



AGENDA
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
February 23, 2026
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. CONSENT AGENDA**
 - A. 01-26-26 City Council Workshop Meeting Minutes
 - B. 01-26-26 City Council Business Meeting Minutes
 - C. 02-09-26 City Council Workshop Meeting Minutes
 - D. 02-09-26 Public Hearing for TIF District Meeting Minutes
 - E. City Monument Replacement
 - F. Water Agreement Contract With Medina
- 7. ACCOUNTS PAYABLE**
 - A. City Bills \$255,548.74
 - B. ACH Bills \$12,354.46
 - C. 2025 AP February \$14,190.72
 - D. 2024 Street Reconstruction \$832.00
- 8. STAFF REPORTS**
 - A. Fire Department
 - B. West Hennepin Public Safety
 - C. City Engineer

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.

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

9. OLD BUSINESS

10. NEW BUSINESS

- A. 2026 Enterprise Budget
- B. Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule
- C. Resolution 2026-0223-04 Scheduling A Public Hearing On The Issuance Of Revenue Obligations By The City Of Independence To Finance A Project By North Shore Gymnastics Association

11. NORTH SHORE DEVELOPMENT LLC

- A. City Planner Summary Report
- B. Ordinance No 2026-349 Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543
- C. Resolution 2026-0223-01 Approving The Development Program For Development District No. 2 And The Tax Increment Financing Plan For Tax Increment Financing (Redevelopment) District No. 2-1
- D. Resolution 2026-0223-02 Authorizing Interfund Loan For Advance Of Certain Costs In Connection With A Proposed Tax Increment Financing District
- E. Resolution 2026-0223-03-Contract For Private Redevelopment with North Shore Development LLC
- F. Resolution 2026-0223-05- Approval of PUD-Site Plan-Prelim & Final Plot for North Shore Development LLC

12. COUNCIL REPORTS AND OTHER BUSINESS

13. ADJOURNMENT

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



Executive Summary

City Council Business Meeting

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

Consent Agenda Items:

- A. 01-26-26 City Council Workshop Meeting Minutes
- B. 01-26-26 City Council Business Meeting Minutes
- C. 02-09-26 City Council Workshop Meeting Minutes
- D. 02-09-26 Public Hearing for TIF District Meeting Minutes
- E. City Monument Replacement
- F. Water Service Agreement with Medina



**MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
January 26, 2026
5:30 PM**

1. CALL TO ORDER

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

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, Councilmember Connie Francis, Councilmember Andrew Burak, & Councilmember Rochelle Arvizo

STAFF PRESENT: ABDO Finance Manager Jessi Sturtz, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

Agenda Amendments

Prior to adoption, the following agenda items were proposed for removal: Item B – 5-Year Capital Improvement Plan / Finance Plan & Item D – Newsletter & Utility Billing. The removal was due to the absence of the City Administrator and the desire to avoid duplicative or incomplete discussion without full staff context.

Action

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

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

Motion Passed 5-0

3. DISCUSSION

A. 2026 Enterprise Fund Budget

Staff Overview

ABDO Finance Manager Sturtz introduced the 2026 Enterprise Fund Budgets as a workshop-only discussion item, explaining that Council would not be taking formal action and that final approval would occur at a future business meeting. ABDO

Finance Manager Sturtz presented the Water, Sewer, and Storm Sewer budgets and explained that this was Council's first look at the proposed numbers.

ABDO Finance Manager Sturtz stated that the City operates three enterprise funds and that the combined projected net revenue for 2026 is \$476,213. ABDO Finance Manager Sturtz emphasized that the budget incorporates assumptions from the 2023 Utility Rate Study, specifically Scenario 2, which Council previously approved. The rate increases applied were 8% for water and 3% for sewer and storm sewer.

ABDO Finance Manager Sturtz explained that, rather than basing projections on 2025 budgeted revenues, the 2026 budget was built using actual 2025 year-end revenue figures (as of December 31, prior to audit entries). ABDO Finance Manager Sturtz stated this approach was intentionally conservative, noting that revenues, particularly water sales, came in significantly lower than budgeted in 2025.

ABDO Finance Manager Sturtz walked Council through the summary slide showing revenues, expenses, and projected changes in fund balance for each enterprise fund, and explained that more detailed line-by-line information was included later in the packet. ABDO Finance Manager Sturtz indicated that questions could be addressed either at a high level or by reviewing individual line items.

Council Discussion

Water Fund – Revenues

Council immediately focused on the decline in projected water revenues, noting that the City had budgeted approximately \$787,000 in water sales for 2025 but only realized approximately \$680,000. Council asked staff to explain why the City was “so far off” from its projections.

ABDO Finance Manager Sturtz clarified that the 2026 projections were calculated by taking the actual 2025 water sales and applying the approved 8% rate increase, rather than applying the increase to the higher 2025 budgeted amount. ABDO Finance Manager Sturtz explained they did not feel comfortable compounding projections off numbers that were not being realized, stating it “didn’t sit right” to do so.

Council questioned whether audit adjustments could materially close the revenue gap. ABDO Finance Manager Sturtz responded that while audit entries would occur, they would not account for a \$150,000 difference, reinforcing the decision to base projections on actual usage.

Council expressed concern that the lower sales figures might indicate a broader issue, questioning whether the City’s rate structure or assumptions needed to be revisited, given that the 2023 rate study was intended to keep the utility financially stable.

Kwik Trip Impact

Council then shifted discussion to the Kwik Trip development, noting that the water connection fee shown in 2025 was a one-time revenue and should not be assumed to recur. ABDO Finance Manager Sturtz confirmed that the 2026 budget did not apply an 8% increase to that connection fee, explaining that it reflected a one-time development event.

Council asked whether increased ongoing water usage from Kwik Trip, particularly the car wash, had been factored into the projections. ABDO Finance Manager Sturtz indicated that they had not yet included additional usage assumptions beyond existing data and were not aware initially that a car wash was part of the operation.

Council members noted that the car wash had only been open for a short time and during winter conditions, suggesting that water usage would likely increase significantly during warmer months. Council suggested pulling actual usage data from the first month of operation to better estimate future consumption. ABDO Finance Manager Sturtz acknowledged this and agreed that updated usage data would be helpful and could materially affect revenue projections.

Water Fund – Expenses

Council reviewed water fund expenses and asked about the increase in administrative costs. Staff explained that the increase was primarily due to the reallocation of audit, accounting, and shared service costs that were previously split with the Fire Department. With the Fire Department no longer operating as a City department, those costs were redistributed primarily to the Water and Sewer Funds.

ABDO Finance Manager Sturtz also highlighted a \$50,000 reduction in repair and maintenance expenses, explaining that the prior year budgeted \$100,000 but actual spending was closer to \$44,000. ABDO Finance Manager Sturtz stated they intentionally reduced the line item to better align with historical spending but noted Council could adjust it upward if desired.

Council acknowledged the explanation and noted that, despite administrative increases, overall water fund expenses declined.

Sewer Fund Discussion

ABDO Finance Manager Sturtz explained that the Sewer Fund projections applied the 3% rate increase called for in the utility rate study and were similarly based on actual 2025 revenues. ABDO Finance Manager Sturtz noted an overall decline in sewer revenues, largely attributable to one-time Kwik Trip-related revenues in the prior year.

Council did not request a line-by-line walkthrough but asked whether the same conservative approach was applied as with water. ABDO Finance Manager Sturtz confirmed that it was.

ABDO Finance Manager Sturtz highlighted a significant increase in administrative expenses, again tied to fire department cost reallocation, as well as an increase in other consulting services to better reflect actual spending levels, noting the City had exceeded budget in that category previously. ABDO Finance Manager Sturtz also noted an increase in debt service due to scheduled bond payments.

Council indicated they were comfortable with the explanation and did not raise further concerns regarding the sewer fund.

Storm Sewer Fund Discussion

ABDO Finance Manager Sturtz explained that the Storm Sewer Fund also reflected a 3% rate increase and a modest decline in revenues. Administrative costs increased for the same reallocation reasons discussed earlier.

Council asked whether the absence of capital expenditures in the storm sewer budget was intentional. Staff confirmed that it was consistent with the long-term plan and that no storm sewer capital projects were scheduled for 2026.

Council agreed with the approach and did not request changes.

Council Direction

Council directed staff to obtain actual water usage data from Kwik Trip, including early car wash usage, and to use that information to refine water revenue projections. Council indicated that estimates should account for increased usage during warmer months. The Council requested staff to update the cash flow study for review.

Council expressed a desire to revisit the Enterprise Fund Budgets in additional workshops before final adoption and did not direct immediate changes to rates or expense allocations at this time.

B. 5 Year CIP/Finance Plan

Removed from Agenda – No Discussion. The topic will be rescheduled for a future workshop.

C. Medina Water Agreement

Staff Overview

Assistant City Administrator Larson noted that the City of Medina reviewed the water services contract and returned suggested changes and additions. Assistant City Administrator Larson walked Council through the three main items Medina raised so members could follow along in the packet: (1) proposed edits to Section 3 (water meter language), spells out the shared cost of installation and removes ‘any maintenance’ from the paragraph, (2) a “bridge” provision stating Medina would continue to meter and invoice until Maple Plain’s meters are installed, and (3) adding a Consumer Confidence Report provision requesting delivery of CCR-related information by April 1 each year. Assistant City Administrator Larson also noted Medina proposed clarifying language under Section 6 (repairs and maintenance) tied to interconnection points and shared costs as provided in Section 3.

The Council then proposed addressing the three items one at a time, starting with the first item regarding the removal of “ongoing maintenance” as a shared expense.

Council Discussion

Council focused primarily on Item 1: the water meter language and Medina’s removal of ongoing maintenance as a shared expense. The Council raised concern that the revised language looked like legal rewriting and asked whether the City’s attorney had reviewed it. Staff explained Jacob did not want to incur legal cost until Council provided direction, noting some changes might appear non-substantive but still raised concern because Medina’s attorney likely rewrote sections.

The Council emphasized that Maple Plain had already agreed, in good faith, to a 50/50 split for installation and maintenance even though Maple Plain initially preferred Medina to cover more. The Council expressed being shocked and disappointed that Medina’s revision came back removing the shared maintenance concept after prior discussions where Medina appeared to agree.

The Council discussed Medina’s rationale that the meters would be a capital asset of Maple Plain, and the Council responded that the only reason Maple Plain would install

that “asset” is for Medina’s benefit, not for Maple Plain residents, and therefore the maintenance cost should remain shared.

A Councilmember asked clarifying questions about the agreement text and whether Medina would be maintaining meters for homes versus the separate meters intended to track water delivered from Maple Plain’s system to Medina. Assistant City Administrator Larson clarified that the disputed “maintenance” issue concerned the meters Maple Plain would buy/install to measure service to Medina, not the individual house meters Medina maintains for its residents.

Councilmembers questioned why Medina returned with this change if an agreement had been reached previously. The Council described the prior meeting context, including directly asking Medina staff if the terms met their needs, and reiterated disappointment that the change was being reintroduced.

The discussion then turned to what the City can charge and the practical impact of losing maintenance cost-sharing. The Council recognized concern about being unable to recoup maintenance costs later if the agreement caps rates/charges.

The Council summarized the issue as potentially straightforward: telling Medina “thank you, but no” and returning to the previously agreed-upon 50/50 terms. Assistant City Administrator Larson noted the City’s prior letter included “pending” language so Maple Plain would not be locked in if Medina later attempted changes like this.

Council Direction

Council directed staff to send the agreement back to Medina and communicate that Maple Plain wants the agreement as originally agreed upon, with maintenance remaining a shared (50/50) expense.

D. Newsletter & Utility Billing

Removed from Agenda – No Discussion. The topic will be rescheduled for a future workshop.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

- A. Parking Regulations
- B. Gateway Blvd Pedestrian Safety & Crosswalk Modifications

Mayor Maas-Kusske added 'Council Salaries' to future workshop topics

6. ADJOURNMENT

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

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

Motion passed 5-0

Council Adjourned at 6:21 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator

DRAFT



**MINUTES
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
January 26, 2026
7:00 PM**

1. WELCOME

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, Councilmember Connie Francis, Councilmember Andrew Burak & Councilmember Rochelle Arvizo

STAFF PRESENT: Director of Public Safety Matt DuRose, City Engineer Dave Martini, Assistant City Engineer Matt Bauman, and Assistant City Administrator Kevin Larson

2. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

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

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

Motion Passed 5-0

5. VISITORS TO BE HEARD (A completed public comment form should be presented to the City Administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.)

6. CONSENT AGENDA

- A. 12-15-25 City Council Workshop Meeting Minutes
- B. 12-15-25 City Council Business Meeting Minutes
- C. 01-12-26 City Council - Special Business Meeting Minutes
- D. 01-12-26 City Council Workshop Meeting Minutes
- E. 01-20-26 City Council - 2026 Street Projects Improvements Public Hearing Meeting Minutes
- F. Pheasants Forever - Great Water Chapter 0985 LG220 Application for Exempt Permit

Assistant City Administrator Larson offered an amendment to item E 01-20-26 City Council - 2026 Street Projects Improvements Hearing Meeting Minutes. Under Bill McGarry statement during the public hearing for the downtown street project, there should be an additional sentence. Mr. McGarry expressed support for closing Hwy 12 access on Budd Avenue and noted the numerous accidents/near misses at the intersection.

Councilmember Burak made a motion to approve the consent agenda with the amendment to item E 01-20-26 City Council - 2026 Street Projects Improvements Hearing Meeting Minutes. Seconded by Councilmember Francis.

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

Motion Passed 5-0

7. ACCOUNTS PAYABLE

- A. City Bills FY 2025 \$222,644.23
- B. City Bills \$187,452.54
- C. Street Project \$182,811.76
- D. Bond Payment \$720,730.03

Councilmember DeLuca moved to approve the accounts payable. The motion was seconded by Councilmember Burak.

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

Motion Passed 5-0

8. STAFF REPORTS

- A. Fire Department

The Fire Department report was submitted in writing. Mayor Maas-Kusske noted that Chief Denneson was at mandatory training and he was not able to make the meeting.

- B. West Hennepin Public Safety

Chief DuRose presented the December 2025 activity report and highlighted year-over-year trends for the City of Maple Plain. He reported that overall calls for service increased compared to 2024, with approximately 400 additional incidents, noting that roughly three-quarters of that increase was traffic-related. He emphasized that the rise was largely attributable to proactive traffic enforcement and education efforts, rather than an increase in serious criminal activity. Chief DuRose noted significant increases in traffic stops and contacts, explaining that the department's focus has been on visibility, education, and correcting unsafe behaviors rather than citation volume.

Chief DuRose also addressed criminal activity trends, noting a small increase in certain crime categories in 2025. He referenced a shooting incident from late summer, explaining that the investigation remains active. While initial leads did not result in an arrest, additional evidence is being processed and followed up, and the case remains open with continued investigative efforts.

Looking ahead, Chief DuRose stated that December 2025 would be the final activity report presented in the current format. Beginning in 2026, the department plans to refresh the report structure to better align with state and Bureau of Criminal Apprehension reporting standards. He explained the intent is to move beyond raw call counts and better capture community engagement, education, and other proactive public safety efforts.

Chief DuRose also shared several department announcements, including West Hennepin Public Safety's planned participation in the Polar Plunge fundraiser to benefit Special Olympics. He noted that this would be the first time the department has participated as an organization and expressed enthusiasm about staff involvement. Additionally, he announced a recognition and swearing-in event scheduled for early February, which will formally recognize recently hired officers, promotions, and personnel changes from the past year.

Finally, Chief DuRose addressed regional awareness of immigration enforcement activity, stating that while law enforcement agencies are aware of federal activity in the broader region, West Hennepin Public Safety has not been involved in immigration enforcement actions. He emphasized that officers remain focused on their core mission of providing public safety services and that residents should continue to call for assistance without hesitation. He reiterated that officers do not inquire about immigration status and that the department's role remains unchanged.

Council asked a clarifying question regarding traffic enforcement trends and observed behaviors within Maple Plain, including whether specific locations or types of violations were driving the increase. Chief DuRose responded by identifying areas of concern near park facilities and intersections, noting that speed, failure to stop, and distracted driving were common issues. He explained that targeted visibility and presence, along with direct interaction and education, have been effective tools in addressing these behaviors.

C. City Engineer

Assistant City Engineer Bauman provided a verbal status update supplementing the written report in the packet. He reviewed several ongoing and near-term infrastructure items across the city, noting continued coordination on stormwater system modifications, including review of drainage conditions and follow-up work where issues have been identified. Assistant City Engineer Bauman referenced development-related coordination, including review of private development activity and alignment with City infrastructure standards, and noted that staff continue to work through these items alongside the City Planner and Public Works.

Assistant City Engineer Bauman also referenced service request follow-ups and smaller operational items, including addressing utility-related issues as they arise and ensuring documentation and corrective actions are tracked. Assistant City Engineer Bauman noted continued preparation work related to upcoming street and utility projects, including preliminary coordination, review of grant opportunities, and groundwork for future Council discussions at workshops or business meetings.

D. Public Works

Written reports were submitted in the meeting packet. Public Works Director David Medina was not present to provide a report.

E. City Planner

Written reports were submitted in the meeting packet. City Planner Mark Kaltsas was not present to provide a report.

F. Administration & Finance

Assistant City Administrator Larson provided a summary of highlights from the City Administrator Schillander's report, noting that the transition to the West Suburban Fire District officially took effect on January 1, 2026. As a result of the consolidation, the City no longer directly employs firefighters, marking a significant operational and organizational change for Maple Plain.

Assistant City Administrator Larson noted the retirement of long-serving firefighter Scott Hartmann, who concluded 24 years of service to the City. Larson acknowledged Hartmann's dedication and service to the community as part of the transition period.

Assistant City Administrator Larson reported that significant work continued throughout December with PERA and the Fire Relief Association, as staff coordinated administrative, financial, and procedural matters associated with the transition and ongoing obligations related to fire relief and pension considerations.

Assistant City Administrator Larson also stated that planning continues on the next phase of the City's downtown development, and that a revised building plan was discussed at the January Economic Development Authority (EDA) meeting, reflecting ongoing refinement and coordination of downtown redevelopment efforts.

Assistant City Administrator Larson noted continued work on the 2026 Enterprise Fund Budget, indicating that staff have been actively developing and refining the budget for City enterprise operations over the past month.

Finally, Assistant City Administrator Larson reported that preparation for the City's 2025 audit has begun, with meetings scheduled with the City's auditor to initiate the audit process.

9. OLD BUSINESS

A. Resolution 2026-0126-01 Ordering Improvement and Preparation of Plans for Industrial Street

Staff Overview

City Engineer Martini presented Resolution 2026-0126-01 as the next procedural step in the City's street improvement process for Industrial Street, following completion of the feasibility study and the improvement hearing.

City Engineer Martini explained that the project originated with City Council authorization on October 27, 2025, directing preparation of a feasibility study to evaluate improvements to Industrial Street between Budd Avenue and the eastern cul-de-sac. The study reviewed existing pavement and watermain infrastructure and provided descriptions of proposed improvements, cost estimates, cost apportionment, and a preliminary assessment roll.

The proposed improvements include a mill and overlay of the existing roadway surface, minor curb and drainage improvements, and replacement of the aging watermain using a trenchless pipe-bursting method. City Engineer Martini explained

that the pipe-bursting approach would reduce surface disruption and minimize impacts to traffic and adjacent properties while maintaining water service during construction.

City Engineer Martini reviewed the estimated total project cost of approximately \$432,375, noting that the assessable portion of the project is limited to the watermain improvements. Of that amount, approximately \$100,465 is proposed as assessable, with the remainder attributed to City costs. The assessment methodology follows the City's adopted assessment policy and is consistent with past practice. Staff noted that a portion of the watermain work is considered non-assessable and would be funded by the City.

City Engineer Martini stated that the improvement hearing was held on January 20, 2026, that no objections were raised requiring modification of the project, and that the hearing was formally closed. With the hearing complete, Resolution 2026-0126-01 was presented to Council to formally order the improvement and direct preparation of final plans and specifications.

City Engineer Martini concluded that the proposed improvements are feasible, necessary due to the age and condition of the infrastructure, and represent a cost-effective approach to maintaining the City's roadway and utility systems.

Council Discussion

There was no Council discussion.

Council Action

Councilmember DeLuca moved to approve the Resolution 2026-0126-01 Ordering Improvement and Preparation of Plans for Industrial Street. Councilmember Burak seconded the motion.

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

Motion Passed 5-0

B. Resolution 2026-0126-02 Ordering Improvement and Preparation of Plans for the Downtown Street Project

Staff Overview

City Engineer Martini presented Resolution 2026-0126-02 as the next formal step in the City's improvement process for the Downtown Street Project, following completion of the feasibility study and the improvement hearing.

City Engineer Martini explained that the project originated with City Council direction on October 27, 2025, when the Council ordered preparation of a feasibility study to analyze infrastructure improvements for Main Street East, Pioneer Avenue, Delano Avenue, Maple Avenue, Marsh Avenue, Spring Avenue, and the Fire Station parking lot. The study evaluated existing roadway, water, sanitary sewer, and stormwater infrastructure and provided proposed improvements, detailed cost estimates, cost apportionment, and a preliminary assessment roll.

City Engineer Martini reviewed the scope of proposed improvements, which includes full street reconstruction on Main Street East, Pioneer Avenue, Delano Avenue, and Maple Avenue, and mill-and-overlay improvements on Marsh Avenue and Spring

Avenue. Utility improvements include replacement of watermain and water services, replacement of sanitary sewer and services, and replacement and addition of storm sewer infrastructure, along with the construction of a stormwater quality treatment basin on the west end of the project area.

City Engineer Martini also described pedestrian and streetscape improvements, including sidewalk replacement and additions, a trail connection along Pioneer Avenue, streetscaping elements, enhanced lighting, and the burial of overhead utilities in redevelopment areas. Parking improvements and reconstruction of the Fire Station parking lot were also included in the project scope.

City Engineer Martini specifically noted the proposed removal and closure of a portion of Budd Avenue between Main Street East and Highway 12, explaining that the change is intended to address long-standing safety concerns at that location.

City Engineer Martini reviewed the estimated total project cost of approximately \$5.9 million, and explained that assessments and City participation are structured in accordance with the City's adopted assessment policy. Assessable and non-assessable components were summarized consistent with the feasibility report included in the meeting packet.

City Engineer Martini confirmed that the improvement hearing was held and closed on January 20, 2026, with public comments received at that time, and that Resolution 2026-0126-02 was presented to formally order the improvement and authorize preparation of final plans and specifications.

City Engineer Martini concluded by noting that the proposed improvements are necessary due to the age and condition of the downtown infrastructure and are intended to support long-term safety, functionality, and redevelopment goals.

Council Discussion

There was no Council discussion.

Council Direction

Councilmember DeLuca moved to approve Resolution 2026-0126-02, Ordering Improvement and Preparation of Plans for the Downtown Street Project. Seconded by Councilmember Burak.

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

Motion Passed 5-0

10. NEW BUSINESS

A. Resolution 2026-0126-03 2026 Lead Service Line Replacement Project

Staff Overview

Assistant City Engineer Bauman presented Resolution 2026-0126-03 authorizing the 2026 Lead Service Line Replacement Project. The item was introduced as a standalone resolution under New Business. No additional verbal explanation, project detail, scope description, funding discussion, or implementation timeline was provided beyond the identification of the resolution and its purpose to authorize the project.

Council Discussion

There was no Council discussion.

Council Action

Councilmember Burak moved to approve Resolution 2026-0126-03 2026 Lead Service Line Replacement Project. Councilmember Francis seconded the motion.

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

Motion Passed 5-0

B. Resolution 2026-0126-04 MCES I&I Grant Application Authorization

Staff Overview

Assistant City Engineer Bauman presented Resolution 2026-0126-04 authorizing the City to submit an Inflow and Infiltration (I&I) grant application to the Metropolitan Council Environmental Services (MCES). The item was introduced as a New Business resolution. No additional verbal explanation regarding project scope, funding amounts, match requirements, timelines, or specific infrastructure elements was provided during the meeting.

Council Discussion

There was no Council discussion.

Council Action

Councilmember Arvizo moved to approve Resolution 2026-0126-04 MCES I&I Grant Application Authorization. Councilmember Burak seconded the motion.

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

Motion Passed 5-0

11. COUNCIL REPORTS AND OTHER BUSINESS

Councilmember Rochelle Arvizo

Councilmember Arvizo expressed appreciation for staff efforts and added a public service reminder regarding winter conditions. Councilmember Arvizo encouraged residents to be mindful of salt usage during winter maintenance, noting Maple Plain’s location within a watershed and the environmental impacts excessive salt can have on water quality and wildlife. Councilmember Arvizo also reported that the Watershed Commission would not be meeting in December.

Councilmember Mike DeLuca

Councilmember DeLuca commented on the quick succession of recent meetings, describing the period as one of wrap-ups and transitions. Councilmember DeLuca thanked staff for their work in preparing and refining several ordinances, acknowledging that while ordinance updates can feel cumbersome, they serve important purposes. Councilmember DeLuca shared that the Council has been working on the City Administrator’s performance review, including gathering community feedback, and stated that the Council would be

meeting with City Administrator Schillander to conduct the annual evaluation. Councilmember DeLuca described the past year as one of the busiest during his tenure and expressed gratitude for colleagues, staff, residents, and the opportunity to serve the community.

Councilmember Connie Francis

Councilmember Francis reported that she attended an EDA meeting and a rebranding meeting. She also stated it was her turn to host/participate in “Coffee with the Council,” describing it as a good conversation with a small number of residents. Councilmember Francis noted that one resident brought a large folder of questions and that they worked through most or all of them, with answers that appeared to satisfy the resident.

Councilmember Francis said she appreciated the chance to get to know residents one-on-one and receive feedback. Councilmember Francis also acknowledged that some questions were outside her area and thanked Assistant City Administrator Larson for helping answer questions, noting overall it was a positive conversation.

Councilmember Andrew Burak

Councilmember Burak reflected on the unusually rapid pace of recent Council workshops and business meetings, noting that the condensed schedule provided a new perspective on how efficiently City business can be conducted. Councilmember Burak commented on the significant number of changes the City has experienced over the past year, including new businesses and the transition to new fire services. Councilmember Burak expressed appreciation to City staff for their extensive work on the rental ordinance and for managing complex interactions involving residents, businesses, and Councilmembers.

Councilmember Burak also thanked first responders who are no longer directly employed by the City, acknowledging their service and expressing optimism that the new fire service partnership will enhance service delivery moving forward.

Mayor Julie Maas-Kusske

Mayor Maas-Kusske reported that January had been a particularly busy month, marked by the street reconstruction open house and several special meetings. She noted that it was an active start to the year.

Mayor Maas-Kusske shared that she was honored to represent the City through Rotary, highlighting strong speakers, service projects, and recent internal club activities. Mayor Maas-Kusske explained that Rotary focused on gratitude this month, including writing letters of appreciation, and reflected on the importance of pausing to acknowledge the people who help bring communities together and to focus on positive connections, especially during challenging times.

Mayor Maas-Kusske reported continued weekly coordination meetings with City Administrator Schillander, focused on agenda preparation and communication. Mayor Maas-Kusske also referenced work with the Highway 12 Safety Coalition, noting ongoing efforts to secure funding for additional lanes and continued advocacy to improve safety along the corridor.

Mayor Maas-Kusske shared that she attended Coffee with the Legion and veterans, describing these conversations as a highlight and expressing appreciation for hearing veterans’ stories and history. Mayor Maas-Kusske also noted participation in local community and cultural activities, describing them as unique strengths of the City.

Mayor Maas-Kusske provided an update on the Tonka Coalition, explaining that the group recently finalized and had its bylaws approved by Hennepin County, which she described as a positive milestone.

Mayor Maas-Kusske spoke about mental health resources, clarifying the 988 Suicide & Crisis Lifeline, noting that residents can call or text 988 at any time. Emphasizing that the resource is available for both youth and adults, and encouraged residents not to hesitate to use it for themselves or others who may benefit.

Mayor Maas-Kusske reported on involvement with the Chamber of Commerce, including a presentation by Three Rivers Park District Commissioner Marge Beard. Mayor Maas-Kusske expressed appreciation for the community's access to parks and encouraged residents to enjoy them year-round, even during winter.

Mayor Maas-Kusske shared updates from the League of Minnesota Cities Board of Directors, noting that legislative priorities have been finalized and are available online, and that advocacy at the Capitol will follow. Mayor Maas-Kusske also summarized discussions from the Regional Council of Mayors, which focused on housing and broader statewide challenges, emphasizing the role of local leadership in maintaining stability and calm within communities.

Mayor Maas-Kusske referenced additional meetings and activities, including county and city update meetings, work on speaker schedules, and continued involvement with the City's rebranding efforts, particularly signage, which she hopes to bring back to Council soon for approval.

Mayor Maas-Kusske also reported attending a veterans benefit program, describing the experience as meaningful and encouraging. In addition, Mayor Maas-Kusske attended the Hennepin County Criminal Justice Coordinating Committee, where a presentation on artificial intelligence and law enforcement emphasized the importance of clear policies outlining approved and prohibited uses of AI to ensure transparency and accountability.

Mayor Maas-Kusske noted that a significant portion of her time continues to be spent responding to emails, phone calls, and meeting with residents, which she generally finds enjoyable and valuable.

Looking ahead, she highlighted several upcoming events:

- * Polar Plunge on January 31, noting with enthusiasm that West Hennepin Public Safety's team is named "Cool Whips."
- * A recognition event on February 2.
- * The Omelette Breakfast on February 8, hosted by Westonka, benefiting local families and residents, from 9:00 a.m. to noon at the American Legion.
- * Chat with the Mayor on February 23, encouraging residents to mark their calendars.

12. ADJOURNMENT

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

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

Motion passed 5-0

Council Adjourned at 7:46 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator

DRAFT



**MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
February 09, 2026
5:30 PM**

1. CALL TO ORDER

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

PRESENT: Mayor Julie Maas-Kusske, Councilmember Connie Francis, Councilmember Andrew Burak, & Councilmember Rochelle Arvizo

ABSENT: Councilmember Mike DeLuca

STAFF PRESENT: City Administrator Jacob Schillander, and ABDO Finance Manager Jessi Sturtz

2. ADOPT AGENDA

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

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

Motion Passed 4-0

3. DISCUSSION

A. 2026 Enterprise Fund Budget

Staff Overview

ABDO Finance Manager Sturtz reviewed updates to the 2026 Enterprise Fund Budget. The primary change since the previous workshop involved updated water and sewer revenue estimates associated with the Kwik Trip development. Revised estimates were received after the packet was distributed, prompting staff to update revenue projections. Water revenue was increased by approximately \$23,000 annually and sewer revenue by approximately \$13,000 annually based on estimated usage of roughly 1.8–2.0 million gallons per year. No changes were made to expenditures, the Water Fund, Sewer Fund or the Stormwater Fund. Cash flow statements and

additional explanatory narrative were added to the packet to clarify revenue assumptions and miscellaneous line items.

Council Discussion

Councilmembers discussed the methodology used to estimate Kwik Trip water and sewer usage, including seasonal assumptions and comparisons to other communities. Concerns were raised regarding the timing of the updated information and the Council's ability to review supporting calculations prior to the meeting.

Councilmembers asked clarifying questions about where the updated figures appeared in the packet, how the revised revenues compared to prior projections, and whether the changes affected proposed utility rate increases. Several Councilmembers expressed comfort with using conservative estimates for the first year, noting that actual usage data would be available in future years to refine projections. The possibility of conducting another utility rate study after a full year of Kwik Trip operation was discussed.

Council Direction

The Council expressed general consensus to proceed using the revised Enterprise Fund figures and to bring the budget forward for consideration at the February 23 business meeting. The Council directed that any follow-up questions be routed through staff in advance of the meeting to allow adequate preparation.

B. Park Signage

Staff Overview

City Administrator Schillander summarized recommendations from the Rebranding Committee regarding park and gateway signage. Based on vendor input, monument-style signs measuring approximately 3 feet by 4 feet were recommended to ensure visibility and consistency with the City's overall branding. The proposal included two gateway signs at the east and west entrances to the city, two monument signs at Rainbow Park, one at Bryantwood Park, one at the Oak Street Tot Lot, and replacement of the logo panel on the existing digital sign. The total estimated cost for all signage improvements was \$85,305. Staff requested Council direction on whether to advance the proposal to a business meeting.

Council Discussion

Councilmembers discussed sign placement at individual parks, particularly the number of entrances at Rainbow Park and Bryantwood Park. Questions focused on physical space constraints, visibility, and whether additional signs would provide meaningful benefit relative to cost. Councilmembers acknowledged that Bryantwood Park's secondary entrance is narrow and lacks sufficient space for a monument sign, and that Rainbow Park's two primary parking-related entrances justified two signs.

Councilmembers also discussed updating existing regulatory signage and confirmed that the digital sign work would involve replacing only the logo panel while retaining the existing structure.

C. Newsletter & Utility Billing

Staff Overview

City Administrator Schillander noted that the agenda item related to the City newsletter and utility billing was intended to be led by Councilmember DeLuca who was not present.

Council Direction

Council agreed to table the item to a future workshop.

4. COUNCIL REPORTS

Mayor Maas-Kusske shared a brief update, including positive feedback on the recent elected officials conference.

5. FUTURE WORKSHOP TOPICS

- A. Parking Regulations
- B. Gateway Blvd Pedestrian Safety & Crosswalk Modifications
- C. City Council Salaries
- D. 5 Year Finance CIP
- E. Field Use Contracts
- F. Ordinance 343 Amending City Code Chapter 6, Article 2 Nuisance Violation

Councilmembers briefly discussed process expectations for introducing future workshop topics and agreed to coordinate with staff as needed.

6. ADJOURNMENT

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

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

Motion passed 4-0

Council Adjourned at 6:04 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator



**MINUTES
PUBLIC HEARING FOR TIF DISTRICT
MAPLE PLAIN CITY HALL
February 09, 2026
7:00 PM**

1. WELCOME

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, Councilmember Connie Francis, Councilmember Andrew Burak & Councilmember Rochelle Arvizo

ABSENT: Councilmember Mike DeLuca

STAFF PRESENT: City Administrator Jacob Schillander and City Planner Mark Kaltsas

2. CALL TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. ADOPT AGENDA

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

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

Motion Passed 4-0

5. NEW BUSINESS

A. Development Program for Development District 2 and TIF for District 2-1

Mayor Maas-Kusske introduced the sole business item of the evening: consideration of a Development Program for Development District No. 2 and the establishment of Tax Increment Financing (TIF) District No. 2 1. The item was referred to City Planner Kaltsas for presentation.

Staff Presentation

City Planner Kaltsas explained that the purpose of the meeting was to conduct a public hearing related to the creation of Development District No. 2 and Redevelopment TIF District No. 2 1 for a proposed 95 unit market rate apartment development on City

owned property in the downtown area. The developer had requested TIF assistance after financial analysis demonstrated that the project could not proceed with private investment alone.

City Planner Kaltsas outlined that the proposed TIF district would include most properties within what is commonly referred to as the “City Hall block,” excluding one corner parcel. The district would be established as a redevelopment district with a maximum term of 26 years, using a pay as you go TIF structure.

The estimated total project cost was approximately \$21.7 million. Independent TIF consultants reviewed the developer’s pro forma and concluded that the use of TIF was reasonable and necessary for the project to proceed. The proposed TIF assistance totaled approximately \$2.889 million in present value, to be reimbursed only from actual tax increments generated by the project.

City Planner Kaltsas further explained that total projected tax increments over the life of the district were estimated at approximately \$8.7 million, with roughly \$2.889 million reimbursed to the developer and approximately \$1.7 million retained by the City for eligible redevelopment related costs such as infrastructure improvements. The remaining increments would continue to flow to the City, County, School District, and other taxing jurisdictions after the district is closed.

City Planner Kaltsas noted that the estimated market value assumptions were based on an average of approximately \$280,000 per unit and emphasized that no City debt would be issued as part of the TIF structure.

Council Questions and Discussion

Councilmembers asked questions regarding potential impacts on residents, taxpayers, and City budgets. City Planner Kaltsas explained that TIF does not divert existing tax revenue and that base taxes continue to flow to all taxing jurisdictions. Only the incremental increase in value created by the development is captured.

City Planner Kaltsas clarified that under the pay as you go structure, the City only reimburses the developer from taxes actually generated by the project. If the project underperforms, reimbursements are reduced accordingly, and the City bears no additional financial risk.

Further discussion addressed the City’s ability to access retained TIF revenues prior to district closure. City Planner Kaltsas explained that the City would retain 30% of the tax increment annually, allowing access to revenue early in the district’s life for eligible public improvements or to support debt service if needed.

Councilmembers also discussed potential impacts on surrounding property values, infrastructure, traffic, and long term tax base growth. City Planner Kaltsas noted that higher density development on a compact footprint generally provides positive tax base impacts relative to the level of services required.

6. PUBLIC HEARING DEVELOPMENT DISTRICT 2 AND TAX INCREMENT FINANCING (TIF) DISTRICT 2-1 FOR REDEVELOPMENT OF THE DOWNTOWN AREA

A motion was made by Councilmember Francis and seconded by Councilmember Burak to open the public hearing.

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

Motion Passed 4-0 and the public hearing opened at 7:20 PM

Public Comment

Deb Moore, 5665 Main Street West, expressed concerns about existing traffic congestion and the ability to cross Highway 12, particularly given increased traffic from Delano and surrounding areas. She also expressed a preference for green space near the library rather than additional multi story development.

City Planner Kaltsas responded by outlining traffic safety considerations associated with the project, including the potential closure of Budd Avenue south of Highway 12 to reduce conflict points. City Planner Kaltsas also discussed ongoing conversations with the County Library regarding potential relocation or redevelopment opportunities that could improve sight lines and intersection safety at Main Street and Highway 12.

City Administrator Schillander encouraged residents to engage with state legislators regarding Highway 12 improvements and noted the City’s participation in the Highway 12 Coalition.

No additional public comments were made.

A motion was made by Councilmember Francis to close the public hearing. Seconded by Councilmember Burak.

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

Motion Passed 4-0 and the public hearing closed at 7:24 PM

7. ADJOURNMENT

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

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

Motion passed 4-0

The meeting adjourned at 7:24 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

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Signed:



Jacob W. Schillander
City Administrator



Executive Summary

City Council Business Meeting

CONSENT AGENDA ITEM:	City Monument Replacement
PREPARED BY:	Rebranding Committee
RECOMMENDED ACTION:	Approve Consent Agenda Item City Monument Replacement

Consent Agenda Item Summary:

The Rebranding Committee evaluated alternatives to the City’s existing signage as part of its broader rebranding efforts. Following a review of design concepts and contractor proposals for replacing the City’s monument and park signs, the Committee recommended updating the City’s monuments to incorporate design elements consistent with existing signage at Veterans Memorial Park and the City’s electronic sign.

The recommended locations for monument replacement included westbound and eastbound Highway 12, Rainbow Park, Bryantwood Park, and the Oak Street Tot Lot. In addition, the Committee recommended replacing the logo on the City’s electronic sign and permanently removing the southbound monument on County Road 19.

Council actions related to these recommendations are summarized below:

- A. At the November 10th workshop, the City Council approved the design and replacement of the westbound and eastbound Highway 12 monuments and the removal of the wood monument on southbound County Road 19.
- B. At the February 9th workshop, the City Council approved the design and replacement of Rainbow Park, Bryantwood Park, and Oak Street Tot Lot monuments.

Financial Impact

Location	Cost
East bound Enterance	\$ 25,925
West bound Enterance	\$ 23,745
Rainbow Park	\$ 16,990
Bryantwood Park	\$ 8,495
Oak St. Tot Lot	\$ 8,495
Reface Electric Sgn	\$ 2,655
Total	\$ 86,305

Recommendation

Approve the Consent Agenda Item City Monument Replacement.

EXHIBITS

- A. Highway 12 Monument Proposal
- B. Park Monument Proposal

PROPOSAL

Section 6, Item E.

