQUIP & CAPITAL FUND	G 802-10100	\$1,326.52	\$0.00	\$308,833.41
10100		\$1,130,053.05	\$1,297,734.38	\$4,604,276.60
10400				
2024A GO Bonds	G 358-10400	\$0.00	\$0.00	\$107,107.78
2024 STREET RECONSTRUCTION	G 458-10400	\$6,025.42	\$474,127.90	\$1,383,988.72
10400		\$6,025.42	\$474,127.90	\$1,491,096.50
		\$1,136,078.47	\$1,771,862.28	\$6,095,373.10

City of Maple Plain, Minnesota
Pledged Collateral Reconciliation
For the Month Ending
February 28, 2025

Section 9, Item F.

Bank	Type of Acct	Book	Bank	FDIC	Balance needing Collateral	110%	Collateral Held	
<i>MIDCOUNTRY BANK</i>								
Maple Plain 500175637	Checking	126,038.21	257,234.69	250,000.00	7,234.69	7,958.16	20,977,292.00	
Total deposits needing FDIC/Collateral coverage		126,038.21	257,234.69	250,000.00	7,234.69	7,958.16	20,977,292.00	(20,969,333.84) SUFFICIENT

CITY OF MAPLE PLAIN
Abdo Expenditure Guideline

Section 9, Item F.

Page 1

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
101 GENERAL FUND					
41110 Council					
E 101-41110-309 EDP, Software and	\$5,979.95	\$0.00	\$0.00	\$0.00	0.00%
E 101-41110-560 Office Equipment	\$28,035.00	\$0.00	\$867.55	\$867.55	0.00%
E 101-41110-445 Food and Beverag	\$0.00	\$600.00	\$487.52	\$487.52	81.25%
E 101-41110-437 Miscellaneous	\$8,849.31	\$0.00	\$0.00	\$174.19	0.00%
E 101-41110-434 Awards & Indemnity	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-41110-433 Dues & Subscriptio	\$3,259.00	\$5,577.00	\$290.00	\$3,903.00	69.98%
E 101-41110-311 Contract Service	\$4,557.50	\$0.00	\$0.00	\$0.00	0.00%
E 101-41110-201 Operating Supplies	\$0.00	\$600.00	\$83.30	\$83.30	13.88%
E 101-41110-151 Worker s Comp Ins	\$134.74	\$100.00	\$90.00	\$90.00	90.00%
E 101-41110-122 FICA Contribution	\$660.41	\$2,510.00	\$105.24	\$141.50	5.64%
E 101-41110-121 PERA Contribution	\$1,666.25	\$1,640.00	\$118.75	\$243.75	14.86%
E 101-41110-103 Part-Time Employe	\$34,350.00	\$32,760.00	\$2,875.00	\$5,375.00	16.41%
E 101-41110-331 Training & Travel	\$6,282.56	\$3,500.00	\$442.40	\$623.81	17.82%
41110 Council	\$93,774.72	\$48,287.00	\$5,359.76	\$11,989.62	
41410 Elections					
E 101-41410-104 Temporary Employ	\$3,260.50	\$0.00	\$0.00	\$0.00	0.00%
E 101-41410-351 Legal Notices Publi	\$176.77	\$0.00	\$0.00	\$0.00	0.00%
E 101-41410-437 Miscellaneous	\$1,284.77	\$0.00	\$0.00	\$791.73	0.00%
E 101-41410-201 Operating Supplies	\$488.02	\$0.00	\$0.00	\$69.93	0.00%
E 101-41410-122 FICA Contribution	\$180.30	\$0.00	\$0.00	\$0.00	0.00%
41410 Elections	\$5,390.36	\$0.00	\$0.00	\$861.66	
41500 Financial Administration					
E 101-41500-433 Dues & Subscriptio	\$430.70	\$1,785.00	\$1,500.00	\$1,698.00	95.13%
E 101-41500-321 Telephone & Inter	\$3,314.42	\$2,870.00	\$294.87	\$639.74	22.29%
E 101-41500-322 Postage	\$871.87	\$0.00	\$0.00	\$0.00	0.00%
E 101-41500-352 General Public Info	\$3,415.47	\$2,500.00	\$0.00	\$541.34	21.65%
E 101-41500-363 Automotive Insura	\$635.68	\$620.00	\$590.00	\$590.00	95.16%
E 101-41500-400 Equipment Repair	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
E 101-41500-419 General Rentals	\$830.04	\$3,600.00	\$0.00	\$0.00	0.00%
E 101-41500-437 Miscellaneous	\$2,523.55	\$0.00	\$0.00	-\$333.02	0.00%
E 101-41500-445 Food and Beverag	\$0.00	\$150.00	\$0.00	\$0.00	0.00%
E 101-41500-455 Bank Fees	\$0.00	\$2,400.00	\$58.45	\$113.08	4.71%
E 101-41500-560 Office Equipment	\$350.98	\$300.00	\$0.00	\$100.00	33.33%
E 101-41500-331 Training & Travel	\$2,832.27	\$4,800.00	\$434.12	\$1,011.78	21.08%
E 101-41500-309 EDP, Software and	\$32,381.18	\$25,137.00	\$2,805.17	\$22,840.77	90.87%
E 101-41500-413 Office Equipment R	\$1,431.48	\$0.00	\$145.72	\$437.16	0.00%
E 101-41500-121 PERA Contribution	\$13,937.37	\$14,310.00	\$1,138.01	\$2,279.13	15.93%
E 101-41500-301 Auditing & Account	\$130,896.08	\$85,500.00	\$4,843.20	\$9,596.63	11.22%
E 101-41500-311 Contract Service	\$0.00	\$0.00	\$109.02	\$109.02	0.00%
E 101-41500-101 Full-Time Employee	\$170,464.45	\$177,320.00	\$14,000.00	\$28,000.00	15.79%
E 101-41500-361 General Liability In	\$4,602.00	\$4,930.00	\$4,680.00	\$4,680.00	94.93%
E 101-41500-103 Part-Time Employee	\$32,087.31	\$13,520.00	\$1,173.25	\$2,388.00	17.66%
E 101-41500-122 FICA Contribution	\$15,627.14	\$14,600.00	\$1,135.46	\$2,274.09	15.58%
E 101-41500-131 Employer Paid Hea	\$17,235.40	\$16,670.00	\$1,265.37	\$2,530.74	15.18%
E 101-41500-132 Employer Paid Den	\$1,045.78	\$1,230.00	\$102.08	\$204.16	16.60%
E 101-41500-133 Employer Paid Life	\$58.98	\$60.00	\$8.02	\$16.04	26.73%
E 101-41500-142 Unemployment Be	\$14,500.25	\$0.00	\$0.00	\$580.01	0.00%
E 101-41500-151 Worker s Comp Ins	\$4,043.83	\$1,400.00	\$1,100.00	\$1,100.00	78.57%
E 101-41500-201 Operating Supplies	\$7,532.79	\$2,600.00	\$8.38	\$125.98	4.85%
E 101-41500-102 Full-Time Employee	\$394.74	\$0.00	\$0.00	\$0.00	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
41500 Financial Administration	\$461,443.76	\$376,802.00	\$35,391.12	\$81,522.65	
41550 Assessing					
E 101-41550-305 Assessing Services	\$23,800.00	\$0.00	\$0.00	\$0.00	0.00%
41550 Assessing	\$23,800.00	\$0.00	\$0.00	\$0.00	
41610 City Attorney					
E 101-41610-304 Legal Services	\$71,870.82	\$38,000.00	\$3,978.00	\$5,589.00	14.71%
41610 City Attorney	\$71,870.82	\$38,000.00	\$3,978.00	\$5,589.00	
41910 Planning and Zoning					
E 101-41910-302 Planning Services	\$13,082.92	\$20,800.00	\$708.75	\$708.75	3.41%
41910 Planning and Zoning	\$13,082.92	\$20,800.00	\$708.75	\$708.75	
41940 General Government Buildings					
E 101-41940-400 Equipment Repair	\$0.00	\$2,000.00	\$0.00	\$0.00	0.00%
E 101-41940-387 Office Lease	\$35,427.16	\$40,000.00	\$3,333.33	\$6,666.66	16.67%
41940 General Government Buildin	\$35,427.16	\$42,000.00	\$3,333.33	\$6,666.66	
42110 Police Administration					
E 101-42110-317 Board & Booking F	\$944.01	\$1,000.00	\$0.00	\$75.00	7.50%
E 101-42110-437 Miscellaneous	\$61,211.00	\$2,000.00	\$0.00	\$0.00	0.00%
E 101-42110-311 Contract Service	\$0.00	\$1,000.00	\$600.00	\$600.00	60.00%
E 101-42110-304 Legal Services	\$9,789.20	\$12,500.00	\$1,380.00	\$1,760.60	14.08%
E 101-42110-306 Police Administrati	\$688,348.37	\$726,923.00	\$57,614.30	\$256,161.28	35.24%
42110 Police Administration	\$760,292.58	\$743,423.00	\$59,594.30	\$258,596.88	
42290 Fire Partnership					
E 101-42290-223 Building Repair Su	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-42290-307 Fire Administration	\$224,304.96	\$206,080.00	\$17,173.33	\$34,346.66	16.67%
E 101-42290-401 Building Repair &	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-42290-520 Buildings & Structu	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
42290 Fire Partnership	\$224,304.96	\$208,580.00	\$17,173.33	\$34,346.66	
42400 Building Inspection					
E 101-42400-308 Building Inspection	\$11,919.00	\$20,000.00	\$120.00	\$3,775.05	18.88%
42400 Building Inspection	\$11,919.00	\$20,000.00	\$120.00	\$3,775.05	
42500 Civil Defense					
E 101-42500-311 Contract Service	\$1,774.64	\$500.00	\$0.00	\$0.00	0.00%
42500 Civil Defense	\$1,774.64	\$500.00	\$0.00	\$0.00	
43000 Public Works (GENERAL)					
E 101-43000-380 Utility Services (GE	\$983.91	\$0.00	\$231.18	\$231.18	0.00%
E 101-43000-381 Electric Utilities	\$0.00	\$1,200.00	\$0.00	\$0.00	0.00%
E 101-43000-384 Refuse & Recycling	\$0.00	\$3,000.00	\$0.00	\$0.00	0.00%
E 101-43000-400 Equipment Repair	\$5,535.05	\$4,300.00	\$0.00	\$0.00	0.00%
E 101-43000-401 Building Repair &	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
E 101-43000-415 Safety Equipment	\$0.00	\$2,000.00	\$0.00	\$0.00	0.00%
E 101-43000-437 Miscellaneous	\$0.75	\$0.00	\$0.00	\$0.00	0.00%
E 101-43000-213 Lubricants & Additi	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
E 101-43000-363 Automotive Insura	\$830.00	\$1,080.00	\$1,020.00	\$1,020.00	94.44%
E 101-43000-419 General Rentals	\$2,815.56	\$3,000.00	\$116.74	\$680.78	22.69%
E 101-43000-311 Contract Service	\$44,672.63	\$30,189.00	\$2,928.55	\$6,405.38	21.22%
E 101-43000-303 Engineering Servic	\$39,745.25	\$15,000.00	\$602.50	\$1,064.00	7.09%
E 101-43000-225 Landscaping Mater	\$0.00	\$750.00	\$0.00	\$0.00	0.00%
E 101-43000-361 General Liability In	\$1,314.00	\$3,780.00	\$3,590.00	\$3,590.00	94.97%
E 101-43000-215 Shop Materials	\$65.94	\$2,300.00	\$0.00	\$0.00	0.00%
E 101-43000-221 Equipment Parts	\$100.34	\$1,200.00	\$685.00	\$685.00	57.08%
E 101-43000-212 Motor Fuels	\$601.97	\$1,700.00	\$86.29	\$196.06	11.53%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
E 101-43000-201 Operating Supplies	\$817.16	\$500.00	\$0.00	\$0.00	0.00%
E 101-43000-131 Employer Paid Hea	\$63.75	\$0.00	\$3.75	\$7.50	0.00%
43000 Public Works (GENERAL)	\$97,546.31	\$70,999.00	\$9,264.01	\$13,879.90	
43100 Highways, Streets & Roadways					
E 101-43100-303 Engineering Servic	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-43100-381 Electric Utilities	\$227.83	\$33,758.00	\$78.21	\$78.21	0.23%
E 101-43100-380 Utility Services (GE	\$25,690.36	\$0.00	\$5,315.33	\$5,741.21	0.00%
E 101-43100-311 Contract Service	\$69,459.03	\$65,857.00	\$19,106.30	\$26,901.60	40.85%
E 101-43100-229 Sand & Salt Materi	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
E 101-43100-224 Street Maintenance	\$14,125.37	\$5,124.00	\$5,660.00	\$6,552.50	127.88%
E 101-43100-221 Equipment Parts	\$0.00	\$500.00	\$0.00	\$0.00	0.00%
E 101-43100-363 Automotive Insura	\$248.00	\$0.00	\$0.00	\$0.00	0.00%
43100 Highways, Streets & Roadw	\$109,750.59	\$106,739.00	\$30,159.84	\$39,273.52	
43125 Ice & Snow Removal					
E 101-43125-229 Sand & Salt Materi	\$851.54	\$0.00	\$0.00	\$0.00	0.00%
43125 Ice & Snow Removal	\$851.54	\$0.00	\$0.00	\$0.00	
43200 Sanitation & Recycling					
E 101-43200-314 Sanitation & Recycl	\$561.00	\$0.00	\$0.00	\$0.00	0.00%
43200 Sanitation & Recycling	\$561.00	\$0.00	\$0.00	\$0.00	
45200 Parks (GENERAL)					
E 101-45200-380 Utility Services (GE	\$4,583.30	\$0.00	\$910.05	\$910.05	0.00%
E 101-45200-311 Contract Service	\$90,348.42	\$77,664.00	\$4,627.38	\$9,113.77	11.73%
E 101-45200-437 Miscellaneous	\$352.25	\$0.00	\$0.00	\$0.00	0.00%
E 101-45200-419 General Rentals	\$987.44	\$1,352.00	\$0.00	\$0.00	0.00%
E 101-45200-402 Structure Repair &	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-45200-530 Improvements Oth	\$891.62	\$0.00	\$0.00	\$0.00	0.00%
E 101-45200-381 Electric Utilities	\$0.00	\$6,989.00	\$0.00	\$0.00	0.00%
E 101-45200-321 Telephone & Inter	\$0.00	\$0.00	\$120.06	\$120.06	0.00%
E 101-45200-361 General Liability In	\$7,093.00	\$8,550.00	\$8,120.00	\$8,120.00	94.97%
E 101-45200-228 Park Equipment Su	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
E 101-45200-225 Landscaping Mater	\$0.00	\$3,000.00	\$0.00	\$0.00	0.00%
E 101-45200-221 Equipment Parts	\$243.32	\$728.00	\$0.00	\$0.00	0.00%
E 101-45200-213 Lubricants & Additi	\$0.00	\$150.00	\$0.00	\$0.00	0.00%
E 101-45200-212 Motor Fuels	\$210.00	\$645.00	\$0.00	\$0.00	0.00%
E 101-45200-211 Cleaning/Custodial	\$290.36	\$500.00	\$0.00	\$0.00	0.00%
E 101-45200-201 Operating Supplies	\$5,144.68	\$5,200.00	\$0.00	\$0.00	0.00%
E 101-45200-230 Tree Care	\$0.00	\$32,000.00	\$31,178.00	\$31,178.00	97.43%
E 101-45200-400 Equipment Repair	\$5,916.28	\$2,600.00	\$917.84	\$917.84	35.30%
45200 Parks (GENERAL)	\$116,060.67	\$141,378.00	\$45,873.33	\$50,359.72	
46630 Community Action Programs					
E 101-46630-490 Civic Organization	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0.00%
46630 Community Action Program	\$2,500.00	\$0.00	\$0.00	\$2,500.00	
49360 Transfers Out					
E 101-49360-722 Capital Improve	\$228,152.05	\$110,000.00	\$0.00	\$0.00	0.00%
E 101-49360-721 Equipment Revolvi	\$12,000.00	\$12,000.00	\$0.00	\$0.00	0.00%
E 101-49360-720 Operating Transfer	\$18,500.00	\$0.00	\$0.00	\$0.00	0.00%
49360 Transfers Out	\$258,652.05	\$122,000.00	\$0.00	\$0.00	
101 GENERAL FUND	\$2,289,003.08	\$1,939,508.00	\$210,955.77	\$510,070.07	
204 GAMBLING PROCEEDS					
49990 Other Expense - Unallocated					
E 204-49990-700 Transfers (GENER	\$0.00	\$9,000.00	\$0.00	\$0.00	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
49990 Other Expense - Unallocate	\$0.00	\$9,000.00	\$0.00	\$0.00	
204 GAMBLING PROCEEDS	\$0.00	\$9,000.00	\$0.00	\$0.00	
351 2012A GO Bonds - 2021B Refund					
47110 2012 IMP BOND DEBT SERVICE					
E 351-47110-601 Bond Principal	\$20,962.75	\$20,963.00	\$0.00	\$20,963.00	100.00%
E 351-47110-611 Bond Interest	\$5,052.05	\$4,004.00	\$0.00	\$2,264.00	56.54%
47110 2012 IMP BOND DEBT SER	\$26,014.80	\$24,967.00	\$0.00	\$23,227.00	
351 2012A GO Bonds - 2021B Refund	\$26,014.80	\$24,967.00	\$0.00	\$23,227.00	
352 2013A GO Bonds - 2021B Refund					
47120 2013A Bond Debt Service					
E 352-47120-620 Fiscal Agent s Fees	\$475.00	\$0.00	\$0.00	\$0.00	0.00%
47120 2013A Bond Debt Service	\$475.00	\$0.00	\$0.00	\$0.00	
352 2013A GO Bonds - 2021B Refund	\$475.00	\$0.00	\$0.00	\$0.00	
353 2014A GO Bonds					
47130 debt					
E 353-47130-620 Fiscal Agent s Fees	\$475.00	\$475.00	\$0.00	\$575.00	121.05%
E 353-47130-601 Bond Principal	\$70,000.00	\$70,000.00	\$0.00	\$70,000.00	100.00%
E 353-47130-611 Bond Interest	\$30,137.50	\$28,038.00	\$0.00	\$14,543.75	51.87%
47130 debt	\$100,612.50	\$98,513.00	\$0.00	\$85,118.75	
353 2014A GO Bonds	\$100,612.50	\$98,513.00	\$0.00	\$85,118.75	
354 2016A GO Bonds					
47130 debt					
E 354-47130-601 Bond Principal	\$35,000.00	\$35,000.00	\$0.00	\$35,000.00	100.00%
E 354-47130-611 Bond Interest	\$11,987.50	\$11,288.00	\$0.00	\$5,818.75	51.55%
E 354-47130-620 Fiscal Agent s Fees	\$575.00	\$575.00	\$0.00	\$575.00	100.00%
47130 debt	\$47,562.50	\$46,863.00	\$0.00	\$41,393.75	
354 2016A GO Bonds	\$47,562.50	\$46,863.00	\$0.00	\$41,393.75	
355 2018A GO Bonds					
47150 Bond Interest					
E 355-47150-620 Fiscal Agent s Fees	\$475.00	\$475.00	\$0.00	\$475.00	100.00%
E 355-47150-601 Bond Principal	\$40,000.00	\$45,000.00	\$0.00	\$45,000.00	100.00%
E 355-47150-611 Bond Interest	\$26,356.26	\$28,082.00	\$0.00	\$12,878.13	45.86%
47150 Bond Interest	\$66,831.26	\$73,557.00	\$0.00	\$58,353.13	
355 2018A GO Bonds	\$66,831.26	\$73,557.00	\$0.00	\$58,353.13	
356 2021A GO Bonds					
47150 Bond Interest					
E 356-47150-620 Fiscal Agent s Fees	\$475.00	\$475.00	\$0.00	\$950.00	200.00%
E 356-47150-601 Bond Principal	\$45,000.00	\$45,000.00	\$0.00	\$45,000.00	100.00%
E 356-47150-611 Bond Interest	\$13,435.00	\$12,985.00	\$0.00	\$6,605.00	50.87%
47150 Bond Interest	\$58,910.00	\$58,460.00	\$0.00	\$52,555.00	
356 2021A GO Bonds	\$58,910.00	\$58,460.00	\$0.00	\$52,555.00	
357 SERIES 2022A BOND PRO CAP INT					
47150 Bond Interest					
E 357-47150-601 Bond Principal	\$40,000.00	\$40,000.00	\$0.00	\$40,000.00	100.00%
E 357-47150-611 Bond Interest	\$31,800.00	\$30,200.00	\$0.00	\$15,500.00	51.32%
E 357-47150-620 Fiscal Agent s Fees	\$475.00	\$475.00	\$0.00	\$475.00	100.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
47150 Bond Interest	\$72,275.00	\$70,675.00	\$0.00	\$55,975.00	
357 SERIES 2022A BOND PRO CAP IN	\$72,275.00	\$70,675.00	\$0.00	\$55,975.00	
358 2024A GO Bonds					
47150 Bond Interest					
E 358-47150-620 Fiscal Agent s Fees	\$114,886.37	\$0.00	\$0.00	\$0.00	0.00%
E 358-47150-611 Bond Interest	\$0.00	\$0.00	\$0.00	\$79,259.78	0.00%
47150 Bond Interest	\$114,886.37	\$0.00	\$0.00	\$79,259.78	
358 2024A GO Bonds	\$114,886.37	\$0.00	\$0.00	\$79,259.78	
401 PARK IMPROVEMENT FUND					
45200 Parks (GENERAL)					
E 401-45200-520 Buildings & Structu	\$0.00	\$40,000.00	\$0.00	\$0.00	0.00%
45200 Parks (GENERAL)	\$0.00	\$40,000.00	\$0.00	\$0.00	
401 PARK IMPROVEMENT FUND	\$0.00	\$40,000.00	\$0.00	\$0.00	
451 CAPITAL IMPROVEMENT PROJECTS					
41110 Council					
E 451-41110-500 Capital Outlay (GE	\$46,304.00	\$0.00	\$3,455.96	\$4,400.96	0.00%
41110 Council	\$46,304.00	\$0.00	\$3,455.96	\$4,400.96	
42280 Fire Stations and Bldgs					
E 451-42280-500 Capital Outlay (GE	\$4,175.00	\$0.00	\$0.00	\$0.00	0.00%
42280 Fire Stations and Bldgs	\$4,175.00	\$0.00	\$0.00	\$0.00	
43000 Public Works (GENERAL)					
E 451-43000-500 Capital Outlay (GE	\$3,735.00	\$0.00	\$0.00	\$0.00	0.00%
43000 Public Works (GENERAL)	\$3,735.00	\$0.00	\$0.00	\$0.00	
45200 Parks (GENERAL)					
E 451-45200-500 Capital Outlay (GE	\$8,249.00	\$0.00	\$0.00	\$0.00	0.00%
E 451-45200-720 Operating Transfer	\$10,250.00	\$0.00	\$0.00	\$0.00	0.00%
45200 Parks (GENERAL)	\$18,499.00	\$0.00	\$0.00	\$0.00	
49400 Water Utilities (GENERAL)					
E 451-49400-500 Capital Outlay (GE	\$3,375.00	\$0.00	\$0.00	\$0.00	0.00%
49400 Water Utilities (GENERAL)	\$3,375.00	\$0.00	\$0.00	\$0.00	
451 CAPITAL IMPROVEMENT PROJEC	\$76,088.00	\$0.00	\$3,455.96	\$4,400.96	
454 2021 SEWER IMPROVEMENTS					
43000 Public Works (GENERAL)					
E 454-43000-303 Engineering Servic	\$98.50	\$0.00	\$0.00	\$0.00	0.00%
43000 Public Works (GENERAL)	\$98.50	\$0.00	\$0.00	\$0.00	
454 2021 SEWER IMPROVEMENTS	\$98.50	\$0.00	\$0.00	\$0.00	
456 HIGHWAY 12 WATERMAIN					
43000 Public Works (GENERAL)					
E 456-43000-311 Contract Service	-\$2,394.89	\$0.00	\$0.00	\$0.00	0.00%
43000 Public Works (GENERAL)	-\$2,394.89	\$0.00	\$0.00	\$0.00	
456 HIGHWAY 12 WATERMAIN	-\$2,394.89	\$0.00	\$0.00	\$0.00	
458 2024 STREET RECONSTRUCTION					
43000 Public Works (GENERAL)					
E 458-43000-620 Fiscal Agent s Fees	\$259.00	\$0.00	\$0.00	\$0.00	0.00%
E 458-43000-500 Capital Outlay (GE	\$2,811,070.52	\$0.00	\$469,642.90	\$469,642.90	0.00%
E 458-43000-437 Miscellaneous	\$3,868.96	\$0.00	\$0.00	\$0.00	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
E 458-43000-311 Contract Service	\$13,866.00	\$0.00	\$0.00	\$0.00	0.00%
E 458-43000-303 Engineering Servic	\$472,744.21	\$0.00	\$4,485.00	\$13,125.00	0.00%
E 458-43000-352 General Public Info	\$152.63	\$0.00	\$0.00	\$0.00	0.00%
43000 Public Works (GENERAL)	\$3,301,961.32	\$0.00	\$474,127.90	\$482,767.90	
458 2024 STREET RECONSTRUCTION	\$3,301,961.32	\$0.00	\$474,127.90	\$482,767.90	
601 WATER FUND					
49400 Water Utilities (GENERAL)					
E 601-49400-438 Collected for Other	\$6,472.00	\$6,700.00	\$0.00	\$0.00	0.00%
E 601-49400-322 Postage	\$1,253.70	\$1,300.00	\$0.00	\$0.00	0.00%
E 601-49400-352 General Public Info	\$587.60	\$600.00	\$0.00	\$0.00	0.00%
E 601-49400-361 General Liability In	\$13,872.00	\$9,950.00	\$9,450.00	\$9,450.00	94.97%
E 601-49400-381 Electric Utilities	\$38,396.06	\$44,000.00	\$6,839.81	\$6,839.81	15.55%
E 601-49400-383 Gas Utilities	\$1,134.52	\$2,000.00	\$1,249.90	\$1,379.31	68.97%
E 601-49400-401 Building Repair &	\$1,535.00	\$0.00	\$0.00	\$0.00	0.00%
E 601-49400-611 Bond Interest	\$81,620.00	\$71,672.00	\$0.00	\$51,127.27	71.34%
E 601-49400-437 Miscellaneous	\$104.38	\$0.00	\$0.00	\$0.00	0.00%
E 601-49400-500 Capital Outlay (GE	\$0.00	\$11,000.00	\$0.00	\$0.00	0.00%
E 601-49400-580 Other Equipment	\$2,807.50	\$0.00	\$0.00	\$0.00	0.00%
E 601-49400-321 Telephone & Inter	\$4,362.56	\$4,500.00	\$433.33	\$725.28	16.12%
E 601-49400-400 Equipment Repair	\$96,279.74	\$100,000.00	\$417.88	\$31,064.54	31.06%
E 601-49400-433 Dues & Subscriptio	\$1,248.04	\$1,300.00	\$0.00	\$794.63	61.13%
E 601-49400-201 Operating Supplies	\$533.33	\$1,000.00	\$0.00	\$2,139.39	213.94%
E 601-49400-420 Depreciation Expe	\$240,824.16	\$240,828.00	\$0.00	\$0.00	0.00%
E 601-49400-311 Contract Service	\$125,422.28	\$130,000.00	\$5,523.30	\$11,382.00	8.76%
E 601-49400-121 PERA Contribution	\$0.00	\$410.00	\$35.20	\$71.64	17.47%
E 601-49400-151 Worker s Comp Ins	\$0.00	\$0.00	\$88.00	\$88.00	0.00%
E 601-49400-212 Motor Fuels	\$1,039.52	\$2,000.00	\$0.00	\$0.00	0.00%
E 601-49400-216 Chemicals & Chemi	\$0.00	\$4,600.00	\$0.00	\$0.00	0.00%
E 601-49400-103 Part-Time Employe	\$0.00	\$5,410.00	\$469.30	\$955.20	17.66%
E 601-49400-227 Utility Maintenance	\$8,997.99	\$4,000.00	\$0.00	\$0.00	0.00%
E 601-49400-309 EDP, Software and	\$8,566.63	\$9,000.00	\$3,040.00	\$3,178.96	35.32%
E 601-49400-240 Small Tools & Mino	\$0.00	\$2,500.00	\$0.00	\$0.00	0.00%
E 601-49400-301 Auditing & Account	\$149.62	\$9,000.00	\$939.00	\$1,854.38	20.60%
E 601-49400-221 Equipment Parts	\$291.52	\$3,000.00	\$259.88	\$802.14	26.74%
E 601-49400-303 Engineering Servic	\$20,344.50	\$21,000.00	\$1,413.00	\$3,458.50	16.47%
E 601-49400-122 FICA Contribution	\$0.00	\$410.00	\$35.89	\$73.06	17.82%
49400 Water Utilities (GENERAL)	\$655,842.65	\$686,180.00	\$30,194.49	\$125,384.11	
601 WATER FUND	\$655,842.65	\$686,180.00	\$30,194.49	\$125,384.11	
602 SEWER FUND					
49450 Sewer (GENERAL)					
E 602-49450-580 Other Equipment	\$13,867.50	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-361 General Liability In	\$2,577.00	\$1,860.00	\$1,770.00	\$1,770.00	95.16%
E 602-49450-381 Electric Utilities	\$2,430.72	\$2,600.00	\$447.89	\$447.89	17.23%
E 602-49450-383 Gas Utilities	\$334.19	\$400.00	\$29.07	\$59.97	14.99%
E 602-49450-400 Equipment Repair	\$0.00	\$2,600.00	\$0.00	\$0.00	0.00%
E 602-49450-433 Dues & Subscriptio	\$292.67	\$3,500.00	\$0.00	\$3,259.82	93.14%
E 602-49450-352 General Public Info	\$587.62	\$700.00	\$0.00	\$0.00	0.00%
E 602-49450-301 Auditing & Account	\$149.62	\$9,000.00	\$939.00	\$1,854.37	20.60%
E 602-49450-611 Bond Interest	\$40,551.52	\$36,319.00	\$0.00	\$29,953.04	82.47%
E 602-49450-420 Depreciation Expe	\$86,351.76	\$86,352.00	\$0.00	\$0.00	0.00%
E 602-49450-103 Part-Time Employe	\$0.00	\$5,410.00	\$469.30	\$955.20	17.66%
E 602-49450-319 Other Consulting S	\$238,002.52	\$250,350.00	\$20,862.19	\$41,724.38	16.67%
E 602-49450-311 Contract Service	\$16,007.17	\$73,000.00	\$1,450.60	\$2,322.70	3.18%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
E 602-49450-303 Engineering Servic	\$261.61	\$2,300.00	\$0.00	\$0.00	0.00%
E 602-49450-201 Operating Supplies	\$24.77	\$1,350.00	\$0.00	\$0.00	0.00%
E 602-49450-151 Worker s Comp Ins	\$0.00	\$0.00	\$88.00	\$88.00	0.00%
E 602-49450-122 FICA Contribution	\$0.00	\$410.00	\$35.89	\$73.06	17.82%
E 602-49450-121 PERA Contribution	\$0.00	\$410.00	\$35.20	\$71.64	17.47%
E 602-49450-322 Postage	\$1,203.07	\$1,400.00	\$0.00	\$0.00	0.00%
E 602-49450-309 EDP, Software and	\$1,816.52	\$2,000.00	\$1,406.75	\$1,406.75	70.34%
49450 Sewer (GENERAL)	\$404,458.26	\$479,961.00	\$27,533.89	\$83,986.82	
602 SEWER FUND	\$404,458.26	\$479,961.00	\$27,533.89	\$83,986.82	
603 STORM WATER FUND					
49455 Storm Sewer					
E 603-49455-301 Auditing & Account	\$49.88	\$4,500.00	\$438.00	\$868.12	19.29%
E 603-49455-433 Dues & Subscriptio	\$0.04	\$11,400.00	\$78.75	\$10,879.16	95.43%
E 603-49455-437 Miscellaneous	\$10.29	\$0.00	\$0.00	\$0.00	0.00%
E 603-49455-611 Bond Interest	\$21,756.28	\$20,507.00	\$0.00	\$13,778.87	67.19%
E 603-49455-720 Operating Transfer	\$50,000.00	\$50,000.00	\$0.00	\$0.00	0.00%
E 603-49455-722 Capital Improve	\$0.00	\$16,200.00	\$0.00	\$0.00	0.00%
E 603-49455-420 Depreciation Expe	\$49,583.88	\$49,584.00	\$0.00	\$0.00	0.00%
E 603-49455-151 Worker s Comp Ins	\$0.00	\$0.00	\$44.00	\$44.00	0.00%
E 603-49455-400 Equipment Repair	\$10,886.74	\$11,000.00	\$0.00	\$0.00	0.00%
E 603-49455-311 Contract Service	\$4,080.00	\$5,000.00	\$0.00	\$0.00	0.00%
E 603-49455-303 Engineering Servic	\$3,593.25	\$4,500.00	\$412.00	\$504.00	11.20%
E 603-49455-103 Part-Time Employee	\$0.00	\$2,700.00	\$234.65	\$477.60	17.69%
E 603-49455-203 Printed Forms & P	\$97.62	\$0.00	\$0.00	\$0.00	0.00%
E 603-49455-122 FICA Contribution	\$0.00	\$210.00	\$17.96	\$36.55	17.40%
E 603-49455-121 PERA Contribution	\$0.00	\$200.00	\$17.59	\$35.81	17.91%
E 603-49455-309 EDP, Software and	\$652.68	\$0.00	\$0.00	\$0.00	0.00%
49455 Storm Sewer	\$140,710.66	\$175,801.00	\$1,242.95	\$26,624.11	
603 STORM WATER FUND	\$140,710.66	\$175,801.00	\$1,242.95	\$26,624.11	
701 PLAN REVIEW ESCROWS					
52101 K&O Storage - Site Plan Review					
E 701-52101-302 Planning Services	\$0.15	\$0.00	\$0.00	\$0.00	0.00%
52101 K&O Storage - Site Plan Re	\$0.15	\$0.00	\$0.00	\$0.00	
701 PLAN REVIEW ESCROWS	\$0.15	\$0.00	\$0.00	\$0.00	
702 CODE ENFORCEMENT CHGEBACKS					
62101 5210 Main Street-Voorhees					
E 702-62101-302 Planning Services	\$710.00	\$0.00	\$0.00	\$0.00	0.00%
62101 5210 Main Street-Voorhees	\$710.00	\$0.00	\$0.00	\$0.00	
702 CODE ENFORCEMENT CHGEBACK	\$710.00	\$0.00	\$0.00	\$0.00	
801 FIRE PARTNERSHIP FUND					
42210 Fire Administration					
E 801-42210-322 Postage	\$105.00	\$150.00	\$0.00	\$0.00	0.00%
E 801-42210-361 General Liability In	\$5,063.00	\$5,063.00	\$5,176.00	\$5,176.00	102.23%
E 801-42210-363 Automotive Insura	\$3,642.00	\$3,642.00	\$3,140.00	\$3,140.00	86.22%
E 801-42210-433 Dues & Subscriptio	\$2,795.00	\$2,360.00	\$0.00	\$560.00	23.73%
E 801-42210-434 Awards & Indemnity	\$2,834.94	\$800.00	\$50.00	\$50.00	6.25%
E 801-42210-437 Miscellaneous	\$130,843.28	\$0.00	\$0.00	\$870.35	0.00%
E 801-42210-313 Policies and Proced	\$3,906.78	\$3,685.00	\$0.00	\$0.00	0.00%
E 801-42210-444 Wellness	\$0.00	\$9,940.00	\$0.00	\$0.00	0.00%
E 801-42210-201 Operating Supplies	\$403.60	\$550.00	\$62.65	\$62.65	11.39%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
E 801-42210-442 Pension- City Contr	\$52,840.00	\$55,536.00	\$0.00	\$0.00	0.00%
E 801-42210-311 Contract Service	\$7,826.90	\$0.00	\$0.00	\$0.00	0.00%
E 801-42210-309 EDP, Software and	\$5,827.47	\$7,235.00	\$1,592.06	\$1,764.86	24.39%
E 801-42210-304 Legal Services	\$1,840.00	\$950.00	\$0.00	\$0.00	0.00%
E 801-42210-300 Management Servi	\$9,153.75	\$7,396.00	\$0.00	\$0.00	0.00%
E 801-42210-180 Psychological Evalu	\$7,270.00	\$3,300.00	\$0.00	\$4,830.00	146.36%
E 801-42210-170 Medical Evaluation	\$4,578.00	\$6,000.00	\$0.00	\$0.00	0.00%
E 801-42210-151 Worker s Comp Ins	\$12,331.43	\$12,180.00	\$11,441.00	\$11,441.00	93.93%
E 801-42210-124 State 2% Fire Relie	\$49,027.05	\$39,500.00	\$0.00	\$0.00	0.00%
E 801-42210-122 FICA Contribution	\$1,158.70	\$1,450.00	\$0.00	\$387.62	26.73%
E 801-42210-108 Fire Officers	\$14,175.00	\$18,900.00	\$0.00	\$4,725.00	25.00%
E 801-42210-301 Auditing & Account	\$2,579.80	\$22,500.00	\$1,600.80	\$3,189.00	14.17%
42210 Fire Administration	\$318,201.70	\$201,137.00	\$23,062.51	\$36,196.48	
42220 Fire Fighting					
E 801-42220-122 FICA Contribution	\$4,361.98	\$7,320.00	\$0.00	\$1,608.31	21.97%
E 801-42220-443 Turnout Gear	\$181.92	\$31,050.00	\$0.00	\$29,496.99	95.00%
E 801-42220-103 Part-Time Employe	\$57,372.90	\$95,700.00	\$0.00	\$21,365.75	22.33%
E 801-42220-240 Small Tools & Mino	\$1,451.00	\$3,000.00	\$0.00	\$5,219.74	173.99%
E 801-42220-417 Uniforms & Unifor	\$498.98	\$2,000.00	\$30.97	\$30.97	1.55%
42220 Fire Fighting	\$63,866.78	\$139,070.00	\$30.97	\$57,721.76	
42230 Fire Prevention					
E 801-42230-210 Operating Supplies	\$1,051.21	\$4,000.00	\$0.00	\$0.00	0.00%
42230 Fire Prevention	\$1,051.21	\$4,000.00	\$0.00	\$0.00	
42240 Fire Training					
E 801-42240-207 Training Supplies	\$207.90	\$3,700.00	\$0.00	\$0.00	0.00%
E 801-42240-208 Training and Instru	\$7,825.50	\$15,000.00	\$0.00	\$2,726.36	18.18%
E 801-42240-331 Training & Travel	\$10,489.88	\$15,000.00	\$1,000.00	\$5,550.00	37.00%
E 801-42240-437 Miscellaneous	\$440.00	\$0.00	\$0.00	\$0.00	0.00%
E 801-42240-445 Food and Beverag	\$816.52	\$1,500.00	\$0.00	\$0.00	0.00%
42240 Fire Training	\$19,779.80	\$35,200.00	\$1,000.00	\$8,276.36	
42250 Fire Communications					
E 801-42250-221 Equipment Parts	\$52.00	\$2,500.00	\$0.00	\$0.00	0.00%
E 801-42250-309 EDP, Software and	\$3,127.54	\$7,440.00	\$0.00	\$4,003.65	53.81%
E 801-42250-323 Radio Units/Techn	\$26,663.54	\$22,762.00	\$2,338.32	\$7,777.07	34.17%
42250 Fire Communications	\$29,843.08	\$32,702.00	\$2,338.32	\$11,780.72	
42260 Fire Apparatus/Equipment					
E 801-42260-212 Motor Fuels	\$3,698.13	\$7,000.00	\$773.73	\$1,368.83	19.55%
E 801-42260-221 Equipment Parts	\$32.52	\$1,500.00	\$0.00	\$0.00	0.00%
E 801-42260-404 Machinery & Equip	\$0.00	\$1,500.00	\$0.00	\$1,162.38	77.49%
E 801-42260-406 Apparatus & Equip	\$58,718.25	\$60,700.00	\$14,716.28	\$17,090.89	28.16%
E 801-42260-580 Other Equipment	\$0.00	\$0.00	\$2,665.59	\$2,665.59	0.00%
42260 Fire Apparatus/Equipment	\$62,448.90	\$70,700.00	\$18,155.60	\$22,287.69	
42270 Medical Services					
E 801-42270-404 Machinery & Equip	\$0.00	\$750.00	\$0.00	\$0.00	0.00%
E 801-42270-240 Small Tools & Mino	\$0.00	\$1,500.00	\$0.00	\$0.00	0.00%
E 801-42270-218 Medical Supplies	\$1,218.56	\$2,500.00	\$164.39	\$240.89	9.64%
E 801-42270-221 Equipment Parts	\$817.70	\$750.00	\$0.00	\$0.00	0.00%
42270 Medical Services	\$2,036.26	\$5,500.00	\$164.39	\$240.89	
42280 Fire Stations and Bldgs					
E 801-42280-211 Cleaning/Custodial	\$0.00	\$1,400.00	\$0.00	\$0.00	0.00%
E 801-42280-223 Building Repair Su	\$422.00	\$0.00	\$0.00	\$0.00	0.00%
E 801-42280-311 Contract Service	\$6,469.31	\$2,000.00	\$0.00	\$0.00	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
E 801-42280-321 Telephone & Inter	\$2,323.96	\$2,300.00	\$154.65	\$331.40	14.41%
E 801-42280-362 Property Insurance	\$0.00	\$1,620.00	\$0.00	\$0.00	0.00%
E 801-42280-381 Electric Utilities	\$5,561.87	\$6,000.00	\$422.13	\$880.57	14.68%
E 801-42280-383 Gas Utilities	\$5,231.93	\$10,000.00	\$259.71	\$1,311.17	13.11%
E 801-42280-401 Building Repair &	\$401.80	\$0.00	\$0.00	\$0.00	0.00%
E 801-42280-560 Office Equipment	\$65.00	\$2,500.00	\$0.00	\$0.00	0.00%
42280 Fire Stations and Bldgs	\$20,475.87	\$25,820.00	\$836.49	\$2,523.14	
49360 Transfers Out					
E 801-49360-721 Equipment Revolvi	\$65,000.00	\$65,000.00	\$0.00	\$0.00	0.00%
49360 Transfers Out	\$65,000.00	\$65,000.00	\$0.00	\$0.00	
801 FIRE PARTNERSHIP FUND	\$582,703.60	\$579,129.00	\$45,588.28	\$139,027.04	
802 FIRE EQUIP & CAPITAL FUND					
42265 Fire Fleet Vehicles					
E 802-42265-580 Other Equipment	\$122,960.33	\$0.00	\$0.00	\$0.00	0.00%
42265 Fire Fleet Vehicles	\$122,960.33	\$0.00	\$0.00	\$0.00	
802 FIRE EQUIP & CAPITAL FUND	\$122,960.33	\$0.00	\$0.00	\$0.00	
	\$8,059,709.09	\$4,282,614.00	\$793,099.24	\$1,768,143.42	

CITY OF MAPLE PLAIN
Abdo Revenue Guideline

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Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
101 GENERAL FUND					
R 101-31010 Current Ad Valorem Taxes	\$1,253,620.54	\$1,467,290.00	\$0.00	\$7,359.48	0.50%
R 101-31020 Delinquent Ad Valorem Taxes	\$15,879.60	\$0.00	\$0.00	\$127.07	0.00%
R 101-31040 Fiscal Disparities	\$190,171.92	\$0.00	\$0.00	\$69.52	0.00%
R 101-31910 Penalties and Interest AdValTx	\$857.78	\$0.00	\$0.00	\$55.00	0.00%
R 101-32100 Business Licenses & Permits	\$1,845.00	\$1,450.00	\$0.00	\$0.00	0.00%
R 101-32110 Alcoholic Beverages	\$35,059.00	\$17,430.00	\$0.00	\$0.00	0.00%
R 101-32180 Other Licenses & Permits	\$550.00	\$0.00	\$0.00	\$0.00	0.00%
R 101-32200 Non-Business Licenses/Permits	\$730.00	\$500.00	\$0.00	\$0.00	0.00%
R 101-32210 Building Permits	\$38,915.40	\$30,000.00	\$1,788.84	\$9,222.80	30.74%
R 101-32240 Animal Licenses	\$25.00	\$0.00	\$0.00	\$0.00	0.00%
R 101-32261 Rental Permit	\$11,950.00	\$0.00	\$0.00	\$200.00	0.00%
R 101-32270 Excavation Permit	\$350.00	\$0.00	\$0.00	\$500.00	0.00%
R 101-32275 Right of Way Permit	\$3,250.00	\$2,000.00	\$250.00	\$500.00	25.00%
R 101-33000 Intergovernmental Revenues	\$150,810.29	\$0.00	\$0.00	\$0.00	0.00%
R 101-33401 Local Government Aid	\$266,001.00	\$266,397.00	\$0.00	\$0.00	0.00%
R 101-33404 Small City Assistance	\$27,711.00	\$36,866.00	\$0.00	\$0.00	0.00%
R 101-33620 Other County Grants & Aid	\$10,355.13	\$8,000.00	\$0.00	\$0.00	0.00%
R 101-34101 Rent - City Hall & Water Tower	\$45,021.32	\$45,000.00	\$5,857.51	\$9,090.02	20.20%
R 101-34103 Zoning & Subdivision Fees	\$5,250.00	\$6,775.00	\$0.00	\$0.00	0.00%
R 101-34104 Project Review Fees	\$9,035.13	\$0.00	\$783.73	\$6,449.75	0.00%
R 101-34107 Assessment Search Fees	\$40.00	\$0.00	\$0.00	\$20.00	0.00%
R 101-34108 Admin Charges to Other Funds	\$3,750.25	\$0.00	\$56.25	\$75.00	0.00%
R 101-34109 General Government Charges	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
R 101-34700 Culture & Recreation	\$225.00	\$0.00	\$50.00	\$50.00	0.00%
R 101-34950 Other Revenues	\$9,488.07	\$3,300.00	\$0.00	\$0.00	0.00%
R 101-35100 Court Fines	\$10,435.51	\$10,000.00	\$366.00	\$936.00	9.36%
R 101-35104 Other Fines	\$525.00	\$0.00	\$0.00	\$0.00	0.00%
R 101-35110 Administrative Citations	\$300.00	\$500.00	\$0.00	\$0.00	0.00%
R 101-36200 Miscellaneous Revenues	\$0.38	\$0.00	\$6.00	\$6.00	0.00%
R 101-36210 Interest Earnings	\$33,275.73	\$20,000.00	\$2,696.08	\$3,967.75	19.84%
R 101-36231 Cable Franchise Fee	\$9,830.32	\$14,000.00	\$0.00	\$2,265.71	16.18%
R 101-36250 Refunds & Reimbursements	\$63,554.53	\$0.00	\$2,851.38	\$2,851.38	0.00%
R 101-37275 Miscellaneous Income	\$1,161.00	\$0.00	\$0.00	\$0.00	0.00%
R 101-39101 Sales of Fixed Assets & Lease	\$0.00	\$0.00	\$650.00	\$650.00	0.00%
R 101-39203 Transfer from Other Fund	\$0.00	\$9,000.00	\$0.00	\$0.00	0.00%
101 GENERAL FUND	\$2,199,973.90	\$1,939,508.00	\$15,355.79	\$44,395.48	
115 PLANNING FUND					
R 115-36210 Interest Earnings	\$2.10	\$0.00	\$0.00	\$0.00	0.00%
115 PLANNING FUND	\$2.10	\$0.00	\$0.00	\$0.00	
200 ECONOMIC DEVELOPMENT AUTHORITY					
R 200-36210 Interest Earnings	\$3,969.90	\$0.00	\$353.71	\$482.95	0.00%
200 ECONOMIC DEVELOPMENT AUTHORITY	\$3,969.90	\$0.00	\$353.71	\$482.95	
204 GAMBLING PROCEEDS					
R 204-36210 Interest Earnings	\$198.76	\$0.00	\$46.08	\$62.92	0.00%
R 204-36230 Contributions & Donations	\$9,405.62	\$9,000.00	\$0.00	\$1,060.19	11.78%
204 GAMBLING PROCEEDS	\$9,604.38	\$9,000.00	\$46.08	\$1,123.11	
351 2012A GO Bonds - 2021B Refund					
R 351-31000 General Property Taxes	\$12,994.00	\$0.00	\$0.00	\$0.00	0.00%
R 351-31010 Current Ad Valorem Taxes	\$12,994.00	\$27,053.00	\$0.00	\$0.00	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
R 351-36100 Special Assessments	\$4,236.35	\$3,135.00	\$0.00	\$0.00	0.00%
R 351-36210 Interest Earnings	\$3,010.92	\$0.00	\$256.88	\$350.74	0.00%
351 2012A GO Bonds - 2021B Refund	\$33,235.27	\$30,188.00	\$256.88	\$350.74	
353 2014A GO Bonds					
R 353-31010 Current Ad Valorem Taxes	\$69,563.00	\$72,608.00	\$0.00	\$0.00	0.00%
R 353-36100 Special Assessments	\$22,826.74	\$5,886.26	\$0.00	\$275.44	4.68%
R 353-36210 Interest Earnings	\$7,205.24	\$0.00	\$498.34	\$680.42	0.00%
353 2014A GO Bonds	\$99,594.98	\$78,494.26	\$498.34	\$955.86	
354 2016A GO Bonds					
R 354-31010 Current Ad Valorem Taxes	\$30,926.00	\$30,191.00	\$0.00	\$0.00	0.00%
R 354-36100 Special Assessments	\$8,066.04	\$18,043.00	\$0.00	\$218.19	1.21%
R 354-36210 Interest Earnings	\$2,942.42	\$0.00	\$191.77	\$261.84	0.00%
354 2016A GO Bonds	\$41,934.46	\$48,234.00	\$191.77	\$480.03	
355 2018A GO Bonds					
R 355-31010 Current Ad Valorem Taxes	\$48,938.00	\$47,520.00	\$0.00	\$0.00	0.00%
R 355-36100 Special Assessments	\$33,515.78	\$25,356.00	\$0.00	\$306.96	1.21%
R 355-36210 Interest Earnings	\$5,183.23	\$0.00	\$436.85	\$596.47	0.00%
355 2018A GO Bonds	\$87,637.01	\$72,876.00	\$436.85	\$903.43	
356 2021A GO Bonds					
R 356-31010 Current Ad Valorem Taxes	\$39,008.00	\$38,536.00	\$0.00	\$0.00	0.00%
R 356-36100 Special Assessments	\$28,682.14	\$22,112.00	\$0.00	\$0.00	0.00%
R 356-36210 Interest Earnings	\$12,308.36	\$0.00	\$1,049.16	\$1,432.50	0.00%
356 2021A GO Bonds	\$79,998.50	\$60,648.00	\$1,049.16	\$1,432.50	
357 SERIES 2022A BOND PRO CAP INT					
R 357-31010 Current Ad Valorem Taxes	\$74,550.00	\$78,120.00	\$0.00	\$0.00	0.00%
R 357-36210 Interest Earnings	\$2,410.77	\$0.00	\$172.44	\$235.45	0.00%
357 SERIES 2022A BOND PRO CAP INT	\$76,960.77	\$78,120.00	\$172.44	\$235.45	
358 2024A GO Bonds					
R 358-31010 Current Ad Valorem Taxes	\$0.00	\$125,116.00	\$0.00	\$0.00	0.00%
R 358-36100 Special Assessments	\$34,161.40	\$0.00	\$0.00	\$186,705.55	0.00%
R 358-36210 Interest Earnings	\$32.78	\$0.00	\$503.31	\$687.21	0.00%
R 358-39320 Bond Premium	\$196,844.15	\$0.00	\$0.00	\$0.00	0.00%
358 2024A GO Bonds	\$231,038.33	\$125,116.00	\$503.31	\$187,392.76	
401 PARK IMPROVEMENT FUND					
R 401-36210 Interest Earnings	\$1,246.47	\$0.00	\$233.30	\$318.54	0.00%
R 401-36230 Contributions & Donations	\$24,000.00	\$0.00	\$0.00	\$0.00	0.00%
R 401-39203 Transfer from Other Fund	\$28,750.00	\$0.00	\$0.00	\$0.00	0.00%
401 PARK IMPROVEMENT FUND	\$53,996.47	\$0.00	\$233.30	\$318.54	
451 CAPITAL IMPROVEMENT PROJECTS					
R 451-33000 Intergovernmental Revenues	\$57,364.00	\$0.00	\$0.00	\$0.00	0.00%
R 451-36210 Interest Earnings	\$113,751.67	\$0.00	\$10,223.01	\$13,963.75	0.00%
R 451-39200 Interfund Operating Transfers	\$110,000.00	\$0.00	\$0.00	\$0.00	0.00%
451 CAPITAL IMPROVEMENT PROJECTS	\$281,115.67	\$0.00	\$10,223.01	\$13,963.75	
453 2021 STREET RECONSTRUCTION PJ					
R 453-36210 Interest Earnings	\$49.73	\$0.00	\$0.21	\$0.29	0.00%
453 2021 STREET RECONSTRUCTION PJ	\$49.73	\$0.00	\$0.21	\$0.29	
455 2022 STREET IMPROVEMENTS					
R 455-36210 Interest Earnings	\$97.05	\$0.00	\$0.42	\$0.57	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
455 2022 STREET IMPROVEMENTS	\$97.05	\$0.00	\$0.42	\$0.57	
458 2024 STREET RECONSTRUCTION					
R 458-36210 Interest Earnings	\$102,018.63	\$0.00	\$6,025.42	\$13,268.99	0.00%
R 458-39310 Bond Proceeds	\$4,670,000.00	\$0.00	\$0.00	\$0.00	0.00%
458 2024 STREET RECONSTRUCTION	\$4,772,018.63	\$0.00	\$6,025.42	\$13,268.99	
459 City Hall Development					
R 459-36210 Interest Earnings	\$55.93	\$0.00	\$43.45	\$59.32	0.00%
R 459-39203 Transfer from Other Fund	\$10,000.00	\$0.00	\$0.00	\$0.00	0.00%
459 City Hall Development	\$10,055.93	\$0.00	\$43.45	\$59.32	
501 EQUIPMENT REPLACEMENT FUND					
R 501-39200 Interfund Operating Transfers	\$12,000.00	\$0.00	\$0.00	\$0.00	0.00%
501 EQUIPMENT REPLACEMENT FUND	\$12,000.00	\$0.00	\$0.00	\$0.00	
601 WATER FUND					
R 601-33000 Intergovernmental Revenues	\$18,589.80	\$0.00	\$0.00	\$0.00	0.00%
R 601-33422 Other State Aid Grants	\$10,000.00	\$0.00	\$0.00	\$0.00	0.00%
R 601-34950 Other Revenues	\$50.00	\$0.00	\$0.00	\$0.00	0.00%
R 601-36100 Special Assessments	\$51,557.20	\$29,487.00	\$0.00	\$296.44	1.01%
R 601-36210 Interest Earnings	\$31,309.46	\$20,000.00	\$1,720.68	\$2,334.02	11.67%
R 601-36250 Refunds & Reimbursements	\$60,345.67	\$0.00	\$0.00	\$0.00	0.00%
R 601-37100 Water Sales	\$394,399.45	\$578,453.00	\$29,562.49	\$75,905.55	13.12%
R 601-37110 Water Fixed	\$37,646.38	\$55,215.00	\$2,002.48	\$7,150.58	12.95%
R 601-37120 Water Treatment Charge	\$86,941.61	\$127,515.00	\$4,684.18	\$16,648.08	13.06%
R 601-37130 State Water Charge	\$8,940.86	\$13,114.00	\$446.76	\$1,616.91	12.33%
R 601-37150 Water Connection Fees	\$2,120.00	\$2,332.00	\$0.00	\$3,479.00	149.19%
R 601-37160 Water Penalty	\$7,440.37	\$8,184.00	\$336.89	\$448.19	5.48%
R 601-37165 Water Shut Off/Turn On	\$2,924.76	\$3,217.00	\$0.00	\$120.00	3.73%
601 WATER FUND	\$712,265.56	\$837,517.00	\$38,753.48	\$107,998.77	
602 SEWER FUND					
R 602-33000 Intergovernmental Revenues	\$889.80	\$0.00	\$0.00	\$0.00	0.00%
R 602-36100 Special Assessments	\$38,486.21	\$20,354.00	\$0.00	\$185.45	0.91%
R 602-36210 Interest Earnings	\$1,830.44	\$1,500.00	\$0.00	\$0.00	0.00%
R 602-37200 Sewer Sales	\$148,536.00	\$205,970.00	\$11,352.74	\$37,323.34	18.12%
R 602-37210 Sewer Fixed	\$327,649.77	\$454,341.00	\$16,967.62	\$60,783.40	13.38%
R 602-37250 Sewer Connection Fees	\$0.00	\$0.00	\$0.00	\$3,285.00	0.00%
R 602-37260 Sewer Penalty	\$7,728.60	\$8,038.00	\$335.14	\$412.15	5.13%
602 SEWER FUND	\$525,120.82	\$690,203.00	\$28,655.50	\$101,989.34	
603 STORM WATER FUND					
R 603-33000 Intergovernmental Revenues	\$651.00	\$0.00	\$0.00	\$0.00	0.00%
R 603-36100 Special Assessments	\$25,332.29	\$14,815.00	\$0.00	\$164.23	1.11%
R 603-36210 Interest Earnings	\$10,855.76	\$9,000.00	\$702.08	\$948.57	10.54%
R 603-36250 Refunds & Reimbursements	\$1,500.00	\$0.00	\$0.00	\$0.00	0.00%
R 603-37300 Refuse (Garbage) Charges	\$10.00	\$0.00	\$0.00	\$0.00	0.00%
R 603-37400 Storm Sewer (Residential)	\$24,350.38	\$34,090.00	\$1,787.90	\$4,469.25	13.11%
R 603-37410 Storm Sewer (Institutional)	\$306.18	\$428.00	\$0.00	\$0.00	0.00%
R 603-37420 Storm Sewer (Multi-Family)	\$5,621.81	\$4,427.00	\$0.00	\$473.88	10.70%
R 603-37430 Storm Sewer (Comm/Ind)	\$56,396.98	\$78,955.00	\$5,676.99	\$11,815.38	14.96%
R 603-37460 Storm Sewer Penalty	\$1,237.27	\$1,299.00	\$146.71	\$151.09	11.63%
603 STORM WATER FUND	\$126,261.67	\$143,014.00	\$8,313.68	\$18,022.40	
621 WATER CIP FUND					
R 621-36210 Interest Earnings	\$26,975.30	\$0.00	\$2,402.50	\$3,280.33	0.00%

Account Descr	2024 Amt	2025 YTD Budget	February 2025 Amt	2025 YTD Amt	%YTD Budget
621 WATER CIP FUND	\$26,975.30	\$0.00	\$2,402.50	\$3,280.33	
622 SANITARY SEWER CIP FUND					
R 622-36210 Interest Earnings	\$4,791.54	\$0.00	\$426.75	\$582.68	0.00%
622 SANITARY SEWER CIP FUND	\$4,791.54	\$0.00	\$426.75	\$582.68	
623 STORM WATER CIP FUND					
R 623-36210 Interest Earnings	\$13,499.04	\$12,000.00	\$1,315.86	\$1,796.65	14.97%
R 623-39200 Interfund Operating Transfers	\$50,000.00	\$50,000.00	\$0.00	\$0.00	0.00%
623 STORM WATER CIP FUND	\$63,499.04	\$62,000.00	\$1,315.86	\$1,796.65	
700 RIGHT OF WAY ESCROWS					
R 700-36210 Interest Earnings	\$260.79	\$0.00	\$0.00	\$0.00	0.00%
700 RIGHT OF WAY ESCROWS	\$260.79	\$0.00	\$0.00	\$0.00	
801 FIRE PARTNERSHIP FUND					
R 801-33000 Intergovernmental Revenues	\$2,717.44	\$0.00	\$0.00	\$0.00	0.00%
R 801-33420 State 2% Fire Relief Aid	\$49,027.05	\$38,500.00	\$0.00	\$0.00	0.00%
R 801-33423 State Training Reimbursements	\$13,425.50	\$10,000.00	\$0.00	\$0.00	0.00%
R 801-33424 State Retirement Reimbursemen	\$0.00	\$1,000.00	\$0.00	\$0.00	0.00%
R 801-34207 Maple Plain Fire Protect. Pmt.	\$224,304.96	\$206,080.00	\$17,173.33	\$34,346.66	16.67%
R 801-34208 Independence Fire Protect. Pmt	\$278,809.00	\$252,549.00	\$21,045.75	\$42,091.50	16.67%
R 801-34209 Medina Fire Protect. Pmt.	\$16,537.50	\$0.00	\$0.00	\$0.00	0.00%
R 801-34210 Three Rivers Fire Protect. Pmt	\$1,500.00	\$1,500.00	\$0.00	\$0.00	0.00%
R 801-34950 Other Revenues	\$200.50	\$0.00	\$0.00	\$0.00	0.00%
R 801-36210 Interest Earnings	\$5,781.02	\$4,500.00	\$47.16	\$76.01	1.69%
R 801-36230 Contributions & Donations	\$150.00	\$0.00	\$0.00	\$0.00	0.00%
R 801-36250 Refunds & Reimbursements	\$180.00	\$0.00	\$0.00	\$0.00	0.00%
801 FIRE PARTNERSHIP FUND	\$592,632.97	\$514,129.00	\$38,266.24	\$76,514.17	
802 FIRE EQUIP & CAPITAL FUND					
R 802-36200 Miscellaneous Revenues	\$8,612.71	\$0.00	\$0.00	\$0.00	0.00%
R 802-36210 Interest Earnings	\$7,789.23	\$0.00	\$1,326.52	\$1,811.21	0.00%
R 802-39200 Interfund Operating Transfers	\$65,000.00	\$65,000.00	\$0.00	\$0.00	0.00%
802 FIRE EQUIP & CAPITAL FUND	\$81,401.94	\$65,000.00	\$1,326.52	\$1,811.21	
	\$10,126,492.71	\$4,754,047.26	\$154,850.67	\$577,359.32	

CITY OF MAPLE PLAIN
***Check Reconciliation@**
BoMP/MidCountry/4M
10100 CASH
February 2025

Account Summary

Beginning Balance on 2/1/2025	\$5,082,960.48
+ Receipts/Deposits	\$609,338.91
- Payments (Checks and Withdrawals)	\$956,826.31
Ending Balance as of 2/28/2025	\$4,735,473.08

Cleared	\$4,735,473.08
Statement	\$4,735,473.08
Difference	\$0.00

Cash Balance

Active	101-10100 GENERAL FUND	\$624,162.12
Active	105-10100 COMMUNITY EVENTS FUND	-\$0.22
Active	110-10100 SPECIAL PROJECTS FUND	\$0.31
Active	115-10100 PLANNING FUND	\$1,538.92
Active	200-10100 ECONOMIC DEVELOPMENT AUTHORITY	\$81,994.06
Active	201-10100 SPECIAL REVENUE FUND	\$0.00
Active	204-10100 GAMBLING PROCEEDS	\$10,681.41
Active	210-10100 REV INTGOVT	\$0.32
Active	302-10100 CITY FUNDED PROJECTS	\$0.00
Active	351-10100 2012A GO Bonds - 2021B Refund	\$59,548.44
Active	352-10100 2013A GO Bonds - 2021B Refund	-\$174.39
Active	353-10100 2014A GO Bonds	\$115,521.27
Active	354-10100 2016A GO Bonds	\$44,455.13
Active	355-10100 2018A GO Bonds	\$101,267.18
Active	356-10100 2021A GO Bonds	\$243,209.48
Active	357-10100 SERIES 2022A BOND PRO CAP INT	\$39,973.80
Active	358-10100 2024A GO Bonds	\$116,673.85
Active	400-10100 CAPITAL IMPROVEMENT FUND	\$0.00
Active	401-10100 PARK IMPROVEMENT FUND	\$54,081.71
Active	402-10100 BUILDING FUND	\$0.00
Active	450-10100 PARK & RIDE PROJECT	\$0.00
Active	451-10100 CAPITAL IMPROVEMENT PROJECTS	\$2,369,839.04
Active	452-10100 METROPOLITAN COUNCIL GRANT	-\$179,729.23
Active	453-10100 2021 STREET RECONSTRUCTION PJ	\$49.49
Active	454-10100 2021 SEWER IMPROVEMENTS	-\$119,793.50
Active	455-10100 2022 STREET IMPROVEMENTS	\$96.77
Active	456-10100 HIGHWAY 12 WATERMAIN	-\$365,726.28
Active	457-10100 2023 STREET IMPROVEMENTS	\$0.00
Active	458-10100 2024 STREET RECONSTRUCTION	-\$454,007.32
Active	459-10100 City Hall Development	\$10,071.80
Active	501-10100 EQUIPMENT REPLACEMENT FUND	\$12,000.03
Active	601-10100 WATER FUND	\$398,878.90
Active	602-10100 SEWER FUND	-\$21,131.80
Active	603-10100 STORM WATER FUND	\$162,752.23
Active	604-10100 MCGARRYS SEWER REPAIRS	\$60,236.42
Active	611-10100 WATER TREATMENT PLANT	\$0.00
Active	621-10100 WATER CIP FUND	\$556,933.01
Active	622-10100 SANITARY SEWER CIP FUND	\$98,926.19
Active	623-10100 STORM WATER CIP FUND	\$305,035.78
Active	700-10100 RIGHT OF WAY ESCROWS	\$6,375.82
Active	701-10100 PLAN REVIEW ESCROWS	\$20,883.93

Begining Balance	\$5,082,960.48
+ Total Deposits	\$609,338.91
- Checks Written	\$1,088,022.79
Check Book Balance	\$4,604,276.60
Difference	\$0.00

Active	702-10100 CODE ENFORCEMENT CHGEBACKS	-\$69,561.37
Active	801-10100 FIRE PARTNERSHIP FUND	\$11,706.41
Active	802-10100 FIRE EQUIP & CAPITAL FUND	\$307,506.89
Active	810-10100 MAPLE PLAIN ARTS PROJECT FUND	\$0.00
	Cash Balance	\$4,604,276.60

CITY OF MAPLE PLAIN

*Check Reconciliation@

BoMP/MidCountry/4M

10100 CASH

Check Nbr	Vendor Name	Check Date	Amount	Cleared This Month	Amount Not Cleared	Partially Cleared Last Month
Deposit	020325 UTILITYCASH	1/31/2025	(\$807.31)	(\$807.31)	-	-
Deposit	020325 DEPOSIT	1/31/2025	(\$6.00)	(\$6.00)	-	-
Deposit	020325 UTILITY A	1/31/2025	(\$1,177.84)	(\$1,177.84)	-	-
Deposit	020325 CK DEPOSIT	2/3/2025	(\$2,851.38)	(\$2,851.38)	-	-
Deposit	020325 UTILITY CKS	2/3/2025	(\$10,609.02)	(\$10,609.02)	-	-
Deposit	020325 MUNICIPALAY A	2/3/2025	(\$83.10)	(\$83.10)	-	-
Deposit	020325 UTILITY B	2/3/2025	(\$1,130.83)	(\$1,130.83)	-	-
Deposit	020325 UTILITY C	2/3/2025	(\$2,108.09)	(\$2,108.09)	-	-
Deposit	020425 UTILITY	2/3/2025	(\$3,289.11)	(\$3,289.11)	-	-
Deposit	020425 UTILITY CC	2/3/2025	(\$5,328.17)	(\$5,328.17)	-	-
Deposit	020325 MUNICIPALAY	2/3/2025	(\$100.00)	(\$100.00)	-	-
Deposit	020525 DEPOSIT	2/4/2025	(\$3,532.51)	(\$3,532.51)	-	-
Deposit	020525 UTILITY CKS	2/4/2025	(\$12,100.26)	(\$12,100.26)	-	-
Deposit	020525 UTILITY	2/4/2025	(\$3,054.33)	(\$3,054.33)	-	-
Deposit	020525 UTILITY CC	2/4/2025	(\$5,429.26)	(\$5,429.26)	-	-
Deposit	020625 MUNICIPALAY	2/4/2025	(\$50.00)	(\$50.00)	-	-
Deposit	020625 UTILITY CC	2/5/2025	(\$2,005.87)	(\$2,005.87)	-	-
Deposit	020625 UTILITY	2/5/2025	(\$1,269.50)	(\$1,269.50)	-	-
Deposit	020625 UTILITY CKS	2/5/2025	(\$3,304.45)	(\$3,304.45)	-	-
Deposit	021025 utility cks	2/7/2025	(\$6,638.99)	(\$6,638.99)	-	-
Deposit	020725 UTILITY	2/7/2025	(\$746.75)	(\$746.75)	-	-
Deposit	021025 UTILITY CC	2/7/2025	(\$476.32)	(\$476.32)	-	-
Deposit	021025 MUNICIPALAY	2/7/2025	(\$1,146.79)	(\$1,146.79)	-	-
Deposit	20250210A00	2/10/2025	\$0.00	-	-	-
Deposit	021025 UTILITY B	2/10/2025	(\$206.91)	(\$206.91)	-	-
Deposit	021025 UTILITY	2/10/2025	(\$371.42)	(\$371.42)	-	-
Deposit	021325 municipay	2/11/2025	(\$450.99)	(\$450.99)	-	-
Deposit	JAN 2025 MMB	2/12/2025	(\$366.00)	(\$366.00)	-	-
Deposit	021325 SCHULTZ NSF	2/13/2025	\$297.75	\$297.75	-	-
Deposit	022425 Deposit A	2/13/2025	(\$51.00)	(\$51.00)	-	-
Deposit	021425 UTILITY	2/14/2025	(\$329.92)	(\$329.92)	-	-
Deposit	021825 UTILITY CC	2/14/2025	(\$273.07)	(\$273.07)	-	-
Deposit	021825 UTILITY A	2/14/2025	(\$367.00)	(\$367.00)	-	-
Deposit	021825 UTILITY CKS	2/14/2025	(\$2,653.83)	(\$2,653.83)	-	-
Deposit	021825 MUNICIPALAY	2/14/2025	(\$100.00)	(\$100.00)	-	-
Deposit	021825 UTILITY B	2/18/2025	(\$874.43)	(\$874.43)	-	-
Deposit	20250218A00	2/18/2025	\$0.00	-	-	-
Deposit	022025 UTILITY	2/19/2025	(\$195.95)	(\$195.95)	-	-
Deposit	022025 UTILITY CKS	2/19/2025	(\$5,893.99)	(\$5,893.99)	-	-
Deposit	022125 MUNICIPALAY	2/19/2025	(\$101.00)	(\$101.00)	-	-
Deposit	20250220A00	2/20/2025	\$0.00	-	-	-
Deposit	022425 UTILITY A	2/21/2025	(\$612.42)	(\$612.42)	-	-
Deposit	022425 MUNICIPALAY	2/21/2025	(\$101.00)	(\$101.00)	-	-
Deposit	022425 DEPOSIT	2/21/2025	(\$23,736.61)	(\$23,736.61)	-	-
Deposit	20250224A00	2/24/2025	\$0.00	-	-	-
Deposit	022425 UTILITY B	2/24/2025	(\$398.53)	(\$398.53)	-	-
Deposit	022525 UTILITY	2/24/2025	(\$642.28)	(\$642.28)	-	-
Deposit	20250225A00	2/25/2025	\$0.00	-	-	-
Deposit	20250225UB0	2/25/2025	\$0.00	-	-	-

CITY OF MAPLE PLAIN

*Check Reconciliation@

BoMP/MidCountry/4M

10100 CASH

Check Nbr	Vendor Name	Check Date	Amount	Cleared This Month	Amount Not Cleared	Partially Cleared Last Month
Deposit	022625 UTILITY	2/25/2025	(\$233.16)	(\$233.16)	-	-
Deposit	022525 WASHINGTON	2/26/2025	(\$2,625.00)	(\$2,625.00)	-	-
Deposit	022725 UTILITY CKS	2/26/2025	(\$948.20)	(\$948.20)	-	-
Deposit	022825 MUNICIPALPAY	2/26/2025	(\$681.19)	(\$681.19)	-	-
Deposit	022825 UTILITY	2/28/2025	(\$802.42)	(\$802.42)	-	-
Deposit	022425 DEPOSIT B	2/28/2025	(\$600.00)	(\$600.00)	-	-
Deposit	FEB 25 BOND PAY	3/4/2025	(\$474,127.90)	(\$474,127.90)	-	-
Deposit	FEB 25 INTEREST	3/5/2025	(\$24,646.56)	(\$24,646.56)	-	-
004425E	STANDARD INSURANCE CO	1/28/2025	\$16.04	\$16.04	-	-
004421E	STANDARD INSURANCE CO	1/31/2025	\$8.02	\$8.02	-	-
004424E	HEALTHPARTNERS	1/31/2025	\$479.20	\$479.20	-	-
004433E	P.E.R.A.	2/3/2025	\$237.50	\$237.50	-	-
004434E	MN DEPT OF REVENUE	2/3/2025	\$100.00	\$100.00	-	-
004435E	IRS E-FILE	2/3/2025	\$183.38	\$183.38	-	-
004449E	MUNICIPAY	2/3/2025	\$266.83	\$266.83	-	-
004452E	MUNICIPAY	2/3/2025	\$191.95	\$191.95	-	-
004456E	XCEL ENERGY	2/3/2025	\$2,083.40	\$2,083.40	-	-
500620E	Monthly ACH	2/3/2025	\$2,514.56	\$2,514.56	-	-
004446E	GOOGLE.COM	2/5/2025	\$236.65	\$236.65	-	-
004443E	MN DEPT OF REVENUE	2/7/2025	\$363.00	\$363.00	-	-
004454E	XCEL ENERGY	2/7/2025	\$3,683.51	\$3,683.51	-	-
004457E	ELAN FINANCIAL SERVICES	2/10/2025	\$2,197.76	\$2,197.76	-	-
004458E	OPTUM BANK	2/12/2025	\$165.38	\$165.38	-	-
004459E	MN DEPT OF REVENUE	2/12/2025	\$275.46	\$275.46	-	-
004460E	IRS E-FILE	2/12/2025	\$1,883.61	\$1,883.61	-	-
004461E	P.E.R.A.	2/12/2025	\$1,153.82	\$1,153.82	-	-
500624E	Bi-Weekly ACH	2/12/2025	\$5,974.02	\$5,974.02	-	-
004448E	OPTUM BANK	2/14/2025	\$3.75	\$3.75	-	-
004451E	CENTERPOINT ENERGY	2/19/2025	\$1,249.90	\$1,249.90	-	-
004453E	XCEL ENERGY	2/20/2025	\$422.13	\$422.13	-	-
004445E	CENTERPOINT ENERGY	2/24/2025	\$883.23	\$883.23	-	-
004463E	ARVIG	2/25/2025	\$463.95	\$463.95	-	-
004464E	OPTUM BANK	2/25/2025	\$165.38	\$165.38	-	-
004465E	MN DEPT OF REVENUE	2/25/2025	\$274.88	\$274.88	-	-
004466E	IRS E-FILE	2/25/2025	\$1,862.03	\$1,862.03	-	-
004467E	P.E.R.A.	2/25/2025	\$1,134.71	\$1,134.71	-	-
004462E	VERIZON	2/26/2025	\$55.78	\$55.78	-	-
500628E	Bi-Weekly ACH	2/26/2025	\$5,858.12	\$5,858.12	-	-
004477E	MUNICIPAY	2/27/2025	\$0.30	\$0.30	-	-
004478E	MUNICIPAY	2/27/2025	\$0.85	\$0.85	-	-
004450E	XCEL ENERGY	2/28/2025	\$4,945.12	-	\$4,945.12	-
004455E	XCEL ENERGY	2/28/2025	\$2,515.99	-	\$2,515.99	-
004468E	MIDCOUNTRY BANK	2/28/2025	\$0.24	\$0.24	-	-
004469E	MIDCOUNTRY BANK	2/28/2025	\$0.96	\$0.96	-	-
004470E	MIDCOUNTRY BANK	2/28/2025	\$19.95	\$19.95	-	-
004471E	MIDCOUNTRY BANK	2/28/2025	\$12.00	\$12.00	-	-
004472E	MUNICIPAY	2/28/2025	\$15.95	\$15.95	-	-
004473E	MIDCOUNTRY BANK	2/28/2025	\$25.00	\$25.00	-	-
004447E	HEALTHPARTNERS	3/1/2025	\$1,265.38	-	\$1,265.38	-

CITY OF MAPLE PLAIN

*Check Reconciliation@

BoMP/MidCountry/4M

10100 CASH

Check Nbr	Vendor Name	Check Date	Amount	Cleared This Month	Amount Not Cleared	Partially Cleared Last Month
023306	DOYLE, BRIAN C.	10/28/2024	\$529.12	\$529.12	-	-
023417	MN STATE FIRE DEPT ASSOC.	11/26/2024	\$225.00	-	\$225.00	-
023417	MN STATE FIRE DEPT ASSOC.	11/26/2024	(\$225.00)	-	(\$225.00)	-
023441	AWARDS BY CINDY	12/17/2024	\$50.00	\$50.00	-	-
023488	MOHS, HOLDEN	1/22/2025	\$1,617.56	\$1,617.56	-	-
023489	DOYLE, BRIAN C.	1/22/2025	\$478.37	\$478.37	-	-
023490	CITY OF DELANO	1/28/2025	\$2,500.00	-	\$2,500.00	-
023491	ABDO LLP	1/29/2025	\$7,500.00	\$7,500.00	-	-
023492	ACME TOOLS	1/29/2025	\$796.00	\$796.00	-	-
023493	ACTION FLEET LLC	1/29/2025	\$1,057.47	\$1,057.47	-	-
023494	ADAMS PEST CONTROL	1/29/2025	\$125.89	\$125.89	-	-
023495	AMAZON.COM	1/29/2025	\$41.98	\$41.98	-	-
023496	ANCOM COMMUNICATIONS, INC	1/29/2025	\$3,147.52	\$3,147.52	-	-
023497	AT&T MOBILITY	1/29/2025	\$305.84	\$305.84	-	-
023498	BLUE PEAK CONSULTING COMPANY	1/29/2025	\$4,830.00	\$4,830.00	-	-
023499	BOLTON & MENK, INC.	1/29/2025	\$13,784.00	\$13,784.00	-	-
023500	CARSON, CLELLAND & SCHREDER	1/29/2025	\$380.60	\$380.60	-	-
023501	CITY OF INDEPENDENCE	1/29/2025	\$204.16	\$204.16	-	-
023502	CIVICPLUS LLC	1/29/2025	\$4,395.00	\$4,395.00	-	-
023503	CliftonLarsonAllen LLP	1/29/2025	\$1,102.50	\$1,102.50	-	-
023504	CLOUDPERMIT INC	1/29/2025	\$9,800.00	\$9,800.00	-	-
023505	CUSTOMIZED FIRE RESCUE	1/29/2025	\$4,550.00	\$4,550.00	-	-
023506	DEPT EMPLOYMENT & EC DEVELOP	1/29/2025	\$580.01	\$580.01	-	-
023507	DOUGHTY, JEFFERY & JESSIE	1/29/2025	\$108.99	\$108.99	-	-
023508	EARL F. ANDERSON	1/29/2025	\$55.00	\$55.00	-	-
023509	ECM PUBLISHERS INC	1/29/2025	\$213.89	\$213.89	-	-
023510	EMERGENCY APPARATUS MAINT.	1/29/2025	\$1,317.14	\$1,317.14	-	-
023511	ESO SOLUTIONS	1/29/2025	\$4,003.65	\$4,003.65	-	-
023512	FAY, JOHN	1/29/2025	\$13.40	\$13.40	-	-
023513	FIRE EQUIPMENT SPECIALTIES	1/29/2025	\$29,496.99	\$29,496.99	-	-
023514	FRONTIER	1/29/2025	\$81.52	\$81.52	-	-
023515	GERTENS	1/29/2025	\$886.48	\$886.48	-	-
023516	GRAINGER	1/29/2025	\$175.80	\$175.80	-	-
023517	HENN COUNTY ACCTS RECEIVABLE	1/29/2025	\$2,397.38	\$2,397.38	-	-
023518	HENNEPIN COUNTY TREASURER (EL)	1/29/2025	\$777.35	\$777.35	-	-
023519	HERC U LIFT	1/29/2025	\$450.00	\$450.00	-	-
023520	HOFF BARRY ATTORNEYS	1/29/2025	\$2,086.00	\$2,086.00	-	-
023521	INTEGRATED FIRE & SECURITY	1/29/2025	\$335.40	\$335.40	-	-
023523	LAURA OWEN	1/29/2025	\$68.01	\$68.01	-	-
023524	LEAGUE OF MINNESOTA CITIES	1/29/2025	\$3,240.00	\$3,240.00	-	-
023525	MAAS-KUSSKE, JULIE	1/29/2025	\$110.29	\$110.29	-	-
023526	MEDIACOM	1/29/2025	\$22.10	\$22.10	-	-
023527	MENARDS	1/29/2025	\$69.93	\$69.93	-	-
023528	METERING & TECHNOLOGY Solutio	1/29/2025	\$542.26	\$542.26	-	-
023529	METRO CHIEF FIRE OFFICERS	1/29/2025	\$100.00	\$100.00	-	-
023530	METRO CITIES	1/29/2025	\$967.00	\$967.00	-	-
023531	METRO WEST INSPECTION SERVICES	1/29/2025	\$3,655.05	\$3,655.05	-	-
023532	METROPOLITAN COUNCIL	1/29/2025	\$20,862.19	\$20,862.19	-	-
023533	MINNESOTA MAYORS ASSOCIATION	1/29/2025	\$30.00	\$30.00	-	-

CITY OF MAPLE PLAIN

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BoMP/MidCountry/4M

10100 CASH

Check Nbr	Vendor Name	Check Date	Amount	Cleared This Month	Amount Not Cleared	Partially Cleared Last Month
023534	MN DEPT OF LABOR & INDUSTRY	1/29/2025	\$76.00	\$76.00	-	-
023535	MN PUBLIC FACILITIES AUTHORITY	1/29/2025	\$4,740.75	\$4,740.75	-	-
023536	MSFCA	1/29/2025	\$460.00	\$460.00	-	-
023537	NICHOLLS, ANGELA	1/29/2025	\$111.95	\$111.95	-	-
023538	ONSOLVE, LLC	1/29/2025	\$5,702.77	\$5,702.77	-	-
023539	ORONO IND SCHOOL DISTRICT 278	1/29/2025	\$3,333.33	\$3,333.33	-	-
023540	PEOPLESERVICE, INC.	1/29/2025	\$14,535.00	\$14,535.00	-	-
023541	PERFORMANCE FOODSERVICE	1/29/2025	\$870.35	\$870.35	-	-
023542	PI VARIABLES INCORPORATED	1/29/2025	\$1,540.00	\$1,540.00	-	-
023543	PIONEER-SARAH CREEK WMO	1/29/2025	\$10,800.41	\$10,800.41	-	-
023544	RAILROAD MGMT CO	1/29/2025	\$4,054.45	\$4,054.45	-	-
023545	RELIANCE STANDARD	1/29/2025	\$50.29	\$50.29	-	-
023546	REPUBLIC SERVICES	1/29/2025	\$860.53	\$860.53	-	-
023547	Ryan Auto Mall	1/29/2025	\$1,162.38	\$1,162.38	-	-
023548	SECURITY & SOUND COMPANY	1/29/2025	\$945.00	\$945.00	-	-
023549	SNOWPROS	1/29/2025	\$6,632.50	\$6,632.50	-	-
023550	STREICH, ALLISON	1/29/2025	\$109.29	\$109.29	-	-
023551	TARGETSOLUTIONS LEARNING, LLC	1/29/2025	\$2,726.36	\$2,726.36	-	-
023552	TEAM LAB	1/29/2025	\$892.50	\$892.50	-	-
023553	TOLL GAS & WLDING SUPPLY	1/29/2025	\$76.50	\$76.50	-	-
023554	TOSHIBA BUSINESS SOLUTIONS	1/29/2025	\$396.54	\$396.54	-	-
023555	UNITED FARMERS COOPERATIVE	1/29/2025	\$1,241.62	\$1,241.62	-	-
023556	VALLEY-RICH CO., INC	1/29/2025	\$29,760.18	\$29,760.18	-	-
023557	W.S. DARLEY & COMPANY	1/29/2025	\$2,707.94	\$2,707.94	-	-
023558	WEST HENNEPIN PUBLIC SAFETY	1/29/2025	\$86,645.81	\$86,645.81	-	-
023559	MSFDA	2/24/2025	\$225.00	-	\$225.00	-
023560	ABDO LLP	2/25/2025	\$7,500.00	\$7,500.00	-	-
023561	ADAMS PEST CONTROL	2/25/2025	\$266.88	\$266.88	-	-
023562	AMAZON.COM	2/25/2025	\$960.06	-	\$960.06	-
023563	AT&T MOBILITY	2/25/2025	\$1,123.74	-	\$1,123.74	-
023564	BANYON DATA SYSTEMS	2/25/2025	\$95.00	-	\$95.00	-
023565	BLUE LINE CUSTOM GIFTS	2/25/2025	\$50.00	-	\$50.00	-
023566	BOLTON & MENK, INC.	2/25/2025	\$8,156.00	-	\$8,156.00	-
023567	BRAND NETWORKING LLC	2/25/2025	\$6,949.50	\$6,949.50	-	-
023568	BURAK, ANDREW	2/25/2025	\$63.55	-	\$63.55	-
023569	CARSON, CLELLAND & SCHREDER	2/25/2025	\$1,380.00	-	\$1,380.00	-
023570	CITY OF INDEPENDENCE	2/25/2025	\$102.08	-	\$102.08	-
023571	CliftonLarsonAllen LLP	2/25/2025	\$1,260.00	-	\$1,260.00	-
023572	CLOUDPERMIT INC	2/25/2025	\$350.00	-	\$350.00	-
023573	CONNIE FRANCIS	2/25/2025	\$12.60	-	\$12.60	-
023574	DELANO PRINTING AND DESIGN	2/25/2025	\$109.02	-	\$109.02	-
023575	EMERGENCY APPARATUS MAINT.	2/25/2025	\$14,716.28	-	\$14,716.28	-
023576	EPA Audio Visual, INC.	2/25/2025	\$3,455.96	\$3,455.96	-	-
023577	FERGUSON FACILITIES SUPPLY	2/25/2025	\$417.88	-	\$417.88	-
023578	FIRE EQUIPMENT SPECIALTIES	2/25/2025	\$2,665.59	-	\$2,665.59	-
023579	FRONTIER	2/25/2025	\$141.27	-	\$141.27	-
023580	FRONTIER	2/25/2025	\$81.63	-	\$81.63	-
023581	GERTENS	2/25/2025	\$685.00	-	\$685.00	-
023582	HENN COUNTY ACCTS RECEIVABLE	2/25/2025	\$2,149.22	-	\$2,149.22	-

CITY OF MAPLE PLAIN

*Check Reconciliation@

BoMP/MidCountry/4M

10100 CASH

Check Nbr	Vendor Name	Check Date	Amount	Cleared This Month	Amount Not Cleared	Partially Cleared Last Month
023583	HOFF BARRY ATTORNEYS	2/25/2025	\$4,178.00	-	\$4,178.00	-
023584	KUECHLE UNDERGROUND	2/25/2025	\$5,660.00	\$5,660.00	-	-
023585	KUECHLE UNDERGROUND	2/25/2025	\$469,642.90	\$469,642.90	-	-
023586	LARSON, KEVIN	2/25/2025	\$21.80	-	\$21.80	-
023587	LEAGUE OF MINNESOTA CITIES	2/25/2025	\$350.00	-	\$350.00	-
023588	LEAGUE OF MN CITIES INS TRUST	2/25/2025	\$50,387.00	\$50,387.00	-	-
023589	MAAS-KUSSKE, JULIE	2/25/2025	\$149.80	-	\$149.80	-
023590	METRO WEST INSPECTION SERVICES	2/25/2025	\$175.86	-	\$175.86	-
023591	METROPOLITAN COUNCIL	2/25/2025	\$20,862.19	\$20,862.19	-	-
023592	NORMAN, NILA	2/25/2025	\$100.00	-	\$100.00	-
023593	NORTH MEMORIAL HEALTH	2/25/2025	\$1,000.00	-	\$1,000.00	-
023594	NORTHLAND SECURITIES	2/25/2025	\$2,208.75	-	\$2,208.75	-
023595	NW HENN LEAGUE MUNICIPALITIES	2/25/2025	\$200.00	-	\$200.00	-
023596	ORONO IND SCHOOL DISTRICT 278	2/25/2025	\$3,333.33	-	\$3,333.33	-
023597	OSTVIG TREE CARE	2/25/2025	\$31,178.00	\$31,178.00	-	-
023598	PEOPLESERVICE, INC.	2/25/2025	\$14,535.00	-	\$14,535.00	-
023599	QUALITY FLOW SYSTEMS, INC.	2/25/2025	\$578.50	\$578.50	-	-
023600	R C ELECTRIC INC	2/25/2025	\$220.00	-	\$220.00	-
023601	RELIANCE STANDARD	2/25/2025	\$50.29	-	\$50.29	-
023602	REPUBLIC SERVICES	2/25/2025	\$312.25	-	\$312.25	-
023603	SNOWPROS	2/25/2025	\$17,943.50	\$17,943.50	-	-
023604	STREICHERS	2/25/2025	\$30.97	-	\$30.97	-
023605	TOLL GAS & WELDING SUPPLY	2/25/2025	\$164.39	\$164.39	-	-
023606	TOSHIBA BUSINESS SOLUTIONS	2/25/2025	\$145.72	-	\$145.72	-
023607	WEST HENNEPIN PUBLIC SAFETY	2/25/2025	\$58,214.30	-	\$58,214.30	-
Receipts/Deposits			(\$609,338.91)	(\$609,338.91)	\$0.00	\$0.00
Payments/Withdrawal			\$131,196.48	\$956,826.31	\$131,196.48	\$0.00

Total Deposits (\$609,338.91)

Total Checks Written (Outstanding + Cleared) \$1,088,022.79

*Next month items not included in Total Deposits & Checks Written

CITY OF MAPLE PLAIN

Journal Entries

Current Period: February 2025

Batch Name 02 2025 ESCROW HRS

Refer	1278 FEBRUARY 2025 CITY STAFF BILLABLE HOURS	Debit	Credit
	G 701-22018 ESCROW: T-MOBILE / TILSON	\$18.75	\$0.00
	G 701-22010 ESCROW: 5839 HWY 12	\$18.75	\$0.00
	G 701-22009 ESCROW- 1701 BAKER PARK RD	\$18.75	\$0.00
	R 101-34108 Admin Charges to Other Funds	\$0.00	\$56.25
	G 101-10100 Cash	\$56.25	\$0.00
	G 701-10100 Cash	\$0.00	\$56.25
Transaction Date	2/28/2025	Total	
		\$112.50	\$112.50

Fund Summary

		Debit	Credit	Difference
Refer 1278	101 GENERAL FUND	\$56.25	\$56.25	In Balance
	701 PLAN REVIEW ESCROWS	\$56.25	\$56.25	In Balance

For each fund the Debits MUST equal Credits to be In Balance.

Invoice1

Issue date: 03/04/2025

Due date: 03/14/2025

Bill from

Jacob Kolander's workspace

City of Maple Plain

PO Box 97

Maple Plain, MN 55359

Bill to

Chopper Powersports

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
22010- Chopper Sports- 5839 Hwy 12 - Email with Liz about Signs and CUP - Email - 02/06/2025 - Jacob Kolander	0.25	USD75.00	USD18.75

SUBTOTALUSD18.75

TOTALUSD18.75

Invoice2

Issue date: 03/04/2025
Due date: 03/14/2025

Bill from

Jacob Kolander's workspace

City of Maple Plain
PO Box 97
Maple Plain, MN 55359

Bill to

John Ressler

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
22009- Baker Trail Villas - RE: Baker Park- sanitary joint, release of funds	0.25	USD75.00	USD18.75
Emails about LOC Reduction - Email - 02/12/2025 - Jacob Kolander			

SUBTOTAL

USD18.75

TOTAL

USD18.75

Invoice3

Issue date: 03/04/2025

Due date: 03/14/2025

Bill from

Jacob Kolander's workspace

City of Maple Plain

PO Box 97

Maple Plain, MN 55359

Bill to

Tmobile

DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
T-Mobile - Review Locate Email and Photos - Email - 02/25/2025 - Jacob Kolander	0.25	USD75.00	USD18.75

SUBTOTAL USD18.75

TOTAL USD18.75

CITY OF MAPLE PLAIN

Journal Entries

Current Period: February 2025

Batch Name 02 2025 FIRE

Refer	1274 To record monthly fire protection payment - FEBRUARY 2025	Debit	Credit
	E 101-42290-307 Fire Administration	\$17,173.33	\$0.00
	G 101-10100 Cash	\$0.00	\$17,173.33
	R 801-34207 Maple Plain Fire Protect. Pmt.	\$0.00	\$17,173.33
	G 801-10100 Cash	\$17,173.33	\$0.00
Transaction Date	2/12/2025	Total	\$34,346.66
			\$34,346.66

Fund Summary

		Debit	Credit	Difference
Refer 1274	101 GENERAL FUND	\$17,173.33	\$17,173.33	In Balance
	801 FIRE PARTNERSHIP FUND	\$17,173.33	\$17,173.33	In Balance

For each fund the Debits MUST equal Credits to be In Balance.

CITY OF MAPLE PLAIN

Journal Entries

Current Period: February 2025

Batch Name 02 2025 FUEL INV

Refer	1279 To record inventory for February 2025	Debit	Credit
	G 101-14100 Inventory of Material/Supply	\$0.00	\$496.59
	G 101-14100 Inventory of Material/Supply	\$0.00	\$363.43
	G 101-10100 Cash	\$773.73	\$0.00
	E 801-42260-212 Motor Fuels	\$773.73	\$0.00
	G 801-10100 Cash	\$0.00	\$773.73
	E 101-43000-212 Motor Fuels	\$86.29	\$0.00
Transaction Date	3/4/2025	Total	\$1,633.75
			\$1,633.75

Fund Summary

		Debit	Credit	Difference
Refer 1279	101 GENERAL FUND	\$860.02	\$860.02	In Balance
	801 FIRE PARTNERSHIP FUND	\$773.73	\$773.73	In Balance

For each fund the Debits MUST equal Credits to be In Balance.

City of Maple Plain Fuel Log

Month: February 2025

Enter all Public Works and Fire Department Fuel usage on this sheet.

Diesel Begin	Unleaded Begin	Diesel End	Unleaded End
2241.1	2345.1	2350.7	2510.8
Total Gallons Reading (start of month)		Date <u>3-3-25</u>	Initial <u>DA</u>

Remember to Reset Pump to Zero!

Reset it before and after you fill to be sure.

Date	Name	Department	Vehicle	Odometer	Diesel Gallons	Unleaded Gallons	Ending Total Gallons
2-3	Dylan Hoflock	(PW) Fire	Tool Kat	138.6	11.9		2253.0
2-3	Lucas McKern	PW Fire	E 12	13541.6	15.2		2269.2
2-6	R Denneson	PW Fire	Tahoe	128155	1	13.0	2358.2
2-10	Couger	PW Fire	U-11	10503		15.9	2374.1
2-14	Couger	PW Fire	U-11	10617		15.0	2389.1
2-17	Lucas McKern	PW Fire	R 12	7241		14.2	2403.3
2-18	Holten Mohs	PW Fire	U-11	10705		18.1/10	2421.4
2-19	R Denneson	PW Fire	Tahoe	128277		21.0	2442.4
2-20	Couger	PW Fire	L-11	14365.5	27.4	27.4	2296.3
2-20	Mohs	PW Fire	G-11	10.65 hrs		5 1/10	2448.0
2-20	Mohs	PW Fire	U-11	10856		20 5/10	2468.5
2-20	McKown	PW Fire	E-11	34323	9		2305
2-20	McLoy	PW Fire	T12	872,804	11		2316
2-26	Dylan Hoflock	(PW) Fire	Tool Kat	143.8	10.0		2325.4
2-26	Dylan Hoflock	(PW) Fire	Kubota 2032G	3335.4	4.7		3335.4 2330.1
2-28	Sebastian Heitz	PW Fire	T11	5090	20.5	—	2350.6
2-29	R Denneson	PW Fire	Tahoe	128414		15.5	2484.1

3-3 Holten Mohs

Return to City Hall at the end of each month.

U 11

11031

26 1/10 2510.8

CITY OF MAPLE PLAIN

Journal Entries

Current Period: February 2025

Batch Name 022825 2024 GO BOND

Refer	1276	FEBRUARY 2025 - 2024A GO BOND interest		Debit	Credit
		R 458-36210 Interest Earnings		\$0.00	\$6,025.42
		G 458-10400 Investments at Cost		\$6,025.42	\$0.00
Transaction Date	2/28/2025		Total	\$6,025.42	\$6,025.42

Fund Summary

		Debit	Credit	Difference
Refer 1276	458 2024 STREET RECONSTRUCTI	\$6,025.42	\$6,025.42	In Balance

For each fund the Debits MUST equal Credits to be In Balance.

Transaction Activity (35105-201) 2024A G.O. Improvement Bonds

4M 2/1/2025 - 2/28/2025

Transaction	Trade Date	Settle Date	Description	Redemption	Purchase	Share Price	Shares this Transaction
11254954	02/21/2025	02/21/2025	Online ACH Redemption, Payment Advice #4	(\$474,127.90)	\$0.00	\$1.000	(474,127.900)
11269364	02/28/2025	02/28/2025	Dividend Reinvest	\$0.00	\$6,025.42	\$1.000	6,025.420
				(\$474,127.90)	\$6,025.42		(468,102.480)

Beginning Balance: \$1,959,198.98 | Ending Balance: \$1,491,096.50

City of Maple Plain - February 2025 Bank Reconciliation

Final Audit Report

March 12, 2025

Created: March 12, 2025
By: Abdo(tomi.cole@abdosolutions.com)
Status: ESigned
Transaction ID: XE9NHHLGEDK415UAM64J2N6AT8
Documents: Maple Plain - February 2025 Bank Reconciliation.pdf

"City of Maple Plain - February 2025 Bank Reconciliation" History

-  Document emailed to Jacob Kolander(jkolander@mapleplain.com) for signature
3/12/2025 12:36:46 PM Central Daylight Time
-  Document viewed by Jacob Kolander(jkolander@mapleplain.com)
3/12/2025 14:54:05 PM Central Daylight Time - IP address: 209.237.111.42
-  Document e-signed by Jacob Kolander(jkolander@mapleplain.com)
Signature Date: 3/12/2025 14:55:06 PM Central Daylight Time - IP address: 209.237.111.42
-  Document Signed
3/12/2025 14:55:06 PM Central Daylight Time



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2025-0324-01 Declaring Excess Property
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION:	Approve Resolution 2025-0324-01

Resolution Summary:

The City's auditors informed me that whenever the City disposes of any equipment, GASB standards require the City Council to approve a resolution declaring it as excess property. I was not previously aware of this requirement; therefore, I am requesting Council approval of this resolution. The identified items being declared as excess property include nine filing cabinets, six tables, three TV stands, and one F-150 truck, all of which are no longer needed for city operations.

CITY OF MAPLE PLAIN, MINNESOTA
RESOLUTION NO. 2025-0324-01

A RESOLUTION DECLARING CERTAIN CITY PROPERTY AS EXCESS PROPERTY
AND AUTHORIZING DISPOSAL OR SALE

WHEREAS, the City of Maple Plain owns various pieces of furniture and equipment that are no longer needed for city operations; and

WHEREAS, the following items have been identified as excess property:

- Nine (9) filing cabinets,
- Six (6) tables, and
- Three (3) TV stands; and
- One (1) F150 Truck

WHEREAS, Minnesota law and city policy allow for the disposition of excess property in a manner that serves the best interests of the City; and

WHEREAS, it is in the City's best interest to dispose of or sell these items in a manner that is efficient and cost-effective;

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

1. The above-listed property is hereby declared excess property.
2. The City Administrator is authorized to dispose of or sell the excess property in accordance with applicable laws and city policies.
3. Any proceeds from the sale of said property shall be deposited into the appropriate city fund.

ADOPTED by the City Council of the City of Maple Plain, Minnesota, this 24th day of March, 2025.

Mayor
Julie Maas-Kusske

ATTEST:
City Administrator
Jacob Kolander



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2025-0324-02- Authorizing the Renaming of Ordinance 333 & 334
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION:	Approve Resolution 2025-0324-02

Resolution Summary

I am asking council to approve Resolution No. 2025-0324-02 to amend the ordinance numbering for recent City Council actions. Ordinance 333 was originally assigned to a Franchise Agreement with Midco but is now reassigned to amendments made to Chapter 9 of the City Code, approved on February 24, 2025. To avoid conflicts and ensure accurate record-keeping, the Franchise Agreement with Midco will be designated as Ordinance 334. This change is procedural and does not impact the substance or validity of either ordinance. The city staff will update all official records accordingly.

CITY OF MAPLE PLAIN, MINNESOTA
RESOLUTION NO. 2025-0324-02

A RESOLUTION AMENDING THE JANUARY 27, 2025, APPROVAL OF ORDINANCE
333 – FRANCHISE AGREEMENT WITH MIDCO TO REFLECT A NEW ORDINANCE
NUMBER 334, RETAINING ORDINANCE 333 FOR THE CHAPTER 9 AMENDMENTS
APPROVED ON FEBRUARY 24, 2025

WHEREAS, on January 27, 2025, the Maple Plain City Council approved **Ordinance 333**, an ordinance establishing a **Franchise Agreement with Midco**; and

WHEREAS, on February 24, 2025, the City Council approved a separate ordinance amending **Chapter 9** of the City Code; and

WHEREAS, it has been determined that the ordinance number **333** should be retained for the Chapter 9 amendments approved on February 24, 2025, and that the **Franchise Agreement with Midco** should be reassigned to **Ordinance 334** to avoid numbering conflicts and maintain accurate records; and

WHEREAS, this amendment serves only to correct the assigned ordinance numbers and does not alter the substance or validity of the previously approved ordinances.

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

1. **Ordinance 333**, originally assigned to the **Franchise Agreement with Midco**, shall instead remain assigned to the **Chapter 9 amendments** approved by the City Council on February 24, 2025.
2. The **Franchise Agreement with Midco**, originally approved as **Ordinance 333**, shall now be re-designated as **Ordinance 334** in all official records, documents, and references.
3. The City Clerk is directed to update all relevant records, publications, and notifications to reflect this correction.

Adopted by the City Council of the City of Maple Plain, Minnesota, this **24th day of March, 2025**.

Julie Maas-Kusske, Mayor

ATTEST:

Kolander, City Administrator

Jacob



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2025-0324-04 Kwik Trip CUP Approval
PREPARED BY:	Jacob Kolander, City Administrator
RECOMMENDED ACTION: Approve Resolution 2025-0324-04	

Please see City Planner’s Report attached

City of Maple Plain

Request for Site Plan Review, Conditional Use Permits and Preliminary and Final Plat to Allow the Construction of a New Convenience Retail Store, Fuel Station, Car Wash and Associated Site Improvements for the Property Located on Gateway Boulevard

To:

City Council

From:

Mark Kaltsas, City Planner

Meeting Date:

March 24, 2025

Applicant:

Emily Helwig

Owner:

Kwik Trip, Inc.

Location:

Gateway Blvd. (PID No. 25-118-24-11-0040)

- Request:**
- Emily Helwig (Applicant) and Kwik Trip, Inc. (Owner) request that the City consider the following actions for the property located between Gateway Blvd. and Highway 12 without an address (PID No. 25-118-24-11-0040):
- a. Site plan review to consider the development of a new Kwik Trip Convenience Store, Fuel Station and Car Wash.
 - b. A conditional use permit to allow the fuel station and car wash.
 - c. Preliminary and final plat to allow the existing Outlot to be converted into a buildable lot.
 - d. A conditional use permit to allow a sign(s) that do not meet all applicable requirements of the City’s sign ordinance. The applicant has submitted a full sign package specific to the requested use of the property.

Property/Site Information:

The property is located along the south north of State Highway 12 between CSAH 29 and Howard Ave. and just south of Gateway Blvd. The subject property is located within the Mixed Use – Gateway District. This property was established as an Outlot at the time that Cassia developed their building and site improvements. property has the following characteristics:

Property Information: **PID No. 25-118-24-11-0040**
Zoning: *Mixed Use - Gateway*
Comprehensive Plan: *Mixed-Use*
Acreage: ±2.6 Acres

Aerial Photograph



Discussion:

The applicant approached the City about the possibility of developing the property and constructing a new convenience store, fuel station, car wash associated site improvements. All commercial and industrial development is required to go through the site plan review process. Site plan review requires the review of the Planning Commission and City Council. The City shall consider the proposed site plan and subsequent effects relating to evaluation criteria established in the City's ordinance.

153.045 INTENT AND PROCEDURE

(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).

In addition to site plan review, it was noted that the city considers fuel stations and car washes to be conditional uses in the MU-G zoning district. The applicant is seeking a conditional use permit to allow the fuel station and car wash. In order for the applicant to purchase and develop the property it will also be necessary to consider approval of a preliminary and final plat that will accomplish the subdivision of the Outlot into a buildable lot with the remainder staying as an Outlot.

The applicant is proposing to construct a one-story, 9,000 SF convenience store building and a 1,787 SF car wash on the subject property. The proposed building would need to comply with the City’s design standards for commercial buildings in the MU-G zoning district. In addition to the buildings and site improvements, the applicant is proposing to construct an off-street parking area to support the proposed use. The parking area would consist of 57 off-street parking spaces. The following summarizes the parking, setback and architectural standards for the proposed use.

Parking is required in accordance with the city’s zoning ordinance. Please note that the east bank of spaces is labeled as having nine (9) spaces but there are only eight (8) on the plan. The city does not provide a specific parking requirement for convenience stores or modern motor fuel stations. The city’s ordinance notes retail requirements as 1 space per 250 SF of the building GFA. While this is an acceptable requirement, I would consider using 5 spaces per 1,000 SF of the building GFA (total of 51 spaces required). This would generate similar numbers to the total parking spaces proposed. Using both standards, the proposed plans appear to meet applicable parking requirements.

<u>REQUIRED</u>	
Motor Fuel Station:	4 spaces
Convenience Store:	1 space per 250 GFA (9,070 SF/250 = 37)
Car Wash:	<u>1 space</u>
TOTAL:	42 spaces

<u>PROVIDED</u>	
Standard Stalls	35 spaces
Accessible	2 spaces
Fuel Canopy	<u>20 spaces</u>
TOTAL:	57 spaces

Architectural Guidelines:

First Floor (primary elevation):

- 60% openings, window, doors, fenestration, (~60% proposed)
- 35% wood, brick, stone, hardie board siding (100% brick)

- 5% other materials

The applicant is proposing a new commercial structure that incorporates many of the architectural aspects and building materials in an attempt to meet the intent of the City’s design guidelines for the Mixed-use Gateway district. The applicant has proposed a combination of glass windows and doors and brick for the entirety of the building facade. The sides and rear of the building would be 100% brick siding with some windows as shown. The City will need to determine if the proposed building is consistent with the intent of the design guidelines.

Setbacks Required:

- Minimum Lot Size:** 6,000 SF
- Minimum Lot Width:** 100 feet
- Front Yard Setback:** 5 feet
- Side Yard Setback Building:** 20-foot setback
- Rear Yard Setback:** 20 feet minimum
- Parking Setback:** 10 feet from collector streets, 50 feet from Highway 12, 5-foot side yard (commercial)

Setbacks Proposed:

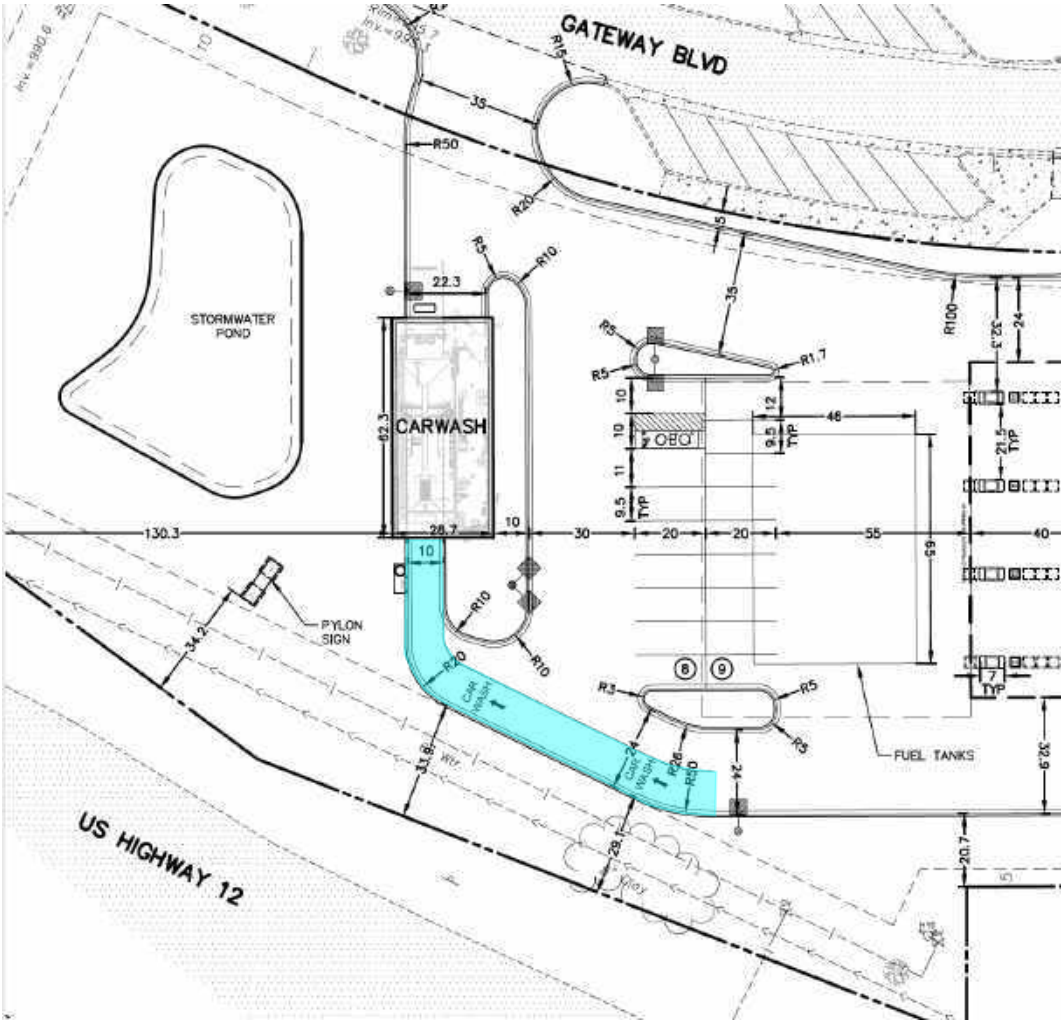
- Minimum Lot Size:** 113,256 SF
- Minimum Lot Width:** 750+
- Front Yard Setback:** 16 feet
- Side Yard Setback Building:** 92 feet (east) +130 feet (west)
- Rear Yard Setback:** 59 feet
- Parking Setbacks:** 50+ feet from Highway 12 and 5 feet from Gateway Blvd.

Parking Space Design:

- Minimum Parking Space Width:** 9 feet
- Minimum Parking Space Length:** 20 feet
- Minimum Parking Aisle Width:** 25 feet

Site Layout and Design:

The plans include a car wash that will have an entrance on the south side of the building. It is anticipated that this car wash will have a high demand and usage due to it being the only one in the area. Staff recommended that the applicant explore a way to provide designated stacking (striped line and signage) along the south side of the parking lot to avoid cars waiting behind designated parking spaces (see below). The applicant has revised the plans to provide the designated stacking area.



Landscape Plan:

The applicant has prepared a comprehensive landscape plan. Staffs initial review identified several areas where minor revisions were recommended. The proposed landscape plan has been revised to address all staff comments. T

Police/Fire/Engineering

All comments provided by Fire and Police have been addressed by the applicant in the revised plans.

Storm Water Management, Grading and Drainage:

The City's engineer has reviewed the plans and provided comments relating to the proposed development. There were minor comments provided that will be addressed by the applicant. It should be noted that the applicant will be constructing a new proposed stormwater basin as a part of the site development. The wet

retention basin proposed has been sized adequately to limit peak runoff rates to existing and provide water quality treatment. Any additional conditions required as a result of the city's final review will be incorporated into the conditions of approval should the site plan be approved. The applicant will be required to obtain Minnehaha Creek Watershed District (MCWD) approval.

Lighting:

The lighting plans have been revised based on comments provided in the city's initial review.

Preliminary and Final Plat:

The applicant is proposing to plat the property so that the property can be conveyed and developed. The city had purposefully left this property intact as a single Outlot when the Gateway of Maple Plain plat was established in 2019. Leaving the property as a single Outlot allows the property to eventually be split into a single or multiple parcels at a future date depending on the buyer. The proposed replat of this Outlot will establish a new Lot 1, Block 1 and Outlot A. The city has noted several additional D&U easements that will need to be added to the preliminary and final plat.

Car Wash and Fuel Station CUP:

The applicant is proposing to construct a fuel station and car wash along with the convenience store. Both uses require a conditional use permit. The proposed location of the fuel station and car wash in the mixed-use zoning district and directly adjacent to Highway 12, help to mitigate any potential impacts associated with the proposed use. The city has identified this property as being suitable for convenience services, goods and highway visible retail. The city has also reviewed the car wash and noted that the use is compatible with the site. The proposed entrance to the car wash is internal to the site and located adjacent to Highway 12. This will limit any potential issues relating to its compatibility with or impacts to the surrounding land uses.

Sign Package:

The applicant has submitted a full sign package for consideration by the city. The applicant is seeking the following signs:

Free Standing Sign: Located on CSAH 29. The city allows free standing signs to be a maximum of 80 SF with a maximum height of 20 feet. The applicant is proposing a changeable copy 13-foot-tall free-standing sign that has 75 SF of sign area. The sign is proposed to have a 5' tall brick base that will match the brick of the proposed buildings. The proposed sign is an electronic message sign. Electronic message signs have the following additional requirements.

- Electronic message signs shall be limited to digital text and graphics; video messages are prohibited.

- Text messages shall contain a limited number of words to allow passing motorists to read the message with minimal distraction. Graphic images and static text shall have a minimum duration of five seconds before changing to another display.
- Message duration adjacent to state or county roadways shall comply with state and county requirements. Electronic message signs shall be calculated within the required signs allotment of the zoning district they are placed in, unless approved as part of a signs package.
- Electronic message signs shall occupy no more than 25 percent of the total signs area.

The city noted that the applicant is seeking a conditional use to allow the electronic message area to exceed the maximum of 25%. In addition to the criteria for granting a conditional use in by section 10-482, the city has criteria specifically relating to granting a conditional use for a sign that exceeds the applicable requirements. Those criteria are provided below.

Signs allowed by a conditional use permit.

- a. A conditional use permit for the adjustment to the height, area, or location of a sign within any district may be approved by the City Council if the following criteria are met:
 1. There are site conditions that require a sign deviation from the district standards to allow the sign to be reasonably visible from a street;
 2. The sign deviation will allow a sign of exceptional design or style that will enhance the area or that is more consistent with the architecture and design of the site; or
 3. The sign deviation will not result in a sign that is inconsistent with the purpose of the zoning district in which the property is located.
- b. In addition to the criteria for approval as specified within the procedures for conditional use permits by section 10-482, the following standards shall also be taken into account:
 1. Placement of any electronic message sign could be considered within residential zoning districts where appropriate to surrounding land uses.
 2. The sign placement, height, or design does not create a safety hazard with regards to, from, or on a public street or roadway.
 3. The sign placement, height, or design does not create a safety problem or negatively affect adjoining properties or use.
 4. Considerations shall be given to the possible adverse effects of the proposed conditional use permit and satisfactorily address any additional requirements that may be necessary to reduce such adverse effects. The City's judgment shall be based upon, but not limited to, the following factors:
 - (i) The geographical area involved.
 - (ii) The character of the surrounding area.
 - (iii) The demonstrated need for such conditional use permit.

Pylon Sign: Located on Highway 12. The city allows one pylon sign for a gas station to be a maximum of 64 SF with a maximum height of 30 feet. The applicant is proposing a 20-foot-tall pylon sign that has 63 SF of

sign area and is 20 feet tall. The sign is proposed to be mounted on a black painted pole. The proposed sign is an electronic message sign (see conditional use permit criteria above).

Wall Signs: Located on three (3) sides of the convenience store and one (1) side of the car wash. The total square footage permitted for each wall sign is 10% of the total wall area that it is attached. The size of the proposed wall signs varies, but all were found to meet applicable square footage requirements. Note that all proposed wall signs are individual letters and proposed to be internally illuminated. The city has discussed this provision before and noted that signs are encouraged to be backlit where possible, and to avoid internal lighting and neon signs. Box-lit signs are not permitted in the Gateway.

Canopy Signs: Located on the canopy of the fuel station. The applicant is proposing three (3) canopy signs that will be internally illuminated “Kwik Trip” signs along with an LED lit red strip down the middle of the canopy on all four sides. Each of the canopy signs are 36 SF. Canopies are considered their own structure for the purposes of signs as noted in the ordinance.

There are several considerations that should be made by the city relating to the proposed sign package:

- The proposed use is unique to the city and located within the MU-G zoning district. There are not many locations throughout the city that would accommodate a convenience store and fuel station.
- The property does have some visibility limitations due to the existing building located to the southeast of the proposed building. Not having full corner visibility from the Highway was noted as a limitation to this site by the applicant.
- The remainder of the site signs (smaller directional and building) proposed by the applicant meets applicable requirements.
- The city will need to review the criteria for granting the conditional use permit to allow the larger electronic message signs and internally illuminated signs.

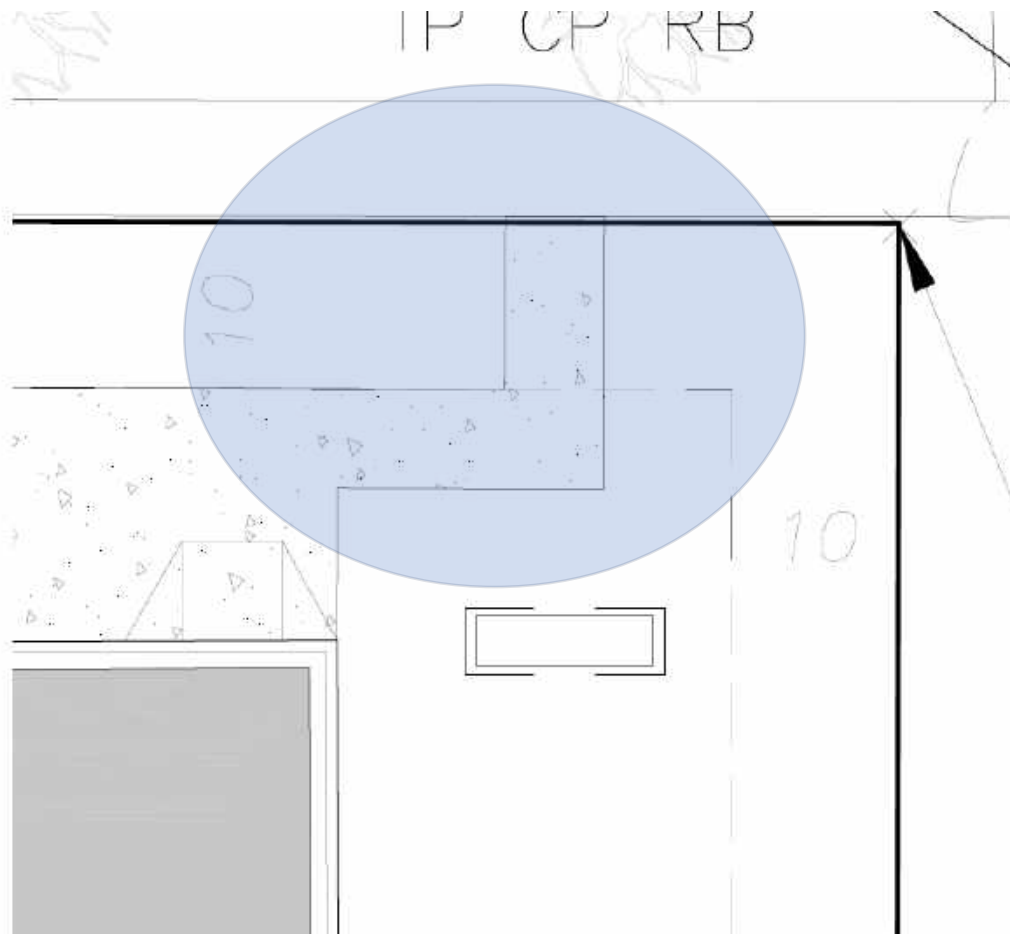
Additional Considerations:

Staff will be seeking direction and feedback relating to the proposed application for a new convenience store, fuel station and car wash. The city has worked with the applicant for several years to find a suitable location for this use along Highway 12. The proposed location does work for the applicant and the city but does have some limitations as a result of the limited visibility.

- The plat has been submitted to Hennepin County and MNDOT for review and comment. Hennepin County has provided a formal review. Hennepin County recommended that the applicant consider a

sidewalk connection along the east side of this property (west side of CSAH 29). The city has reviewed this request and noted that there is not a connection point along the west side of CSAH 29 that a sidewalk would tie into at this time. The other factor is that the pedestrian underpass of the railroad tracks is on the east side of CSAH 29. As a result, a sidewalk connection does not appear to be warranted. Staff will seek Council direction relating to a sidewalk connection.

- The applicant is proposing to have outdoor storage between the fuel pumps. The city will want to understand how this will be maintained, how long products can/will be displayed and if there is a way to establish a requisite organization to the outdoor storage. More information will be discussed at the meeting relating to the outdoor storage. A condition has been included to allow outdoor storage between fuel pumps provided it is maintained in a clean and orderly fashion at all times. Products displayed shall not encroach into the drive lane and shall not be stacked higher than 42 inches.
- The subdivision will be subject to park dedication fees. The requisite fee will be cash in lieu of land and is equal to 10% of the land area. It is estimated that the
- The city noted that the sidewalk surrounding the building should connect with the city's sidewalk on Gateway Blvd. The applicant has revised the plans to include a sidewalk connection (see below).



Neighbor Comments:

The City has not received any verbal or written comments at the time this report was prepared.

Recommendation:

The Planning Commission recommended approval of the requested Preliminary and Final Plat, Site Plan Review and Conditional Use Permit Should the Planning Commission recommend approval of the requested actions to the City Council, the following findings and conditions should be included:

1. The proposed site plan, conditional use permit, preliminary and final plat meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. Prior to City Council consideration of the application, the following items shall be completed by the applicant:
 - a. The Applicant shall revise the plans as necessary to accommodate all known or additional comments made by the City, including Fire Department comments, engineering comments, Planning Commission, and staff comments.
3. City Council approval is subject to the following:
 - a. The applicant shall receive all applicable approvals from all outside agencies with authority over this site including:
 - MCWD
 - MNDOT
 - Hennepin County
 - b. The applicant shall pay applicable park dedication fees in accordance with the city’s fee schedule.
4. The approval of the development and sign plan shall be in accordance with the approved plans. Any changes, expansions or alterations to the building, site and signage shall require the review and approval of the City.
5. The Applicant shall pay for all costs associated with the City’s review of the site plan review, conditional use permit, preliminary and final plat.