Proposal #: 32268

Proposal Date: 09/17/25
Customer #: 3525
Page: 1 of 4



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

SOLD TO:	JOB LOCATION:
CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359	CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359 REQUESTED BY: KEVIN

SCENIC SIGN CORPORATION (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #45464 PROVIDE/INSTALL NEW EAST ENTRANCE MONUMENT SIGN BASED ON DRAWINGS VERSION 3 FOR THIS LOCATION. THIS IS A NON LIT SIGN.	\$25,925.00	\$25,925.00
1	QUOTE #45465 PROVIDE/INSTALL NEW WEST ENTRANCE MONUMENT SIGN BASED ON DRAWINGS VERSION 3 FOR THIS LOCATION. THIS IS A NON LIT SIGN.	\$23,745.00	\$23,745.00
1	QUOTE #45466 PROVIDE/INSTALL NEW PARKS ENTRANCE MONUMENT SIGN BASED ON DRAWINGS VERSION 3 FOR THIS LOCATION. THIS IS A NON LIT SIGN.	\$19,995.00	\$19,995.00
1	QUOTE #44816 REFACE EXISTING CITY SIGN AT FIRE DEPARTMENT WITH THE NEW CITY LOGO.	\$2,655.00	\$2,655.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER.

THIS PRICE DOES NOT INCLUDE PRIMARY ELECTRICAL SUPPLY AND CONNECTION. PERMIT AND ENGINEERING FEES AS REQUIRED BY GOVERNMENT WILL BE ADDED AS WELL AS PROCUREMENT FEE. SALES TAX IS INCLUDED IN MOST CASES, SALES TAX WILL BE ADDED ON PRODUCTS PICKED UP AT OUR PLANT, INSTALLED BY OTHERS AND SOME ITEMS DEEMED "REMOVABLE" BY STATE LAW (BANNERS, VINYL APPLICATIONS, ETC.) TAX WILL BE CHARGED TO EXEMPT ENTITIES UNLESS A "CERTIFICATE OF EXEMPTION" IS PROVIDED AT THE TIME OF CONTRACT EXECUTION.

A FEE FOR DISPOSAL OF HAZARDOUS WASTE CONTAINED IN SIGNS AND MATERIALS REMOVED FROM CUSTOMER'S PROPERTY WILL BE ADDED TO THE FINAL INVOICE.

LED WARRANTY: OUR PREFERRED LED PRODUCT LINE IS HANLEY BRAND. HANLEY LEDS ARE WARRANTED FOR TEN (10) YEARS PARTS AND LABOR, HANLEY POWER SUPPLIES ARE WARRANTED FIVE (5) YEARS PARTS AND LABOR, SLOAN BORDER LIGHTING PRODUCTS

COMPANY INITIALS _____

CUSTOMER INITIALS _____

Proposal #: 32268

Proposal Date: 09/17/25
Customer #: 3525
Page: 2 of 4



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

(LEDSTRIPE, COLORLINE, FLEXIBRITE) ARE WARRANTED FIVE (5) YEARS PARTS AND LABOR. SEE SECTION 3 BELOW FOR OUR STANDARD WARRANTY ON ALL OTHER PRODUCTS AND SERVICES.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

TERMS AND CONDITIONS

- 1. This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. Company shall not be responsible for errors in plans, designs, specifications or drawings furnished by PURCHASER or for defects caused thereby.
- 2. A. The company agrees to secure all necessary governmental permits. The purchaser agrees to secure all necessary permits from the building owner and/or others whose permission is required for the installation of this display and they assume all liability with regard to same and all liability, public and otherwise, for damages caused by the display or by reason of it being on or attached to the premises. Purchaser agrees to secure all necessary permission for use of all registered trademarks or copyrights used on the display.
- 2. B. All necessary electrical wiring, outlets and connections to the display from the building meter and/or fuse panel will be properly fused and installed, at the expense of the Purchaser.
- 2. C. INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE EXCESS ROCK OR OTHER UNFORESEEABLE FOUNDATION CONDITIONS ARE ENCOUNTERED; ADDITIONAL CHARGES WILL BE INCURRED IF THESE CONDITIONS EXIST. THE COMPANY (SCENIC SIGN) CAN NOT BE HELD FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO LAWN AND OR LANDSCAPPING WHILE GAINING ACCESS TO SIGN. THOSE REPAIRS AND COSTS ARE THE RESPONSIBILITY OF THE PURCHASER
- 2. D. ALL PRIVATE UNDERGROUND UTILITIES IN THE AREA OF EXCAVATION ARE TO BE MARKED BY THE CUSTOMER, AT THEIR EXPENSE, PRIOR TO EXCAVATION. SCENIC SIGN CORPORATION SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RELATED TO THE STRIKING OF ANY UNMARKED PRIVATE UTILITIES, OR DAMAGES TO ANY PERSON, BUSINESS OR PROPERTY AS A RESULT OF THIS EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRICAL, IRRIGATION, GAS, SURVEILLANCE OR ANY OTHER UNDERGROUND UTILITY.
- 3. Company warrants the display against defective workmanship in construction and assembly for one (1) year from date of shipment or installation, if installation is made by Company. Additionally, Company will replace defective components manufactured by others for one (1) year from date of shipment or installation by Company, unless specifically stated otherwise, for normal labor and travel charges only. Any part found by Company to be defective due to faulty workmanship or materials, if returned prepaid, within the warranty period, will be repaired or replaced f.o.b. point of production. Company shall not be liable for any damages or losses other than the replacement of such

COMPANY INITIALS _____

CUSTOMER INITIALS _____

Proposal #: 32268

Proposal Date: 09/17/25
Customer #: 3525
Page: 3 of 4



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defective work or material. Whenever there is any circumstance on which a claim might be based, Company must be informed immediately or the provisions of this warranty are voided.

4. Any items not shipped or installed on or before 60 days from contract date will be invoiced in full at the designated unit price, and PURCHASER hereby agrees to pay said invoice per above items. It is agreed that storage charges shall accrue at the rate of one percent (1%) per month of the price of the display commencing at the end of said 60-day period. Company, at its option, may invoice each item called for in the proposal separately upon completion, or, if for reasons beyond its control completion is delayed, it may invoice for that portion of the work completed during any given month. Under no condition, will any item be held beyond 60 days after completion. In the event that size and weight of any item prohibits storage by Company on its own property, Purchaser must make arrangements for shipments immediately upon completion.

5. Payment for items purchased under the terms of the contract will be made on receipt of invoices submitted. In the event payment is not made as agreed, PURCHASER agrees to pay a service charge on past due amounts from the times they are due, thirty (30) days from invoice date, at the rate of one and one half percent (1½%) per month. In the event this contract is placed for collection or if collected by suit or through any Court, reasonable attorneys' fees shall be added.

6. All applicable taxes payable under the laws of the State of Minnesota will be added when required. Taxes due in other states may be additional as noted in the specifications section of this document. In "real property" installations (free standing and wall signs for example) sales tax is included, in "tangible" installations (temporary or interior signs) sales tax will be added as required by Minnesota state tax law.

7. Company will not be responsible for delays in shipments caused by delays created by supplies or transportation services or by labor disputes or due to any other circumstances beyond its control.

8. Title to all unincorporated materials and property covered by this contract shall remain in and be the property of the Company until the purchase price is paid in full. The Company reserves the right to enter any job site and reclaim all materials or property used or intended to be used in this construction of said equipment in the event of default by Purchaser, including, but not limited to, payment of any amounts due and payable in accordance with terms of this contract. The Company retains a security interest in the materials and equipment whether or not incorporated into a project or realty until the Company has been paid in full, notwithstanding the manner in which the personal property has been annexed or attached to the realty. The Purchaser agrees to execute appropriate Commercial Code forms to provide to the Company a Perfected security interest.

9. It is agreed that this contract shall be construed according to the laws of the State of Minnesota.

10. When this contract is signed by a duly authorized person of each party, all provisions contained herein become integral parts of this contract, and there is no other agreement or understanding of any nature concerning same unless such agreement or understanding, if any, is specifically incorporated here by reference.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____

PROPOSAL

Section 6, Item E.

Proposal #: 32268

Proposal Date: 09/17/25
Customer #: 3525
Page: 4 of 4



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ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

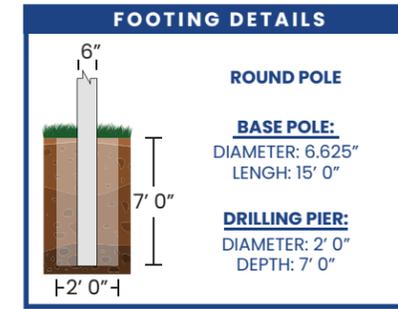
DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____

Uniquely Innovative Signs
WWW.SCENICSIGN.COM

PO Box 881 St. Cloud, MN 56302 (320)-252-9400
320 5th Ave. NE Fargo, ND 58078 1-800-486-8517



DRAWING DETAILS

SIGN TYPE:
MONUMENT

SALESMAN:
DARYL KIRT

LOCATION:
MAPLE PLAIN, MN

DATE:
9/11/25

DESIGNER:
BRET SCHWINGHAMMER

SCALE: 1/2" = 1' **WO#:** N/A

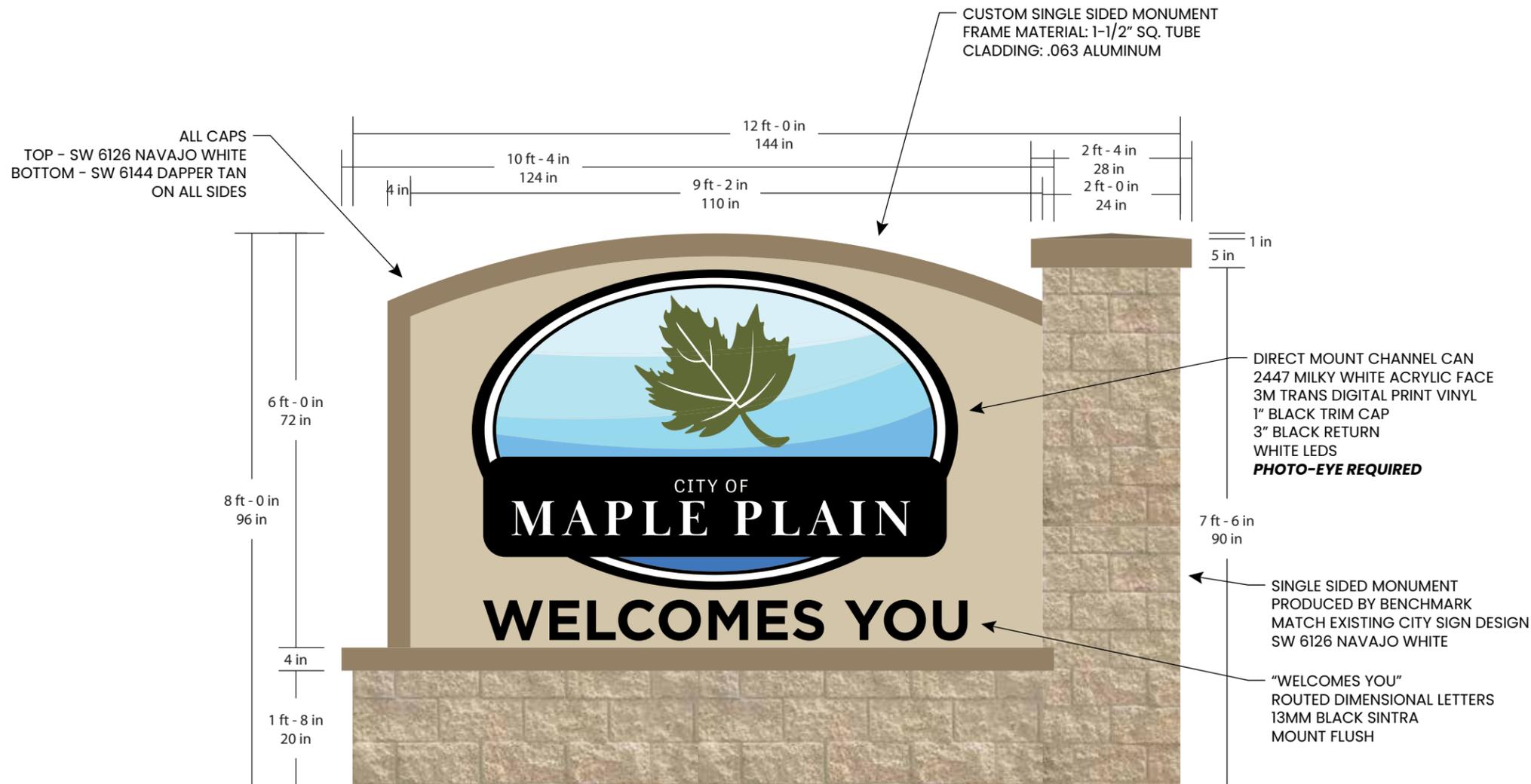
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APPROVAL:

All original designs are exclusive property of Scenic Sign Corp.

LEGAL NOTES

The client warrants that the subject matter to be printed is not copyrighted by a third party. The client also recognizes that because subject matter does not have to bear a copyright notice in order to be protected by copyright law, absence of such notice does not necessarily assure a right to reproduce. The client further warrants that no copyright notice has been removed from any material used in preparing the subject matter for reproduction. To support these warranties, the client agrees to indemnify and hold Scenic Sign harmless for all liability, damages and attorney's fees that may be incurred in any legal action connected with the infringement involving the work production of provi





AFTER - NOT TO SCALE - DAY VIEW



BEFORE - NOT TO SCALE

DRAWING DETAILS

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MONUMENT

SALESMAN:
DARYL KIRT

LOCATION:
MAPLE PLAIN, MN

DATE:
9/11/25

DESIGNER:
BRET SCHWINGHAMMER

SCALE: **WO#:**
3/4" = 1' N/A

PAGE 2 / 2

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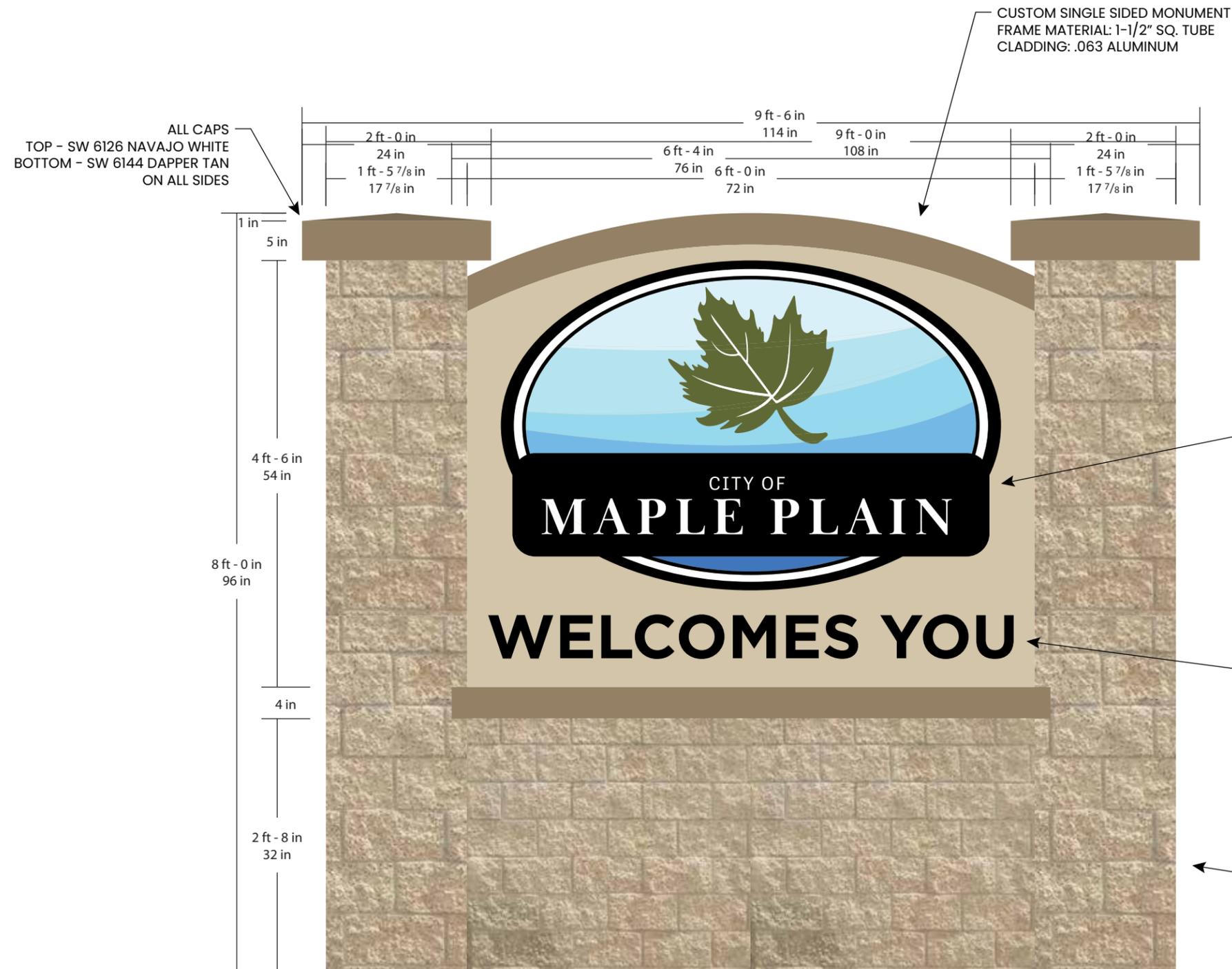
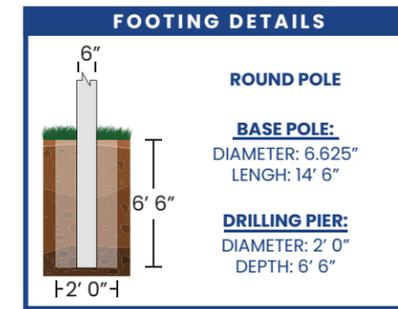
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PO Box 881
St. Cloud, MN 56302

320 5th Ave. NE
Fargo, ND 58078

(320)-252-9400

1-800-486-8517



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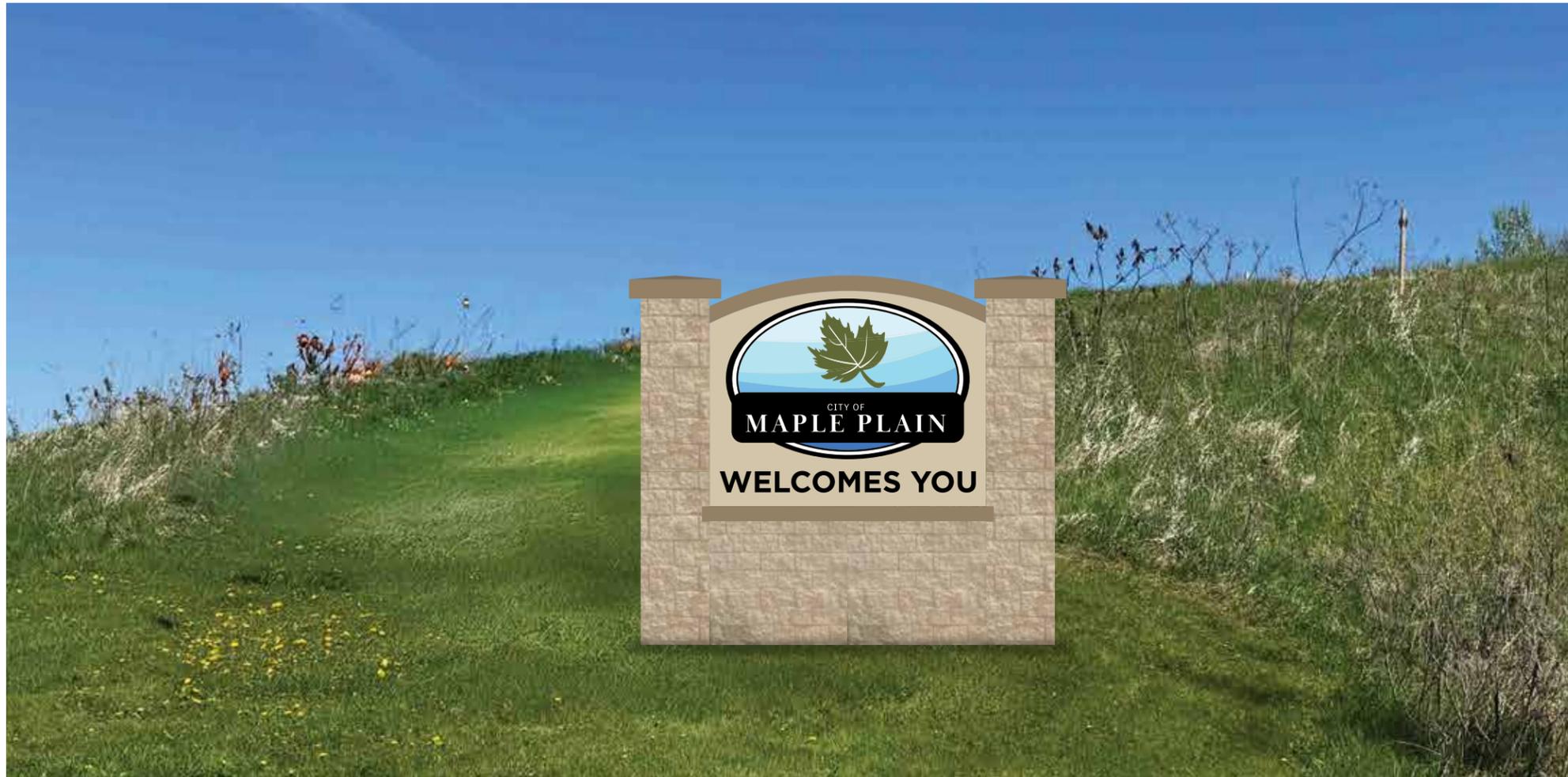
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AFTER - NOT TO SCALE - DAY VIEW



BEFORE - NOT TO SCALE

DRAWING DETAILS

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MONUMENT

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DARYL KIRT

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DATE:
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3/4" = 1' N/A

PAGE 2 / 2

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LEGAL NOTES

The client warrants that the subject matter to be printed is not copyrighted by a third party. The client also recognizes that because subject matter does not have to bear a copyright notice in order to be protected by copyright law, absence of such notice does not necessarily assure a right to reproduce. The client further warrants that no copyright notice has been removed from any material used in preparing the subject matter for reproduction. To support these warranties, the client agrees to indemnify and hold Scenic Sign harmless for all liability, damages and attorney's fees that may be incurred in any legal action connected with infringement involving the work production of provi



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

PROPOSAL

Section 6, Item E.

Proposal #: 32723

Proposal Date: 12/03/25
 Customer #: 3525
 Page: 1 of 4

SOLD TO:	JOB LOCATION:
CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359	CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359 REQUESTED BY: KEVIN

SCENIC SIGN CORPORATION (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	* QUOTE #46694 PARK SIGN - BASED ON DRAWING VERSION 7. (BASED ON QTY 6)	\$8,495.00	\$50,970.00
		SUB TOTAL:	\$50,970.00
		ESTIMATED SALES TAXES:	\$0.00

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$50,970.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION
 (INTEREST OF 1.5% PER MONTH WILL BE ADDED TO PAST DUE ACCOUNTS)

THIS PRICE DOES NOT INCLUDE PRIMARY ELECTRICAL SUPPLY AND CONNECTION. PERMIT AND ENGINEERING FEES AS REQUIRED BY GOVERNMENT WILL BE ADDED AS WELL AS PROCUREMENT FEE. SALES TAX IS INCLUDED IN MOST CASES, TAX WILL BE ADDED TO ANY PRODUCTS PICKED UP AT OUR PLANT, INSTALLED BY OTHERS AND SOME ITEMS DEEMED "REMOVABLE" BY STATE LAW (BANNERS, VINYL APPLICATIONS, ETC.) TAX WILL BE CHARGED TO EXEMPT ENTITIES UNLESS A "CERTIFICATE OF EXEMPTION" IS PROVIDED AT THE TIME OF CONTRACT EXECUTION.

A FEE FOR DISPOSAL OF HAZARDOUS WASTE CONTAINED IN SIGNS AND MATERIALS REMOVED FROM CUSTOMER'S PROPERTY WILL BE ADDED TO THE FINAL INVOICE.

LED WARRANTY: OUR PREFERRED LED PRODUCT LINE IS HANLEY BRAND. HANLEY LEDS ARE WARRANTED FOR TEN (10) YEARS PARTS AND LABOR, HANLEY POWER SUPPLIES ARE WARRANTED FIVE (5) YEARS PARTS AND LABOR, SLOAN BORDER LIGHTING PRODUCTS (LEDSTRIPE, COLORLINE, FLEXIBRITE) ARE WARRANTED FIVE (5) YEARS PARTS AND LABOR. SEE SECTION 3 BELOW FOR OUR STANDARD WARRANTY ON ALL OTHER PRODUCTS AND SERVICES.

COMPANY INITIALS _____

CUSTOMER INITIALS _____



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

PROPOSAL

Section 6, Item E.

Proposal #: 32723

Proposal Date: 12/03/25
Customer #: 3525
Page: 2 of 4

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN 15 DAYS. WORK WILL NOT BEGIN UNTIL DOWN PAYMENT AND WRITTEN ACCEPTANCE IS RECEIVED.

ANY ALTERATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS, WILL BE EXECUTED ONLY UPON WRITTEN ORDERS, AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE ESTIMATE TO BE PAID BY THE PURCHASER.

TERMS AND CONDITIONS

1. This proposal is made for specially constructed equipment and when accepted is not subject to cancellation. Company shall not be responsible for errors in plans, designs, specifications or drawings furnished by PURCHASER or for defects caused thereby.
2. A. The company agrees to secure all necessary governmental permits. The purchaser agrees to secure all necessary permits from the building owner and/or others whose permission is required for the installation of this display and they assume all liability with regard to same and all liability, public and otherwise, for damages caused by the display or by reason of it being on or attached to the premises. Purchaser agrees to secure all necessary permission for use of all registered trademarks or copyrights used on the display.
2. B. All necessary electrical wiring, outlets and connections to the display from the building meter and/or fuse panel will be properly fused and installed, at the expense of the Purchaser.
2. C. INSTALLATION PRICES QUOTED ARE SUBJECT TO REVISION WHERE EXCESS ROCK OR OTHER UNFORESEEABLE FOUNDATION CONDITIONS ARE ENCOUNTERED; ADDITIONAL CHARGES WILL BE INCURRED IF THESE CONDITIONS EXIST. THE COMPANY (SCENIC SIGN) CAN NOT BE HELD FINANCIALLY RESPONSIBLE FOR ANY DAMAGE TO LAWN AND OR LANDSCAPING WHILE GAINING ACCESS TO SIGN. THOSE REPAIRS AND COSTS ARE THE RESPONSIBILITY OF THE PURCHASER.
2. D. ALL PRIVATE UNDERGROUND UTILITIES IN THE AREA OF EXCAVATION ARE TO BE MARKED BY THE CUSTOMER, AT THEIR EXPENSE, PRIOR TO EXCAVATION. SCENIC SIGN CORPORATION SHALL NOT BE HELD RESPONSIBLE FOR DAMAGES RELATED TO THE STRIKING OF ANY UNMARKED PRIVATE UTILITIES, OR DAMAGES TO ANY PERSON, BUSINESS OR PROPERTY AS A RESULT OF THIS EXCAVATION, INCLUDING BUT NOT LIMITED TO ELECTRICAL, IRRIGATION, GAS, SURVEILLANCE OR ANY OTHER UNDERGROUND UTILITY.
3. Company warrants the display against defective workmanship in construction and assembly for one (1) year from date of shipment or installation, if installation is made by Company. Additionally, Company will replace defective components manufactured by others for one (1) year from date of shipment or installation by Company, unless specifically stated otherwise, for normal labor and travel charges only. Any part found by Company to be defective due to faulty workmanship or materials, if returned prepaid, within the warranty period, will be repaired or replaced f.o.b. point of production. Company shall not be liable for any damages or losses other than the replacement of such defective work or material. Whenever there is any circumstance on which a claim might be based, Company must be informed immediately or the provisions of this warranty are voided.
4. Any items not shipped or installed on or before 60 days from contract date will be invoiced in full at the designated unit price, and PURCHASER hereby agrees to pay said invoice per above items. It is agreed that storage charges shall accrue at the rate of one percent (1%) per month of the price of the display commencing at the end of said 60-day period. Company, at its option, may invoice each item called for in the proposal separately upon completion, or, if for reasons beyond its control completion is delayed, it may invoice for that portion of the work completed during any given month. Under no condition, will any item be held beyond 60 days after completion. In the event that size and weight of any item prohibits storage by Company on its own property, Purchaser must make arrangements for shipments immediately upon completion.

COMPANY INITIALS _____

CUSTOMER INITIALS _____



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

PROPOSAL

Section 6, Item E.

Proposal #: 32723

Proposal Date: 12/03/25
Customer #: 3525
Page: 3 of 4

5. Payment for items purchased under the terms of the contract will be made on receipt of invoices submitted. In the event payment is not made as agreed, PURCHASER agrees to pay a service charge on past due amounts from the times they are due, thirty (30) days from invoice date, at the rate of one and one half percent (1½%) per month. In the event this contract is placed for collection or if collected by suit or through any Court, reasonable attorneys' fees shall be added.

6. All applicable taxes payable under the laws of the State of Minnesota will be added when required. Taxes due in other states may be additional as noted in the specifications section of this document. In "real property" installations (free standing and wall signs for example) sales tax is included, in "tangible" installations (temporary or interior signs) sales tax will be added as required by Minnesota state tax law.

7. Company will not be responsible for delays in shipments caused by delays created by supplies or transportation services or by labor disputes or due to any other circumstances beyond its control.

8. Title to all unincorporated materials and property covered by this contract shall remain in and be the property of the Company until the purchase price is paid in full. The Company reserves the right to enter any job site and reclaim all materials or property used or intended to be used in this construction of said equipment in the event of default by Purchaser, including, but not limited to, payment of any amounts due and payable in accordance with terms of this contract. The Company retains a security interest in the materials and equipment whether or not incorporated into a project or realty until the Company has been paid in full, notwithstanding the manner in which the personal property has been annexed or attached to the realty. The Purchaser agrees to execute appropriate Commercial Code forms to provide to the Company a Perfected security interest.

9. It is agreed that this contract shall be construed according to the laws of the State of Minnesota.

10. When this contract is signed by a duly authorized person of each party, all provisions contained herein become integral parts of this contract, and there is no other agreement or understanding of any nature concerning same unless such agreement or understanding, if any, is specifically incorporated here by reference.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY; ONCE SIGNED THIS PROPOSAL WILL EXPIRE AFTER 30 DAYS.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

SALESPERSON: _____

DATE: _____

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

COMPANY INITIALS _____

CUSTOMER INITIALS _____



BOX 881 ST. CLOUD MN 56302 (320) 252-9400

DEPOSIT IN Section 6, Item E.

Invoice #: DP32723

Inv Date: 12/03/25
 Customer #: 3525
 Page: 4 of 4

SOLD TO:	JOB LOCATION:
CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359	CITY OF MAPLE PLAIN 5050 INDEPENDENCE ST MAPLE PLAIN MN 55359 REQUESTED BY: KEVIN

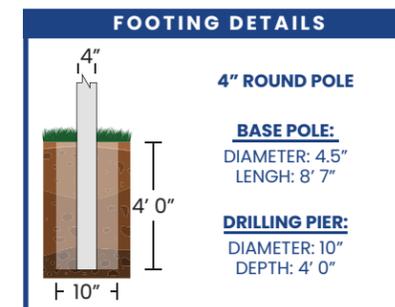
ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS	DUE DATE
KEVIN		DARYL KIRT	12/03/25	50.0% Due Upon Receipt	04/01/26

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
6	* QUOTE #46694 PARK SIGN - BASED ON DRAWING VERSION 7. (BASED ON QTY 6)	\$8,495.00	\$50,970.00
		S U B T O T A L	\$50,970.00
	* INDICATES TAXABLE ITEM	ESTIMATED SALES TAXES	\$0.00
		TOTAL PROPOSAL AMOUNT	\$50,970.00
	*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***		
PLEASE PAY THIS DEPOSIT AMOUNT:			\$25,485.00



AFTER - NOT TO SCALE

BEFORE - NOT TO SCALE



DRAWING DETAILS

SIGN TYPE:
POST & PANEL

SALESMAN:
DARYL KIRT

LOCATION:
MAPLE PLAIN, MN

DATE:
12/3/25

DESIGNER:
BRET SCHWINGHAMMER

SCALE: 1" = 1' **WO#:** N/A

PAGE 1 / 1

APPROVAL:

All original designs are exclusive property of Scenic Sign Corp.

LEGAL NOTES

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Executive Summary

City Council Business Meeting

AGENDA ITEM: Water Service Agreement with Medina
PREPARED BY: Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion 1. Motion to approve the Water Service Agreement with Medina

The proposed Water Service Agreement between the City of Maple Plain and the City of Medina replaces the two existing water-service agreements from 2005 and 2006 and consolidates all terms into one modernized document. The agreement outlines Maple Plain’s continued provision of municipal water service to specified developments within Medina, with clearly defined maximum units for each development area.

Key provisions include:

- **Service Area & Connections:** Maple Plain will supply water to the defined Water Service Area through established interconnection points, while Medina is responsible for constructing and maintaining all downstream distribution infrastructure.
- **Fees & Billing:** Medina will collect and remit Maple Plain’s connection fees and will be billed quarterly at Maple Plain’s established non-resident rate. A five-year rate cap limits the non-resident rate to no more than 145% of the Maple Plain rate.
- **Meters & Maintenance:** Interconnection meters will be jointly funded and maintained. Each city is responsible for infrastructure on its respective side of the interconnection points.
- **Operational Coordination:** The agreement addresses hydrant flushing, water use restrictions, and annual CCR data sharing to support regulatory compliance.
- **Limitation of Service:** Maple Plain commits only to the developments listed; additional service requests would require further review and potentially a system capacity study.
- **Termination:** Either party may terminate the agreement with five years’ written notice.

This updated agreement provides clarity, modernizes administrative processes, and ensures equitable, consistent service between the two cities. **Staff recommends approval.**

WATER SERVICE AGREEMENT

Between the City of Medina and the City of Maple Plain

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

RECITALS

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

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

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

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

WHEREAS, Maple Plain previously agreed to provide water to said properties pursuant to those certain agreements, dated August 8, 2005, and November 13, 2006, respectively (collectively, the “Original Water Agreements”) and currently supplies water to all such

properties except the aforementioned Melrose Commons Development that has not yet been constructed; and

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

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

1. Water Service Improvements

- **Service Areas:** Maple Plain will supply water service to the Water Service Area not to exceed the Maximum Units listed in the Recitals. The water service to the Park Ridge Acres Subdivision will be supplied from an existing Maple Plain water main located south of the railroad overpass on Town Line Road, and the water service to the rest of the property in the Water Service Area will be supplied from two connections to an existing Maple Plain water main located west of Baker Park Road, all of which are depicted on the attached Exhibit A (collectively, the "Interconnection Points"). Medina shall construct (or cause to be constructed) the necessary improvements to extend water service from the Interconnection Points to the properties within the Water Service Area and shall be responsible for ensuring that any permit required are duly obtained prior to performing such work.
- **Extension Work:** Water service has previously been extended from the existing Maple Plain water main west of Baker Park Road. Medina, at its sole cost, shall construct and maintain all necessary improvements to connect each development within the Water Service Area. Nothing contained herein shall preclude Medina from requiring developers to install such improvements, provided, however, that such improvements must be installed pursuant to plans and specifications approved by Medina and overseen by Medina’s city engineer.
- **Permits & Approvals:** Medina, or a respective developer operating with Medina’s approval, is responsible for securing all required permits and approvals.
- Maple Plain, in its capacity as a water supplier, does not guarantee continuous or uninterrupted water service and shall not be liable for any damages, losses, or claims arising from temporary shortages, interruptions, or failures in water supply due to maintenance, repairs, emergencies, acts of God, or any other causes beyond the Maple Plain's reasonable control.

2. Water Connection Fees

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

3. Water Meters

- City will install meters at the Interconnection Points and maintain the same. Said costs for installation and maintenance of the meters shall be shared evenly between Medina and Maple Plain. Upon completion of the installation or any maintenance, Maple Plain will invoice Medina for its share of the actual costs of said installation or maintenance, which shall be split evenly between both cities. Medina shall pay Maple Plain the invoiced amount within 30 days of invoice receipt. If requested, Maple Plain will provide Medina data supporting the invoiced amount.
- Unless and until the above-described meters are installed and operational, Medina, at its sole cost, will continue to supply and maintain meters and reading devices for all service connections authorized under this Agreement to ensure that usage can be determined for billing purposes. During said time, Medina will administer water billing based on meter readings and Maple Plain's then-current non-resident rate. Medina shall remit payment to Maple Plain for all usage on a quarterly basis and submit reports detailing water consumption to Maple Plain.

4. Water Charges

- Following installation of the meters at the interconnection points, Maple Plain will invoice Medina on a quarterly basis using the reads from the meters at the said Interconnection Points. Invoice rates will be the non-resident rate, as set forth in Maple Plain's fee schedule (as may be amended).
- The non-resident rate shall not exceed 145% of the rate for Maple Plain users for a five-year period commencing on the Effective Date. Nothing herein shall prohibit Medina from including additional fees to be retained by Medina for the administration and maintenance of the water system.

5. Hydrants and Water Use Restrictions

- **Hydrant Flushing:** Medina is responsible for hydrant flushing within the Water Service Area, subject to coordination with and authorization from Maple Plain's Public Works Department.

- **Use Restrictions:** If Maple Plain declares water use restrictions, Medina will fully cooperate with Maple Plain to enforce such restrictions, including, but not limited to, a sprinkling ban.
- **Prohibition of lawn irrigation systems for new development:** Medina shall prohibit the Melrose Commons Development and any future development of 1472 Co. Rd. 29 from connecting automatic lawn irrigation systems to the public water supply system.

6. Repair and Maintenance; CCR Reporting

- **Medina's Responsibility:** Medina shall repair and maintain all water mains, valves, hydrants, and appurtenances on Medina's side of the Interconnection Points, at Medina's sole cost and expense, including the individual water meters as provided herein and at each service connection.
- **Maple Plain's Responsibility:** Maple Plain shall repair and maintain, Maple Plain's sole cost and expense, the Interconnection Point itself, isolating valve, and all infrastructure on the Maple Plain side of the Interconnection Points. Maple Plain shall maintain the meters at the Interconnection Points and the cost shall be shared as provided in Section 3.
- **Notice:** Except in emergencies, each party will provide at least 24-hours' notice to the other before any planned maintenance or repair work.
- **Consumer Confidence Drinking Water Report:** The parties recognize that Medina is subject to the Safe Drinking Water Act and therefore must provide an annual Consumer Confidence Report ("CCR") to customers by July 1 under federal law. To ensure compliance, Maple Plain will provide CCR-related data to Medina, including monitoring results, violation notices, source water assessments, and other necessary data requested by Medina, no later than April 1 of each year.

7. Indemnification

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

8. Future Developments

This Agreement does **not** guarantee or commit Maple Plain to supply water to any developments in Medina other than those expressly listed herein that are within the Water Service Area. Should Medina request service for any additional or expanded developments, Maple Plain may require, among other things and at Medina’s sole expense, a comprehensive water system study to assess capacity and impacts prior to granting approval.