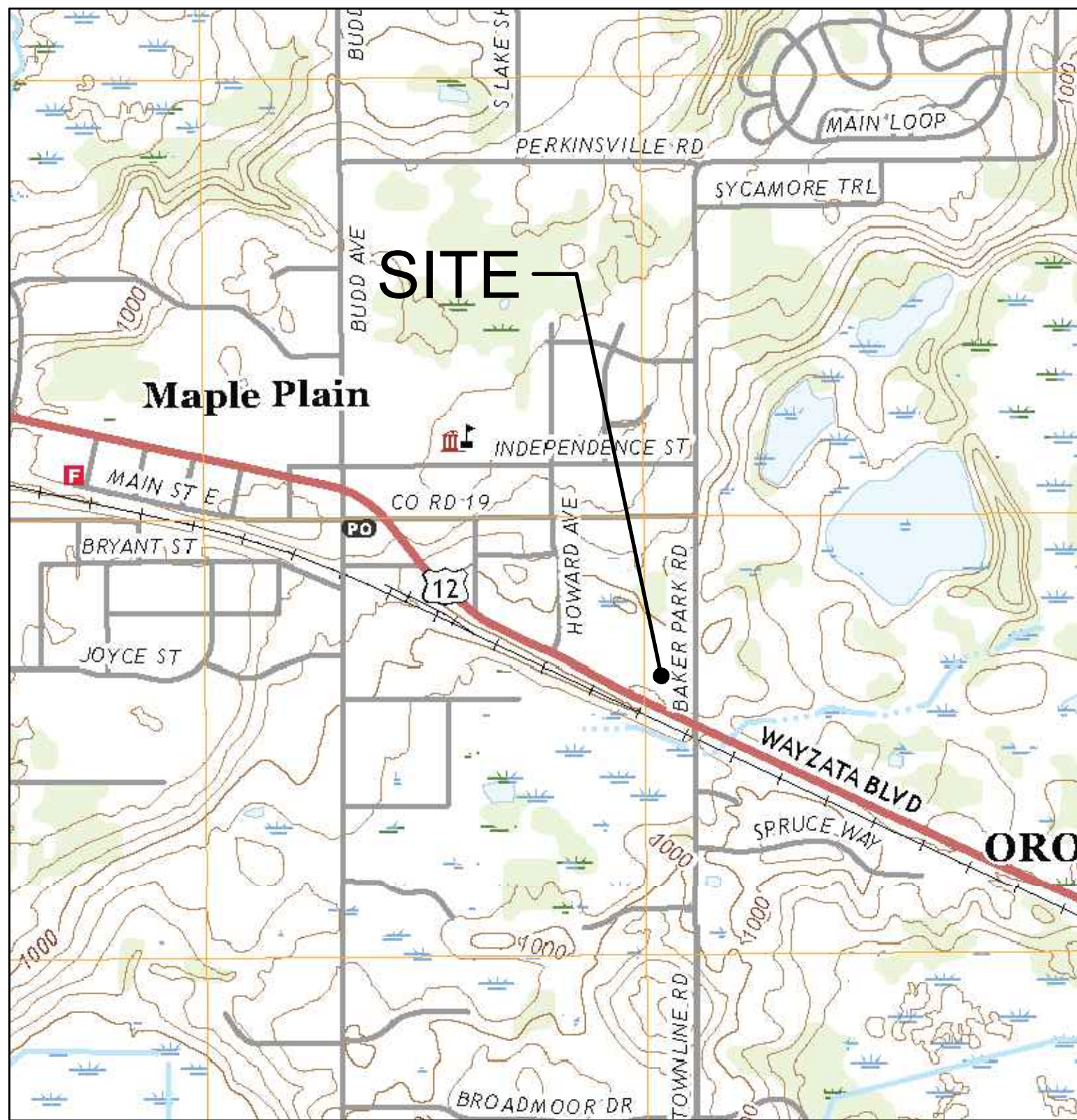
Attachments:

- 1. RESOLUTION**
2. Application
3. Survey
4. Site Plan Package
5. Preliminary Plat
6. Building Elevations
7. Sign Package
8. City Review Letter

KWIK TRIP STORE #1775

PERMIT SET

CITY OF MAPLE PLAIN
HENNEPIN COUNTY, MINNESOTA



SITE LOCATION MAP



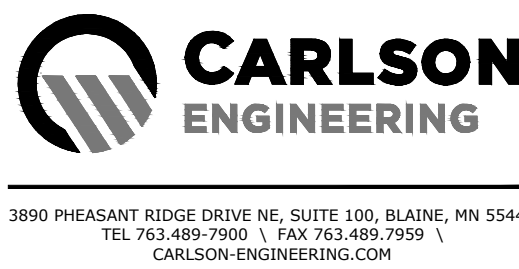
AERIAL LOCATION MAP

DRAWING INDEX	
C001	TITLE SHEET
C010	EXISTING CONDITIONS SURVEY
C020	DEMO PLAN
C100	SITE KEYNOTE PLAN
C180	SITE CIRCULATION PLAN
C181	SITE DIMENSION PLAN
C200	GRADE PLAN
C300	STORM SEWER PLAN
C301	STORM SEWER NOTES & DETAILS
C400	UTILITY PLAN
C401	UTILITY NOTES
C500	SITE PLAN DETAILS
C501	SITE PLAN DETAILS
C502	SITE PLAN DETAILS
C600	EROSION CONTROL PLAN
C601	EROSION CONTROL NOTES
C602	EROSION CONTROL DETAILS
C603	EROSION CONTROL DETAILS
C700	LANDSCAPE PLAN
C701	LANDSCAPE PLAN
C702	LANDSCAPE PLAN
C800	PHOTOMETRIC LIGHTING PLAN
C801	PHOTOMETRIC RENDERING PLANS

**Kwik
TRIP**

**Kwik
Star**

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FAX (608) 781-8960



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature: *[Signature]*
Date: 1/15/25 License #: 53182

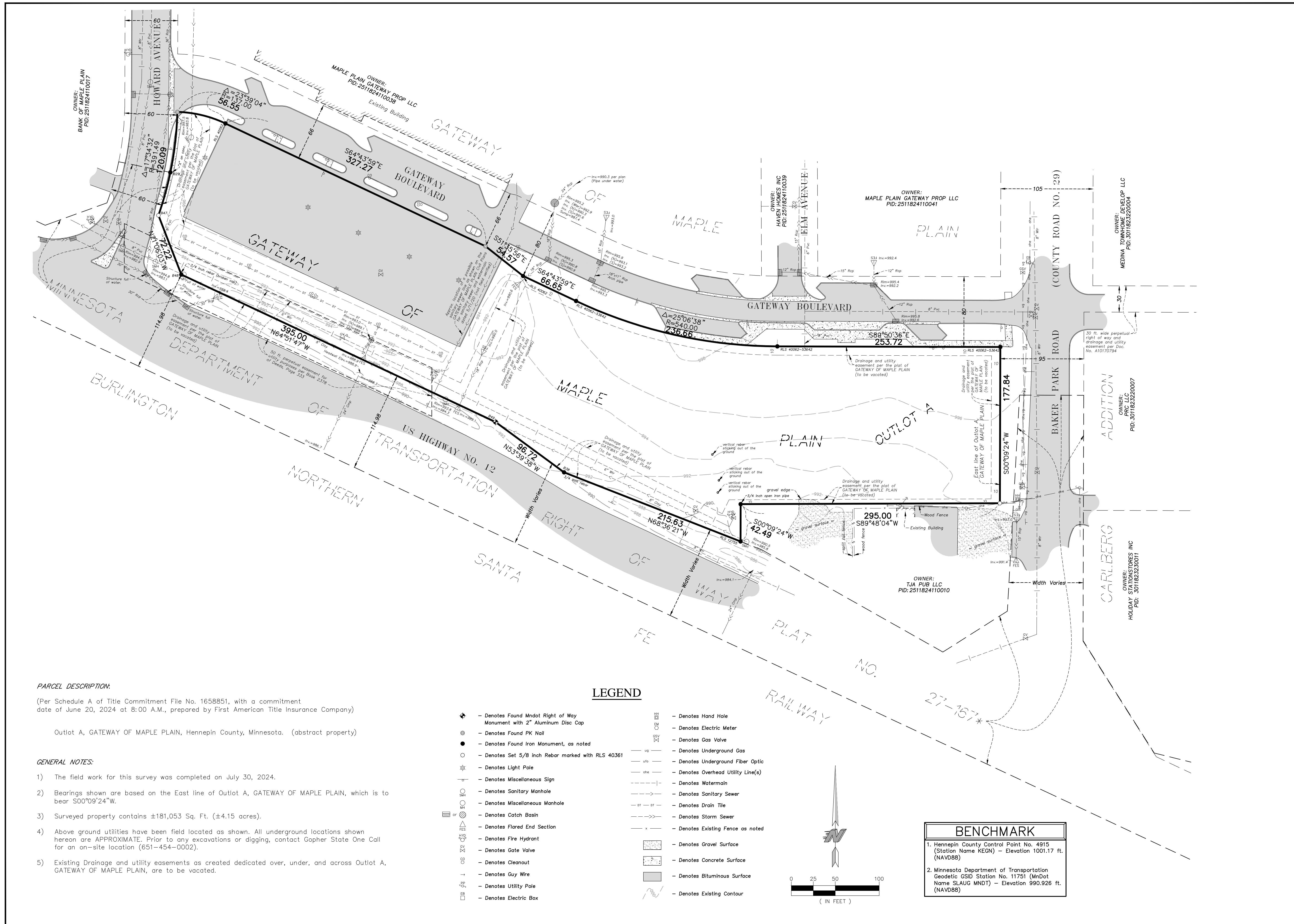
COVER SHEET	CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH	
	BAKER PARK ROAD & GATEWAY BLVD MAPLE PLAIN, MINNESOTA	
	#	DATE
	1	02/28/25
DESCRIPTION		
Per City Comments		
DRAWN BY		
DJW		
SCALE		
GRAPHIC		
PROJ. NO.		
11109-00		
DATE		
2025-01-15		
SHEET		
1775 C001		

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PHONE: 608-793-4967
EMAIL: erothwell@kwiktrip.com

CIVIL ENGINEER
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DANIEL WILKE
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PLYMOUTH, MN 55446
PHONE: 952-346-3864
EMAIL: dwilke@carlsonmccain.com

SITE DESIGNER
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EMAIL: dwilke@carlsonmccain.com

SURVEYOR
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EMAIL: tballuff@carlson-engineering.com



Kwik Trip

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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota

Name: Thomas R. Balluff
Signature: *Thomas R. Balluff*
Date: 12/19/24 License #: 40361

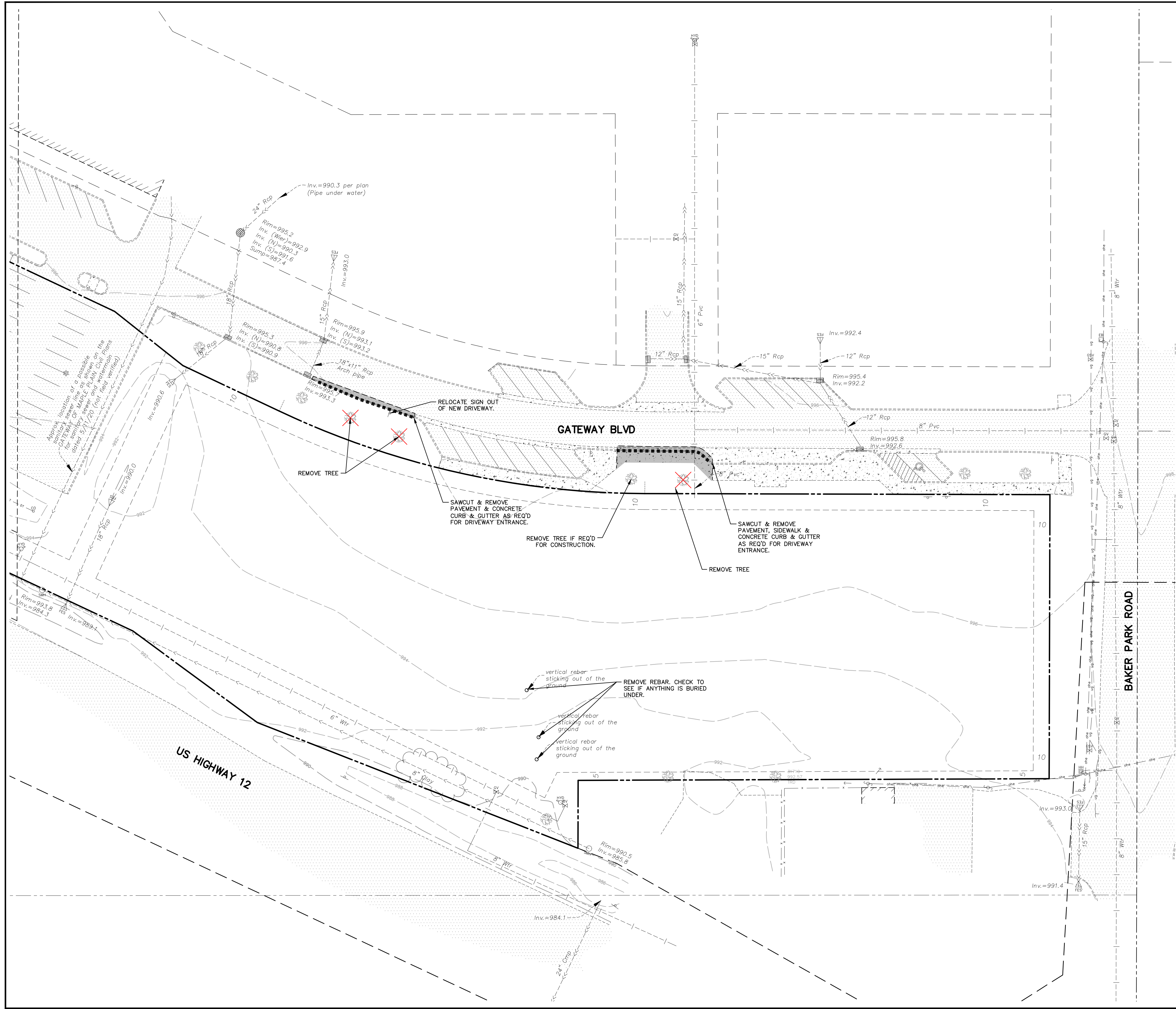
EXISTING CONDITIONS SURVEY

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY	NPC/NJS
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2024-12-19
SHEET	1775 C010



PLAN LEGEND

EXISTING	REMOVAL
CURB	-----
BITUMINOUS	-----
CONCRETE PAVEMENT	-----
CONCRETE WALK	-----
PROPERTY LINE	-----
EASEMENT LINE	-----
STORM SEWER	-----
SANITARY SEWER	-----
WATER MAIN	-----
UNDERGROUND GAS	-----
UNDERGROUND FIBER OPTIC	-----
UNDERGROUND ELECTRIC	-----
OVERHEAD UTILITY	-----
DRAINTILE	-----
FENCE	-----
FLARED END SECTION	-----
ELECTRIC METER	-----
SANITARY MANHOLE	-----
LIGHT POLE	-----
SIGN	-----
WATER VALVE	-----
HYDRANT	-----
UTILITY POLE	-----
HANDHOLE	-----
CLEANOUT	-----
GUY WIRE	-----
ELECTRIC BOX	-----
GAS VALVE	-----

- REMOVAL PLAN NOTES**
- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION, DEPTH AND TYPES OF EXISTING UTILITIES AND TO NOTIFY THE OWNER AND ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR VARIATIONS FROM THE PLANS.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL EXISTING UTILITIES, APPURTENANCES AND STRUCTURES NOT INDICATED FOR REMOVAL. DAMAGE CAUSED BY DEMOLITION OPERATIONS SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR TO REMOVE/RELOCATE EXISTING PRIVATE UTILITIES AS NECESSARY. THE CONTRACTOR SHALL COORDINATE THESE ACTIVITIES WITH THE UTILITY COMPANIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR ALL THE REMOVALS SHOWN ON THE PLANS AND SHALL CONFORM/ADHERE TO ALL GOVERNING STATE AND LOCAL REGULATIONS. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 - THE CONDITION OF THE ADJACENT STREET SHOULD BE REVIEWED BY THE CITY AND CONTRACTOR PRIOR TO ANY WORK AND VERIFIED WITH VIDEO OR PICTURES. ANY DAMAGE TO THE STREET AFTER WORK COMMENCES SHOULD BE DEEMED TO BE CAUSED BY THE CONTRACTOR AND THE OWNER'S RESPONSIBILITY TO REPAIR.
 - THE CONDITION OF THE EXISTING STORM SEWER IN ADJACENT AREAS SHOULD BE DOCUMENTED PRIOR TO ANY WORK. ANY SEDIMENT DEPOSITED IN THE SEWER AFTER CONSTRUCTION BEGINS SHOULD BE DEEMED TO BE THE RESPONSIBILITY OF THE CONTRACTOR AND BE REMOVED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL SITE APPROVAL.

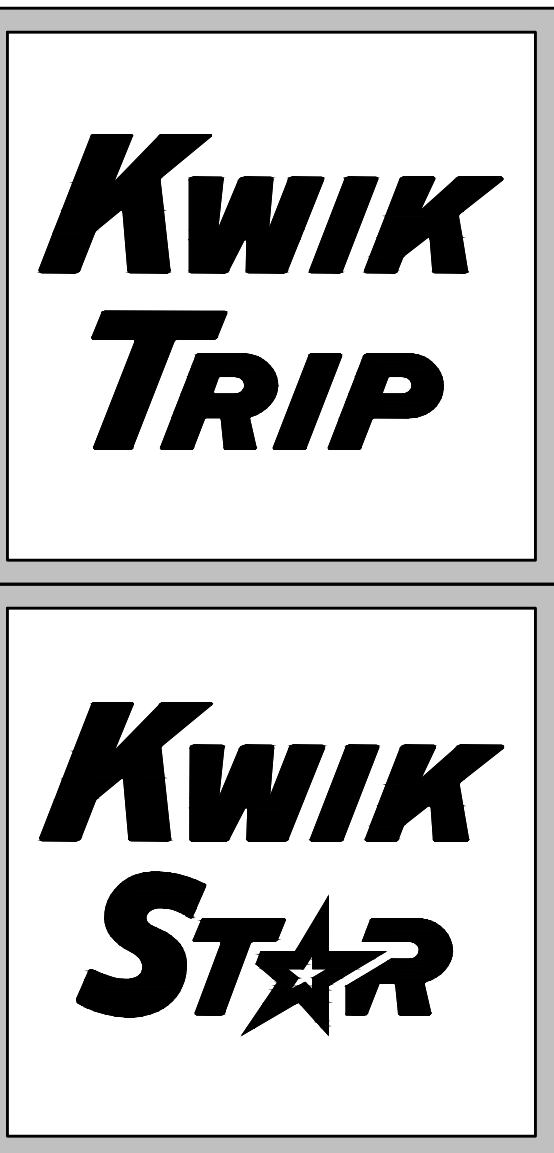
BENCHMARK

1. Hennepin County Control Point No. 4915 (Station Name KEGN) - Elevation 1001.17 ft. (NAVD88)

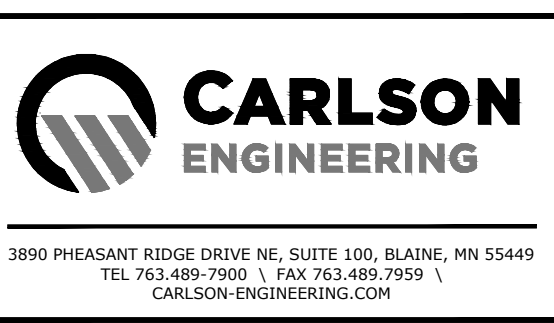
2. Minnesota Department of Transportation Geodetic GSD Station No. 11751 (Mdot Name SLAUG MN01) - Elevation 990.926 ft. (NAVD88)

811

Know what's below. Call before you dig.



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Name: Daniel J. Wilke, P.E.
Signature: [Signature]
Date: 1/15/25 License #: 53182

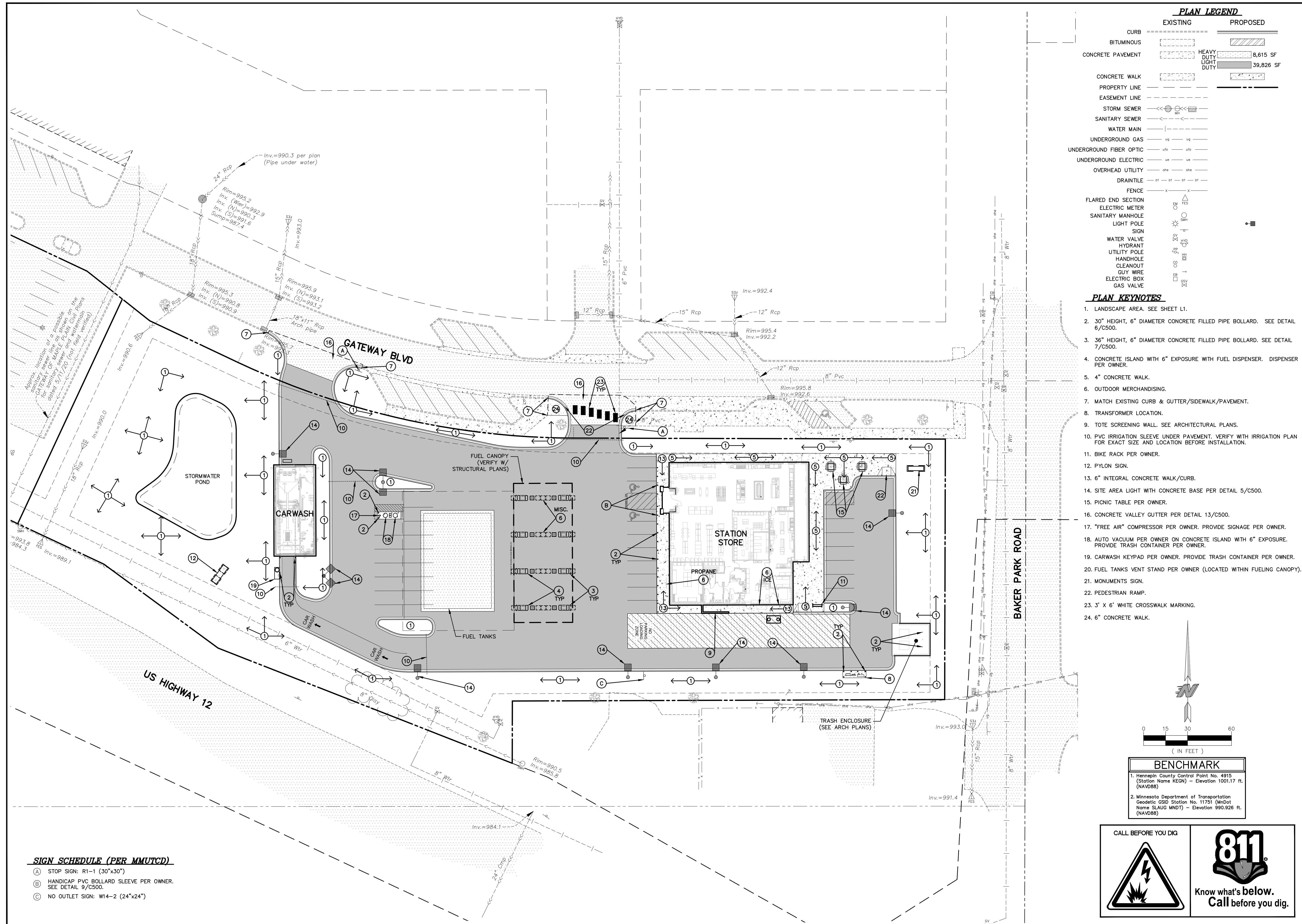
DEMO PLAN

CONVENIENCE STORE #1175 WITH 1-BAY DETACHED CARWASH

**BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA**

#	DATE	DESCRIPTION
1	02/28/25	Per City Comments
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DRAWN BY: DJW
SCALE: GRAPHIC
PROJ. NO.: 11109-00
DATE: 2025-01-15
SHEET: 1775 C020



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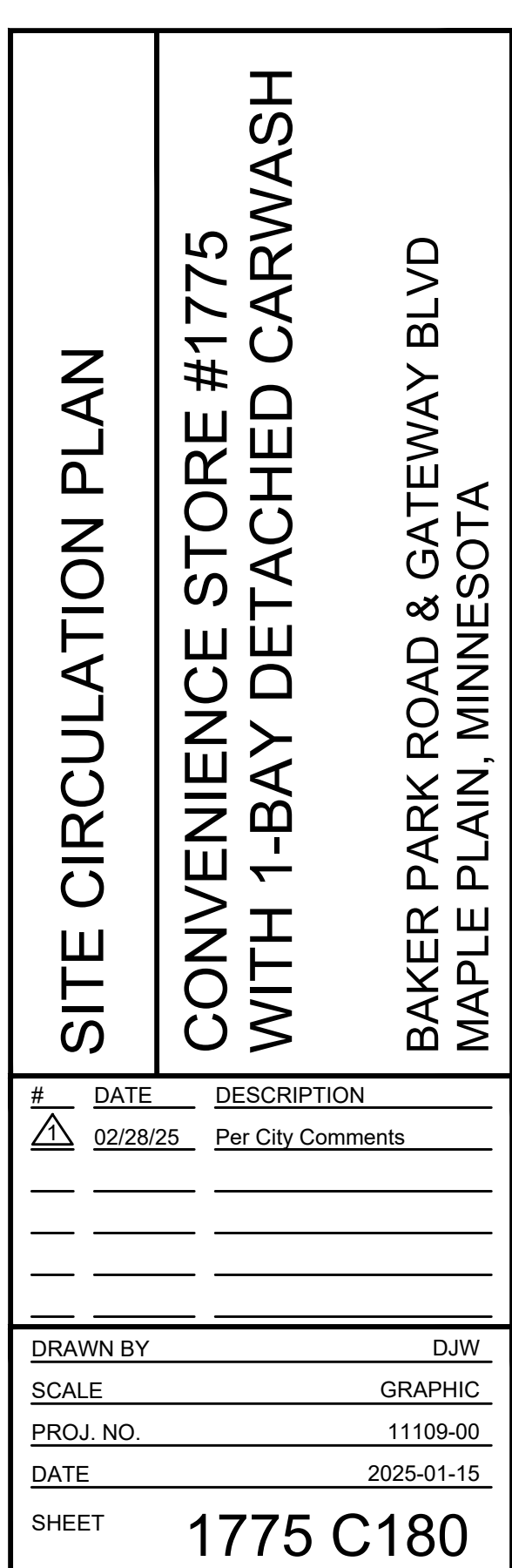
SITE KEYNOTE PLAN

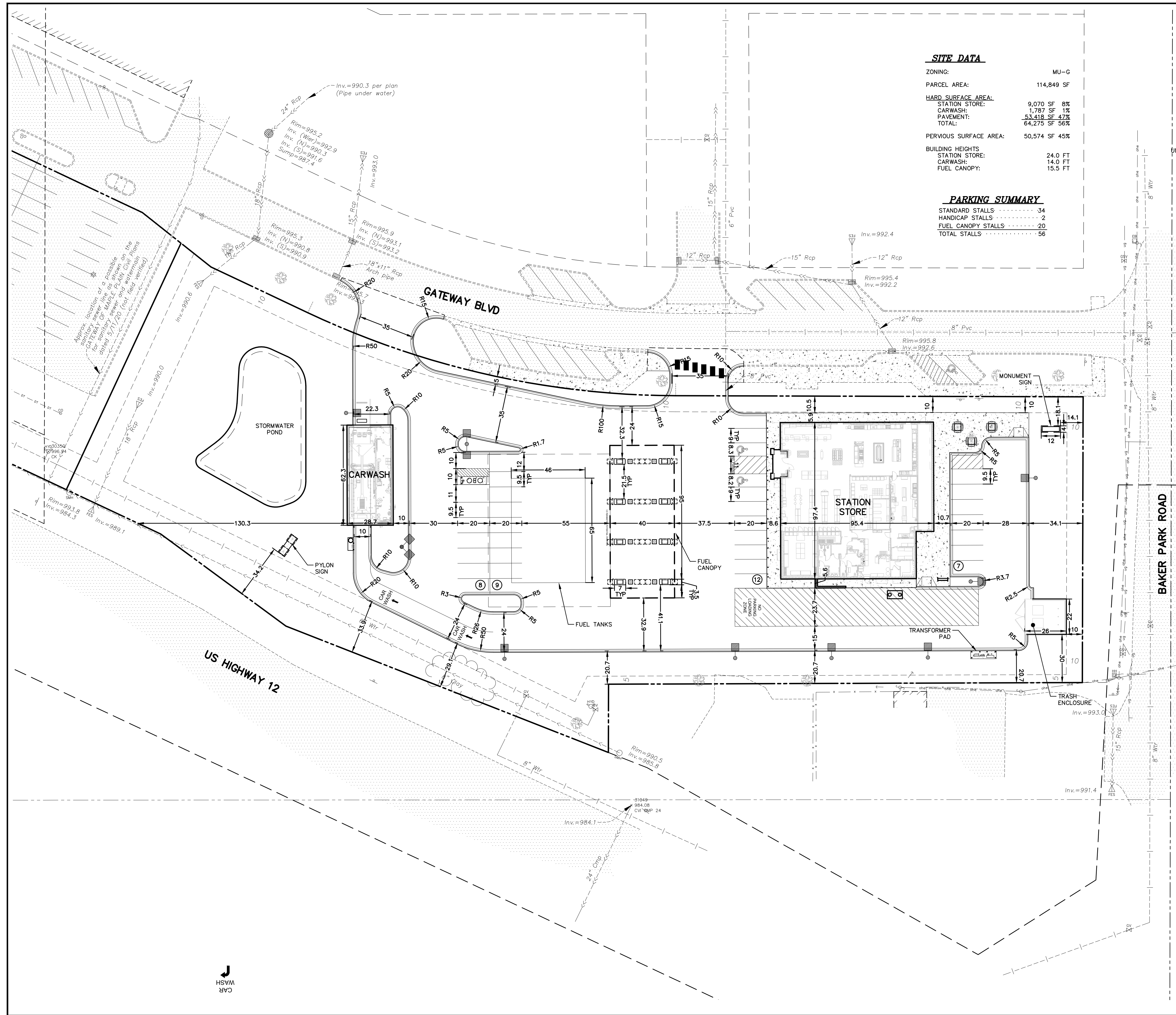
CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

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SHEET: 1775 C100





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Name: Daniel J. Wilke, P.E.
 Signature: *D. Wilke*
 Date: 1/15/25 License #: 53182

SITE DIMENSION PLAN

CONVENIENCE STORE #1775
 WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
 MAPLE PLAIN, MINNESOTA

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 PROJ. NO.: 11109-00
 DATE: 2025-01-15
 SHEET: 1775 C181

GRADING NOTES

1. SILT FENCE AND EXISTING CATCH BASIN INLET PROTECTION SHALL BE INSTALLED PRIOR TO GRADING CONSTRUCTION, AND SHALL BE MAINTAINED UNTIL SITE HAS BEEN STABILIZED.
2. CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND PAVEMENTS PRIOR TO THE START OF GRADING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF DISCREPANCIES OR VARIATIONS FROM THE PLAN.
3. CONTRACTOR SHALL STRIP, STOCKPILE AND RESPREAD SUFFICIENT TOPSOIL TO PROVIDE A MINIMUM OF 4" OF TOPSOIL OVER ALL DISTURBED AREAS THAT WILL BE SODDED, SEEDED OR LANDSCAPED.
4. PERMETER EROSION CONTROL MUST BE INSTALLED BY THE CONTRACTOR AND INSPECTED BY THE CITY PRIOR TO ANY OTHER WORK. THE CONTRACTOR MUST PROVIDE A MINIMUM OF 24 HOURS NOTICE PRIOR TO INSPECTION.

PLAN LEGEND

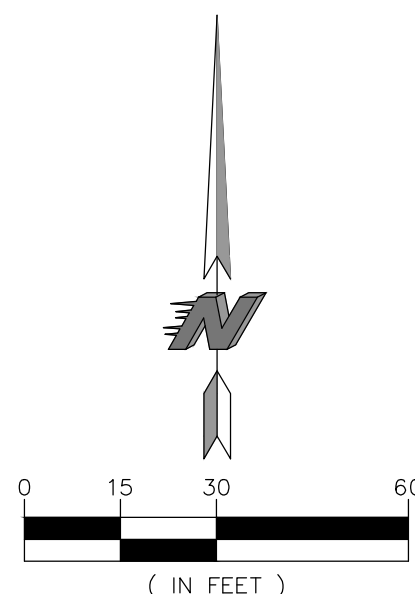
EXISTING	PROPOSED
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CONCRETE WALK	
PROPERTY LINE	
EASEMENT LINE	
STORM SEWER	
SANITARY SEWER	
WATER MAIN	
UNDERGROUND GAS	
UNDERGROUND FIBER OPTIC	
UNDERGROUND ELECTRIC	
OVERHEAD UTILITY	
DRAIN TILE	
FENCE	
FLARED END SECTION	
ELECTRIC METER	
SANITARY MANHOLE	
LIGHT POLE	
SIGN	
WATER VALVE	
HYDRANT	
UTILITY POLE	
HANDHOLE	
CLEANOUT	
GUY WIRE	
ELECTRIC BOX	
GAS VALVE	
10' CONTOUR	
2' CONTOUR	
SPOT ELEVATION (CURB ELEVATIONS ARE TO GUTTER LINE)	
EROSION CONTROL BLANKET	
SILT FENCE	
SOIL RIPPING AREAS	

SOIL MANAGEMENT STRATEGIES

1. SOIL REMEDIATION (LOOSENING & AMENDMENT) MUST BE IMPLEMENTED PRIOR TO ANY INSTALLATION OF IRRIGATION SYSTEM COMPONENTS, TREES, SHRUBS, SOD AND/OR SEED. NO WHEELED EQUIPMENT SHALL BE USED ON LOOSENEED/AMENDED SOIL - WIDE-TRACKED EQUIPMENT ONLY.
2. LOOSENEED/AMENDED SOILS SHALL HAVE A MAXIMUM OF 200 PSI IN TOP 12-INCHES (INSERTING A 12-INCH WIRE FLAG, BY HAND TO FULL DEPTH) AND A MINIMUM OF 5% ORGANIC CONTENT IN TOP 6-INCHES OF SOIL (VISUALLY BLACK SOIL). SALVAGED TOPSOIL BY ITSELF DOES NOT COUNT TOWARD 5% SOIL ORGANIC TARGET.
3. ALL DISTURBED AREAS INDICATED ON THE PLAN SHALL HAVE A TOP 8-INCH DEPTH OF 2-INCHES OF MNDOT 3890 GRADE 2 COMPOST MIXED WITH 6-INCHES OF TOPSOIL, ONLY IF IMPORTED MNDOT 3890 GRADE 2 COMPOST HAS A MINIMUM OF 40% ORGANIC MATTER CONTENT. THE UNDERLYING 4-INCHES OF SOILS SHALL BE RIPPED PRIOR TO PLACEMENT OF THE COMPOST MIX.

GOVERNING SPECIFICATIONS

1. THE LATEST EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION".
2. THE LATEST EDITION OF THE CITY OF MAPLE PLAIN STANDARD DETAILS AND SPECIFICATIONS.
3. THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MMUTCD).
4. THE LATEST EDITION OF THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM) STANDARD SPECIFICATIONS.

**BENCHMARK**

1. Hennepin County Control Point No. 4915 (Station Name KEGN) - Elevation 1001.17 ft. (NAVD88)
2. Minnesota Department of Transportation Geodetic GSD Station No. 11791 (Mndot Name SLAUG MNDT) - Elevation 990.926 ft. (NAVD88)

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Know what's below.
Call before you dig.

Kwik TRIP

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

CARLSON
ENGINEERING

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 \ FAX 763.489.7959 \
CARLSONENGINEERING.COM


I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature: *D. Wilke*
Date: 1/15/25 License #: 53182

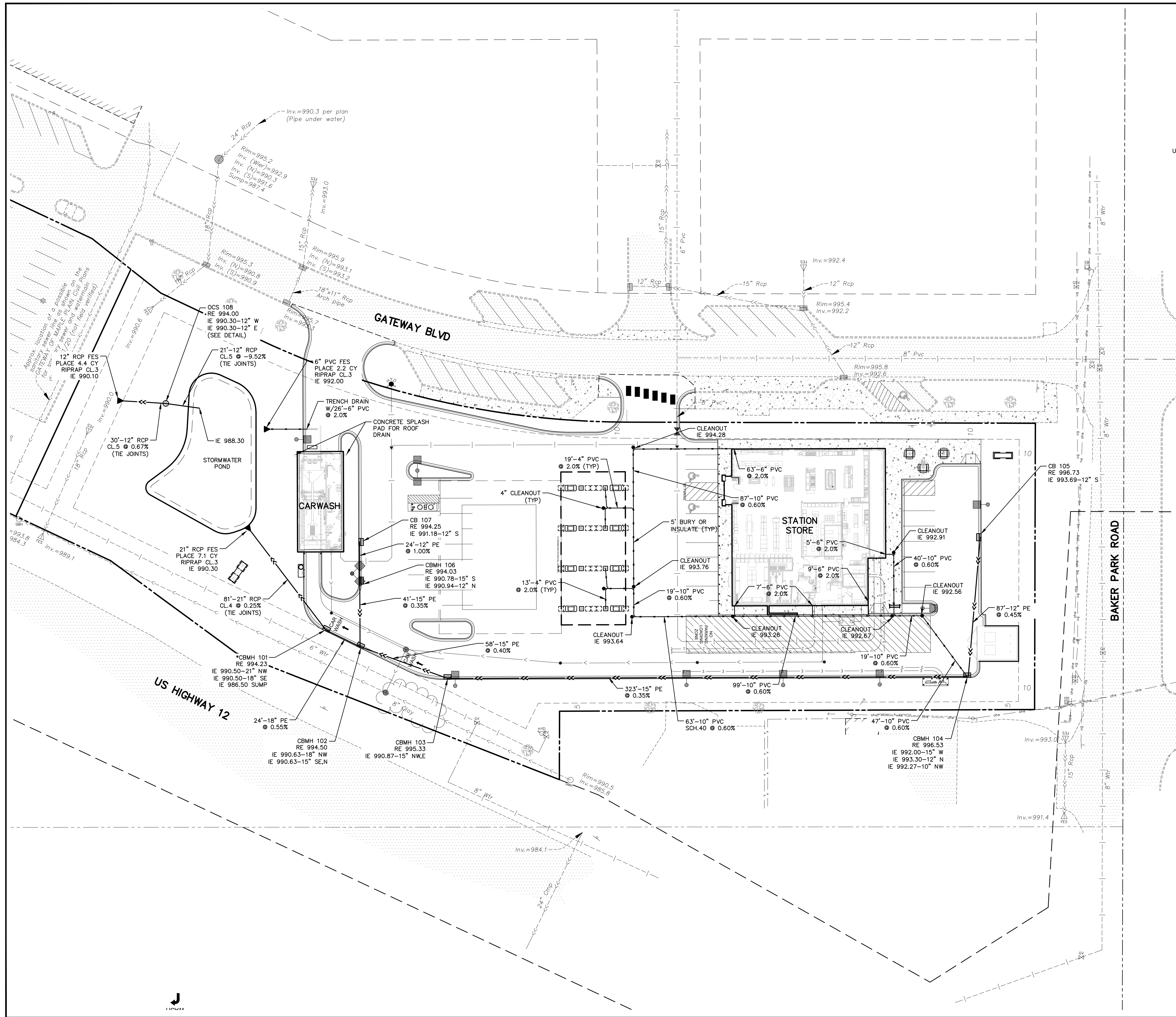
GRADE PLAN

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
	02/28/25	Per City Comments
DRAWN BY		DJW
SCALE		GRAPHIC
PROJ. NO.		11109-00
DATE		2025-01-15
SHEET		

1775 C200



PLAN LEGEND		
EXISTING		PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
UNDERGROUND FIBER OPTIC		
UNDERGROUND ELECTRIC		
OVERHEAD UTILITY		
DRAIN TILE		
FENCE		
FLARED END SECTION		
ELECTRIC METER		
SANITARY MANHOLE		
LIGHT POLE		
SIGN		
WATER VALVE		
HYDRANT		
UTILITY POLE		
HANDHOLE		
CLEANOUT		
GUY WIRE		
ELECTRIC BOX		
GAS VALVE		

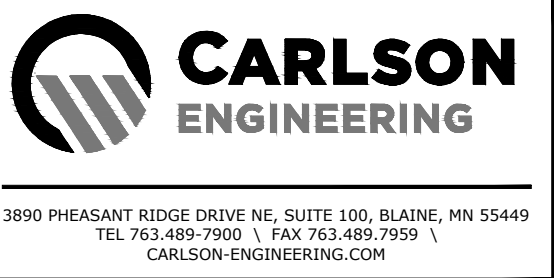
STORM SEWER SCHEDULE		
STRUCTURE		NEENAH CASTING or EQUAL
TYPE & No.	SIZE	SEE DETAIL
OCS-108	48" DIA.	SEE DETAIL
CB-107	24" x 36"	R-3067-V
CBMH-106	48" DIA.	R-3067-VB
CB-105	24" x 36"	R-3067-VB
CBMH-104	60" DIA.	R-3067-VB
CBMH-103	48" DIA.	R-3067-V
CBMH-102	60" DIA.	R-3067-V
*CBMH-101	48" DIA.	R-3067-VB

* INSTALL 24R SNOUT OIL & DEBRIS STOP AS MANUFACTURED BY BMP, INC. ON OUTLET PIPE.

BENCHMARK	
1. Hennepin County Control Point No. 4913 (Station Name KEGN) - Elevation 1001.17 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSID Station No. 11751 (MnDOT Name SLAUG MNDT) - Elevation 990.926 ft. (NAVD88)	



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature: [Signature]
Date: 1/15/25 License #: 53182

STORM SEWER PLAN

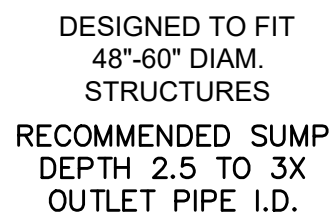
CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
1	02/28/25	Per City Comments
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26. Install finger drains at each and every proposed catchbasin (see detail). Finger drains around catch basin inlets shall not be installed below the crown of the storm drain piping.

7. Perform deflection tests on all HDPE pipe after the sewer lines have been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and perform the test again until acceptable. Supply the mandrel for deflection testing. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the inside diameter of the pipe. The ball or mandrel shall be clearly stamped with the diameter. Perform the tests without mechanical pulling devices.



BMP, INC.
53 MT. ARCHER ROAD, LYME, CT. 06371
(800) 504-8008 FAX: (860) 434-3195

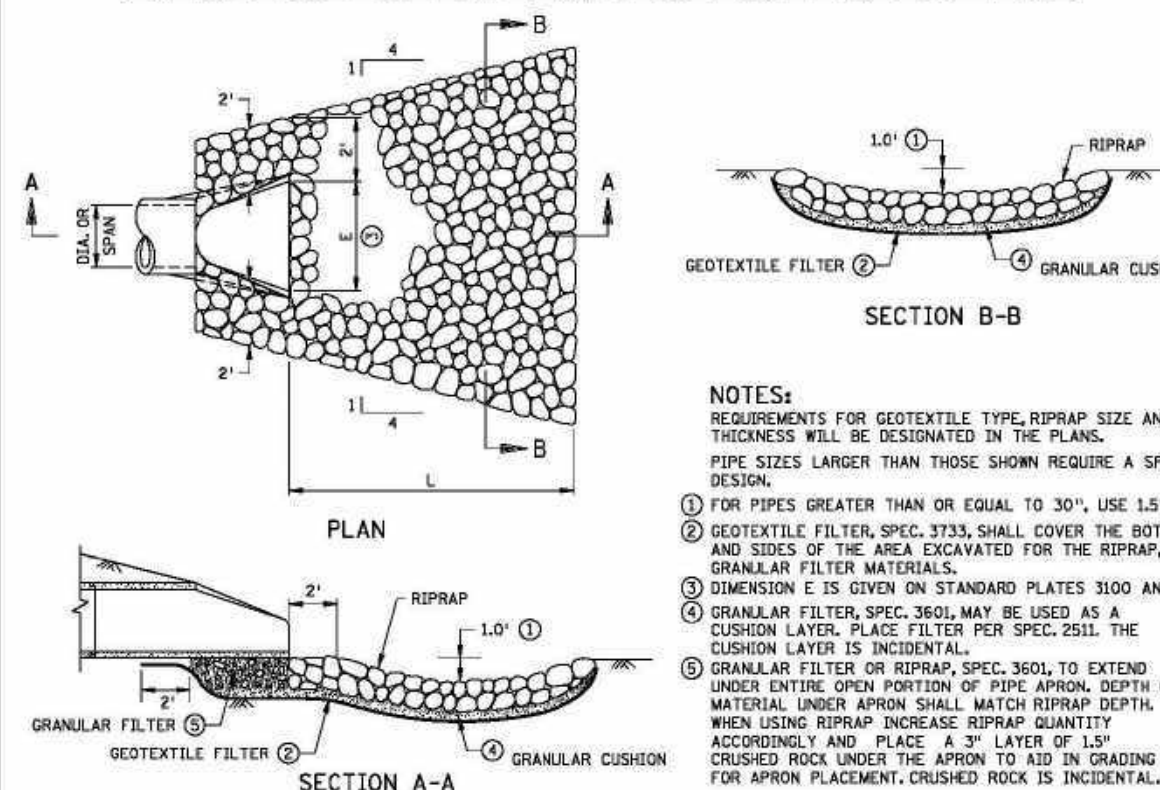
DESCRIPTION	DATE	SCALE
24R SNOUT OIL & DEBRIS STOP	09/13/99	NONE
DRAWING NUMBER		
24R		

3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489-7900 \ FAX 763.489.7959 \
CARLSON-ENGINEERING.COM


Date: 1/15/25 License #:53182

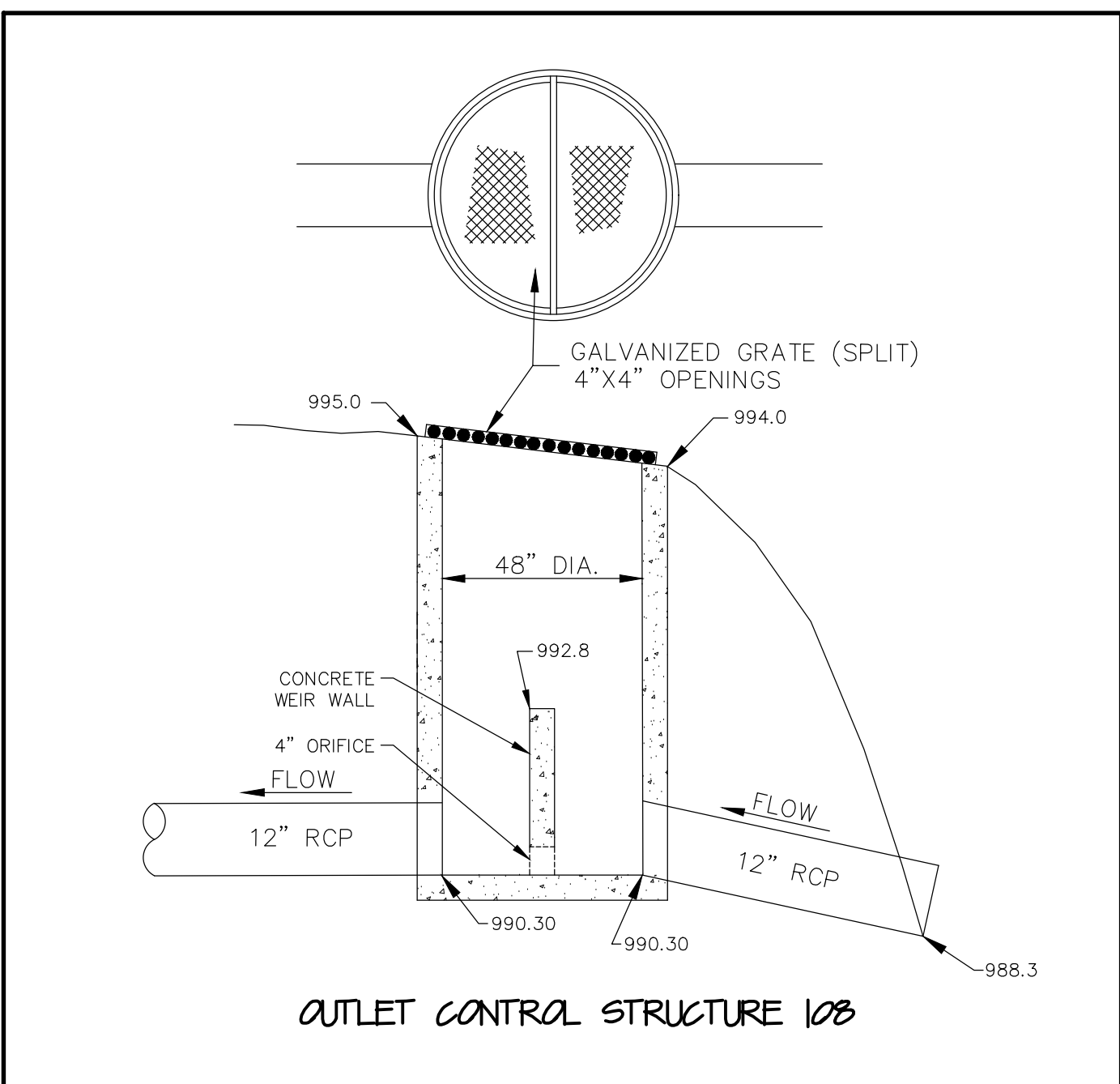
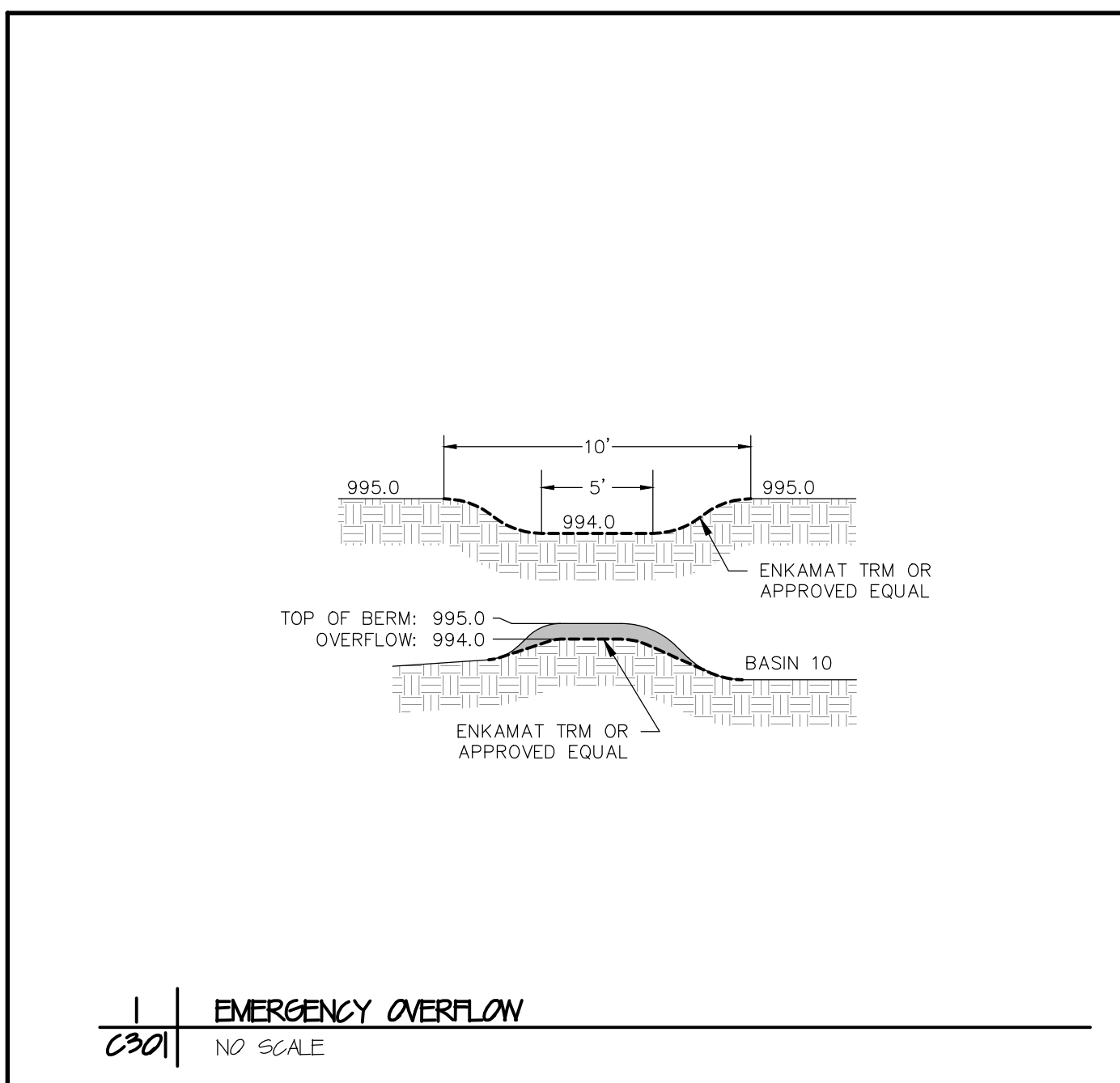
[illegible]

SPAN OF PIPE L (IN. FT.)	CLASS III 50° 60°										CLASS III 60° 12°									
	JOANAL					FILER					JOANAL					FILER				
	TEXTILE DEPTH (IN.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE DEPTH (IN.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE DEPTH (IN.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE DEPTH (IN.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	TEXTILE (CU. YD.)	
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28	10	29.7	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3	10	29.7	0.5	5.7	33.2	0.7	8.5	37.1	0.9	11.3
36	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.8	14	37.3	0.8	7.5	41.5	1.1	11.2	45.8	1.5	14.8
42	16	45.0	1.1	9.5	50.0	1.4	14.3	55.3	1.9	18.0	16	45.0	1.1	9.5	50.0	1.4	14.3	55.3	1.9	18.0
51	18	52.9	1.2	11.3	57.5	1.7	16.8	62.7	2.3	22.5	18	52.9	1.2	11.3	57.5	1.7	16.8	62.7	2.3	22.5
60	20	60.8	1.4	13.1	65.0	2.0	19.5	70.3	2.7	26.4	20	60.8	1.4	13.1	65.0	2.0	19.5	70.3	2.7	26.4

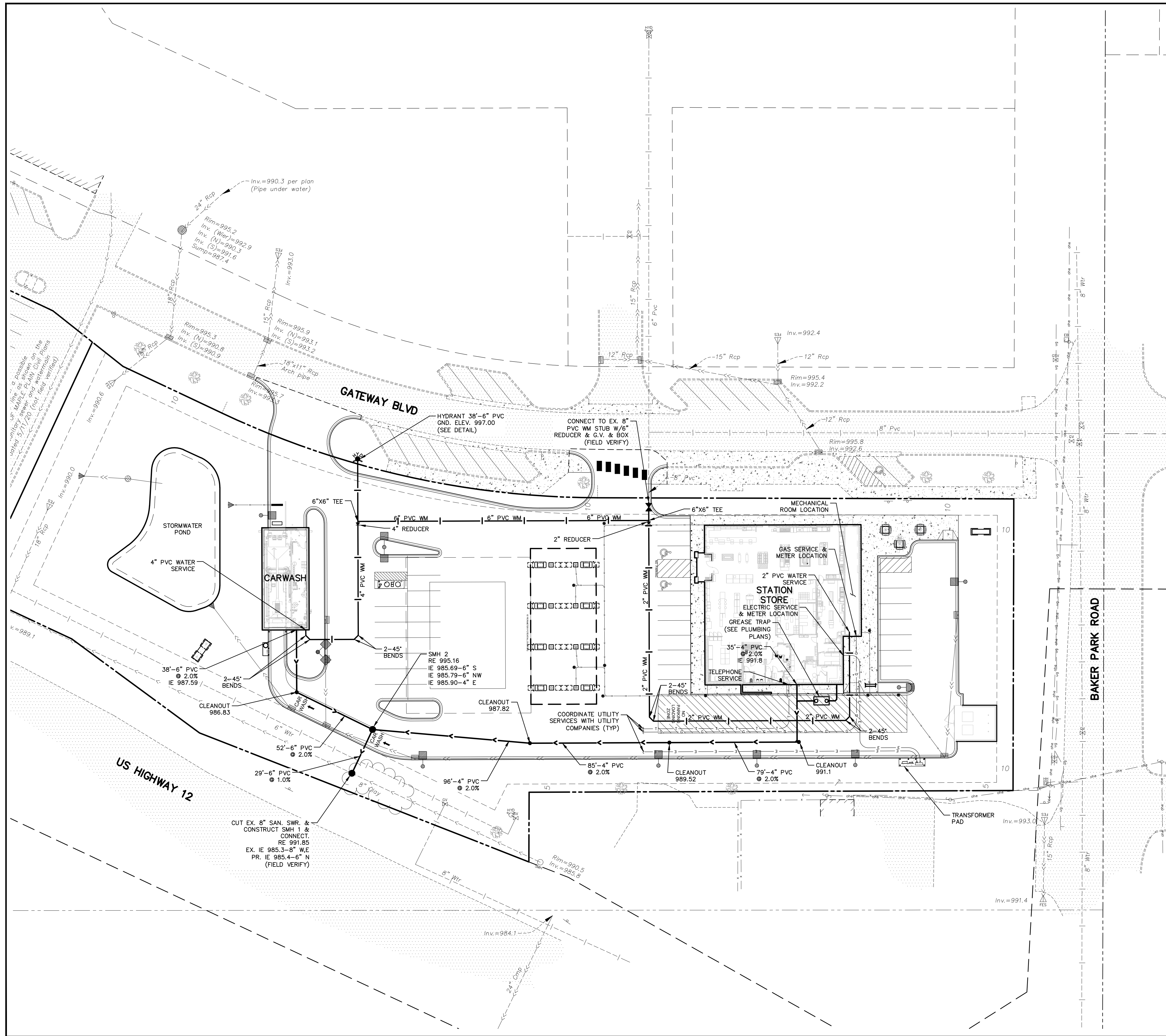


NOTES:
 REQUIREMENTS FOR GEOTEKTYPE TYPE, RIPRAP SIZE AND THICKNESS WILL BE DESIGNATED IN THE PLANS.
 PIPE SIZES LARGER THAN THOSE SHOWN REQUIRE A SPEC. DESIGN.
 PIPE TYPES GREATER THAN OR EQUAL TO 30", USE 1.5".
 GEOTEKTYPE FILTER, SPEC. #3733, SHALL COVER THE BOTTOM AND SIDES OF THE AREA EXCAVATED FOR THE RIPRAP, GRANULAR FILTER MATERIALS.
 DIMENSION E IS GIVEN ON STANDARD PLATES 3100 AND GRANULAR FILTER, SPEC. #601, MAY BE USED AS A CHECKED LAYER. PLATE 3100, SPEC. #2511.
 THE CUSHION LAYER IS INCIDENTAL.
 GRANULAR FILTER OR RIPRAP, SPEC. #601, TO EXTEND TO THE TOP OF APRON POSITIONING OF PIPES APRON DEPTH OF MATERIAL UNDER APRON SHALL MATCH RIPRAP DEPTH. WHEN USING RIPRAP INCREASE RIPRAP QUANTITY ACCORDINGLY AND PLACE A 3" LAYER OF 1.5" CRUSHED RIVER SAND OR EQUIV. TO ADD IN GRADING FOR APRON PLACEMENT. CRUSHED ROCK IS INCIDENTAL.

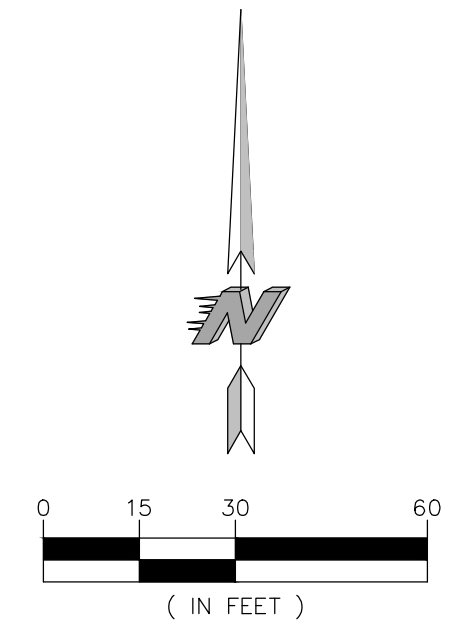
APPROVED	DECEMBER 9, 2013	STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION	SPECIFICATION REFERENCE	STANDARD PLATE NO.
 STATE DESIGN ENGINEER		RIPRAP AT RCP OUTLETS	3100 3110 3601 3735 2511	3133D



DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2025-01-15
SHEET	1775 C301



PLAN LEGEND		
EXISTING		PROPOSED
CURB		
BITUMINOUS		
CONCRETE PAVEMENT		
CONCRETE WALK		
PROPERTY LINE		
EASEMENT LINE		
STORM SEWER		
SANITARY SEWER		
WATER MAIN		
UNDERGROUND GAS		
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ELECTRIC METER		
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SIGN		
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HYDRANT		
UTILITY POLE		
HANDHOLE		
CLEANOUT		
GUY WIRE		
ELECTRIC BOX		
GAS VALVE		



BENCHMARK	
1. Hennepin County Control Point No. 4915 (Station Name REGA) - Elevation 1001.17 ft. (NAVD88)	
2. Minnesota Department of Transportation Geodetic GSD Station No. 11751 (MnDot Name SLAUG MNDT) - Elevation 990.926 ft. (NAVD88)	

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TEL 763.489.7900 \ FAX 763.489.7959 \
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Name: Daniel J. Wilke, P.E.
Signature:
Date: 1/15/25 License #: 53182

UTILITY PLAN		
CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH		
BAKER PARK ROAD & GATEWAY BLVD MAPLE PLAIN, MINNESOTA		
#	DATE	DESCRIPTION
	02/28/25	Per City Comments

GENERAL:

- Existing boundary, location, topographic, and utility information shown on this plan is from a field survey by **Carlson Mccain, Inc. dated 8/7/24**. The Engineer is not responsible for inaccuracies related to the survey information.
- Perform all construction work in accordance with State and Local requirements.
- Work in the public right of way and connection to utilities must be coordinated with the City. A minimum 24-hour prior notice must be provided. Bituminous pavement shall be saw-cut, and concrete removed to the joint to provide clean match-lines. Removal limits shall be determined by the City prior to any work.**
- Perform all construction activity in accordance with the Minnesota Pollution Control Agency GENERAL STORMWATER PERMIT FOR CONSTRUCTION ACTIVITY issued August 1, 2023 and all subsequent amendments thereto.
- Comply with all applicable local, state, and federal safety regulations. Comply with the work safety practices specified by the Occupational Safety and Health Administration (OSHA). OSHA prohibits entry into "confined spaces," such as manholes and inlets (see 29 CFR Section 1910.146), without undertaking certain specific practices and procedures. Bench or slope sidewalks in order to provide safe working conditions and stability for the placement of engineered fill. Perform excavations in accordance with the requirements of O.S.H.A., 29 CFR, Part 1926, Subpart P, Excavations. The Contractor is responsible for naming the "Competent Individual" in accordance with OSHA 1926.6. Sloping or benching for excavations greater than 20 feet deep must be approved by a registered professional engineer (www.osha.gov).
- Safety is solely the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the Work.
- The Engineer shall not have control over, charge of, or responsibility for the construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work. The Engineer's review shall not constitute approval of safety precautions or of any construction means, methods, techniques, sequences, or procedures.
- Examine all local conditions at the site, and assume responsibility as to the grades, contours, and the character of the earth, existing conditions, and other items that may be encountered during excavation work above or below the existing grades. Review the drawings, specifications, and geotechnical report covering this work and become familiar with the anticipated site conditions.
- Refer to the architectural plans for building and stop dimensions, site layout and dimensions, pavement sections and details, striping, and other site features.
- A licensed surveyor shall perform construction staking. The Contractor shall provide and be responsible for the staking. Verify all plan and detail dimensions prior to construction staking. Stake the limits of walkways and cutting prior to valvebox, maintenance hole, and catchbasin installation. Adjust valvebox and maintenance hole locations in order to avoid conflicts with curb and gutter. Adjust catchbasin locations in order to align properly with curb and gutter with the Mechanical Contractor.
- Provide temporary fences, barricades, coverings, and other protections in order to preserve existing items to remain, and to prevent injury or damage to person or property.
- Provide all traffic control required in order to construct the proposed improvements. Traffic control design and associated government approvals are the responsibility of the Contractor. Comply with local authorities and the latest version of the Minnesota Manual on Uniform Traffic Control Devices (MMUTCD), including the Field Manual for Temporary Traffic Control Zone Layouts. If the temporary traffic control zone affects the movement of pedestrians, provide adequate temporary pedestrian access and walkways. If the temporary traffic control zone affects an accessible route, make detectable pedestrian accessibility and detectable pedestrian route. The alternate pedestrian route in accordance with the provisions for pedestrian and worker safety contained in Part 6 of the MMUTCD.
- Connect to existing sanitary sewer MfIs by co-drilling. Connect to existing storm sewer MfIs by either sawcutting or co-drilling. Use saws or drills that provide water to the blade. Meet all City standards and specifications for the connection. Reconstruct inverts after installation. Use water stop gaskets until seals have been installed in a structure wall with a pipe. Take measurements before beginning construction to ensure that service connections do not cut into maintenance access structure joints or pipe barrel joints.
- Completely remove existing concrete and masonry structures that are located within the proposed building and future building expansion areas. All other existing sewer and watermain pipes that are to be abandoned shall either be removed, or completely filled with sand or controlled low strength material (CLSM) also known as flowable concrete fill. Bulkhead concrete fill to be decontaminated with concrete. For all existing sanitary sewer and storm sewer structures that are to be abandoned in place shall be abandoned as follows: (1) remove castings, rings, and top sections, (2) bulkhead any pipe openings, (3) break back six-inch diameter holes in the barrel at the bottom of the structures for drainage and cover the holes with geotextile filter fabric, and (4) fill the structures with sand or CLSM.
- Testing and Inspections:** All plumbing installations, including water and sewer services, must be tested and inspected in accordance with the requirements of the Minnesota Plumbing Code (Minnesota Rules Chapter 4714). Coordinate testing and inspection with the State Health Department and the City Public Works Department. No drainage or plumbing work may be covered prior to completing the required tests and inspections.
- Coordinate building utility connection locations at 2 ft. out from the proposed building with the Interior Plumbing Contractor prior to construction. Verify water and sewer service locations, sizes, and elevations with the Mechanical Engineer prior to construction. Coordinate construction and connections with the Mechanical Contractor.
- The subsurface utility information shown on this plan is a Utility Quality Level D. This quality level was determined according to the guidelines of D/ASSE 38-02, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data" by the FNA.
- The locations of existing utilities shown on this plan are from record information. The Engineer does not guarantee that all existing utilities are shown or, if shown, exist in the locations indicated on the plan. It is the Contractor's responsibility to ascertain the final vertical and horizontal location of all existing utilities (including water and sewer lines and appurtenances). Notify the Engineer of any discrepancies.
- The Contractor is solely responsible for all utility locations. Contact utility companies for locations of all public and private utilities within the work area prior to beginning construction. Contact Gopher State One Call at (855) 454-0002 in the Minneapolis/St. Paul metro area or 1-800-252-1166 elsewhere in Minnesota for exact locations of existing utilities at least 48 working hours (not including weekends and holidays) before beginning any construction in accordance with Minnesota Statute 216.0. Obtain ticket number and meet with representatives of the various utilities at the site. Provide the Owner with the latest number information. Gopher State One Call is a free service that locates municipal and utility company lines, but does not locate private utility lines. Use an independent locator service or other means in order to obtain locations of private utility lines including, but not limited to, underground electric cables, telephone, TV, and land spinner lines.
- Pathole to verify the positions of existing underground facilities at a sufficient number of locations in order to assure that no conflict with the proposed work exists and that sufficient clearance is available.
- Where existing gas, electric, cable, or telephone utilities conflict with the Work, coordinate the abandonment, relocation, offset, or support of the existing utilities with the appropriate local utility companies. Coordinate new gas meter and gas line installation, electric meter and electric service installation, cable service, and telephone service installation with the local utility companies.
- When working near existing telephone or electric poles, brace the poles for support. When working around existing underground utilities that become exposed, provide sufficient support in order to prevent excessive stress on the existing piping. The location and preservation of existing underground utilities is solely the responsibility of the Contractor.
- Temporary support systems are the responsibility of the Contractor, who is also solely responsible for the construction means, methods, techniques, sequences or procedures, and for safety precautions and programs in connection with the temporary support systems. Temporary support systems include, but are not limited to, shoring, shoring, bracing, anchors, excavation support walls, dewatering basins, auger jacking, soil stabilization, and other methods of protecting existing improvements.
- Arrange for and secure suitable disposal areas off-site. Dispose of all excess soil, waste material, debris, and all materials not designated for salvage. Water material and debris includes trees, stumps, pipe, concrete, asphaltic concrete, cans, or other waste material from the construction operations. Obtain the rights to any waste area for disposal of unsuitable or surplus material either shown or not shown on the plans. All work in disposing of such material shall be considered incidental to the work. All disposal must conform to applicable solid waste disposal permit regulations. Obtain all necessary permits at no cost to the Owner.
- Store and protect existing site features that need to be removed and replaced in connection with the Work. Replace damaged or stolen site features at no additional cost to the Owner.
- Straight line saw-cut existing bituminous or concrete surfacing at the perimeter of pavement removal areas. Use saws that provide water to the blade. Do not allow the slurry produced by this process to be trucked outside of the immediate work area or discharged into the sewer system. Task and match all connections to existing bituminous pavement.
- Relocate overhead power, telephone, and cable lines as required. Seal and report any existing unsealed on-site wells and septic systems in accordance with Minnesota Department of Health (MDH) requirements. Provide the MDH with a Well and Boring Sealing Record, or certify in writing that there are no unused wells on the property.
- All materials required for this work shall be new material conforming to the requirements for class, kind, grade, size, quality, and other details specified herein or as shown on the Plans. Do not use recycled or salvaged aggregate, asphaltic pavement, crushed concrete, or other shingles. Unless otherwise indicated, the Contractor shall furnish all required materials and labor in order to perform the construction in accordance with the construction documents, specifications, and regulatory agencies.
- Reconstruct driveways and patch street to match existing pavement section and grade. Sod right-of-way. Restore the public right-of-way at temporary construction entrance locations. Replace any concrete curb and gutter, bituminous pavement, sidewalks, or vegetable cover damaged by the construction activity. Restore damaged turf with sod within the public right-of-way. The work area shown is general and may need to be adjusted in the field.
- Cut turf edges in order to allow for a uniform straight edge at locations where new sod meets existing turf. No jagged or uneven edges are allowed. Remove topsoil as required at joints between existing and new turf in order to allow the surface of the new sod to be flush with the existing.
- Document existing conditions (photographs, video, field survey, etc.) in order to enable restoration to match existing conditions and in order to ensure that restored areas have positive drainage similar to existing conditions.
- Provide positive drainage away from buildings at all times. Provide and maintain temporary drainage throughout construction until the permanent drainage system and structures are in place and operational. Install temporary ditches, piping, pumps, or other means as necessary in order to insure proper drainage of all times. Provide low points at building pads or roadways with positive outfalls. Do not block drainage from or direct excess drainage to adjacent property.
- Protect all structures and landscaping not labeled for demolition from damage during construction. Provide protective coverings and enclosures as necessary to prevent damage to existing work that is to remain. Existing work to remain may include items such as trees, shrubs, lawns, sidewalks, drives, curbs, utilities, buildings and/or other structures on or adjacent to the site. Provide temporary fences and barricades as required for the safe and proper execution of the work and the protection of persons and property. Provide building surveys and seismic monitoring in locations where demolition, excavation, underpinning, pile driving, compacting, or similar work is to be performed adjacent to or in the vicinity of existing structures. Return any on-site or off-site disturbed directly or indirectly due to construction to a condition equal to or better than the existing condition.
- Protect sub grades from damage by surface water runoff.
- Full design strength is not available in bituminous pavement areas until the final lift of asphalt is compacted into place. Protect pavement areas from overloading by delivery trucks, construction equipment, and other vehicles.
- When sawing or drilling concrete or masonry, use saws that provide water to the blade. Do not allow the slurry produced by this process to be trucked outside of the immediate work area or discharged into the sewer system.
- Adjust all public and private structures including curb stops, valve boxes, maintenance hole castings, catchbasin coverings, cleanout covers, and similar items to finished grade. Comply with the requirements of each structure's owner. Structures being reset in paved areas must be met the owner's requirements for traffic loading.
- 2% maximum slope in all directions in handicapped accessible parking areas. 2% maximum cross slope and 5% maximum longitudinal slope on all sidewalks.
- Install all pipe with the ASTM identification numbers on the top for inspection. Commence pipe laying at the lowest point in the proposed sewer line. Lay the pipe with the bell end or receding groove end of the pipe pointing up grade. When connecting to an existing pipe, uncover the existing pipe in order to allow any adjustments in the proposed line and grade before laying any pipe. Do not lay pipes in water or when the trench conditions are unsuitable for such work.
- Obtain and pay for all permits, tests, inspections, etc. required by agencies that have jurisdiction over the project including the MPDES permit from the State. The Contractor is responsible for all bonds, letters of credit, or cash sureties related to the work. Execute and inspect work in accordance with all local and state codes, rules, ordinances, or regulations pertaining to the particular type of work involved.
- Measure pipe lengths from center-of-structure to center-of-structure, or to the end of aprons.
- Obtain permits from the City for work in the public right-of-way.
- Refer to the geotechnical report by the Soils Engineer for dewatering requirements.
- Test boring data shown on the plans were accumulated for designing and estimating purposes. Their appearance on the plan does not constitute a guarantee that conditions other than those indicated will not be encountered.
- The minimum depth of cover for building and canopy roof drain leaders without insulation is 5 feet. Insulate roof drain leaders at locations where the depth of cover is less than 5 feet. Provide a minimum insulation thickness of 2 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thick.
- Insulate utility lines at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at

SANITARY SEWER:

- Unless otherwise indicated, use reinforced, precast, concrete maintenance holes conforming to ASTM C478, furnished with precast bases. Sanitary sewer maintenance holes shall be supplied with pre-formed inverts and flexible neoprene sleeve connections for all lateral lines 375 mm (15 inches) in diameter or less, unless otherwise indicated. Joints for all precast maintenance hole sections shall have confined, rubber "O"-ring gaskets in accordance with ASTM C443. These joints are normally used in sewers to hold infiltration and exfiltration to a practical minimum and are adequate for hydrostatic heads up to 30'. The inside barrel diameter shall not be less than 48 inches.
- All joints and connections in the sewer system shall be gastight or watertight. Use flexible compression joints to make watertight connections to manholes in accordance with Minnesota Rules part 4714.0719.8. Where permitted by the administrative authority, approved resilient rubber joints or waterstop gaskets must be used in order to make watertight connections to manholes and other structures. Use Femco "Concrete Manhole Adaptors" or "Large Diameter Waterstops", Press-Seal "Waterstop Grouting Rings", or approved equal. Cement mortar joints are permitted gully for repairs or connections to existing lines having such joints.
- The building sewer starts 2 feet outside of the building. See Uniform Plumbing Code (UPC) part 715.1. Material installed within 2 feet of the building must be of materials approved for use inside of or within the building.
- The exterior sanitary sewer piping must comply with the following requirements: (A) Double wyes may not be used for drainage fittings in the horizontal position (see Minnesota Rules, Chapter 4714, Section 3103.5). Proper pipe size cannot be maintained on both of the effect branches. (B) Changes in direction in drainage piping must be made by appropriate use of wyes and bends (see Minnesota Rules, Chapter 4714, Section 706.0). Tees are not allowed where the direction of flow changes from either vertical to horizontal or horizontal to horizontal.
- Pipe: Use solid-core, Schedule 40 Polyvinyl Chloride (PVC) Plastic Pipe for all designated PVC sanitary sewer services outside of the building. The PVC pipe shall meet or exceed the industry standards and requirements as set forth by the American Society for Testing and Materials (ASTM) D1785 and D2665. Fittings must comply with ASTM D1866, D2665, or F794. Joints must be approved mechanical or push-in utilizing an elastomeric seal. Use of solvent cement joints is allowed for building services. Solvent cement joints in PVC pipe must include use of ASTM F656 purple primer and cement in accordance with Uniform Plumbing Code (UPC), part 603.13.2. Pipe with solvent cement joints shall be joined with PVC cement conforming to ASTM D2564. The installation must comply with ASTM D2321, which requires open-trench installation on a continuous granular bed.
- Cleanouts: Install cleanouts on all sanitary sewer services in accordance with UPC part 719.0 and 1101.12. The distance between cleanouts in horizontal piping shall not exceed 100 feet for pipes 4-inch and over in size. Cleanouts shall be of the same nominal size as the pipes they serve. Include frost sleeves and concrete frame and pipe support. Install a meter box frame and solid lid (Neanen R-191A-A, or approved equal) over all cleanouts.
- Testing: Pressure test all sanitary sewer lines in accordance with the Minnesota Rules parts 4714.0712 and 4714.0723 and UPC parts 712.0 and 723.0. Test all flexible sanitary sewer lines for deflection after the sewer line has been installed and backfill has been in place for at least 30 days. No pipe shall exceed a deflection of 5%. If the test fails, make necessary repairs and retest.
- Install flexible watertight frame/chimney seals on all sanitary sewer maintenance holes in order to seal the outside of the chimneys from the storm sewer system. The seal shall be a continuous seamless band made of high quality EPDM (Ethylene Propylene Diene Monomer) rubber with a minimum thickness of 65 mils. Use Internal/External Adaptor Seal as manufactured by Adaptor, Inc. (www.adaptorinc.com/wp-content/uploads/2019/04/ADAP_SealManholeSeal.pdf), Infr-Seal Uni-Band one piece molded seating system as manufactured by Sealing Systems, Inc. (www.sealingssystem.com), or approved equal.
- Use Neenah Foundry Co. R-1642 coating with self-sealing, solid, type B lid, or approved equal, on all sanitary sewer maintenance holes. Covers shall bear the "Sanitary Sewer" label.
- Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground-red, storm sewer-green, sanitary sewer-green, and water lines-blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copeshield Dyrcon 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer-green, sanitary sewer-green, and water lines-blue.
- Detectable Warning Tape: Install detectable underground warning tape directly above all underground utilities at a depth of 457 mm (18 inches) below finished grade, unless otherwise indicated. Underground warning tape shall be 3-inches wide with a minimum 5.0 mil overall thickness. Tape shall be manufactured using a 0.8 mil clear virgin polypropylene film, reverse printed and laminated to a 0.35 mil solid aluminum foil core, and then laminated to a 3.75 mil clear virgin polyethylene film. The aluminum backing makes underground assets easy to find using a non-ferrous locator. Tape shall be printed using a diagonally striped design for maximum visibility and meet the APWA Color-Code standard for identification of buried utilities. Use Pro-Line Safety Products (www.prolinesafety.com) detectable marking tape or approved equal.
- Watermain Depths: Maintain 8-feet of cover over the top of the water lines to the finished grade. Verify elevation of proposed and existing water lines at all utility crossings. Install the water lines at greater clearances in order to clear storm sewers, sanitary sewers, or other utilities as required. Include costs to lower water lines in the base bid.
- Disinfection: Disinfect all completed watermain lines in accordance with AWWA Standard C651. If the tablet or continuous feed methods are used, disinfect using with water that contains at least 50 ppm of available chlorine in accordance with Minnesota Rules, part 4714.0609 and UPC part 604.0. Do not use the tablet method on solvent-welded plastic or on screwed joint steel pipe because of the danger of explosion from the reaction of the joint compounds with the calcium hypochlorite. Retain the treated water in the pipeline for at least 24 hours. Measure the chlorine residual at the end of the 24 hour period. Use free chlorine residual must be at least 10 mg/l measured at any point in the line. Measurement of the chlorine concentration at regular intervals shall be in accordance with Standard Methods, AWWA M-12, or using appropriate chlorine test kits.
- Testing: Pressure test and perform bacteriological tests on all water lines under the supervision of the City Public Works Department. Test the City at least 24 working hours prior to any testing. Pressure test the water system in accordance with the UPC 604.4. Pressurize the waterline to a water pressure of 1034-kPa (150-psi) above pressure (measured at the point of lowest elevation) by means of a pump connected to the pipe in a suitable water line to maintain the water in the pipe. The test section of pipe will withstand the water main pressure testing. Minnesota Department of Labor and Industry. The test section of pipe will withstand the test without leaking for a period of not less than 15 minutes. Minnesota Department of Health. The watermain shall be pressure tested at 150-psi for at least two hours with not more than a 2-psi pressure drop during the last hour of the test.
- All water supply piping connected to municipal water main must have a 150 psi minimum pressure rating.
- Copper tube for water services must comply with ASTM B88 and shall have a weight not less than type L (in accordance with Minnesota Rules part 4714.0604 and UPC part 604.0).
- Ductile iron pipe (DIP) water services must comply with AWWA C151/ANSI A21.51 or AWWA C151/ANSI A21.15 (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Use Thickness Class 52 DIP with push-on joints. Use petroleum resistant gaskets, Nitrile (NBR), or approved equal. Use only ANSI 304 stainless steel bolts and nuts on all water main fittings, valves, and appurtenances. The exterior of ductile iron pipe shall be coated with a layer of cold-sprayed zinc per ISO 8179. The interior cement mortar lining shall be applied without asphalt seal coating. Polyethylene encasement is required on all ductile iron pipe. Use V-8 Enhanced Polyethylene Encasement or approved equal.
- Polyvinyl Chloride (PVC) Building Water Services must comply with ASTM D1785, ASTM D2241, or AWWA C900; pressure rated for water (See Minnesota Rules part 4714.0604 and UPC part 604.0.). Do not install PVC water service pipe under or within any building, structure, or part thereof.
- Polyvinyl Chloride (PVC) Watermain: Use AWWA C900 for all PVC watermain furnished with integral elastomeric bell and spigot joints; minimum pressure Class 150; dimension ratio not greater than 18; laying length 20 feet. Use EBAA Iron, Inc., "Series 2000 PV Megalug," or approved equal for restraint on C900 PVC watermain. Use only ANSI 304 stainless steel bolts and nuts on all watermain fittings, valves, and hydrants.
- Use mechanical joint restraint devices for joint restraint on all watermain bends having a vertical or horizontal deflection of 22-1/2 degrees or greater, all valves, stubs, extensions, tees, crosses, plugs, all hydrant valves, and all hydrants in accordance with City requirements. Use "Series 1100 Megalug" EBAA manufactured by EBA Iron, Inc. in eastland, Texas, or approved equal, installed in accordance with manufacturer's recommendations for restraint on Ductile Iron Pipe. Restraining devices are to have epoxy coating or approved equivalent. Restraining device hardware shall be ANSI 304 stainless steel, or approved equivalent.
- Watermain Valves: At all valve locations which require a 12" or smaller valve, install gate valves which are of the compression resilient seated (CRS) type. Use American Flow Control's Series 3500 Ductile Iron Resilient Wedge Gate Valve, or approved equal. Gate valves shall conform to AWWA C509. Install cast iron valve boxes conforming to ASTM A48 at each valve location. Valve boxes shall be the three-piece type with 5-1/4" x 5-1/4" flange, or equivalent. Valve boxes shall have at least 6" of adjustment above and below finished grade. Drop covers on valve boxes shall be round and bear the word "WATER" cast on the top. Use Tyler 6860-G "Stopput" covers with extended skirt, or equivalent. All valve hardware shall be ANSI 304 stainless steel, or approved equivalent.
- Curb Valves and Boxes: Use Mueller H-10334 extension type curb box with Minneapolis pattern base, or approved equal, at all 2" through 24" curb stop locations. Stationary rod is required on all curb stops. Use Mueller Company Mark II Orisel No. H-15154N curb stop, or approved equal, and stainless steel stem rod.
- Fire hydrants shall be in accordance with the requirements of the local municipality. Do not connect hydrant drains to sanitary sewers or storm sewers. Do not locate hydrants within 10 feet of sanitary sewers or storm sewers. When placing fire hydrants in locations where the groundwater table is less than 5 feet below the ground surface, plug the hydrant drain holes and equip the hydrants with a top stating the need for pumping after use. Maintain a 3-foot clear space around the circumference of all fire hydrants. All hydrant hardware shall be ANSI 304 stainless steel, or approved equivalent.
- Do not connect new watermain to existing until the new water main is pressure tested and disinfected.
- Trace Wire: Install locating wires on all conductive and non-conductive storm sewer, sanitary sewer, and water lines in accordance with the Minnesota Rural Water Association (MRWA) Trace Wire Specification Guide and Details (www.mrwa.com/PDF/TraceWireSpecGuideFinalweb9.pdf). Use #12 HDPE-insulated copper-clad steel wire rated for underground service. The color of the insulating jacket shall be as follows: ground-red, storm sewer-green, sanitary sewer-green, and water lines-blue. Install the wire on the bottom side of the pipe below the spring line. Fasten the wire to the pipe with tape or plastic ties at 5' intervals. Do not wrap the trace wire around the corresponding utility. Do not connect the trace wire to existing conductive utilities. Use Copeshield Dyrcon 3-Way or Locking Snake Bite connectors rated for underground direct bury applications or approved equal at all crossings or service connections. Twist on connectors are not allowed. Trace wire must be properly grounded at all dead ends and services. Install grade-level/in-ground trace wire access boxes and drive-in magnesium grounding anodes at all dead ends, services, and fire hydrants. Trace wire access boxes shall be color coded as follows: storm sewer-green, sanitary sewer-green, and water lines-blue.
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- Threaded hose connections including hose bibbs and hydrants must include a back flow prevention device in accordance with Minnesota Rules, part 4714.0603 and UPC part 603.0. Wall hydrants must include ASSE Standard 1019 (see Table 603.2). Where permitted by the administrative authority, wall hydrants may utilize non-removable ASSE 1022 backflow preventers or non-removable ASSE 1021 vacuum breakers and provision is made to protect from freezing (see Minnesota Rules, Chapter 4714, Sections 603.5.7, 312.6, and 301.1.2).
- All newly installed or replacement pipes, pipe fittings, plumbing fittings and fixtures, including backflow preventers, that are installed on potable water systems or systems to be used for potable water shall be made of copper, brass, or other materials that are not susceptible to Drinking Water Act, which establishes a maximum lead content of 0.25 percent by weight average of the wetted surfaces. Solder and flux for potable water systems shall contain less than 0.2 percent lead. Joints must include non-corrosive non-toxic paste-type flux complying with ASTM B813 (See Minnesota Rules, Chapter 4714, Section 603.3.4). See Minnesota Rules, part 4714.0604 and UPC part 604.1.1.
- Do not exceed the manufacturer's specifications for curvature of pipe and deflection at pipe joints. Securely close all open ends of pipe and fittings with watertight plugs when work is not in progress. Keep the interior of all pipes clean and remove any dirt or debris from joint surfaces after the pipes have been lowered into the trench. Install all valves plumb and located according to the plans.
- Insulate the watermain at locations indicated on the plans. Provide a minimum insulation thickness of 4 inches. The insulation must be at least 4 feet wide and centered on the pipe. Install the insulation boards 6 inches above the tops of the pipes on mechanically compacted and leveled pipe bedding material. Use high density, closed cell, rigid board material equivalent to DOW Styrofoam Highload 40 Polystyrene insulation. Individual insulation board dimensions typically measure 4' wide by 8' long by 2" thick.

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1628 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
TEL 763.489.7900 | FAX 763.489.7959 |
CARLSONENGINEERING.COM

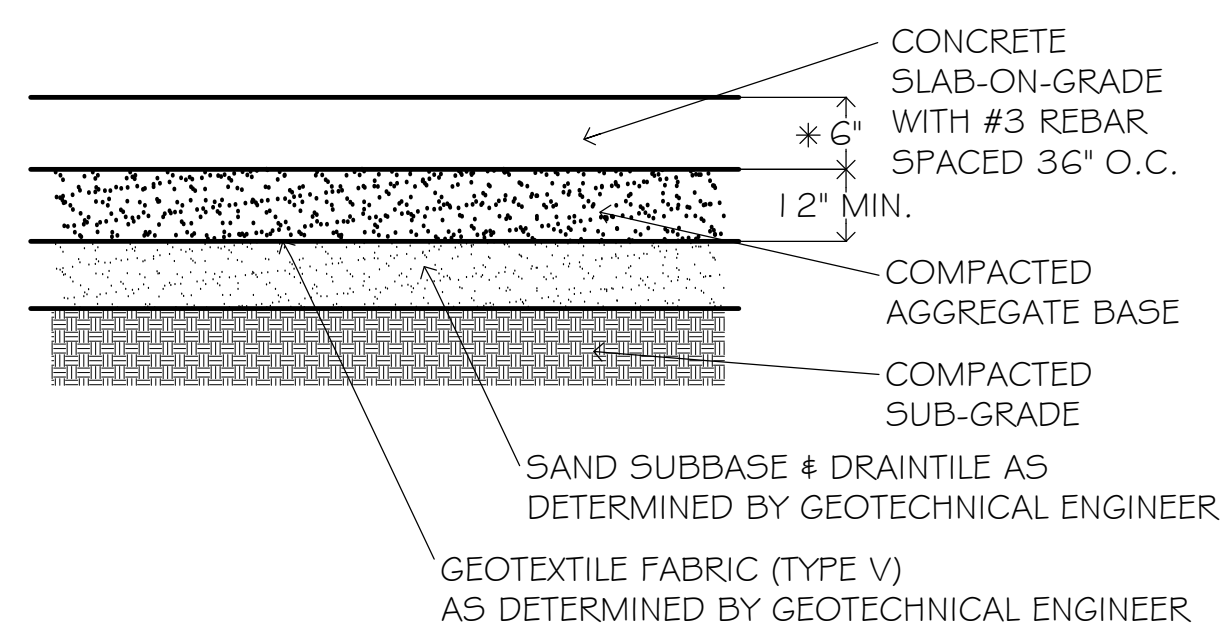
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: **Daniel J. Wilke, P.E.**

Signature: *[Signature]*

Date: **1/15/25** License # **53182**

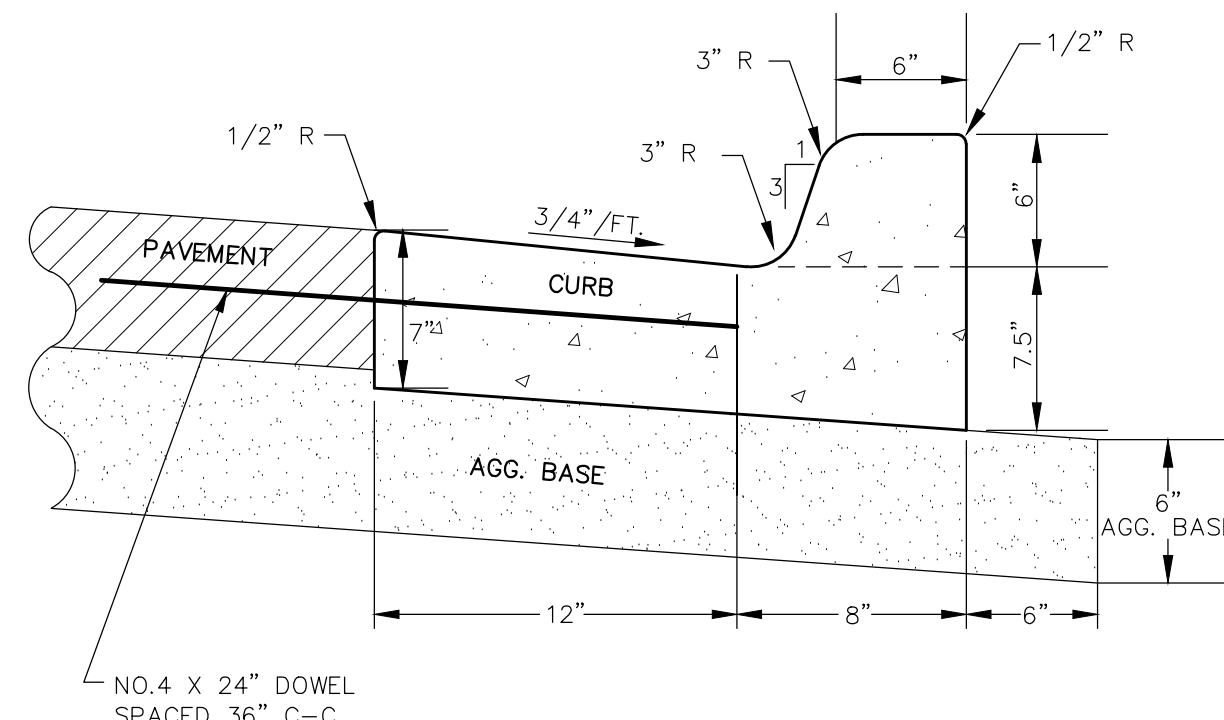
UTILITY NOTES		
CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH		
BAKER PARK ROAD & GATEWAY BLVD MAPLE PLAIN, MINNESOTA		
#	DATE	DESCRIPTION
1	02/28/25	Per City Comments
DRAWN BY: DJW		
SCALE: GRAPHIC		
PROJ. NO. 11109-00		
DATE: 2025-01-15		
SHEET 1775 C401		



HEAVY DUTY
INCREASE TO 8" THICK W/ #4 REBAR SPACED
36" O.C. AS NOTED ON PLANS
(I.E. OVER TANKS & AT ENTRANCES)

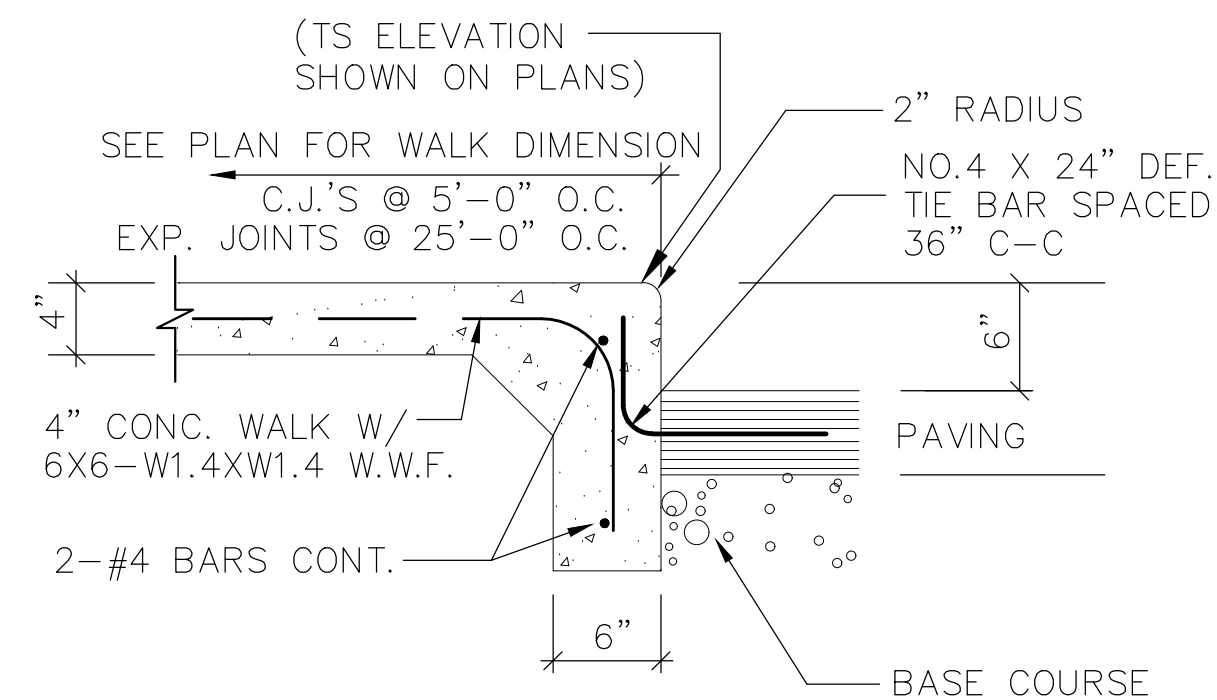
NOTE:
PAVEMENT SECTION TO BE VERIFIED W/
GEOTECHNICAL REPORT.

1 | 6" CONCRETE PAVEMENT SECTION (LIGHT DUTY)
C500 | NO SCALE

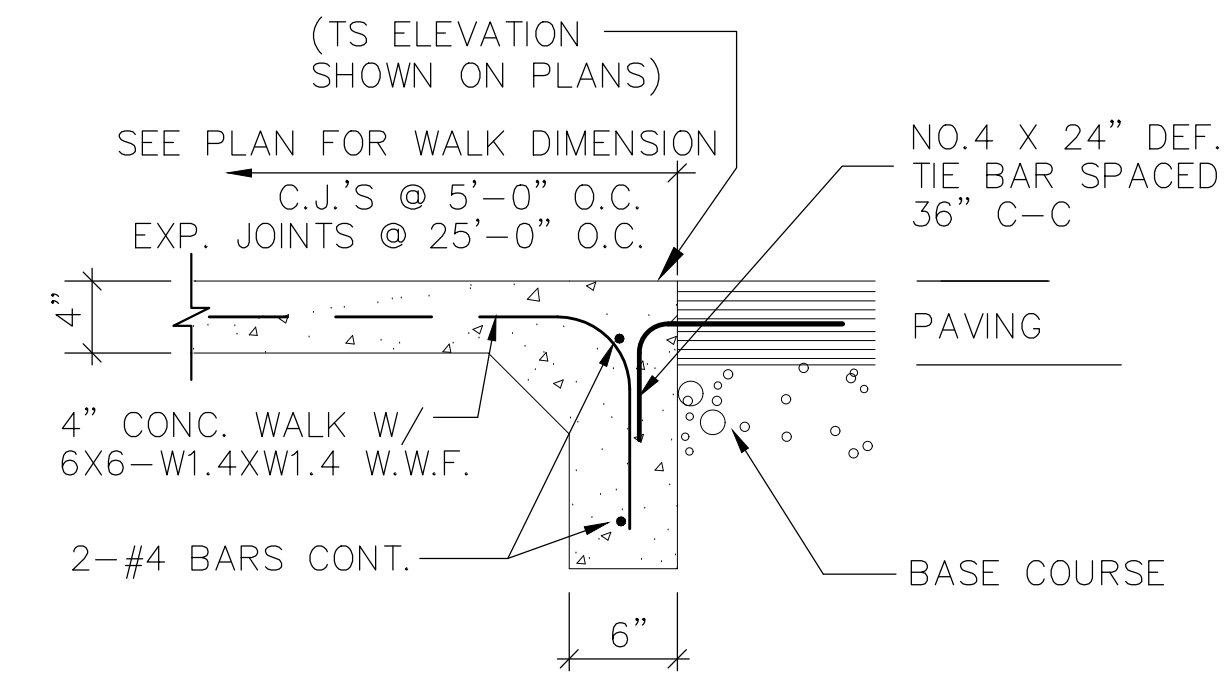


* TIPOUT CURB SHALL SLOPE OUT AT 3/4" PER FOOT.

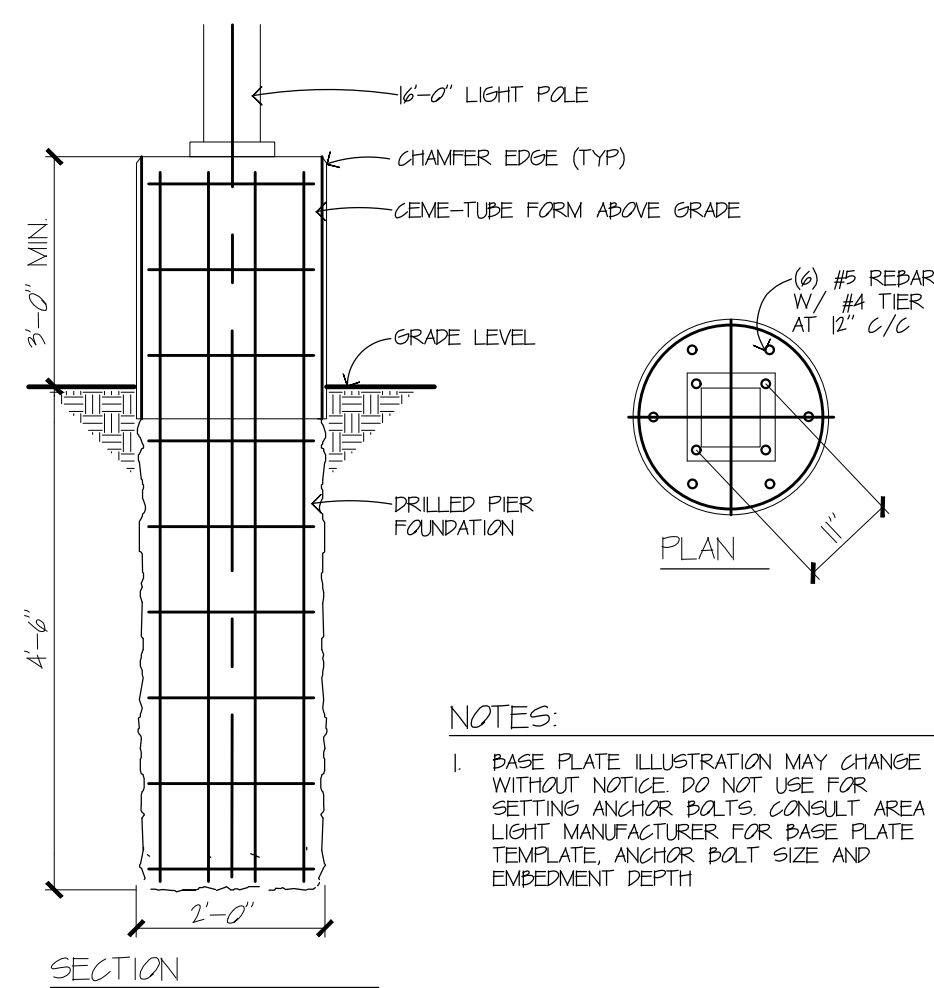
2 | B-612 CONCRETE CURB & GUTTER
C500 | NO SCALE



3 | SIDEWALK/ CURB DETAIL
C500 | NO SCALE



4 | SIDEWALK/ CURB DETAIL (FLUSH PAVEMENT)
C500 | NO SCALE

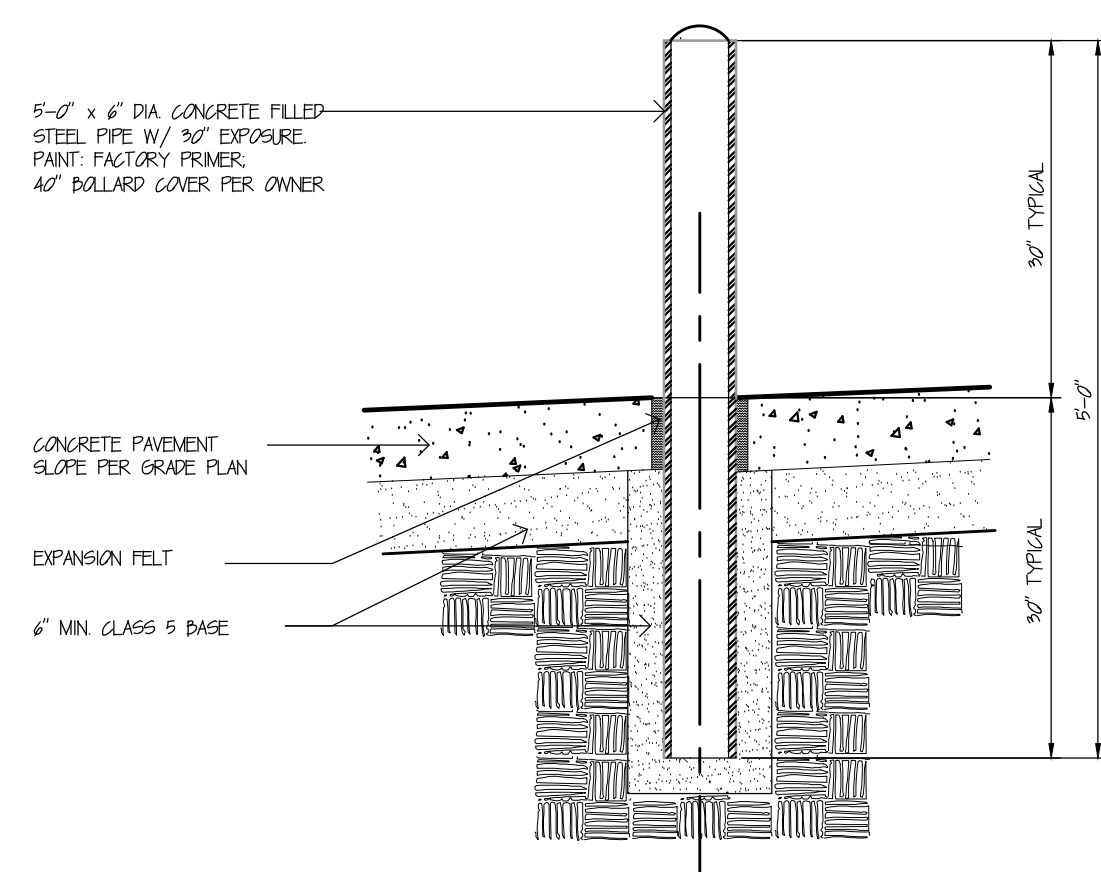


NOTES:

1. BASE PLATE ILLUSTRATION MAY CHANGE WITHOUT NOTICE. DO NOT USE FOR SETTING ANCHOR BOLTS. CONSULT AREA LIGHT MANUFACTURER FOR BASE PLATE TEMPLATE, ANCHOR BOLT SIZE AND EMBEDMENT DEPTH.

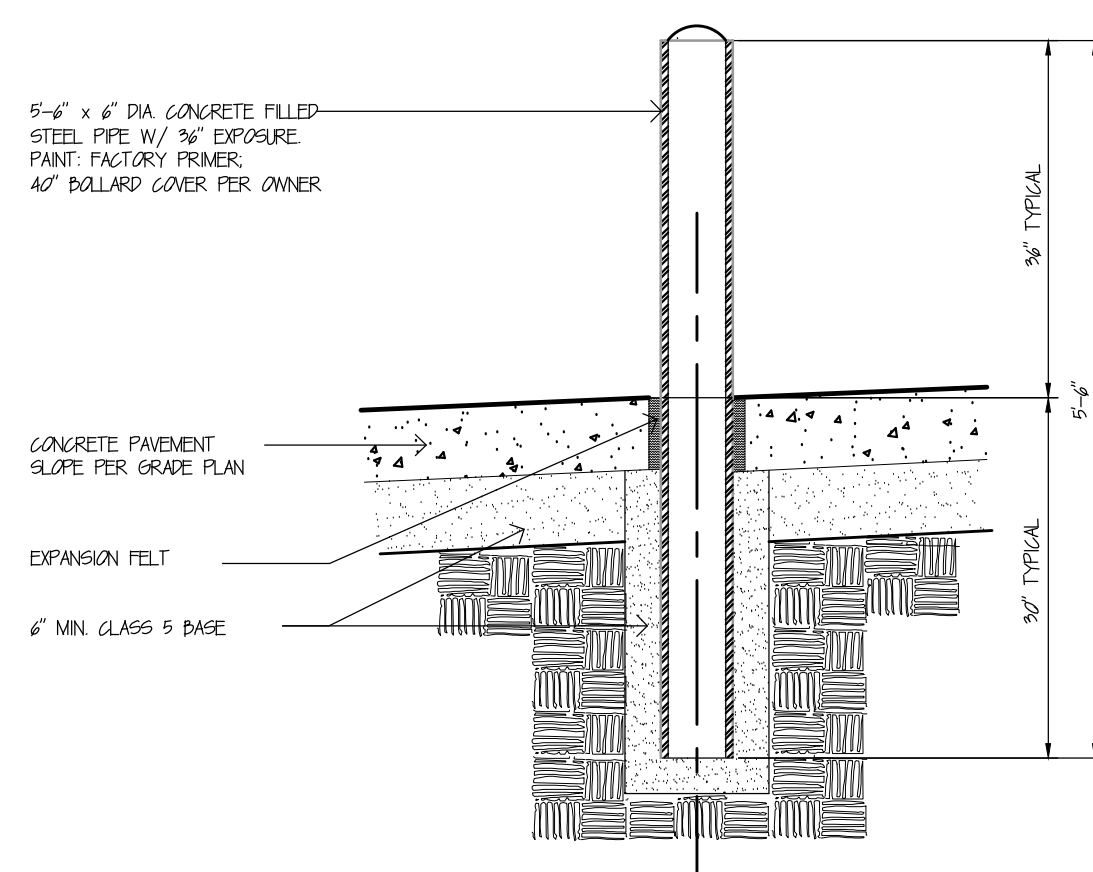
5 | ROUND AREALIGHT FOUNDATION
C500 | NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE
BOLLARD LOCATION AND DETAIL.

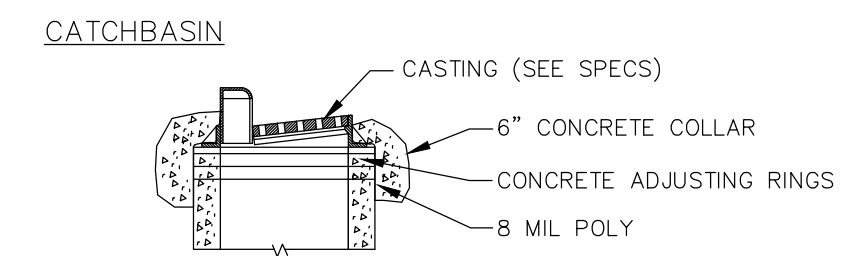
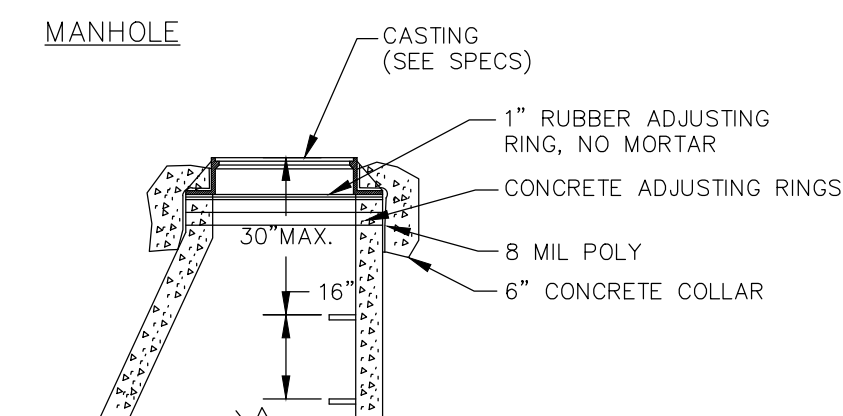


6 | 6" PIPE BOLLARD - 5'
C500 | NO SCALE

NOTE: SEE ARCHITECTURAL PLANS FOR REMOVABLE
BOLLARD LOCATION AND DETAIL.

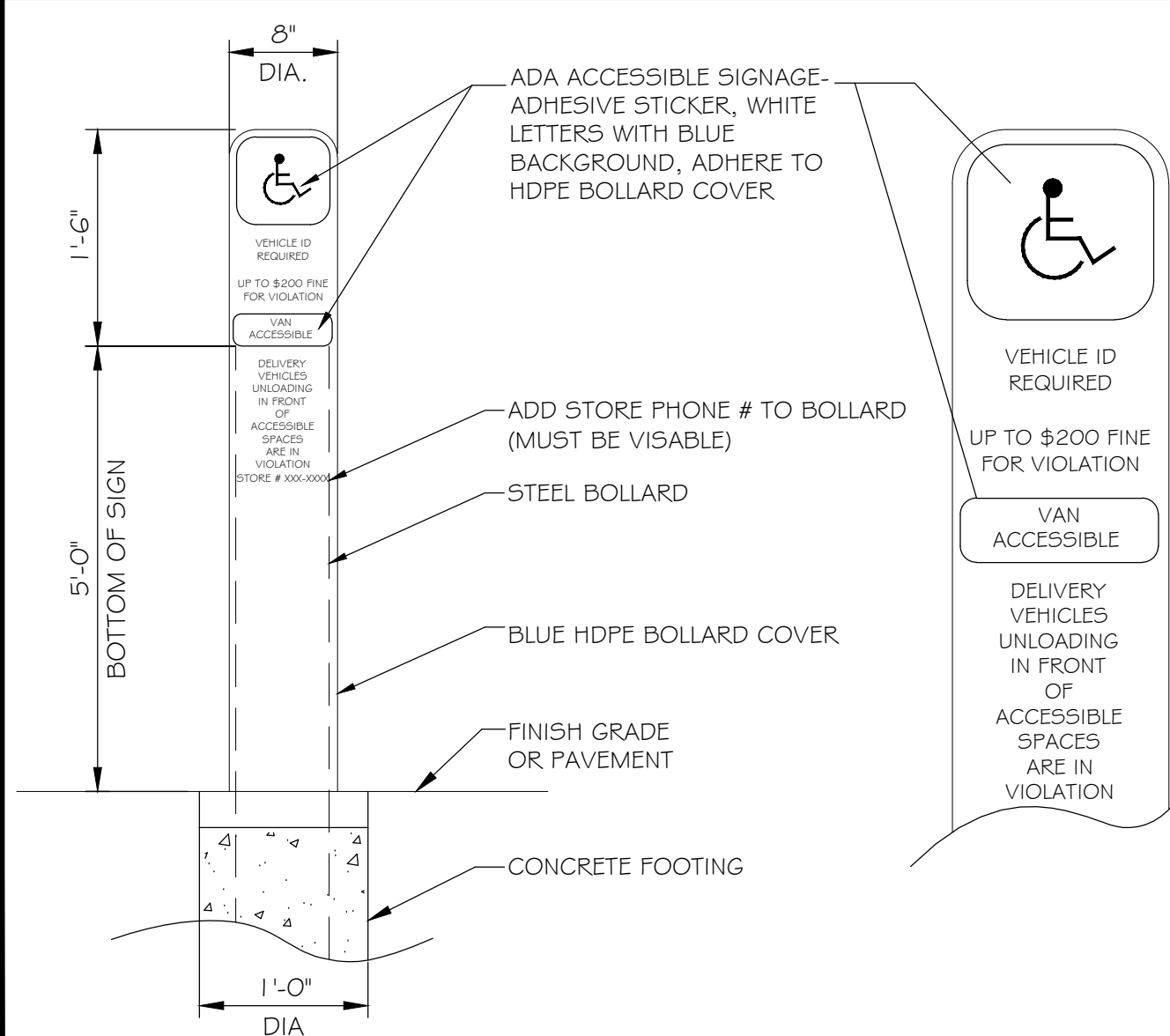


7 | 6" PIPE BOLLARD - 5'-6"
C500 | NO SCALE

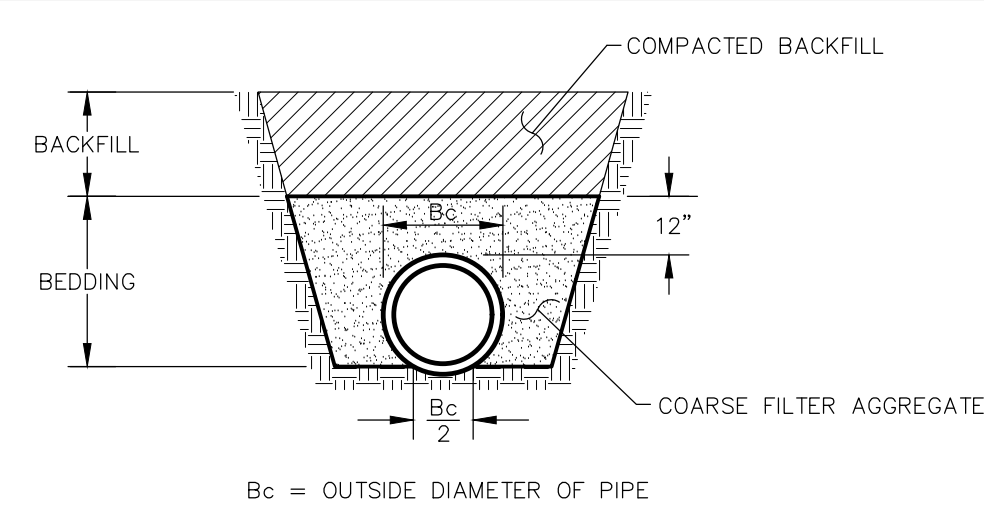


- NOTES:
1. USE MINIMUM OF 2-0.2' ADJUSTING RINGS, MAXIMUM OF 5-0.2' ADJUSTING RINGS, ALL SET IN MORTAR.
 2. MANHOLE STEPS SHALL BE PER MNDOT PLATE 4180, TYPE W. STEPS SHALL BE LOCATED ON UPSTREAM WALL FOR PIPE SIZES UP TO AND INCLUDING 15" AND ON SIDE WALL FOR GREATER THAN 15".
 3. LIDS FOR SANITARY SEWER SHALL BE MARKED "SANITARY"

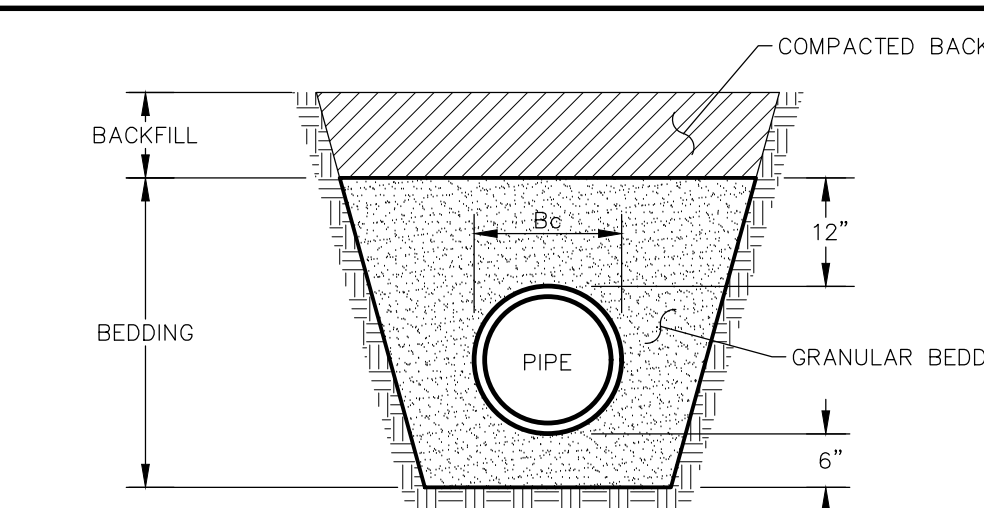
8 | ADJUSTING RINGS & STEPS
C500 | NO SCALE



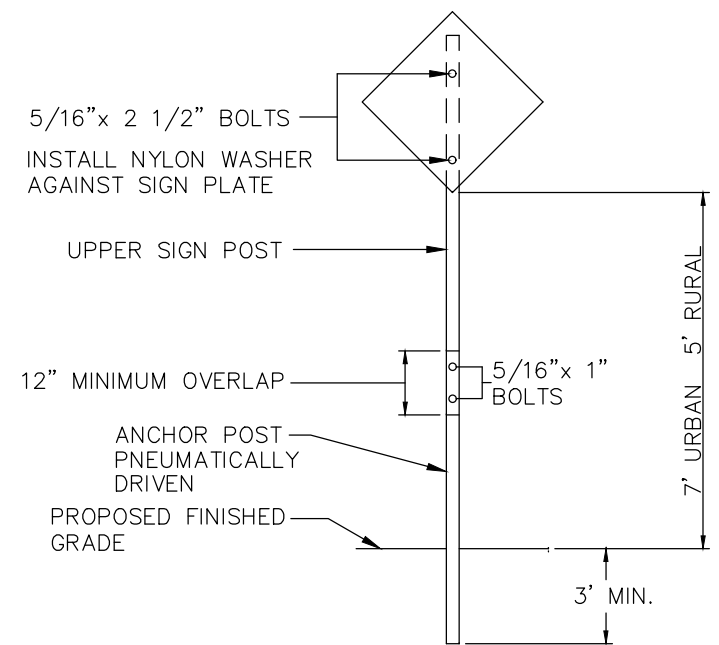
9 | ADA BOLLARD SIGNAGE
C500 | NO SCALE



10 | DIP & RCP PIPE BEDDING
C500 | NO SCALE

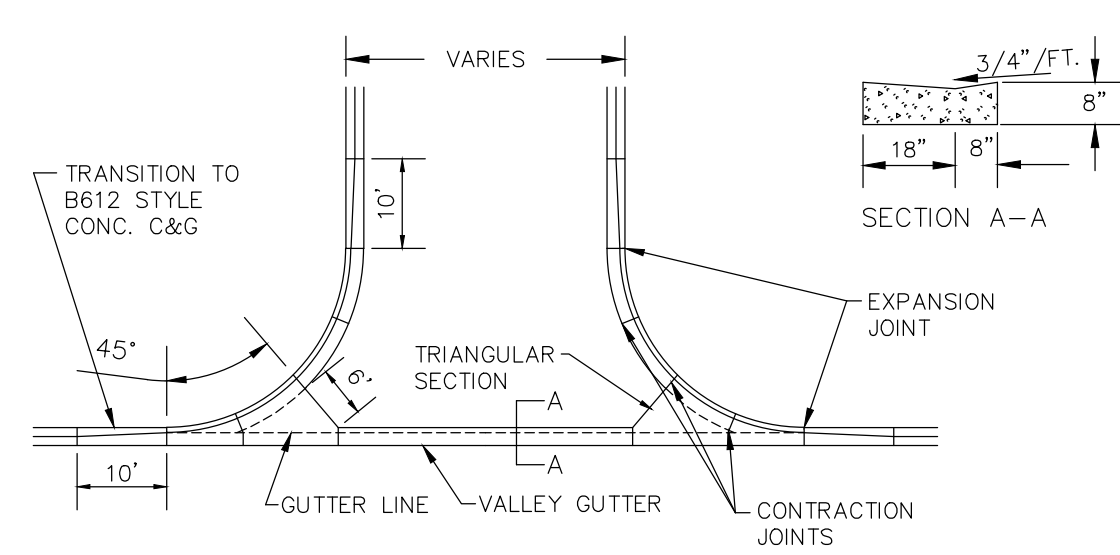


11 | PVC PIPE BEDDING
C500 | NO SCALE



- NOTES:
1. MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY SPECIFICATIONS.
 2. SIGN PANELS-REFLECTIVE SHEETING, VIP DIAMOND GRADE.
 3. BOLTS SHALL BE TAMPER PROOF.
 4. FLANGED CHANNEL SIGN POSTS SHALL BE PAINTED GREEN, 3 LB./L.F. AND 7' LONG.
 5. SIGNS INSTALLED IN CONCRETE SHALL HAVE AN APPROVED BREAK-AWAY DEVICE.
 6. EDGE OF SIGN SHALL BE MINIMUM 18" FROM BACK OF CURB.