9. Notices

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

- **Maple Plain:**
City of Maple Plain
PO Box 97
Maple Plain, MN 55359-0097
ATTN: City Administrator

- **Medina:**
City of Medina
2052 County Road 24
Medina, MN 55340
ATTN: City Administrator

10. Termination

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

11. Supersession Clause

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

12. Miscellaneous

- a. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

- b. The Recitals at the beginning of this Agreement and all attached exhibits referred are a material part of this Agreement and are incorporated herein. This Agreement may only be amended, modified, or supplemented by an agreement in writing signed by each party hereto.
- c. Time shall be of the essence in this Agreement.
- d. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile [email, or other means of electronic transmission] shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

The remainder of this page intentionally left blank; signature page follows

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

CITY OF MEDINA

By: _____
Todd Albers, Mayor

By: _____
Erin Barnhart, City Administrator

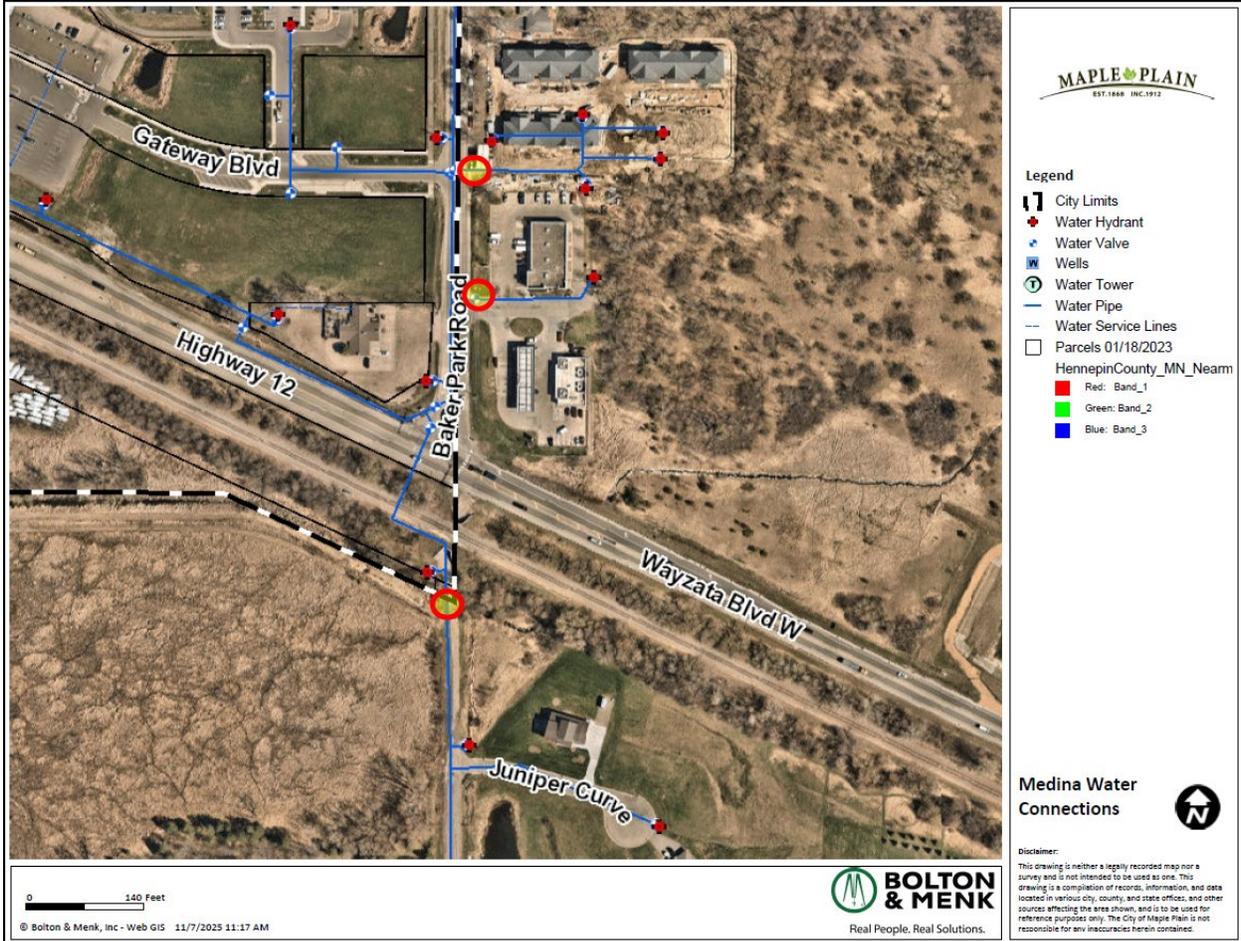
CITY OF MAPLE PLAIN

By: _____
Julie M. Maas-Kusske, Mayor

By: _____
Jacob W. Schillander, City Administrator

EXHIBIT A

Depiction of Interconnection Points





Executive Summary

City Council Business Meeting

AGENDA ITEM: Accounts Payable
PREPARED BY: Jacob Schillander, City Administrator
RECOMMENDED ACTION: Approval of the following <ul style="list-style-type: none"> A. City Bills: \$255,548.74 B. City ACH's: \$12,354.46 C. 2025-AP February: \$14,190.72 D. 2024 Street Project: \$832.00 Grand Total: \$282,925.92

City Checks

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$207,090.25
601 WATER FUND		\$9,467.30
602 SEWER FUND		\$26,297.11
603 STORM WATER FUND		\$319.18
701 PLAN REVIEW ESCROWS		\$12,363.85
801 FIRE PARTNERSHIP FUND		\$11.05
		<hr/>
		\$255,548.74

City ACH Payments

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$7,187.89
601 WATER FUND		\$4,268.19
602 SEWER FUND		\$275.85
801 FIRE PARTNERSHIP FUND		\$622.53
		<hr/>
		\$12,354.46

**2025-AP February
Fund Summary**

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	\$12,978.33
351 2012A GO Bonds - 2021B Refund	(\$900.21)
353 2014A GO Bonds	(\$318.70)
356 2021A GO Bonds	(\$314.67)
601 WATER FUND	(\$569.53)
602 SEWER FUND	(\$519.70)
603 STORM WATER FUND	(\$38.08)
701 PLAN REVIEW ESCROWS	\$3,696.00
801 FIRE PARTNERSHIP FUND	\$177.28
	<hr/>
	\$14,190.72

**Street Project
Fund Summary**

	10100 BoMP/MidCountry/4M
458 2024 STREET RECONSTRUCTION	\$832.00
	<hr/>
	\$832.00

CITY OF MAPLE PLAIN
Payments

Current Period: February 2026

Payments Batch 022326 ACCTS PAYBL		\$255,548.74	
Refer	0 <u>ABDO LLP</u>	-	
Cash Payment	E 101-41500-301 Auditing & Accounting S	Financial Management Services January 2026	\$3,510.83
Invoice	518210	1/31/2026	
Cash Payment	E 601-49400-301 Auditing & Accounting S	Financial Management Services January 2026	\$1,276.66
Invoice	518210	1/31/2026	
Cash Payment	E 602-49450-301 Auditing & Accounting S	Financial Management Services January 2026	\$1,276.66
Invoice	518210	1/31/2026	
Cash Payment	E 603-49455-301 Auditing & Accounting S	Financial Management Services January 2026	\$319.18
Invoice	518210	1/31/2026	
Transaction Date	1/31/2026	BoMP/MidCountry/4 10100	Total \$6,383.33
Refer	0 <u>ADAMS PEST CONTROL</u>	-	
Cash Payment	E 101-45200-311 Contract Service	Account 10059111 - Prevention Plus - January 2026	\$138.78
Invoice	4346778	1/20/2026	
Transaction Date	1/20/2026	BoMP/MidCountry/4 10100	Total \$138.78
Refer	0 <u>AMAZON.COM</u>	-	
Cash Payment	E 101-41500-201 Operating Supplies	Laptop Charger Compatible with Lenovo	\$15.68
Invoice	1F4V1P379CTJ	2/3/2026	
Cash Payment	E 101-41110-201 Operating Supplies	Laptop Charger Compatible with Lenovo	\$31.39
Invoice	1F4V1P379CTJ	2/3/2026	
Cash Payment	E 101-41500-201 Operating Supplies	Pofesun Adhesive Phone Card Holder,	\$5.85
Invoice	1R7GNHT4T4WN	1/20/2026	
Cash Payment	E 101-43000-201 Operating Supplies	10 Pack Keychain Card Holder	\$9.79
Invoice	1R7GNHT4T4WN	1/20/2026	
Transaction Date	2/3/2026	BoMP/MidCountry/4 10100	Total \$62.71
Refer	0 <u>BANYON DATA SYSTEMS</u>	-	
Cash Payment	E 101-41500-309 EDP, Software and Desi	FUND CVS IMPORT SUPPORT	\$31.67
Invoice	00167461	2/1/2026	
Cash Payment	E 602-49450-309 EDP, Software and Desi	FUND CVS IMPORT SUPPORT	\$31.66
Invoice	00167461	2/1/2026	
Cash Payment	E 601-49400-309 EDP, Software and Desi	FUND CVS IMPORT SUPPORT	\$31.67
Invoice	00167461	2/1/2026	
Transaction Date	2/1/2026	BoMP/MidCountry/4 10100	Total \$95.00
Refer	0 <u>BASELINE TECHNOLOGIES INC.</u>	-	
Cash Payment	E 101-42400-309 EDP, Software and Desi	2026 Licensing Fee	\$3,000.00
Invoice	1033	1/29/2026	
Cash Payment	E 101-42400-309 EDP, Software and Desi	Data Import - Rental License Import (8hrs@\$65/hr)	\$520.00
Invoice	1033	1/29/2026	
Transaction Date	1/29/2026	BoMP/MidCountry/4 10100	Total \$3,520.00
Refer	0 <u>BELAYHOST</u>	-	
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment	\$48.00
Invoice	46697	2/1/2026	
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Project Plan 3 Monthly Commitment	\$108.00
Invoice	46697	2/1/2026	

CITY OF MAPLE PLAIN
Payments

Current Period: February 2026

Transaction Date	2/1/2026	BoMP/MidCountry/4	10100	Total	\$156.00
Refer	0 <u>BOLTON & MENK, INC.</u>				-
Cash Payment	E 101-43000-303	Engineering Services	Feasibility Report (0000001)		\$4,359.00
Invoice	0386075	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Topographic Survey (0000002)		\$5,573.00
Invoice	0386075	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Design (0000003)		\$8,970.50
Invoice	0386075	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Maple Plain/2026 Misc Engineering Reduced Rate Engineering (\$225.00
Invoice	0386077	1/30/2026			
Cash Payment	G 701-22009	ESCROW- 1701 BAKER PA	Bolton & Menk Engineering Jan. 2026		\$391.50
Invoice	0386073	1/30/2026		Project 22009	
Cash Payment	E 101-43000-303	Engineering Services	Feasibility Report (0000001)		\$3,960.50
Invoice	0386083	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Topographic Survey (0000002)		\$6,858.00
Invoice	0386083	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Design (0000003)		\$16,536.00
Invoice	0386083	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	2026 Lead Service Replacement Project Design (0000001)		\$396.00
Invoice	0386076	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Maple Plain/GIS ArcGIS Online Conversion No-Charge		\$7,292.50
Invoice	0386079	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	Maple Plain/GIS ArcGIS Online Conversion Credit for Services		-\$7,292.50
Invoice	0386079	1/30/2026			
Cash Payment	E 101-43000-303	Engineering Services	2026 LRIP Grant (0000002)		\$1,031.50
Invoice	0386078	1/30/2026			
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	Maple Plain/Downtown Redevelopment Original Services (000000)		\$659.00
Invoice	0386078	1/30/2026		Project 22021	
Cash Payment	E 101-43000-303	Engineering Services	Maple Plain/Warming House Improvements		\$297.00
Invoice	0386007	1/30/2026		Project WARM	
Cash Payment	G 701-22024	ESCROW: NORTH SHORE	Bolton & Menk Engineering Jan 2026		\$475.00
Invoice	0386072	1/30/2026		Project 22024	
Cash Payment	E 601-49400-303	Engineering Services	Maple Plain/Medina Water Meters Watermain Interconnect Flow		\$1,565.50
Invoice	0386006	1/30/2026			
Transaction Date	1/30/2026	BoMP/MidCountry/4	10100	Total	\$51,297.50
Refer	0 <u>CARSON, CLELLAND & SCHREDE</u>				-
Cash Payment	E 101-42110-304	Legal Services	Criminal Prosecution - Services JAN 2026		\$913.50
Invoice	9120	2/2/2026			
Cash Payment	E 101-42110-304	Legal Services	Criminal Paralegal - Services JAN 2026		\$301.50
Invoice	9120	2/2/2026			
Cash Payment	E 101-42110-304	Legal Services	Preparation of criminal complaints JAN 2026		\$80.00
Invoice	9120	2/2/2026			
Transaction Date	2/2/2026	BoMP/MidCountry/4	10100	Total	\$1,295.00
Refer	0 <u>CITY OF INDEPENDENCE</u>				-

CITY OF MAPLE PLAIN
Payments

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Cash Payment	E 101-41610-304	Legal Services	January 2026 Legal Services (Lobbyist)	\$666.66
Invoice		1/20/2026		
Transaction Date	1/20/2026	BoMP/MidCountry/4	10100	Total \$666.66
Refer	0	<i>ECM PUBLISHERS INC</i>	-	
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	ECM Publishers Ad# 1514134 for Feb 9 PH TIF	\$38.70
Invoice 1083757		1/24/2026	Project 22021	
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	ECM Publishers Ad# 1514136 Feb 5 PH	\$75.90
Invoice 1083758		1/24/2026	Project 22021	
Cash Payment	E 101-41500-352	General Public Informati	Jan 20 Public Hearing	\$77.40
Invoice 1083033		1/17/2026		
Cash Payment	E 101-41500-352	General Public Informati	Jan 20 2026 Downtown Reconstru	\$86.00
Invoice 1083032		1/17/2026		
Transaction Date	1/24/2026	BoMP/MidCountry/4	10100	Total \$278.00
Refer	0	<i>EMBEDDED SYSTEMS, INC</i>	-	
Cash Payment	E 101-42500-311	Contract Service	Siren Maint- January 1, 2026 to June 30, 2026	\$299.82
Invoice 344949		12/15/2025		
Transaction Date	12/15/2025	BoMP/MidCountry/4	10100	Total \$299.82
Refer	0	<i>FRONTIER</i>	-	
Cash Payment	E 601-49400-321	Telephone & Internet	ALARM LINE #763-479-6882-082311-2 Jan 16- Feb 15,2026	\$81.93
Invoice		1/16/2026		
Transaction Date	1/16/2026	BoMP/MidCountry/4	10100	Total \$81.93
Refer	0	<i>FRONTIER</i>	-	
Cash Payment	E 601-49400-321	Telephone & Internet	SCADA #763-479-3047-111308-2 Jan 10- Feb 09,2026	\$79.59
Invoice		1/10/2026		
Cash Payment	E 601-49400-321	Telephone & Internet	Late Payment Fee	\$12.50
Invoice		1/10/2026		
Transaction Date	1/10/2026	BoMP/MidCountry/4	10100	Total \$92.09
Refer	0	<i>GOPHER STATE ONE-CALL, INC.</i>	-	
Cash Payment	E 601-49400-311	Contract Service	January 2026 811: 2 @\$1.35	\$2.70
Invoice 6010579		1/31/2026		
Cash Payment	E 602-49450-311	Contract Service	January 2026 811: 2 @\$1.35	\$2.70
Invoice 6010579		1/31/2026		
Cash Payment	E 601-49400-311	Contract Service	2026 ANNUAL FACILITY OPERATOR FEE	\$25.00
Invoice 6010579		1/31/2026		
Cash Payment	E 602-49450-311	Contract Service	2026 ANNUAL FACILITY OPERATOR FEE	\$25.00
Invoice 6010579		1/31/2026		
Transaction Date	1/31/2026	BoMP/MidCountry/4	10100	Total \$55.40
Refer	0	<i>HENN COUNTY ACCTS RECEIVAB</i>	-	
Cash Payment	E 101-43000-419	General Rentals	January 2026 Radio Lease - Public Works	\$118.44
Invoice 1000261078		2/5/2026		
Transaction Date	2/5/2026	BoMP/MidCountry/4	10100	Total \$118.44
Refer	0	<i>HERC U LIFT</i>	-	
Cash Payment	E 101-43000-419	General Rentals	Lift Rental for Taking Down holiday decor	\$388.08
Invoice R144431		1/15/2026	1/15/26	

CITY OF MAPLE PLAIN

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Transaction Date 1/15/2026						BoMP/MidCountry/4 10100		Total \$388.08	
Refer 0 <u>HOFF BARRY ATTORNEYS</u>						-			
Cash Payment E 101-41610-304 Legal Services						General Admin Legal		\$1,983.50	
Invoice 2/2/2026									
Cash Payment G 701-22024 ESCROW: NORTH SHORE						Hoff & Barry Legal Services - Jan. 2026		\$1,015.00	
Invoice 2/2/2026						Project 22024			
Transaction Date 2/2/2026						BoMP/MidCountry/4 10100		Total \$2,998.50	
Refer 0 <u>JESSE TOUTGES PLUMBING LLC</u>						-			
Cash Payment E 101-43000-303 Engineering Services						Drilling / Geotechnical Report		\$9,210.00	
Invoice 15905 12/17/2025									
Cash Payment E 101-43000-303 Engineering Services						Drilling - Additional 20 Foot Boring		\$1,000.00	
Invoice 15905 12/17/2025									
Transaction Date 12/17/2025						BoMP/MidCountry/4 10100		Total \$10,210.00	
Refer 0 <u>LARSON, KEVIN</u>						-			
Cash Payment E 101-41500-331 Training & Travel						Mileage - November 2025		\$7.84	
Invoice 11/20/2025									
Cash Payment E 101-41500-331 Training & Travel						Mileage - January 2026		\$6.89	
Invoice 1/30/2026									
Cash Payment E 101-41500-331 Training & Travel						Mileage - December 2025		\$31.50	
Invoice 12/23/2025									
Cash Payment E 101-41500-331 Training & Travel						Mileage - January 2026		\$25.38	
Invoice 12/23/2025									
Transaction Date 11/20/2025						BoMP/MidCountry/4 10100		Total \$71.61	
Refer 0 <u>LEAGUE OF MINNESOTA CITIES</u>						-			
Cash Payment E 101-41110-331 Training & Travel						2026 Elected Leaders Institute: Next-Level Leaders Program-B		\$350.00	
Invoice 443602 1/21/2026									
Cash Payment E 101-41110-331 Training & Travel						2026 City Day on the Hill Julie Maas-Kusske		\$99.00	
Invoice 444691 1/30/2026									
Cash Payment E 101-41500-331 Training & Travel						2026 City Day on the Hill Jacob Schillander		\$99.00	
Invoice 444691 1/30/2026									
Transaction Date 1/21/2026						BoMP/MidCountry/4 10100		Total \$548.00	
Refer 0 <u>MAAS-KUSSKE, JULIE</u>						-			
Cash Payment E 101-41110-331 Training & Travel						Meal 01-27-26		\$18.00	
Invoice 1/6/2026									
Cash Payment E 101-41110-331 Training & Travel						January 2026 Mileage		\$128.33	
Invoice 1/6/2026									
Transaction Date 1/6/2026						BoMP/MidCountry/4 10100		Total \$146.33	
Refer 0 <u>MEDIACOM</u>						-			
Cash Payment E 801-42280-321 Telephone & Internet						phone service 01/16/2026-02/15/2026		\$11.05	
Invoice 1/16/2026									
Transaction Date 1/16/2026						BoMP/MidCountry/4 10100		Total \$11.05	
Refer 0 <u>MENARDS</u>						-			
Cash Payment E 101-43000-201 Operating Supplies						ANGEL SOFT 16 MEGA		\$10.99	
Invoice 65687 2/9/2026									
Cash Payment E 101-43000-201 Operating Supplies						BOUNTY ESSNTL 6 DR		\$7.75	
Invoice 65687 2/9/2026									

CITY OF MAPLE PLAIN
Payments

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Cash Payment	E 101-43000-215	Shop Materials	LONG HNDL UTILITY BRUSH		\$6.48
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-201	Operating Supplies	GOODYEAR 21 VISION GUARD		\$13.98
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-240	Small Tools & Minor Eq	21PC UNIVERSAL KEY GUARD		\$10.99
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-240	Small Tools & Minor Eq	RATCHET W/ BIT HOLDER		\$17.99
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-201	Operating Supplies	LONG REACH MARKER BLK		\$3.19
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-213	Lubricants & Additives	16 OZ SEAFOAM		\$8.48
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-201	Operating Supplies	SUPER FLAPPER & VALVE KIT		\$21.97
Invoice 65687		2/9/2026			
Cash Payment	E 101-43000-215	Shop Materials	SPLASH -35 ULTIMATE PURPL		\$11.96
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-201	Operating Supplies	CARB 5 GAL DIESEL CAN		\$16.89
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-240	Small Tools & Minor Eq	9/16 RD CROWN STAPLE		\$3.35
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-240	Small Tools & Minor Eq	BOSTITCH 4 IN 1 STAPLER		\$28.03
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	AAA RAYOVAC 16PK		\$6.37
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	AA RAYOVAC 16PK		\$6.37
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-201	Operating Supplies	TEKS LATHE 8X1 SHP PT		\$11.70
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-201	Operating Supplies	BLOCK & TACKLE 50' ROPE		\$18.69
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	MEASURING CONTAINER		\$5.94
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-201	Operating Supplies	MEASURING CONTAINER		\$5.94
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	6QT FUNNEL W/ SCREEN		\$5.09
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	GOODYEAR 21 VISION GUARD		\$5.94
Invoice 64587		1/21/2026			
Cash Payment	E 101-43000-215	Shop Materials	GOODYEAR 21 VISION GUARD		\$5.94
Invoice 64587		1/21/2026			
Transaction Date	2/9/2026		BoMP/MidCountry/4 10100	Total	\$234.03
Refer	0	METRO WEST INSPECTION SERVI	-		
Cash Payment	E 101-42400-308	Building Inspection	Finalized permits January 2026		\$9,724.33
Invoice 4891		1/27/2026			
Transaction Date	1/27/2026		BoMP/MidCountry/4 10100	Total	\$9,724.33
Refer	0	METROPOLITAN COUNCIL	-		
Cash Payment	E 602-49450-319	Other Consulting Servic	Waste Water Services Def Rev - March 2026		\$23,660.19
Invoice 0001199772		2/3/2026			
Transaction Date	2/3/2026		BoMP/MidCountry/4 10100	Total	\$23,660.19

CITY OF MAPLE PLAIN
Payments

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Refer	0	<u>NORTHLAND SECURITIES</u>	-		
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	Tax Increment Financing Planning for Housing Project	\$2,915.00	
Invoice	INV2197	2/4/2026			Project 22021
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	Other (adjust for not to exceed amount)	-\$701.25	
Invoice	INV2197	2/4/2026			Project 22021
Transaction Date	2/4/2026		BoMP/MidCountry/4 10100	Total	\$2,213.75
Refer	0	<u>ORONO IND SCHOOL DISTRICT 27</u>	-		
Cash Payment	E 101-41940-387	Office Lease	February 2026 Rent - Discovery Center (04000562000000 R093)	\$3,650.00	
Invoice	26-Feb	2/2/2026			
Transaction Date	2/2/2026		BoMP/MidCountry/4 10100	Total	\$3,650.00
Refer	0	<u>QUALITY FLOW SYSTEMS, INC.</u>	-		
Cash Payment	E 602-49450-311	Contract Service	Annual Service check: of Recycle and Sludge pumps at the Wat	\$400.00	
Invoice	50368	1/21/2026			
Transaction Date	1/21/2026		BoMP/MidCountry/4 10100	Total	\$400.00
Refer	0	<u>TERRAMARK</u>	-		
Cash Payment	E 101-41910-302	Planning Services	General Planning Consulting - Jan 2026	\$1,046.25	
Invoice	00032026	1/5/2026			
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	Jan. 2026 Planning Services (Terramark)	\$4,016.25	
Invoice	00032026	1/5/2026			Project 22021
Cash Payment	G 701-22024	ESCROW: NORTH SHORE	Jan. 2026 Planning Services (Terramark)	\$405.00	
Invoice	00032026	1/5/2026			Project 22024
Cash Payment	G 701-22027	ESCROW: SMITH FAMILY	Jan. 2026 Planning Services (Terramark)	\$202.50	
Invoice	00032026	1/5/2026			Project 22027
Transaction Date	1/5/2026		BoMP/MidCountry/4 10100	Total	\$5,670.00
Refer	0	<u>WEST HENNEPIN PUBLIC SAFETY</u>	-		
Cash Payment	E 101-42110-311	Contract Service	Oak Ridge Pet Boarding of stray/impound retainer fee, Januar	\$600.00	
Invoice		2/2/2026			
Transaction Date	2/2/2026		BoMP/MidCountry/4 10100	Total	\$600.00
Refer	0	<u>WEST SUBURBAN FIRE DISTRICT</u>	-		
Cash Payment	E 101-42290-307	Fire Administration	2026 Annual Contract (\$220,440.09) - Billed monthly 2 of 12	\$18,370.00	
Invoice	1-272	1/21/2026			
Transaction Date	1/21/2026		BoMP/MidCountry/4 10100	Total	\$18,370.00
Refer	0	<u>WINDMILL LP</u>	-		
Cash Payment	G 601-28010	UB overpayment	Refund: BLDG 1 at 1800 PIONEER CREEK CENTER	\$334.41	
Invoice		1/28/2026			
Transaction Date	1/28/2026		BoMP/MidCountry/4 10100	Total	\$334.41
Refer	0	<u>WINDMILL LP</u>	-		
Cash Payment	G 601-28010	UB overpayment	Refund: BLDG 2 at 1800 PIONEER CREEK CENTER	\$339.62	
Invoice		1/29/2026			
Transaction Date	1/29/2026		BoMP/MidCountry/4 10100	Total	\$339.62
Refer	0	<u>WOODCRAFT DESIGN BUILD INC.</u>	-		

CITY OF MAPLE PLAIN
Payments

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Cash Payment	G 701-22014	ESCROW: 5269 HWY 12	CLOSE AND REFUND SIGN ESCROW #22014	\$2,871.25
Invoice		12/31/2025	Project 22014	
Transaction Date	12/31/2025	BoMP/MidCountry/4	10100	Total \$2,871.25
Refer	493	PEOPLESERVICE, INC.		
Cash Payment	E 101-45200-311	Contract Service	(PARKS 30%) March	\$4,504.50
Invoice PS-INV109567		2/15/2026		
Cash Payment	E 101-43000-311	Contract Service	(PUBLIC WORKS 18%) March	\$2,702.70
Invoice PS-INV109567		2/15/2026		
Cash Payment	E 601-49400-311	Contract Service	(WATER 38%) March	\$5,705.70
Invoice PS-INV109567		2/15/2026		
Cash Payment	E 602-49450-311	Contract Service	(SEWER 6%) March	\$900.90
Invoice PS-INV109567		2/15/2026		
Cash Payment	E 101-43100-311	Contract Service	(STREETS 8%) March	\$1,201.20
Invoice PS-INV109567		2/15/2026		
Cash Payment	E 601-49400-322	Postage	Cost of Postage - Samples	\$12.02
Invoice PS-INV109567		2/15/2026		
Transaction Date	2/12/2026	BoMP/MidCountry/4	10100	Total \$15,027.02
Refer	506	WEST HENNEPIN PUBLIC SAFETY		
Cash Payment	E 101-42110-306	Police Administration	MARCH 2026 POLICE CONTRACT SERVICES	\$93,539.91
Invoice		3/1/2026		
Transaction Date	2/12/2026	BoMP/MidCountry/4	10100	Total \$93,539.91

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$207,090.25
601 WATER FUND		\$9,467.30
602 SEWER FUND		\$26,297.11
603 STORM WATER FUND		\$319.18
701 PLAN REVIEW ESCROWS		\$12,363.85
801 FIRE PARTNERSHIP FUND		\$11.05
		<u>\$255,548.74</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$255,548.74
Total	\$255,548.74

CITY OF MAPLE PLAIN
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Payments Batch 022326 ACH PMTS		\$12,354.46	
Refer	0 ARVIG	Ck# 004886E 2/12/2026	
Cash Payment	E 101-41500-321 Telephone & Internet	Fiber Internet 01/28/2026-02/27/2026	\$231.98
Invoice	1/28/2026		
Cash Payment	E 601-49400-321 Telephone & Internet	Fiber Internet 01/28/2026-02/27/2026	\$231.97
Invoice	1/28/2026		
Transaction Date	1/28/2026	BoMP/MidCountry/4 10100	Total \$463.95
Refer	0 CENTERPOINT ENERGY	Ck# 004887E 2/12/2026	
Cash Payment	E 101-43000-383 Gas Utilities	PUBLIC WORKS 12/19/2025 - 01/21/2026	\$475.65
Invoice	1/29/2026		
Cash Payment	E 602-49450-383 Gas Utilities	LIFT STATION 12/19/2025 - 01/21/2026	\$32.48
Invoice	1/29/2026		
Cash Payment	E 601-49400-383 Gas Utilities	WTP 12/19/2025 - 01/21/2026	\$481.44
Invoice	1/29/2026		
Transaction Date	1/29/2026	BoMP/MidCountry/4 10100	Total \$989.57
Refer	0 ELAN FINANCIAL SERVICES	Ck# 004888E 2/12/2026	
Cash Payment	E 101-41500-309 EDP, Software and Desi	CODETWO 12/25/26-1/25/26	\$42.16
Invoice	1/14/2026		
Cash Payment	E 101-41500-445 Food and Beverage	Donuts for Training - Kwik Trip	\$19.97
Invoice	1/14/2026		
Cash Payment	E 101-41500-309 EDP, Software and Desi	RINGCENTRAL INC. 12/17/25-1/16/26	\$140.17
Invoice	1/14/2026		
Cash Payment	E 101-41500-309 EDP, Software and Desi	RINGCENTRAL INC. 12/17/25-1/16/26	\$3.21
Invoice	1/14/2026		
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - Jan 2026	\$35.80
Invoice	1/14/2026		
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - Jan 2026	\$34.72
Invoice	1/14/2026		
Cash Payment	E 801-42210-433 Dues & Subscriptions	Delano DMV - Fire vehicle Tabs valid thru 2028	\$65.12
Invoice	1/14/2026		
Transaction Date	1/14/2026	BoMP/MidCountry/4 10100	Total \$341.15
Refer	0 GOOGLE.COM	Ck# 004889E 2/12/2026	
Cash Payment	E 101-41500-309 EDP, Software and Desi	Jan 1, 2026 - Jan 31, 2026	\$123.58
Invoice	5477801039 1/31/2026		
Cash Payment	E 101-41110-309 EDP, Software and Desi	Jan 1, 2026 - Jan 31, 2026	\$205.96
Invoice	5477801039 1/31/2026		
Transaction Date	1/31/2026	BoMP/MidCountry/4 10100	Total \$329.54
Refer	0 HEALTHPARTNERS	Ck# 004890E 2/12/2026	
Cash Payment	G 101-21706 Health Insurance	Health Insurance March 2026	\$2,000.07
Invoice	092803921506 2/4/2026		
Transaction Date	2/4/2026	BoMP/MidCountry/4 10100	Total \$2,000.07
Refer	0 MUNICIPALPAY	Ck# 004891E 2/12/2026	
Cash Payment	E 601-49400-309 EDP, Software and Desi	496090223884 Fees 01/01/26-01/31/26 UTILITY	\$172.96
Invoice	1/1/2026		
Transaction Date	1/1/2026	BoMP/MidCountry/4 10100	Total \$172.96
Refer	0 MUNICIPALPAY	Ck# 004892E 2/12/2026	

CITY OF MAPLE PLAIN
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Cash Payment	E 101-41500-455	Bank Fees	496090224882 01/01/26-01/31/26 MAPLE PLAIN PERMITS	\$53.16
Invoice		1/7/2026		
Transaction Date	1/7/2026		BoMP/MidCountry/4 10100	Total \$53.16
Refer	0	RELIANCE STANDARD	Ck# 004893E 2/12/2026	
Cash Payment	G 101-21715	Long-Term Disability	Voluntary LTD December 2025	\$50.29
Invoice		12/31/2025		
Cash Payment	G 101-21715	Long-Term Disability	Voluntary LTD February 2026	\$50.29
Invoice		2/1/2026		
Cash Payment	G 101-21715	Long-Term Disability	Voluntary LTD January 2026	\$50.29
Invoice		1/31/2026		
Transaction Date	12/31/2025		BoMP/MidCountry/4 10100	Total \$150.87
Refer	0	REPUBLIC SERVICES	Ck# 004895E 2/12/2026	
Cash Payment	E 101-43000-384	Refuse & Recycling	Organics Recycling 02/01-02/28/2026	\$298.71
Invoice	0894007416509	1/31/2026		
Cash Payment	E 101-43000-384	Refuse & Recycling	Total Fuel/Environmental Recovery Fee	\$114.43
Invoice	0894007416509	1/31/2026		
Transaction Date	1/31/2026		BoMP/MidCountry/4 10100	Total \$413.14
Refer	0	STANDARD INSURANCE CO	Ck# 004894E 2/12/2026	
Cash Payment	G 101-21708	Life Insurance	Life Insurance - February premium	\$8.02
Invoice		1/20/2026		
Transaction Date	1/20/2026		BoMP/MidCountry/4 10100	Total \$8.02
Refer	0	XCEL ENERGY	Ck# 004896E 2/12/2026	
Cash Payment	E 101-43100-381	Electric Utilities	4802 HIGHWAY 12 (TRAFFIC)	\$35.41
Invoice		1/21/2026		
Cash Payment	E 101-43000-381	Electric Utilities	1501 BAKER PARK RD	\$12.55
Invoice		1/21/2026		
Transaction Date	1/21/2026		BoMP/MidCountry/4 10100	Total \$47.96
Refer	0	XCEL ENERGY	Ck# 004897E 2/12/2026	
Cash Payment	E 101-43100-381	Electric Utilities	5601 HIGHWAY 12 (TRAFFIC SIGNALS)	\$45.15
Invoice		2/9/2026		
Cash Payment	E 101-45200-381	Electric Utilities	1720 BUDD AVE (VMP)	\$14.99
Invoice		2/9/2026		
Cash Payment	E 101-45200-381	Electric Utilities	1481 RAINBOW AVE (PARK)	\$370.76
Invoice		2/9/2026		
Cash Payment	E 601-49400-381	Electric Utilities	1666 BUDD AVE (WATER)	\$209.53
Invoice		2/9/2026		
Cash Payment	E 602-49450-381	Electric Utilities	5829 HIGHWAY 12 (SEWER)	\$243.37
Invoice		2/9/2026		
Cash Payment	E 601-49400-381	Electric Utilities	1650 PIONEER AVE UNIT WATER PLANT	\$3,172.29
Invoice		2/9/2026		
Cash Payment	E 101-43000-381	Electric Utilities	1501 BAKER PARK RD	\$89.13
Invoice		2/9/2026		
Cash Payment	E 101-43000-381	Electric Utilities	5186 MAIN ST E	\$17.86
Invoice		2/9/2026		
Cash Payment	E 101-43000-381	Electric Utilities	5240 MAIN ST E (MUSEUM)	\$8.69
Invoice		2/9/2026		

CITY OF MAPLE PLAIN Payments

Current Period: February 2026

Cash Payment	E 101-45200-381	Electric Utilities	1750 BUDD AVE (VMP 2)		\$53.23
Invoice		2/9/2026			
Cash Payment	E 101-45200-381	Electric Utilities	1490 PARKVIEW RD (RAINBOW)		\$81.46
Invoice		2/9/2026			
Cash Payment	E 101-45200-381	Electric Utilities	4997 OAK ST UNIT IRRIG		\$8.69
Invoice		2/9/2026			
Transaction Date	2/9/2026		BoMP/MidCountry/4 10100	Total	\$4,315.15
Refer	0 XCEL ENERGY		Ck# 004898E 2/12/2026		
Cash Payment	E 101-43100-381	Electric Utilities	STREET LIGHTS 01/03/26 to 02/02/26		\$2,511.51
Invoice 1248994668		2/3/2026			
Transaction Date	2/3/2026		BoMP/MidCountry/4 10100	Total	\$2,511.51
Refer	0 XCEL ENERGY		Ck# 004899E 2/12/2026		
Cash Payment	E 801-42280-381	Electric Utilities	Electricity 12/21/25 - 01/21/26 (Final Bill)		\$557.41
Invoice 1246508371		1/22/2026			
Transaction Date	1/22/2026		BoMP/MidCountry/4 10100	Total	\$557.41

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$7,187.89
601 WATER FUND		\$4,268.19
602 SEWER FUND		\$275.85
801 FIRE PARTNERSHIP FUND		\$622.53
		\$12,354.46

Pre-Written Checks	\$12,354.46
Checks to be Generated by the Computer	\$0.00
Total	\$12,354.46

CITY OF MAPLE PLAIN

Payments

Current Period: February 2026

Payments Batch 2025 AP FEB26						\$14,190.72
Refer	0	<u>AT&T MOBILITY</u>	-			
Cash Payment	E 801-42250-323	Radio Units/Technology	Tablets	Dec 12 - Dec 31		\$177.28
Invoice	2026AT	1/11/2026				
Transaction Date	1/11/2026		BoMP/MidCountry/4	10100	Total	\$177.28
Refer	0	<u>BOLTON & MENK, INC.</u>	-			
Cash Payment	E 101-43000-303	Engineering Services	General Engineering (0000001)	2025 Misc Engineering		\$510.00
Invoice	0386004	1/30/2026				
Cash Payment	E 101-43000-303	Engineering Services	Reduce Rate Engineering	2025 Misc Engineering		\$225.00
Invoice	0386075	1/30/2026				
Cash Payment	E 101-43000-303	Engineering Services	2025 Misc Engineering	- Meeting Fee		\$75.00
Invoice	0386075	1/30/2026				
Transaction Date	1/30/2026		BoMP/MidCountry/4	10100	Total	\$810.00
Refer	0	<u>CliftonLarsonAllen LLP</u>	-			
Cash Payment	E 101-41500-301	Auditing & Accounting S	Audit services performed for	12/31/2025		\$341.25
Invoice	L261041853	2/4/2026				
Cash Payment	E 601-49400-301	Auditing & Accounting S	Audit services performed for	12/31/2025		\$341.25
Invoice	L261041853	2/4/2026				
Cash Payment	E 602-49450-301	Auditing & Accounting S	Audit services performed for	12/31/2025		\$341.25
Invoice	L261041853	2/4/2026				
Cash Payment	E 603-49455-301	Auditing & Accounting S	Audit services performed for	12/31/2025		\$341.25
Invoice	L261041853	2/4/2026				
Transaction Date	2/4/2026		BoMP/MidCountry/4	10100	Total	\$1,365.00
Refer	0	<u>HENN COUNTY PROPERTY TAX</u>	-			
Cash Payment	R 101-31010	Current Ad Valorem Taxes	December 2025 over settlement -	City of Maple Plain		\$3,296.76
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 101-31040	Fiscal Disparities	December 2025 over settlement -	City of Maple Plain		\$7,326.25
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 101-31020	Delinquent Ad Valorem Taxe	December 2025 settlement -	City of Maple Plain		-\$354.95
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 101-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$80.98
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 351-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$900.21
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 353-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$318.70
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 356-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$314.67
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 601-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$910.78
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 602-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$860.95
Invoice	2026-77-01	1/22/2026				
Cash Payment	R 603-36100	Special Assessments	December 2025 settlement -	City of Maple Plain		-\$379.33
Invoice	2026-77-01	1/22/2026				

CITY OF MAPLE PLAIN
Payments

Current Period: February 2026

Transaction Date	1/22/2026	BoMP/MidCountry/4	10100	Total	\$6,502.44
Refer	0 TERRAMARK				
Cash Payment	E 101-41910-302	Planning Services	General Planning Consulting - Dec 2025		\$1,636.25
Invoice	00352025	12/1/2025			
Cash Payment	G 701-22021	ESCROW: NORTHSHORE	Dec 2025 Planning Services (Terramark)		\$1,848.00
Invoice	00352025	12/1/2025	Project 22021		
Cash Payment	G 701-22024	ESCROW: NORTH SHORE	Dec 2025 Planning Services (Terramark)		\$1,736.00
Invoice	00352025	12/1/2025	Project 22024		
Cash Payment	G 701-22027	ESCROW: SMITH FAMILY	Dec 2025 Planning Services (Terramark)		\$112.00
Invoice	00352025	12/1/2025	Project 22027		
Transaction Date	1/5/2026	BoMP/MidCountry/4	10100	Total	\$5,332.25
Refer	0 OPTUM BANK				
Cash Payment	E 101-41500-131	Employer Paid Health In	HSA Monthly Maintenance Fee - 25-Dec - Group ID HB905889A		\$3.75
Invoice	0001862823	1/20/2026			
Transaction Date	1/20/2026	BoMP/MidCountry/4	10100	Total	\$3.75

Fund Summary

	10100 BoMP/MidCountry/4M	
101 GENERAL FUND		\$12,978.33
351 2012A GO Bonds - 2021B Refund		(\$900.21)
353 2014A GO Bonds		(\$318.70)
356 2021A GO Bonds		(\$314.67)
601 WATER FUND		(\$569.53)
602 SEWER FUND		(\$519.70)
603 STORM WATER FUND		(\$38.08)
701 PLAN REVIEW ESCROWS		\$3,696.00
801 FIRE PARTNERSHIP FUND		\$177.28
		<u>\$14,190.72</u>

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$14,190.72
Total	\$14,190.72

CITY OF MAPLE PLAIN Payments

Current Period: February 2026

Payments Batch 022326 STREET PROJ		\$832.00
Refer	0 BOLTON & MENK, INC.	-
Cash Payment	E 458-43000-303 Engineering Services	Maple Plain/2024 Street Reconstruction
Invoice	0386005	1/30/2026
Transaction Date	1/30/2026	BoMP/MidCountry/4 10100
		Total
		\$832.00

Fund Summary

	10100 BoMP/MidCountry/4M
458 2024 STREET RECONSTRUCTION	\$832.00
	<u> </u>
	\$832.00

Pre-Written Checks	\$0.00
Checks to be Generated by the Computer	\$832.00
	<u> </u>
Total	\$832.00



Real People. Real Solutions.