12 | TRAFFIC SIGN INSTALLATION
C500 | NO SCALE



13 | CONCRETE VALLEY GUTTER
C500 | NO SCALE

Kwik Trip

Kwik Star

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
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3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55449
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CARLSON-ENGINEERING.COM

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Name: Daniel J. Wilke, P.E.
Signature: *[Signature]*
Date: 1/15/25 License #: 53182

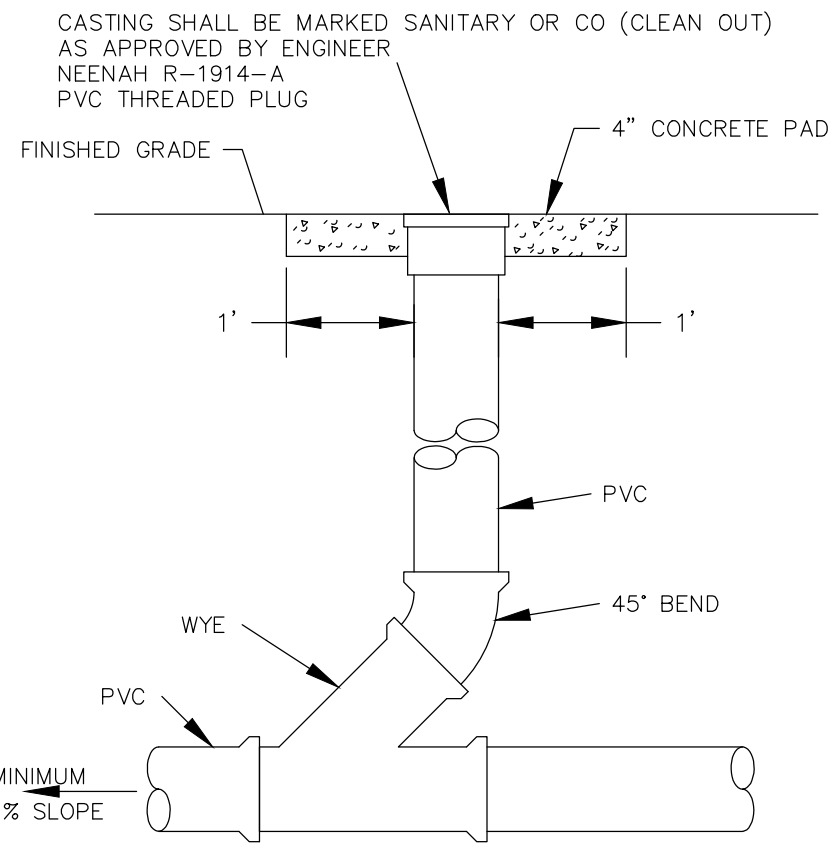
DETAILS

CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH

**BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA**

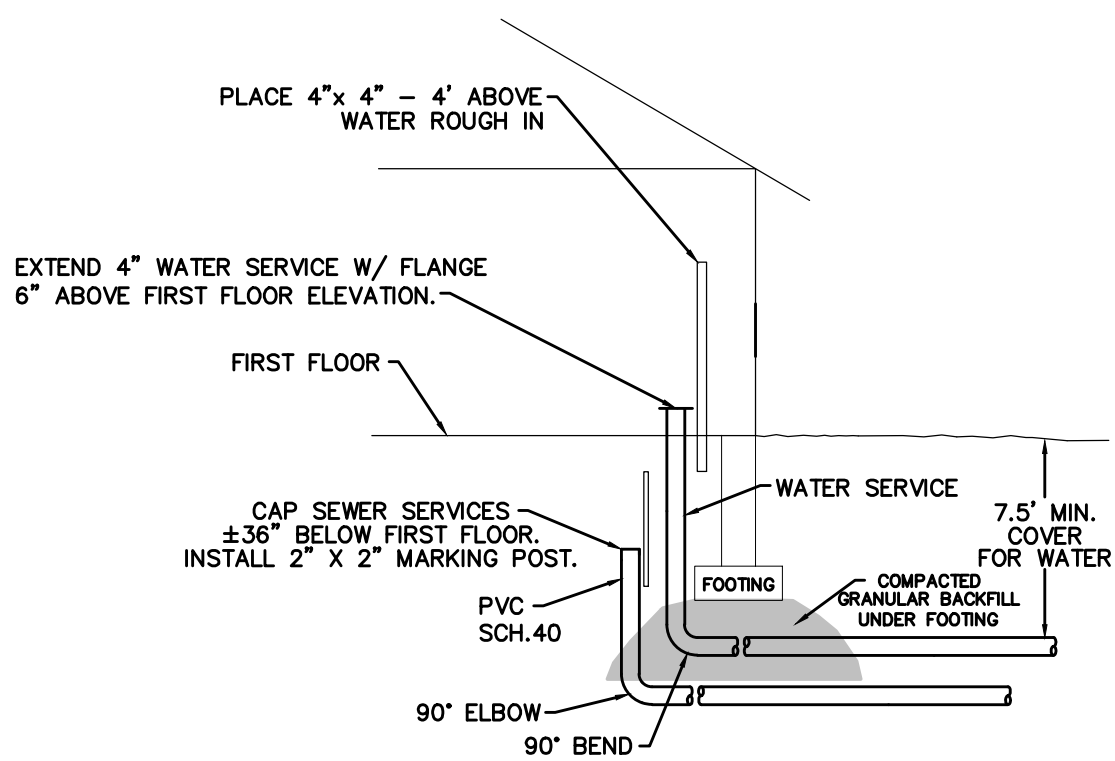
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DRAWN BY: DJW
SCALE: GRAPHIC
PROJ. NO: 11109-00
DATE: 2025-01-15
SHEET: 1775 C500



- NOTES:
- ALL JOINTS SHALL BE SOLVENT WELD EXCEPT AS NOTED.
 - CLEAN OUTS ARE REQUIRED AT 100' SPACING AND AT CHANGE OF DIRECTION.
 - ALL CLEAN OUTS SHALL BE EQUIPPED WITH A FROST SLEEVE.

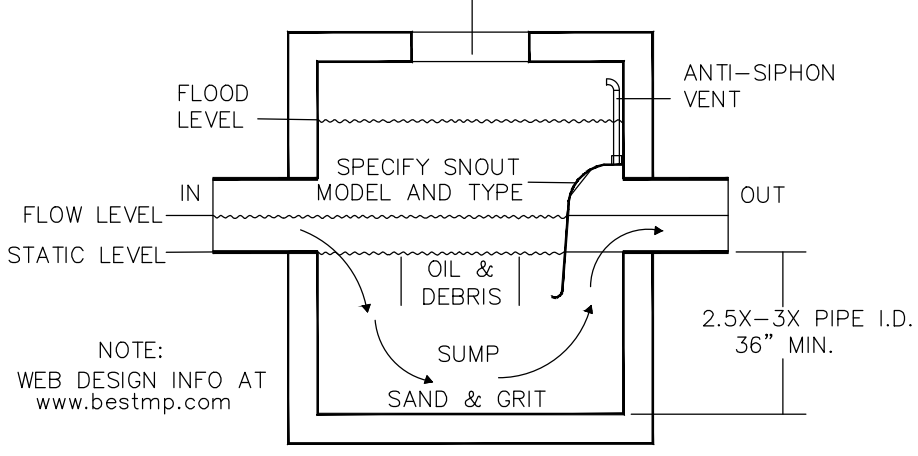
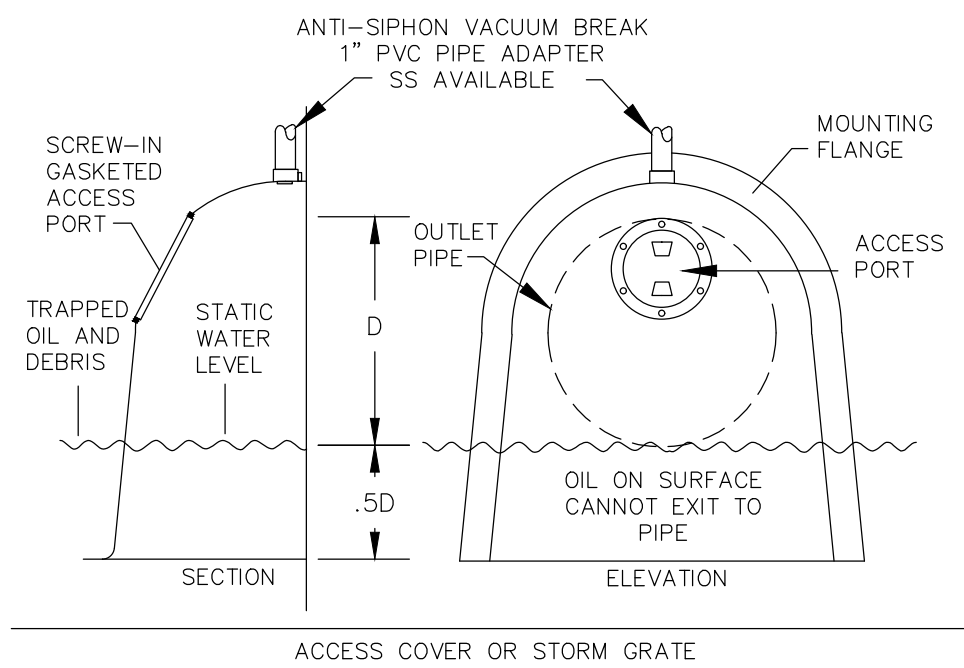
1 SERVICE CLEAN OUT
C501 NO SCALE



WATER NOTES: 4" WATER SERVICE W/FLANGE SHALL BE EXTENDED TO 6" ABOVE FIRST FLOOR ELEVATION. ALL SERVICES SHALL BE MARKED WITH A 4" X 4" POST, 4' ABOVE GRADE.

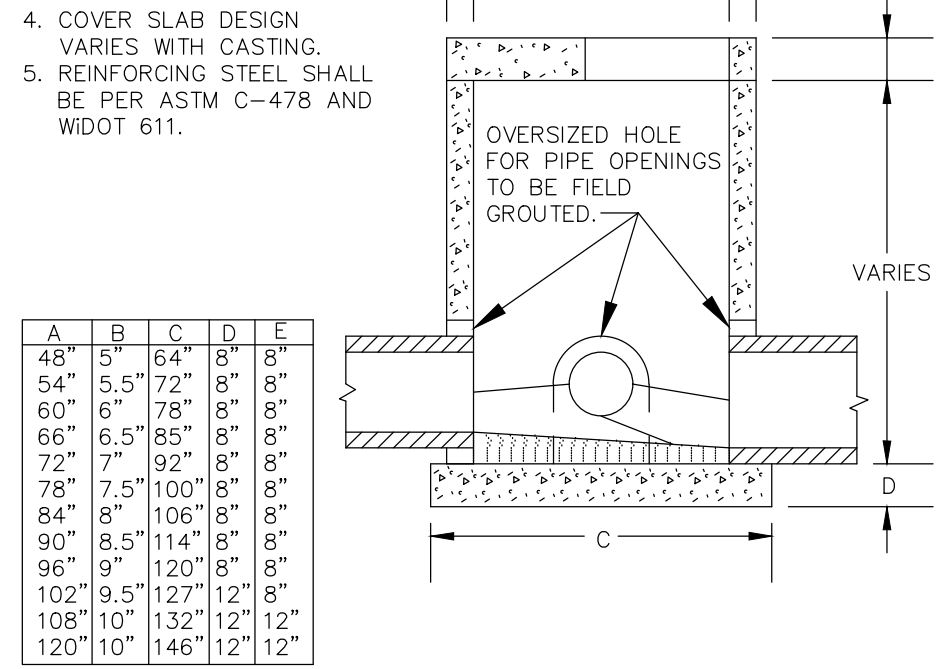
SEWER NOTES: SANITARY SEWER SERVICES FOR BUILDINGS SHALL BE EXTENDED VERTICALLY TO APPROXIMATELY 36" BELOW FIRST FLOOR ELEVATION AND CAPPED. ALL SERVICES SHALL BE MARKED WITH A 2" X 2" POST.

2 SANITARY & WATER SERVICE INSTALLATION
C501 NO SCALE

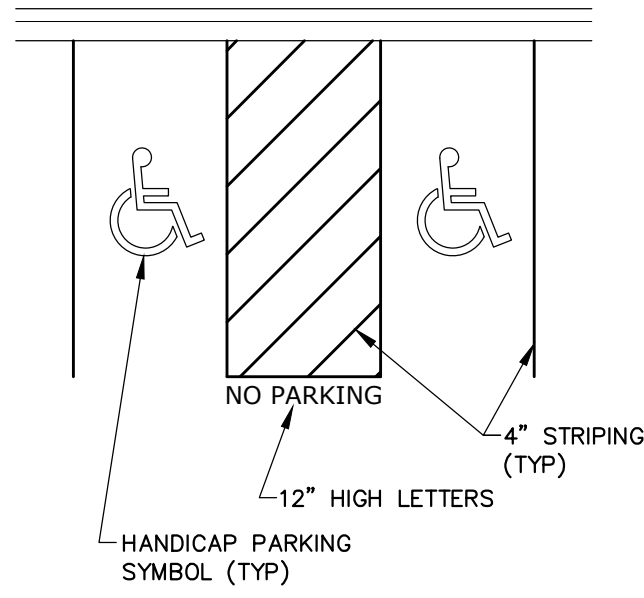


3 "SNOOT" OIL-WATER-DEBRIS SEPARATOR
C501 NO SCALE

- NOTES:
1. 54" THRU 120" DIA. STRUCTURES ARE MANUFACTURED WITH BELL END FACING DOWN.
 2. STRUCTURES ARE MANUFACTURED IN ACCORDANCE WITH ASTM C-478 AND WIDOT 611 WITH RUBBER GASKET JOINTS.
 3. PROVIDE MORTAR FILLETS TO FIT THE BOTTOM PORTION OF PIPE TO DIRECT FLOW TO OUTLET HALF-WAY UP PIPE MINIMUM.



4 STANDARD STORM SEWER
CATCH BASIN/MANHOLE
C501 NO SCALE



5 HANDICAP PARKING SPACE STRIPING
C501 NO SCALE

AMERICAN Flow Control®
WATEROUS 5-1/4" PACER FIRE HYDRANT
SUBMITTAL SHEET

City Specification: Quantity:

Style: ☒ Contemporary ☐ Classic

Type: ☒ Traffic (Model WB67-250) ☐ Non-Traffic (Model V67-250)

Direction to Open: ☒ Left (C.C.W.) ☐ Right (C.W.)

Operating Nuts	Operating Nut		Nozzle Cap Nuts	
	<input checked="" type="checkbox"/> Non-Weathershield	<input type="checkbox"/> Weathershield	<input type="checkbox"/> Rocker Lug for Spanner Wrench or <input checked="" type="checkbox"/> Same as Operating Nut	
Nominal Size: 1.5"	Shape: Pentagon	Nominal Size:	Shape:	
Waterous No. (If Known)	#5	Waterous No. (If Known)		

Nozzles	Nozzle Configuration (Check One)	Pumper Nozzle	Hose or IHG Valve Nozzle	
	<input checked="" type="checkbox"/> DDP (Two Hose, One Pumper) <input type="checkbox"/> DDD (Three Hose) <input type="checkbox"/> DD (Two Hose) <input type="checkbox"/> PP (Two Pumpers) <input type="checkbox"/> GGP (Two IHG Valves One Pumper) <input type="checkbox"/> GG (Two IHG Valves)	Storz: <input type="checkbox"/> 4 in. <input checked="" type="checkbox"/> 5 in. Nat'l Std. <input type="checkbox"/> Yes <input type="checkbox"/> No Size: 4.5" O.D. x T.P.I. Waterous Template (If Known):	Nat'l Std: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Size: 2.5" O.D. x T.P.I. Waterous Template (If Known): 7532	

Nozzle Cap Chains: ☒ Yes ☐ No Bury Depth: (Depth of Trench) 8'-0"

Upper Standpipe Length: ☐ 10" ☒ 16" ☐ 22" ☐ 28" ☐ 34"

Bottom (Base) Connection: (Check One)

☐ 6" Flanged ☒ 6" MJ ☐ 6" Tyton ☐ 6" Plain End with Integral MJ Gland

☐ 6" Flanged Vertical Entry ☐ 4" MJ

Paint Color: RED

UL Listed ☐ Yes ☒ No FM Approved ☐ Yes ☒ No

Other Requirements: (List) Plugged Drain

Notes:

1. Meets or exceeds requirements of AWWA C502, latest revision.
2. 250 psig rated working pressure.
3. May be furnished in configurations that are Listed by Underwriters Laboratories Inc. and Approved by FM Approvals.

AMERICAN Flow Control Page 2B-8 Waterous 5-1/4" Pacer Fire Hydrant

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Name: Daniel J. Wilke, P.E.
Signature: *D. Wilke*
Date: 1/15/25 License #: 53182

DETAILS

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
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DRAWN BY: DJW
SCALE: GRAPHIC
PROJ. NO: 11109-00
DATE: 2025-01-15
SHEET: 1775 C501

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Signature: [Signature]
Date: 1/15/25 License #: 53182

DETAILS

CONVENIENCE STORE #1775

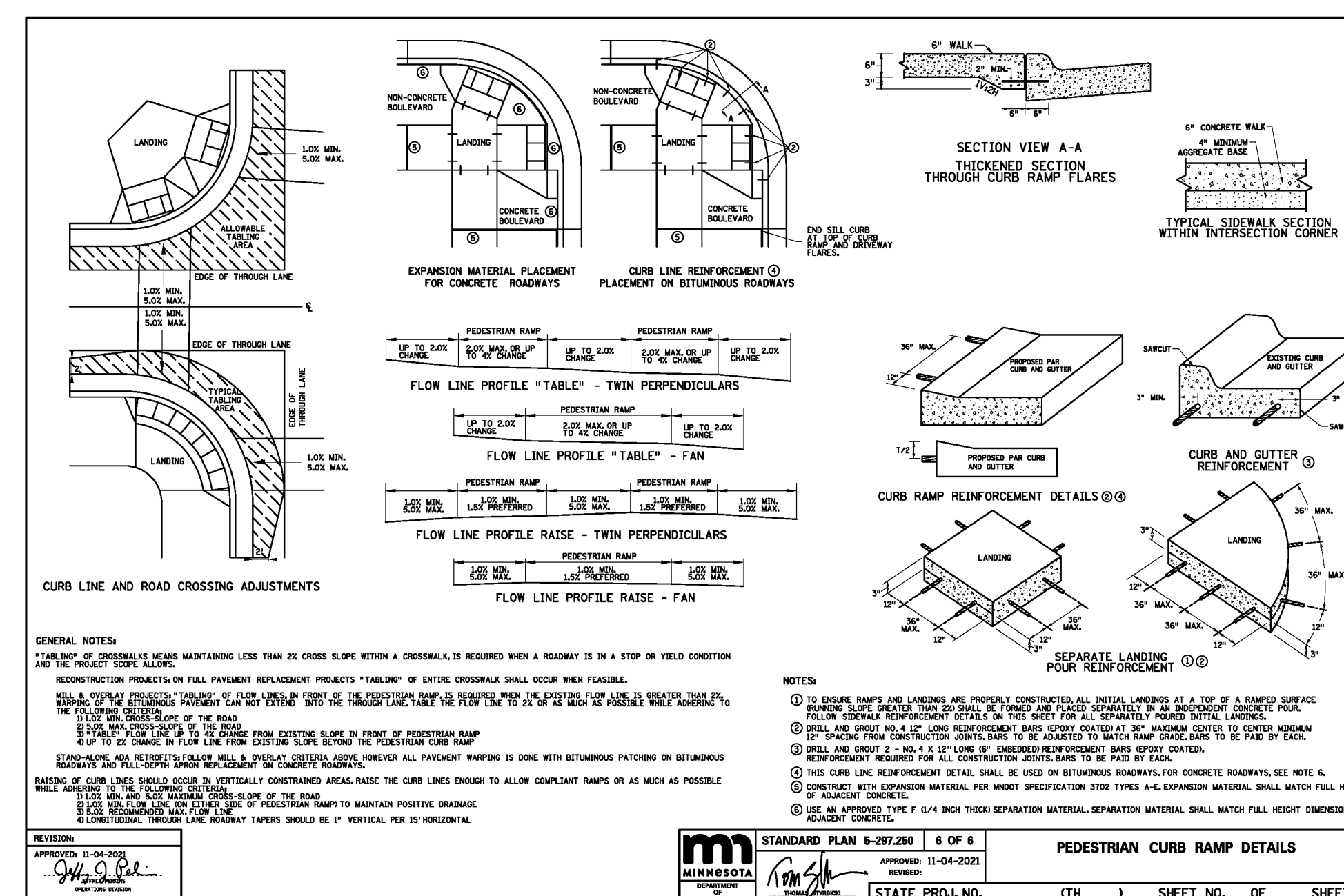
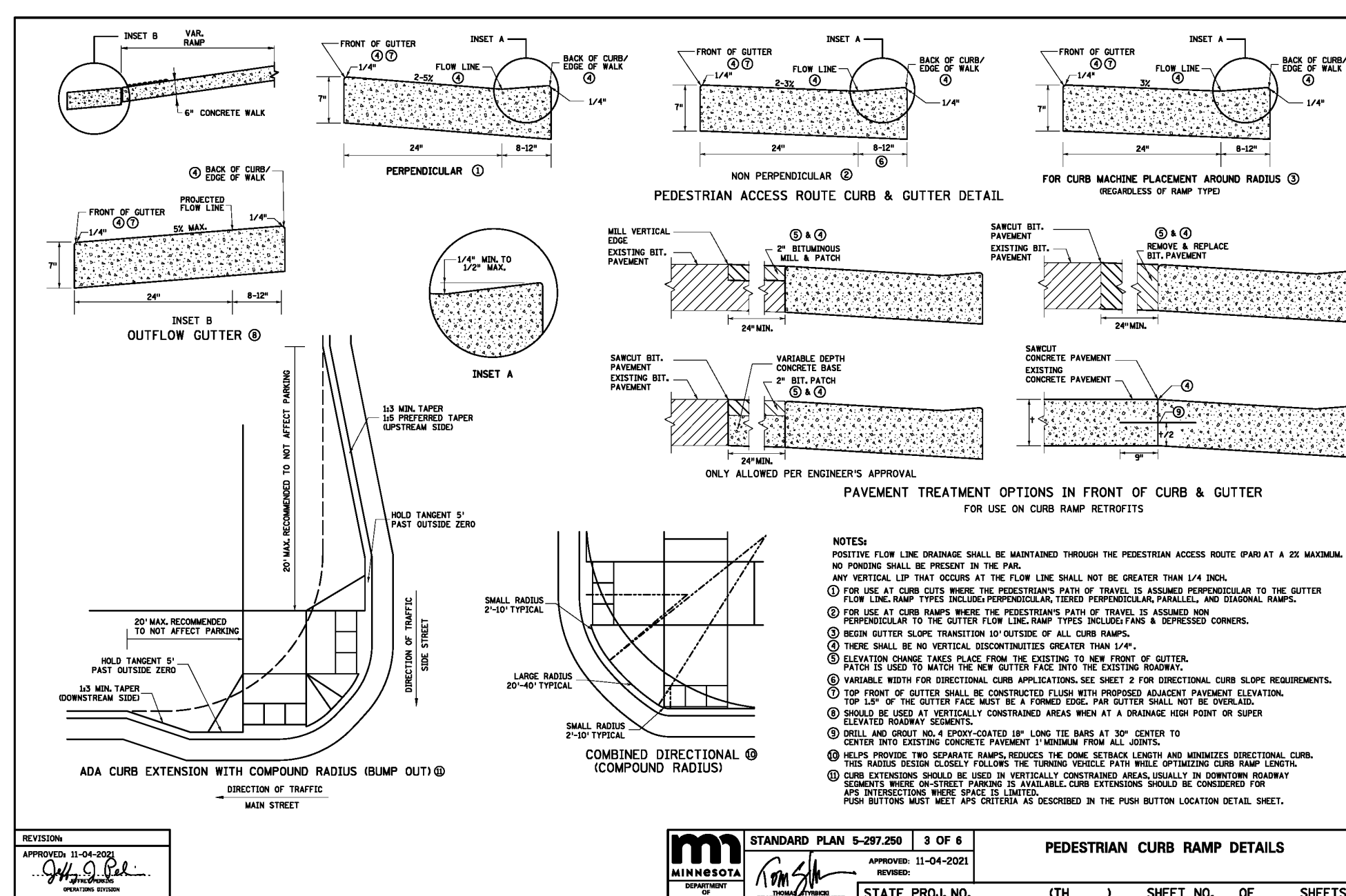
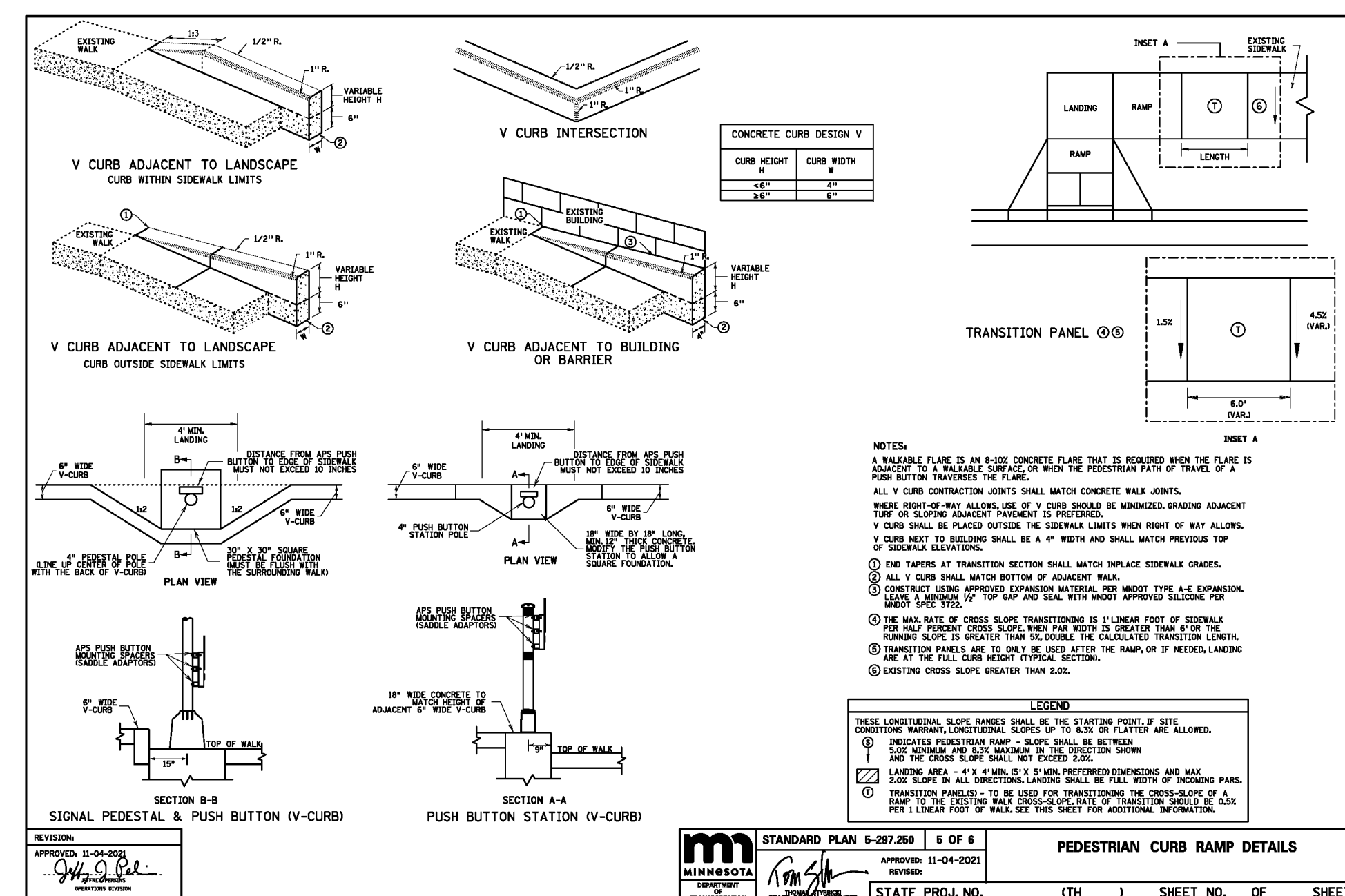
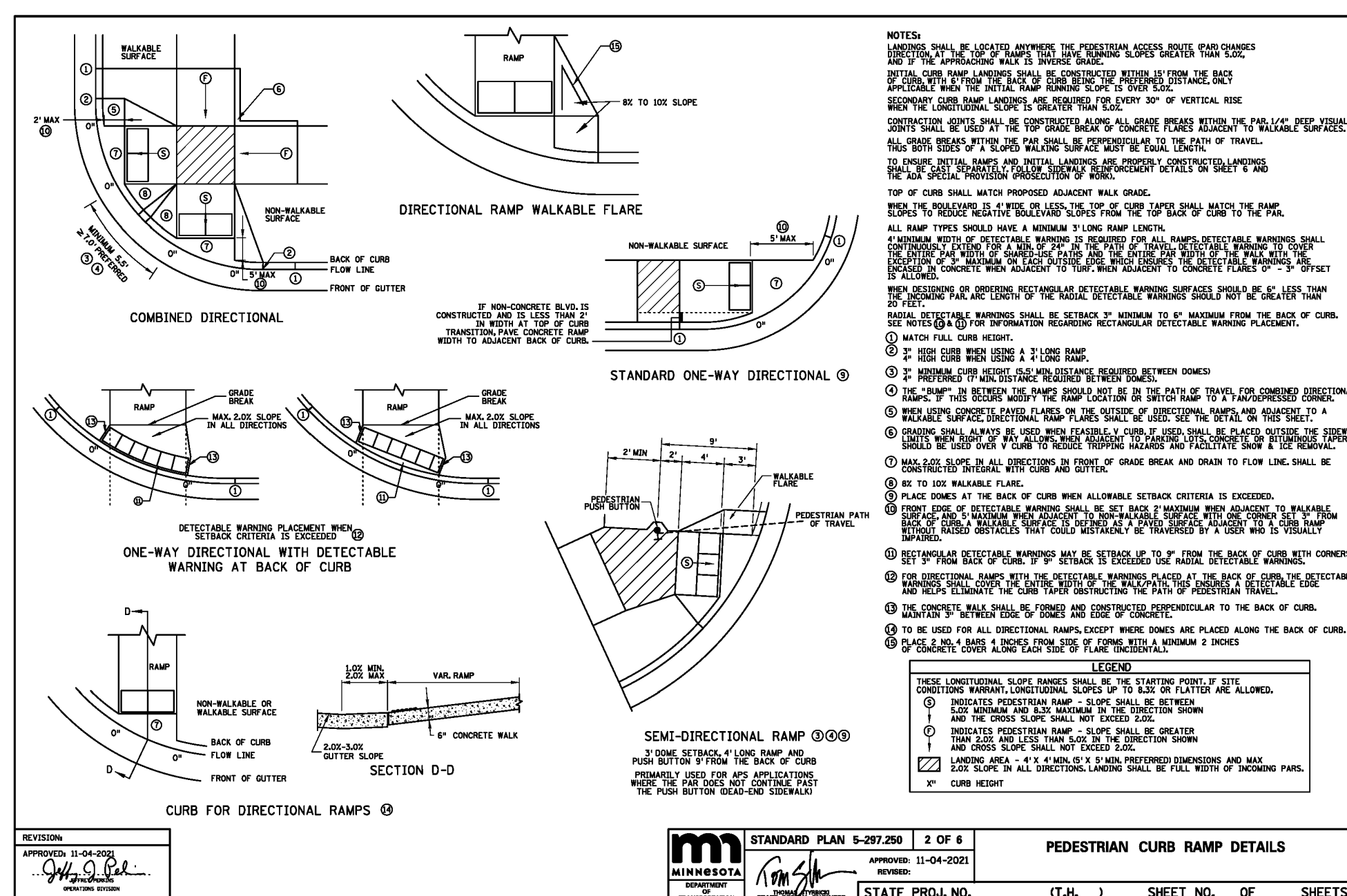
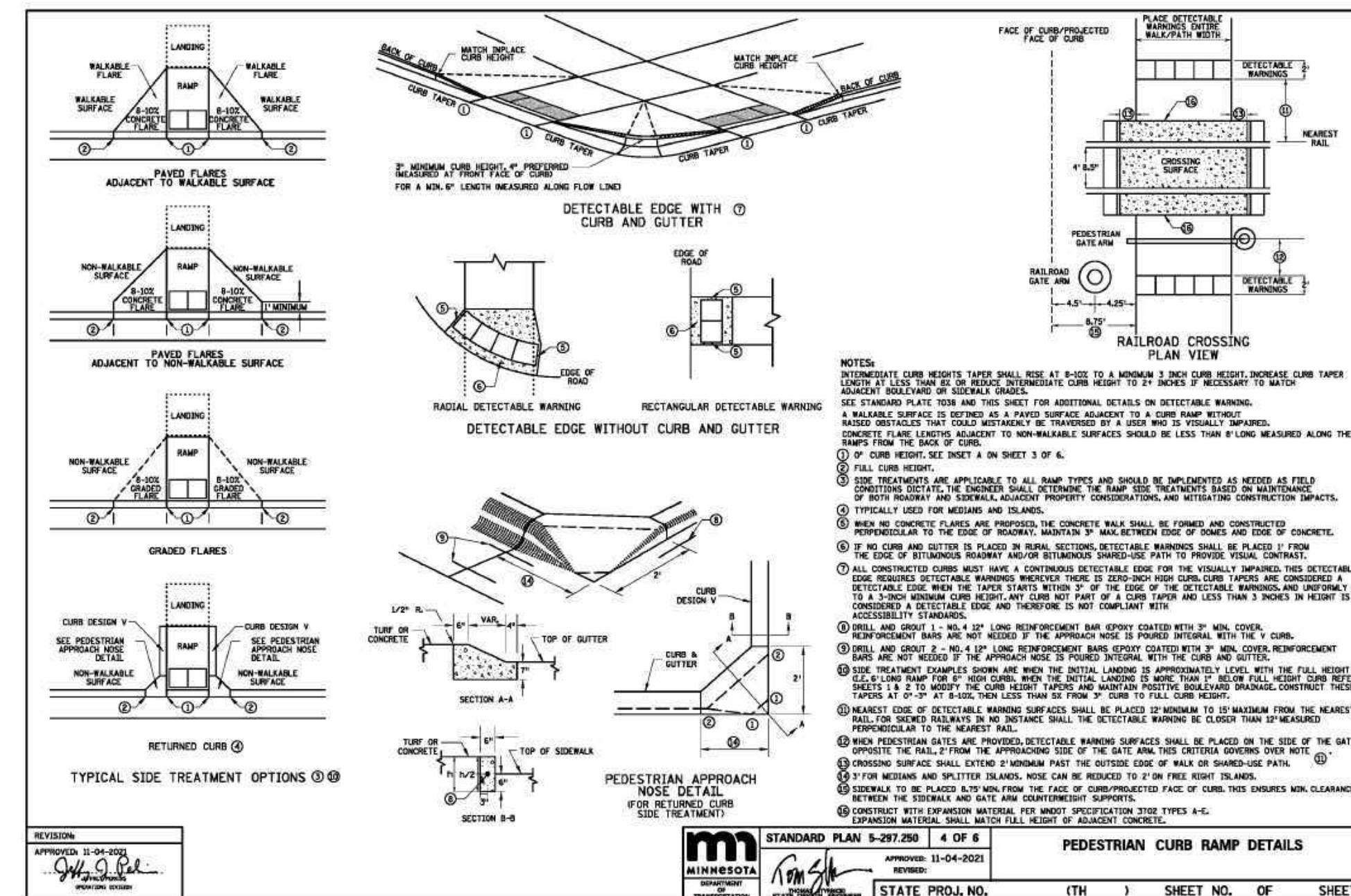
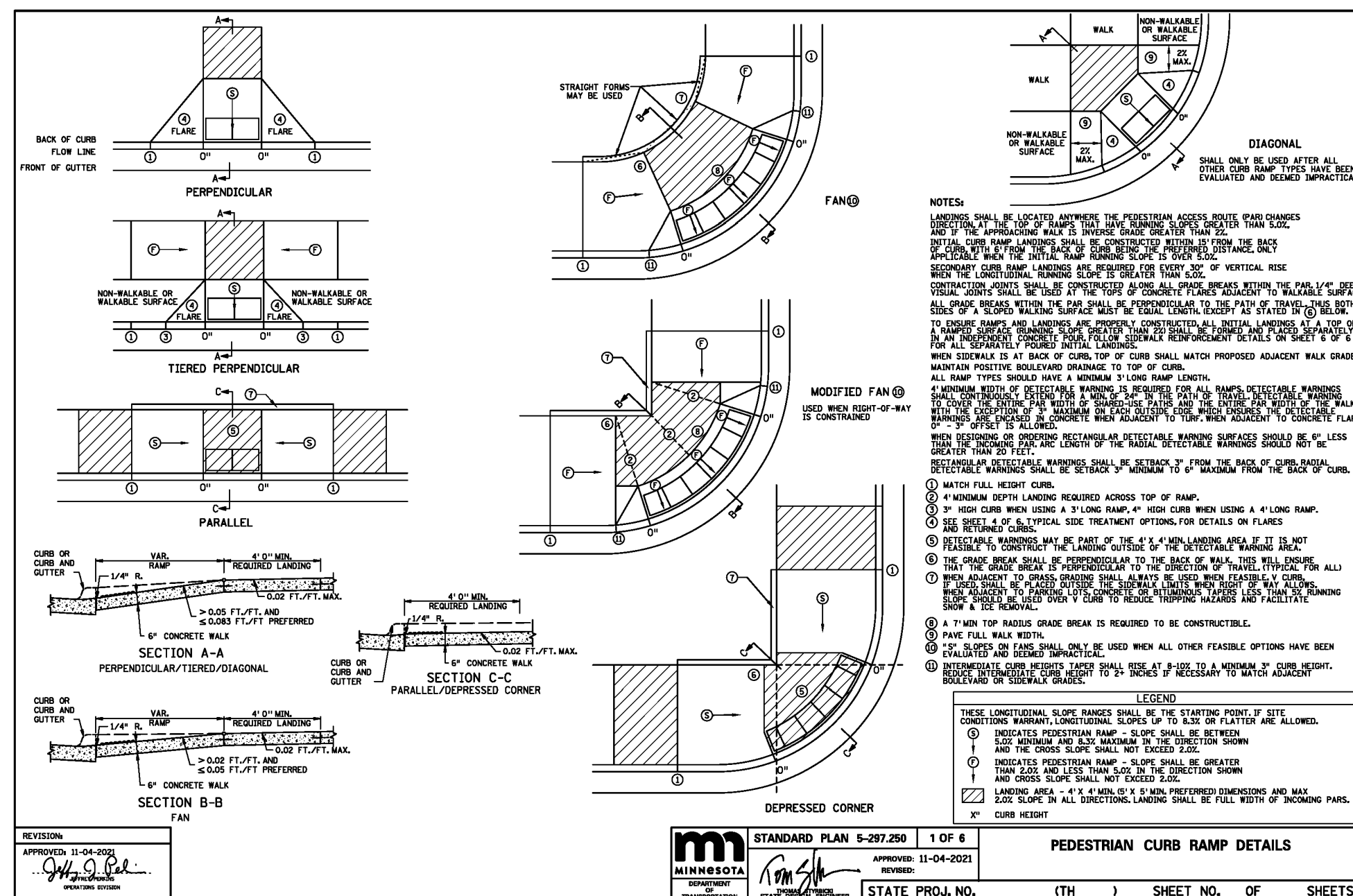
WITH 1-BAY DETACHED CARWASH

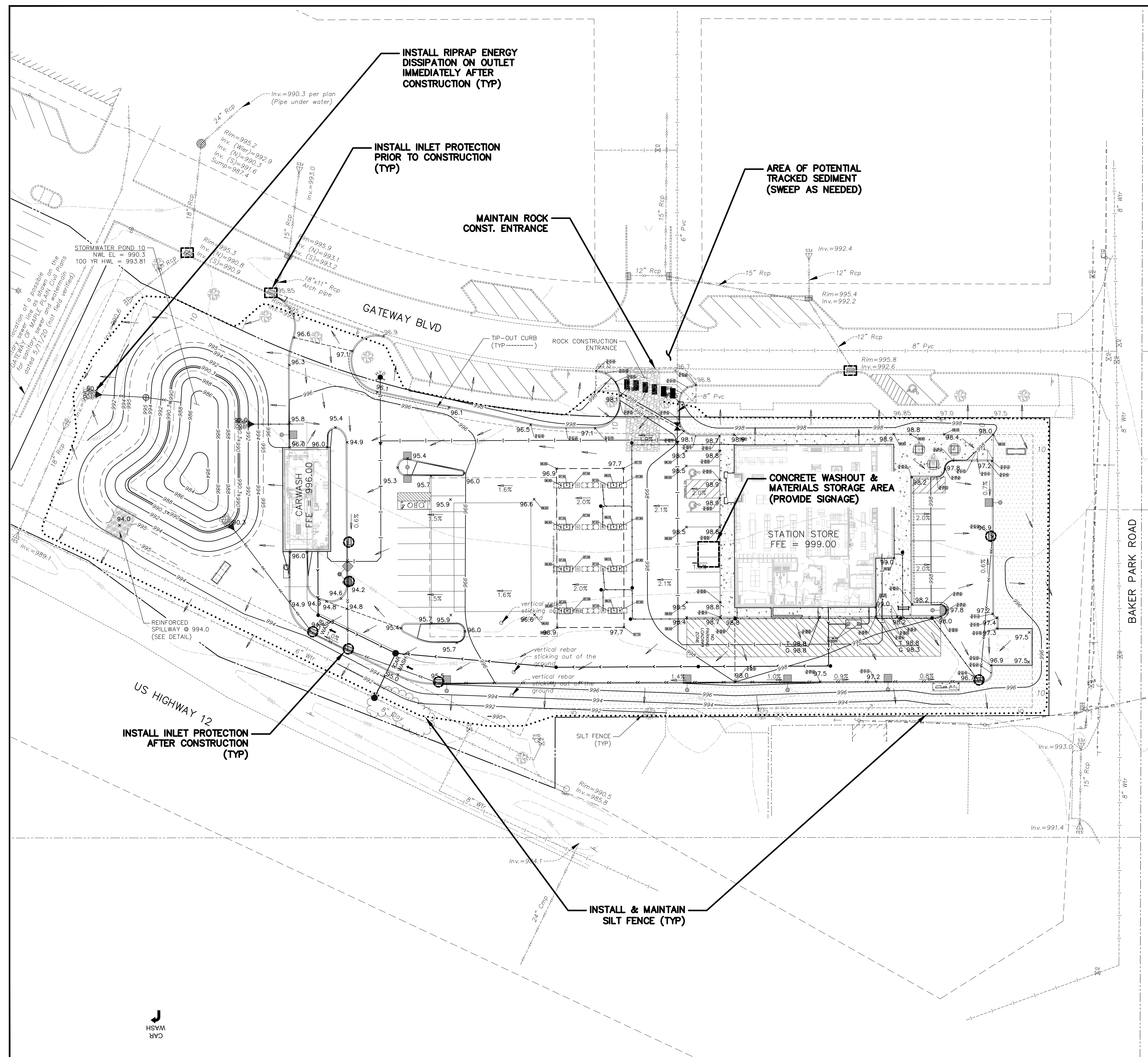
BAKER PARK ROAD & GATEWAY BLVD

MAPLE PLAIN, MINNESOTA

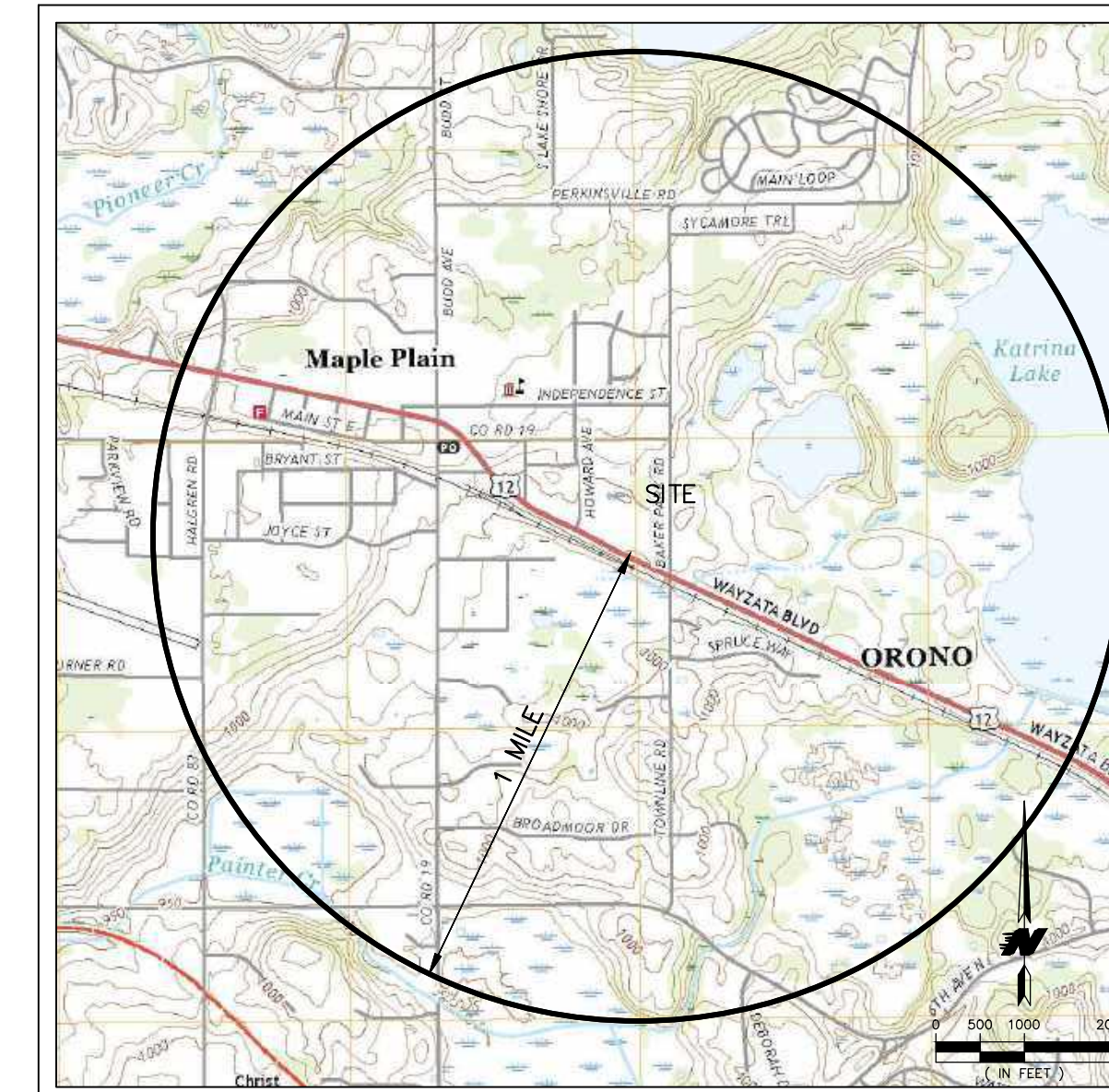
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DRAWN BY: DJW
SCALE: GRAPHIC
PROJ. NO.: 11109-00
DATE: 2025-01-15
SHEET: 1775 C502





SITE LOCATION MAP



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Signature:

Date: 1/15/25 License #: 53182

EROSION CONTROL PLAN

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN MINNESOTA

#	DATE	DESCRIPTION
<u>1</u>	02/28/25	Per City Comments

DRAWN BY	DJW
SCALE	GRAPHIC
PROJ. NO.	11109-00
DATE	2025-01-15
SHEET	1775 C600



Know what's **below**.
Call before you dig.

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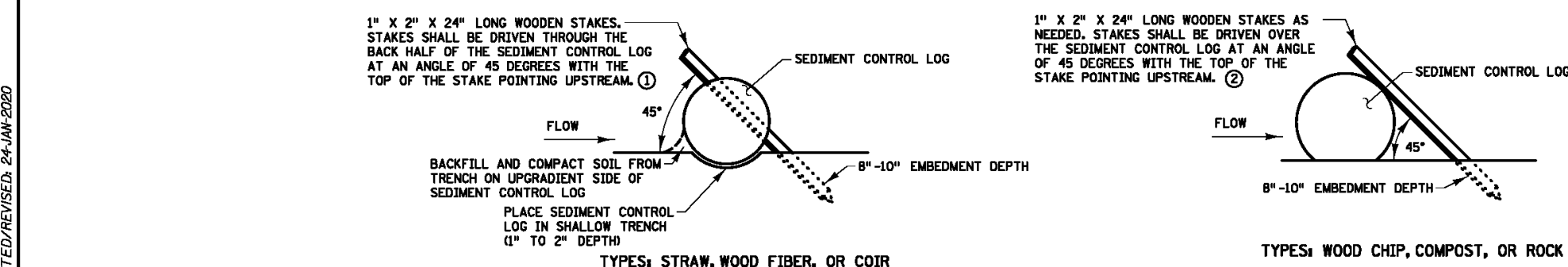
EROSION CONTROL DETAILS

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

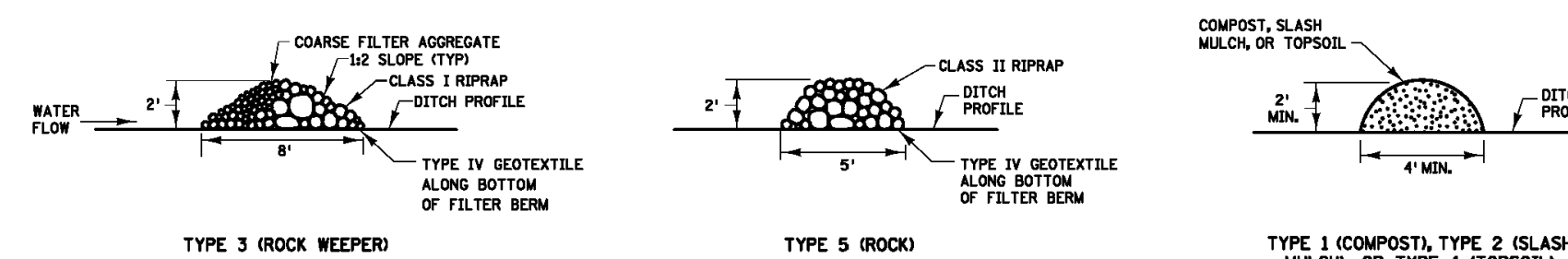
BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

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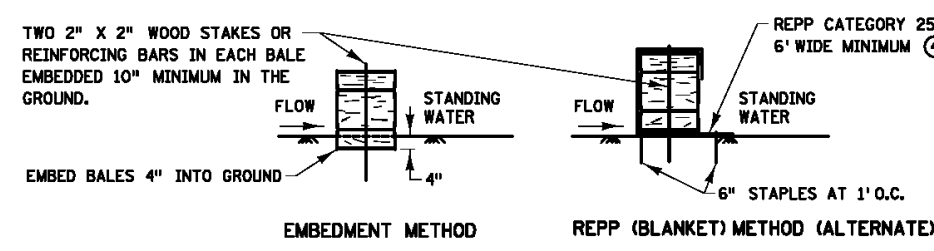
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PROJ. NO.: 11109-00
DATE: 2025-01-15
SHEET: 1775 C602



SEDIMENT CONTROL LOGS



FILTER BERMS

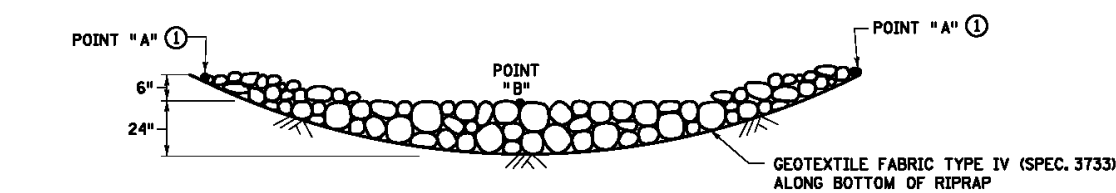


BALE BARRIERS

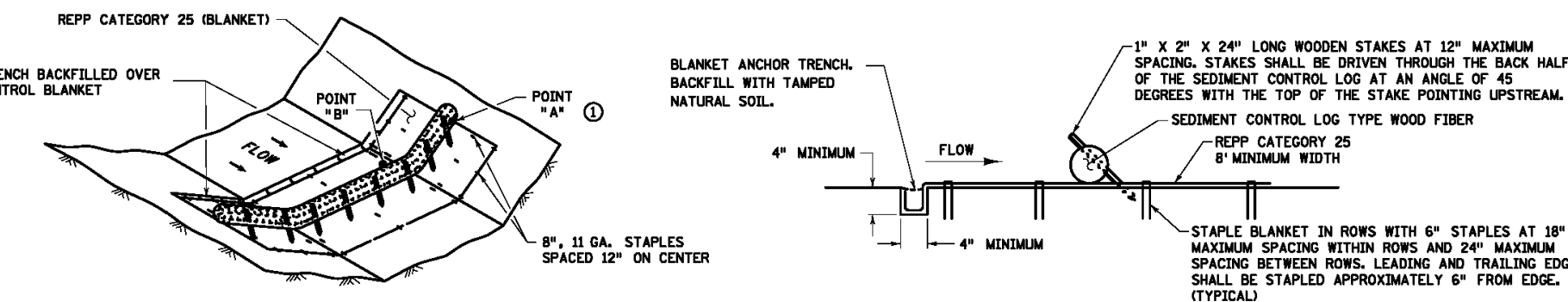
NOTES:

- REPP = ROLLED EROSION PREVENTION PRODUCT. SEE SPECS. 2573, 3149, 3874, 3882, 3885, 3886, AND 3897.
- SPACE BETWEEN STAKES SHALL BE A MAXIMUM OF 1' FOR DITCH CHECKS OR 2' FOR OTHER APPLICATIONS.
- PLACE STAKES AS NEEDED TO PREVENT MOVEMENT OF SEDIMENT CONTROL LOGS PLACED ON SLOPES OR AS NEEDED DUE TO OTHER FACTORS. STAKES SHALL BE INCIDENTAL.
- TO BE USED FOR CRITICAL PERIMETER CONTROL AREAS WHERE STANDING WATER OCCURS 18" MAXIMUM DEPTH. BALES SHALL CONSIST OF TYPE 1 MULCH OF APPROXIMATELY 14" X 18" X 36" LONG. BALES SHALL BE PLACED ON EDGE AND BUTTED TIGHT TO ADJACENT BALES.
- INSTEAD OF TRENCHING, PLACE BALE ON THE REPP (BLANKET) AND WRAP BLANKET AROUND THE BALE. PLACE STAKE THROUGH BALE AND BLANKET.

	STANDARD PLAN 5-297.405	2 OF 8	TEMPORARY SEDIMENT CONTROL		
			FILTER BERMS, SEDIMENT CONTROL LOGS, AND BALE BARRIERS		
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS	



ROCK DITCH CHECKS
FILTER BERMS TYPE 3 (ROCK WEEPER) OR FILTER TYPE 5 (ROCK) @
FOR USE ON ROUGH-GRADED AREAS
ONLY FOR USE OUTSIDE CLEAR ZONE @



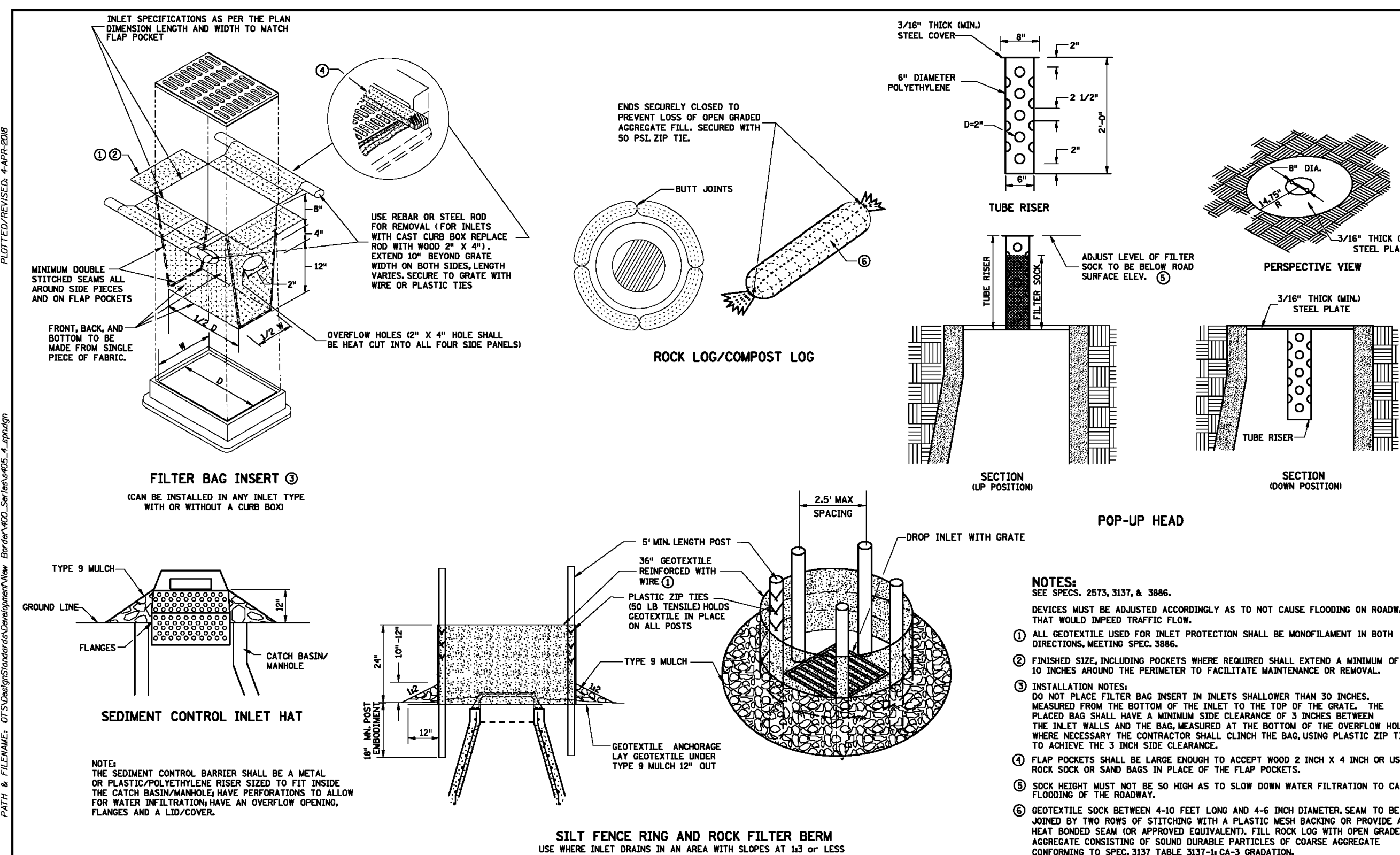
SEDIMENT CONTROL LOG TYPE REPP (BLANKET) SYSTEM @

SEDIMENT CONTROL LOG TYPE WOOD FIBER, OR TYPE COMPOST @
FOR USE ON ROUGH GRADED AREAS

NOTES:

- REPP = ROLLED EROSION PREVENTION PRODUCT. SEE SPECS. 2573, 3601, 3733, 3885, 3886 & 3889.
- FOR DITCH CHECKS, PLACE SEDIMENT CONTROL LOG PERPENDICULAR TO FLOW AND IN A CRESCENT SHAPE WITH THE ENDS FACING UPSTREAM.
- APPROXIMATE SPACING BETWEEN EACH DITCH CHECK SHOULD BE DETERMINED FROM THE FOLLOWING SPACING FORMULA:
$$\text{APPROXIMATE SPACING OF DITCH CHECKS (FT.)} = \frac{1}{2} \times \text{CHANNEL SLOPE} \times 100$$
- POINT "A" MUST BE A MINIMUM OF 6" HIGHER THAN POINT "B" TO ENSURE THAT WATER FLOWS OVER THE DITCH AND NOT AROUND THE ENDS.
- ROCK DITCH CHECKS PLACED WITHIN THE CLEAR ZONE ARE TO BE 18" OR LESS IN HEIGHT. A 1/6 APPROACH AND DEPARTURE SLOPE SHALL BE PROVIDED.
- DITCH GRADE 3% - 5%, MAX. FLOW VELOCITY 12 FT./SEC.
- DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 4.5 FT./SEC.
- DITCH GRADE 1.5% - 3%, MAX. FLOW VELOCITY 1.5 FT./SEC.