Please Remit To: Bolton & Menk, Inc.
 1960 Premier Drive | Mankato, MN 56001-5900
 507-625-4171 | 507-625-4177 (fax)

Payment by Credit Card Available Online at www.Bolton-Menk.com
 To Ensure Proper Credit, Provide Invoice Numbers with Payment

City of Maple Plain
 city-of-maple-plain@capture.us.getyooz.com
 Maple Plain, MN 55359

January 30, 2026
 Project No: 0C1.132036.000
 Invoice No: 0386005
 Client Account: MAPLEPLA_CI_MN

Maple Plain/2024 Street Reconstruction

Construction Observation (0000004)

Professional Services

	Hours	Rate	Amount	
Project Manager				
Bauman, Matthew	.50	190.00	95.00	
Weyandt, Jeffrey	.50	212.00	106.00	
<i>Pay App</i>				
Weyandt, Jeffrey	.50	212.00	106.00	
<i>Televising Filing</i>				
Senior Technician				
Remer, Zachary	3.50	150.00	525.00	
<i>Pay App</i>				
Totals	5.00		832.00	
Total Labor				832.00
		Total this Task		\$832.00
		Total this Invoice		\$832.00

Billings to Date

	Current	Prior	Total
Labor	832.00	615,288.00	616,120.00
Expense	0.00	2,154.46	2,154.46
Totals	832.00	617,442.46	618,274.46

Bolton & Menk, Inc. is an equal opportunity employer and federal contractor or subcontractor. Consequently, the parties agree that, as applicable, they will abide by the requirements of 41 CFR 60-1.4(a), 41 CFR 60-300.5(a) and 41 CFR 60-741.5(a) and that these laws are incorporated herein by reference. These regulations prohibit discrimination against qualified individuals based on their status as protected veterans or individuals with disabilities, and prohibit discrimination against all individuals based on their race, color, religion, sex, sexual orientation, gender identity or national origin. These regulations require that covered prime contractors and subcontractors take affirmative action to employ and advance in employment individuals without regard to race, color, religion, sex, sexual orientation, gender identity, national origin, protected veteran status or disability. The parties also agree that, as applicable, they will abide by the requirements of Executive Order 13496 (29 CFR Part 471, Appendix A to Subpart A), relating to the notice of employee rights under federal labor laws.



Executive Summary

City Council Business Meeting

AGENDA ITEM: Staff Reports
PREPARED BY: Jacob Schillander, 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



West Suburban Fire District Monthly Report

Response Zone Counts

3

Response Zone	Incident Count	Apparatus Personnel Count	Personnel Hours
Medina	26	236	242
Independence	14	164	164
Maple Plain	10	61	61
Greenfield	5	44	44
Corcoran	4	56	56
Loretto	3	21	21
Totals	62	582	588

January

Total Calls : 62

Standard: 43

Duty Crew: 19

NERIS Group

3

NERIS Group	# Incidents
Medical	29
No Emergency	15
Public Service	11
Hazardous Situation	5
Fire	2
Rescue	2
Law Enforcement Support	1
Totals	62

Call Type by City	Medical	No Emergen- cy	Public Service	Hazardous	Fire	Rescue	Law Enforcement Support
Medina	12	5	4	3		2	
Independence	6	5	2	1			
Maple Plain	7	2	1				
Greenfield			3	1	1		
Corcoran	1	2			1		
Loretto	2		1				
Other							
Three Rivers Park							



Date: February 6, 2026
To: Public Safety Commissioners
City of Independence Council Members
City of Maple Plain Council Members
From: Director Matt DuRose
SUBJECT: January 2026 Monthly Activity Report

I am excited to present to you an updated version of the West Hennepin Public Safety Monthly Activity Report. While most of the report provides the same information as the previous version, we have updated the format and some of the data to more closely align with our offense reporting to the State of Minnesota. This report will continue to provide an overview of the monthly activity as well as year-to-date information for the reader.

All incidents are broken down as defined in the National Incident-Based Reporting System (NIBRS). NIBRS is the accepted reporting system utilized by police agencies across the country. NIBRS provides more complete and detailed incident information because it requires reporting of every offense committed within the incident. By detailing all offenses reported to West Hennepin Public Safety, it may appear that crime statistics are higher than what they have been, but this isn't necessarily the case. In this month's report, you will see that there were 24 criminal offenses reported, but they occurred in only 10 incidents.

NIBRS is broken down in the following categories:

Group A offenses

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

Group B offenses

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

In addition to reporting Group A & B offenses, this activity report includes traffic related activity and community engagement activities of West Hennepin Public Safety. I look forward to the opportunity to discuss this new format with you and the community.

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

Respectfully submitted,

West Hennepin Public Safety Monthly Activity Report

January 2026



January 2026 Overview

Calls for Service
Maple Plain
126 (32.7%)

Total Calls for Service
386

Calls for Service
Independence
222 (57.5%)

Traffic Offenses
48

DWIs
1

Traffic Offenses
93

DWIs
0

Crashes
2

Arrests
4

Aid Other
Agency
38 (9.8%)

Crashes
18

Arrests
0

Group A Offenses
10

Group B Offenses
8

Group A Offenses
5

Group B Offenses
1

*Traffic Offenses include citations, parking tickets, written and verbal warnings



Calls for Service: Non-Criminal

Medicals & Lift
Assists/Falls

27

Alarms

16

Traffic
Complaints

7

Suspicious
Activity

8

Disturbance

2

Welfare Check
& Mental Health

6

Record Checks
& Permits

37

Animal Calls

3

*Medicals & Lift Assists/Falls include all medical emergencies

*Alarms include home, business, fire, CO2 alarms

*Disturbance includes fights, harassment, and disorderly situations

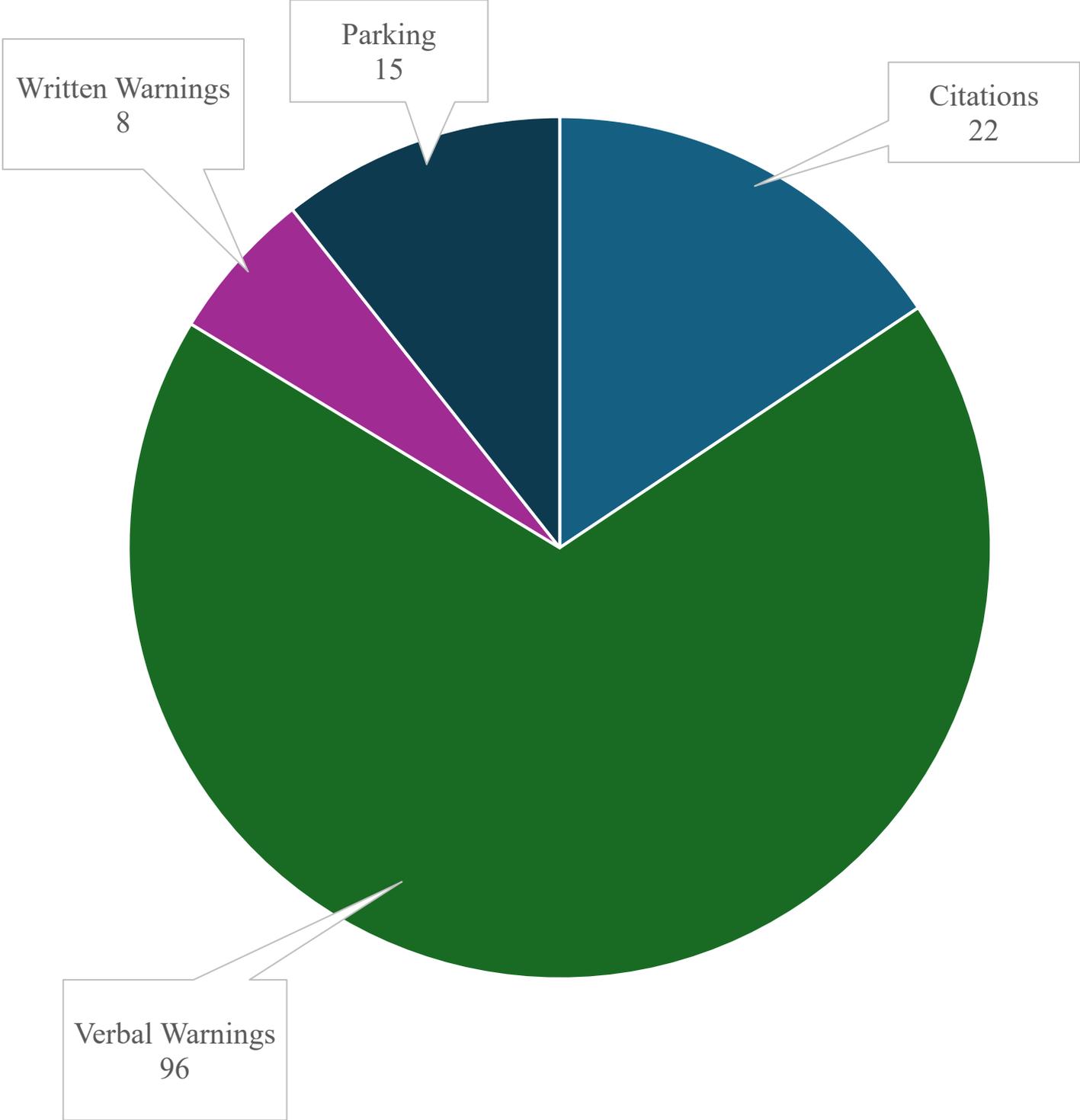


Notable Calls for Service

- **Welfare Check, ICR 26000095:** 01/04/2026, 1500 block of Halgren Road, Maple Plain. Officers were dispatched to check the welfare of an employee who was recently fired making suicidal comments. Officers arrived at the employee's residence and spoke to him about the reporting party's concerns. He advised he was not suicidal and was just upset about losing his job. He was advised to call back if he needs assistance.
- **Suspicious Activity, ICR 26000228:** 01/17/2026, 9300 block of Maria Road, Independence. Officer was dispatched to a suspicious activity report where the homeowner saw three individuals walk up the homeowner's driveway. The reporting party had the incident on video. They can be heard saying "we are on somebody's property" and "take a picture". Extra patrol will be provided to the area.
- **Disturbance, ICR 26000322:** 01/26/2026, 3600 block of Ihduhapi Trail, Independence. Officer was dispatched to an individual acting aggressively and believed to be under the influence of drugs. Officers attempted to find additional resources for the subject, and he was ultimately unwilling to cooperate. He decided to leave on foot but shortly returned and asked for assistance. Officers believed the subject was a potential danger to himself considering the cold weather. He was placed on an emergency transport hold and was taken to the hospital.
- **Welfare Check, ICR 26000334:** 01/27/2026, 5800 block of Main Street W, Maple Plain. Officer was dispatched to check the welfare of the reporting party's friend who texted and said he had overdosed. Officer arrived on scene and spoke to the patient who admitted to taking 90 pills and had thoughts of self-harm. The patient was placed on an emergency evaluation hold and transported to the hospital.
- **Narcotics Complaint, ICR 26000385:** 01/31/2026, 4800 block of Gateway Boulevard, Maple Plain. Officer was dispatched to the listed location where someone turned in a baggie believed to be drugs. Officer arrived and watch video surveillance and was unable to pinpoint a suspect to prove possession. Officer seized the bag and brought it back to the police department where the contents tested positive for Methamphetamine. The narcotics were placed into evidence for destruction. The Drug Task Force was notified.

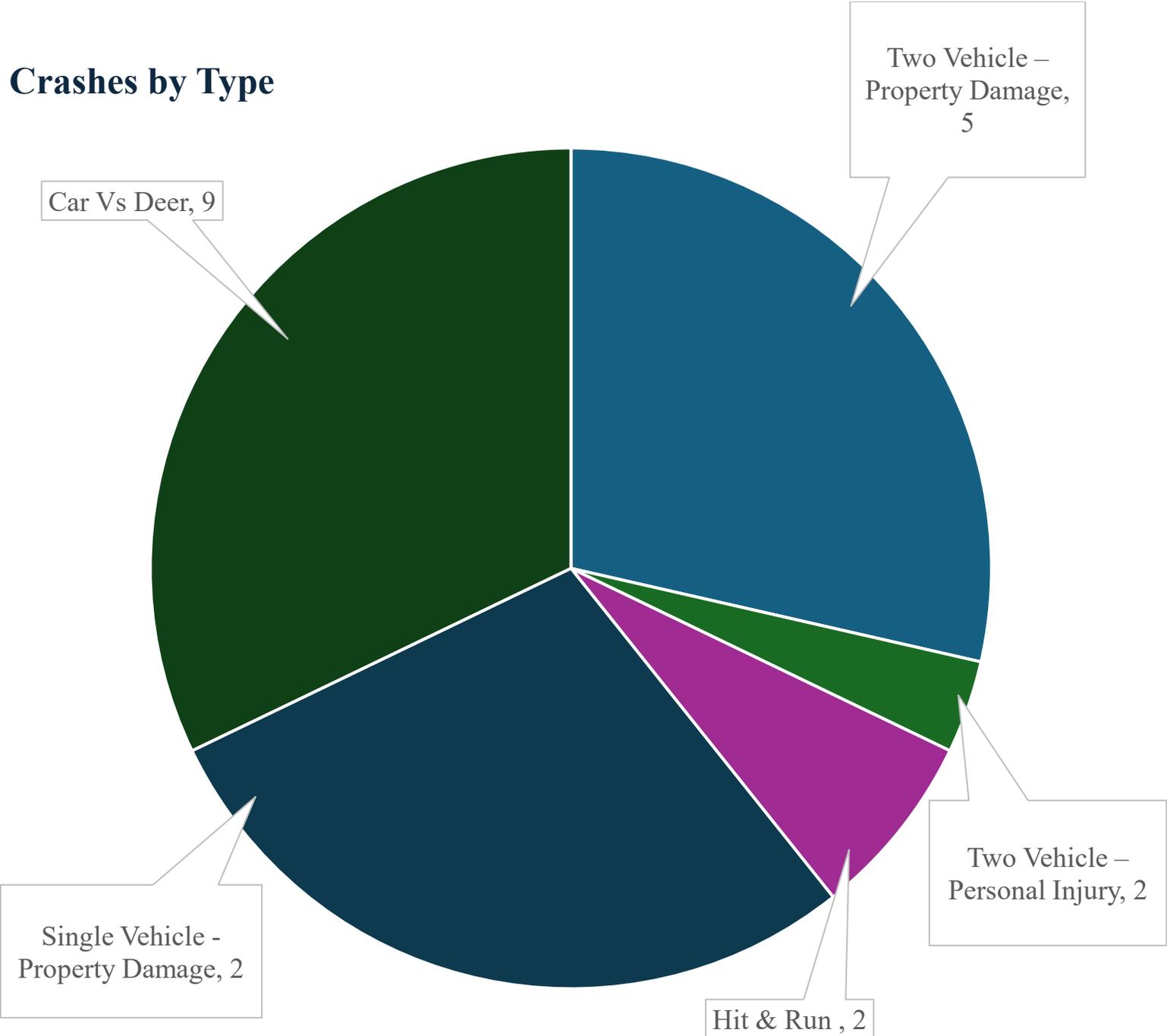


Traffic Offense Data



Crash Statistics

Crashes by Type



Criminal Offenses

Assault
2

Possession of
Controlled
Substance
3

Fraud
2

Theft
7

DWI
3

Court Order
Violation
1

Domestic Assault
1

Disorderly Conduct
1

Fleeing in Motor
Vehicle
1

Stolen Property
1

Criminal Vehicular
Operation
2

*24 total reportable criminal offenses to the State/FBI in 10 separate incidents



Notable Criminal Offenses

- **Receiving Stolen Property, ICR 26000261:** 5300 block of Highway 12, Maple Plain. Officers received information of suspicious activity. Officers arrived and found a stolen trailer. Two males were taken into custody. The incident is under investigation.
- **3rd Degree DWI Arrest, ICR 26000267:** 1300 block of Baker Park Road, Maple Plain. Officer received a traffic complaint about a vehicle repeatedly crossing into oncoming traffic and traveling at inconsistent speeds. Officer located the vehicle and observed the driver asleep at the wheel. Officer spoke to the driver who displayed signs of impairment. Field Sobriety Tests were conducted and a preliminary breath test showed 0.00. A search warrant was granted for a blood draw, which was executed. During a search incident to arrest, methamphetamine was located. Charges pending test results.
- **Domestic Assault/Protection Order Violation, ICR: 26000312** 5200 block of Bryantwood Drive, Maple Plain. Officer was dispatched to a domestic assault where there was an order for protection in place. Officers arrived on scene and determined the suspect shoved the victim causing the victim to become fearful. The suspect was booked and transported to Hennepin County Jail where the suspect was charged with domestic assault and violation of an order for protection.
- **Theft, ICR: 26000337:** 5400 block of Highway 12, Maple Plain. Officer took a report of a theft from vehicle. The reporting party advised a company plow truck had been parking at a closed business parking lot and someone stole a snowblower out of the bed of the pickup truck. The incident was recorded on the business' surveillance cameras. Forwarded to investigations for further.
- **Assault, ICR: 26000379:** 4800 block of Gateway Boulevard, Maple Plain. Officers received a call of a traffic complaint where a vehicle was hitting guardrails and had stopped at the listed location. WHPS Officers were enroute to the call, while assisting agency Officers were already on scene. The driver was non-compliant and began fighting with Officers. Ultimately, the driver was able to put the vehicle in drive and sped off leaving three Officers with injuries. Alerts were put out on the driver who was taken into custody a few days later.



Community Engagement

- **January 5:** Officers Splichal and Raskin attended morning coffee at Haven Homes and introduced themselves to residents and answered their questions.
- **January 5:** Sgt Ebeling met with Haven Homes administration for a regularly scheduled check-in to discuss calls for service.
- **January 6:** Chief DuRose attended Wayzata PD's swearing in and promotional ceremony.
- **January 13:** Chief DuRose attended the West Hennepin Chamber of Commerce meeting as a newly elected board member.
- **January 22:** Chief DuRose attended the regularly scheduled Lakes Area Planning Group meeting to discuss Emergency Management in the area.
- **January 27:** The regular meeting of the West Hennepin Public Safety Police Commission was held at the WHPS office.
- **January 27:** Chief DuRose attended the monthly board meeting for West Hennepin Chamber of Commerce.
- **January 29:** Chief DuRose attended the Quarterly Meeting for West Suburban Fire District.
- **January 29:** Chief DuRose attended the regularly scheduled West Metro Drug Task Force Board meeting.
- **January 29:** Officer Eldred and Sergeant Ebeling attended the regularly scheduled Hennepin County Traffic Advisory Committee meeting.
- **January 31:** The Cool WHPS team Polar Plunged for the first time and raised over \$1,900 for Special Olympics Minnesota





**BOLTON
& MENK**

Real People. Real Solutions.

263 Section 8, Item C.

Suite 200
Chaska, MN 55318-1172

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

MEMORANDUM

Date: February 16, 2026
To: Honorable Mayor and City Council
From: David P. Martini, P.E.
RE: February Engineering Report

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

Miscellaneous Services

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

- Review and provide comments for various development projects, including downtown and Baker Trail Villas and 1800 Pioneer Creek Center.
- On-going review of funding sources for various infrastructure projects.
- Continued progress on the Lead service line inventory and replacement project funded by the Minnesota Department of Health, including meeting with residents.
- Coordination on GIS site updates.
- Map collection for as-built requests for new fiber installation.

Downtown Redevelopment and Street Projects

- Completed Industrial Street project design and posting for bid to award in March
- Design is ongoing for the downtown reconstruction project.
 - Coordinating with MnDOT, Hennepin County and utility providers.
 - Incorporating the warming house improvements into the bid package.
- Collaboration with city staff and other consultants has been on-going related to the downtown redevelopment project.



Date: February 9, 2026

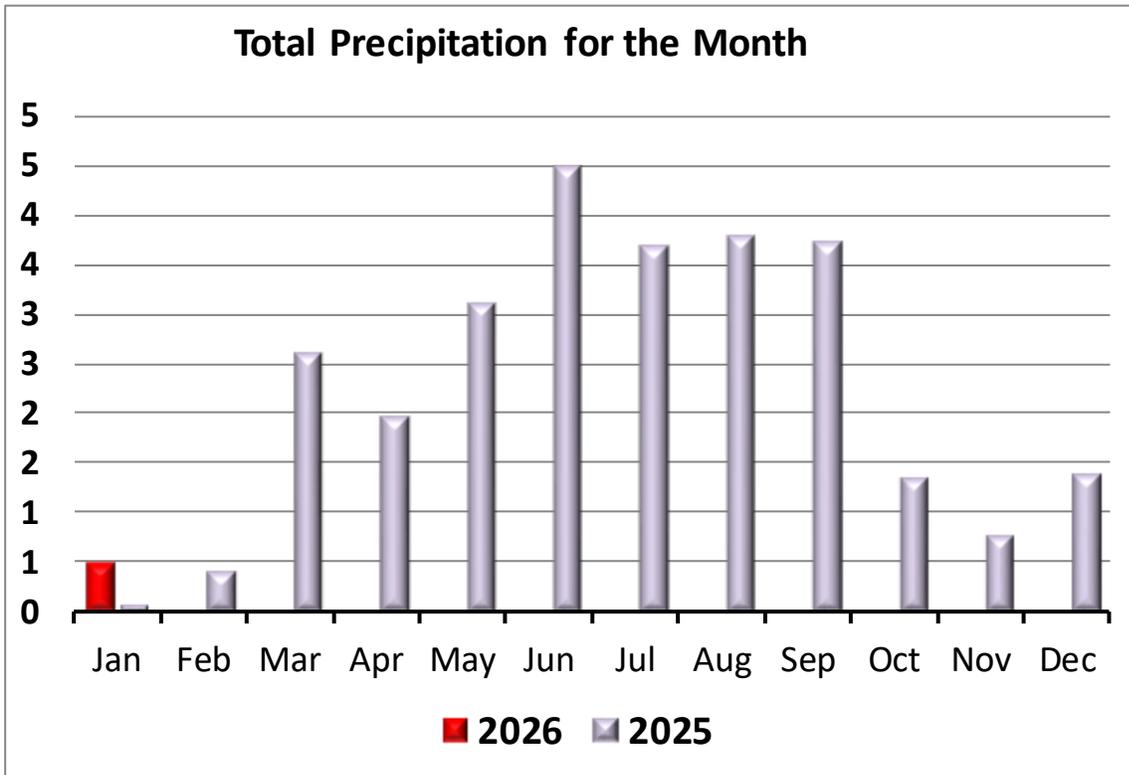
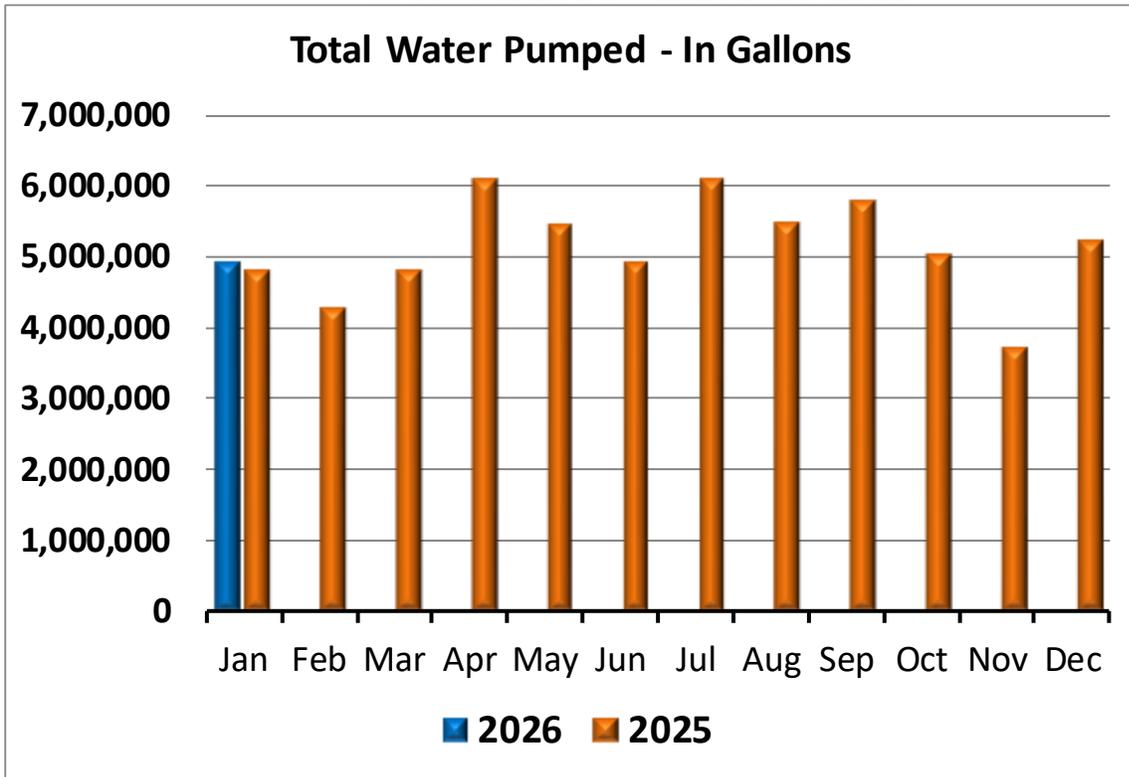
To: City of Maple Plain

From: David Medina, Operator

O & M Report January 2026

Maple Plain Operations & Maintenance

- Completed all daily rounds and reads on water treatment plant operations.
- Completed monthly Fluoride sample collections per MDH monitoring schedule.
- Completed all Bac-T sample collections per MDH monitoring schedule.
- Completed all monthly water samples and testing per MDH monitoring schedule.
- Completed all monthly Chlorine Chemical Cylinder change outs and performed proper PPE procedures.
- Completed all necessary maintenance on chemical mixers, pumps, and chemical mixing.
- Completed all assigned work orders to water treatment facilities.
- Completed all necessary ordering of water treatment lab supplies.
- Completed a total of five locates within city limits.
- Completed a total of five final water meter reads.
- Completed WQP samples and mailed them off to MDH.
- Completed MPARS and submitted report.
- Completed the task of having annual inspections done by Quality Flow on the recycle, and sludge pumps.
- Completed two watermain break repairs, work performed by Valley Rich.
- Completed all tasks of snow removal of trails and parks.
- Completed all tasks of Maintenance on public works equipment.
- Completed the task of removing Christmas decorations.
- Completed the task of replacing all mailboxes damaged by snowplow.





		January-26	December-25	January-25
Water				
Water	Units			
Average Daily Pumped	gallons	158,838	169,032	155,194
Maximum Daily Pumped	gallons	279,000	413,000	289,000
Total Monthly Pumped	gallons	4,924,000	5,240,000	4,811,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	2,366,000	2,534,000	2,345,000
Well #3 Average Pumped	gallons	76,322	81,741	75,645
Well #4 Pumped	gallons	2,036,000	2,167,000	2,119,000
Well #4 Average Pumped	gallons	65,677	69,903	68,355
Fluoride used	gallons	17.40	8.50	6.00
Fluoride Average used	gallons	0.50	0.20	0.19
Poly Phosphate used	pounds	6.00	7.80	6.40
Poly Phosphate Average used	pounds	0.10	0.20	0.21
Chlorine used	pounds	218.70	236.80	152.20
Chlorine Average used	pounds	7.00	7.60	4.91
HMO used	gallons	171.50	177.20	149.40
HMO Average used	gallons	5.50	5.70	4.82
Potassium Permanganate used	gallons	134.90	139.30	138.60
Wastewater				
Effluent Flow				
Maximum Daily Pumped Wastewater	gallons	0	0	215,427
Average Daily Pumped Wastewater	gallons	0	0	152,531
Lift Station Effluent to Met Council	gallons	0	0	4,728,466
Precipitation Monthly Total	Inches	0	1	0
Contract True-Ups - Current Contract Year				
Item	Budgeted Amount	Amount Spent	% of Budget	% of Time
Chemical Budget	\$12,169.00	\$4,038.00	33%	50%
Maintenance Budget	\$6,539.00	\$1,973.00	30%	50%
Total	\$18,708.00	\$6,011.00	32%	50%



Datecompleted	Equipment	Location	Notes	Task	Taskdesc
1/13/2026	HIGH SERVICE PUMP 1	30359 WT Maple Plain, MN	in good operating condition	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.
1/13/2026	HIGH SERVICE PUMP 1	30359 WT Maple Plain, MN	Completed all tasks on work order.	Service Equipment	CHANGE OIL AND GREASE UNIT
1/13/2026	HIGH SERVICE PUMP 2	30359 WT Maple Plain, MN	Completed all tasks on work order.	Service Equipment	CHANGE OIL AND GREASE UNIT
1/13/2026	HIGH SERVICE PUMP 2	30359 WT Maple Plain, MN	in good condition	Inspection	CHECK OIL LEVEL, ADD IF NEEDED. INSPECT UNIT FOR ABNORMAL WEAR AND NOISES.
1/13/2026	AIR COMPRESSOR	30359 WT Maple Plain, MN	in good condition	Inspection	CHECK OIL LEVELS AND BELT CONDITION. INSPECT FOR OIL LEAKS OR EBNORMAL WEAR. DOCUMENT HOUR METERS. CONFIRM WATER DRAIN IS WORKING.
1/13/2026	AIR COMPRESSOR	30359 WT Maple Plain, MN	all tasks completed on workorder.	Service Equipment	CHANGE OIL AND AIR FILTER. DOCUMENT HOUR METERS.
1/13/2026	DEHUMIDIFIERS	30359 WT Maple Plain, MN	all in good condition	Inspection	CHECK AIR FILTER AND REPLACE IF NEEDED, MAKE SURE DRAIN TUBE IS DRAINING PROPERLY.
1/13/2026	MIXER NO 1	30359 WT Maple Plain, MN	in good condition	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.
1/13/2026	WELL 3	30359 WT Maple Plain, MN	in good condition	Inspection	CHECK OIL LEVEL AND TOP OFF IF NEEDED. INSPECT FOR ABNORMAL WEAR AND NOISES.
1/13/2026	FIRE EXTINGUISHERS	30359 WT Maple Plain, MN	all tasks completed on work order.	Inspection	CONFIRM NO OBSTRUCTIONS TO EXTINGUISHER. CONFIRM PIN IS IN PLACE, GAUGE READS FULL OR IN THE GREEN. REMOVE FROM MOUNT AND TURN UPSIDE DOWN SEVERAL TIMES.

1/14/2026	EMERGENCY GENERATOR	30359 WT Maple Plain, MN	in good condition	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.
1/14/2026	CHEMICAL PUMP TUBING	30359 WT Maple Plain, MN	all is good.	Inspection	INSPECT ALL TUBING USED TO PUMP CHEMICALS AND REPLACE IF NEEDED. USE TUBING RATED FOR THE CHEMICAL BEING PUMPED.
1/14/2026	Kubota ZD326	30359 WT Maple Plain, MN	in winter storage mode.	Service Equipment	Change oil and oil filter. Inspect and clean/replace air filter. Grease all zerts. Inspect tractor for defects.
1/14/2026	Kubota B3030	30359 WT Maple Plain, MN	unit had its annual maintenance last month. serviced by Iano equipment.	Service Equipment	Change oil and oil filter. Inspect and clean/replace air filter. Grease all zerts. Inspect tractor for defects.
1/14/2026	F150 Truck	30359 WT Maple Plain, MN	truck is in winter storage mode.	Service Equipment	Change oil and oil filter. Inspect and clean/replace air filter. Grease all zerts. Inspect tractor for defects.
1/14/2026	CATERPILLAR TRACTOR	30359 WT Maple Plain, MN	in good condition	Monthly PM	Start vehicle and drive to exercise equipment. Check Fluids
1/14/2026	MACK DUMP TRUCK	30359 WT Maple Plain, MN	in good condition	Monthly PM	Start vehicle and drive to exercise equipment. check fluids
1/14/2026	FORD F350 1 TON	30359 WT Maple Plain, MN	in good condition	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	F150 Truck	30359 WT Maple Plain, MN	exercised, in winter storage mode.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	Kubota B3030	30359 WT Maple Plain, MN	in good condition	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	Kubota ZD326	30359 WT Maple Plain, MN	exercised, in winter storage mode.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	ToolCat Bobcat UW56	30359 WT Maple Plain, MN	everything is in good operating condition.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	Parks	30359 WT Maple Plain, MN	Everything looks good and winter park is taking shape.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	Trails	30359 WT Maple Plain, MN	everything looks good.	Inspection	Detailed examination of equipment for defects or abnormalities.

1/14/2026	Public works air Compressor 1	30359 WT Maple Plain, MN	looks good in operating condition	Inspection	Detailed examination of equipment for defects or abnormalities.
1/14/2026	Public works air Compressor 2	30359 WT Maple Plain, MN	Compressor in good operating condition.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/16/2026	MAIN LIFT STATION	30359 WW Maple Plain, MN	all tasks completed on work order.	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.
1/16/2026	Main Lift Station Generator	30359 WW Maple Plain, MN	in good condition	Inspection	CHECK OIL. DOCUMENT ON THIS WORK ORDER WHERE AND WHEN THIS EQUIPMENT WAS USED THIS MONTH. IF NOT USED NO DOCUMENTATION IS NEEDED.
1/16/2026	Fire Station 2 AC Units	30359 WT Maple Plain, MN	Everything in good operating condition.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/16/2026	Fire Station 2 Infrared Heater	30359 WT Maple Plain, MN	Everything in good operating condition.	Inspection	Detailed examination of equipment for defects or abnormalities.
1/19/2026	FORD F350 1 TON	30359 WT Maple Plain, MN	N/A	Service Equipment	Change oil and oil filter. Inspect and clean/replace air filter. Grease all zerts. Inspect tractor for defects.
1/21/2026	RECYCLE PUMP	30359 WT Maple Plain, MN	Quality Flow Systems pulled pump and performed annual inspection- everything ok	Inspection	PULL PUMP AND INSPECT PUMP. CHANGE OIL IF NEEDED.
1/21/2026	SLUDGE PUMP	30359 WT Maple Plain, MN	Quality Flow Systems pulled pump and performed annual inspection- everything ok	Inspection	PULL PUMP AND INSPECT PUMP. CHANGE OIL IF NEEDED.

City of Maple Plain

Memorandum

To: Mayor and City Council

From: Mark Kaltsas, City Planner

CC: Jacob Schillander, City Administrator

Date: February 23, 2026

Re: **City Council Monthly Planning Report – February 2026**

Meetings/Correspondence:

- One (1) Planning Commission Meeting to review the downtown redevelopment project.
- One (1) staff meeting to review all city projects including planning related items. Current items of discussion related to Baker Reserve Road proposed housing permits, final North Shore Gymnastics documents and recording, downtown redevelopment and downtown street reconstruction and 1800 Pioneer Creek site plan review.
- One (1) meeting with the city and Hennepin County development director to discuss a possible library/city hall redevelopment project.
- Three (3) meetings and correspondence with downtown developer, engineer, TIF consultant, and Environmental consultant to work on many aspects of the development. Prepared Planning Commission reports and presentation and presented project at the Planning Commission Meeting.
- One (1) meeting with the city and attorney to review the site plan review for the 1800 Pioneer Creek existing building. Provided additional detailed review and comments for this project. This will be reviewed at Planning Commission in March.
- Reviewed revised new home building permits for Baker Reserve Trail Development.
- Prepared an updated floor plan and layout for a possible city hall building.
- Prepared a concept park shelter, bathroom and kitchen building for Veteran's Park as a part of the city's grant application.
- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure/sheds setback questions and potential land use questions.

Monthly City Admin Report- February 2026

Over the past month, the City continued to advance major operational, planning, and administrative initiatives while maintaining consistent services during winter weather conditions. Despite illness-related absences early in the reporting period, staff adapted quickly, and essential City functions continued without interruption. Significant progress was made in modernizing permitting systems, improving financial tools, coordinating with partner agencies, and responding to resident needs.

Overall Organizational Activity

A key milestone this month was the City's full transition to online building permits, including the entry of all existing paper applications and collaboration with the vendor to resolve early-stage issues. Administrative work also included detailed review of the 5-Year Capital Improvement Plan, evaluation of accounting service needs, and participation in regional and legislative sessions through the League of Minnesota Cities. Coordination with Hennepin County progressed on emergency management updates and a preliminary process for evaluating a potentially shared City/Library facility.

City Services & Infrastructure

Public Works addressed numerous winter-related service needs, including snow maintenance at the community rink, scraping road surfaces to correct rutting, and completing repairs to a water main break on Main Street East. Staff responded to brown water concerns through hydrant flushing and direct communication with residents.

Planning, Development & Long-Range Projects

Downtown redevelopment efforts remain active this month. The Planning Commission confirmed Comprehensive Plan consistency for the TIF District 2-1 development program, advancing the project to its upcoming public hearing and Council vote. Soil borings continued on the redevelopment site, with additional borings authorized to meet Brownfields grant timing constraints. Staff continued preparing materials and coordinating discussions related to future development planning and workshop topics.

Code Enforcement & Legal Matters

Code enforcement activity focused on rental licensing issues, including a final notice for a property on Three Oaks and a violation for a boarded window on Meadow Lane, where tenants have since vacated. Work progressed with the developer and the City Attorney on the Northshore Development Agreement.

Citizen Communication & Public Engagement

Staff worked on communication materials to prepare residents for upcoming utility billing changes. Public inquiries were primarily related to water quality, winter street conditions, and general service requests. Updates to the City's newsletter and mass-notification tools also continued, improving internal communication processes.

Regional Collaboration & Legislative Activity

The city participated in the League of Minnesota Cities Legislative Priorities Webinar and continued important conversations with Hennepin County about emergency siren software upgrades and a potential City/Library partnership. A letter was also sent to Senator Limmer requesting legislative updates related to fire district governance.

CITY OF MAPLE PLAIN Expenditure Summary Report for Council Reports

Dept	Dept Descr	2025 Amt	2026 YTD Budget	January 2026 Amt	2026 YTD Amt	%YTD Budget
101 GENERAL FUND						
42400	Building Inspection	\$10,285.59	\$19,111.00	\$9,270.58	\$9,270.58	48.51%
41610	City Attorney	\$47,667.00	\$39,330.00	\$4,020.33	\$4,020.33	10.22%
42500	Civil Defense	\$599.64	\$650.00	\$0.00	\$0.00	0.00%
46630	Community Action Programs	\$2,500.00	\$2,000.00	\$0.00	\$0.00	0.00%
41110	Council	\$49,898.79	\$58,650.00	\$8,246.41	\$8,246.41	14.06%
41410	Elections	\$0.00	\$5,685.00	\$683.61	\$683.61	12.02%
41500	Financial Administration	\$418,353.59	\$378,051.00	\$31,559.90	\$31,559.90	8.35%
42290	Fire Department	\$241,857.07	\$252,599.00	\$18,370.00	\$18,370.00	7.27%
41940	General Government Building	\$40,651.28	\$44,000.00	\$3,819.65	\$3,819.65	8.68%
43100	Highways, Streets & Roadwa	\$93,661.33	\$101,000.00	\$4,965.13	\$4,965.13	4.92%
45200	Parks (GENERAL)	\$156,805.03	\$109,350.00	\$10,597.80	\$10,597.80	9.69%
41910	Planning and Zoning	\$21,423.25	\$24,519.00	\$2,588.75	\$2,588.75	10.56%
42110	Police Department	\$822,624.14	\$804,718.00	\$81,925.52	\$81,925.52	10.18%
43000	Public Works (GENERAL)	\$115,553.49	\$82,332.00	\$82,401.19	\$82,401.19	100.08%
101 GENERAL FUND		\$2,021,880.20	\$1,921,995.00	\$258,448.87	\$258,448.87	13.45%
601 WATER FUND						
49611	Water Treat Plant	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
49400	Water Utilities (GENERAL)	\$571,885.76	\$660,581.00	\$51,365.91	\$51,365.91	7.78%
601 WATER FUND		\$571,885.76	\$660,581.00	\$51,365.91	\$51,365.91	7.78%
602 SEWER FUND						
49450	Sewer (GENERAL)	\$579,425.32	\$581,890.00	\$49,891.13	\$49,891.13	8.57%
602 SEWER FUND		\$579,425.32	\$581,890.00	\$49,891.13	\$49,891.13	8.57%
603 STORM WATER FUND						
49455	Storm Sewer	\$201,682.37	\$177,245.00	\$25,224.73	\$25,224.73	14.23%
603 STORM WATER FUND		\$201,682.37	\$177,245.00	\$25,224.73	\$25,224.73	14.23%
801 FIRE PARTNERSHIP FUND						
42210	Fire Administration	\$274,550.41	\$0.00	\$8,996.21	\$8,996.21	0.00%
42260	Fire Apparatus/Equipment	\$86,021.71	\$0.00	\$15,987.18	\$15,987.18	0.00%
42250	Fire Communications	\$31,402.75	\$0.00	\$2,669.29	\$2,669.29	0.00%
42220	Fire Fighting	\$105,950.93	\$0.00	\$30,884.32	\$30,884.32	0.00%
42265	Fire Fleet Vehicles	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
42230	Fire Prevention	\$965.19	\$0.00	\$0.00	\$0.00	0.00%
42280	Fire Stations and Bldgs	\$15,287.79	\$0.00	\$1,584.67	\$1,584.67	0.00%
42240	Fire Training	\$20,855.68	\$0.00	\$3,370.59	\$3,370.59	0.00%
42270	Medical Services	\$1,826.52	\$0.00	\$0.00	\$0.00	0.00%
801 FIRE PARTNERSHIP FUND		\$536,860.98	\$0.00	\$63,492.26	\$63,492.26	0.00%
		\$3,911,734.63	\$3,341,711.00	\$448,422.90	\$448,422.90	13.42%

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



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	2026 Enterprise Budget
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Approval

Summary

Provided for the council is the final enterprise budget for 2026, this reflects the Water, Sewer, and Storm increases, as well as the outside city limits increase.

Staff is looking for Council to approve this budget.

BUDGET MEMO

TO: CITY ADMINISTRATOR
FROM: JESSI STURTZ – ABDO FINANCIAL SOLUTIONS
SUBJECT: 2026 FINAL ENTERPRISE FUNDS BUDGET
DATE: 2/23/2026

Introduction

Upon your request, we have summarized some of the key items for consideration in this year’s enterprise fund budget.

Budget Format

Key items in this year’s budget:

- There are currently three enterprise funds operating in the City.
- The final 2026 enterprise fund budget has a net revenue of \$513,132.
- In 2023, a utility rate study was performed by Abdo Financial Solutions with assumptions agreed upon with management. Those projections are available in the rate study and have been incorporated into this budget.
- In the coming years there are several capital expenses planned so it is imperative to have adequate funds available.
- Debt service expenses have been budgeted according to each individual debt issues bond service schedules. Included in this are bond indebtedness principal payments, bond indebtedness interest payments and fiscal agent fees. These items have been budgeted and presented according to each issue of debt’s amortization schedule and bond document.
- Miscellaneous revenue includes line items for special assessments and turn on/off fees.
- Miscellaneous expenses include line items for dues and subscriptions, miscellaneous and collected for other agencies.
- Administrative expenses include auditing and accounting services, EDP, software and design, postage, contracted services and other consulting services.

Enterprise Fund Summary

Typically, the enterprise funds include general operations, capital improvements, and debt service. The proposed 2026 enterprise fund budget is listed below for each fund:

	Water	Sewer	Storm Sewer
Revenues			
Sales and Fees	\$ 658,357	\$ 603,573	\$ 95,610
Interest and Penalties	45,140	15,309	15,859
Miscellaneous	30,383	20,354	14,815
Transfers	-	-	50,000
Total Revenue	733,880	639,236	176,284
	Water	Sewer	Storm Sewer
Expenses			
Personnel	6,470	6,470	3,230
Administrative	171,145	406,545	21,705
Planning and Engineering	12,000	-	4,500
Repairs and Maintenance	50,000	5,000	11,000
Insurance	9,425	1,639	-
Miscellaneous	12,450	5,000	12,000
Utilities	53,025	3,150	-
Supplies	15,200	1,350	-
Debt Service	87,660	52,078	25,226
Transfers	-	-	50,000
Capital and Equipment	-	10,000	-
Total Expenses	\$ 417,375	\$ 491,232	\$ 127,661
Revenues Over (Under) Expenses	\$ 316,505	\$ 148,004	\$ 48,623
Less: Depreciation (non-cash item)	243,206	90,658	49,584
Change in Fund Balance	73,299	57,346	(961)

Enterprise Fund Detail

On the following pages each individual enterprise funds actual operating results from 2024, 2025 year-to-date results, 2025 budget and proposed 2026 budget are presented.

Water Fund Budget Summary

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Water sales	\$ 561,032	\$ 787,863	\$ 680,525	\$ 658,357	\$ (129,506)	-16.4%
Interest and Penalties	57,140	28,322	41,037	45,140	16,818	59.4%
Miscellaneous	206,141	32,704	87,650	30,383	(2,321)	-7.1%
Refunds and Reimbursements	67,531	-	6,477	-	-	0.0%
Total Revenues	891,844	848,889	815,689	733,880	(115,009)	-13.6%
Expenses						
Personnel	\$ -	\$ 6,230	\$ 6,836	\$ 6,470	\$ 240	3.9%
Supplies	12,402	17,100	4,600	15,200	(1,900)	-11.1%
Administrative	117,983	149,900	98,022	171,145	21,245	14.2%
Utilities	44,104	50,500	44,239	53,025	2,525	5.0%
Planning and Engineering	22,390	21,000	6,592	12,000	(9,000)	-42.9%
Insurance	13,872	9,950	9,450	9,425	(525)	-5.3%
Repairs and Maintenance	120,254	100,000	44,561	50,000	(50,000)	-50.0%
Miscellaneous	10,552	8,000	10,391	12,450	4,450	55.6%
Capital and Equipment	8,536	11,000	6,874	-	(11,000)	-100.0%
Debt Service	77,361	71,672	97,115	87,660	15,988	22.3%
Total Expenses	427,454	445,352	328,680	417,375	(27,977)	-6.3%
Revenues Over (Under) Expenses	464,390	403,537	487,009	316,505	(87,032)	
Less: Depreciation (non-cash item)	243,206	240,828	243,206	243,206		
Change in Fund Balance	221,184	162,709	243,803	73,299		

Water Fund Key Information:

- As mentioned above, a utility rate study was performed for the Water fund in 2023. These budgeted numbers reflect the outcomes presented in that projection.
- Water sales- Decrease in water sales to align budget closer to actuals. Water revenue is variable based on many factors including weather; therefore, revenue projections are being adjusted.
- Administrative – Increase in auditing and accounting of \$18,500 due to change in allocation between funds. Increase in EDP, Software and Design of \$3,000.
- Repair and Maintenance – Decrease due to aligning equipment repair and maintenance line item with actuals from 2025.
- Debt Service – Decrease due to scheduled bond payments.
- Depreciation is a reduction in the value of an asset with the passage of time, due in particular to wear and tear.
*Depreciation is a non-cash item and thus does not impact cash balances, only fund balances.

Sewer Fund Budget Summary

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Sewer Sales	\$ 531,049	\$ 668,349	\$ 661,908	\$ 603,573	\$ (64,776)	-9.7%
Interest and Penalties	5,718	2,876	17,181	15,309	12,433	432.3%
Miscellaneous Revenues	139,920	20,354	69,058	20,354	-	0.0%
Transfers	-	-	-	-	-	0.0%
Total Revenues	676,687	691,579	748,147	639,236	(52,343)	-7.6%
Expenses						
Personnel	\$ -	\$ 6,230	\$ 6,836	\$ 6,470	\$ 240	3.9%
Supplies	340	1,350	981	1,350	-	0.0%
Administrative	236,648	336,450	344,074	406,545	70,095	20.8%
Utilities	2,796	3,000	3,297	3,150	150	5.0%
Planning and Engineering	262	2,300	-	-	(2,300)	-100.0%
Insurance	2,577	1,860	1,770	1,639	(221)	-11.9%
Repairs and Maintenance	(2,808)	2,600	10,111	5,000	2,400	92.3%
Miscellaneous	(733)	3,500	64,414	5,000	1,500	42.9%
Capital and Equipment	2,808	-	-	10,000	10,000	0.0%
Debt Service	38,140	36,319	57,284	52,078	15,759	43.4%
Total Expenses	280,030	393,609	488,767	491,232	97,623	24.8%
Revenues Over (Under) Expenses	396,657	297,970	259,380	148,004	(149,966)	
Less: Depreciation (non-cash item)	90,656	86,352	90,658	90,658		
Change in Fund Balance	306,001	211,618	168,722	57,346		

Sewer Fund Key Information:

- As mentioned above, a utility rate study was performed for the Sewer fund in 2023. These budgeted numbers reflect the outcomes presented in that projection.
- Sewer sales- Decrease in sewer sales to align budget closer to actuals. Sewer revenue is variable based on many factors including weather; therefore revenue projections are being adjusted.
- Administrative – Increase in auditing and accounting of \$18,500 due to change in allocation between funds. Increase in other consulting services in the amount of \$50,000 to align more with the actuals from 2025.
- Debt Service – Decrease due to scheduled bond payments.
- Depreciation is a reduction in the value of an asset with the passage of time, due in particular to wear and tear. **Depreciation is a non-cash item and thus does not impact cash balances, only fund balances.*

Storm Sewer Budget Summary

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Storm Water Fees	\$ 82,938	\$ 119,199	\$ 92,827	\$ 95,610	\$ (23,589)	-19.8%
Interest and Penalties	23,632	11,634	17,026	15,859	4,225	36.3%
Miscellaneous Revenue	60,079	14,815	30,793	14,815	-	0.0%
Refunds and Reimbursements	1,500	-	-	-	-	0.0%
Transfers	50,000	50,000	50,000	50,000	-	0.0%
Total Revenues	218,149	195,648	190,646	176,284	(19,364)	-9.9%
Expenses						
Personnel	\$ -	\$ 3,110	\$ 3,418	\$ 3,230	\$ 120	3.9%
Administrative	4,349	9,500	13,951	21,705	12,205	128.5%
Planning and Engineering	3,685	4,500	6,365	4,500	-	0.0%
Repairs and Maintenance	10,887	11,000	-	11,000	-	0.0%
Supplies	98	-	68	-	-	0.0%
Miscellaneous	137	11,400	11,989	12,000	600	5.3%
Debt Service	23,617	20,507	28,609	25,226	4,719	23.0%
Capital and Equipment	-	16,200	37,700	-	(16,200)	-100.0%
Transfers	50,000	50,000	50,000	50,000	-	0.0%
Total Expenses	92,773	126,217	152,100	127,661	1,444	1.1%
Revenues Over (Under) Expenses	125,376	69,431	38,546	48,623	(20,808)	
Less: Depreciation (non-cash item)	49,586	49,584	49,584	49,584		
Change in Fund Balance	75,790	19,847	(11,038)	(961)		

Storm Sewer Fund Key Information:

- Each line item was budgeted in an attempt to be in line with actuals from previous years.
- Storm Water Fees- Decrease in storm water sales to align budget closer to actuals.
- Capital- Decrease due to nothing budgeted for capital for 2026.
- Depreciation is a reduction in the value of an asset with the passage of time, due in particular to wear and tear.
*Depreciation is a non-cash item and thus does not impact cash balances, only fund balances.

City of Maple Plain, Minnesota
Water Fund

Cash Flow Projections - Detailed

Scenario 2

For the Years Ending December 31, 2024 through 2031

Section 10, Item A.

	RATE STUDY PROJECTIONS				Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031
	Actual 2024	Actual 2025	Estimated 2026	Estimated 2027				
Projected Rate Increase								
Usage rates	0%	10%	8%	5%				
Fixed	0%	10%	8%	5%				
Cash Flows from Operating Activities								
Receipts from customers and users								
Receipts from customers	\$ 538,946	\$ 739,537	\$ 790,602	\$ 825,185	\$ 849,941	\$ 875,439	\$ 901,702	\$ 928,753
Penalties	-	4,094	4,094	4,094	4,094	4,094	4,094	4,094
Other revenues	28,590	-	-	-	-	-	-	-
Payments to suppliers/service providers	(292,447)	(376,949)	(390,686)	(405,097)	(420,217)	(436,079)	(452,723)	(470,182)
Payments to employees	-	-	-	-	-	-	-	-
Net cash from operating activities	<u>275,089</u>	<u>366,681</u>	<u>404,009</u>	<u>424,181</u>	<u>433,817</u>	<u>443,453</u>	<u>453,072</u>	<u>462,664</u>
Cash Flows from Noncapital Financing Activities								
Transfers to other funds								
⁽¹⁾ Transfers for debt obligations	-	-	-	-	-	-	-	-
Transfers for capital and other	-	-	-	-	-	-	-	-
Net cash from noncapital financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash Flows from Capital and Related Financing Activities								
Acquisition of capital assets	(18,239)	(720,000)	-	(718,500)	(781,000)	-	(415,000)	-
Capital Reserve		(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
Connection fees received	2,120	-	-	-	-	-	-	-
Special assessments received	45,865	29,487	29,487	29,487	29,487	29,487	29,487	29,487
Proceeds of long-term debt, net of issuance costs	632,690	700,000	-	500,000	760,000	-	355,000	-
Interest paid on long-term debt	(81,620)	(93,030)	(100,649)	(87,095)	(91,867)	(104,190)	(95,284)	(96,081)
Principal paid on long-term debt	(376,378)	(442,020)	(493,687)	(273,350)	(329,711)	(313,533)	(318,533)	(347,200)
Net cash from capital and related financing activities	<u>204,438</u>	<u>(545,563)</u>	<u>(584,849)</u>	<u>(569,458)</u>	<u>(433,091)</u>	<u>(408,237)</u>	<u>(464,331)</u>	<u>(433,794)</u>
Cash Flows from Investing Activities								
Investment earnings and other activity	<u>57,140</u>	<u>3,040</u>	<u>3,040</u>	<u>3,040</u>	<u>3,040</u>	<u>3,040</u>	<u>3,040</u>	<u>3,040</u>
Net Increase (Decrease)								
In Cash and Cash Equivalents	536,667	(175,842)	(177,800)	(142,237)	3,766	38,256	(8,219)	31,910
Cash and Cash Equivalents, January 1	<u>874,843</u>	<u>1,411,510</u>	<u>1,235,668</u>	<u>1,057,867</u>	<u>915,630</u>	<u>919,396</u>	<u>957,652</u>	<u>949,433</u>
Cash and Cash Equivalents, December 31	<u>\$ 1,411,510</u>	<u>\$ 1,235,668</u>	<u>\$ 1,057,867</u>	<u>\$ 915,630</u>	<u>\$ 919,396</u>	<u>\$ 957,652</u>	<u>\$ 949,433</u>	<u>\$ 981,343</u>
Minimum Target Operating Reserve	<u>\$ 723,525</u>	<u>\$ 789,679</u>	<u>\$ 562,993</u>	<u>\$ 631,686</u>	<u>\$ 635,763</u>	<u>\$ 640,179</u>	<u>\$ 678,372</u>	<u>\$ 675,393</u>
Cash in Excess of Reserve	<u>\$ 687,985</u>	<u>\$ 445,988</u>	<u>\$ 494,874</u>	<u>\$ 283,944</u>	<u>\$ 283,633</u>	<u>\$ 317,473</u>	<u>\$ 271,062</u>	<u>\$ 305,951</u>

City of Maple Plain, Minnesota
Sewer Fund
Cash Flow Projections
Scenario 2

Section 10, Item A.

For the Years Ending December 31, 2024 through 2031

	RATE STUDY PROJECTIONS				Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031
	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027				
Projected Rate Increase								
Usage rates	0%	4%	3%	3%				
Fixed	0%	4%	3%	3%				
Cash Flows from Operating Activities								
Receipts from customers and users								
Receipts from customers	\$ 492,747	\$ 501,040	\$ 516,120	\$ 531,604	\$ 547,552	\$ 563,979	\$ 580,898	\$ 598,325
Penalties	-	4,001	4,001	4,001	4,001	4,001	4,001	4,001
Other revenues	890	-	-	-	-	-	-	-
Payments to suppliers/service providers	(254,033)	(308,490)	(321,310)	(334,678)	(348,614)	(363,144)	(378,292)	(394,089)
Payments to employees	-	-	-	-	-	-	-	-
Net cash from operating activities	<u>239,604</u>	<u>196,551</u>	<u>198,811</u>	<u>200,927</u>	<u>202,939</u>	<u>204,836</u>	<u>206,607</u>	<u>208,237</u>
Cash Flows from Noncapital Financing Activities								
Transfers to other funds								
⁽¹⁾ Transfers for debt obligations	-	-	-	-	-	-	-	-
Cash Flows from Capital and Related Financing Activities								
Acquisition of capital assets	(13,867)	-	(10,000)	(380,000)	(540,000)	-	(190,000)	-
Capital Reserve		(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)	(20,000)
Connection fees received		-	-	-	-	-	-	-
Special assessments received	34,483	20,354	20,354	20,354	20,354	20,354	20,354	20,354
Proceeds of long-term debt, net of issuance costs	486,684	-	-	320,000	540,000	-	180,000	-
Interest paid on long-term debt	(40,551)	(45,626)	(40,862)	(36,039)	(39,918)	(50,573)	(46,379)	(47,094)
Principal paid on long-term debt	(110,659)	(134,580)	(134,580)	(136,917)	(170,223)	(148,067)	(153,067)	(165,067)
Net cash from capital and related financing activities	<u>356,090</u>	<u>(179,853)</u>	<u>(185,088)</u>	<u>(232,602)</u>	<u>(209,788)</u>	<u>(198,286)</u>	<u>(209,092)</u>	<u>(211,807)</u>
Cash Flows from Investing Activities								
Investment earnings and other activity	5,718	305	307	310	312	314	317	319
Net Increase (Decrease)								
In Cash and Cash Equivalents	601,412	17,004	14,030	(31,365)	(6,537)	6,865	(2,169)	(3,250)
Cash and Cash Equivalents, January 1	4,934	606,346	623,350	637,380	606,015	599,479	606,343	604,175
Cash and Cash Equivalents, December 31	<u>\$ 606,346</u>	<u>\$ 623,350</u>	<u>\$ 637,380</u>	<u>\$ 606,015</u>	<u>\$ 599,479</u>	<u>\$ 606,343</u>	<u>\$ 604,175</u>	<u>\$ 600,924</u>
Minimum Target Operating Reserve	<u>\$ 334,451</u>	<u>\$ 336,097</u>	<u>\$ 340,294</u>	<u>\$ 384,448</u>	<u>\$ 380,211</u>	<u>\$ 388,592</u>	<u>\$ 409,205</u>	<u>\$ 409,205</u>
Cash in Excess of Reserve	<u>\$ 271,895</u>	<u>\$ 287,253</u>	<u>\$ 297,086</u>	<u>\$ 221,567</u>	<u>\$ 219,267</u>	<u>\$ 217,751</u>	<u>\$ 194,970</u>	<u>\$ 191,720</u>

City of Maple Plain, Minnesota
Stormwater Fund
Cash Flow Projections
Scenario 2
For the Years Ending December 31, 2024 through 2031

	RATE STUDY PROJECTIONS				Estimated 2028	Estimated 2029	Estimated 2030	Estimated 2031
	Actual 2024	Estimated 2025	Estimated 2026	Estimated 2027				
Projected Rate Increase								
Fixed	0%	3%	3%	3%				
Cash Flows from Operating Activities								
Receipts from customers and users								
Receipts from customers	\$ 96,523	\$ 83,633	\$ 86,668	\$ 89,814	\$ 92,508	\$ 95,283	\$ 98,142	\$ 101,086
Penalties	651	1,170	1,170	1,170	1,170	1,170	1,170	1,170
Other revenues	-	-	-	-	-	-	-	-
Payments to suppliers/service providers	(31,706)	(31,278)	(31,763)	(32,266)	(32,788)	(33,330)	(33,892)	(34,475)
Payments to employees	-	-	-	-	-	-	-	-
Net cash from operating activities	<u>65,468</u>	<u>53,525</u>	<u>56,075</u>	<u>58,718</u>	<u>60,890</u>	<u>63,123</u>	<u>65,420</u>	<u>67,781</u>
Cash Flows from Noncapital Financing Activities								
Transfers to other funds								
Transfers for debt obligations	-	-	-	-	-	-	-	-
Transfers for capital and other	-	-	-	-	-	-	-	-
Net cash from noncapital financing activities	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash Flows from Capital and Related Financing Activities								
Acquisition of capital assets		-	-	(320,000)	(360,000)	-	(300,000)	-
Capital Reserve		(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Connection fees received		-	-	-	-	-	-	-
Special assessments received	22,878	14,815	14,815	14,815	14,815	14,815	14,815	14,815
Proceeds of long-term debt, net of issuance costs	146,005	-	-	320,000	360,000	-	300,000	-
Interest paid on long-term debt	(50,000)	(29,270)	(27,319)	(25,293)	(32,227)	(39,641)	(36,239)	(41,183)
Principal paid on long-term debt	(21,756)	(70,867)	(75,867)	(75,867)	(97,200)	(121,200)	(121,200)	(141,200)
Net cash from capital and related financing activities	<u>97,127</u>	<u>(90,322)</u>	<u>(93,371)</u>	<u>(91,345)</u>	<u>(119,612)</u>	<u>(151,026)</u>	<u>(147,624)</u>	<u>(172,568)</u>
Cash Flows from Investing Activities								
Investment earnings and other activity	<u>23,632</u>	<u>1,236</u>	<u>1,244</u>	<u>1,252</u>	<u>1,259</u>	<u>1,267</u>	<u>1,275</u>	<u>1,283</u>
Net Increase (Decrease)								
In Cash and Cash Equivalents	186,227	(35,561)	(36,052)	(31,376)	(57,463)	(86,636)	(80,929)	(103,504)
Cash and Cash Equivalents, January 1	<u>490,314</u>	<u>676,541</u>	<u>640,980</u>	<u>604,928</u>	<u>573,553</u>	<u>516,089</u>	<u>429,453</u>	<u>348,524</u>
Cash and Cash Equivalents, December 31	<u>\$ 676,541</u>	<u>\$ 640,980</u>	<u>\$ 604,928</u>	<u>\$ 573,553</u>	<u>\$ 516,089</u>	<u>\$ 429,453</u>	<u>\$ 348,524</u>	<u>\$ 245,019</u>
Minimum Target Operating Reserve	<u>\$ 115,776</u>	<u>\$ 119,067</u>	<u>\$ 117,293</u>	<u>\$ 145,821</u>	<u>\$ 177,506</u>	<u>\$ 174,385</u>	<u>\$ 199,621</u>	<u>\$ 196,028</u>
Cash in Excess of Reserve	<u>\$ 560,765</u>	<u>\$ 521,913</u>	<u>\$ 487,635</u>	<u>\$ 427,731</u>	<u>\$ 338,583</u>	<u>\$ 255,068</u>	<u>\$ 148,903</u>	<u>\$ 48,991</u>

CITY OF MAPLE PLAIN
Abdo Enterprise Fund Revenue Budget

Account Descr	2024 Budget	2024 Amt	2025 Budget	2025 YTD Amt	2026 Budget
601 WATER FUND					
R 601-33000 Intergovernmental Revenues	\$0.00	\$18,589.80	\$0.00	\$0.00	\$0.00
R 601-33422 Other State Aid Grants	\$0.00	\$10,000.00	\$0.00	\$0.00	\$0.00
R 601-34950 Other Revenues	\$0.00	\$50.00	\$0.00	\$0.00	\$0.00
R 601-36100 Special Assessments	\$29,074.00	\$174,576.49	\$29,487.00	\$86,819.99	\$29,487.00
R 601-36210 Interest Earnings	\$0.00	\$30,164.79	\$15,568.00	\$27,554.09	\$30,309.00
R 601-36211 Interest Earning/Interfund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 601-36250 Refunds & Reimbursements	\$0.00	\$67,531.03	\$0.00	\$6,476.55	\$0.00
R 601-37100 Water Sales	\$517,805.20	\$417,942.81	\$581,503.00	\$438,706.33	\$497,556.00
R 601-37110 Water Fixed	\$40,156.60	\$37,646.38	\$55,215.00	\$40,662.14	\$43,915.00
R 601-37120 Water Treatment Charge	\$88,811.00	\$86,941.61	\$127,515.00	\$87,239.03	\$94,218.00
R 601-37130 State Water Charge	\$8,583.00	\$8,940.86	\$13,114.00	\$9,197.40	\$10,150.00
R 601-37150 Water Connection Fees	\$15,378.00	\$2,120.00	\$2,332.00	\$91,379.00	\$2,518.00
R 601-37155 Meter Sales	\$255.00	\$0.00	\$0.00	\$2,803.42	\$0.00
R 601-37160 Water Penalty	\$5,558.00	\$7,440.37	\$8,184.00	\$10,538.12	\$10,000.00
R 601-37165 Water Shut Off/Turn On	\$120.00	\$2,924.76	\$3,217.00	\$830.00	\$896.00
R 601-39201 Transfer from General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 601-39202 Contribution-Enterprise Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 601-39310 Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 601-39999 Prior Period Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
601 WATER FUND	\$705,740.80	\$864,868.90	\$836,135.00	\$802,206.07	\$719,049.00
602 SEWER FUND					
R 602-33000 Intergovernmental Revenues	\$0.00	\$889.80	\$0.00	\$0.00	\$0.00
R 602-33439 PERA Pension Other Revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-36100 Special Assessments	\$20,096.00	\$139,030.04	\$20,354.00	\$69,057.72	\$20,354.00
R 602-36210 Interest Earnings	\$0.00	\$926.75	\$610.00	\$14,388.02	\$12,675.00
R 602-36250 Refunds & Reimbursements	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-37200 Sewer Sales	\$121,254.00	\$195,670.80	\$205,970.00	\$207,434.46	\$226,822.00
R 602-37210 Sewer Fixed	\$359,598.75	\$327,649.77	\$454,341.00	\$352,739.15	\$363,321.00
R 602-37250 Sewer Connection Fees	\$3,285.00	\$0.00	\$0.00	\$88,695.00	\$0.00
R 602-37260 Sewer Penalty	\$4,858.00	\$7,728.60	\$8,038.00	\$13,039.43	\$13,430.00
R 602-37275 Miscellaneous Income	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-39200 Interfund Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-39201 Transfer from General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-39202 Contribution-Enterprise Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-39203 Transfer from Other Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 602-39310 Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Account Descr	2024 Budget	2024 Amt	2025 Budget	2025 YTD Amt	2026 Budget
R 602-39999 Prior Period Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
602 SEWER FUND	\$509,091.75	\$671,895.76	\$689,313.00	\$745,353.78	\$636,602.00
603 STORM WATER FUND					
R 603-33000 Intergovernmental Revenues	\$0.00	\$651.00	\$0.00	\$0.00	\$0.00
R 603-33620 Other County Grants & Aid	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 603-36100 Special Assessments	\$0.00	\$52,316.27	\$14,815.00	\$30,792.56	\$14,815.00
R 603-36210 Interest Earnings	\$0.00	\$10,132.81	\$5,421.00	\$7,587.09	\$7,046.00
R 603-36250 Refunds & Reimbursements	\$0.00	\$1,500.00	\$0.00	\$0.00	\$0.00
R 603-37300 Refuse (Garbage) Charges	\$0.00	\$7,111.83	\$0.00	\$0.00	\$0.00
R 603-37400 Storm Sewer (Residential)	\$0.00	\$19,376.20	\$34,090.00	\$26,895.78	\$27,702.00
R 603-37410 Storm Sewer (Institutional)	\$0.00	\$306.18	\$428.00	\$0.00	\$0.00
R 603-37420 Storm Sewer (Multi-Family)	\$0.00	\$5,621.81	\$4,427.00	\$4,489.41	\$4,624.00
R 603-37430 Storm Sewer (Comm/Ind)	\$0.00	\$56,396.98	\$78,955.00	\$58,815.05	\$60,579.00
R 603-37460 Storm Sewer Penalty	\$0.00	\$1,237.27	\$1,299.00	\$2,627.17	\$2,705.00
R 603-37495 Storm Sewer Reserves	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 603-39200 Interfund Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 603-39202 Contribution-Enterprise Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 603-39310 Bond Proceeds	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 603-39999 Prior Period Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
603 STORM WATER FUND	\$0.00	\$154,650.35	\$139,435.00	\$131,207.06	\$117,471.00
621 WATER CIP FUND					
R 621-36210 Interest Earnings	\$0.00	\$26,975.30	\$12,754.00	\$15,723.37	\$14,831.00
621 WATER CIP FUND	\$0.00	\$26,975.30	\$12,754.00	\$15,723.37	\$14,831.00
622 SANITARY SEWER CIP FUND					
R 622-36210 Interest Earnings	\$0.00	\$4,791.54	\$2,266.00	\$2,792.91	\$2,634.00
R 622-39200 Interfund Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 622-39201 Transfer from General Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 622-39202 Contribution-Enterprise Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
R 622-39203 Transfer from Other Fund	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
622 SANITARY SEWER CIP FUND	\$0.00	\$4,791.54	\$2,266.00	\$2,792.91	\$2,634.00
623 STORM WATER CIP FUND					
R 623-36210 Interest Earnings	\$0.00	\$13,499.04	\$6,213.00	\$9,438.68	\$8,813.00
R 623-39200 Interfund Operating Transfers	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
623 STORM WATER CIP FUND	\$50,000.00	\$63,499.04	\$56,213.00	\$59,438.68	\$58,813.00

Account Descr	2024 Budget	2024 Amt	2025 Budget	2025 YTD Amt	2026 Budget
	\$1,264,832.55	\$1,786,680.89	\$1,736,116.00	\$1,756,721.87	\$1,549,400.00

CITY OF MAPLE PLAIN
Abdo Enterprise Fund Expenditure Budget

Account Descr	2024 Amt	2024 YTD Budget	2025 YTD Amt	2025 Budget	2026 Budget
601 WATER FUND					
49400 Water Utilities (GENERAL)					
E 601-49400-101 Full-Time Employees - Regular	\$0.00	\$3,963.44	\$0.00	\$0.00	\$0.00
E 601-49400-102 Full-Time Employees - Overtime	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-103 Part-Time Employees	\$0.00	\$0.00	\$5,839.30	\$5,410.00	\$5,570.00
E 601-49400-121 PERA Contribution	\$0.00	\$321.36	\$437.95	\$410.00	\$420.00
E 601-49400-122 FICA Contribution	\$0.00	\$321.36	\$446.71	\$410.00	\$430.00
E 601-49400-125 MN Paid Leave	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
E 601-49400-129 Pension Expense	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-132 Employer Paid Dental Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-133 Employer Paid Life Insurance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-151 Worker s Comp Insurance	\$0.00	\$0.00	\$112.00	\$0.00	\$0.00
E 601-49400-201 Operating Supplies	\$2,344.67	\$3,785.25	\$75.44	\$1,000.00	\$1,000.00
E 601-49400-204 Envelopes & Letterhead	\$0.00	\$216.30	\$0.00	\$0.00	\$0.00
E 601-49400-212 Motor Fuels	\$1,039.52	\$2,060.00	\$0.00	\$2,000.00	\$0.00
E 601-49400-215 Shop Materials	\$0.00	\$540.75	\$12.97	\$0.00	\$0.00
E 601-49400-216 Chemicals & Chemical Products	\$0.00	\$6,000.00	\$778.00	\$4,600.00	\$4,600.00
E 601-49400-221 Equipment Parts	\$19.82	\$3,090.00	\$3,028.82	\$3,000.00	\$3,100.00
E 601-49400-227 Utility Maintenance Supplies	\$8,997.99	\$3,090.00	\$691.60	\$4,000.00	\$4,000.00
E 601-49400-240 Small Tools & Minor Equipment	\$0.00	\$0.00	\$13.07	\$2,500.00	\$2,500.00
E 601-49400-301 Auditing & Accounting Services	\$315.00	\$0.00	\$14,449.51	\$9,000.00	\$27,245.00
E 601-49400-302 Planning Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-303 Engineering Services	\$22,390.00	\$27,037.50	\$6,592.00	\$21,000.00	\$12,000.00
E 601-49400-304 Legal Services	\$0.00	\$1,787.05	\$0.00	\$0.00	\$0.00
E 601-49400-309 EDP, Software and Design	\$8,091.45	\$8,652.00	\$11,214.38	\$9,000.00	\$12,000.00
E 601-49400-311 Contract Service	\$107,798.56	\$72,100.00	\$71,023.17	\$130,000.00	\$130,000.00
E 601-49400-319 Other Consulting Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-321 Telephone & Internet	\$4,444.08	\$3,018.93	\$4,407.42	\$4,500.00	\$4,725.00
E 601-49400-322 Postage	\$1,190.06	\$540.75	\$1,267.41	\$1,300.00	\$1,300.00
E 601-49400-352 General Public Information	\$587.60	\$0.00	\$67.68	\$600.00	\$600.00
E 601-49400-361 General Liability Insurance	\$13,872.00	\$8,240.00	\$9,450.00	\$9,950.00	\$9,425.00
E 601-49400-381 Electric Utilities	\$38,396.06	\$44,571.19	\$38,205.60	\$44,000.00	\$46,200.00
E 601-49400-383 Gas Utilities	\$1,263.93	\$3,482.43	\$1,625.89	\$2,000.00	\$2,100.00
E 601-49400-400 Equipment Repair & Maintenance	\$118,718.90	\$56,650.00	\$44,561.37	\$100,000.00	\$50,000.00
E 601-49400-401 Building Repair & Maintenance	\$1,535.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-404 Machinery & Equipment Repair	\$0.00	\$817.82	\$0.00	\$0.00	\$0.00
E 601-49400-420 Depreciation Expense	\$243,205.69	\$0.00	\$243,205.68	\$240,828.00	\$243,206.00
E 601-49400-433 Dues & Subscriptions	\$1,067.44	\$1,161.84	\$2,157.07	\$1,300.00	\$2,300.00

Account Descr	2024 Amt	2024 YTD Budget	2025 YTD Amt	2025 Budget	2026 Budget
E 601-49400-437 Miscellaneous	\$3,013.00	\$2,163.00	\$1,762.00	\$0.00	\$0.00
E 601-49400-438 Collected for Other Agencies	\$6,472.00	\$6,988.55	\$6,472.00	\$6,700.00	\$10,150.00
E 601-49400-500 Capital Outlay (GENERAL)	\$5,728.05	\$0.00	\$6,874.20	\$11,000.00	\$0.00
E 601-49400-580 Other Equipment	\$2,807.50	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-601 Bond Principal	\$0.00	\$376,278.00	\$0.00	\$0.00	\$0.00
E 601-49400-611 Bond Interest	\$89,296.00	\$81,620.00	\$97,114.52	\$71,672.00	\$87,660.00
E 601-49400-612 Other Long-Term Debt Interest	-\$11,935.00	\$0.00	\$0.00	\$0.00	\$0.00
E 601-49400-621 Bond Issuance Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
49400 Water Utilities (GENERAL)	\$670,659.32	\$718,497.52	\$571,885.76	\$686,180.00	\$660,581.00
49611 Water Treat Plant					
E 601-49611-720 Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
49611 Water Treat Plant	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
601 WATER FUND	\$670,659.32	\$718,497.52	\$571,885.76	\$686,180.00	\$660,581.00
602 SEWER FUND					
49450 Sewer (GENERAL)					
E 602-49450-101 Full-Time Employees - Regular	\$0.00	\$4,001.55	\$0.00	\$0.00	\$0.00
E 602-49450-102 Full-Time Employees - Overtime	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 602-49450-103 Part-Time Employees	\$0.00	\$0.00	\$5,839.30	\$5,410.00	\$5,570.00
E 602-49450-121 PERA Contribution	\$0.00	\$324.45	\$437.95	\$410.00	\$420.00
E 602-49450-122 FICA Contribution	\$0.00	\$324.45	\$446.71	\$410.00	\$430.00
E 602-49450-125 MN Paid Leave	\$0.00	\$0.00	\$0.00	\$0.00	\$50.00
E 602-49450-151 Worker s Comp Insurance	\$0.00	\$0.00	\$112.00	\$0.00	\$0.00
E 602-49450-201 Operating Supplies	\$24.77	\$648.90	\$980.85	\$1,350.00	\$1,350.00
E 602-49450-204 Envelopes & Letterhead	\$0.00	\$216.30	\$0.00	\$0.00	\$0.00
E 602-49450-301 Auditing & Accounting Services	\$314.99	\$0.00	\$14,449.50	\$9,000.00	\$27,245.00
E 602-49450-302 Planning Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 602-49450-303 Engineering Services	\$261.61	\$2,163.00	\$0.00	\$2,300.00	\$0.00
E 602-49450-304 Legal Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 602-49450-309 EDP, Software and Design	\$1,228.77	\$649.93	\$3,736.52	\$2,000.00	\$4,000.00
E 602-49450-311 Contract Service	\$16,488.00	\$51,296.06	\$47,274.68	\$73,000.00	\$73,000.00
E 602-49450-319 Other Consulting Services	\$217,140.33	\$320,544.00	\$276,998.61	\$250,350.00	\$300,000.00
E 602-49450-322 Postage	\$1,203.07	\$540.75	\$1,547.16	\$1,400.00	\$1,600.00
E 602-49450-352 General Public Information	\$587.62	\$0.00	\$67.68	\$700.00	\$700.00
E 602-49450-361 General Liability Insurance	\$2,577.00	\$2,163.00	\$1,770.00	\$1,860.00	\$1,639.00
E 602-49450-381 Electric Utilities	\$2,430.72	\$2,703.75	\$2,962.04	\$2,600.00	\$2,730.00
E 602-49450-383 Gas Utilities	\$365.09	\$288.40	\$334.93	\$400.00	\$420.00
E 602-49450-400 Equipment Repair & Maintenan	-\$2,807.50	\$1,081.50	\$10,110.90	\$2,600.00	\$5,000.00
E 602-49450-404 Machinery & Equipment Repair	\$0.00	\$1,000.00	\$0.00	\$0.00	\$0.00