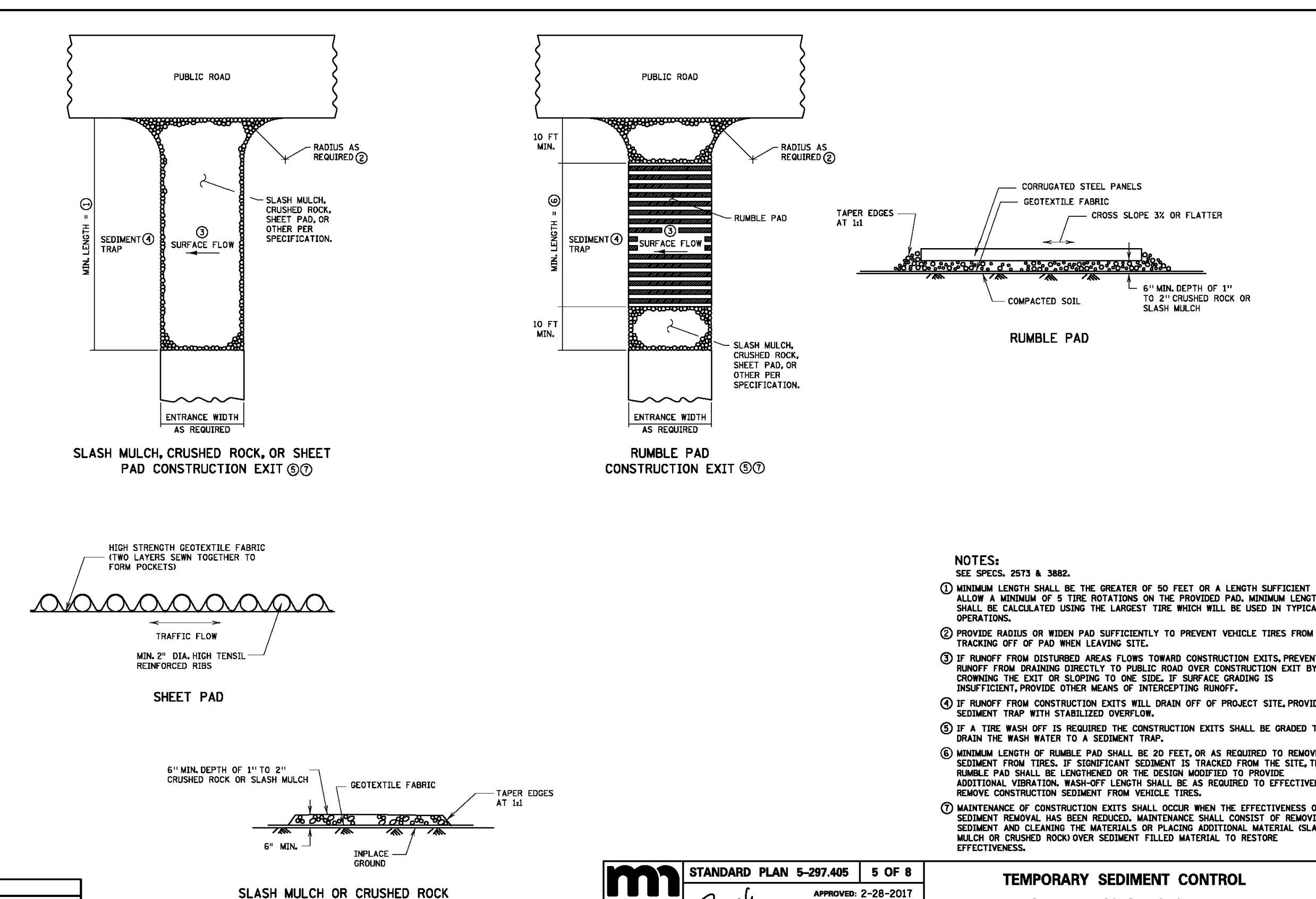
	STANDARD PLAN 5-297.405	3 OF 8	TEMPORARY SEDIMENT CONTROL		
			DITCH CHECK		
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS	



NOTES:

- SEE SPECS. 2573, 3131, & 3886.
- DEVICES MUST BE ADJUSTED ACCORDINGLY AS TO NOT CAUSE FLOODING ON ROADWAY THAT WOULD IMPED TRAFFIC FLOW.
- ALL GEOTEXTILE USED FOR INLET PROTECTION SHALL BE MONOFILAMENT IN BOTH DIRECTIONS, MEETING SPEC. 3886.
- FINISHED SIZE, INCLUDING POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
- INSTALLATION NOTES:
DO NOT PLACE FILTER BAG INSERT IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. THE FILTER BAG SHALL HAVE A MINIMUM SIDE CLEARANCE OF 3 INCHES BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES. WHERE NECESSARY, THE CONTRACTOR SHALL CLINCH THE BAG USING PLASTIC ZIP TIES TO ACHIEVE THE 3 INCH SIDE CLEARANCE.
- FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT 2 INCH X 4 INCH OR USE A ROCK SOCK OR SAND BAG IN PLACE OF THE FLAP POCKETS.
- SOCK HEIGHT MUST NOT BE 90 INCH AS TO SLOW DOWN WATER FILTRATION TO CAUSE FLOODING OF THE ROADWAY.
- GEOTEXTILE SOCK BETWEEN 4-10 FEET LONG AND 4-6 INCH DIAMETER, SEAM TO BE JOINED BY TWO ROWS OF STITCHING WITH A PLASTIC MESH BACKING OR PROVIDE A HEAT BONDED SEAM (OR APPROVED EQUIVALENT). FILL ROCK SOCK WITH OPEN GRADED AGGREGATE CONSISTING OF SOUND DURABLE PARTICLES OF COARSE AGGREGATE CONFORMING TO SPEC 3337 TABLE 3337-1A-G-3 GRADATION.

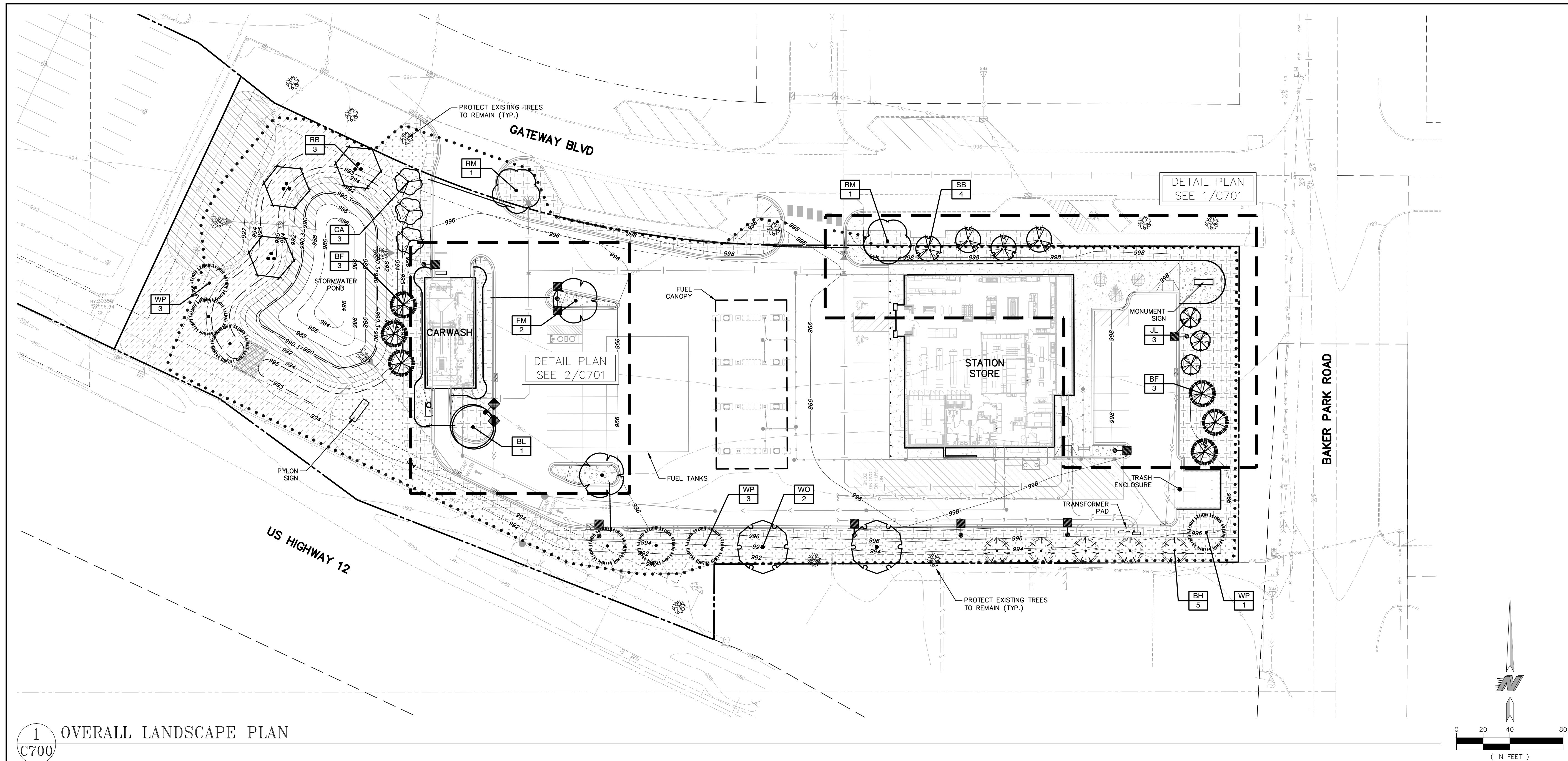
	STANDARD PLAN 5-297.405	4 OF 8	TEMPORARY SEDIMENT CONTROL		
			STORM DRAIN INLET PROTECTION		
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS	



NOTES:

- SEE SPECS. 2573 & 3882.
- MINIMUM LENGTH SHALL BE THE GREATER OF 50 FEET OR A LENGTH SUFFICIENT TO ALLOW A MINIMUM OF 5 TIRE ROTATIONS ON THE PROVIDED PAD. MINIMUM LENGTH SHALL BE CALCULATED USING THE LARGEST TIRE WHICH WILL BE USED IN TYPICAL OPERATIONS.
- PROVIDE RADIUS OR WIDEN PAD SUFFICIENTLY TO PREVENT VEHICLE TIRES FROM TRACKING OFF OF PAD WHEN LEAVING SITE.
- IF RUNOFF FROM DISTURBED AREAS FLOWS TOWARD CONSTRUCTION EXITS, PREVENT RUNOFF FROM DRAINING DIRECTLY TO PUBLIC ROAD OVER CONSTRUCTION EXIT BY CHANNING THE EXIT OR SLOPING TO ONE SIDE. IF SURFACE GRADING IS INSUFFICIENT, PROVIDE OTHER MEANS OF INTERCEPTING RUNOFF.
- IF RUNOFF FROM CONSTRUCTION EXITS WILL DRAIN OFF OF PROJECT SITE, PROVIDE SEDIMENT TRAP WITH STABILIZED OVERFLOW.
- IF A TIRE WASH OFF IS REQUIRED THE CONSTRUCTION EXITS SHALL BE GRADED TO DRAIN THE WASH WATER TO A SEDIMENT TRAP.
- MINIMUM LENGTH OF RUMBLE PAD SHALL BE 20 FEET, OR AS REQUIRED TO REMOVE SEDIMENT FROM TIRES. IF SIGNIFICANT SEDIMENT IS TRACKED FROM THE SITE, THE RUMBLE PAD SHALL BE LENGTHENED OR THE DESIGN MODIFIED TO PROVIDE ADDITIONAL VIBRATION. WASH-OFF LENGTH SHALL BE AS REQUIRED TO EFFECTIVELY REMOVE CONSTRUCTION SEDIMENT FROM VEHICLE TIRES.
- MAINTENANCE OF CONSTRUCTION EXITS SHALL OCCUR WHEN THE EFFECTIVENESS OF SEDIMENT REMOVAL HAS BEEN REDUCED. MAINTENANCE SHALL CONSIST OF REMOVING SEDIMENT AND CLEANING THE MATERIALS OR PLACING ADDITIONAL MATERIAL (SLASH MULCH OR CRUSHED ROCK) OVER SEDIMENT FILLED MATERIAL TO RESTORE EFFECTIVENESS.

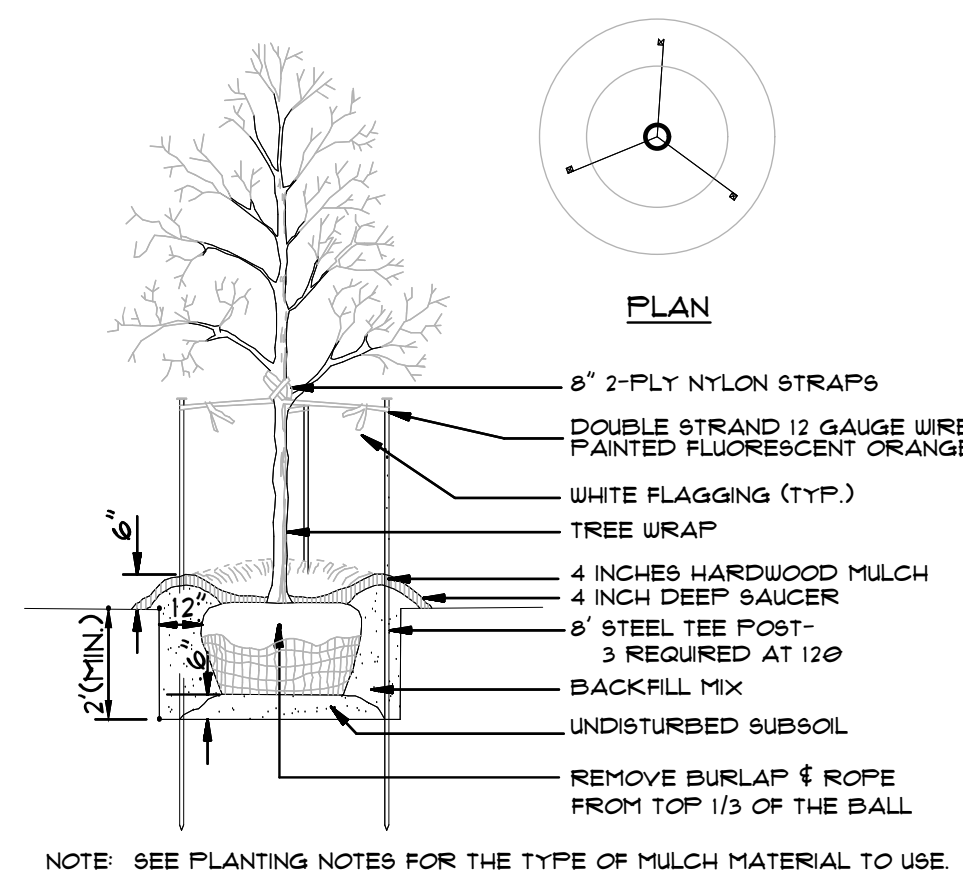
	STANDARD PLAN 5-297.405	5 OF 8	TEMPORARY SEDIMENT CONTROL		
			STABILIZED CONSTRUCTION EXIT		
STATE PROJ. NO.	(T.H.)	SHEET NO.	OF	SHEETS	



1 OVERALL LANDSCAPE PLAN C700

LANDSCAPE PLAN NOTES

- EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION START. ANY DISCREPANCIES FOUND THAT AFFECT THE WORK SHALL BE REPORTED TO THE OWNER/LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO BIDDING OR APPROVING ANY ADDITIONAL WORK REQUIRED.
- UTILITY LOCATES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION LINES, AT LEAST 48 HOURS BEFORE EXCAVATING OR IN ACCORDANCE WITH STATE LAW. IN MINNESOTA, CALL GOPHER STATE ONE-CALL AT 651-454-0002 FOR FIELD LOCATION OF PUBLIC UNDERGROUND UTILITY LINES. ALL LOCATES AND ITEMS NOTED AS 'FIELD VERIFY' ON THE PLANS SHALL BE VERIFIED BY THE CONTRACTOR AT THEIR EXPENSE.
- PERMITS. CONTRACTOR SHALL VERIFY WITH THE OWNER/LANDSCAPE ARCHITECT THAT THE REQUIRED PERMITS HAVE BEEN OBTAINED PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND PERMITS GOVERNING THE WORK.
- EXISTING ITEMS TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING PAVEMENT, STRUCTURES, UTILITIES, TREES, SITE AMENITIES, ETC. THAT ARE TO REMAIN FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY DAMAGE (AT CONTRACTOR'S EXPENSE) TO EXISTING ITEMS TO REMAIN.
- CONSTRUCTION STAGING AND ACCESS. CONTRACTOR SHALL VERIFY THE LOCATION FOR CONSTRUCTION STAGING AND SITE ACCESS WITH THE OWNER/LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PEDESTRIAN AND VEHICLE ACCESS WITHIN AND ADJACENT TO THE SITE THROUGHOUT THE CONSTRUCTION PERIOD UNLESS OTHERWISE NOTED. LONG-TERM STORAGE OF MATERIALS OR SUPPLIES ON-SITE WILL NOT BE PERMITTED. ALL WASTE AND/OR UNUSED MATERIAL SHALL BE PROMPTLY REMOVED FROM THE SITE.
- SITE REMOVALS. REFER TO CIVIL PLANS FOR GENERAL SITE REMOVALS. ALL ITEMS NOTED TO BE REMOVED SHALL BE COMPLETED BY THE CONTRACTOR AND IMMEDIATELY DISPOSED OF OFF-SITE, IN ACCORDANCE WITH LOCAL REGULATIONS, UNLESS OTHERWISE NOTED. COORDINATE WITH OWNER/LANDSCAPE ARCHITECT FOR ANY ITEMS NOTED AS 'REMOVED BY OTHERS' OR 'REMOVE AND SALVAGE.'
- UTILITY COORDINATION. REFER TO CIVIL PLAN SHEETS FOR INFORMATION RELATED TO PROPOSED UTILITIES. COORDINATE WITH ELECTRICAL CONTRACTORS FOR SITE ELECTRICAL WORK AND SITE LIGHTING.
- CONSTRUCTION STAKING. UNLESS OTHERWISE NOTED, CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING CONTROL POINTS AND ALL CONSTRUCTION FIELD STAKING DURING THE COURSE OF THE PROJECT.
- DIMENSIONS. DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALKWAY, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- PLAN QUANTITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIAL QUANTITIES PER PLAN. MATERIAL SCHEDULES ARE PROVIDED SOLELY FOR CONTRACTOR'S CONVENIENCE.
- REFERENCE SPECIFICATIONS. THE FOLLOWING SPECIFICATIONS SHALL COVER THIS PROJECT ACCORDING TO THE FOLLOWING ORDER:
 - ADDENDA, WITH THOSE OF A LATER DATE HAVING PRECEDENCE OVER THOSE OF AN EARLIER DATE.
 - LANDSCAPE SPECIFICATIONS.
 - PLAN DRAWINGS.
 - PLANT / MATERIAL SCHEDULES.
 - CITY STANDARD SPECIFICATIONS AND DETAILS.
 - MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, LATEST EDITION.



NOTE: SEE PLANTING NOTES FOR THE TYPE OF MULCH MATERIAL TO USE

A DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

- SCAFFRY BOTTOM AND SIDES OF HOLE PRIOR TO PLANTING
- TRIM OUT DEAD WOOD AND WEAK AND/OR DEFORMED TWIGGS. DO NOT CUT A LEADER. DO NOT PAINT CUTS.
- SET PLANT ON UNDISTURBED NATIVE SOIL OR THOROUGHLY COMPACTED BACKFILL SOIL. INSTALL PLANT SO THE ROOT FLAKE IS AT OR UP TO 7" ABOVE THE FINISHED GRADE.
- PLACE PLANT IN PLANTING HOLE WITH BURLAP AND WIRE BASKET, (IF USED) INTACT. BACKFILL WITH APPROXIMATELY 1/2" OF THE TOP OF ROOTBALL, WATER PLANT. REMOVE TOP 1/3 OF THE BASKET OR THE TOP TWO HORIZONTAL RINGS, WHICHEVER IS GREATER. REMOVE ALL BURLAP AND NAILS FROM TOP 1/3 OF THE BALL. REMOVE ALL TWINE.
- PLUMB AND BACKFILL WITH BACKFILL MIX.
- WATER TO SETTLE PLANTS AND FILL VOIDS.
- WATER WITHIN TWO HOURS OF INSTALLATION. WATERING MUST BE SUFFICIENT TO THOROUGHLY SATURATE ROOT BALL AND PLANTING HOLE.
- PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

NOTE: GUY ASSEMBLY OPTIONAL BUT CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR MAINTAINING TREE IN A PLUMB POSITION FOR THE DURATION OF THE GUARANTEE PERIOD.

GUY ASSEMBLY-16" POLYPROPYLENE OR POLYETHYLENE (40 MIL) 1/2" WIDE STRAP (TYP) DOUBLE STRAND 10 GA. WIRE, 2'-1" ROLLED STEEL POSTS (MNDOT 3400) @ 180" O.C. (SEE STAKING DIAGRAM)

COORDINATE STAKING TO INSURE (120) 120" UNIFORM ORIENTATION OF GUY (120" X LINES AND STAKES)

STAKING DIAGRAM

GUY WIRE WITH WEBBING FLAGGING- ONE PER WIRE

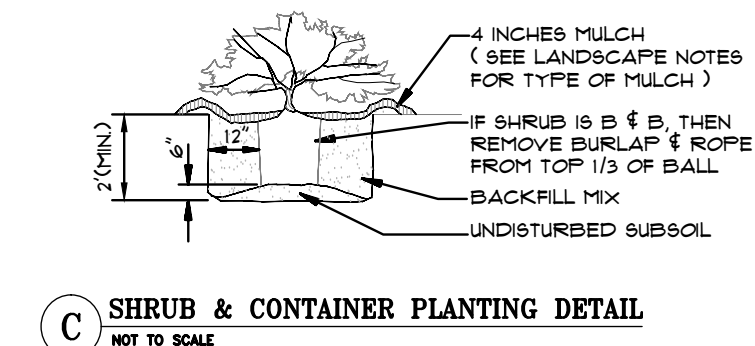
4'-6" SHREDDED BARK

MINIMUM 1/2 WIDTH OF ROOT BALL

PLANTING SOIL MIXTURE (SEE SPEC.)

UNDISTURBED OR STABILIZED SUBSOIL

B CONIFEROUS TREE PLANTING DETAIL
NOT TO SCALE




C SHRUB & CONTAINER PLANTING DETAIL
NOT TO SCALE

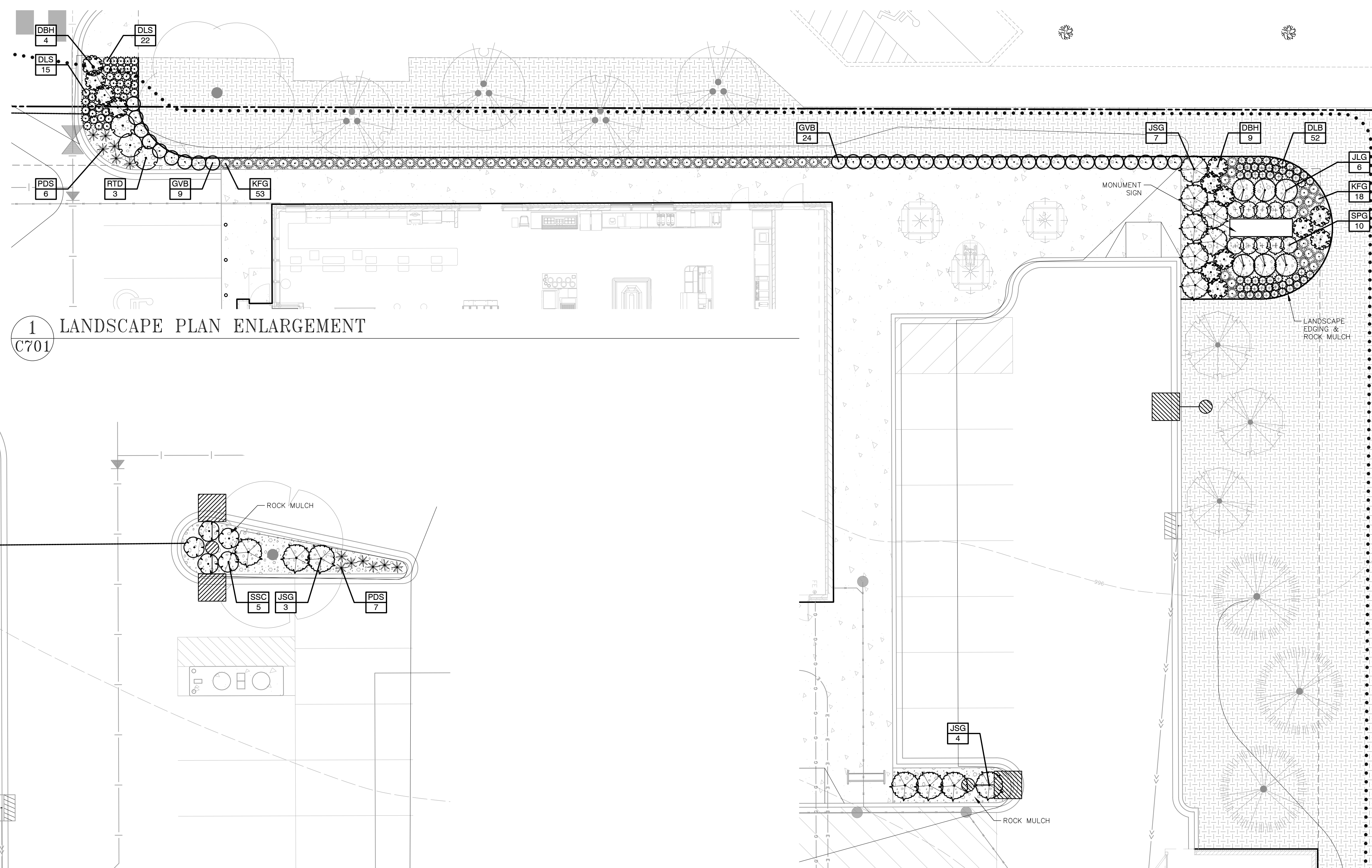


LANDSCAPE PLAN

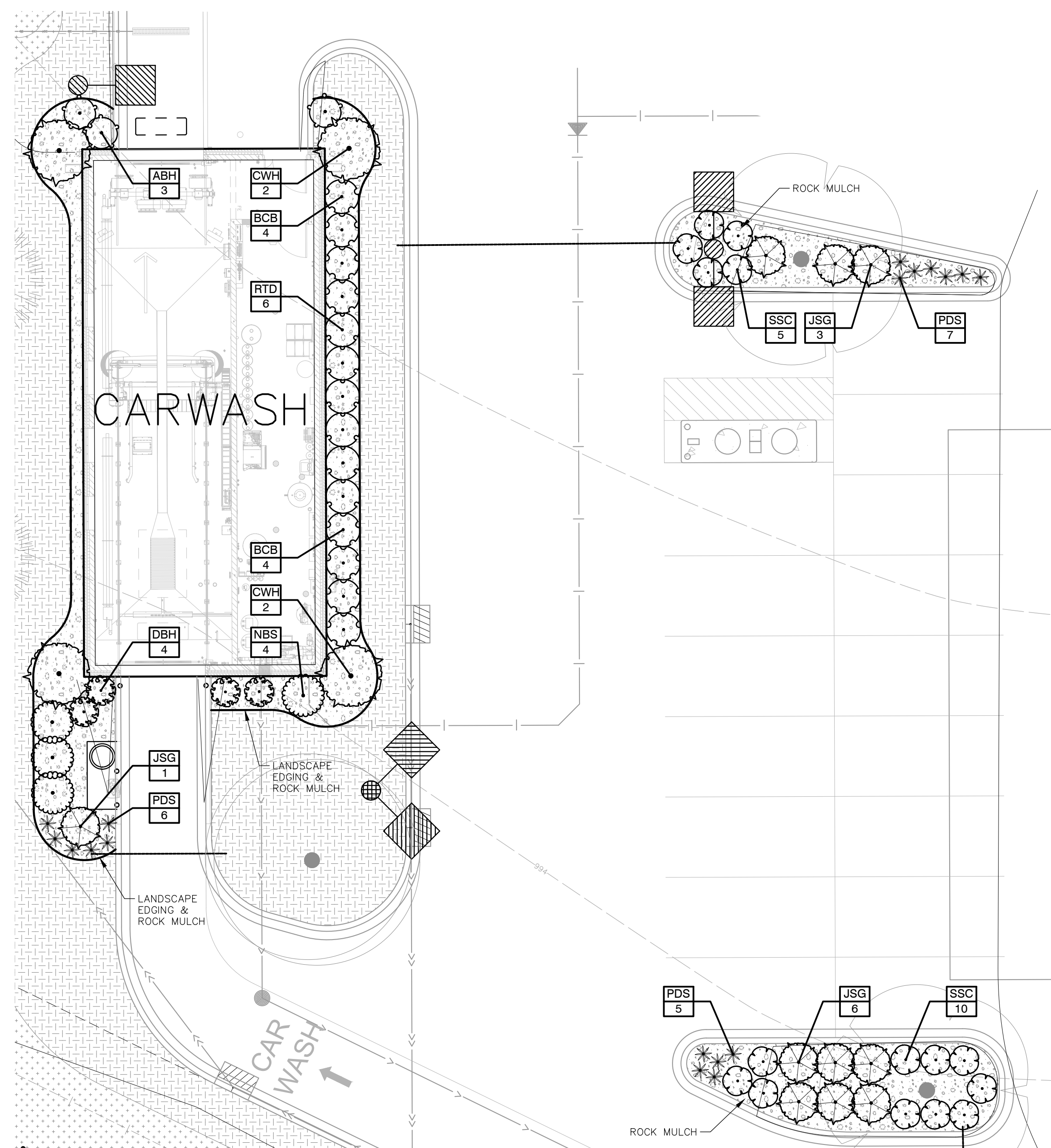
CONVENIENCE STORE #1775 WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

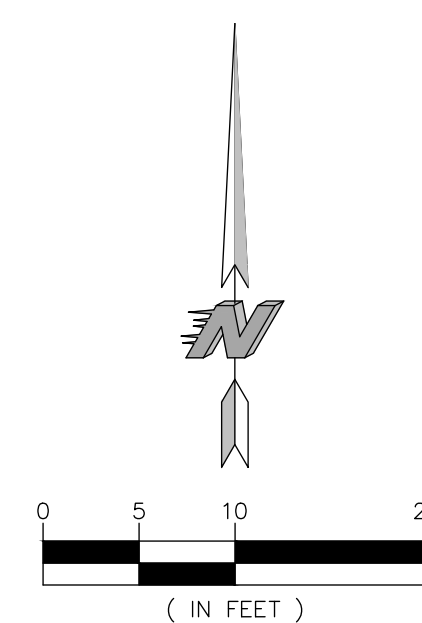
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	02/28/25	Per City Comments
DRAWN BY		RJR
SCALE		GRAPHIC
PROJ. NO.		11109-00
DATE		2025-01-15
SHEET		
1775 C700		



1 LANDSCAPE PLAN ENLARGEMENT
C701



2 LANDSCAPE PLAN ENLARGEMENT
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
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature: 
Date: 1/15/25 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
	02/28/25	Per City Comments
DRAWN BY	RJL	SCALE
GRAPHIC	PROJ. NO.	11109-0
DATE	2025-01-1	SHEET
1775 C701		

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES							SHRUBS						
	RM	2	Acer rubrum `Northwood`	Northwood Red Maple	2" Cal.	B&B		BCB	8	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	#5 Cont.	
	FM	2	Acer x freemanii `Sienna`	Sienna Glen Maple	2" Cal.	B&B		SSC	15	Clethra alnifolia `Hummingbird`	Summersweet	#5 Cont.	
	RB	3	Betula nigra Clump Form, 2" Cal Equivalent	River Birch Multi-Trunk	8' Ht.	B&B		RTD	9	Cornus sericea `Alleman` s Compact`	Dwarf Red Twig Dogwood	#5 Cont.	
	WO	2	Quercus bicolor	Swamp White Oak	2" Cal.	B&B		DBH	17	Diervilla ionicera	Dwarf Bush Honeysuckle	#5 Cont.	
	BL	1	Tilia americana `Boulevard`	Boulevard Linden	2" Cal.	B&B		CWH	4	Hamamelis virginiana	Common Witch Hazel	#5 Cont.	
CONIFEROUS TREES							EVERGREEN SHRUBS						
	BF	6	Abies balsamea	Balsam Fir	6' Ht.	B&B		GVB	33	Buxus x `Green Velvet`	Green Velvet Boxwood	#5 Cont.	
	BH	5	Picea glauca densata	Black Hills Spruce	6' Ht.	B&B		JSG	21	Juniperus chinensis `Sea Green`	Sea Green Juniper	#5 Cont.	
	WP	7	Pinus strobus	White Pine	6' Ht.	B&B		JLG	6	Juniperus horizontalis `Limeglow`	Limeglow Juniper	#5 Cont.	
ORNAMENTAL TREES							GRASSES						
	SB	4	Amelanchier x grandiflora `Autumn Brilliance` Clump Form, 1.5" Cal Equivalent	Autumn Brilliance Serviceberry	7" Ht.	B&B		PDS	24	Sporobolus heterolepis	Prairie Dropseed	#3 Cont.	
	CA	3	Malus x `Prairifire`	Prairifire Crabapple	1.5" Cal.	B&B	PERENNIALS						
	JL	3	Syringa reticulata `Ivory Silk` White Flowers	Ivory Silk Japanese Tree Lilac	1.5" Cal.	B&B		DLB	52	Hemerocallis x `Baja` Red Flowers	Baja Daylily	#1 Cont.	
								DLS	37	Hemerocallis x `Stella De Oro` Yellow / Gold Flowers	Stella De Oro Daylily	#1 Cont.	
							GROUND COVERS						
								ROCK	2,467 sf	Rock Mulch Non-Woven Geotextile Incidental	1.5" Trap Rock Mulch	4" Depth	
								SOD	13,977 sf	Turf Sod Bluegrass	Kentucky Bluegrass	sod	
								TI	10,457 sf	Type I - Turf Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 180 lb/ac	MnDOT Seed Mix 25-151	seed	
								TII	7,856 sf	Type II - Stormwater Seed Mix Refer to notes for acceptable seeding methods Seeding Rate 52.0 lb/ac	MnDOT Seed Mix 33-261	seed	
								TIII	9,808 sf	Type III - Native Seed Mix Refer to notes for acceptable seeding methods. Seeding Rate 50.0 lb/ac	MnDOT Seed Mix 35-241	seed	

LANDSCAPE QUANTITIES

±465 LF POLY EDGING – BLACK

LANDSCAPE SPECIFICATIONS

- TREE PROTECTION.** ALL TREES NOT SPECIFICALLY NOTED OR MARKED ON SITE FOR REMOVAL SHALL REMAIN PROTECTED AND UNDISTURBED DURING CONSTRUCTION. TREE PROTECTION SHALL EXTEND TO THE DRIP LINE, WITHIN WHICH NO CONSTRUCTION ACTIVITY, MATERIAL STORAGE, OR VEHICLE PARKING SHALL BE PERMITTED. TREE PROTECTION FENCING SHALL BE ERCTED PRIOR TO CONSTRUCTION START PER PLANS OR AS DIRECTED BY OWNER/LANDSCAPE ARCHITECT AND SHALL CONSIST OF 4' TALL HEAVY DUTY ORANGE CONSTRUCTION FENCING WITH 6" STEEL FENCE POSTS SPACED 6' O.C. MAX.
- EROSION CONTROL.** REFER TO CIVIL PLAN SHEETS FOR STORMWATER POLLUTION PREVENTION PLAN (SWPPP), AND TEMPORARY AND PERMANENT STORMWATER BMPs, INCLUDING SILT FENCE, BIO-ROLLS, INLET PROTECTION, EROSION CONTROL BLANKETING, DUST CONTROL, SWEEPING AND ROCK CONSTRUCTION ENTRANCE. ALL DISTURBED AREAS SHALL RECEIVE PERMANENT STABILIZATION IN ACCORDANCE WITH THE LANDSCAPE PLAN WITHIN 7 DAYS AFTER CONSTRUCTION ACTIVITY IN THE DISTURBED AREA HAS CEASED. IN THE EVENT PERMANENT STABILIZATION CANNOT BE IMPLEMENTED WITHIN 7 DAYS, TEMPORARY STABILIZATION BMPs MUST BE IMPLEMENTED WITHIN 7 DAYS USING.
- CLEARING AND GRUBBING.** CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING AND GRUBBING ALL AREAS INDICATED AS BEING DISTURBED OR OTHERWISE SHOWN ON PLANS. CLEARING AND GRUBBING SHALL INCLUDE REMOVAL AND DISPOSAL OF ALL TREES, STUMPS, BRUSH, GRASS, ROOTS AND OTHER ORGANIC MATERIAL AT AN APPROVED OFF-SITE DISPOSAL LOCATION.
- SOIL PREPARATION.** REFER TO GEOTECHNICAL REPORT FOR ANY REQUIRED SOIL CORRECTIONS, AMENDMENTS OR ADDITIONAL INFORMATION (IF APPLICABLE). EXISTING TOPSOIL SHALL BE STRIPPED FROM ALL DISTURBED AREAS AND STOCKPILED IN AN APPROVED LOCATION FOR RE-SPREAD. ALL AREAS WHERE SOIL HAS BEEN COMPACTED BY CONSTRUCTION ACTIVITY AND THAT ARE INDICATED TO BE SODDED, SEEDED OR PLANTING BED SHALL BE DE-COMPACTED TO A MINIMUM DEPTH OF 12 INCHES BY SOIL RIPPING, TILLING OR OTHER APPROVED SOIL LOOSENING METHOD.
- TOPSOIL MATERIAL.** ALL EXISTING, AMENDED OR IMPORTED TOPSOIL SHALL MEET THE REQUIREMENTS OF MNDOT TOPSOIL TYPE A. A MINIMUM 4 INCH DEPTH OF TOPSOIL SHALL BE PLACED ON ALL AREAS TO BE SODDED OR SEEDED. A MINIMUM 12 INCH DEPTH OF TOPSOIL SHALL BE PLACED WITHIN ALL PLANTING BED AREAS. ALL TOPSOIL SHALL BE FINE GRADED, RAKED AND DRAGGED TO PROVIDE A SMOOTH, UNIFORM SURFACE. TOPSOIL GRADES SHALL BE WITHIN 1 FEET OF INDICATED FINISHED GRADE AND SHALL BE TRUE TO GRADIENTS SHOWN ON PLANS. REFER TO CIVIL PLAN SHEETS FOR FILTRATION BASIN SOIL REQUIREMENTS.
- SEEDING AND TURF ESTABLISHMENT.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SEEDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SEEDING. SEEDS SHALL BE SOWED IN 2 PERPENDICULAR PASSES, EACH PASS AT ONE-HALF THE INDICATED RATE, VIA BROADCAST SPREADER, DROP SEEDER OR DRILL SEEDER. FOLLOWING SEED APPLICATION, INSTALL TYPE 3N EROSION CONTROL BLANKET ON ALL SLOPES GREATER THAN 4:1. IN ALL OTHER AREAS, APPLY HYDROMULCH COVER (MUST BE A SEPARATE OPERATION FROM SEEDING) AT A TARGETED DRY WEIGHT RATE OF 3500 LBS PER ACRE. SOIL SHALL BE KEPT MOIST DURING ESTABLISHMENT WITH ADDITIONAL RE-SEEDING AS NECESSARY TO ACHIEVE A HEALTHY, UNIFORM STAND OF GRASS, FREE OF WEEDS AND WITH COVERAGE EXCEEDING 75% IN ANY 10'x10' AREA PRIOR TO FINAL ACCEPTANCE.
- SODDING.** CONTRACTOR SHALL OBTAIN OWNER/LANDSCAPE ARCHITECT'S APPROVAL OF FINAL GRADES AND TOPSOIL PREP PRIOR TO SODDING. APPLY 12-12-12 GRANULAR STARTER FERTILIZER AT A RATE OF 250 LBS PER ACRE PRIOR TO SODDING AND ROLL TOPSOIL TO CREATE A UNIFORM SURFACE FOR LAYING SOD. SOD SHALL NOT BE CUT MORE THAN 24-HOURS IN ADVANCE OF INSTALLATION. CONTRACTOR SHALL KEEP SOD MOIST FOR A MINIMUM OF 30 DAYS AND SHALL BE RESPONSIBLE FOR MAINTAINING THE SOD UNTIL FINAL ACCEPTANCE.
- PLANT MATERIAL.** ALL PLANTING STOCK SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI-Z60, LATEST EDITION, OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIALS. OWNER/LANDSCAPE ARCHITECT RESERVE THE RIGHT TO REJECT ANY PLANTS WHICH ARE DEEMED UNSATISFACTORY BEFORE, DURING, OR AFTER INSTALLATION. NO SUBSTITUTION OF PLANT MATERIAL SHALL BE ACCEPTED UNLESS APPROVED IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANT MATERIAL SUBSTITUTIONS.** ALL REQUESTS FOR PLANT SUBSTITUTIONS SHALL BE MADE IN WRITING TO THE OWNER/LANDSCAPE ARCHITECT AND MUST BE APPROVED BY THE CITY.
- PLANT INSTALLATION AND ESTABLISHMENT.** REFER TO STANDARD PLANTING DETAILS. CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER/LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE.

- MULCH MATERIAL.** DOUBLE SHREDDED HARDWOOD MULCH OR ROCK MULCH AS INDICATED ON PLANS. ALL MULCH SHALL BE CLEAN AND FREE OF NOXIOUS WEEDS, SOIL, OR OTHER DELETERIOUS MATERIAL, AND SHALL BE INSTALLED OVER A NON-WOVEN GEOTEXTILE FABRIC (INCIDENTAL) OR OTHER APPROVED WEED BARRIER TO A MINIMUM SETTLED DEPTH OF 4". MULCH SHALL BE HELD BACK FROM PLANT STEMS/TRUNKS A MINIMUM OF 3". WOOD MULCH SHALL BE PLACED AROUND INDIVIDUAL TREES TO A 4' MINIMUM DIAMETER. MULCH SHALL BE INSTALLED WITHIN 48-HOURS OF PLANT INSTALLATION.
- LANDSCAPE EDGING.** INSTALL LANDSCAPE EDGING BETWEEN ALL MULCH AREAS AND TURF. EDGING SHALL BE COMMERCIAL GRADE BLACK POLYETHYLENE OR VINYL EDGING, 0.1 INCH THICK BY 5 INCHES DEEP, V-LIPPED BOTTOM, HORIZONTALLY GROOVED, 1-INCH ROUND TOP, EXTRUDED IN STANDARD LENGTHS, WITH 9-INCH STEEL ANGLE STAKES.
- IRRIGATION.** DESIGN, FURNISH AND INSTALL A COMPLETE UNDERGROUND IRRIGATION SYSTEM FROM APPROVED POINT(S)-OF-CONNECTION WITHIN THE SITE COVERING ALL TURF AND PLANTING AREAS AS SHOWN ON THE LANDSCAPE PLAN. INCLUDES FLOW/PRESSURE TESTING, PLANS WITH DESIGN CALCULATIONS, AS-BUILT DRAWINGS, LABOR, MATERIALS, EQUIPMENT, AND SERVICES FOR THE TESTING, ADJUSTING, RETESTING AND READJUSTING AS REQUIRED TO PLACE THE SYSTEM IN AN APPROVED OPERATING CONDITION. THE IRRIGATION SYSTEM SHALL INCLUDE THE DESIGN AND INSTALLATION OF THE FOLLOWING: PIPING, METER AND BACKFLOW ASSEMBLIES, SPRINKLER HEADS, CABINETS, VALVES AND VALVE BOXES, CONTROLLERS, CONTROL WIRING, FITTINGS, ELECTRICAL CONNECTIONS, QUICK-COUPLES, ALL OTHER NECESSARY ACCESSORIES, SYSTEM MANUALS, 1-YEAR MAINTENANCE PERIOD INCLUDING 1 FALL WINTERIZATION AND 1 SPRING START-UP. IRRIGATION PLANS TO BE PREPARED BY A QUALIFIED IRRIGATION DESIGNER AND SUBMITTED TO OWNER/LANDSCAPE ARCHITECT FOR APPROVAL.
- MAINTENANCE.** MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PORTION OF THE WORK IS IN PLACE. PLANT MATERIAL SHALL BE PROTECTED AND MAINTAINED UNTIL THE INSTALLATION OF THE PLANTS IS COMPLETE, INSPECTION HAS BEEN MADE, AND PLANTINGS ARE ACCEPTED EXCLUSIVE OF THE GUARANTEE. MAINTENANCE SHALL INCLUDE MOWING, TRIMMING, WATERING, FERTILIZING, WEED AND PESTICIDE CONTROL, MULCHING, REMOVAL OF DEAD MATERIALS, RE-SETTING PLANTS TO PROPER GRADE AND KEEPING PLANTS IN A PLUMB POSITION. AFTER ACCEPTANCE, THE OWNER SHALL ASSUME MAINTENANCE RESPONSIBILITIES. HOWEVER, THE CONTRACTOR SHALL RETAIN RESPONSIBILITY FOR ALL PLANT MATERIAL THROUGH THE COMPLETION OF THE WARRANTY PERIOD.
- WATERING.** UPON ESTABLISHMENT OF SEED AND INSTALLATION OF PLANTS, CONTRACTOR SHALL MAINTAIN A WATERING SCHEDULE WHICH WILL THOROUGHLY WATER ALL PLANTS AND TURF AREAS A MINIMUM OF ONCE A WEEK. MORE FREQUENT WATERING MAY BE REQUIRED DURING PERIODS OF HOT, DRY WEATHER. CONTRACTOR SHALL MAKE THE NECESSARY ARRANGEMENTS FOR WATER. IN THE ABSENCE OF PERMANENT IRRIGATION, TEMPORARY IRRIGATION, TREE WATERING BAGS, OR HAND-WATERING ARE ACCEPTABLE.
- NATIVE PLANT ESTABLISHMENT.** THIS PROJECT INCLUDES ONE OR MORE NATIVE PLANT SEED MIXES CONSISTING OF A VARIETY OF GRASSES, SEDGES AND FLOWERING FORBS. BECAUSE THESE PLANTS TYPICALLY HAVE A LONGER GERMINATION PERIOD, A COVER CROP SPECIES IS REQUIRED TO PROVIDE TEMPORARY COVER AND STABILIZATION. MAINTENANCE OF THESE SEEDED AREAS IS CRITICAL DURING THE FIRST SEVERAL YEARS TO ESTABLISH A SUCCESSFUL NATIVE PLANT COMMUNITY. SEEDED AREAS SHALL BE MOWED / WEED-WHIPPED TO A HEIGHT OF 6-10 INCHES IN MID-JULY AND EARLY SEPTEMBER DURING THE FIRST 2-3 YEARS OF ESTABLISHMENT. IN ADDITION, ALL NON-NATIVE SPECIES / WEEDS SHALL BE SPOT SPRAYED NO LESS THAN 3 TIMES A YEAR WITH HERBICIDE BY A LICENSED APPLICATOR. RE-SEEDING AS NECESSARY SHALL OCCUR IN MAY. A NATIVE PLANT COMMUNITY SHALL BE CONSIDERED SUCCESSFULLY ESTABLISHED NO SOONER THAT 3 YEARS AFTER INITIAL SEEDING – ONCE THE COVER CROP HAS BEEN SUFFICIENTLY REPLACED BY NATIVE PLANTS AND THE AREA IS FREE OF ALL NON-NATIVE AND INVASIVE SPECIES. AT THIS TIME, MAINTENANCE CAN BE REDUCED TO MOWING / WEED-WHIPPING TO A HEIGHT OF 6-10 INCHES ONCE A YEAR IN EARLY SEPTEMBER AND SPOT SPRAYING OF HERBACIDE ONLY AS NEEDED. REFER TO MNDOT SEEDING MANUAL FOR ADDITIONAL INFORMATION ON PLANTING, ESTABLISHING AND MAINTAINING NATIVE SEED MIXES.
- FINAL ACCEPTANCE.** UPON SUBSTANTIAL COMPLETION OF THE WORK, CONTRACTOR SHALL REQUEST FINAL ACCEPTANCE OF THE WORK IN WRITING BY THE OWNER/LANDSCAPE ARCHITECT. IF ANY WORK IS FOUND TO BE INCOMPLETE OR UNSATISFACTORY IN THE OPINION OF THE OWNER/LANDSCAPE ARCHITECT, A WRITTEN PUNCH LIST WILL BE PREPARED LISTING ALL ITEMS THAT REQUIRE COMPLETING OR CORRECTING BEFORE FINAL ACCEPTANCE.
- WARRANTY.** ALL PLANTS, MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR TWO (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. THE GUARANTEE SHALL COVER THE FULL COST OF REPLACEMENT INCLUDING LABOR AND MATERIAL.

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I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

Name: Ryan J. Ruttger, RLA
Signature: [Signature]
Date: 1/15/25 License #: 56346

LANDSCAPE PLAN

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH


BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION
	02/28/25	Per City Comments

DRAWN BY: RJR
SCALE: GRAPHIC
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DATE: 2025-01-15

SHEET **1775 C702**

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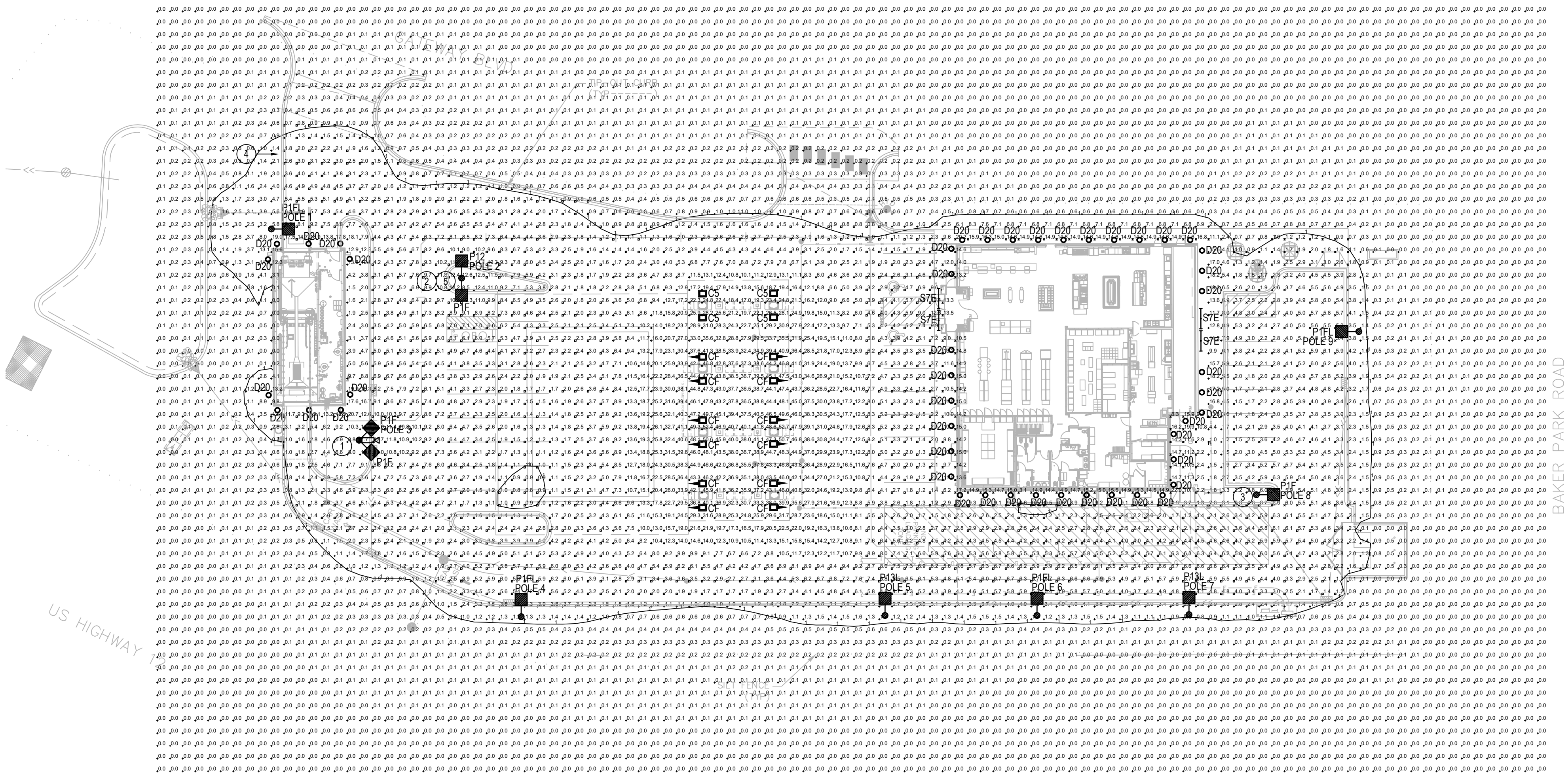
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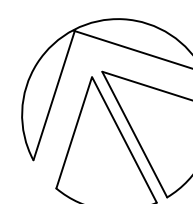
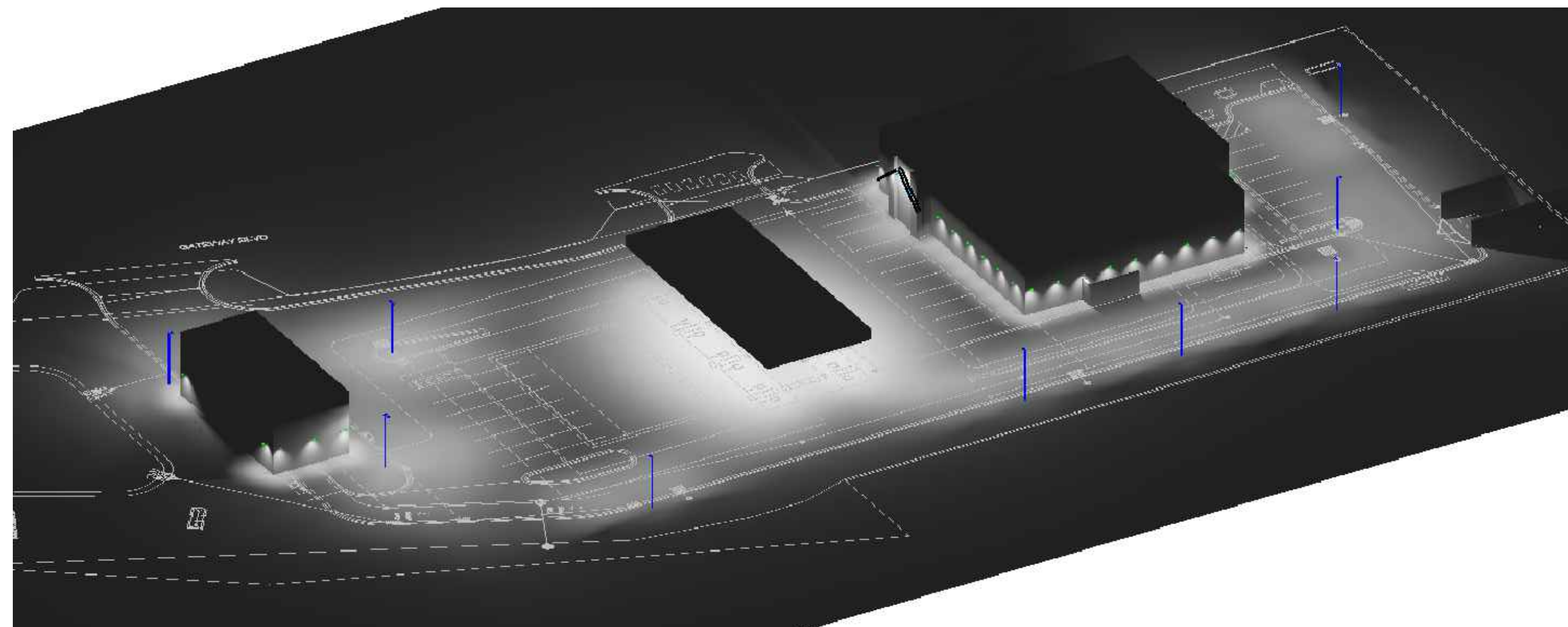
BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

C800

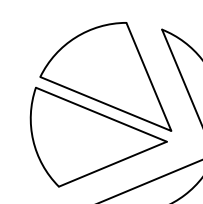
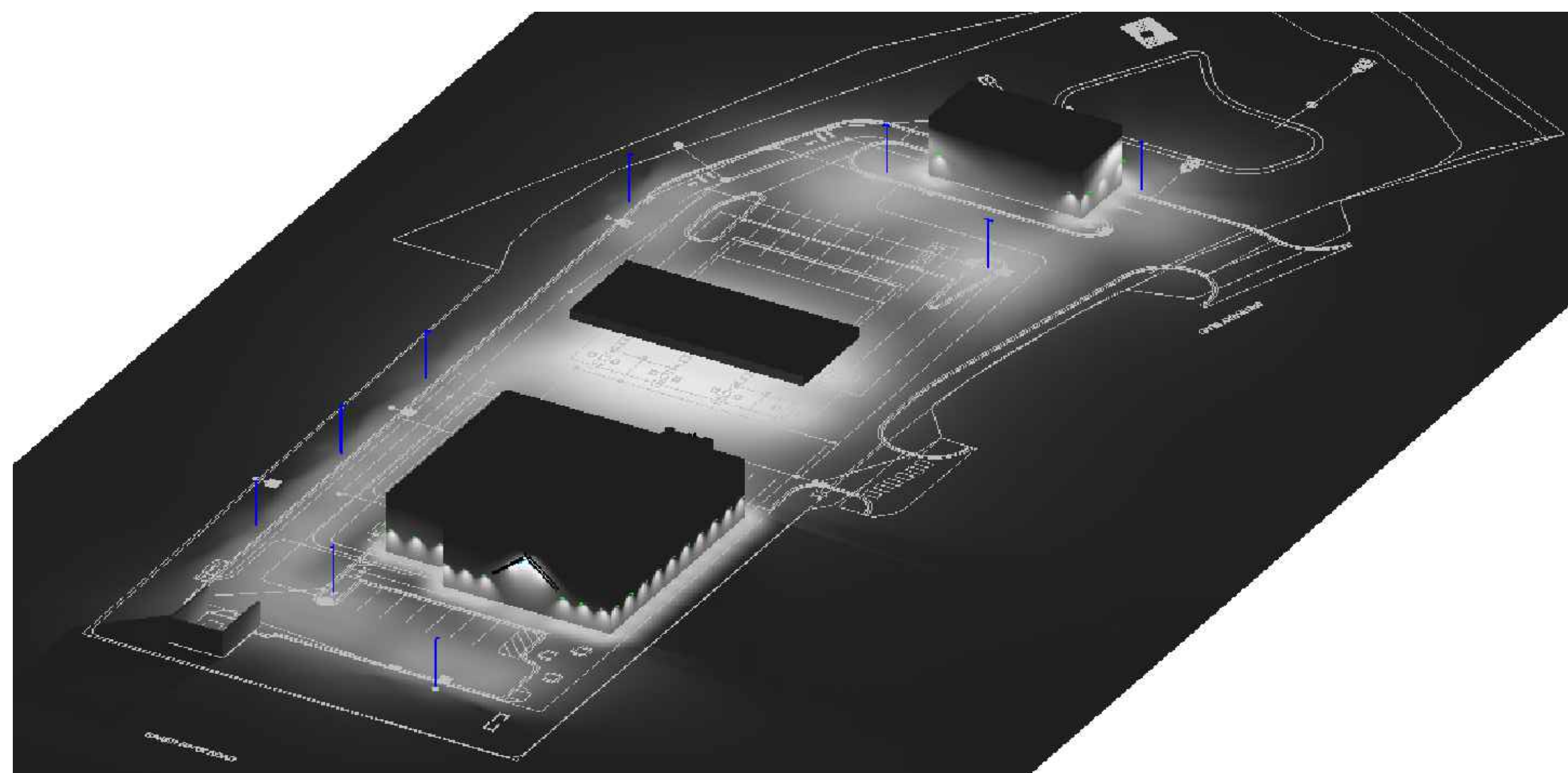
PHOTOMETRIC SITE PLAN

SCALE: 1" = 30'-0"





PHOTOMETRIC RENDERING PLAN



PHOTOMETRIC RENDERING PLAN

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Professional Engineer under the laws of the state of Minnesota.