Account Descr	2024 Amt	2024 YTD Budget	2025 YTD Amt	2025 Budget	2026 Budget
E 602-49450-420 Depreciation Expense	\$90,656.48	\$0.00	\$90,657.72	\$86,352.00	\$90,658.00
E 602-49450-433 Dues & Subscriptions	-\$732.55	\$3,460.80	\$5,353.09	\$3,500.00	\$5,000.00
E 602-49450-437 Miscellaneous	\$0.00	\$5,407.50	\$59,061.38	\$0.00	\$0.00
E 602-49450-580 Other Equipment	\$2,807.50	\$0.00	\$0.00	\$0.00	\$10,000.00
E 602-49450-601 Bond Principal	\$0.00	\$110,659.00	\$0.00	\$0.00	\$0.00
E 602-49450-611 Bond Interest	\$47,892.52	\$41,552.00	\$57,284.30	\$36,319.00	\$52,078.00
E 602-49450-612 Other Long-Term Debt Interest	-\$9,753.00	\$0.00	\$0.00	\$0.00	\$0.00
E 602-49450-621 Bond Issuance Cost	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 602-49450-720 Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
49450 Sewer (GENERAL)	\$370,685.42	\$549,025.34	\$579,425.32	\$479,961.00	\$581,890.00
602 SEWER FUND	\$370,685.42	\$549,025.34	\$579,425.32	\$479,961.00	\$581,890.00
603 STORM WATER FUND					
49455 Storm Sewer					
E 603-49455-103 Part-Time Employees	\$0.00	\$0.00	\$2,919.65	\$2,700.00	\$2,790.00
E 603-49455-121 PERA Contribution	\$0.00	\$0.00	\$218.89	\$200.00	\$210.00
E 603-49455-122 FICA Contribution	\$0.00	\$0.00	\$223.24	\$210.00	\$210.00
E 603-49455-125 MN Paid Leave	\$0.00	\$0.00	\$0.00	\$0.00	\$20.00
E 603-49455-151 Worker s Comp Insurance	\$0.00	\$0.00	\$56.00	\$0.00	\$0.00
E 603-49455-203 Printed Forms & Paper	\$97.62	\$0.00	\$67.68	\$0.00	\$0.00
E 603-49455-301 Auditing & Accounting Services	\$105.00	\$0.00	\$6,316.49	\$4,500.00	\$13,205.00
E 603-49455-303 Engineering Services	\$3,685.25	\$5,150.00	\$6,365.00	\$4,500.00	\$4,500.00
E 603-49455-309 EDP, Software and Design	\$164.43	\$0.00	\$2,308.80	\$0.00	\$2,500.00
E 603-49455-311 Contract Service	\$4,080.00	\$5,150.00	\$5,325.50	\$5,000.00	\$6,000.00
E 603-49455-319 Other Consulting Services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
E 603-49455-400 Equipment Repair & Maintenanc	\$10,886.74	\$0.00	\$0.00	\$11,000.00	\$11,000.00
E 603-49455-420 Depreciation Expense	\$49,585.56	\$8,094.77	\$49,583.88	\$49,584.00	\$49,584.00
E 603-49455-433 Dues & Subscriptions	\$0.04	\$11,340.30	\$11,851.41	\$11,400.00	\$12,000.00
E 603-49455-437 Miscellaneous	\$137.00	\$0.00	\$137.32	\$0.00	\$0.00
E 603-49455-611 Bond Interest	\$23,954.28	\$24,126.72	\$28,608.51	\$20,507.00	\$25,226.00
E 603-49455-612 Other Long-Term Debt Interest	-\$337.00	\$0.00	\$0.00	\$0.00	\$0.00
E 603-49455-720 Operating Transfers	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
E 603-49455-722 Capital Improvement Fund	\$0.00	\$0.00	\$37,700.00	\$16,200.00	\$0.00
49455 Storm Sewer	\$142,358.92	\$103,861.79	\$201,682.37	\$175,801.00	\$177,245.00
603 STORM WATER FUND	\$142,358.92	\$103,861.79	\$201,682.37	\$175,801.00	\$177,245.00
622 SANITARY SEWER CIP FUND					
49450 Sewer (GENERAL)					
E 622-49450-530 Improvements Other Than Bldgs	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Account Descr	2024 Amt	2024 YTD Budget	2025 YTD Amt	2025 Budget	2026 Budget
49450 Sewer (GENERAL)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
622 SANITARY SEWER CIP FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
623 STORM WATER CIP FUND					
49455 Storm Sewer					
E 623-49455-720 Operating Transfers	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
49455 Storm Sewer	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
623 STORM WATER CIP FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$1,183,703.66	\$1,371,384.65	\$1,352,993.45	\$1,341,942.00	\$1,419,716.00



City of Maple Plain 2026 Enterprise Budget

Enterprise Funds Budgets



February 23, 2026

Today's Agenda

- Enterprise Funds
 - Key Items for Consideration
 - Summary
 - Water
 - Sewer
 - Storm Sewer



Key Items for Consideration



Key Items to Consider

- There are three enterprise funds operating the city
- Final Enterprise Fund budget has a net revenue of \$513,132 before depreciation expense
- In 2023, a utility rate study was completed, and those assumptions have been factored it to this budget

Summary

Summary

	<u>Water</u>	<u>Sewer</u>	<u>Storm Sewer</u>
Revenues			
Sales and Fees	\$ 658,357	\$ 603,573	\$ 95,610
Interest and Penalties	45,140	15,309	15,859
Miscellaneous	30,383	20,354	14,815
Transfers	-	-	50,000
Total Revenue	<u>733,880</u>	<u>639,236</u>	<u>176,284</u>
	<u>Water</u>	<u>Sewer</u>	<u>Storm Sewer</u>
Expenses			
Personnel	6,470	6,470	3,230
Administrative	171,145	406,545	21,705
Planning and Engineering	12,000	-	4,500
Repairs and Maintenance	50,000	5,000	11,000
Insurance	9,425	1,639	-
Miscellaneous	12,450	5,000	12,000
Utilities	53,025	3,150	-
Supplies	15,200	1,350	-
Debt Service	87,660	52,078	25,226
Transfers	-	-	50,000
Capital and Equipment	-	10,000	-
Total Expenses	<u>\$ 417,375</u>	<u>\$ 491,232</u>	<u>\$ 127,661</u>
Revenues Over (Under) Expenses	316,505	148,004	48,623
Less: Depreciation (non-cash item)	243,206	90,658	49,584
Change in Fund Balance	<u>73,299</u>	<u>57,346</u>	<u>(961)</u>

Water

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Water sales	\$ 561,032	\$ 787,863	\$ 680,525	\$ 658,357	\$ (129,506)	-16.4%
Interest and Penalties	57,140	28,322	41,037	45,140	16,818	59.4%
Miscellaneous	206,141	32,704	87,650	30,383	(2,321)	-7.1%
Refunds and Reimbursements	67,531	-	6,477	-	-	0.0%
Total Revenues	891,844	848,889	815,689	733,880	(115,009)	-13.6%
Expenses						
Personnel	\$ -	\$ 6,230	\$ 6,836	\$ 6,470	\$ 240	3.9%
Supplies	12,402	17,100	4,600	15,200	(1,900)	-11.1%
Administrative	117,983	149,900	98,022	171,145	21,245	14.2%
Utilities	44,104	50,500	44,239	53,025	2,525	5.0%
Planning and Engineering	22,390	21,000	6,592	12,000	(9,000)	-42.9%
Insurance	13,872	9,950	9,450	9,425	(525)	-5.3%
Repairs and Maintenance	120,254	100,000	44,561	50,000	(50,000)	-50.0%
Miscellaneous	10,552	8,000	10,391	12,450	4,450	55.6%
Capital and Equipment	8,536	11,000	6,874	-	(11,000)	-100.0%
Debt Service	77,361	71,672	97,115	87,660	15,988	22.3%
Total Expenses	427,454	445,352	328,680	417,375	(27,977)	-6.3%
Revenues Over (Under) Expenses	464,390	403,537	487,009	316,505	(87,032)	
Less: Depreciation (non-cash item)	243,206	240,828	243,206	243,206		
Change in Fund Balance	221,184	162,709	243,803	73,299		

Sewer

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Sewer Sales	\$ 531,049	\$ 668,349	\$ 661,908	\$ 603,573	\$ (64,776)	-9.7%
Interest and Penalties	5,718	2,876	17,181	15,309	12,433	432.3%
Miscellaneous Revenues	139,920	20,354	69,058	20,354	-	0.0%
Transfers	-	-	-	-	-	0.0%
Total Revenues	676,687	691,579	748,147	639,236	(52,343)	-7.6%
Expenses						
Personnel	\$ -	\$ 6,230	\$ 6,836	\$ 6,470	\$ 240	3.9%
Supplies	340	1,350	981	1,350	-	0.0%
Administrative	236,648	336,450	344,074	406,545	70,095	20.8%
Utilities	2,796	3,000	3,297	3,150	150	5.0%
Planning and Engineering	262	2,300	-	-	(2,300)	-100.0%
Insurance	2,577	1,860	1,770	1,639	(221)	-11.9%
Repairs and Maintenance	(2,808)	2,600	10,111	5,000	2,400	92.3%
Miscellaneous	(733)	3,500	64,414	5,000	1,500	42.9%
Capital and Equipment	2,808	-	-	10,000	10,000	0.0%
Debt Service	38,140	36,319	57,284	52,078	15,759	43.4%
Total Expenses	280,030	393,609	488,767	491,232	97,623	24.8%
Revenues Over (Under) Expenses	396,657	297,970	259,380	148,004	(149,966)	
Less: Depreciation (non-cash item)	90,656	86,352	90,658	90,658		
Change in Fund Balance	306,001	211,618	168,722	57,346		

Storm Sewer

	Actual 2024	Budget 2025	Actual 2025	Budget 2026	Amount Change	Percent Change
Revenues						
Storm Water Fees	\$ 82,938	\$ 119,199	\$ 92,827	\$ 95,610	\$ (23,589)	-19.8%
Interest and Penalties	23,632	11,634	17,026	15,859	4,225	36.3%
Miscellaneous Revenue	60,079	14,815	30,793	14,815	-	0.0%
Refunds and Reimbursements	1,500	-	-	-	-	0.0%
Transfers	50,000	50,000	50,000	50,000	-	0.0%
Total Revenues	218,149	195,648	190,646	176,284	(19,364)	-9.9%
Expenses						
Personnel	\$ -	\$ 3,110	\$ 3,418	\$ 3,230	\$ 120	3.9%
Administrative	4,349	9,500	13,951	21,705	12,205	128.5%
Planning and Engineering	3,685	4,500	6,365	4,500	-	0.0%
Repairs and Maintenance	10,887	11,000	-	11,000	-	0.0%
Supplies	98	-	68	-	-	0.0%
Miscellaneous	137	11,400	11,989	12,000	600	5.3%
Debt Service	23,617	20,507	28,609	25,226	4,719	23.0%
Capital and Equipment	-	16,200	37,700	-	(16,200)	-100.0%
Transfers	50,000	50,000	50,000	50,000	-	0.0%
Total Expenses	92,773	126,217	152,100	127,661	1,444	1.1%
Revenues Over (Under) Expenses	125,376	69,431	38,546	48,623	(20,808)	
Less: Depreciation (non-cash item)	49,586	49,584	49,584	49,584		
Change in Fund Balance	75,790	19,847	(11,038)	(961)		

A blurred photograph of a crowd of people walking through a modern, brightly lit interior space, possibly a lobby or hallway. The people are out of focus, creating a sense of motion. The background features large glass panels and a grid pattern on the floor.

Questions?



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	<ol style="list-style-type: none"> 1. Motion to Approve Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule 2. Motion to Approve Summary Publication of Ordinance 2026-350

The 2026 Fee Schedule was approved in January, however with the Approval of the Enterprise Fund Budget, the Council needs to approve the revised Fee Schedule to reflect the new utility rates.

Water Rates

Tier	Location	Old Rate	New Rate	\$ Change	% Change
Fixed Fee	Within City	\$11.13	\$13.22	\$2.09	18.78% *
	Outside City	\$15.03	\$19.17	\$4.14	27.54% **
0 – 6,000 gal.	Within City	\$8.73	\$9.44	\$0.71	8.13%
	Outside City	\$12.66	\$13.69	\$1.03	8.14%
6,001 – 12,000 gal.	Within City	\$9.17	\$9.91	\$0.74	8.07%
	Outside City	\$13.30	\$14.37	\$1.07	8.05%
12,001 – 24,000 gal.	Within City	\$9.61	\$10.38	\$0.77	8.01%
	Outside City	\$13.93	\$15.05	\$1.12	8.04%
24,001+ gal.	Within City	\$10.58	\$11.43	\$0.85	8.03%
	Outside City	\$15.34	\$16.57	\$1.23	8.02%

* The percentage change is large due to the fixed fee in 2025 not changing from 2024 fixed rate. \$13.22 is in line with the scenario 2 rate study fixed fee for 2026.

** The change is larger due to the within the city rate not changing in 2025 and the outside the city was calculated off a 35% surcharge versus the approved 45% surcharge.

Sewer Rates

Type	Old Rate	New Rate	\$ Change	% Change
Fixed Fee	\$97.61	\$100.54	\$2.93	3.00%
6,001+ gallons (per 1,000)	\$8.05	\$8.29	\$0.24	2.98%
Up to 6,000 gallons	Included in Fixed Fee	Included in Fixed Fee		

Storm Water Rates

Property Type	Old Rate	New Rate	\$ Change	% Change
Undeveloped/Vacant Land	\$53.93 per acre	\$56.62 per acre	\$2.69	4.99%
Single-/Two-Family Residential	\$11.87 per lot	\$12.46 per lot	\$0.59	4.97%
Multi-Family Residential	\$71.89 per acre	\$75.49 per acre	\$3.60	5.01%
Church/Institutional	\$53.92 per acre	\$56.62 per acre	\$2.70	5.01%
Mixed Use (Comm./Retail)	\$107.83per acre	\$113.23per acre	\$5.40	5.01%
Industrial/Office Park	\$107.83per acre	\$113.23per acre	\$5.40	5.01%

ORDINANCE NO. 2026-350

CITY OF MAPLE PLAIN

**AN ORDINANCE AMENDING
THE CITY OF MAPLE PLAIN FEE SCHEDULE FOR 2026**

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN DOES ORDAIN:

SECTION 1. ADOPTION. The fee schedule attached hereto as Appendix A is hereby adopted as the fee schedule for the City. Any and all other fee schedules previously adopted by the City Council are hereby repealed.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law and not until February 23, 2026.

Adopted by the City Council of the City of Maple Plain this 23rd day of February 2026.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Schillander, City Administrator

Published in the _____ on _____, 2026.

(Ordinance Summary)

ORDINANCE NO. 2026-350

CITY OF MAPLE PLAIN

**AN ORDINANCE AMENDING
THE CITY OF MAPLE PLAIN FEE SCHEDULE FOR 2026**

The above-referenced Ordinance adopts the 2026 fee schedule and repeals all other fee schedules previously adopted by the City Council. This summary is adopted pursuant to Minn. Stat. § 412.191, Subd. 4.

A printed copy of the entire Ordinance is available for inspection and copying at the Maple Plain City Hall located at 5050 Independence St., Maple Plain, Minnesota, 55359.

Dated: _____, 2026

Jacob Schillander, City Administrator



City of Maple Plain Fee Schedule
Adopted 12/15/25

Administration & Miscellaneous Fees

Fee Description	Amount	Notes
General Permit Fee	\$100.00	
Address Labels	\$50.00	
Address List	\$30.00	
Audit Book Copy	\$150.00	
City Code Book Copy	Cost + 10%	
Comprehensive Plan Copy	Cost + 10%	
City Maps	At Cost	
Copies - Black & White per side (letter / legal)	\$0.25	
Copies - Black & White per side (11x17)	\$1.00	
Copies - Color or photo per side (letter / legal)	\$1.00	
Copies - Color or photo per side (11x17)	\$1.00	
Copies of Documents Larger than 11x17	Cost	
Delinquent Bills Certification	\$150.00 plus 10% penalty plus Interest (10 % Additional interest assigned at the county)	
Thumb drive	\$20.00	
Election Filing Fee	\$2.00	
Fax Charge	\$1.00/page	
Non-Sufficient Funds Check	\$30.00	Set by State Statute
Mailing of copies/reports	Cost	
Special Assessment Search	\$35.00	

Staff Time (per hour)

Fee Description	Amount	Notes
Professional (City Admin. & Asst. City Admin.)	\$75.00/hour	Billed in 15-min. increments with a minimum of 1 hour.
Clerical (Deputy Clerk)	\$50.00/hour	Billed in 15-min. increments with a minimum of 1 hour.
Public Works	\$84.00/hour	Billed in 15-min. increments with a minimum of 1 hour.
City Attorney	Hourly Rate per Contract	
Engineering Consultants	Hourly Rate per Contract	
Planning Consultants	Hourly Rate per Contract	
Snow Removal by Staff	\$275/hour*	*billed in 15-min increments
Mileage	\$0.77 per mile or current IRS mileage rate, whichever is greater.	
Disposal Cost	\$30.00 per cubic yard, plus mileage	

Administration & Miscellaneous Fees

Overweight Vehicle Permits

Fee Description	Amount	Notes
Daily Permit	\$100.00 per truck/per day	Max 7 ton Valid 7:00 am – 11:00 am only
Single Trip Seasonal- Home Delivery-	\$250.00	Max 5 ton
Commercial Tow Truck	\$750 per occurrence	
No Permit	Double Fee	
Emergency – Well & Septic	No Charge (max 7 ton)	Emergencies include septic, liquid propane and similar
Residential Annual To/From	No Charge	Max 5 ton

**All Charges are per truck and are restricted.*

Liquor & Tobacco Licenses

Fee Description	Amount	Notes
Tobacco License	\$200	
Liquor License Initial Application	\$500	
Liquor License Application Renewal	\$100	
Liquor License Investigation	West Hennepin Public Safety Fee Schedule	
On-Sale		
Liquor On-Sale	\$5,250	
Sunday On-Sale	\$200	
Wine & Beer On-Sale	\$250	

Off-Sale			Section 10, Item B.
Liquor Off-Sale	\$240		
Sunday Off-Sale	\$200		
3.2 Beer Off-Sale	\$50		
Public Dance/Block Party	\$500		
Temporary 3.2 Liquor Permit	\$25		

Cannabis Registration

Registration Type	Initial Registration Fee	Registration Renewal Fee
Cannabis Microbusiness	\$125	\$1,000
Cannabis Mezzobusiness	\$2,500	\$5,000
Cannabis Cultivator	\$5,000	\$15,000
Cannabis Manufacturer	\$5,000	\$10,000
Cannabis Retailer	\$1,500	\$2,500
Cannabis Wholesaler	\$2,500	\$5,000
Cannabis Transporter	\$125	\$500
Cannabis Testing Facility	\$2,500	\$5,000
Cannabis Delivery Service	\$125	\$500
Cannabis Event Organizer	\$375	
Cannabis Lower-potency Hemp Edible Manufacturer	\$125	\$500
Cannabis Lower-potency Hemp Edible Retailer	\$125	\$125
Medical Cannabis Combination Business	\$5,000	\$35,000

Other Licenses & Permits

Fee Description	Amount	Notes
Right of Way Permit	\$250 fee; \$1,000 escrow	
Special Event Permit	\$50.00	
Bulk Waste Storage Permit	\$50.00	
Transient Merchant Permit	\$100.00 per company	
Solicitor/Peddler Permit*	\$100.00 per company	* Each individual also needs a background check
Massage Establishment License*	\$250.00 First Year \$50 Per year afterwards	
Massage Therapist License*	\$100.00	
Pawn Broker License *	\$2500 annual license fee	
Permits - Background Checks	\$50.00 per person	
Dog License	\$5.00 (one-time charge)	
Chicken License	\$100 first time application fee	Renewal yearly, \$20
Bed & Breakfast License	\$75 annually	
RENTAL LICENSE FEES	Application Fee	Inspection Fee
Single Family Dwelling	\$25.00	\$50.00
Duplex or Multiplex Dwelling	\$25.00	\$50.00 Per Unit
Apartment Building	\$50.00	\$50.00 Per Unit
Re-Inspection Fees		
Single Family Dwelling	\$25.00	\$50.00
Duplex or Multiplex Dwelling	\$25.00	\$50.00 Per Unit
Apartment Building	\$50.00	\$50.00 Per Unit

Building Permit Fees - All Property Types

Fee	Amount	Notes
Permit Application Fee	\$100.00	Nonrefundable
Valuation	Based on 1997 Uniform Building Code Fee Schedule + 15%	There may be permit review fees and state surcharge also required
Fixed Fees	\$100.00 + \$1.00 State Surcharge	
Plan Review Fee	65% of Permit Fee	
Construction Plan Changes	Fees incurred for changes (Plan Review)	
Building without permit	Double Fees	
New Plans after First Review	Regular fees, plus first plan review fee	If new plans are submitted plan review fees are incurred for each set of plans.
Removal of Underground Tanks	\$100.00 + \$1.00 State Surcharge	
Building Moving < 120 sq. ft.	\$200	May require building permit
Building Moving > 120 sq. ft.	Valuation	May require building permit
Site Inspection for Building Moving	\$150.00	
Fence (3 to 6 ft.)	\$50.00	No building permit needed, but Planning & Zoning Fence Permit Required. City Administrator to conduct the final inspection of the fence.
Fence (Greater than 6 ft.)	\$100 + Valuation and Planning & Zoning P	Planning & Zoning Fence Permit Required. Building Inspector to conduct the final inspection of the fence.
Misc. fees not covered in the schedule	\$50 minimum or valuation, whichever is greater	

Commercial & Industrial Building Permit Fees

Fee	Amount	Notes
Permit Application Fee	\$100.00	Nonrefundable
Building Permit Fee for <ul style="list-style-type: none"> • Construction • Alterations • Plumbing & Mechanical • Permanent Signage 	Valuation if project more than \$2,500 Fixed Rate \$101.00** if project less than \$2,500 for the following: <ul style="list-style-type: none"> • Building <ul style="list-style-type: none"> ○ Re-roofing ○ Re-siding ○ Windows & Doors* • Plumbing <ul style="list-style-type: none"> ○ 1-5 Fixtures* ○ Water Heater ○ Water Softener ○ Lawn Irrigation • Mechanical <ul style="list-style-type: none"> ○ Duct Work ○ Furnace ○ Air Conditioning ○ Fireplace ○ New Gas Line Valuation for all else except Demolition & Relocation	There may be permit review fees and state surcharge also required * if current opening *each add'l fixture = \$10 ** Subject to change
Demolition (Commercial)	\$200	
Demolition (Industrial)	\$500	

Residential Building Permit Fees

Fee	Amount	Notes
Permit Application Fee	\$100.00	Nonrefundable
New Building Permit Fee	Valuation	Valuation
Fixed Fee Building Permit Fee: <ul style="list-style-type: none"> • Building <ul style="list-style-type: none"> ○ Re-roofing ○ Re-siding ○ Windows & Doors* • Plumbing <ul style="list-style-type: none"> ○ 1-5 Fixtures * ○ Water Heater ○ Water Softener ○ Lawn Irrigation • Mechanical <ul style="list-style-type: none"> ○ Duct Work ○ Furnace ○ Air Conditioning ○ Fireplace ○ New Gas Line 	\$100.00 + \$1.00 State Surcharge * If Current Opening * Each Additional Fixture = \$10	May require plan review fees. Building permit fees for all other residential work is based on valuation.
Demolition (Residential)	\$100 + \$1.00 State Surcharge	

Park and Recreation

Additional conditions may apply. See Facility Reservation & Use Policy for details.

Reservation Procedures

All fees must be paid, and paperwork must be complete prior to Facility Reservation & Use Application review. Failure to pay fees or submit paperwork will result in the disqualification of the Facility Reservation & Use Application.

Reservation Fees

	Resident / Local Business or Organization*	Non-Resident / Other Business or Organization
Veterans Memorial Park Picnic Shelter	Free	\$50
Veterans Memorial Park Band Shell	\$50	\$150
VMP Food Truck Electrical	\$25/truck	\$25/truck
VMP Softball Field (north)	Free	\$50
Don Timpe Field (south)	\$50/hour	\$50/hour
Concession Stand <i>(excludes equipment)</i>	\$25	\$50
Sound Equipment Use	\$25/hour	\$25/hour
Rainbow Park Picnic Shelter	Free	\$50
Rainbow Park Ballfields	Free	\$50
City Council Chamber	Free	\$100
Damage Deposit**	\$100	\$100

** For personal use only or for local use wherein the use of public facilities is not for the profit-generating purpose for a group or business.*

*** Damage Deposit not required in cases where Facility is utilized for Free, except for events with more than 50 people expected.*

All reservation fees are subject to any applicable tax at the current tax rate.

The Funeral or Memorial Service in honor of a resident may be charged the local rate even if the User does not qualify.

Any event seeking City co-sponsorship of their event may petition the City Council for a waiver of all or a portion of fees associated with the event.

User shall provide a damage deposit check when submitting the Facility Reservation & Use Application submittal. The damage deposit check will be held by the City and returned upon satisfactory inspection of the Public Facility and surrounding public property. User shall be held responsible for any damage to the Public Facility and surrounding public property that occurred as a result of the User’s use. The damage deposit covers any structural, physical, or related damages to the Public Facility and surrounding public property, along with the removal of any City owned equipment from the Public Facility and surrounding public property. The User shall be responsible for the full costs to the City to repair or replace any damage to the Public Facility and surrounding public property that occurred as a result of the User’s use. In the event said costs exceed the damage deposit, the User shall pay the difference.

Limitations on Gathering Size

Due to impacts on other park users, available parking spaces, or the maximum occupancy of indoor facilities, events shall be limited to the following number of attendees.

	Maximum Number of Attendees
Veterans Memorial Park Picnic Shelter	150
Veterans Memorial Park Band Shell	150
Rainbow Park Picnic Shelter	100
City Council Chamber	45
Don Timpe Field	200

Maintenance & Cleaning Fees

The following additional fees will be assessed for any additional custodial, maintenance, or grounds work that is required for any event with attendance over 100 people. A \$200 deposit towards these fees is required at the time of Facility Reservation & Use Application submittal. These fees will be itemized, and the balance invoiced to the reserving organization once the duration of the facility reservation is completed. Fees are billed per hour / per employee.

	Weekday	Weekends / Holidays
Minimum Fee (2 hrs.)	\$100	\$150
Additional Hours	\$50	\$75

Certificate of Insurance; Indemnification

The City reserves the right to require user to provide a certificate of general liability insurance with per-occurrence and aggregate limits of not less than \$1,500,000 and have the City listed as additional insured on the policy. Certificate of Insurance must be provided at the time of reservation.

Alcohol

If alcohol is served, consumed, or sold during the use of the Public Facility, the User shall comply with all state and local laws, rules, regulations, and licensing requirements related to liquor. A permitted use under this Policy is not an approval by the City of state and local laws, rules, regulations, and licensing requirements related to liquor. All events serving or selling alcohol require City Council approval. The City reserves the right to prohibit the serving, consumption, or sale of alcohol within City parks and facilities, or to require police / security presence when consumption takes place. City Code states that consumption of alcoholic beverages in city parks is prohibited unless otherwise allowed by City Council.

Park Reservation Timeframe

- Park facility reservations are typically for a 4-hour time frame; 11 am to 3 pm or 4 pm to 8 pm. Alternate timeframes or extended reservations may be approved by the City Administrator.
- City parks are open to the public from 6 am to 11 pm. Restrooms will be kept open during park hours. The park is closed from 11 pm to 6 am.

Cancellations

User may cancel the use of the Public Facility by providing notice to the City. Amount of refund shall be dependent on amount of notice provided, according to the chart below.

	10 Day Notice	3 Day Notice	Less than 3 I	Section 10, Item B.
Percentage of Fees Refunded	100%	50%	No Refund	

The City reserves the right to cancel a reservation and refund any fees up to 72 hours prior to the date of use, or at any time when a state of emergency is declared by the City, the state, or federal government, or unsafe environmental or public health conditions exist in the opinion of the City. In such event, User agrees that the City shall have no responsibility or liability for any disruption or damages or loss which User may suffer or incur due to the cancellation. The City will notify the User as soon as possible if such cancellation occurs. All fees paid to the City shall be refunded if this agreement is cancelled by the City.

Other Terms & Conditions

- Priority reservation shall be provided to activities planned or organized or sponsored by the City.
- Recurring permitted uses are not currently prohibited; however, care should be taken to ensure residents and businesses have fair access to use city facilities.
- Due to their proximity, it is not recommended that Veterans Park Band Shell and Veterans Park Picnic Shelter be used by different parties at the same time.
- Up to three food trucks may be hired for a private event; however, that food truck may not sell to the general public. Additional fees apply.
- User shall not utilize the Public Facility to host a public event that might be construed as a “fair” or “market”. Community fairs or markets may be co-hosted by the City. Call the City Administrator with questions.
- Any invoiced fees shall be paid by the User within 30 days of the invoice date. Failure to make such payment may result in the City making a claim in a court of competent jurisdiction.

Planning & Zoning

Miscellaneous Planning & Zoning Fees

Fee	Amount	Notes
Appeal Administrative Decision	\$250 fee; \$250 escrow	
Concept Plan Review	\$500	
Tax Increment Financing Application	\$1,500	
Zoning Letter Request	\$70.00 + Cost	

Residential Applications

Fee	Amount	Notes
Conditional Use Permit	\$750 fee; \$1,500 escrow	
Interim Use Permit	\$750 fee; \$1,500 escrow	
Site Plan	\$750 fee; \$1,500 escrow	
Minor Subdivision	\$750 fee; \$1,500 escrow	
Variance	\$750 fee; \$1,500 escrow	
Rezoning	\$750 fee; \$1,500 escrow	
Text Amendment	\$750 fee; \$1,500 escrow	
Vacation of Property	\$750 fee; \$1,500 escrow	
Home Occupation	\$400 fee; \$1,000 escrow	

Commercial Applications

Fee Description	Amount	Notes
Conditional Use Permit	\$1,500 fee; \$3,500 escrow	
Interim Use Permit	\$1,500 fee; \$3,500 escrow	
Site Plan	\$1,500 fee; \$3,500 escrow	
Minor Subdivision	\$1,500 fee; \$3,500 escrow	
Variance	\$1,500 fee; \$3,500 escrow	
Rezoning	\$1,500 fee; \$3,500 escrow	
Text Amendment	\$1,500 fee; \$3,500 escrow	
Vacation of Property	\$1,500 fee; \$3,500 escrow	

Residential/Commercial/Office Planning & Zoning Application

Fee Description	Amount	Notes
Preliminary Plat	\$1,000 fee; \$3,500 escrow	
Subdivision Application	\$1,000 fee; \$3,500 escrow	
Rezoning	\$1,000 fee; \$3,500 escrow	
Comprehensive Plan Amendment	\$1,000 fee; \$3,500 escrow	
Planned Unit Development	\$1,500 fee; \$3,500 escrow	
Final Plat	\$750 fee; \$3,500 escrow	

Planning & Zoning

Grading and Excavation

Fee Description	Amount	Notes
25-99 Cubic Yards	Permit required; \$100.00 fee	
100-999 Cubic Yards	\$500 fee	
>1,000 Cubic Yards	\$1,000 fee; escrow or surety bond in amount of 150% of land alteration costs	

Park Dedication

Fee Description	Amount	Notes
Park Dedication Fee (Residential)	10% of land value of development but minimum of \$3,750 per unit and max of \$8,000 per unit	In lieu of land dedication of 10% of land- determined by City
Park Dedication Fee (Other)	10% of land value of development	In lieu of land dedication of 10% of land- determined by City

Signage

Fee Description	Amount	Notes
Permanent Signage Permit	\$250 fee	Building permit also required - based on valuation. City Planner to inspect sign upon completion.
Sign Package	\$500 fee; \$3,000 escrow	City Planner to inspect sign upon completion.
Temporary Signage Permit	\$25 fee	

Public Safety

Fee Description	Amount	Notes
Police/Fire False Alarm (per calendar year)		
1 st	No Cost	
2 nd	\$100	
3 rd	\$200	
4 th	\$350	
5 th & subsequent	\$500	
Dog Impound	\$35	Plus cost of shelter contract
Hunting Permit	\$10	City Code 6-64

Lift Assist Service Call

Fee Description	Amount
1 to 5 service calls within a 1-year period	\$250.00 per service call
6 to 8 service calls within a 1-year period	\$500.00 per service call
9 or greater service calls within a 1-year period	\$850.00 per service call

Overweight Vehicle Violation *(permit fees found in Administration section above)*

Fee Description	Amount	Notes
Total Gross Excess Weight 1,000 pounds or less	1 cent per pound for each pound in excess of the legal limit	
Total Gross Excess Weight more than 1,000 pounds, but not more than 3,000 pounds	\$10.00 plus 5 cents per pound for each pound in excess of 1,000 pounds	
Total Gross Excess Weight more than 3,000 pounds, but not more than 5,000 pounds	\$110.00 plus 10 cents per pound for each pound in excess of 3,000 pounds	
Total Gross Excess Weight more than 5,000 pounds, but not more than 7,000 pounds	\$310.00 plus 15 cents per pound for each pound in excess of 5,000 pounds	
Total Gross Excess Weight more than 7,000 pounds	\$610.00 plus 20 cents per pound for each pound in excess of 7,000 pounds	

The quarterly utility billing and other utility fees will be update in the first quarter of each year.

Quarterly Utility Billing

State Water Testing Fee	\$3.81	Statute 444.075	
Water Treatment Plant Charge			
Residential	\$ 25.00		
Commercial	\$ 30.00		
	<i>Within the City</i>	<i>Outside the City*</i>	
Water Fixed Fee	\$ 11.13 <u>13.22</u>	\$ 15.03 <u>19.17</u>	* a 45% surcharge will charged to properties outside the City limits as calculated here.
Water Volume Charges*			* per 1000 gallons
Up to 6,000 gallons	\$ 8.73 <u>9.44</u>	\$ 12.66 <u>13.69</u>	
6,001 – 12,000 gallons	\$ 9.17 <u>9.91</u>	\$ 13.30 <u>14.37</u>	
12,001 – 24,000 gallons	\$ 9.61 <u>10.38</u>	\$ 13.93 <u>15.05</u>	
24,001 gallons and above	\$ 10.58 <u>11.43</u>	\$ 15.34 <u>16.57</u>	
Sewer Fixed Fee	\$ 97.61 <u>100.54</u>		
Sewer Volume Charges*			* Based on Quarter 1 water use per City Code 9-74.
Up to 6,000 gallons	\$ 97.61 <u>100.54</u> — Fixed Fee Only		
6,001 gallons and above	\$ 8.05 <u>8.29</u> per 1000 gallons		
Failure to Comply 9-74 6 (b) Surface water drain system	\$500.00 per Quarter		
Storm Water Fees			
Undeveloped or Vacant Land	\$ 53.93 <u>56.62</u> per acre		
Single- & Two-Family Res.	\$ 11.87 <u>12.46</u> per lot		
Multi-Family Residential	\$ 71.89 <u>75.49</u> per acre		
Church & Institutional	\$ 53.92 <u>56.62</u> per acre		
Mixed Use (Comm./Retail)	\$ 107.83 <u>113.23</u> per acre		
Industrial or Office Park	\$ 107.83 <u>113.23</u> per acre		

Other Utility Fees

Fee Description	Amount	Notes
Inflow & Infiltration Violation	\$500 per quarter	
Overdue/Unpaid Bills	Outstanding balance + 10% Penalty Fee	
Sewer Access Charge		
MCES Charge	\$2,485 per unit	
City Charge	\$800 per unit	
Water Access Charge		
Within the City	\$3,000 per unit	
Outside the City	\$7,500 per unit	
Water Meter	Cost	
Meter Testing	Cost of Test, plus staff time	
Damaged Water Meter	\$60 plus staff time & material	
Damaged Curb Stop	\$100 plus staff time & material	
Damaged Hydrant	Cost	
Damaged Water Main	Cost	
Private Hydrants Flushing	\$75 per hydrant annually	
Temporary Hydrant Meters (per permit period) Deposit	\$125.00 plus volume charges (\$22.00 per 1,000 gallons) \$2000	

Water or Sewer Disconnect/Restart	\$60	<i>Section 10, Item B.</i>
Sanitary Sewer Lateral Repair Permit	\$50	
Water Line Repair Permit	\$50	
Utility Assessment Penalty	\$150	



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2026-0223-04 Scheduling A Public Hearing On The Issuance Of Revenue Obligations By The City Of Independence To Finance A Project By North Shore Gymnastics Association
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion	
1. Motion to Approve Resolution 2026-0223-04 Scheduling A Public Hearing On The Issuance Of Revenue Obligations By The City Of Independence To Finance A Project By North Shore Gymnastics Association	

Summary

This resolution schedules a required public hearing related to the proposed issuance of tax-exempt revenue obligations by the City of Independence to support a development project by the North Shore Gymnastics Association, a Minnesota nonprofit organization recognized under Section 501(c)(3) of the Internal Revenue Code. Because the project would be located within the City of Maple Plain, host city approval is required.

The public hearing is scheduled for Monday, March 16, 2026, at 5:30 p.m., and will be held at Maple Plain City Hall. The hearing is required under federal tax law to allow public comment prior to the issuance of tax-exempt bonds.

The proposed financing would enable North Shore Gymnastics Association to acquire approximately 6.35 acres of land on Pioneer Creek Drive and construct and equip an approximately 48,000-square-foot facility designed for youth gymnastics and related activities. The revenue obligations would be issued by the City of Independence in an amount not to exceed \$8.5 million and loaned to the nonprofit organization to finance project costs, capitalized interest if applicable, and issuance expenses.

The resolution authorizes bond counsel to publish the required public notice in advance of the hearing and confirms that the borrower will be responsible for all City administrative and

issuance-related costs. The bonds do not constitute a debt or financial obligation of the City of Maple Plain and do not involve the City's taxing authority.

Recommendation

Adopt Resolution 2026-0223-04 Scheduling A Public Hearing On The Issuance Of Revenue Obligations By The City Of Independence To Finance A Project By North Shore Gymnastics Association

RESOLUTION NO. 2026-0223-04

RESOLUTION SCHEDULING A PUBLIC HEARING ON THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CITY OF INDEPENDENCE TO FINANCE A PROJECT BY NORTH SHORE GYMNASTICS ASSOCIATION

BE IT RESOLVED, by the governing body of the City of Maple Plain, Hennepin County, Minnesota, as follows:

Section 1. Definitions. The capitalized terms used in this resolution have the meanings assigned below:

Acts: Minnesota Statutes, Sections 469.152 through 469.1655, as amended, and Minnesota Statutes, Section 471.656, as amended.

Authorized Officers: the Mayor and City Administrator of the City.

Bond Counsel: the law firm of Fryberger, Buchanan, Smith & Frederick, P.A.

Borrower: North Shore Gymnastics Association, a Minnesota nonprofit corporation.

City: the City of Maple Plain, Minnesota.

Code: the Internal Revenue Code of 1986, as amended.

Governing Body: the City Council of the City.

Issuer: City of Independence, Minnesota, the issuer of the Obligations.

Obligations: the Issuer's proposed tax-exempt 501(c)(3) Facilities Revenue Note (North Shore Gymnastics Project), Series 2026, in the maximum aggregate principal amount of \$8,500,000.

Project: the acquisition of approximately 6.354 acres of land located on Pioneer Creek Drive in the City, with Tax Parcel ID Nos. 24-118-24-32-0016 and 24-118-24-32-0017, and the construction and equipping of an approximately 48,000 square-foot building suitable for youth gymnastics and related facilities thereon.

Qualified Services and Activities: fostering amateur sports in revenue-producing facilities, and as are undertaken by organizations described in Section 501(c)(3) of the Code.

Section 2. Recitals. The Governing Body makes the following statements of fact:

2.01 Representatives of the Borrower have represented to the City that:

(a) the Borrower is a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Code;

(b) the Borrower is engaged in Qualified Services and Activities, which the Project supports;

(c) the Borrower desires to undertake the Project;

(d) the Borrower desires to finance the Project, fund capitalized interest, if any, and pay costs of issuance associated with the financing, all through the issuance by the Issuer of the Obligations in an amount not to exceed \$8,500,000; and

(e) the economic feasibility of the Project will be greatly enhanced through the issuance of the Obligations for the Financing Purposes in an amount not exceeding \$8,500,000.

2.02 Bond Counsel has informed the City as follows:

(a) the Acts provide the legal authority for the issuance of the Obligations;

(b) Sections 469.152 through 469.1655 of the Acts authorize a municipality to issue revenue obligations to finance a project consisting of any properties, real or personal, used or useful in connection with a revenue producing enterprise;

(c) in order for interest on the Obligations to be exempt from federal income taxation, the tax-exempt bond rules of the Code require that each jurisdiction in which at least a portion of the Project is located must hold a public hearing on the Project and approve the issuance of the Obligations; and

(d) in order for the Obligations to be legally issued by the Issuer, Section 471.656 of the Acts requires that the City consent to the issuance of the Obligations by the Issuer.

Section 3. Public Hearing.

3.01 The City agrees to hold a public hearing on the Project and the issuance of the Obligations by the Issuer.

3.02 Bond Counsel, at the direction of the City Administrator, is authorized and directed to publish the notice substantially in the form attached hereto as Exhibit A (the "Notice") in the official newspaper of the City and a newspaper of general circulation in the City not less than 10 days nor more than 30 days prior to the date set for the public hearing.

Section 4. City Costs. The Borrower has agreed that it will pay the administrative fees of the City and pay, or upon demand reimburse the City for payment of, any and all costs incurred by the City in connection with the issuance of the Obligations, whether or not the Project is carried to completion, or the Obligations are issued.

Adopted: February 23, 2026.

Julie M. Maas-Kusske, Mayor

Attest:

Jacob Schillander, City Administrator

EXHIBIT A

**NOTICE OF PUBLIC HEARING ON A PROPOSED PROJECT AND
THE ISSUANCE OF PRIVATE ACTIVITY BONDS**

CITY OF MAPLE PLAIN, MINNESOTA

Notice is hereby given that the City Council of the City of Maple Plain, Minnesota (the "City") will meet on Monday, March 16, 2026, at 5:30 p.m., or as soon thereafter as is reasonably possible in City Hall, located at 5050 Independence Street, Maple Plain, Minnesota, to conduct a public hearing.

The purpose of the public hearing is to consider giving host approval to the issuance by the City of Independence, Minnesota (the "Issuer"), of revenue obligations, in one or more series (the "Bonds"), under Minnesota Statutes, Sections 469.152 through 469.1655, and Section 471.656, and loan the proceeds thereof to North Shore Gymnastics Association (the "Borrower"), a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code").

The Borrower would use the proceeds to: (i) reimburse itself for the cost of the acquisition of approximately 6.354 acres of land located on Pioneer Creek Drive in the City, with Tax Parcel ID Nos. 24-118-24-32-0016 and 24-118-24-32-0017, and pay for the construction and equipping of an approximately 48,000 square-foot building suitable for youth gymnastics and related facilities thereon (the "Facilities"); (ii) fund capitalized interest, if any; and (iii) pay costs of issuance associated with the Bonds (collectively, the "Project").

The Facilities will be owned and operated by the Borrower.

The estimated total amount of the Bonds will not exceed \$8,500,000 and are proposed to be issued as qualified 501(c)(3) bonds as defined in Section 145 of the Code.

The Bonds and interest thereon shall not be payable from nor charged against any funds of the City or the Issuer other than revenue pledged for the payment thereof, nor shall the City or the Issuer be subject to any liability thereon. No holders of the Bonds shall ever have the right to compel any exercise of the taxing power of the City or the Issuer to pay the Bonds or the interest thereon, nor to enforce payment against any property of the City or the Issuer. Such Bonds shall not constitute a charge, lien or encumbrance, legal or equitable, upon any property of the City or the Issuer, nor shall the same constitute a debt of the City or the Issuer within the meaning of any constitutional or statutory limitations.

At the time and place fixed for the public hearing, the City Council will give all persons who attend the public hearing an opportunity to express their views with respect to the Project and the Bonds. In addition, interested persons may file written comments regarding the Project and the Bonds with the City Administrator at or prior to such public hearing.

BY ORDER OF THE CITY COUNCIL

Jacob Schillander, City Administrator

**EXTRACT OF MINUTES OF A REGULAR MEETING OF THE
CITY COUNCIL OF THE
CITY OF MAPLE PLAIN, MINNESOTA**

Pursuant to due call and notice thereof, a regular meeting of the City Council of the Maple Plain, Minnesota, was duly called and held at the City Hall, located at 5050 Independence Street, Maple Plain, Minnesota, on Monday, February 23, 2026, at 7:00 p.m.

The following members were present: _____

and the following members were absent: _____

MOTION: Member _____ moved to adopt Resolution No. 2026-0223-04, entitled "RESOLUTION SCHEDULING A PUBLIC HEARING ON THE ISSUANCE OF REVENUE OBLIGATIONS BY THE CITY OF INDEPENDENCE TO FINANCE A PROJECT BY NORTH SHORE GYMNASTICS ASSOCIATION"

SECOND: Member _____

RESULT: On a roll call vote the motion was carried.

- Ayes:
- Nays:
- Not Voting:
- Absent:



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	North Shore Development LLC City Planner Summary Report
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: Discussion North Shore Development LLC City Planner Summary Report	

Summary

Please review the documentation provided by City Planner Mark Kaltsas

City of Maple Plain

Request for Rezoning, Site Plan Review, Rezoning from MU-D to MU-D Planned Unit Development (PUD) and Preliminary and Final Plat to Allow the Construction of a New Multi-Family Residential Building to be Located on the Properties Generally at the Intersection of Main St. and Maple Ave.

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	February 23, 2026
<i>Applicant:</i>	Matt Alexander
<i>Owner:</i>	Maple & Main, LLC
<i>Location:</i>	Maple Ave. and Main St. (City Owned Properties)

Request:

Matt Alexander and North Shore Development (Applicant) request that the City consider the following actions for the properties located at 5249 U S Hwy No 12, 5230 Main St E, 5220 Main St E, 5209 U S Hwy No 12 and 1620 Maple Ave, (PID No.s 2411824340069, 2411824340028, 2411824340070, 2411824340031 and 2411824340033):

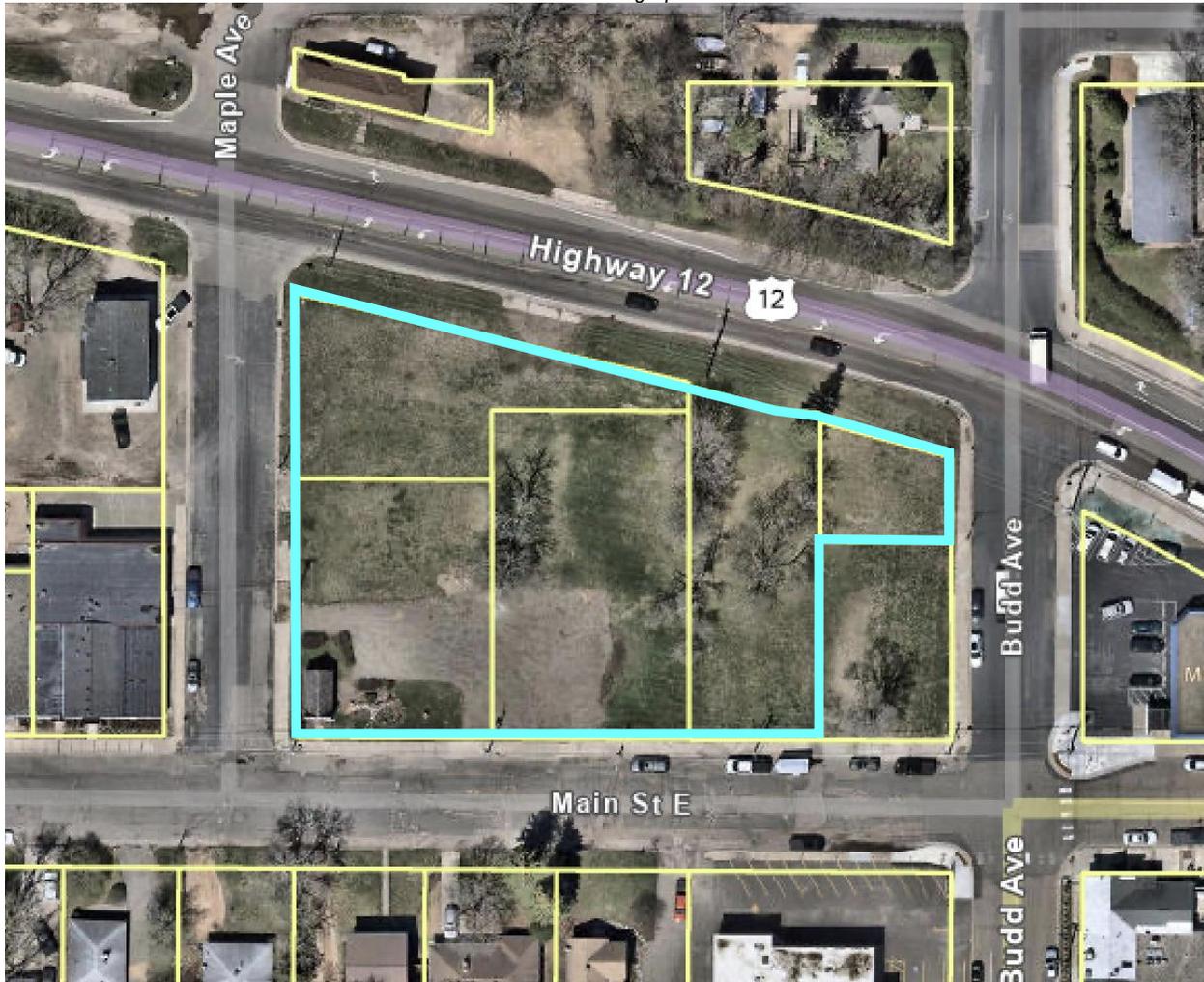
- a. Rezoning from MU-D to MU-D Planned Unit Development (PUD), Planned Unit Development (PUD) and Site plan review to consider the redevelopment of the property into a new multi-family market rate apartment building and associated site improvements.
- b. Preliminary and Final Plat approval to allow the five (5) properties to be replatted which will combine the properties into a new single 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:
 Zoning: *Mixed Use – Downtown (MU-D)*
 Comprehensive Plan: *Mixed-Use*
 Acreage: *±1.25 Acres*

Aerial Photograph



Discussion:

The city has been working on the redevelopment of the subject properties for nearly 20 years. The city historically owned several of the properties and worked to acquire and ultimately assemble all of the subject properties into a single parcel for the purpose of redevelopment. The developer has been working with the city for the past year on the redevelopment of the subject properties into a market rate 95-unit multi-family residential apartment building.

In addition to working with the developer for this project, the city has initiated and is in the process of preparing plans and speciation's for the reconstruction of streets and utilities in this section of downtown (see initial plans attached). The city has coordinated some aspects of the redevelopment with the developer including:

- Regional stormwater management
- Burying overhead utilities
- Street and sidewalk preferred sections

- On-street parking spaces
- Streetscape
- Street lighting

It is anticipated that the city will be constructing the proposed parking spaces and a portion of the proposed sidewalks and utilities needed to support this development.

PROJECT OVERVIEW

The applicant proposes construction of a four-story, 95-unit multifamily residential building designed to align with the intent and character of the Maple Plain Downtown Design Guidelines. The development includes structured parking, resident amenities, and enhanced pedestrian-oriented streetscape features. Due to unique site constraints and desired design outcomes, the applicant is requesting approval of a Planned Unit Development (PUD) to allow flexibility in use, height, setbacks, density, and streetscape standards.

PROJECT DESIGN & ARCHITECTURE

The developer is proposing a four-story structure designed to be consistent with adopted downtown design principles.

Key architectural elements include:

- Two levels of indoor parking located on the ground level and below ground level
- Primary building entrances oriented at the southeast and northeast corners of the building
- A range of high-quality exterior materials including hardy plank panels, concrete-based lap siding, and board-and-batten siding
- Pedestrian-focused landscaping and site design that support walkability and downtown character
- A fourth-floor Sky Lounge on the southeast corner, offering gathering spaces and grilling areas overlooking Main Street

UNIT MIX

Unit Type	Number of Units	Average Size
Studios	27	600 sq ft
One-Bedroom	47	800 sq ft
Two-Bedroom	21	1,050 sq ft

Total Units: 95

CONSISTENCY WITH DOWNTOWN DESIGN GUIDELINES

The City has adopted Downtown Design Guidelines (attached) that establish goals and objectives for development and redevelopment within the MU-D Mixed Use Downtown zoning district. These guidelines

emphasize maintaining small-town character, appropriate building scale, high-quality materials, and architectural consistency throughout the district.

The redevelopment of this site has been evaluated by the City for many years and has been the subject of numerous proposals, including fully commercial uses, commercial with office and retail components, big-box retail, multifamily residential, mixed-use multifamily, and civic concepts (a high-level timeline relating to past proposals is attached for context and reference). Across all of these proposals, a consistent theme has emerged: the financial viability of the site requires a development with a larger building mass and higher residential density.

It has also become evident that this site possesses unique characteristics that allow it to be developed in a manner that may differ from, yet remain compatible with, the broader MU-D district. In other words, redevelopment of this property can be evaluated on its own merits without detracting from or establishing an adverse precedent for the remainder of the district.

With this context, the proposed project cannot be accomplished without the density, height, and setback deviations outlined in this report. The developer has submitted the following analysis demonstrating how the project meets or aligns with the City’s Downtown Design Guidelines.

1. Establish a rich and vibrant small-town downtown
 - The project introduces 95 new residents in the downtown core, expanding the customer base for existing and future businesses and contributing to a more active, vibrant district.
2. Maintain an appropriate scale for downtown
 - The building’s form respects existing scale through a balanced massing, high-quality materials, and classic streetscape integration. Though taller than surrounding buildings, its proportions and façade treatments are consistent with the Guidelines.
3. Develop structures with architectural quality and consistency
 - The exterior façade includes durable, visually appealing materials and thoughtful detailing that reinforce architectural cohesion while allowing surrounding historic buildings to remain focal points.
4. Use vegetation, street furniture, lighting, and signage to define character
 - Streetscape enhancements include benches, tree grates, and layered landscaping. These elements improve pedestrian comfort and strengthen downtown identity.

RESIDENT AMENITIES

Maple & Main will provide amenities designed to meet the expectations of modern renters, including:

- Fourth-floor Sky Lounge with grill stations
- Club room with coffee bar
- Fitness and wellness center

- Pet spa and dog run
- Outdoor recreation space
- Enclosed garage parking
- Secure bike storage and package room
- Elevator and controlled access system
- High-speed internet throughout the building

PUD REQUEST & JUSTIFICATION

The city has not realized many redevelopment projects within the MU-D zoning district. The size, city ownership and unique character of this proposed development make this project different from all other projects previously considered by the city. In order for this project to be successful, the city will need to consider providing some flexibility for the development in the form of a Planned Unit Development. Specifically, PUD's can be considered to provide the following:

Allow for variations to the strict application of the land use regulations in this article in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, and the like) that exceed the City's standards to offset the effect of any variations;

Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;

To fully realize the design goals and respond to site constraints, the applicant requests flexibility in the following zoning requirements:

- Use: The proposed multi-family attached building is a permitted use in the MU-D zoning district.
- Height: Requested height: 54.5 feet, Zoning maximum: 40 feet
 - Justification: Height is needed to accommodate indoor parking and rooftop amenities while achieving architectural objectives and maintaining design quality.
- Setbacks: 50-foot setback requirement from US Highway 12 would prevent development.
 - Justification: Orienting the building toward Main Street promotes a pedestrian-friendly urban form consistent with the City's downtown vision.
 - Note: all other parking and building setbacks (5 feet parking from adjacent properties, and 0 feet building setback) are being satisfied as proposed.
- Density: Comprehensive Plan minimum: 20 - 40 units/acre, proposed density: (1.254 acres/95 units = 76 units/acre).

- Note: the comprehensive plan contemplates the density across the entire MU-D zoning area. The city identified approximately 8 acres of potential redevelopment land within the MU-Downtown district. The city projected that the 8 acres would yield a range of units from 167-334. The city also noted that approximately 35% of the downtown would be developed/redeveloped as residential. This development represents one of the primary opportunities for the city to assemble and redevelop property within the MU-D district. In order to realize and comply with the projected unit count provided for in the Comprehensive Plan this property needs to accommodate as many units as possible. The city has contemplated similar projects with unit counts ranging from 60-130. The city will fully comply with all aspects of the Comprehensive Plan and will not exceed the projected unit counts or exceed 40 units per acre across the property guided MU-D.

- **Parking:** Mixed-use Downtown requires the following number of parking spaces:

- *A minimum of one parking stall, garage or dedicated space shall be required for each residential unit development. For residential uses, the parking space must be on-site and cannot be shared or combined with other uses.*
- For additional context on parking requirements, the following should be noted:

Source/Type	Recommended Ratio (Spaces per Unit)
ITE (Affordable)	~0.8 to 1.0
Urban Core (Market)	0.7 to 1.0
Suburban (Market)	1.5 to 2.0
National Average (NAA)	~1.46

- The development is proposing 122 indoor parking spaces (two indoor floors – street level and below grade level) and 30 exterior parking spaces. This would equate to a total of 152 parking spaces or 1.6 parking spaces per unit. The city believes that 1.6 spaces per unit will provide sufficient parking for the proposed development. In addition to the off-street parking provided by the development, the city will be developing on-street parking spaces along Maple and Main Streets. The on-street parking spaces will remain fully public but be permitted for temporary guest parking. The city is adding approximately 7-10 net public parking spaces on the Maple and Main Street frontages.

- **Architecture:** The city has been working for several months with the applicant relating to architecture.

- This includes scale, building materials, colors, streetscape and perimeter landscaping etc. The city’s design guidelines provide for building materials, colors, architecture, scape and fenestration. The challenges relating to this site have been previously noted. The city is still working with the applicant on the building architecture and

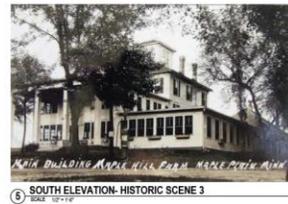
additional direction; feedback should be provided by the Planning Commission and City Council.

- A challenge to this site and project is the need for parking spaces. The applicant is proposing to construct one at grade parking level (first floor) and one below grade parking level. As a result of the at grade parking level, the first floor or main street level has limited fenestration. The city has worked with the developer to propose incorporating glazed openings along Main Street and Maple Avenue (false windows – see below).

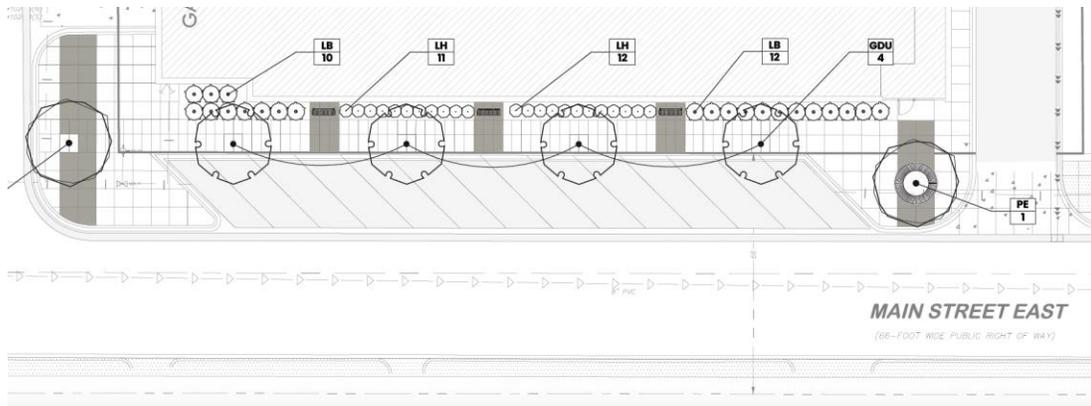


- As it relates to the building fenestration, the city’s Design Guidelines are slanted towards commercial retail buildings and not as applicable to residential development. With that noted, the proposed building has a first-floor fenestration/window percentage of approximately 45%. This compares to the city’s requirement of 60% for the first floor. All other floors proposed would meet applicable standards of 40% with a fenestration/window ration of approximately 41% for the remainder of the building.
- The applicant is proposing a combination of building materials as noted in their narrative. The proposed exterior design includes a mix of hardy plank panels, concrete-based lap siding and board-and batten siding.

- The applicant has also proposed additional detail on the first-floor level of the building adjacent to Main and Maple Streets. The additional detail includes historic Maple Plain imagery that would be incorporated into some of the street level openings in the building. The applicant has provided an updated rendering showing the proposed detail (attached and below).



- Landscape: The city has been working for several months with the applicant relating to the streetscape.
 - The city has work with the developer on the preparation of a streetscape and landscape package that meets the downtown design guidelines and applicable landscape standards. The applicant is proposing to maintain a landscape border adjacent to the base of the building and then a nine (9) foot wide sidewalk. The sidewalk would have street trees located in tree grates similar to the existing section in front of the post office and McGarry's.



- The developer has also prepared landscape plan for the parking lot adjacent to Highway 12 and a buffer along Highway 12. The applicant is proposing to screen the parking lot using the requisite parking border hedge, evergreen and deciduous trees.
- The applicant has submitted a formal lighting plan. The city will be preparing the on-street lighting plan which will be done in accordance with the downtown design standards and preliminarily shown in the reconstruction plans. The city will be working with the applicant to coordinate the parking lot, building and street lighting plan to be fully compliant with applicable standards.
- It should be noted that the city has discussed allowing for the removal of the existing six trees on the property. The proposed landscape plan would satisfy all replacement requirements.

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

(l) 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).

Storm Water Management, Grading and Drainage:

The City’s engineer has reviewed the plans and provided comments relating to the proposed development. Comments have been provided to the applicant that will be addressed in a revised set of plans. The applicant will be required to obtain Minnehaha Creek Watershed District (MCWD) approval.

Preliminary and Final Plat:

The applicant is proposing to plat the property so that the property can be conveyed and redeveloped. The city had purposefully left this property intact as five individual lots until such time as a redevelopment came forward. The consolidation of the property is necessary to support the redevelopment. The city is working with the developer on several plat related issues that will be resolved prior to recording of the final plat. Due to the simplicity and necessity of the lot consolidation, the city has supported processing preliminary and final plat at the same time. The city has noted several additional D&U easements that will need to be added to the preliminary and final plat.

TAX INCREMENT FINANCING/DEVELOPMENT SUPPORT

Establishment of Development District No. 2 and TIF District No. 2-1 (see attached Draft TIF Plan):

The City of Maple Plain has prepared a Development Program for Development District No. 2 and a Tax Increment Financing (Redevelopment) Plan for TIF District No. 2-1. The Planning Commission is asked to review these documents for consistency with the City’s Comprehensive Plan and adopted development policies.

TIF District No. 2-1 is proposed to support the redevelopment of a 1.25-acre site at Main Street and Maple Avenue for a 95-unit multifamily housing project. Development District No. 2 encompasses the entire city and is intended to provide a framework to:

- Encourage redevelopment of underutilized and blighted properties,
- Facilitate private investment,
- Support needed public improvements,
- Increase tax base and employment opportunities.

The Program allows use of TIF as a financing tool to achieve these objectives.

Establishment of TIF District No. 2-1 (Redevelopment District)

Qualification as a Redevelopment District

An evaluation by LHB, Inc. confirms the site meets all statutory criteria for establishing a Redevelopment TIF District under Minn. Stat. §469.174:

- 100% of buildings are structurally substandard, exceeding the 50% requirement.
- 100% of the district area is “occupied” for coverage test purposes (exceeds 70% minimum).
- Substandard conditions are reasonably distributed throughout the district.

These findings legally permit the creation of a Redevelopment TIF District.

Need for TIF Assistance

Both the TIF Plan and Northland’s financial analysis conclude that the project would not be reasonably expected to occur without public assistance, due to extraordinary site and redevelopment costs. Key findings include:

- Total development cost: approximately \$21.7 million.
- Debt-only financing would not meet required minimum debt-service coverage, achieving only 0.96x without TIF versus 1.37x with TIF.
- Estimated cash-on-cash return is insufficient without TIF (2.5% vs. 6.4% with TIF at stabilization).

Northland concludes the project is not financially feasible through private investment alone.

Proposed TIF Structure

The TIF Plan and financial memo outline the following structure:

- Pay-As-You-Go (PAYGO) TIF Note issued to the developer.
- Maximum reimbursement of \$2,889,000 in qualified costs, plus 5.75% simple interest.
- Developer receives 70% of available increment, City retains the remainder for administration and eligible costs.
- Estimated total PAYGO payments over 26 years: approximately \$5.2 million (principal + interest).

The District would elect 2028 as the first year of increment and run for the statutory maximum term. [

Public Purpose & Expected Community Benefit

The proposed redevelopment advances multiple adopted public goals:

- Eliminates structurally substandard conditions.
- Provides new housing options within the community.
- Stimulates ongoing economic activity in the downtown area.
- Increases long-term taxable market value—projected increase of over \$26 million over the life of the district.

Because the development would not occur “but for” TIF, the TIF District is expected to generate no negative fiscal impact on other taxing jurisdictions during its term and will add to the tax base upon decertification.

City Council is being asked to consider approval of the following related to TIF:

- Contract for Private Redevelopment By and Between the City of Maple Plain and North Shore Development Partners, LLC.
- RESOLUTION Authorizing Interfund Loan for Advance of Certain Costs in Connection with a Proposed Tax Increment Financing District.
- RESOLUTION Approving the Development Program for Development District No. 2 and the Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 2-1.

City Fees and Credits

The city has negotiated various fees and associated credits with the developer to realize the desired redevelopment of this property. The Economic Development Authority (EDA) and City Council discussed and recommended approval of the following development fees and credits:

Park Dedication - The current park dedication rate for the City is \$3,750 per unit. The City is providing a \$100,000 park dedication credit for on-site park improvements. Assuming the Final Plat is released prior to the City Council adjusting the park dedication rate, the park dedication amount to be paid for the Final Plat shall be \$256,250.00 (95 units times \$3,750 minus \$100,000).

As a condition of receiving a building permit, the Applicant shall pay SAC, WAC, and Stormwater Connection fees, that are estimated as follows:

	Per Unit Fee	Units	Total
SAC	\$800	95	\$76,000
WAC	\$3,000	95	\$285,000
Storm Water	\$2,000	95	\$190,000

The city will utilize fifty (50) Metropolitan Council SAC credits that it has available to offset the total cost to the developer. The Applicant shall pay the Metropolitan Council SAC fees as determined by the same in the estimated amount of \$111,825 (\$236,075 minus credits from City totaling \$124,500).

Additional Considerations/Summary

The City has evaluated redevelopment options for this site over many years, including concepts for all-commercial development, mixed office/retail, big-box retail, multifamily residential, mixed-use residential, and civic uses. Across all concepts, a consistent conclusion has emerged: the financial viability of this location requires a development with greater building mass and higher residential density.

In addition to meeting the financial realities of redevelopment, the City recognizes that this property represents a critical opportunity site within the MU-D District. Its redevelopment is anticipated to serve as a catalyst for future investment, both on adjacent parcels and throughout the broader downtown area. Introducing new residents, modern infrastructure, and an improved streetscape will help create market confidence, attract private reinvestment, and encourage subsequent redevelopment activity that has long been envisioned for this part of the city.

The site also possesses unique characteristics that allow it to be redeveloped in a manner that differs from, but remains compatible with, the broader MU-D District. For this reason, the proposed redevelopment can be evaluated on its own merits without establishing a precedent for other MU-D properties.

Given these conditions, the proposed project cannot be achieved without the density, height, and setback flexibility outlined earlier in this report. Staff also highlights the following additional considerations for the Planning Commission:

- MnDOT Review - The preliminary plat has been submitted to MnDOT for review and comment. Any comments received will need to be addressed prior to City Council consideration.
- MU-D PUD Rezoning - A draft rezoning ordinance creating the MU-D PUD District has been prepared. The PUD framework would authorize the redevelopment as proposed and would incorporate all approved project-specific standards into a formal PUD Agreement to be finalized and approved by the City Council. The PUD would apply solely to this development and would not transfer to, or establish standards for, future redevelopment proposals. Any subsequent PUD requests within the MU-D would require their own independent review and approval process.

Neighbor Comments:

There were two public comments provided at the Planning Commission Public Hearing. Comments provided pertained to compliance with the City’s Comprehensive Plan and general traffic concerns related to Highway 12 and Budd Ave. intersections. Additional detail related to the Public Hearing can be found in the Planning Commission Meeting Minutes.

Planning Commission Finding and Recommendation:

The Planning Commission reviewed the proposed redevelopment concept and asked questions of staff and the developer. Commissioners discussed the proposed site layout and building plans. Commissioners also reviewed and discussed the use of tax increment financing for the project and asked questions relating to the use of TIF. Commissioners asked for clarification on the proposed lighting and it was noted that the city would be coordinating street lighting as a part of its reconstruction project. The applicant will be required to provide a final photometric and lighting plan which meets all applicable requirements. The planning commission asked for additional clarification relating to the landscaping along Highway 12. The city noted that the applicant’s landscape plan provides for both deciduous trees and evergreen trees as well as a low hedge along the Highway 12 frontage. Commissioners stated that the city should ensure that the site visibility is maintained for turning movements at the intersection of Maple and Highway 12. Commissioners were asked about walkability and how this proposed

development would accommodate a “walkable” downtown. It was discussed that there would be a new streetscape installed that includes wide sidewalks, street trees, lighting and other features which would enhance the walking experience in downtown. It was also noted that this development would connect to the crosswalk on Highway 12 via sidewalk connections.

Planning Commissioners were also asked to consider approval of a Resolution finding that the Development Program and TIF Plan are consistent with the City’s Comprehensive Plan and other adopted development policies. Commissioners discussed the consistency with the Comprehensive Plan and noted that adding density and rooftops in the form of a new housing product that does not currently exist in the city is consistent with the Mixed-use Downtown intent. Commissioners noted that there is not a “perfect” redevelopment project and the city has to adapt to market conditions, site constraints and financially feasible projects when considering compliance with desired plans. Commissioners found that this project achieves the vision of downtown mixed-use district and will become the catalyst for additional redevelopment. Planning Commissioners recommended approval to the City Council of the redevelopment applications along with the resolution finding that the Development Program and TIF Plan are consistent with the City’s Comprehensive Plan and other adopted development policies.

The Planning Commission recommended approval of the requested Preliminary and Final Plat, Site Plan Review, Planned Unit Development and TIF Program Finding with the following findings and conditions that must be met prior to the release of the Final Plat, unless otherwise expressly stated:

1. The Plans, Preliminary Plat, and Final Plat shall meet all applicable conditions, criteria, and restrictions stated in the City of Maple Plain Zoning and Subdivision Ordinance to the satisfaction of the City Engineer and/or the City Planner.
2. City Council approval is subject to the following items being completed by the applicant:
 - a. The Applicant shall enter into a Development Agreement, drafted by the City, that addresses, among other things, the construction of private and public improvement, sureties, and governance of the Property as a PUD. The Development Agreement may also include, as determined by the City Attorney, a separate PUD Agreement.
 - b. The Applicant shall revise the Plans, as required by all current comments and conditions made by the City, including those comments and conditions from the Fire Department, engineering, Planning Commission, and staff. The Plans, Preliminary Plat, and Final Plat are subject to additional staff and consultant comments and conditions upon updates being submitted
 - c. The Applicant shall receive all applicable approvals from all outside agencies with authority over this site including, but not limited to:
 - MCWD
 - MNDOT
 - Met Council
3. The Plans, Preliminary Plat, and Final Plat shall be modified as recommended by an outside agency with authority over the site and directed by either the City Engineer and/or City Planner.

- 4. The Planning Commission finds the Development Program for Development District No. 2 and the TIF Plan for TIF District No. 2-1 consistent with the Comprehensive Plan, based on:
 - a. The site meets statutory criteria for a Redevelopment TIF District.
 - b. Financial analysis demonstrates the redevelopment cannot occur without TIF assistance.
 - c. The project aligns with long-standing City goals for redevelopment of this site.
 - d. The TIF Plan supports economic development, housing creation, and long-term tax-base growth.
- 4. The approval of the development 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 all applications.

Attachments:

- 1. Contract for Private Redevelopment By and Between the City of Maple Plain and North Shore Development Partners, LLC.
- 2. RESOLUTION Authorizing Interfund Loan for Advance of Certain Costs in Connection with a Proposed Tax Increment Financing District.
- 3. RESOLUTION Approving the Development Program for Development District No. 2 and the Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 2-1.
- 4. RESOLUTION Approving Planned Unit Development, Site Plan, Preliminary Plat, and Final Plat for Development of Land with the Property Identification Numbers 2411824340069, 2411824340028, 2411824340070, 2411824340031, AND 2411824340033.
- 5. ORDINANCE Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543.
- 6. Past Redevelopment Concept Overview
- 7. Application
- 8. Narrative
- 9. Survey
- 10. Civil Site Plan Package
- 11. Landscape Plan
- 12. Lighting Plans
- 13. Preliminary Plat
- 14. Building Elevations
- 15. TIF Memo
- 16. Draft TIF Plan
- 17. TIF Resolution
- 18. Draft Rezoning Ordinance
- 19. Initial Street Reconstruction Feasibility Report



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Ordinance No 2026-349 Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion	
1. Motion to Approve Ordinance No 2026-349 Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543	

Summary

Ordinance No. 2026-349 amends Article 4 of the City Code to clarify how Planned Unit Developments (PUDs) are applied within the Mixed-Use Downtown (MU-D) zoning district. The ordinance establishes that any approved PUD within the MU-D district must be rezoned to PUD-MU-D (Mixed-Use Downtown Planned Unit Development).

Under this framework, the base zoning standards of the MU-D district continue to apply, but may be modified through the approved PUD plans and a formal development agreement with the City. This amendment provides a clear zoning mechanism to allow flexibility in downtown redevelopment while maintaining consistency with the City’s mixed-use intent, urban design standards, and long-term planning goals. The ordinance takes effect following adoption and publication as required by law.

Note, the Ordinance change is short enough to submit it in its entirety for publication.

ORDINANCE NO. 2026-349

CITY OF MAPLE PLAIN

AN ORDINANCE AMENDING ARTICLE 4 OF THE CITY CODE BY ADDING PLANNED UNIT SPECIFIC ZONING TO SECTION 10-543

THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN HEREBY ORDAINS AS FOLLOWS:

SECTION 1. AMENDMENT. City Code Section 10-533 is amended by adding the following underlined language:

10-543. “MU” Mixed-Use District.

(a). *Intent.*

- (1) The purpose of the mixed-use district is to provide an area for compact, mixed-use development that will be compatible through a combination of careful planning and urban design and investments. The mixture of land uses within the district is essential to create a vibrant community. The district will include three sub-districts: the Gateway (MU-G), the Downtown (MU-D) and Budd/Highway 12 (MU-B). The sub-districts will contribute to the overall uniqueness of smaller areas while creating a consistent character throughout the community.

(I) Planned Unit Development. Any application for a Planned Unit Development in the MU-D zoning district shall follow and be subject to the requirements of Section 10-546. Any approved Planned Unit Development requires the subject property to be rezoned to PUD-MU-D, Mixed Use Downtown Planned Unit Development. The zoning governing the subject property shall be the requirements and conditions of the MU-D zoning district as expressly modified by the approved plans and agreement with the city.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Maple Plain this 23rd day of February, 2026.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Schillander, City Administrator

Published in the _____ on _____, 2026



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion	
1. Motion to Approve Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1	

Summary

Resolution 2026-0223-01 approves the Development Program for Development District No. 2 and the Tax Increment Financing (TIF) Plan for Tax Increment Financing (Redevelopment) District No. 2-1. The purpose of the resolution is to support a proposed market-rate multifamily residential redevelopment project of approximately 95 units and to encourage reinvestment in an area containing a structurally substandard property.

The resolution confirms that the City of Maple Plain completed all required procedural steps, including preparation of the Development Program and TIF Plan, notification of Hennepin County and Independent School District No. 278, and a public hearing held on February 9, 2026. The City Council reviewed the plans, considered public input, and found the proposal consistent with the City’s Comprehensive Plan.

The City Council determines that establishing Development District No. 2, which encompasses the entire city, serves the community’s long-term interests by promoting redevelopment, increasing development intensity, and expanding the local tax base. The resolution further finds that the proposed redevelopment within TIF District No. 2-1 would not reasonably occur without public assistance and that tax increment financing is necessary to support the project.

The resolution also establishes that the property within the TIF district qualifies as a redevelopment district under Minnesota law due to the presence of a structurally substandard

building. Finally, the City Administrator is authorized to file the approved documents with Hennepin County, the Minnesota Department of Revenue, and the State Auditor to formally implement the TIF district.

Recommendation

Staff recommends approval of Resolution 2026-0223-01 Approving the Development Program for Development District 2 and TIF for District 2-1

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0223-01

RESOLUTION APPROVING THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 2 AND THE TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING (REDEVELOPMENT) DISTRICT NO. 2-1

BE IT RESOLVED By the city council of the City of Maple Plain, Minnesota as follows:

Section 1. Recitals.

1.01. The city of Maple Plain (the “City”) has received a proposal to construct a multi-family residential project consisting of approximately 95 units.

1.02. In response to that proposal, the City investigated the facts and caused to be prepared a Development Program (the “Development Program”) for Development District No. 2 (the “Development District”) and a tax increment financing plan (the “TIF Plan”) for Tax Increment Financing (Redevelopment) District No. 2-1 (the “TIF District”) describing the assistance which may be provided to encourage development.

1.03. All actions required by law to be performed prior to the adoption of the Development Program and the TIF Plan and establishment of the Development District and TIF District have been performed.

1.04. The City notified Hennepin County and Independent School District No. 278 of the public hearing on the Development Program and TIF Plan to be held before the City Council on February 9, 2026.

1.05. The Development Program and TIF Plan are contained in a document entitled “Development Program for Development District No. 2 and Tax Increment Financing Plan for Tax Increment Financing (Redevelopment) District No. 2-1 within Development District No. 2” and which is on file at city hall.

1.06. The City Council has fully reviewed the contents of the Development Program and TIF Plan and on February 9, 2026 conducted a public hearing thereon at which the views of all interested persons were received orally or in writing.

Section 2. Findings Relating to the Establishment of Development District No. 2.

2.01. The City finds that the establishment of the Development District, which will include the entire City, is consistent with the City’s comprehensive plan.

2.02. The City finds that the adoption of the Development Program will promote development of properties within the Development District and is in the vital interests of the community as a whole.

Section 3. Findings Relating to the Establishment of Tax Increment Financing District No. 2-1.

3.01. The City finds and determines that it is necessary and desirable for the sound and orderly development of the Development District and the community as a whole, and for the protection and

preservation of the public health, safety, and general welfare, that the authority of the TIF Act be exercised by the City to establish Tax Increment Financing District No. 2-1.

3.02. The City further finds and determines, and it is the reasoned opinion of the City, that the development proposed in the TIF Plan for the TIF District could not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the land within the TIF District that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development, after subtracting the present value of the projected tax increments for the maximum duration of the TIF District, and that therefore the use of tax increment financing is necessary to assist the project. Details of this analysis are included in Exhibit 1 of the TIF Plan.

3.03. The expenditures proposed to be financed through tax increment financing are necessary to permit the City to realize the full potential of the Development District in terms of development intensity, diversity of uses and expansion of the tax base which is consistent with the City’s comprehensive plan.

3.04. The TIF Plan will afford maximum opportunity, consistent with the sound needs of the City as a whole, for redevelopment of the Development District by private enterprise. The one existing building within the TIF District is structurally substandard within the meaning of Minnesota Statutes, section 469.174, subd. 10.

3.05. The TIF Plan conforms to the general plan for the development and redevelopment of Maple Plain as a whole. The developer’s plans for a new market rate multifamily residential building is fully consistent with the City’s comprehensive plan.