Ally

Alan Czarnecki Reg. No. 14540

Date: 12-11-2019

2024-0195.34

○●□■

GRUPE

275 West Wisconsin Avenue, Suite

Milwaukee, WI 53203

414 / 259 1500
414 / 259 0037 fax



KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960



3890 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 5544
TEL 763 489-7900 \ FAX 763 489 7959 \ CARLSONMCCAIN.CO

PHOTOMETRIC
RENDERING PL

CONVENIENCE STORE #1775
WITH 1-BAY DETACHED CARWASH

BAKER PARK ROAD & GATEWAY BLVD
MAPLE PLAIN, MINNESOTA

#	DATE	DESCRIPTION

DRAWN BY _____

SCALE _____ GRAPHIC _____

PROJ. NO. _____ 11109-00-

DATE _____ 2024-07-16

SHEET _____ C801

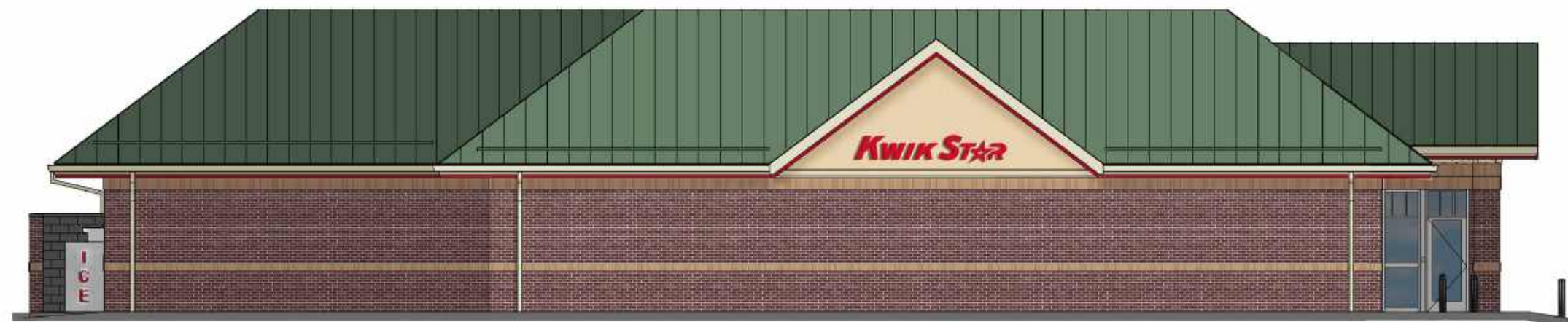
1 FRONT ELEVATION



2 LEFT ELEVATION



3 REAR ELEVATION



4 RIGHT ELEVATION



**Kwik
TRIP**

**Kwik
Star**

KWIK TRIP, Inc.
P.O. BOX 2107
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8969



1 FRONT ELEVATION



2 RIGHT ELEVATION



3 REAR ELEVATION



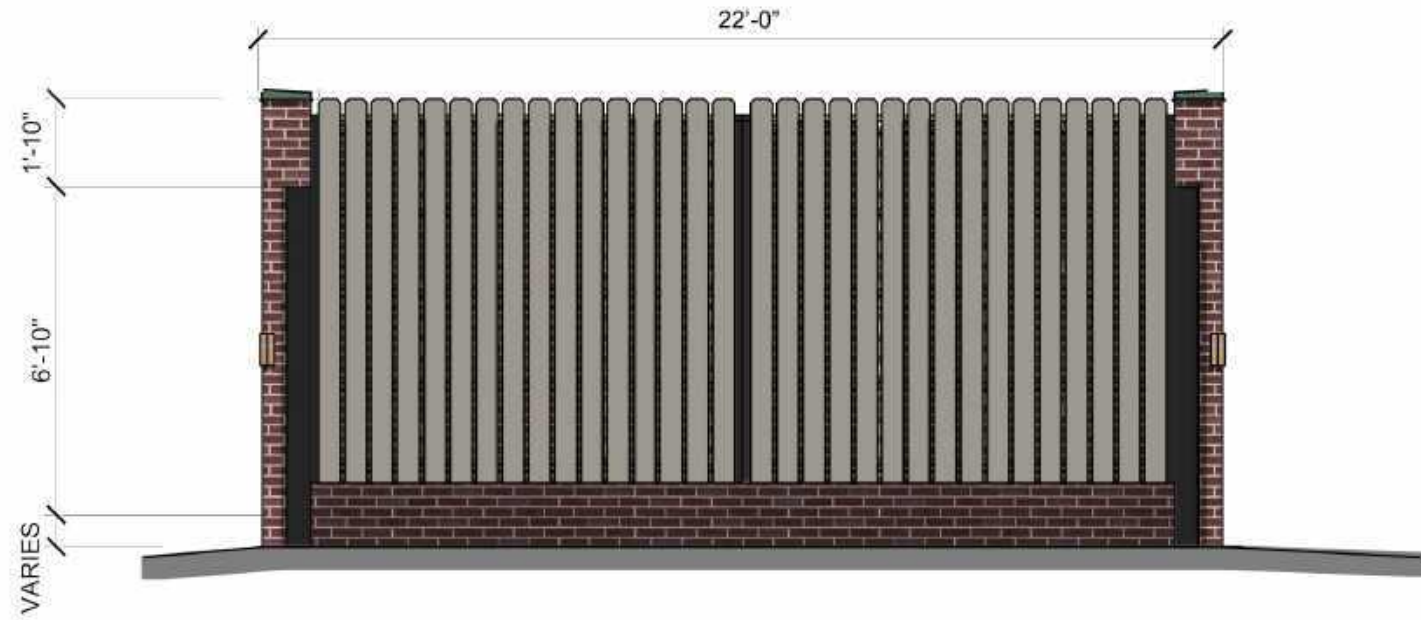
4 LEFT ELEVATION



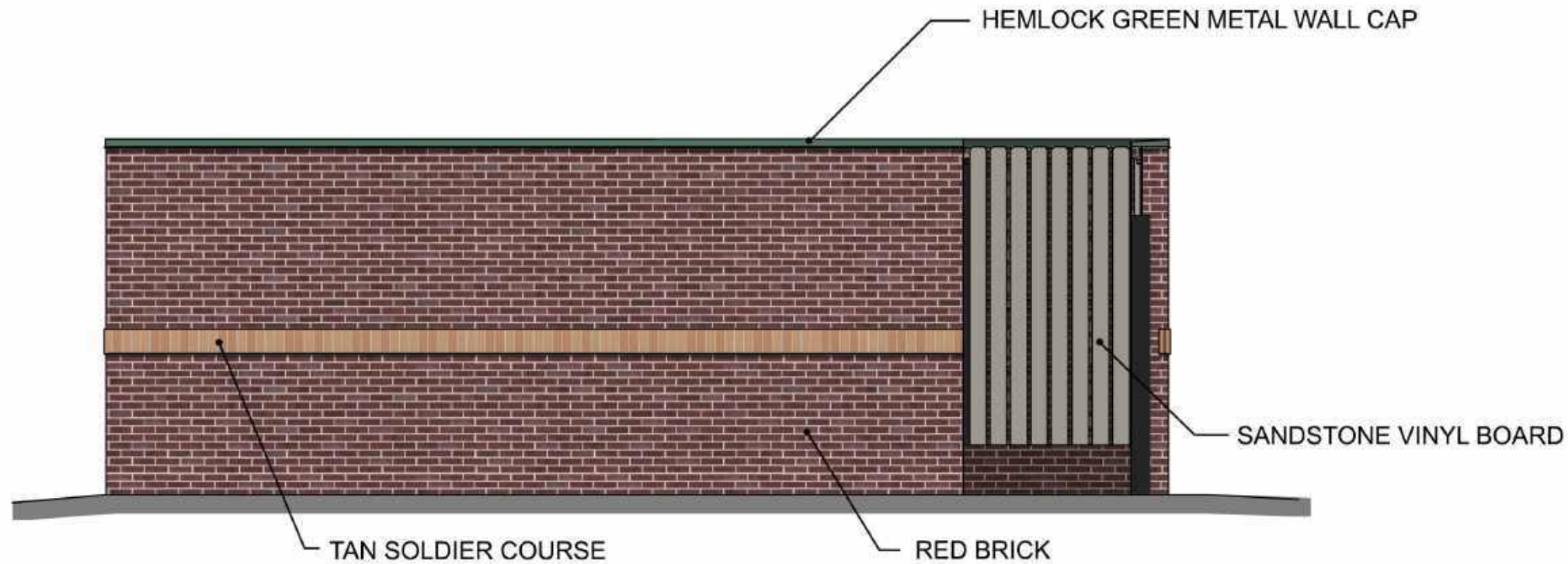
**KWIK
TRIP**

**KWIK
STAR**

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960



TRASH ENCLOSURE - FRONT ELEVATION



TRASH ENCLOSURE - SIDE ELEVATION



1 FRONT ELEVATION



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FAX (608) 781-8960

8 MPD



2 SIDE ELEVATION

Section 11, Item C.

**HWIK
TRIP**

The Kwik Star logo, featuring the word "Kwik" in a bold, italicized, red sans-serif font, with "Star" below it in a similar font but with a red five-pointed star replacing the letter "a".

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SITE PLAN

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

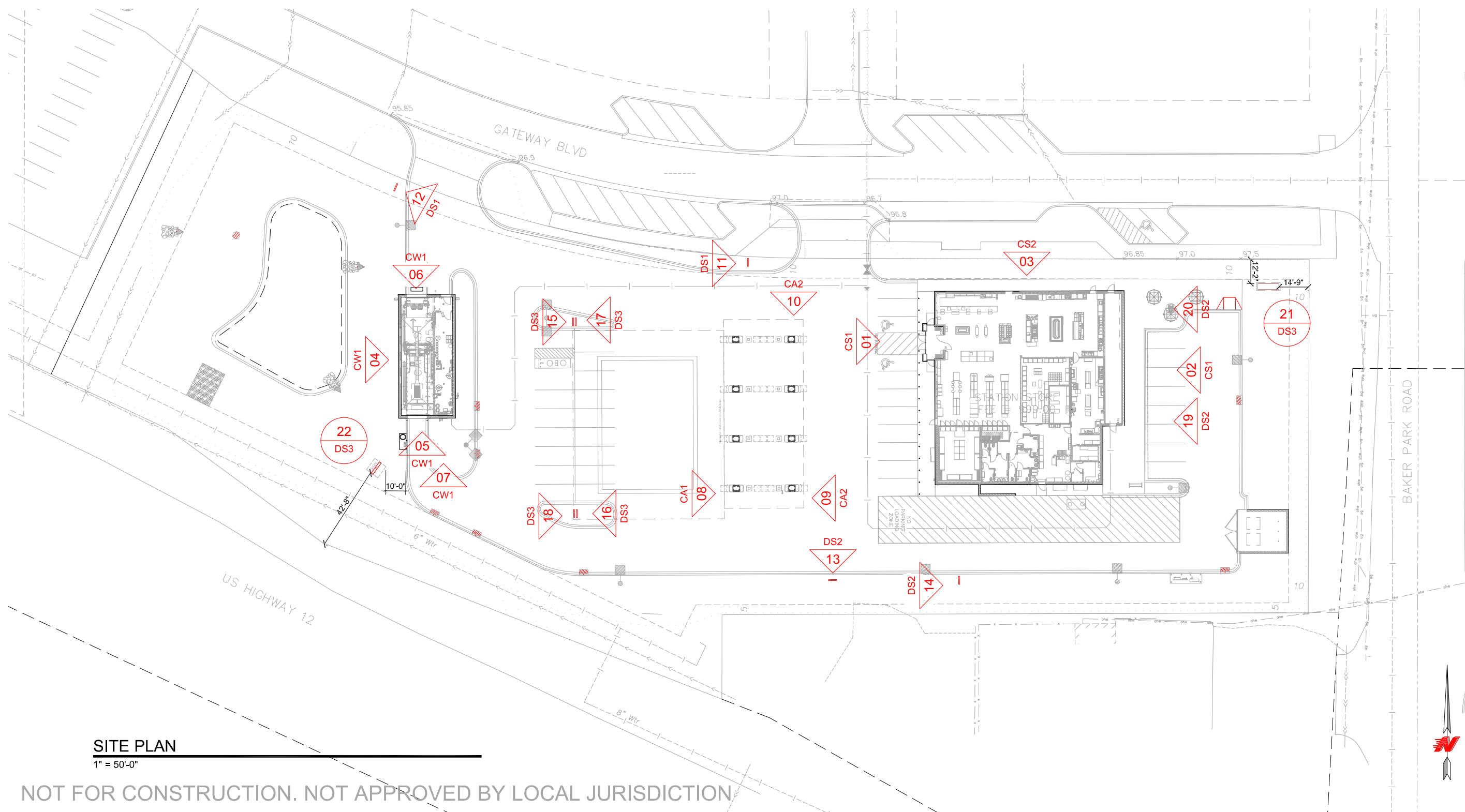
US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION
	2024 12/17	BKGD UPDATE
	2025 01/15	BKGD UPDATE
DRAWN BY	MMK	
SCALE	MULTIPLE	
PROJ. NO.	0004	
DATE		
SHEET	170	

PROPOSED SIGNS:

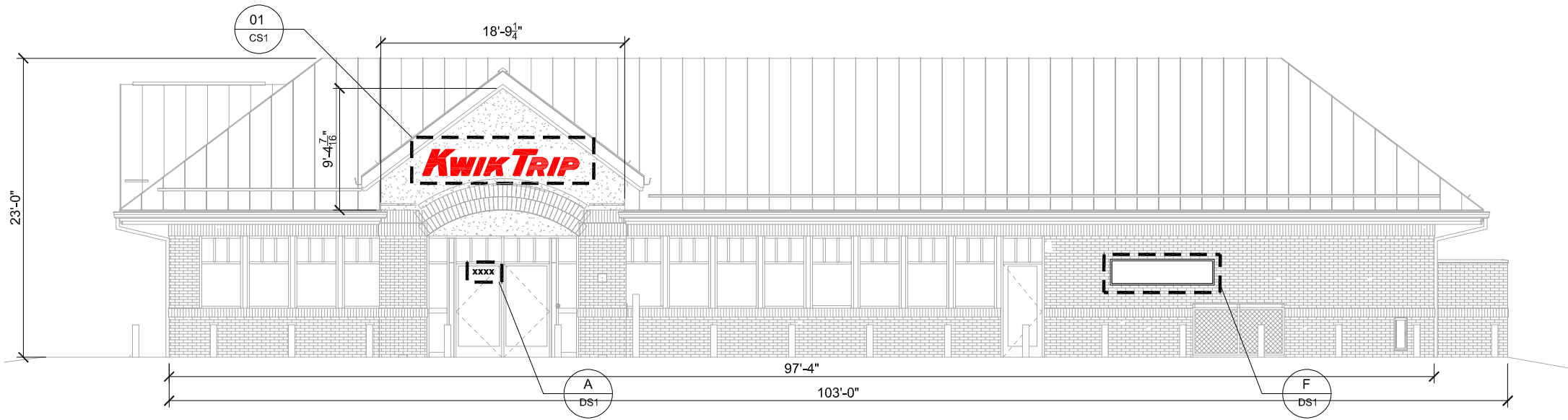
#01 24" LED KWIK TRIP BUILDING LETTERS
#02 24" LED KWIK TRIP BUILDING LETTERS
#03 24" LED KWIK TRIP BUILDING LETTERS
#04 24" LED CARWASH BUILDING LETTERS
#05 CARWASH ENTER
#06 CARWASH EXIT
#07 CARWASH INFORMATIONAL SIGN
#08 24" LED KWIK TRIP CANOPY LETTERS
#09 24" LED KWIK TRIP CANOPY LETTERS
#10 24" LED KWIK TRIP CANOPY LETTERS
#11 DRIVEWAY DIRECTIONAL
#12 DRIVEWAY DIRECTIONAL
#13 DRIVEWAY DIRECTIONAL

#14 DRIVEWAY DIRECTIONAL
#15 - # 18 2-HOUR PARKING SIGN
#19 EMPLOYEE PARKING SIGN
#20 EMPLOYEE PARKING SIGN
#21 FREESTANDING MONUMENT SIGN
#22 FREESTANDING PYLON SIGN



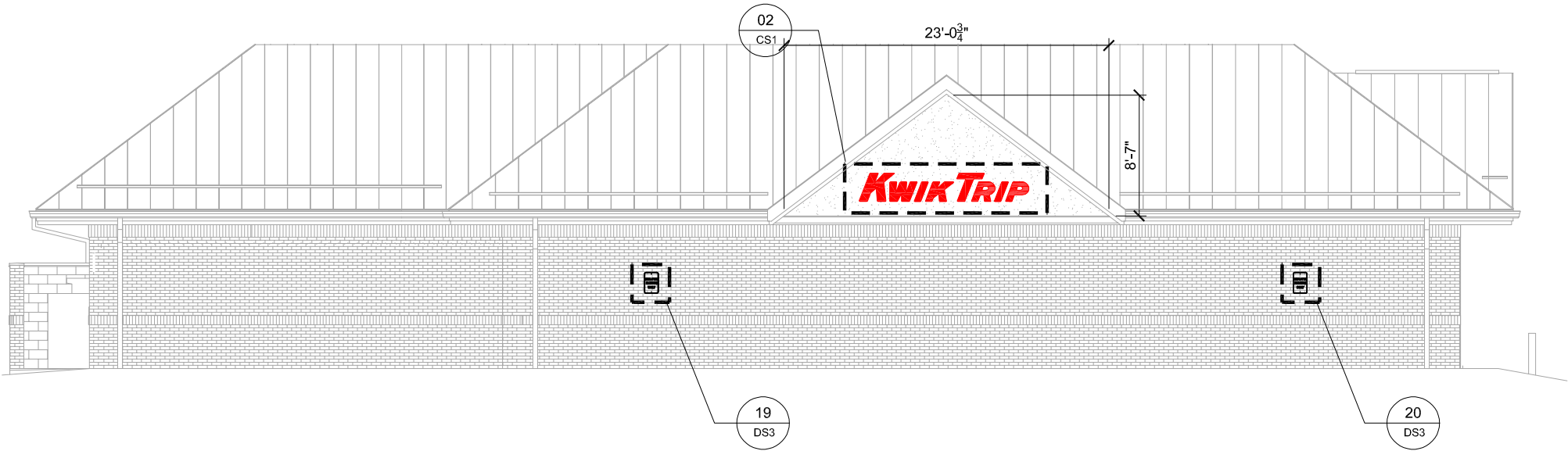
SITE PLAN
1" = 50'-0"

NOT FOR CONSTRUCTION. NOT APPROVED BY LOCAL JURISDICTION.



STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #01 & #02

SCALE: 1/2" = 1'-0"

Section 11, Item C.

**Kwik
Trip**

**Kwik
Star**

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LA CROSSE, WI 54602-2107
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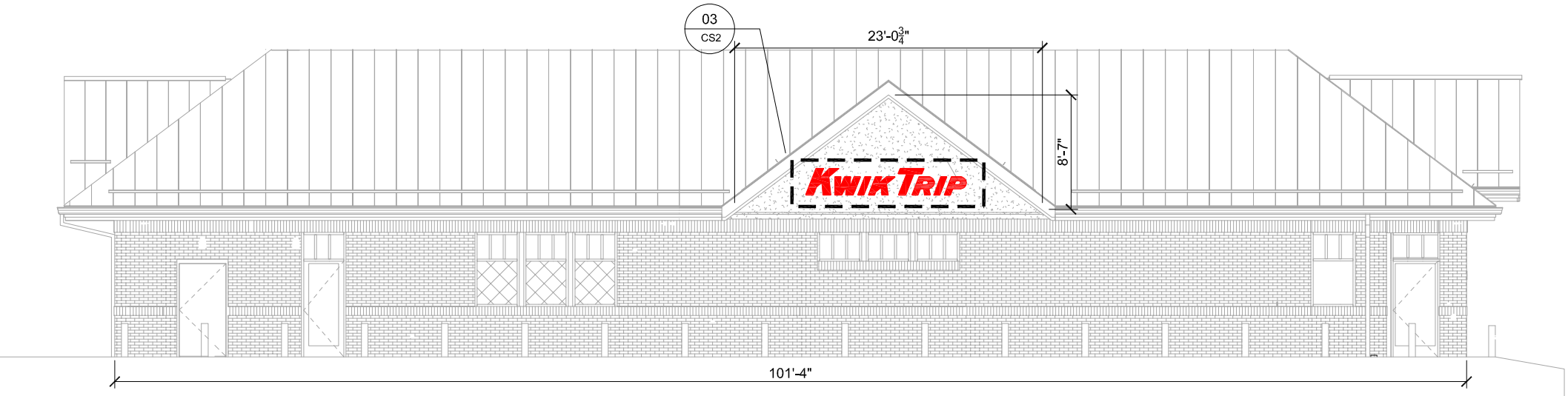
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

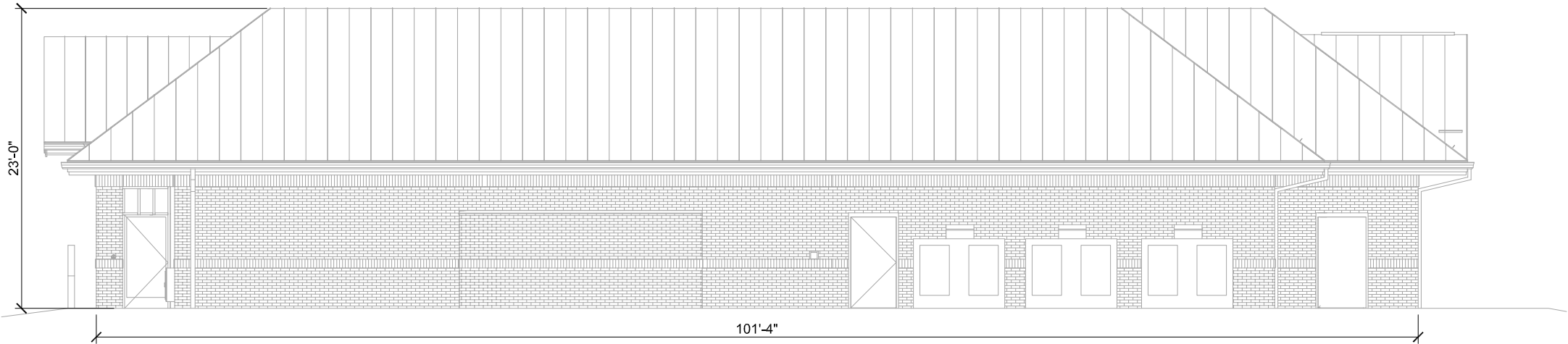
#	DATE	DESCRIPTION
1	2024 12/17	BKGD UPDATE

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0004
DATE	
SHEET	171



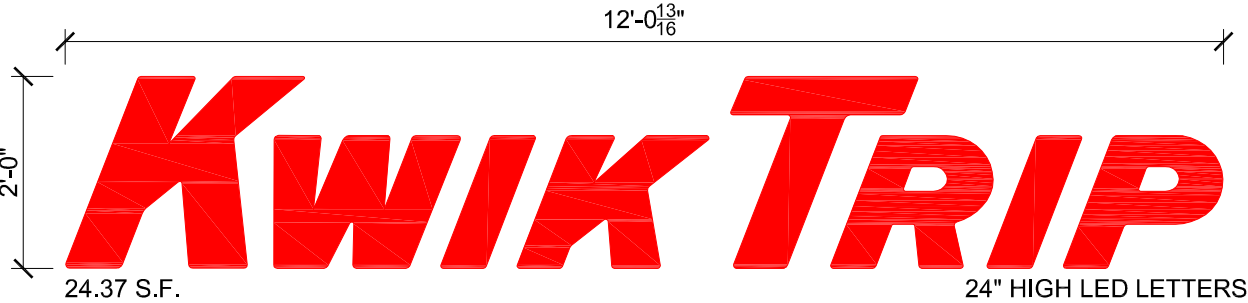
STORE ELEVATION

SCALE: 3/32" = 1'-0"



STORE ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #03

SCALE: 1/2" = 1'-0"

Section 11, Item C.

**Kwik
Trip**

**Kwik
Star**

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LA CROSSE, WI 54602-2107
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FAX (608) 781-8960

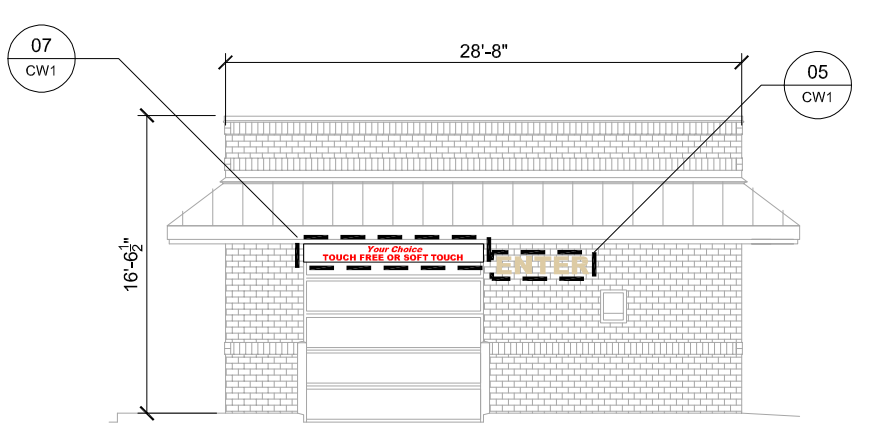
CONVENIENCE STORE SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION
1	2024 12/17	BKGD UPDATE

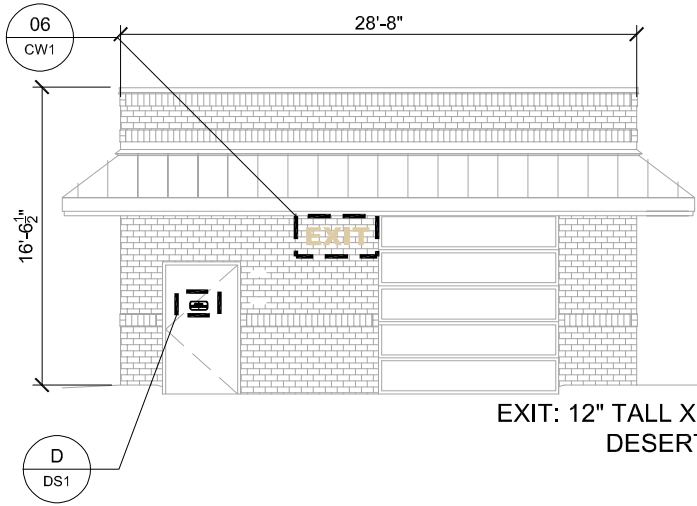
DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0004
DATE	
SHEET	172



ENTER: 12" TALL X 48" LONG
DESERT SAND (TAN) LETTERS

ENTER ELEVATION

SCALE: 3/32" = 1'-0"



EXIT: 12" TALL X 36" LONG
DESERT SAND (TAN) LETTERS

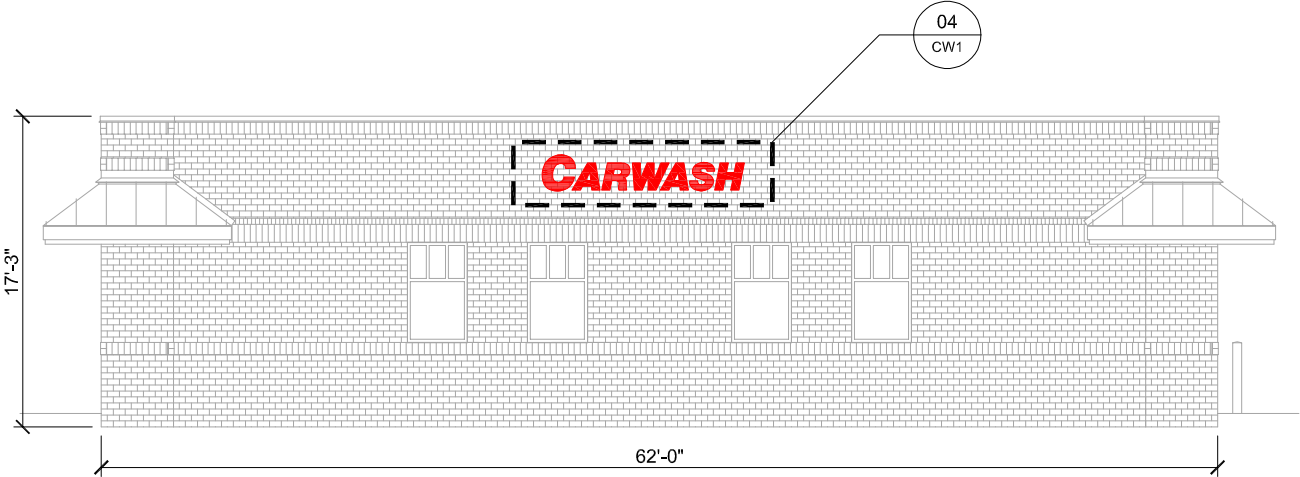
EXIT ELEVATION

SCALE: 3/32" = 1'-0"



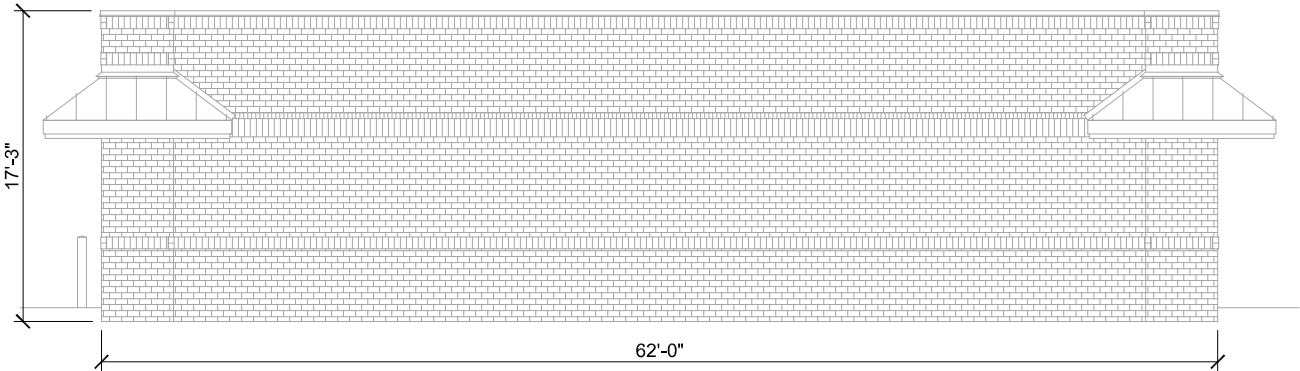
LOGO DETAIL - SIGN #04

SCALE: 1/2" = 1'-0"



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



SIDE ELEVATION

SCALE: 3/32" = 1'-0"



NON-LIT INFORMATIONAL SIGN
RED VINYL ON WHITE ALUMINUM
1'-0"H X 10'-0"W = 10.0 SQ FT

INFORMATIONAL SIGN #07

SCALE: 1/2" = 1'-0"

Section 11, Item C.

**KWIK
TRIP**

**KWIK
STAR**

KWIK TRIP, Inc.
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LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

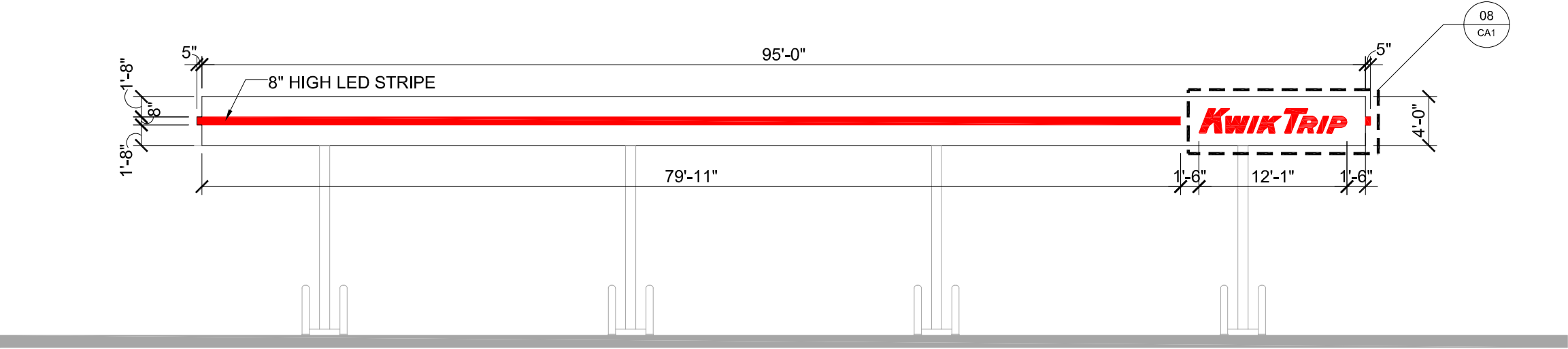
CARWASH SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

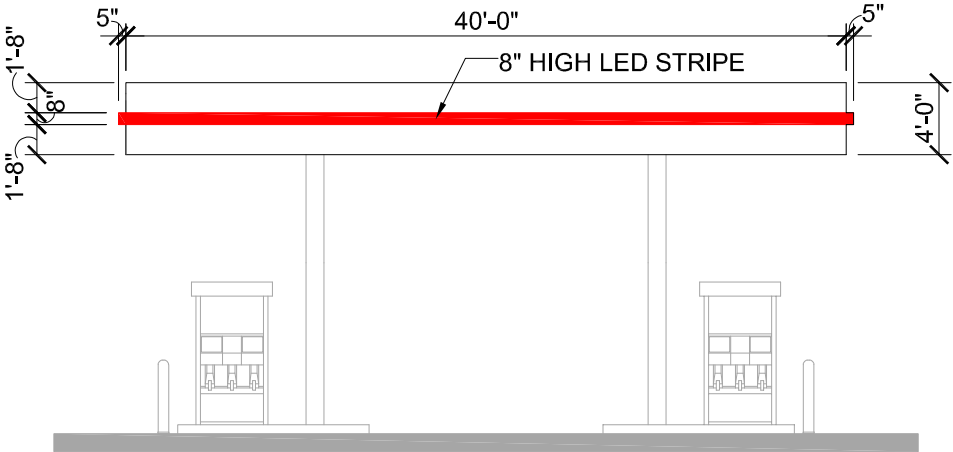
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0004
DATE	
SHEET	173



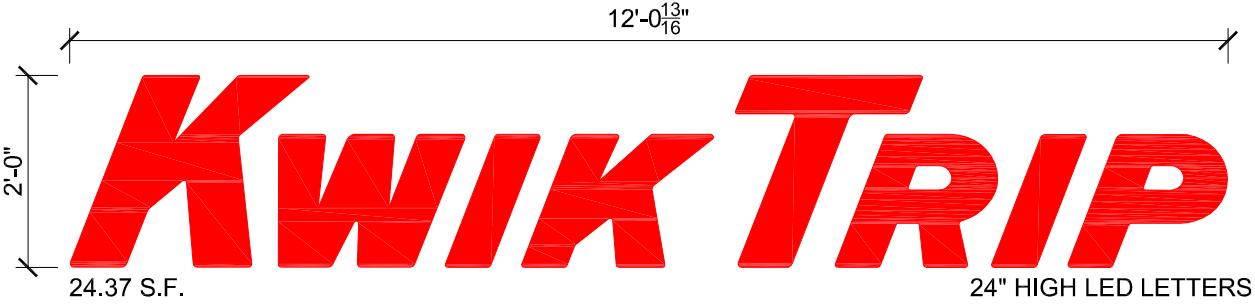
CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGN #08

SCALE: 1/2" = 1'-0"

Section 11, Item C.

KWIK TRIP, Inc.
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CANOPY SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION

DRAWN BY

SCALE

PROJ. NO.

DATE

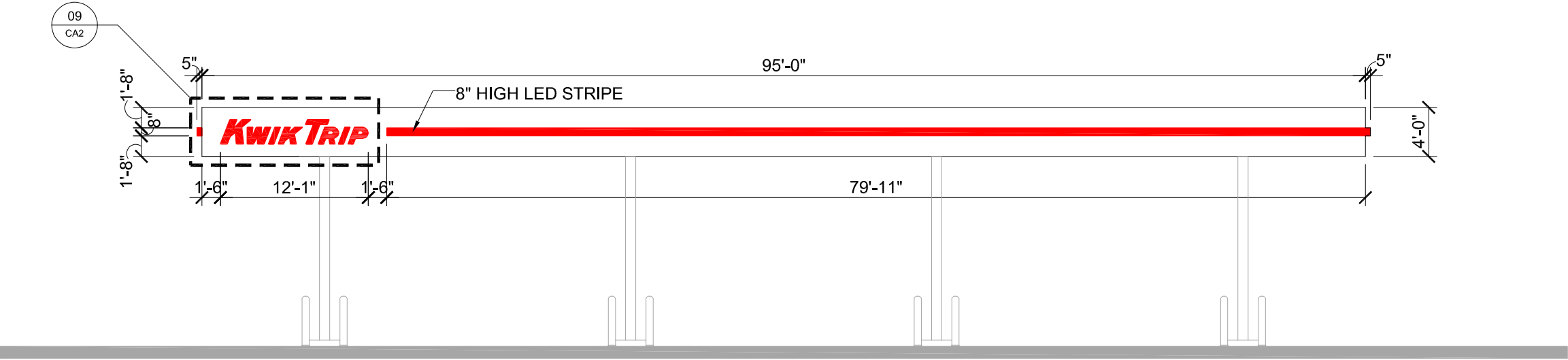
SHEET

KMK

MULTIPLE

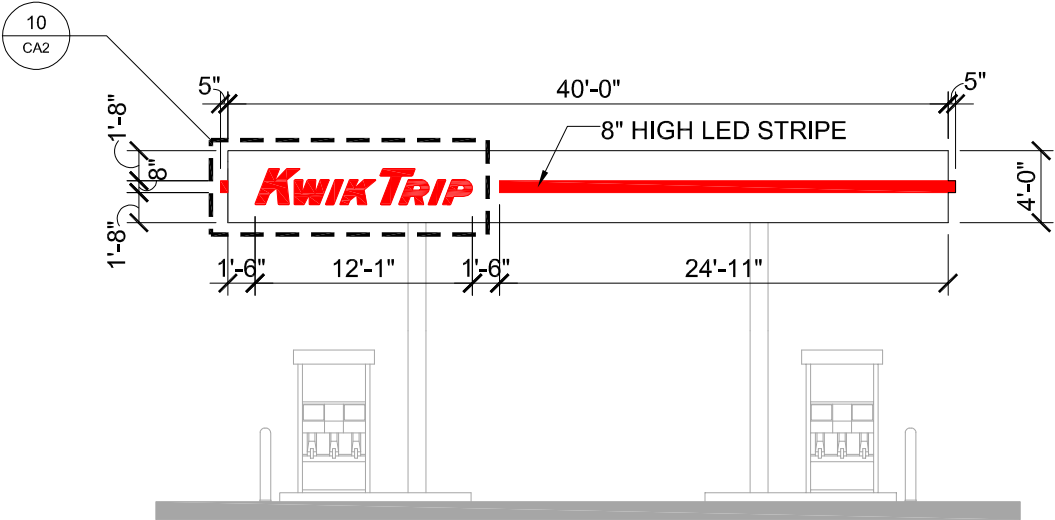
0004

174



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



CANOPY ELEVATION

SCALE: 3/32" = 1'-0"



LOGO DETAIL - SIGNS #09 & #10

SCALE: 1/2" = 1'-0"

Section 11, Item C.

**Kwik
Trip**

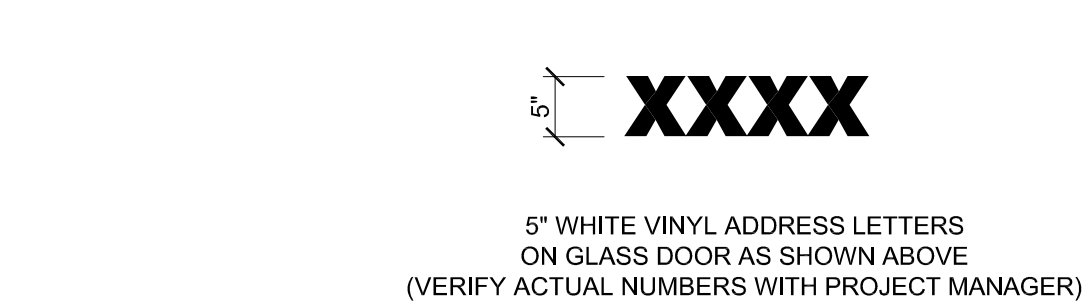
**Kwik
Star**

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LA CROSSE, WI 54602-2107
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CANOPY SIGNAGE
CONVENIENCE STORE #1775
WITH DETACHED CARWASH
US HWY 12 & CO RD 29
MAPLE PLAIN, MN

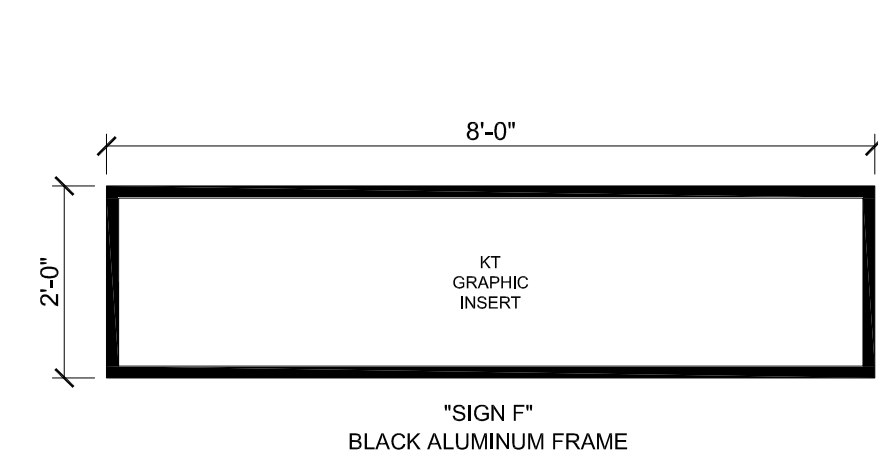
#	DATE	DESCRIPTION

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0004
DATE	
SHEET	175



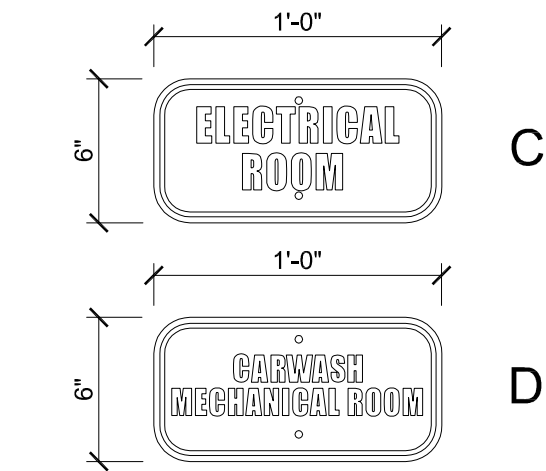
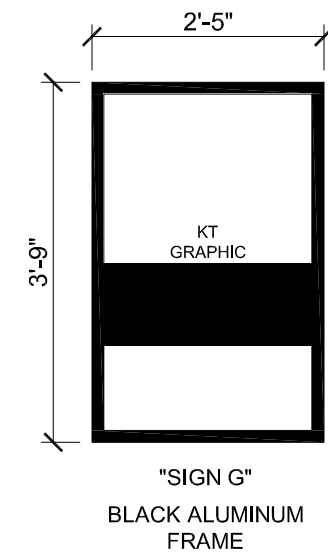
ADDRESS SIGN A

SCALE: 3/4" = 1'-0"



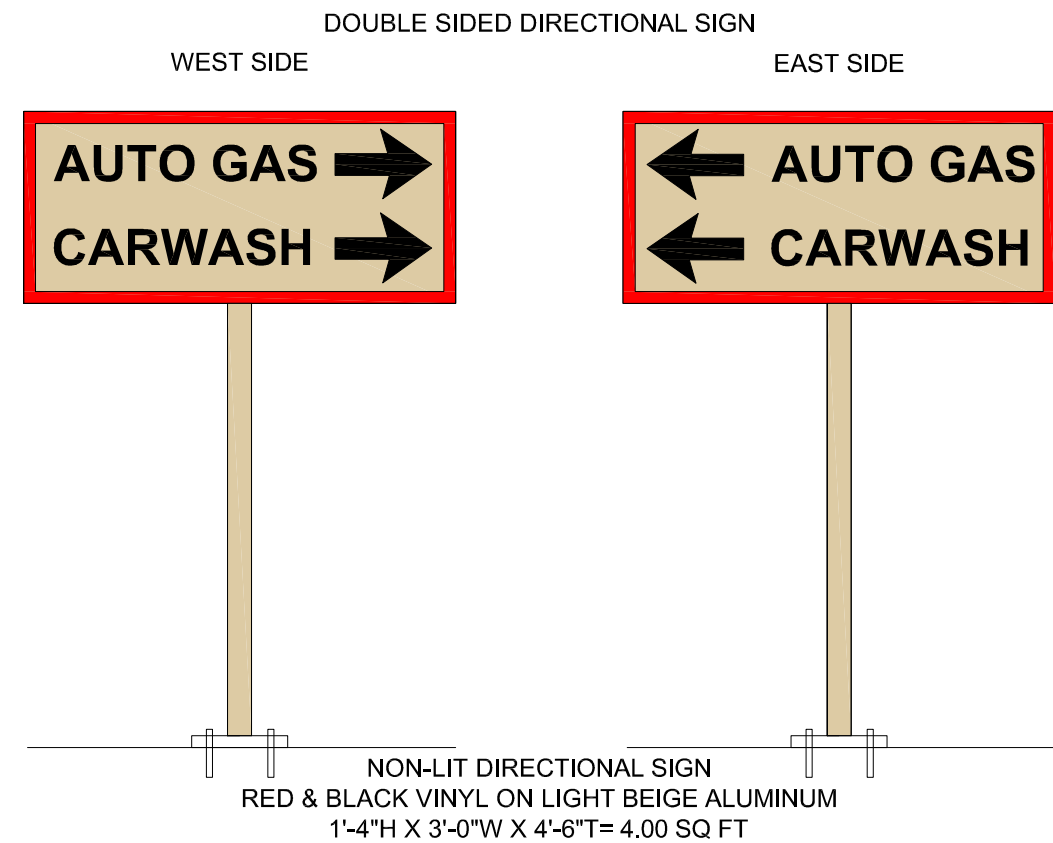
INFORMATIONAL SIGNS F & G

SCALE: 1/2" = 1'-0"



INFORMATIONAL SIGNS C & D

SCALE: 1 1/2" = 1'-0"



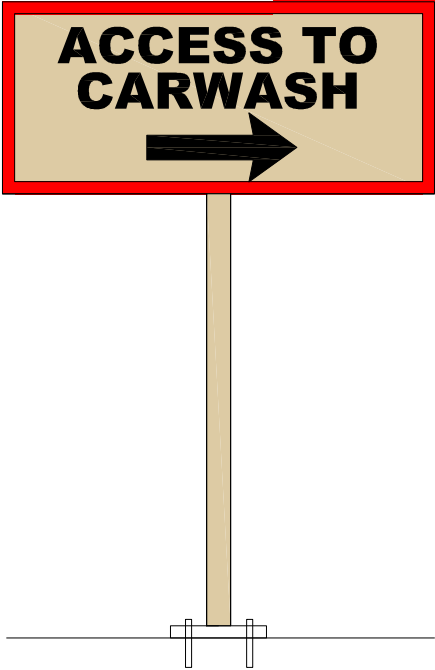
DIRECTIONAL SIGNS #11 & #12

SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS
<p><i>ROOM SIGNS</i> <i>Qty: 3 total (different copy on each)</i> <i>Size: per art</i> <i>Material: white sign blank</i> <i>Finish: cut vinyl</i></p> <p><i>Install along with various signs for same site, crew to give to KT trim guys to install.</i></p>

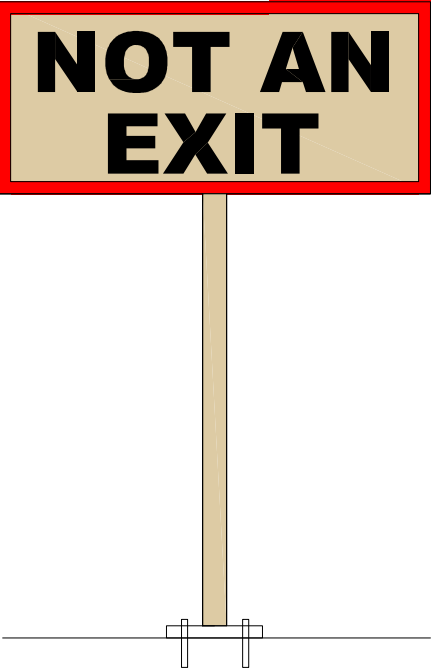
<div>Section 11, Item C.</div> <div></div>		
<div></div>		
<div>KWIK TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LA CROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960</div>		
<div></div>		
<div></div>		
<div>DIRECTIONAL SIGNAGE</div>	<div>CONVENIENCE STORE #1775 WITH DETACHED CARWASH</div> <div>US HWY 12 & CO RD 29 MAPLE PLAIN, MN</div>	
<div>#</div>	<div>DATE</div>	<div>DESCRIPTION</div>
<div></div>	<div></div>	<div></div>
<div></div>	<div></div>	<div></div>
<div></div>	<div></div>	<div></div>
<div></div>	<div></div>	<div></div>
<div></div>	<div></div>	<div></div>
<div></div>	<div></div>	<div></div>
<div>DRAWN BY</div>	<div>KMK</div>	
<div>SCALE</div>	<div>MULTIPLE</div>	
<div>PROJ. NO.</div>	<div>0004</div>	
<div>DATE</div>	<div></div>	
<div>SHEET</div>	<div>176</div>	

SINGLE SIDED DIRECTIONAL SIGN
NORTH SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-4"H X 3'-0"W X 4'-6"T= 4.00 SQ FT

SINGLE SIDED DIRECTIONAL SIGN
WEST SIDE



NON-LIT DIRECTIONAL SIGN
RED & BLACK VINYL ON LIGHT BEIGE ALUMINUM
1'-4"H X 3'-0"W X 4'-6"T= 4.00 SQ FT

DIRECTIONAL SIGN #13

SCALE: 3/4" = 1'-0"

DIRECTIONAL SIGN #14

SCALE: 3/4" = 1'-0"

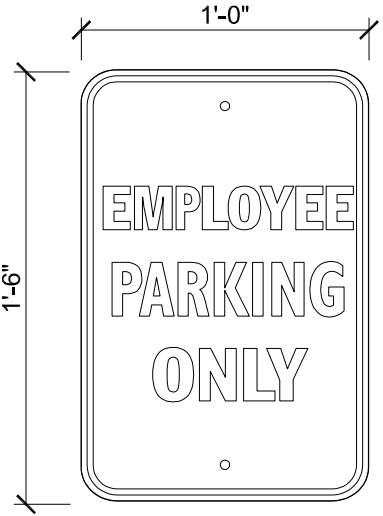
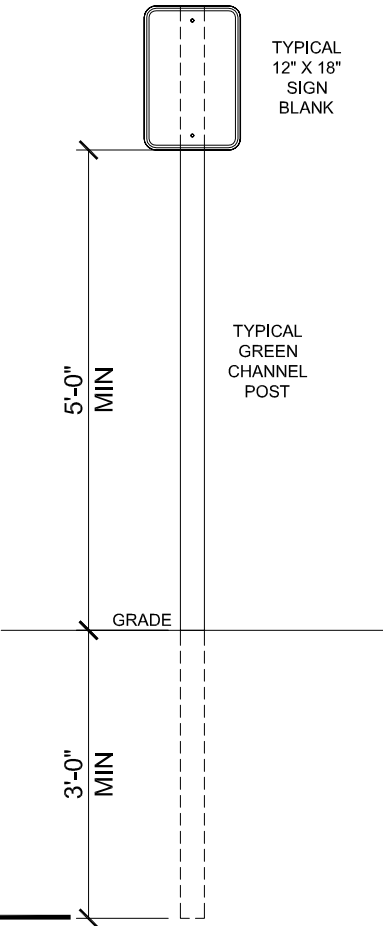
SINGLE SIDED SIGN



12" X 18" ALUMINUM SIGN
QTY: 4

2 HOUR PARKING SIGNS #15 - # 18

SCALE: 1/2" = 1'-0"



EMPLOYEE PARKING SIGNS #19 & #20

SCALE: 3/4" = 1'-0"

GENERAL SPECIFICATIONS

18"x12" ALUMINUM SIGN
Qty: 2
Size: 18"x12"
Material: Standard white blank
Finish: cut vinyl graphics
Pole Size:
Pole Material:
Pole Finish:
Install:
HAGL:
OAH:

Section 11, Item C.

**KWIK
TRIP**

**KWIK
STAR**

KWIK TRIP, Inc.
P.O. BOX 2107
1626 OAK STREET
LA CROSSE, WI 54602-2107
PH. (608) 781-8988
FAX (608) 781-8960

DIRECTIONAL SIGNAGE

CONVENIENCE STORE #1775
WITH DETACHED CARWASH

US HWY 12 & CO RD 29
MAPLE PLAIN, MN

#	DATE	DESCRIPTION

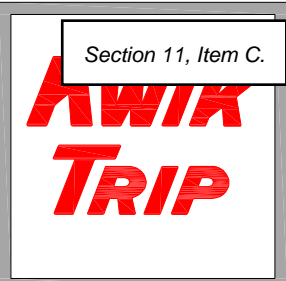

DRAWN BY	KMK
SCALE	MULTIPLE
PROJ. NO.	0004
DATE	
SHEET	177

#21 KWIK TRIP FREESTANDING MONUMENT SIGN

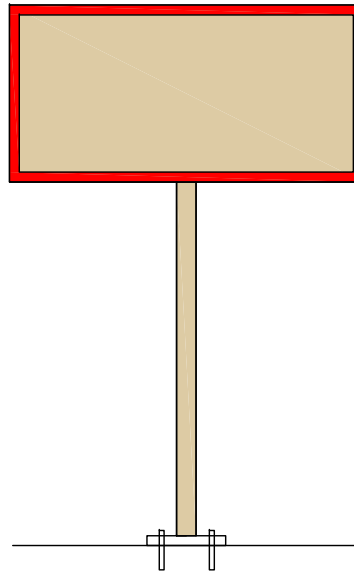
SEE ATTACHED ARTWORK

#22 KWIK TRIP FREESTANDING PYLON SIGN

SEE ATTACHED ARTWORK

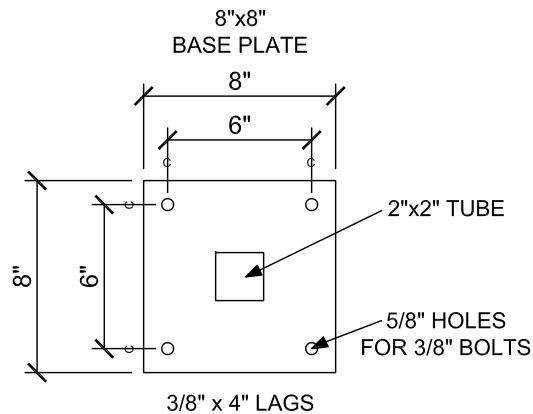
<div>Section 11, Item C.</div> <div></div> <div></div> <div><div>KWIK TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LA CROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960</div><div></div><div></div></div>		
<div>DIRECTIONAL SIGNAGE</div> <div>CONVENIENCE STORE #1775 WITH DETACHED CARWASH</div> <div>US HWY 12 & CO RD 29 MAPLE PLAIN, MN</div>		
#	DATE	DESCRIPTION
<div>DRAWN BY</div> <div>SCALE</div> <div>PROJ. NO.</div> <div>DATE</div> <div>SHEET</div> <div><div>KMK</div><div>MULTIPLE</div><div>0004</div><div>178</div></div>		

SINGLE SIDED NON-LIT DIRECTIONAL SIGN



DIRECTIONAL SIGN EXAMPLE

SCALE: NTS



NOTES:

- Sign vendor to anchor sign/s to concrete pad
- Sign vendor to anchor signs with (4) 3/8" x 4" lags & shield anchors. Use stainless steel hardware
- Stainless steel flat washers may be used under base plate as needed to shim sign to be plumb
- Concrete Pad installed by others (Kwik Trip/Kwik Star Concrete Vendor)
 - Concrete Pad to be 5"x 36"x 36"
 - Center of footing to be installed 48" from face of curb



DIRECTIONAL SIGN BASE PLATE

SCALE: 1 1/2" = 1'-0"

		<p>KWIK TRIP, Inc. P.O. BOX 2107 1626 OAK STREET LA CROSSE, WI 54602-2107 PH. (608) 781-8988 FAX (608) 781-8960</p>	<p>PROJECT: Store- All Stores Date - 08/31/2023</p> <p>DESCRIPTION: All Directional signs will have a single post per the detail above</p>	<p>SCB #1</p> <p>179</p>
--	--	---	--	--------------------------



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Client
Kwik Trip
Maple Plain, MN
Project
A - Monument

Consultant Design Art
Carlee Strong Danielle Hadley

Monument Sign Specifications
-Aluminum construction w/ LED illuminated Kwik Trip faces, products & 8" pricers
-New Dak EMC 90 x 180 - 8mm RGB

Sign Area
75 Sqft

- Color Key**
- 1 ■ Black S/G
 - 2 ■ PPG NA 208400 S/G
 - 3 ■ PPG NA 209420 Brown S/G
 - 4 ■ Cardinal Red (3630-53)
 - 5 ■ Black (3630-22)
 - 6 ■ Yellow (3630-015)

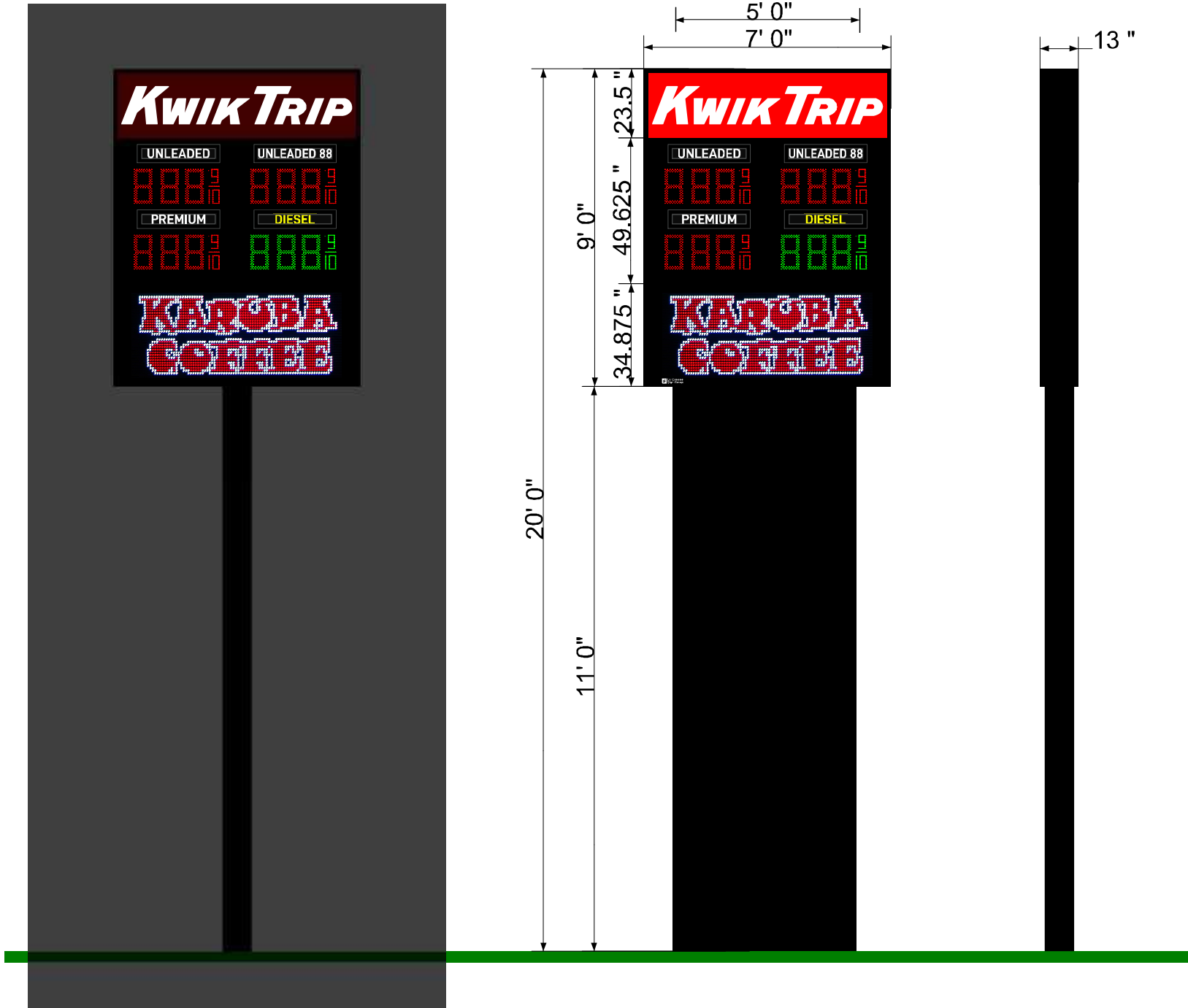
Job Number
126985 A
Creation Date
10/9/2024
Revision Date **Revision Number**

File Path
1 - Kwik Trip\Maple Plain, MN 1775\126985\Artwork
for KT1775 Maple Plain\Design\1775 M
126985 A Monument

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.

*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.



Section 11, Item C.

Sign Group
lacrossesign.com

1450 Oak Forest Drive Onalaska, WI 54650 608-781-1450
2242 Mustang Way Madison, WI 53718 608-222-5353
2502 Melby Street Eau Claire, WI 54703 715-835-6189

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Client

Project

Consultant Kelly Voegelé Design Art Danielle Hadley

Pylon Sign Specifications

- Fabricated Aluminum KT Cabinet w/ White LED Lighting
- KT Faces Have Opaque Background w/ Illuminated Copy
- Fuel Products Have Opaque Background w/ Illuminated Copy & 12" Pricers
- EMC 90 x 225 8mm 2'5" x 6'0" active / 2'11" x 6'3" cabinet = 14.5 sq.ft.

- Area**
- KT Area 13.71 sqft
 - Price Area 28.95 sqft
 - EMC Area 14.5 sqft
 - Total 63 sqft
- Color Key**

- 1 Black S/G
- 2 PMS 186c Red
- 3 White Flex
- 4 White Lexan
- 5 Black (3630-22)
- 6 Yellow (3630-015)

Job Number
125435-1 B

Creation Date
5/20/2024

Revision Date **Revision Number**
6/13/2024 1

File Path

Approved by: _____ Date: _____ Landlord: _____ Date: _____

*Colors on sketch are only a representation, actual color of finished product may differ from this sketch.
*To make the best use of standard sized materials and control costs the size of the finished product may vary slightly.

RESOLUTION NO. 2025-0324-04

A RESOLUTION APPROVING THE REQUEST BY KWIK TRIP, INC. FOR SITE PLAN REVIEW, CONDITIONAL USE PERMIT, PRELIMINARY AND FINAL PLAT TO ALLOW A NEW CONVENIENCE STORE, FUEL STATION AND CAR WASH ON THE PROPERTY IDENTIFIED AS PID No. 25-118-24-11-0040

WHEREAS, the City of Maple Plain (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and convenience

WHEREAS, Kwik Trip, Inc. (the “Applicant”) submitted an application seeking site plan review, a conditional use permit, preliminary and final plat for the property identified as PID No. 25-118-24-11-0040 (the “Property”); and

WHEREAS, the Property is zoned Mixed Use – Gateway (MU-G); and

WHEREAS, the Property is legally described as:

Outlot A, The Gateway of Maple Plain; and

WHEREAS the requested site plan review, conditional use permit, preliminary plat and final plat meet all requirements, standards and specifications of the City of Maple Plain zoning and subdivisions ordinances for property zoned Mixed-use Gateway; and

WHEREAS the Planning Commission held a public hearing on March 6th 2025 to review the application, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA, that it should and hereby does approve the application by Kwik Trip, Inc. for site plan review, a conditional use permit, preliminary and final plat per the City’s zoning and subdivision regulations with the following conditions:

1. The proposed site plan, conditional use permit, preliminary and final plat meets applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance.
2. City Council approval is subject to the following:
 - a. The Applicant shall revise the plans as necessary to accommodate all known or additional comments made by the City, including Fire Department comments, Engineering comments, Planning Commission, and staff comments.
 - b. The applicant shall receive all applicable approvals from all outside agencies with authority over this site including:
 - MCWD
 - MNDOT
 - Hennepin County
 - c. The applicant shall pay applicable park dedication fees in accordance with the city's fee schedule.
 - d. The applicant shall provide the city with a copy of the final plat.
3. The approval of the development and sign plan shall be in accordance with the approved plans. Any changes, expansions or alterations to the building, site and signage shall require the review and approval of the City.
4. The final plat shall be recorded with Hennepin County within 180 days of City Council approval.
5. The Applicant shall pay for all costs associated with the City's review of the site plan review, conditional use permit, preliminary and final plat.

This resolution was adopted by the city council of the City of Maple Plain on this 24th day of March 2025, by a vote of ____ayes and ____nays.

Julie Mass-Kusske, Mayor

ATTEST:

Jacob Kolander, City Administrator



Executive Summary

City Council Business Meeting

AGENDA ITEM: Purchase Agreement with Northshore Development
PREPARED BY: Jacob Kolander, City Administrator
RECOMMENDED ACTION: Approval of Purchase Agreement

Please see the City Planner’s report attached.



Downtown Redevelopment Project – Purchase Agreement Consideration

March 24, 2025

City Council

DISCUSSION:

For the past 6 months, the City has been working with several different development groups relating to the redevelopment of the downtown properties. As has previously been noted, the owner of the 5210 Main Street property had an open purchase agreement (until last week) with the development group that the City had cancelled our agreement with last fall. The City has had recent discussions relating to the purchase of this property and is in the process of reviewing possible purchase scenarios with the owner's representative.

North Shore Development Partners LLC is interested in developing the vacant block south of Highway 12, north of Main Street, west of Budd Ave. and east of Maple Street. North Shore Development Partners LLC would like the City to consider entering into a purchase agreement for the acquisition and development of the City's downtown properties. North Shore recently developed the Staxs of Long Lake which is a mixed unit type downtown development (<https://www.thestaxoflonglake.com/>).

The City has met with the development group on several occasions and has reviewed and provided comments and feedback relating to their concept plans. The developer has prepared several concept site plans based on discussions with staff. Along with the site plan concepts, the developer has submitted a high-level development cost estimate. The City has reviewed project and estimated development costs with the City's TIF consultant. The City has also engaged the City Attorney to prepare a draft preliminary purchase agreement for consideration by the EDA and City Council.

The proposed redevelopment would include the following:

- Would commence in late summer/fall of 2025.
- 70-unit market rate apartment building (breakdown of proposed units is indicated on concept plan but would be finalized based on further market study).
- Underground enclosed parking along with on-street parking (on-street parking and associated street scape and sidewalks to be designed and developed by City.
- Four story building.
- Site plan provides for the possibility of a standalone or integrated City Hall building.
- Site plan provides for the possibility of a standalone retail/office building at the corner of Maple and Highway 12.

The City has worked with the developer to negotiate the relevant deal points for the redevelopment. The following deal points are based on the construction of a 70-unit multi-family building. The proposed building would have an estimated taxable market value of approximately \$15,000,000-\$20,000,000M.

<i>Land Purchase Price:</i>	\$100,000 (includes parcel acquired from MNDOT)
<i>TIF:</i>	70% of TIF generated for 26 years – estimated to be approximately \$2,300,000 million (PV Net TIF).
<i>Fees Paid by Developer:</i>	\$668,500 paid to the City at the time of Final Plat (see fee table estimate).
<i>Storm Water:</i>	City will provide a “Regional Stormwater” Connection to the property that will accommodate the stormwater generated from the proposed redevelopment. Redeveloper shall be responsible for designing and maintaining storm water management system to the satisfaction of the City and Pioneer Lake Sarah Watershed Management Commission to convey the water to the City’s connection. Redeveloper’s engineer shall coordinate the design of the storm water management system with City’s engineer.
<i>Public Improvements:</i>	<p>The City will install certain public improvements to serve, among other properties, the Development Property. The City will consider the financing of all or a portion of the public infrastructure costs through the issuance of general obligation bonds. Bonds will need to be repaid from tax increments and/or special assessments from the project, with possible consideration of ad valorem taxes based on broader public benefits that may be achieved by the project. The Developer will agree to pay an assessment (~30% of total redevelopment costs) for public infrastructure costs, subject to confirmation of the scope of the work to be completed. Timing of the public improvements will be coordinated with the Developer’s improvements so that they do not delay the opening of the project. Public improvements to serve the Development Property include but are not limited to:</p>

- Streets (concrete curb and gutter, granular sub-base, gravel base and bituminous pavement)
- Street lighting
- Landscaping
- Sidewalks and trails
- Public utilities (water main, sanitary sewer and storm sewer)
- Storm water ponds and drainage associated with the public streets, right of way improvements and site development (regional stormwater pond)

<i>Site Improvements:</i>	Developer shall construct, at its costs, all Site Improvements according to City approved plans in accordance with City's ordinary and customary requirements:
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- Sanitary sewer
- Water mains and stubs
- Storm water and storm sewer conveyance system to City connection
- Landscaping
- Pedestrian improvements
- Grading and import/export of soil

The purchase agreement has been drafted to incorporate the deal points noted as well as to provide the developer with a due diligence period. The City has included an initial term of 120 days from the date of approval following the deposit of a \$5,000 escrow. The term can be extended twice for 90 days based on the developer meeting certain performance criteria/submittals (spelled out in Paragraph 5 of PA). Each extension requires an additional deposit of \$5,000.

- Phase 1: \$5,000 deposit and 120 due diligence period.
 - Deliverables:
 - Written notice is provided to the City.
 - City must be provided with the Study that shows that the Project is financially feasible.
Financing Commitment and any information on equity investments is provided to the City evincing that the Project is fully funded.
- Phase 2: \$5,000 deposit and 90 extension period.
 - Deliverables:
 - A complete application must be made to the City for the Minimum Improvements.
- Phase 3: \$5,000 deposit and 90 extension period.
 - Deliverables:
 - Close on property.

The City’s engineer has previously prepared construction costs relating to the redevelopment of the Main and Maple streets and utilities. The estimated cost of the public improvements is \$2,000,000 (this amount includes approximately \$425,000 for stormwater/regional stormwater). The City has previously considered the potential debt service associated with the public improvements (it was assumed that a portion of the project would be assessable to other benefiting properties along Main and Maple). Based on previous review of the TIF analysis associated with a redevelopment project, it is anticipated that the TIF proceeds (approximately 30% of the total TIF generated by the redevelopment) would be used to pay for the City’s share of the debt service without increasing the corresponding debt levy of the City.

PROCESS/RECOMMENDATION:

The EDA recommended approval of the purchase agreement to the City Council with the terms provided. The Purchase Agreement would provide the developer with the exclusive right to purchase the property subject to receiving all applicable approvals required by the City and the City establishing and approving a tax increment financing district and applicable agreements. Should the City Council approve the Purchase Agreement, the following next steps would be necessary:

- Developer to initiate market study (1-2 months)

- Developer to secure verification of financing (2-3 months)
- City to confirm Phase II Environmental scope and updated proposal (2-4 weeks)
- City to develop TIF calendar and identify key events for creation of TIF and planning events (2-4 weeks)
- City to obtain scope and key timing for feasibility study for public improvements to Main and Maple.
 - It is currently anticipated that the feasibility study would commence at the same time that the developer initiates preparation of plans and specs. The City would target construction of the improvements in Spring 2026 to be completed at same time as project completion in late summer/fall of 2026.
- City to consider if City Hall should be integrated into the proposed project
 - Developer is open to including/allocating space for City Hall. The terms of any City Hall agreement would need to be negotiated.

Once the developer completes the items noted above, they will report back to the City whether or not they intend to proceed with the project. Upon notification that the developer is going to proceed, the City will consider initiating the Phase II Environmental investigation and Response Action Plan (estimated cost of the Phase II Environmental is \$15-20K). At the same time, the developer will initiate the preparation of plans for the purpose of commencing the entitlement process. It is anticipated that the developer will require 12-16 weeks to prepare the requisite plans for submittal to the City along with the land use applications.

CITY COUNCIL ACTION:

The City Council is being asked to consider approval of the Purchase Agreement presented. City Council approval would be subject to the final review of the agreement by the City Attorney and any non-material minor amendments. Please note that the purchase agreement would allow the developer to complete their due diligence, prepare plans and seek applicable entitlement approvals through the City's processes. The approval of the purchase agreement does not represent any approval of the concept site plan, building or TIF approvals by the City Council.

Attachments: Concept Site Plan
Draft Purchase Agreement (with deal terms)

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (“**Agreement**”) is entered into this ____ day of _____, 20____ (“**Effective Date**”) by and between the City of Maple Plain, a Minnesota municipal corporation, (“**City**”) and North Shore Development Partners, LLC, a Minnesota limited liability company (“**Redeveloper**”; City and Redeveloper collectively “**Parties**” and sometimes individually “**Party**”).

WHEREAS, the City is the owner of certain property located in the City of Maple Plain, County of Hennepin, State of Minnesota and described on attached Exhibit A (“**Property**”); and

WHEREAS, the Redeveloper and City desire to enter into this Agreement for the sale of the Property from City to Redeveloper; and

WHEREAS, the Redeveloper intends to redevelop the Property with a 70-unit multi-family building with 100% of the units as market rate (the “**Minimum Improvements**” or “**Project**”), which Minimum Improvements sketch plan in attached hereto as Exhibit B; and

WHEREAS, the sale of the Property as contemplated herein is for fair market value and not a business subsidy under Minn. Stat. §116J.993.

NOW, THEREFORE, the Redeveloper and City agree as follows:

1. **SALE OF PROPERTY.** Redeveloper agrees to buy from City and City agrees to sell and convey to Redeveloper the Property, subject to the terms and conditions herein.
2. **PURCHASE PRICE.** The price for the Property shall be One Hundred Thousand and No/100 Dollars (\$100,000.00) (“**Purchase Price**”) as follows:
 - A. **Initial Deposit.** Buy shall deposit a sum of Five Thousand and No/100 Dollars (\$5,000.00) as an escrow cash deposit (“**Phase 1 Initial Deposit**”) with _____ (“**Escrow Agent**” or “**Title Company**”), within five (5) business days after the Effective Date.
 - B. **Extension Deposits.** As provided for in Section 5 below, the Redeveloper shall have the right, upon certain conditions being met, to extend the Feasibility Periods (defined herein), which conditions include, but are not limited to, making an additional cash deposit with the Escrow Agent in the amount of Five Thousand and No/100 Dollars (\$5,000.00) (each “**Extension Deposit**”; Phase 1 Initial Deposit and each Extension Deposit collectively “**Escrow Deposits**”), which Extension Deposit shall be made as provided for herein.
 - C. **Release of Escrow Deposits.** The Escrow Deposits shall be released as provided for herein.
 - D. **Use of Escrow Deposit.** At Closing (i) all Escrow Deposits shall be applied to the Purchase Price as a credit to the Redeveloper and (ii) Redeveloper shall pay the balance of the Purchase Price to City in immediately available funds.

3. **REAL ESTATE TAXES AND ASSESSMENTS.** At Closing, the real estate taxes which are due for the year of Closing shall be prorated between Redeveloper and City, based upon the Closing Date (defined herein). Any and all outstanding special assessments shall be paid by City at Closing. All real estate taxes and installments of special assessment due after the date of Closing shall be the responsibility of the Redeveloper. As of the Effective Date, there are no pending or levied special assessments or real estate taxes due and owing on the Property.

4. **SURVEY AND TITLE EXAMINATION.**
 - A. **Title Commitment.** Within five (5) business days following the Effective Date, Redeveloper shall order a title commitment for an Owner's Policy of Title Insurance ("**Title Commitment**") from the Title Company. The cost of the Title Commitment shall be paid by Redeveloper and the cost of any title insurance, if purchased by Redeveloper, shall be paid by Redeveloper.

 - B. **Survey; Platting.** Within Ten (10) business days following the receipt of the Title Commitment, the Redeveloper may order an ALTA survey for the Property (the "**Survey**"). Certification of the Survey shall also include the City. The cost of the Survey shall be paid by the Redeveloper.

 - C. **Redeveloper's Title Objections:** Within twenty (20) days following Redeveloper's receipt of the Title Commitment, Redeveloper shall provide City with written notice of any objections to matters disclosed on the Title Commitment ("**Title Objections**"). If Redeveloper has ordered a Survey within the timeframe described in Section 4.B. above, then the Title Objections shall be required from Redeveloper Twenty (20) days following Redeveloper's receipt of the Title Commitment and Survey. The Twenty (20) day period for City to provide Title Objections shall hereinafter be referred to as "**Title Review Period**". Any items noted on the Title Commitment or Survey to which Redeveloper does not provide the Title Objections during the Time Review Period will be deemed to be Permitted Exceptions (as defined in Section 9.B.). If Redeveloper provides Title Objections within the Title Review Period, then within ten (10) business days ("**City's Title Response Period**") City may notify Redeveloper in writing ("**City's Title Response Notice**") of the Title Objections which City agrees to satisfy on or prior to the Closing, at City's sole cost and expense, and of the Objections that City cannot or will not satisfy (If City does not provide a City's Title Response Notice then it shall be recognized and agreed that City will not satisfy the Title Objections). Notwithstanding the foregoing sentence, City will, in any event, be obligated to cure those Title Objections (i) that are monetary liens against the Property or (ii) are other encumbrances that have been voluntarily placed against the Property by City after the Title Objections are provided and that will not otherwise be satisfied on or before the Closing ((i) and (ii) collectively, the "**Required Removal Items**").

If City will not cure the Title Objections to Redeveloper's satisfaction, Redeveloper has Ten (10) business days following, the earlier of (i) receipt of the City's Title Response Notice or (ii) Ten (10) days after the City's Title Response Period if no City's Title Response Notice is provided to either (x) terminate this Agreement by giving written notice of termination to City and this Agreement will be terminated without any obligations surviving hereunder, except those expressly stated to survive early termination, with the Phase 1 Initial Deposit being returned to the Redeveloper, or (y) elect to proceed to Closing, in which case Redeveloper will be deemed to have waived such Title Objections and such Title Objections will become Permitted Exceptions.

5. **FEASIBILITY PERIOD.**

- A. **Property Documents.** Within ten (10) business days after the Effective Date, the City shall provide Redeveloper with any documents in its possession, including correspondence with any environmental agency, affecting the Property ("**Property Documents**").
- B. **Phase 1.** For a period ending 120 days after the Effective Date ("**Phase 1 Feasibility Period**"), Redeveloper shall have the right to inspect the Property Documents and enter upon the Property from time to time and, at Redeveloper's sole cost, expense, and risk, to examine and inspect the same ("**Inspections**"), subject to the following: (i) Redeveloper shall be allowed to invite consultants, engineers, and inspectors on to the Property and to conduct tests and examinations related to the Inspections with regard to the Property; (ii) Redeveloper shall, at Redeveloper's sole cost, promptly restore the Property to the same condition as before Redeveloper's entry for the Inspections; provided that Redeveloper shall not be responsible for any existing conditions or environmental remediation or response actions required as a result of existing conditions or such entry and Inspections; (iii) In the event that the Redeveloper does not promptly comply with (ii) above, the Redeveloper shall pay to the City, upon ten (10) days' notice to the Redeveloper, the cost to return the Property to its original condition; and (iv) Redeveloper shall indemnify, defend, and hold City, its elected officials, officers, employees, consultants, and agents harmless from and against any and all costs, liabilities, claims, liens encumbrances or causes of actions arising out of Redeveloper's actions on the Property, which indemnification shall survive the Closing or the termination of this Agreement ("**Inspections Conditions**"). In addition, Redeveloper may take measures to obtain all necessary governmental licenses, permits, and approvals to construct the Minimum Improvements ("**Approvals**"). Further, the Redeveloper shall conduct a market and feasibility study for the Project ("**Study**") and obtain a financing commitment for the Project ("**Financing Commitment**").

Redeveloper shall have before the expiration of the Phase 1 Feasibility Period to provide written notice to City that it does not desire, in its sole discretion, to proceed with the Closing and to terminate this Agreement. Upon receipt of said notice, this Agreement shall be terminated and the Escrow Deposits shall be returned to the Redeveloper and neither Party shall have any further rights or obligations hereunder. If Redeveloper fails to provide timely notice, the transaction shall proceed to Closing.

- C. **Phase 2.** In the event the Redeveloper desire to extend Phase 1 Feasibility Period the following must occur prior to the expiration of the Phase 1 Feasibility Period: (i) written notice is provided to the City; (ii) City must be provided with the Study that shows that the Project is financially feasible; (iii) the Financing Commitment and any information on equity investments is provided to the City evincing that the Project is fully funded; and (iv) an Extension Deposit is made (“**Phase 1 Extension Conditions**”). Upon the Phase 1 Extension Conditions occurring, for a period ending 90 days after the end of the Phase 1 Feasibility Period (“**Phase 2 Feasibility Period**”), the Redeveloper may continue to conduct the Inspections subject to the Inspections Conditions and obtain Approvals and the Initial Deposit shall become nonrefundable and the property of the City; provided, however, said deposit will be a credit against the Purchase Price at Closing. Redeveloper shall have before the expiration of the Phase 2 Feasibility Period to provide written reasonable objections to City regarding the physical and/or environmental condition of the Property (“**Condition Objection Notice**”). In the event that Redeveloper does not make a timely Condition Objection Notice, Redeveloper shall be deemed to have waived its right to object to the physical and environmental condition of the Property. In the event that Redeveloper provides a timely Condition Objection Notice, Redeveloper and City shall reasonably cooperate with each other for a period of ten (10) business days to work towards an agreement on any repairs or remediation efforts that have been requested by Redeveloper. Redeveloper shall have the right, exercisable in Redeveloper’s sole and absolute discretion, to terminate this Agreement upon written notice thereof to City prior to the expiration of the Phase 2 Feasibility Period and upon such termination by Redeveloper prior to the expiration of the Phase 2 Feasibility Period, the Phase 2 Extension Deposit shall be returned to Redeveloper. If Redeveloper fails to provide a timely notice, the transaction shall proceed to Closing.
- D. **Phase 3.** In the event the Redeveloper desire to extend Phase 2 Feasibility Period the following must occur prior to the expiration of the Phase 2 Feasibility Period: (i) a complete application must be made to the City for the Minimum Improvements; and (ii) an Extension Deposit is made (“**Phase 2 Extension Conditions**”). Upon the Phase 2 Extension Conditions occurring, for a period ending 90 days after the end of the Phase 2 Feasibility Period (“**Phase 3 Feasibility Period**”; Phase 3 Feasibility Period, Phase 3 Feasibility Period, and Phase 3

Feasibility Period collectively the “**Feasibility Periods**” and each a “**Feasibility Period**”), the Redeveloper may continue to obtain Approvals and Phase 2 Extension Deposit shall become nonrefundable and the property of the City; provided, however, said deposit will be a credit against the Purchase Price at Closing. Redeveloper shall have before the expiration of the Phase 3 Feasibility Period to provide written notice to City that it does not desire, in its sole discretion, to proceed with the Closing and to terminate this Agreement. Upon receipt of said notice, this Agreement shall be terminated, and the Phase 3 Extension Deposit shall be returned to the Redeveloper and neither Party shall have any further rights or obligations hereunder. If Redeveloper fails to provide timely notice, the transaction shall proceed to Closing.

- E. **Right to Waive.** Prior to the end of any of the Feasibility Periods, Redeveloper may send written notice to City that it is terminating the respective Feasibility Period early with the intent to proceed to Closing. The respective Feasibility Period shall terminate on the date provided in said notice and the Closing shall occur as provided for herein.
- F. **Indemnification; Insurance.** Redeveloper shall maintain for a minimum period commencing prior to entering the Property under this Section until twelve (12) months after the expiration of the last Feasibility Period: (a) comprehensive general liability (occurrence) insurance in an amount of not less than \$2,000,000 covering any accident arising in connection with the presence of Redeveloper and Redeveloper’s agents at the Property and the performance of any investigations, examinations or studies thereon, and shall deliver a certificate of insurance (in form and substance reasonably satisfactory to City), naming City as an additional insured thereunder, verifying the existence of such coverage to City prior to entry upon the Property; and (b) promptly pay when due any third party costs associated with its inspection.

Redeveloper shall indemnify, protect, defend, and hold City, its elected and appointed officials, employees, officers, directors and agents (collectively the “**City Indemnified Parties**”) harmless from and against any and all losses, damages, claims, causes of action, judgments, damages, costs and expenses (including reasonable attorneys’ fees and court costs) (collectively “**Losses**”) that City or any City Indemnified Parties suffer or incur as a result of, or connected or related in any manner to this Agreement or Redeveloper’s inspection; provided, however, that Redeveloper’s indemnification obligations shall not extend to any existing

conditions or environmental remediation or response actions required as a result of such entry, or inspection.

6. **ASSISTANCE AND MINIMUM IMPROVEMENTS DEVELOPMENT REQUIREMENTS.**

- A. **Tax Increment Financing Assistance.** The City will undertake the process to establish a Tax Increment Financing Redevelopment District (the “**TIF District**”) with a term of 26 years; provided, however, the establishment of the TIF District requires State approval and is not guaranteed. The boundaries of the proposed TIF District are as depicted on attached Exhibit D. The City will consider approval of Tax Increment Financing assistance in the approximate amount of \$_____ million (PV Net TIF). This amount is subject to change based upon agreed to minimum assessment agreement for taxable market valuation, among other factors. The Tax Increment Financing assistance represents 70% of the total increment generated and will be pay as you go over the 26-year period. Tax Increment means tax increments derived from the Property within the Redevelopment TIF District which have been received by the City in accordance with the provisions of Minn. Stat. § 469.177 for any year. The terms and conditions related to this Section and the TIF District shall be addressed within the Development Agreements.
- B. **Fees Paid to City.** The Redeveloper shall pay the following municipal fees, which final amount and timing of payment shall be addressed in the Developer’s Agreement (defined below), currently estimated to total \$_____: City Park Dedication Fee; City Water Availability Charge; and City Sewer Availability Charge and City Storm Water Connection Fee. Redeveloper shall also be subject to the Metropolitan Council SAC fees as determined by the Metropolitan Council. Said municipal fees are detailed as follows:

North Shore Development Partners Redevelopment Fee Estimate			
CITY FEES			
	Per Unit Fee	Units	Total
SAC	800	70	\$ 56,000.00
WAC	3000	70	\$ 210,000.00
Storm Water Connection Fee	2000	70	\$ 140,000.00
Park Dedication	3750	70	\$ 262,500.00
Total			\$ 668,500.00
NON CITY FEES			
Metropolitan Council SAC	2485	70	\$ 173,950.00

- C. **Other Grants.** The City agrees to reasonably act as a conduit for any additional funding such as grants for funding environmental remediation or storm water management, from the state or other local agencies.
- D. **No Tax Exemption.** Once acquired by the Redeveloper, the Property and Minimum Improvements will not become exempt from *ad valorem* property taxes until termination of the TIF District.
- E. **Zoning and Land Use Approvals.** Redeveloper shall, at its sole cost, obtain the necessary land use entitlements, except for the municipal fees covered by the City. Redeveloper will adhere to City's normal and customary site and building plan review requirements including the payment of fees, in accordance with the City's then current adopted fee schedule and City Code. Redeveloper shall obtain and pay for any necessary variances, rezoning, subdivision, platting, plat amendment and any other documentation for the construction of the building. The City will draft a Developer's Agreement that addresses the approvals granted by the City, conditions of said approval, the construction of the Minimum Improvements, Public Improvements, Site Improvements, storm water requirements, payment of fees, providing sureties and insurance, and other items related to the development of the Property ("**Developer's Agreement**").
- F. **Storm Water Management.** City will provide a "Regional Stormwater" Connection to the property that will accommodate the stormwater generated from

the proposed redevelopment. Redeveloper shall be responsible for designing and maintaining storm water management system to the satisfaction of the City and Pioneer Lake Sarah Watershed Management Commission to convey the water to the City’s connection. Redeveloper’s engineer shall coordinate the design of the storm water management system with City’s engineer.

- G. **Public Improvements.** The City will install certain public improvements to serve, among other properties, the Property. The City will consider the financing of all or a portion of the public infrastructure costs through the issuance of general obligation bonds. Bonds will need to be repaid from tax increments and/or special assessments from the development of the Property, with possible consideration of ad valorem taxes based on broader public benefits that may be achieved by the development of the Property. The Redeveloper will agree to pay \$_____ for public infrastructure costs, subject to confirmation of the scope of the work to be completed. Said payment may be a cash payment or special assessment, as determined by the City and addressed in the Developer’s Agreement. Timing of the public improvements will be coordinated with the Redeveloper’s improvements so that they do not delay the opening of the project and are substantially complete by _____, 20____. Public improvements to serve the Property include but are not limited to: Streets (concrete curb and gutter, granular sub-base, gravel base and bituminous pavement); Street lighting; Landscaping; Sidewalks and trails; Public utilities (water main, sanitary sewer and storm sewer); Storm water ponds and drainage associated with the public streets and right of way improvements (“**Public Improvements**”).
- H. **Site Improvements.** Redeveloper shall construct, at its costs, all site improvements according to City approved plans in accordance with City's ordinary and customary requirements: site preparation; sanitary sewer; water mains and stubs; storm sewers and storm water system elements; landscaping; pedestrian improvements; and grading and import/export of soil (“**Site Improvements**”).

7. **REPRESENTATIONS OF CITY.** City makes the following representations and warranties to Redeveloper:

- A. **Pending Proceedings.** There is no litigation, suit, arbitration, mediation, proceeding, claim or investigation (including, without limitation, environmental) pending or, to the best of City’s knowledge, threatened against City or relating to any aspect of the Property which might create or result in a lien on, or otherwise have a material adverse impact on, the Property or any part thereof or interest therein.
- B. **Authority.** City has full power and authority to enter into this Agreement and incur and perform its obligations hereunder.

- C. **Non-Foreign Status.** City is not a “foreign person” within the meaning of Paragraph 1445(f)(3) of the Internal Revenue Code of 1986, as amended.
- D. **Other Documents.** Neither the execution nor delivery of this Agreement nor the consummation of the transactions contemplated hereby (i) will result in any breach or violation of, or default under, any judgment, decree, order, mortgage, lease, agreement, indenture or other instrument or document of which City is a party or by which the Property is bound; (ii) cause or entitle any party to have a right to accelerate or declare a default under any oral or written agreement to which City is a party or which affects the Property; and/or (iii) violate any provision of any municipal, state or federal law, statutory or otherwise, to which City and/or the Property are or may be subject.
- E. **Special Assessments.** City has not received any notice from any governmental authority as to pending or proposed special assessments.
- F. **Well; Septic.** City represents that all wells and the septic systems, if any exist, that are located on the Property comply with all applicable laws and regulations. City agrees to provide any and all certifications which may be necessary as part of the Closing process.
- G. **Unpaid Labor and Materials.** City represents and warrants that City is not indebted for labor or material that might give rise to the filing of notice of mechanic’s lien against the Property.
- H. **Outstanding Property Agreements.** City represents that at the time of Closing, there will be no outstanding property agreements (lawn maintenance, snow removal, etc.) affecting the Property.
- I. **Persons in Possession.** There are no persons in possession of any portion of the Property other than pursuant to a recorded document.
- J. **No Contracts.** No other party has a right to purchase the Property. Between the Effective Date and the Closing Date, no part of the Property will be alienated, encumbered, or transferred except as contemplated by this Agreement. There are no contracts related to the development or improvement of the Property in place that would be in any way binding upon or enforceable against Redeveloper from and after the Closing.
- K. **Violations.** The Property has been and is in compliance in all material respects with all applicable federal, state, and local laws, rules, ordinances, regulations, and restrictions. There is not pending or threatened, from any federal, state, or local authority any notice, suit or judgment relating to any violation at the Property; and

there is no condition existing with respect to the Property that violates any statute, ordinance, law or code regarding zoning, building, fire, air-pollution, or health law.

- L. **Environmental Conditions.** The City will, as part of providing the Property Documents, provide the (i) Phase I Environmental Site Assessment, August 2011, drafted by Wenck Associates, Inc., (ii) Phase I Environmental Site Assessment, dated July 2015, drafted by Wenck Associates, Inc., and (iii) Limited Phase II Site Assessment, dated September 25, 2015, drafted by Wenck Associates, Inc., which collectively are the extent of the City's knowledge of the environmental conditions of the Property.
- M. **Restrictions.** There are no unrecorded restrictions or encumbrances existing or alleged relating to the Property known to City.
- N. **No Side Agreements or Representations.** Redeveloper acknowledges that except as specifically provided in this Agreement, no person has made any representation, agreement, statement, warranty, guarantee or promise regarding the Property or the transaction contemplated herein or the zoning, construction, physical condition, or other status of the Property except as may be expressly set forth in a writing signed by the Parties. No representation, warranty, agreement, statement, guarantee or promise, if any, made by any person acting on behalf of City which is not contained in this Agreement or in another writing executed by the Parties will be valid or binding on City.

Each of the foregoing representations shall be deemed remade as of the Closing Date (with such changes thereto as City shall notify Redeveloper as of the Closing) and, as so remade, shall survive the Closing, delivery of the Deed and other documents contemplated hereby, and any investigation by or on behalf of either Party; provided that such representations shall lapse unless suit is brought with respect thereto within Twelve (12) months after the Closing Date.

- 8. **REPRESENTATIONS OF REDEVELOPER.** Redeveloper makes the following representations and warranties to the City:
 - A. **Organization.** The Redeveloper is a limited liability company organized and in good standing under the laws of the State of Minnesota.
 - B. **Authority.** The Redeveloper has duly authorized the execution of this Agreement and the performance of its obligations hereunder, and neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement, is prevented, limited by or conflicts with or results in a breach of, any indebtedness, agreement or instrument of whatever nature to which the

Redeveloper is now a party or by which it is bound, or constitutes a default under any of the foregoing.

- C. **Use.** Subject to the conditions contained herein, the Redeveloper will purchase the Property from the City pursuant to this Agreement and, if the Property is conveyed to the Redeveloper, the Redeveloper will construct and maintain the Minimum Improvements in accordance with the terms of this Agreement and all applicable local, State and federal laws and regulations (including, but not limited to, environmental, zoning, building code and public health laws and regulations).
- D. **Permits.** The Redeveloper will obtain all required permits, licenses, and approvals, and will meet, in a timely manner, all requirements of all applicable local, state, and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed.
- E. **No Tax Exemption.** The Redeveloper will not assign or convey any interest in the Property, Minimum Improvements, or any portion thereof, or this Agreement or any portion thereof, to any tax-exempt entity or take any other action which would result in the Property or Minimum Improvements becoming exempt from the levy of *ad valorem* property taxes, or any statutorily authorized alternative, until after the dissolution or other termination of the TIF District, without the prior written approval of the City, whose approval shall be conditioned upon the Redeveloper executing a payment in lieu of tax agreement reasonably satisfactory to the City. The provisions of this subsection shall be addressed in the Development Agreements.
- F. **No Litigation.** There are no pending or threatened legal proceedings of which the Redeveloper has knowledge which seek to restrain or enjoin the transactions contemplated by the Agreement or which question the authority of the Redeveloper to execute and deliver this Agreement or the validity of this Agreement.
- G. **Representation as to Redevelopment and Use.** The Redeveloper represents and agrees that its purchase of the Property, and its other undertakings pursuant to this Agreement, are, and will be used, for the purpose of redevelopment of the Property with the Minimum Improvements and not for speculation in land holding. The Redeveloper further recognizes that, in view of the importance of the redevelopment of the Property to the general welfare of the City, and the substantial financing and other public aids that have been made available by the City for the purpose of making such redevelopment possible, the qualifications and identity of the Redeveloper are of particular concern to the City. The Redeveloper further recognizes that it is because of such qualifications and identity that the City is entering into this Agreement with the Redeveloper, and, in so doing, is further

willing to accept and rely on the obligations of the Redeveloper for the faithful performance of all undertakings and covenants hereby by it to be performed.

9. **AS-IS CONDITION.** Redeveloper acknowledges and agrees that, except as specifically provided in this Agreement, City has not made, does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present or future, of, as to, concerning or with respect to (i) value; (ii) the income to be derived from the Property; (iii) the suitability of the Property for any and all activities and uses which Redeveloper may conduct thereon, including the possibilities for future development; (iv) the habitability, merchantability, marketability, profitability or fitness for a particular purpose of the Property; (v) the manner, quality, state of repair or lack of repair of the Property; (vi) the nature, quality or condition of the Property, including, without limitation, the water, soil and geology; (vii) the compliance of or by the Property or its operation with any laws, rules, ordinances or regulations of any applicable governmental authority or body; (viii) the manner or quality of the construction or materials, if any, incorporated into the Property; (ix) compliance with any environmental protection, pollution or land use laws, rules, regulation, orders or requirements, including but not limited to, title iii of the Americans with Disabilities Act of 1990, the Federal Water Pollution Control Act, the Federal Resource Conservation and Recovery Act, the U.S. Environmental Protection Agency Regulations at 40 C.F.R., part 261, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, the Resource Conservation and Recovery Act of 1976, the Clean Water Act, the Safe Drinking Water Act, the Hazardous Materials Transportation Act, the Toxic Substance Control Act, and Regulations promulgated under any of the foregoing; (x) the presence or absence of hazardous materials at, on, under, or adjacent to the Property; (xi) the content, completeness or accuracy of any due diligence materials or preliminary report regarding title; (xii) the conformity of the improvements to any plans or specifications for the Property, including any plans and specifications that may have been or may be provided to Redeveloper; (xiii) the conformity of the Property to past, current or future applicable zoning or building requirements; (xiv) deficiency of any undershoring; (xv) deficiency of any drainage; (xvi) the existence of vested land use, zoning or building entitlements affecting the Property; or (xvii) with respect to any other matter. Redeveloper further acknowledges and agrees that having been given the opportunity to inspect the Property and review information and documentation affecting it, Redeveloper is relying solely on its own investigation of the property and review of such information and documentation, and not on any information provided or to be provided by City. Redeveloper further acknowledges and agrees that any information made available to Redeveloper or provided or to be provided by or on behalf of City with respect to the property was obtained from a variety of sources and that City has not made any independent investigation or verification of such information and makes no representations as to the accuracy or completeness of such information. Redeveloper agrees to fully and irrevocably release all such sources of information and preparers of information and documentation affecting the Property which

were retained by City from any and all claims that they may now have or hereafter acquire against such sources and preparers of information for any costs, loss, liability, damage, expense, demand, action or cause of action arising from such information or documentation. City is not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant, or other person, except for any representations and warranties made by City in this Agreement (including those representations and warranties made by city in Section 7). Redeveloper further acknowledges and agrees that to the maximum extent permitted by law, the sale of the Property as provided for herein is made on an "as is" condition and basis with all faults, and that City has no obligations to make repairs, replacements, or improvements except as may otherwise be expressly stated herein. Redeveloper represents, warrants, and covenants to City that, except for city's express representations and warranties specified in this Agreement (including those set forth in Section 7), Redeveloper is relying solely upon Redeveloper's own investigations.

10. **RISK OF LOSS.** Except as otherwise specifically set forth herein, the risk of loss with respect to the Property shall transfer from City to Redeveloper with the conveyance of title to the Property. Until the Closing or the termination of this Agreement, City shall maintain the Property in the ordinary course of business consistent with past custom and practice. In the event of a fire or other casualty to the Property prior to the delivery of the title, Redeveloper shall have the option to terminate this Agreement and if so terminated, shall be entitled to the return of all Escrow Deposits, or if not so terminated, accepted delivery of the title together with valid assignment of any insurance proceeds. After the Effective Date and prior to Closing, City shall not subject the Property to any additional encumbrance or further encumber the Property.

11. **CLOSING.**

A. **Timing.** Redeveloper and City acknowledge that the transfer of title to the Property ("**Closing**") shall occur no later than thirty (30) days following the termination of the Feasibility Period and the applicable Extension Period ("**Closing Date**") at a location that is reasonably acceptable to both Redeveloper and City; provided, however, that either Party may, in lieu of personal attendance at Closing, provide to the Title Company written closing instructions, along with delivery to the Title Company of all closing documents required to be delivered by the Party in accordance with the terms thereof.

B. **Conditions Precedent to Conveyance.** Notwithstanding any other provision herein, the obligations of the City to convey the Property at Closing shall be subject to and conditioned on the following:

1. The Redeveloper shall not be in default under this Agreement;

2. The City shall have received assurances, to its reasonable satisfaction from the Redeveloper and the City, that the Redeveloper's financing is sufficient to complete the Minimum Improvements, including, but not limited to, the Redeveloper providing adequate assurance that Redeveloper has commitments for said financing and that funds will be available for the Minimum Improvements;
3. Redeveloper has received all required approvals for the Minimum Improvements necessary to receive permits. By entering into this Agreement, the City is not approving the Minimum Improvements and any applications. Any applications for the Minimum Improvements and redevelopment of the Property consistent with this Agreement shall be submitted to the City, on City standard forms, and shall be processed under the City's review process, subject to the review and approval of the City, as set forth in Section 6.E. of this Agreement;
4. Approval from Minnesota Pollution Control Agency ("MPCA") on a Response Action Plan and Construction Contingency Plan (the "RAP/CCP"). The responsibility for the costs of the RAP/CCP shall be reasonably determined by the Parties prior to Closing. If Redeveloper seeks such MPCA approval, then on or before the Closing Date, Redeveloper and City shall have received from MPCA "No Association Determination" or "General Liability" letters. Prior to Closing, City with cooperation of Redeveloper, may make application for grant applications to the State of Minnesota for cleanup grants;
5. The Redeveloper has executed all Development Agreements (defined below) and met all requirements therein to proceed to Closing;
6. The Redeveloper shall have paid the Purchase Price; and
7. Each of the Redeveloper's representations and warranties set forth in Section 8 shall be materially true as of the Closing Date.

C. **Closing Deliverables.**

1. At Closing, the City shall deliver to the Redeveloper:
 - a) An executed Limited Warranty Deed ("Deed"), which Deed shall be free and clear of all liens, restrictions, and encumbrances except for:
 - (1) Local, State and Federal rules and regulations;

- (2) The lien of any real estate taxes and assessments which Redeveloper has agreed to pay herein;
- (3) Reservation of any minerals or mineral rights to the State of Minnesota, if any;
- (4) Easements and restrictions of record; and
- (5) Those exceptions listed in the Title Commitment and shown on the Survey not objected to or waived by Redeveloper pursuant to Section 4 above.

The above exceptions shall be referred to as “**Permitted Exceptions**”. The Deed shall include the required provisions regarding revestment pursuant to Section 12.G. of this Agreement.

- b) Development agreements between the City and Redeveloper reasonably required by the City related to redevelopment of the Property with the Minimum Improvements (“**Development Agreements**”), including, but not limited to, the Developer’s Agreement, the is countersigned by the City.
- c) Standard form Seller’s Affidavit.
- d) Non-foreign affidavit containing such information as is required under Section 1445(b)(2) of the Internal Revenue Code and any regulations relating thereto.
- e) Closing Statement.

(collectively, “**City Closing Deliverables**”).

2. At Closing, the Redeveloper shall deliver to City:

- a) The balance of the Purchase Price, adjusted as provided for herein, to be paid by Redeveloper in immediately available funds.
- b) Development agreements between the City and Redeveloper reasonably required by the City related to redevelopment of the Property with the Minimum Improvements (“**Development Agreements**”), including, but not limited to, the Developer’s Agreement, that is countersigned by the Redeveloper.

- c) Payment of any required fees under the Development Agreements, including, but not limited to, park dedication.
- d) Any requirements of the Development Agreements, but not limited to, an executed Declaration and Minimum Assessment Agreement and payment of fees.
- e) Closing Statement.

(collectively, “**Redeveloper Closing Deliverables**”; City Closing Deliverables and Redeveloper Closing Deliverables, collectively “**Closing Documents**”).

- D. **Miscellaneous Closing Documents.** Redeveloper and City shall each execute any and all other documents reasonably requested by the other party, or the Title Company to complete the transfer of title from City to Redeveloper pursuant to this Agreement.
- E. **Closing Costs.** Redeveloper and City agree to share equally the closing fee charged by the Title Company for its services. Pursuant to Section 4, Redeveloper shall be responsible for the cost of the Title Commitment, the cost of the Owner’s policy of title insurance should Redeveloper choose to purchase title insurance, and the Survey. Redeveloper shall be responsible for paying for any recording fees and taxes which are payable for the recording of the Deed and other documents. Further, the Parties shall be responsible for all other costs expressly provided for herein.

12. **DEFAULT AND REMEDIES.**

- A. **Events of Default Defined.** The following shall be “**Event of Default**” under this Agreement:
 - 1. Failure by the Redeveloper to timely pay all real property taxes assessed with respect to the Property after the Closing.
 - 2. Failure by the Redeveloper to complete construction of all Minimum Improvements within the timeframe required under this Agreement.
 - 3. Failure by the Redeveloper to substantially observe or perform any material covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement or any other agreement between the City and the Redeveloper related to the Project.
 - 4. The Redeveloper shall:

- a) file any petition in bankruptcy or for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under the United States Bankruptcy Code or under any similar federal or state law; or
- b) make an assignment for the benefit of its creditors; or
- c) admit in writing its inability to pay its debts generally as they become due; or
- d) be adjudicated as bankrupt or insolvent; or if a petition or answer proposing the adjudication of the Redeveloper as bankrupt or its reorganization under any present or future federal bankruptcy act or any similar federal or state law shall be filed in any court and such petition or answer shall not be discharged or denied within ninety (90) days after the filing thereof; or a receiver, trustee or liquidator of the Redeveloper, or of the Minimum Improvements, or part thereof, shall be appointed in any proceeding brought against the Redeveloper, and shall not be discharged within ninety (90) days after such appointment, or if the Redeveloper shall consent to or acquiesce in such appointment.

B. **Remedies on Default.** Whenever any Event of Default occurs, the City shall provide written notice to the Redeveloper thereof as required herein, specifying the nature of the default and the actions necessary to cure the default. If the Event of Default is not cured within thirty (30) days after the Redeveloper's receipt of such notice (except with respect to an Event of Default referred to in Section 12.A.4., in which case the City may act immediately), the City may take any one or more of the actions set forth below:

- 1. The City may suspend its performance under this Agreement until it receives assurances from the Redeveloper, deemed adequate by the City, that the Redeveloper will cure its default and continue its performance under this Agreement.
- 2. Prior to Closing, the City may cancel and rescind this Agreement.
- 3. The City may withhold the applicable Certificate of Completion. Upon cure of such Event of Default, and provided that Redeveloper is in compliance with this Agreement, the City shall release such Certificate of Completion.
- 4. Take action for revestment of title under Section 12.G.

- 5. Take whatever action, including legal, equitable or administrative action, which may appear reasonably necessary or desirable to the City, including any actions to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant to the Redeveloper under this Agreement.

The City may elect to take no such action, notwithstanding an Event of Default not having been cured within said thirty (30) days, if the Redeveloper provides the City with written assurances satisfactory to the City that the Event of Default will be cured as soon as reasonably possible. Any post Closing remedies of the City may be initiated up until all Conveyance Obligations are satisfied and a Certificate of Completion is provided by the City.

Notwithstanding anything to the contrary in this Agreement, however, in the event that any Event of Default by Redeveloper occurs prior to Closing, the City’s sole remedy shall be to terminate this Agreement in the manner provided by Minn. Stat. § 559.21 and receive the Escrow Deposits from the Title Company, as liquidated damages, in which event this Agreement shall be deemed null and void and the Parties shall be released from all further obligations and liabilities under this Agreement. Such termination of this Agreement and receipt of the Escrow Deposits will be the only remedies available to City for an Event of Default by Redeveloper occurring prior to Closing, and Redeveloper will not be liable for damages or specific performance.

C. **City Default.** The failure of the City to observe or perform any covenant, condition, obligation, or agreement on its part to be observed or performed under this Agreement, and the continuation of such failure for a period of thirty (30) days after written notice of such failure from any party hereto shall be an Event of Default for the City. Whenever an Event of Default occurs by the City, the Redeveloper may, unless otherwise provided for herein:

- 1. Terminate this Agreement by giving written notice to the City, in which event all Escrow Deposits paid by the Redeveloper that are refundable as provided herein shall be returned to the Redeveloper and this Agreement shall become null and void and neither party shall have any further rights or obligations hereunder;
- 2. Waive any Event of Default and proceed to Closing; or
- 3. Bring an action for specific performance. Any action for specific performance must be commenced within, the earlier of, six (6) months of the Redeveloper’s actual or constructive knowledge of the Event of Default.

- D. **No Remedy Exclusive.** No remedy of the City or the Redeveloper hereunder is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity. No delay or omission to exercise any right accruing upon any default shall impair any such right or shall be construed to be a waiver thereof, but any such right may be exercised from time to time and as often as may be deemed expedient.
- E. **No Implied Waiver.** In the event any agreement contained herein should be breached by any Party and thereafter waived by the other Party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous, or subsequent breach hereunder.
- F. **Agreement to Pay Attorney’s Fees and Expenses.** Whenever any Event of Default occurs and the City employs attorneys or incurs other expenses for the collection of payments due or to become due or for the enforcement or performance of any obligation or agreement on the part of the Redeveloper herein contained, the Redeveloper agrees that it shall, on demand therefor, pay to the City the reasonable fees of such attorneys and such other reasonable expenses so incurred by the City.
- G. **Revesting Title in City Upon Happening of Specific Defaults by Redeveloper.**
1. If subsequent to the conveyance of the Property to Redeveloper, and prior to (i) Redeveloper being issued a building permit for the Minimum Improvements on or before _____, 20____ and (ii) the Minimum Improvements shall have received a certificate of occupancy by _____, 20____ (i) and (ii) collectively the “**Conveyance Obligations**”), such dates being subject to extension for Unavoidable Delays (as defined hereafter), Redeveloper:
- a) fails to carry out the Conveyance Obligations and said failure is not cured, to the reasonable satisfaction of the City within thirty (30) days after written notice from the City to Redeveloper to do so; or
- b) has transferred the Property in violation of Section 12.G.3. below,
- (collectively the “**Revesting Events**”) then the City shall have the right to re-enter and re-take possession of the Property and to terminate (and revest in the City) the estate conveyed by the Deed to the Redeveloper, it being the intent of this provision, together with other provisions of the Agreement, that the conveyance of the Property to the Redeveloper shall be made upon, and that the Deed shall contain, a condition subsequent to the effect that in the event of the occurrence of the Revesting Events, which remained

uncured within the period and in the manner stated in such provisions, the City at its option may declare a termination in favor of the City of the title and all the rights and interest in and to the Property conveyed to the Redeveloper, and that such title and all rights and interests of the Redeveloper, and any assigns or successors in interest to and in the respective portion of the Property, shall revert to the City. As a condition of said option for termination by and revestment to the City, the City shall have one hundred eighty (180) days following the expiration of Redeveloper's cure period to re-enter, terminate, and meet the conditions for such revestment, which include paying to Redeveloper the actual Purchase Price paid at Closing. In the event City fails to exercise its option for revestment, or after such point the revestment cannot be triggered, City shall execute a quit claim deed in favor of Redeveloper, or such other recordable document necessary for the purpose of evidencing the waiver of the conditions as stated in the Deed and termination of the revestment option, at which time full fee simple title to the Property shall vest in Redeveloper with no further restrictions upon its use or transfer.

2. The Redeveloper represents and agrees that its purchase of the Property, and its other undertakings pursuant to this Agreement, are, and will be used, for the purpose of development of the Property for the Minimum Improvements and not for speculation in land holding.
3. The Redeveloper represents and agrees that prior to the occurrence of the Conveyance Obligations, the Redeveloper has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other form of or with respect to this Agreement or the Property without the prior written approval of the City.

The above shall not apply to the following transfers:

- a) Transfer of the Property by the Redeveloper to any corporation, partnership, or limited liability company controlling, controlled by, or under common control with the Redeveloper;
- b) Grant or conveyance of a mortgage interest in the Property for the purpose of obtaining financing necessary to enable the Redeveloper to perform its obligations with respect to construction of the Minimum Improvements; or

- c) Conveyance of any easements necessary for the Minimum Improvements.
The City may require as a condition of any said transfer that such transferee enter into a transfer and assignment agreement with the Redeveloper agreeing to be bound by the terms of this Agreement.
4. After Redeveloper has completed the Conveyance Obligations and upon the request of Redeveloper, the City will furnish the Redeveloper with a Certificate of Completion and Release of Forfeiture in the form attached hereto as Exhibit C.
5. For purposes of this Section, the term “**Unavoidable Delays**” shall mean delays outside the control of the Party claiming its occurrence which include but are not limited to delays caused by strikes, fire or other casualty, war, material or labor shortage, weather, or acts of God, or acts of any federal, state, or local government unit, except those acts anticipated or contemplated under this Agreement.
13. **POSSESSION.** At Closing, City shall deliver exclusive possession and occupancy of the Property to Redeveloper, other than any Permitted Exceptions.
14. **NOTICE.** All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each referred to as a “**Notice**”) shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service (receipt requested). A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

If to City:

City of Maple Plain
Attn: City Administrator
5050 Independence St.
P.O. Box 97
Maple Plain, MN 55359

With copy to:

Hoff Barry, P.A.
Attn: Maple Plain City Attorney
100 Prairie Center Drive, Ste. 200

Eden Prairie, MN 55344

If to Redeveloper:

Attn: _____

15. **GENERAL PROVISIONS.**

- A. **Conflict of Interest.** No member, official, or employee of the City shall have any personal interest, direct or indirect, in the Agreement, nor shall any such member, official or employee participate in any decision relating to the Agreement which affects his or her personal interests or the interests of any corporation, partnership, or association in which he or she is, directly or indirectly, interested. No member, official, or employee of the City shall be personally liable to the Redeveloper, or any successor in interest, in the event of any default or breach by the City for any amount which may become due to the Redeveloper on any obligations under the terms of this Agreement, except in the case of willful misconduct.
- B. **No Third-Party Beneficiaries.** This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express, or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.
- C. **Governing Law.** It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The Parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.
- D. **Entire Agreement.** This Agreement constitutes the entire understanding between the Parties with regard to the subject matter herein. It may be amended or modified only in a writing signed by City and Redeveloper. This Agreement shall not be construed more strictly against one Party than the other merely by virtue of the fact that it may have been prepared by counsel for one of the Parties.

- E. **Provisions Not Merged With Assignment.** Notwithstanding any provision of law or court decision to the contrary, none of the provisions of this Agreement are intended to or shall be merged by reason of any assignment or conveyance transferring any interest in the Property and any such assignment or conveyance shall not be deemed to affect or impair the provisions and covenants of this Agreement.
- F. **Waivers.** Neither the extension of time or payment of any sum of money to be paid hereunder nor any waiver by City of its right to declare this Agreement forfeited by reasons of any breach hereof, shall in any manner affect the right of City to terminate this Agreement because of a subsequent default. No extension of time or waiver shall be effective unless given in writing signed by City.
- G. **Additional Documents.** After the Closing, each of the Parties, without further consideration, agrees to execute such additional documents as may reasonably be necessary to carry out the purposes and intent of this Agreement and to fulfill the obligations of the respective Parties hereunder.
- H. **Commissions.** City hereby warrants to Redeveloper and Redeveloper hereby warrants to City that no broker, agent, or finder has been retained by either Party and that no broker's commissions, finder's fees or like charges have been incurred in connection with this transaction. Each Party hereby indemnifies and agrees to hold harmless the other from and against all losses, damages, costs, expenses (including reasonable fees and expenses of attorneys), causes of action, suits or judgments of any nature arising out of any claim, demand, or liability to or asserted by any broker, agent or finder, other than herein specified, claiming to have acted on behalf of the indemnifying Party in connection with this transaction.
- I. **Headings.** The headings in this Agreement are inserted for convenience only and shall not constitute a part hereof.
- J. **Assignments.** Except the right of Redeveloper to assign its interest in this Agreement to an affiliated entity or entities who will take title to the Property at Closing, Redeveloper may not assign its rights and interests in this Agreement without the prior written consent from City, provided that any such assignment shall not relieve Redeveloper of any obligation under this Agreement. This Agreement shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.
- K. **Calendar.** In the event that any contingency date, expiration of any time period, or date upon which a notice is required to be provided or the Closing Date falls on Saturday, Sunday, or legal holiday, such date will be automatically considered to be

on the next business day (i.e., a date that is not a Saturday, Sunday, or legal holiday) immediately following such date.

- L. **Restrictions on Use; Time of the Essence**. The Redeveloper shall not discriminate upon the basis of race, color, creed, sex or national origin in the sale, lease, or rental or in the use or occupancy of the Property or any improvements erected or to be erected thereon, or any part thereof. Time is of the essence in the performance of and compliance with each of the provisions and conditions of this Agreement.
- M. **Incorporation**. The Recitals at the beginning of this Agreement and the attached exhibits are a material part of this Agreement and are incorporated herein and made a part hereof.
- N. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

*[Remainder of Page Left Intentionally Blank.
Signature Page to Follow.]*

IN WITNESS WHEREOF, the City and Redeveloper have executed this Agreement as of the Effective Date.

CITY:

City of Maple Plain

By: _____
Name: Julie Maas-Kusske
Its: Mayor

By: _____
Name: Jacob Kolander
Its: City Administrator

REDEVELOPER:

North Shore Development Partners, LLC

By: _____
Name: _____
Its: _____

By: _____
Name: _____
Its: _____

EXHIBIT A

Land in Hennepin County, Minnesota with the following
Property Identification Numbers:

24-118-24-34-0069

24-118-24-34-0028

24-118-24-34-0070

24-118-24-34-0031

24-118-24-34-0033 (portion of property)

Legal description to be finalized based on Title Commitment.

EXHIBIT B

[insert Minimum Improvements Sketch Plan]

EXHIBIT C

CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

WHEREAS, the City of Maple Plain, a Minnesota municipal corporation (the “Grantor”), by the Limited Warranty Deed (“Deed”) recorded in the Office of the County Recorder or the Registrar of Titles in and for the County of Hennepin, State of Minnesota, as Document Number _____ that conveyed to _____ (the “Grantee”), the following land in the County of Hennepin, State of Minnesota, legally described on attached Exhibit 1 (the “Property”); and

WHEREAS, the Deed contains certain covenants and restrictions, the breach of which by Grantee, its successors and assigns, will result in a forfeiture of the Property and any improvements thereon to Grantor, its successors and assigns, said covenants and restrictions being set forth in the Deed (defined as “Right of Reverter” in the Deed); and

WHEREAS, the Grantee has performed said covenants and conditions insofar as it is able in a manner deemed sufficient by the Grantor to permit the execution and recording of this Certificate of Completion and Release of Forfeiture.

NOW, THEREFORE, this is to certify that all building construction and other physical improvements specified to be done and made by the Grantee have been completed and all of the above covenants and conditions in the Deed have been performed by the Grantee all allowing for the release and termination of the Right of Reverter. As such, the Right of Reverter is hereby released absolutely and forever insofar as it applies to the Property, and the County of Hennepin, State of Minnesota is hereby authorized to accept for recording and to record this instrument, and the filing of this instrument shall be a conclusive determination of the termination of the Right of Reverter.

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Mayor

AND: _____
City Administrator

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)ss.
CITY OF MAPLE PLAIN)

On this ____ day of _____, 20____, before me personally appeared _____
and _____, the Mayor and City Administrator, respectively, of the City of Maple Plain,
a Minnesota municipal corporation, on behalf of said municipal corporation.

Notary Public

This instrument was drafted by:

Hoff Barry, P.A. (SBL)
100 Prairie Center Drive, Ste. 100
Eden Prairie MN 55344

EXHIBIT 1
TO
CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

[insert legal description]

EXHIBIT D

[insert TIF District boundaries]

CONCEPT DESIGN SUMMARY



Site Context / 1st Floor Plan

1" = 60'-0"

Proposed Density
43 Units/Acre 22% Landscaped Area

*Calculations Include Vacated ROW

F.A.R. Site Area 68,497 SF (1.57 ACRES)	
Gross Area Excluding Garages	F.A.R.
63784 SF	0.93

*Calculations Include Vacated ROW

Gross Building Area By Floor	
Level	Area
Lower Floor (-1)	20033 SF
1st Floor	23718 SF
2nd Floor	20033 SF
3rd Floor	20033 SF
Total	83817 SF

*Includes City Hall

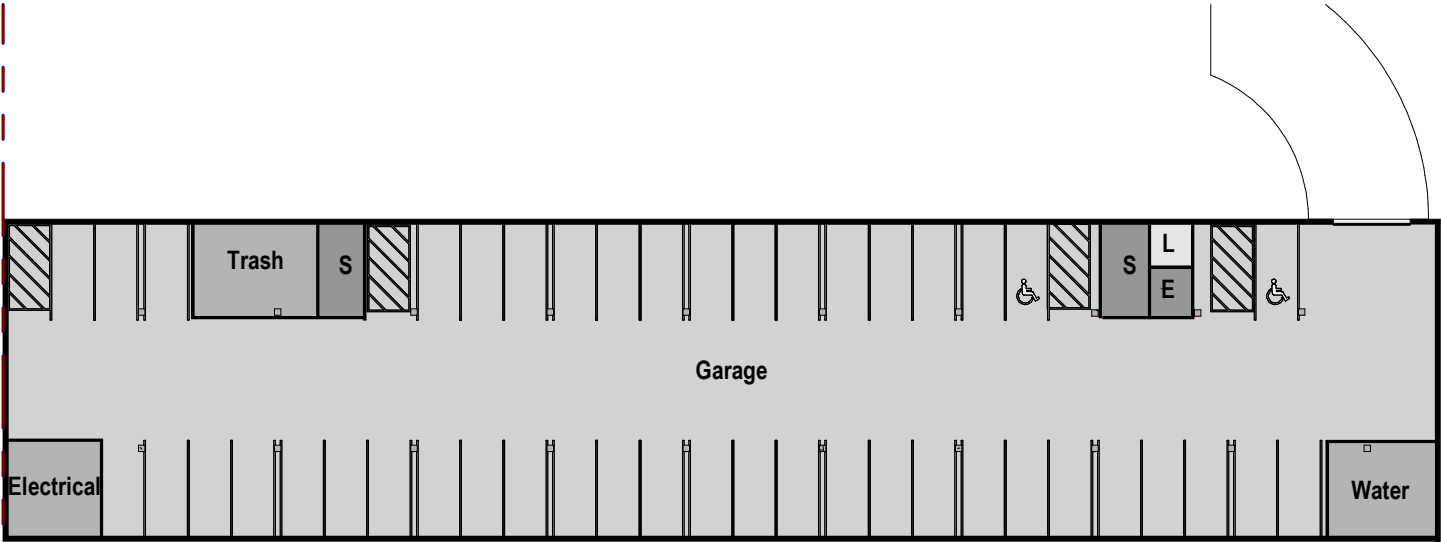
Parking	
Stall Type	Count
Lower Floor (-1)	
Standard (9' x 20')	44
1st Floor	
45-Degree (9' x 18')	27
Standard (9' x 20')	45
Total	116

Unit Count			
Name	Count	Percentage	Area
1 Bed	30	44%	706 SF ... 726 SF
2 Bed	10	15%	1040 SF
Studio	28	41%	575 SF ... 660 SF
Total Units: 68			

CONCEPT DESIGN PLANS

Room Legend

- STUDIO
- 1 BEDROOM
- 2 BEDROOM
- COMMON AREA
- VERTICAL CIRCULATION
- SERVICE/ STORAGE
- GARAGE
- CIRCULATION



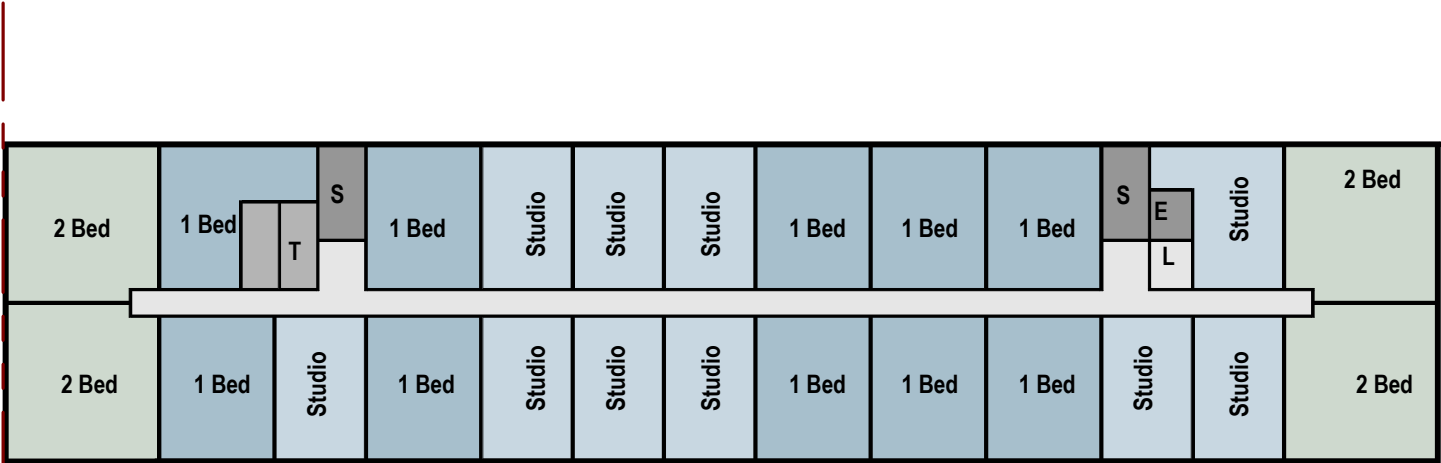
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Standard (9' x 20')	45
Total	116

Lower Floor (-1)

1" = 40'-0"



2nd - 3rd Floor Plan (Typ.)

1" = 40'-0"