3.06. The City has relied upon the written representations made by the developer, review of the developer’s proforma, the opinions and recommendations of City staff, and the personal knowledge of the members of the City Council in reaching its conclusions regarding the TIF Plan and the establishment of the TIF District. Additional reasons and supporting facts are included in the TIF Plan and are incorporated herein by reference.

3.07. TIF District No. 2-1 is a redevelopment tax increment financing district within the meaning of Minnesota Statutes, section 469.174, subd. 10(a)(1). LHB, Inc. has reviewed the property to be included within the TIF District and prepared a report on the lot coverage and condition of the principal building located thereon. The report, which was prepared after an interior and exterior inspection of the building on November 13, 2025, establishes that the building is structurally substandard and that the TIF District qualifies as a redevelopment tax increment district. The City has relied on the report in reaching its conclusion about the qualification of the TIF District. A copy of this report will be retained at city hall for the duration of the TIF District.

Section 4. Approval of Development Program and Tax Increment Financing Plan; Establishment of Development District No. 2 and Tax Increment Financing District No. 2-1;

4.01. The Development Program for Development District No. 2 is hereby approved. Development District No. 2 is hereby established.

4.02. The TIF Plan for TIF District No. 2-1 is hereby approved. Tax Increment Financing District No. 2-1 is hereby established.

4.03. The City Administrator is authorized and directed to transmit a certified copy of this resolution together with a certified copy of the Development Program and the TIF Plan to Hennepin County

with a request that the original tax capacity of the property within TIF District No. 2-1 be certified to the City pursuant to Minnesota Statutes, section 469.177, subd. 1 and to file a copy of the modified Development Program and the TIF Plan with the Minnesota department of revenue and state auditor.

Adopted this 23rd day of February, 2026.

Julie M. Maas-Kusske, Mayor

ATTEST:

Jacob Schillander, City Administrator



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2026-0223-02 Authorizing Interfund Loan for Advance of Certain Costs in Connection with a Proposed TIF District
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion	
1. Motion to approve Resolution 2026-0223-02 Authorizing Interfund Loan for Advance of Certain Costs in Connection with a Proposed TIF District	

Summary

Resolution No. 2026-0223-02 authorizes an interfund loan to advance certain eligible costs associated with the proposed Tax Increment Financing (TIF) District No. 2-1, which is intended to support a multifamily residential development in the City of Maple Plain. Prior to the receipt of tax increment revenues, the City expects to incur administrative and other qualified costs necessary to establish and manage the TIF district.

Under this resolution, the City Council authorizes the advance of up to \$50,000 from the City’s General Fund, or another fund designated by the City Administrator, to temporarily finance these qualified costs. The interfund loan will accrue interest at a fixed rate of 5.0 percent, beginning on the date each advance is made. Repayment of principal and interest will occur semiannually, on February 1 and August 1, and will be made solely from available tax increment generated by the TIF district after other required obligations are satisfied.

The resolution clarifies that this interfund loan is a limited obligation of the City and does not constitute a general obligation or pledge of the City’s full faith and credit. The City may prepay the loan at any time without penalty, subordinate the loan to other TIF-related obligations, amend its terms as permitted by law, or forgive the outstanding balance if legally allowed. City officials are authorized to take all actions necessary to implement the resolution.

Recommendation

Staff recommends approval of Resolution 2026-0223-02 Authorizing Interfund Loan for Advance of Certain Costs in Connection with a Proposed TIF District

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0223-02

**RESOLUTION AUTHORIZING INTERFUND LOAN FOR
ADVANCE OF CERTAIN COSTS IN CONNECTION WITH
A PROPOSED TAX INCREMENT FINANCING DISTRICT**

BE IT RESOLVED by the city council of the City of Maple Plain, Minnesota (the “City”) as follows:

Section 1. Background.

1.01. The City intends to establish Tax Increment Financing District No. 2-1 (the “TIF District”), pursuant to Minnesota Statutes, Sections 469.174 through 469.1794, as amended, (the “TIF Act”) to assist a multifamily residential project.

1.02. The City will incur and has determined to pay for certain administrative and other eligible costs related to the TIF District (the “Qualified Costs”), which costs may be financed on a temporary basis from City funds prior to the availability of tax increment from the TIF District.

1.03. Under Section 469.178, subdivision 7 of the TIF Act, the City is authorized to advance or loan money from the City’s general fund or any other fund from which such advances may be legally authorized to finance the Qualified Costs.

1.04. The City will loan funds from its general fund (the “General Fund”), or any other fund designated by the City Administrator, to finance the Qualified Costs (the “Interfund Loan”) in accordance with the terms of this resolution.

Section 2. Interfund Loan Authorized.

2.01. The City hereby authorizes the advance of up to \$50,000 from the General Fund or other funds or so much thereof as may be paid as Qualified Costs. The City will reimburse itself for such advances together with interest at the rate stated below. Interest accrues on the principal amount from the date of each advance. The maximum rate of interest permitted to be charged is limited to the greater of the rates specified under Minnesota Statutes, Section 270C.40 and Section 549.09 as of the date the loan or advance is authorized, unless the written agreement states that the maximum interest rate will fluctuate as the interest rates specified under Minnesota Statutes, Section 270C.40 or Section 549.09 are from time to time adjusted. The interest rate shall be 5.0% and will not fluctuate.

2.02. Principal and interest (the “Payments”) on the Interfund Loan shall be paid semiannually on each February 1 and August 1 (each a “Payment Date”), commencing on the first Payment Date on which the City has Available Tax Increment (defined below), or on any other dates determined by the City Administrator through the date of last receipt of tax increment from the TIF District.

2.03. Payments on this Interfund Loan are payable solely from “Available Tax Increment,” which shall mean, on each Payment Date, tax increment available after other obligations of the TIF District have been paid, or as determined by the City Administrator, generated in the preceding six months with respect to the property within the TIF District and remitted to the City by Hennepin County, all in accordance with the TIF Act. Payments shall be applied first to accrued interest, and then to unpaid principal. Payments on this Interfund Loan may be subordinated to any outstanding or future bonds or notes issued by the City and secured in whole or in part with Available Tax Increment.

2.04. The principal sum and all accrued interest payable under this Interfund Loan are prepayable in whole or in part at any time by the City without premium or penalty. No partial prepayment shall affect the amount or timing of any other regular payment otherwise required to be made under this Interfund Loan.

2.05. This Interfund Loan is evidence of an internal borrowing by the City in accordance with Section 469.178, subdivision 7 of the TIF Act, and is a limited obligation payable solely from Available Tax Increment pledged to the payment hereof under this resolution. This Interfund Loan and the interest hereon shall not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the City. Neither the State of Minnesota nor any political subdivision thereof shall be obligated to pay the principal of or interest on this Interfund Loan or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Interfund Loan or other costs incident hereto. The City shall have no obligation to pay any principal amount of the Interfund Loan or accrued interest thereon, which may remain unpaid after the final Payment Date.

2.06. The City may at any time make a determination to forgive the outstanding principal amount and accrued interest on the Interfund Loan to the extent permissible under law.

2.07. The City may from time to time amend the terms of this resolution to the extent permitted by law, including without limitation amendment to the payment schedule and the interest rate; provided, however, that the interest rate may not be increased above the maximum specified in Section 469.178, subdivision 7 of the TIF Act.

2.08. City officials and consultants are hereby authorized and directed to execute any documents or take any actions necessary or convenient to carry out the intent of this resolution.

Adopted this 23rd day of February 2026.

Julie M. Maas-Kusske, Mayor

Attest:

Jacob Schillander, City Administrator



Executive Summary

City Council Business Meeting

AGENDA ITEM:	Contract for Private Redevelopment with North Shore Development LLC
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	2 Motions
	<ol style="list-style-type: none"> 1. Motion to approve the Contract for Private Redevelopment with North Shore Development LLC. 2. Motion to approve Resolution 2026-0223-03 Approving the issuance of terms and TIF Registration Provisions.

Staff is requesting City Council approval of two actions necessary to move forward with the redevelopment of the Main & Maple site in partnership with North Shore Development Partners, LLC.

Motion 1 – Approval of the Contract for Private Redevelopment

Staff recommends Council approval of the Contract for Private Redevelopment between the City of Maple Plain and North Shore Development Partners, LLC.

This agreement outlines:

- The Developer’s obligation to acquire the property, construct a 95-unit multifamily residential building (“Minimum Improvements”), and adhere to all City approvals and timelines.
- The City’s commitment to provide pay-as-you-go TIF assistance through issuance of a Tax Increment Revenue Note in an amount not to exceed \$2,889,000, reimbursing eligible (TIF-qualifying) costs.
- The conditions precedent that must be satisfied before the Note is issued, including property acquisition, completion of improvements, submission of cost documentation, and issuance of a Certificate of Completion.

Approval of the agreement formalizes the redevelopment partnership and allows the project to advance toward construction.

Motion 2 – Approval of Resolution 2026-0223-03 (TIF Note Issuance & Registration Provisions)

Staff further recommends approval of Resolution 2026-0223-03, which authorizes:

- The issuance, form, terms, and repayment structure of the Taxable Tax Increment Revenue Note, Series 202_, up to \$2,889,000.
- The pledge of Available Tax Increment (70% of increment generated by the project) as the sole source of repayment.
- Registration, transfer, and administrative provisions required for proper TIF note management and statutory compliance.

Approval of the resolution enables the City to issue the TIF Note once the developer meets the conditions outlined in the redevelopment contract and ensures the TIF district and note are properly structured, recorded, and administered.

Execution Copy



CONTRACT
FOR
PRIVATE REDEVELOPMENT
By and Between
THE CITY OF MAPLE PLAIN

and

NORTH SHORE DEVELOPMENT PARTNERS, LLC



This document drafted by:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

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Exhibit A Legal Description of Redevelopment Property
Exhibit B Preliminary Plans
Exhibit C Form of Certificate of Completion
Exhibit D Form of Authorizing Resolution
Exhibit E Form of Investment Letter

CONTRACT FOR PRIVATE REDEVELOPMENT

This Contract for Private Redevelopment (the “Agreement”) is made this 23rd day of February, 2026 (the “Effective Date”), by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota, having its principal office at 5050 Independence Street, Maple Plain, MN 55359 (the “City”), and North Shore Development Partners, LLC, a limited liability company under the laws of Minnesota, having its principal office at 235 Lake Street East, Suite 300, Wayzata, MN 55391 (the “Developer”), each a “Party” and, collectively, the “Parties”. The Effective Date is the date the Agreement is executed by the second Party to sign.

WITNESSETH:

WHEREAS, the City finds there to exist within the community buildings that have a blighting influence on surrounding properties and are structurally substandard due to their poor physical condition or functional obsolescence and which, because of those conditions, threaten the health, safety, and welfare of the community; and

WHEREAS, the City finds that it is in the public interest, helpful for the tax base and beneficial for the health, safety, and welfare of the community as a whole to remove structurally substandard buildings; and

WHEREAS, the City finds that, due to market conditions which exist today and are likely to persist for the foreseeable future, the private sector alone is not able to accomplish redevelopment of the type needed within the community and, therefore, such will not occur without public intervention; and

WHEREAS, to foster the redevelopment described above, the City established Development District No. 2 on February 23, 2026, and adopted a development district program related thereto to implement the goals and objectives thereof, all pursuant to Minnesota Statutes, sections 469.124 through 469.133; and

WHEREAS, the City also established Tax Increment Financing District No. 2-1 and adopted a tax increment financing plan related thereto on the same date, all pursuant to Minnesota Statutes, sections 469.174 through 469.1799; and

WHEREAS, the Developer has proposed to redevelop the Redevelopment Property, as hereinafter defined, through a project which the City believes is in the vital and best interests of Maple Plain and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements for which Development District No. 2 and Tax Increment Financing District No. 2-1 were established.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations of the Parties hereto, each of them does hereby covenant and agree with the other as follows:

ARTICLE I

Definitions

Section 1.1. Definitions. In this Agreement the following terms shall have the meanings given below unless a different meaning clearly appears from the context:

“Administrative Costs” means the administrative expenses incurred by the City as defined in section 469.174, subd. 14 of the TIF Act;

“Agreement” means this Agreement, as the same may be from time to time modified, amended, or supplemented.

“Assessor” means the county assessor of Hennepin County, Minnesota.

“Authorizing Resolution” means the resolution, in substantially the form attached hereto as Exhibit D, to be adopted by the City to authorize issuance of the Note;

“Available Tax Increment” means 70 percent of the Tax Increment paid to the City by the County with respect to the Redevelopment Property and the Minimum Improvements.

“Business Subsidy Act” means Minnesota Statutes, sections 116J.993 through 116J.995, as amended.

“Certificate of Completion” means the certificate, in substantially the form attached hereto as Exhibit C, which will be provided to the Developer pursuant to Article IV of this Agreement.

“City” means the city of Maple Plain, a municipal corporation under the laws of Minnesota.

“City Approvals” means the land use approvals required prior to the Developer being able to construct the Minimum Improvements, which include rezoning from MU-D to MU-D Planned Unit Development; Planned Unit Development; site plan review; and preliminary and final plat.

“City Development District Act” means Minnesota Statutes, sections 469.124 through 469.133.

“Construction Plans” means the final plans for construction of the Minimum Improvements which shall be submitted by the Developer pursuant to section 4.2 of this Agreement.

“County” means Hennepin County, Minnesota.

“Developer” has the meaning set forth in the preamble of this Agreement.

“Development Program” means the Development Program for Development District No. 2, as adopted by the City on February 23, 2026.

“Development Project” or “Project” means Development District No. 2.

“Event of Default” means an action by the Developer or the City listed in Article VII of this Agreement.

“Final Payment Date” means the earliest of (i) February 1, 2054; or (ii) the date on which the principal and interest on the Note has been paid in full; or (iii) any earlier date this Agreement or the Note is terminated or cancelled in accordance with the terms hereof.

“Investment Letter” means the investment letter in substantially the form attached hereto as Exhibit E to be delivered by the Developer to the City prior to issuance of the Note.

“Material Change” means a change in the Construction Plans which may reasonably be expected to adversely affect the generation of tax increment from the Minimum Improvements or which requires new or revised City Approvals or other authorization from the City.

“Maturity Date” means the date the Note has been paid in full or terminated, whichever is earlier.

“Minimum Improvements” means construction of a multi-family residential building consisting of approximately 95 units. After completion of the Minimum Improvements, the term shall mean the Redevelopment Property as improved by the Minimum Improvements.

“Note” means the taxable Tax Increment Revenue Note, in substantially the form contained in the Authorizing Resolution, to be delivered by the City to the Developer pursuant to Article III of this Agreement.

“Payment Date” means August 1, 2028 and each February 1 and August 1 thereafter to and including the Final Payment Date.

“Preliminary Plans” means the preliminary plans and depictions for construction of the Minimum Improvements which have been submitted by the Developer and approved by the City and which are attached hereto as Exhibit B.

“Qualifying Costs” means the cost of land acquisition, grading, site preparation, utilities and all other TIF-eligible expenditures made by the Developer related to completion of the Minimum Improvements which the City intends to partially reimburse through the Note.

“Redevelopment Assistance” means the financial assistance to be offered by the City to the Developer through issuance of the Note.

“Redevelopment Property” means the property generally located south of T.H. 12, east of Maple Avenue, north of Main Street E. and west of Budd Avenue N. upon which the

Minimum Improvements will be constructed. The Redevelopment Property is legally described in Exhibit A but will be replatted as part of the City Approvals.

“Sale” means any conveyance of fee simple title in and to the Minimum Improvements or the Redevelopment Property, as more fully defined in Article VII of this Agreement.

“State” means the state of Minnesota.

“Substantial Completion” means completion of the Minimum Improvements to a degree allowing the issuance of a certificate of occupancy by the City’s building official.

“Tax Increment” means the tax increment, as that term is defined in Minnesota Statutes, section 469.174, subd. 25, which is paid to the City by the County with respect to the Redevelopment Property and the Minimum Improvements.

“Tax Increment Financing Act” or “TIF Act” means Minnesota Statutes, sections 469.174 through 469.1799, as amended.

“Tax Increment Financing District” or “TIF District” means Tax Increment Financing District No. 2-1, a redevelopment district within the meaning of section 469.174, subd. 10 of the TIF Act.

“Tax Increment Financing Plan” or “TIF Plan” means the tax increment plan for Tax Increment Financing District No. 2-1 which was approved by the City on February 23, 2026.

“Tax Official” means the Assessor, County auditor, County or state board of equalization, the commissioners of revenue of the State, or any State or federal district court, the tax court of the State, or the State Supreme Court.

“Termination Date” means the earlier of (i) the date Tax Increment Financing District No. 2-1 is terminated in accordance with the TIF Act; or (ii) the Maturity Date.

“Total Redevelopment Costs” means the estimated cost to acquire the Redevelopment Property and construct the Minimum Improvements as shown on the pro forma attached hereto as Exhibit B.

“Unavoidable Delays” means delays which are the direct result of unanticipated adverse weather conditions; strikes or other labor troubles; shortages of materials or labor; fire or other casualty to the Minimum Improvements; litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays; or, except those of the City or the City reasonably contemplated by this Agreement, any acts or omissions of any federal, State or local governmental unit which directly result in delays in construction of the Minimum Improvements; approved changes to the Construction Plans that result in delays; delays caused by the discovery of any previously unknown adverse environmental condition on or within the Redevelopment Property to the extent reasonably necessary to comply with federal and state environmental laws, regulations, orders, or agreements; and any other cause or force majeure beyond the control of the Developer which directly results in delays.

Section 1.2. Exhibits. The following exhibits are attached to and by reference made a part of this Agreement:

- Exhibit A Legal Description of Redevelopment Property
- Exhibit B Preliminary Plans
- Exhibit C Form of Certificate of Completion
- Exhibit D Form of Authorizing Resolution
- Exhibit E Form of Investment Letter

Section 1.3. Rules of Interpretation. (a) This Agreement shall be interpreted in accordance with and governed by the laws of Minnesota.

(b) The words “herein” and “hereof” and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.

(c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

(d) Any titles of the several parts, articles, and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.

ARTICLE II

Representations and Warranties

Section 2.1. Representations by the City. The City makes the following representations as the basis for the undertaking on its part herein contained:

(a) The City is a municipal corporation under the laws of Minnesota. The City has the authority to enter into this Agreement and carry out its obligations hereunder.

(b) The individuals executing this Agreement and related agreements and documents on behalf of the City have the authority to do so and to bind the City by their actions.

(c) Development District No. 2 is a development district within the meaning of the City Development District Act and was created, adopted, approved and amended in accordance with the City Development District Act.

(d) TIF District No. 2-1 is a redevelopment tax increment financing district within the meaning of the TIF Act and was created, adopted, and approved in accordance with the TIF Act.

(e) There are no previous agreements to which the City is a party pertaining to the Redevelopment Property which would preclude the Parties from entering into this Agreement or which would impede the fulfillment of the terms and conditions of this Agreement.

(f) The activities of the City pursuant to this Agreement are undertaken pursuant to the Development Program and are for the purpose of redevelopment of the Redevelopment Property by constructing the Minimum Improvements.

Section 2.2. Representations and Warranties by the Developer. The Developer makes the following representations and warranties as the basis for the undertaking on its part herein contained:

(a) The Developer is a limited liability company existing under the laws of Minnesota. The Developer has the authority to enter into this Agreement and carry out its obligations hereunder.

(b) The Developer agrees to acquire the Redevelopment Property in fee title.

(c) The persons executing this Agreement and related agreements and documents on behalf of the Developer have the authority to do so and to bind the Developer by their actions.

(d) Upon acquisition of the Redevelopment Property, the Developer will construct the Minimum Improvements in substantial accordance with the terms of this Agreement, the Development Program, the TIF Plan, the Construction Plans, the City Approvals and all local, State and federal laws and regulations, including, but not limited to, environmental, zoning, building code, and public health laws and regulations.

(e) The Developer will apply for and use all reasonable efforts to obtain, in a timely manner, all required permits, licenses, and approvals from the City, and will meet, in a timely manner, the 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 or used for their intended purpose.

(f) The Developer has analyzed the economics of acquisition of the Redevelopment Property and the costs of site preparation and construction of the Minimum Improvements and concluded that, absent the Redevelopment Assistance to be offered under this Agreement, it would not undertake construction of the Minimum Improvements.

(g) 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, the terms, conditions or provisions of any organizational documents or any evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

ARTICLE III

Acquisition of Redevelopment Property; Redevelopment Assistance

Section 3.1. Acquisition of Redevelopment Property. The City is the current fee owner of the Redevelopment Property. The Developer and the City have entered into a purchase agreement dated June 28, 2025 regarding the Redevelopment Property. The Developer agrees to acquire the

Redevelopment Property in fee no later than May 31, 2026. The City makes no representations to the Developer regarding the suitability of the Redevelopment Property or the Minimum Improvements for the use and purpose intended by the Developer. The failure by Developer to close on the purchase of the Redevelopment Property by June 30, 2026 shall result in this Agreement being canceled and terminated and of no further force and/or effect without any action by either Party hereto, and neither Party shall have any liability to the other in connection with such termination or cancellation.

Section 3.2. Issuance of Pay-As-You-Go Note. (a) In consideration of the Developer constructing the Minimum Improvements and to finance the reimbursement of the Qualifying Costs, the City will issue and the Developer will purchase the Note in the principal amount of \$2,889,000 in substantially the form set forth in the Authorizing Resolution attached hereto as Exhibit D. The City and the Developer agree that the consideration from the Developer for the purchase of the Note will consist of the Developer's payment of the Qualifying Costs which are eligible for reimbursement with Tax Increment and which are incurred by the Developer in at least the principal amount of the Note. The City will deliver the Note upon satisfaction by the Developer of all the conditions precedent specified in section 3.3 of this Agreement.

(b) Subject to the provisions thereof, the Note shall bear simple, non-compounding interest at the rate of 5.75% per annum. Interest shall be computed on the basis of a 360-day year consisting of twelve 30-day months. Principal and interest on the Note will be payable on each Payment Date. The sole source of funds required to be used for payment of the City's obligations under this Agreement and under the Note shall be the Available Tax Increment received in the 6-month period preceding each Payment Date. On each Payment Date the Available Tax Increment shall be credited first against the accrued interest then due on the Note and then applied to reduce the outstanding principal. In the event the Available Tax Increment is not sufficient to pay the accrued interest, the unpaid accrued interest shall be carried forward without interest. All Tax Increment in excess of the Available Tax Increment necessary to pay the principal and accrued interest on the Note is not subject to this Agreement, and the City retains full discretion as to any authorized application thereof. To the extent that the Available Tax Increment is insufficient through the Final Payment Date to pay all amounts otherwise due on the Note, said unpaid amounts shall then cease to be any debt or obligation of the City whatsoever. No interest will accrue during any period in which payments on the Note have been suspended pursuant to this Agreement.

(c) The Developer understands and acknowledges that the City makes no representations or warranties regarding the amount of Available Tax Increment, or that revenues pledged to the Note will be sufficient to pay the principal of and interest on the Note. Any estimates of Tax Increment prepared by the City or its financial advisors in connection with the TIF District or this Agreement are for the benefit of the City and are not intended as representations on which the Developer may rely.

Section 3.3. Conditions Precedent to Issuance of Note. Notwithstanding anything in this Agreement to the contrary, the City shall not be obligated to issue the Note until all of the following conditions precedent have been satisfied:

(a) The Developer has acquired the Redevelopment Property in fee;

- (b) This Agreement has been fully executed and recorded in the County land records;
- (c) The Developer has constructed the Minimum Improvements and the City has issued the Certificate of Completion;
- (d) The Developer has submitted evidence it has paid for the Qualifying Costs, including paid receipts and lien waivers in an amount at least equal to the principal amount of the Note;
- (e) The Developer has submitted the Investment Letter; and
- (f) There has been no Event of Default on the part of the Developer which has not been cured.

Section 3.4. Records. The City and its representatives will have the right at all reasonable times after reasonable notice to inspect, examine and copy invoices paid by Developer, relating to the Minimum Improvements and the Qualifying Costs for which the Developer will be reimbursed under the Note.

Section 3.5. No Business Subsidy. The Redevelopment Assistance offered by the City to the Developer under this Agreement is related to housing. Accordingly and pursuant to Minnesota Statutes, section 116J.993, subd. 3(7), the Redevelopment Assistance is not a business subsidy within the meaning of the Business Subsidy Act.

ARTICLE IV

Construction of Minimum Improvements

Section 4.1. Construction of Minimum Improvements. The Developer agrees to construct the Minimum Improvements on the Redevelopment Property in accordance with the Construction Plans and the City Approvals. The Developer acknowledges that, in addition to the requirements of this Agreement, construction of the Minimum Improvements will necessitate compliance with the City Approvals and other reviews and approvals by the City and possibly other governmental agencies and, to the extent such approvals have not already been obtained, agrees to submit all applications for and pursue to their conclusion all other approvals needed prior to constructing the Minimum Improvements.

Section 4.2. Preliminary and Construction Plans. (a) The Developer has submitted and the City has approved the Preliminary Plans listed or depicted in Exhibit B attached hereto. Prior to beginning construction on the Minimum Improvements, the Developer shall submit dated Construction Plans to the City. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in substantial conformity with the Preliminary Plans and this Agreement. The City will approve the Construction Plans if they (1) are consistent with the Preliminary Plans; (2) conform to all applicable federal, State and local laws, ordinances, rules and regulations; (3) are adequate to provide for the construction of the Minimum Improvements; (4) conform to the State building code; and (5) if there has occurred no uncured Event of Default on the part of the Developer. Except as otherwise set forth herein, no approval by the City shall relieve the Developer of the obligation to comply with the terms of this Agreement, the City

Approvals, and the terms of all applicable federal, State and local laws, ordinances, rules and regulations in the construction of the Minimum Improvements. Except as otherwise set forth herein, no approval by the City shall constitute a waiver of an Event of Default.

(b) If the Developer desires to make any Material Change regarding the Minimum Improvements which would also require approval under any applicable code, ordinance or regulation after approval by the City, the Developer shall submit the proposed change to the City for its prior written approval. If the proposed change is consistent with the Preliminary Plans or is otherwise acceptable to the City and meets all other requirements of section 4.2(a) above, the City shall approve the proposed change. Such change in the Construction Plans shall be deemed approved by the City unless rejected, in whole or in part, by written notice by the City to the Developer, setting forth in detail the reasons therefore. Such rejection shall be made within 15 days after receipt of the written notice of such change from the Developer and if no such rejection is provided in a timely manner, the change shall be deemed approved.

Section 4.3. Commencement and Completion of Construction. Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements by no later than July 1, 2026. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Redevelopment Property shall be in conformity with the Construction Plans. The Developer shall make such reports to the City regarding construction of the Minimum Improvements as the City deems necessary or helpful in order to monitor progress on construction of the Minimum Improvements. The Developer shall substantially complete construction of the Minimum Improvements by no later than September 30, 2027.

Section 4.4. Certificate of Completion. (a) After Substantial Completion of the Minimum Improvements in accordance with the Construction Plans and all terms of this Agreement and at the written request of the Developer, the City will, within 20 days thereafter, furnish the Developer with an appropriate certificate so certifying in the form of Exhibit C attached hereto. Such certification by the City shall be a conclusive determination of satisfaction and termination of the agreements and covenants in this Agreement with respect to the obligations of the Developer to construct the Minimum Improvements and the dates for the beginning and completion thereof.

(b) The Certificate of Completion shall be in such form as will enable it to be recorded in the proper County office for the recordation of deeds and other instruments pertaining to the Redevelopment Property. If the City shall refuse to provide such certification in accordance with the provisions of this section 4.4, the City shall promptly notify Developer of the same within 20 days following receipt of request therefore from Developer and shall provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the relevant portion of the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default of a material term of this Agreement, and what measures or acts will be necessary, in the opinion of the City, for the Developer to take or perform in order to obtain such certification. If the City fails to issue such a written statement within such 20-day period, the City shall be deemed to have waived its right to do so and shall be deemed to have issued a Certificate of Completion to the Developer. The Developer shall have 60 days (or such longer period as is reasonably necessary if Developer is diligently pursuing the cure) following receipt of the City's written response to cure or agree to terms with the City regarding issues to be resolved prior to the Developer obtaining a Certification of Completion from the City.

Section 4.5. City Approvals. Construction of the Minimum Improvements will require the Developer to obtain and comply with the terms and conditions of the City Approvals.

ARTICLE V

Insurance

Section 5.1. Insurance. The Developer or its general contractor will provide and maintain at all times during the process of constructing the Minimum Improvements a Special Form Basis Insurance Policy and, from time to time during that period, at the request of the City, furnish the City with proof of payment of premiums on policies covering the following:

- (i) Builder’s risk insurance, written on the so-called “Builder’s Risk – Completed Value Basis,” in an amount equal to one hundred percent (100%) of the replacement cost of the applicable portion of the Minimum Improvements at the date of completion, and with coverage available in reporting form on the so-called “special” form of policy;
- (ii) Commercial general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) with limits against bodily injury and property damage of not less than \$2,000,000 for each occurrence (to accomplish the above-required limits, an umbrella excess liability policy may be used); and
- (iii) Workers’ compensation insurance, with statutory coverage.

Section 5.2. Evidence of Insurance. All insurance required in this Article V of this Agreement must be taken out and maintained with responsible insurance companies selected by the Developer which are authorized under the laws of Minnesota to assume the risks covered thereby. In lieu of separate policies, the Developer may maintain a single policy, blanket, or umbrella policies, or a combination thereof, having the coverage required herein. Upon written request by the City, the Developer agrees to deposit with the City a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect.

ARTICLE VI

Payment of Taxes; Use of Tax Increment

Section 6.1. Taxes. (a) The Developer agrees to pay before delinquency all real estate taxes, special assessments and other public charges levied upon or assessed against the Redevelopment Property or Minimum Improvements and any buildings, structures, fixtures, or improvements thereon which first become due during the term of this Agreement. The Developer understands that any successful contest or challenge to the legality, validity or amount of taxes payable with respect to the Redevelopment Property or Minimum Improvements will reduce the amount of Available Tax Increment and may adversely affect the City’s ability to fully pay the Note prior to the Termination Date.

(b) The Developer agrees that prior to the Termination Date: (i) it will not seek administrative or judicial review of the applicability of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Redevelopment Property or raise the inapplicability of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (ii) it will not seek administrative or judicial review of the constitutionality of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Redevelopment Property or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; and (iii) it will not cause a reduction in the assessed value of the Minimum Improvements or the Redevelopment Property through:

- (a) willful destruction of the Minimum Improvements or any part thereof;
- (b) an application to the commissioner of revenue of the State or to any local taxing jurisdiction requesting an abatement or deferral of real estate taxes on the Minimum Improvements or the Redevelopment Property;
- (c) a transfer of the Minimum Improvements or the Redevelopment Property, or any part thereof, to an entity exempt from the payment of real estate taxes under State law and that entity applies for tax exemption; or
- (d) any other proceedings, whether administrative, legal or equitable, with any administrative body within the County or the State or with any court of the State or the federal government.

Section 6.2. Suspension or Reduction of Payment on Note. a) The Developer may, at any time following the issuance of the Certificate of Completion, seek through petition or other means to have the Assessor’s estimated market value for the Minimum Improvements or Redevelopment Property reduced. Such activity must be preceded by written notice from the Developer to the City indicating its intention to do so.

b) Upon receiving notice that the Developer seeks a reduction in the Assessor’s estimated market value of all or any portion of the Minimum Improvements or Redevelopment Property, or otherwise learning of the Developer’s intentions, the City may suspend or reduce payments due under the Note except for the portion of such payments from Available Tax Increment, based on the reduced market value sought by the Developer in the petition or otherwise, until the actual amount of the reduction in market value is determined, whereupon the City will make the suspended payments less any amount that the City is required to repay the County as a result any retroactive reduction in market value of the Minimum Improvements or Redevelopment Property. During the period that the payments are subject to suspension, the City may make partial payments on the Note, from the amounts subject to suspension, if it determines, in its sole and absolute discretion, that the amount retained will be sufficient to cover any repayment which the County may require. The City’s suspension or reduction of payments of the Note pursuant to this Section 6.3 shall not be considered a default under section 8.1 hereof.

Section 6.3. Use of Tax Increment. Except as provided for in this Agreement, the City shall be free to use any Tax Increment it receives from the County with respect to TIF District No.

2-1 for any purpose for which such increment may lawfully be used under the TIF Act and the City shall have no obligations to the Developer with respect to the use of such Tax Increment.

Section 6.4. Right to Collect Delinquent Taxes and Special Assessments. The Developer acknowledges that at all times prior to the Termination Date the City shall have the right to sue the Developer or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and special assessments due on the Redevelopment Property or the Minimum Improvements and to pay over the same as a tax payment to the County auditor. In any such suit in which the City prevails, the City shall also be entitled to recover its reasonable out-of-pocket costs and expenses, including attorney fees.

ARTICLE VIII

Restrictions on Sale of Minimum Improvements

Section 7.1. Prohibition Against Sale of Minimum Improvements. The Developer represents and agrees that its use of the Redevelopment Property and its other undertakings pursuant to the Agreement, are, and will be, used for the purpose of construction of the Minimum Improvements on the Redevelopment Property and not for speculation in land holding. The Developer represents and agrees that, prior to the issuance of a Certificate of Completion regarding the Minimum Improvements, there shall be no Sale of the Redevelopment Property or the Minimum Improvements constructed thereon nor shall the Developer suffer any such Sale to be made, without the prior written approval of the City. As a condition of approval of any such Sale, the City shall require, at a minimum, that the proposed transferee shall have entered into an agreement whereby the transferee expressly assumes all of the Developer’s obligations under this Agreement. Any such agreement shall include the City as a party and otherwise be in form and substance reasonably acceptable to the City. This Section shall expire and no longer apply upon the issuance of the Certificate of Completion.

ARTICLE VIII

Events of Default

Section 8.1. Events of Default Defined. Each and every one of the following shall be an Event of Default under this Agreement:

- (a) Failure by the Developer to acquire the Redevelopment Property in accordance with Article III of this Agreement;
- (b) Failure by the Developer to seek approvals or permits from the City and other entities necessary in order to construct the Minimum Improvements;
- (c) Failure by the Developer to commence and complete construction of the Minimum Improvements pursuant to the terms, conditions and limitations of Article IV of this Agreement, unless such failure is caused by an Unavoidable Delay or waived by the City;
- (d) Failure by the Developer to pay real estate taxes or special assessments on the Redevelopment Property or Minimum Improvements as they become due;

(e) Failure by the Developer to provide and maintain any insurance required to be provided and maintained by Article V;

(f) If the Developer shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors or shall consent to the appointment of a receiver;

(g) Sale of the Minimum Improvements or the Redevelopment Property, or any portion thereof, by the Developer in violation of Article VII of this Agreement;

(h) Prior to the Termination Date, an appeal or challenge by the Developer to the market value of the Minimum Improvements or Redevelopment Property, except as otherwise permitted under Article VI of this Agreement; or

(i) Failure by either Party to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement.

Section 8.2 Remedies on Default. Whenever any Event of Default referred to in section 8.1 of this Agreement occurs the non-defaulting Party may take any one or more of the following actions after providing 30 days written notice to the defaulting Party of the Event of Default, but only if the Event of Default has not been cured within said 30 days from the receipt of Notice or, if the Event of Default is by its nature incurable within 30 days, the defaulting Party does not provide assurances to the non-defaulting Party reasonably satisfactory to the non-defaulting that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Suspend its performance under this Agreement until it receives assurances from the defaulting Party, deemed adequate by the non-defaulting Party, that the defaulting Party will cure its default and continue its performance under this Agreement;

(b) If the default occurs prior to completion of the Minimum Improvements, the City may withhold any undelivered Certificate of Completion until such default is cured;

(c) If the default occurs after issuance of the Note, suspend or terminate the Note; or

(d) Take whatever action, including legal or administrative action, which may appear necessary or desirable to the non-defaulting Party to collect any payments due under this Agreement, including reimbursement of the Redevelopment Assistance previously granted, or to enforce performance and observance of any obligation, agreement, or covenant of the defaulting Party under this Agreement.

Section 8.3. No Remedy Exclusive. No remedy conferred herein or reserved to the Parties is intended to be exclusive of any other available remedy or remedies, but each and every 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 or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the City or the Developer to exercise any remedy reserved

to it, it shall not be necessary to give notice, other than such notice as may be required in Article IX of this Agreement.

Section 8.4. No Additional Waiver Implied by One Waiver. In the event any covenant or agreement contained in this Agreement should be breached by either 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.

ARTICLE IX

Additional Provisions

Section 9.1. Conflict of Interests; Representatives Not Individually Liable. No member, official, or employee of the City shall have any personal financial interest, direct or indirect, in this Agreement, nor shall any such member, official, or employee participate in any decision relating to the Agreement which affects his or her personal financial 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 Developer, or any successor in interest, in the event of any default or breach or for any amount which may become due or on any obligations under the terms of this Agreement.

Section 9.2. Equal Employment Opportunity. The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in this Agreement, it will comply with all applicable equal employment and nondiscrimination laws and regulations.

Section 9.3. Restrictions on Use. The Developer agrees that through the Termination Date it will use the Minimum Improvements for only such uses as permitted under the City’s land use regulations.

Section 9.4. Notices and Demands. Except as otherwise expressly provided in this Agreement, any notice, demand, or other communication under the Agreement or any related document by either Party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified United States mail, postage prepaid, return receipt requested, or delivered personally to:

- (a) in the case of the Developer: North Shore Development Partners, LLC
235 Lake Street East
Suite 300
Wayzata, MN 55391
Attn: Matt Alexander
- (b) in the case of the City: City of Maple Plain
5050 Independence Street
Maple Plain, MN 55359
Attn: City Administrator

and with a copy to:

Kennedy & Graven, Chartered
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
Attn: Ronald H. Batty

or at such other address with respect to either such Party as that Party may, from time to time, designate in writing and forward to the other as provided in this section 9.4.

Section 9.5. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 9.6. Disclaimer of Relationships. The Developer acknowledges that nothing contained in this Agreement nor any act by the City or the Developer shall be deemed or construed by the Developer or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the City and the Developer.

Section 9.7. Amendment. This Agreement may be amended only by the written agreement of the Parties.

Section 9.8. Recording. The City intends to record this Agreement among the land records of Hennepin County, Minnesota and the Developer agrees to pay for the cost of recording same.

Section 9.9. Indemnity. The Developer hereby agrees that the City, and its governing body members, officers, agents, and employees shall not be liable for, and hereby agrees to indemnify and hold harmless the same, against any loss or claims arising under this Agreement, except for losses or claims arising out of the acts or omissions of the City.

Section 9.10. Titles of Articles and Sections. Any titles of the several parts, articles, and sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 9.11. Governing Law; Venue. This Agreement shall be construed in accordance with the laws of Minnesota. Any dispute arising from this Agreement shall be heard in the State or federal courts of Minnesota, and the Parties waive any objection to the jurisdiction thereof, whether based on convenience or otherwise.

NORTH SHORE DEVELOPMENT PARTNERS,
LLC

By: _____
Matt Alexander
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument was executed before me this ____ day of _____,
2026, by _____, the _____ of North Shore Development Partners, LLC, a
Minnesota limited liability company, on behalf of the company.

Notary Public

**EXHIBIT A TO
CONTRACT FOR PRIVATE REDEVELOPMENT
LEGAL DESCRIPTION OF REDEVELOPMENT PROPERTY**

Main and Maple Legal Description

Lots 6, 7, 8, and 9, Block 1, “West Maple Plain,” Hennepin County, Minnesota;

That part of Lots 3, 4, and 5, Block 1, “West Maple Plain,” lying southerly of the centerline of U.S. Trunk Highway No. 12, as now located and established; That part of the north 65 feet of Lot 10, Block 1, “West Maple Plain,” lying southerly of Trunk Highway No. 12, as now located and established; EXCEPTING Tract A and Tract B as described in Quit Claim Deed Document No. 11199880; Together with notice that a portion of the premises is Registered Land under Certificate of Title No. 1414115.

[substitute new platted legal description when available]

**EXHIBIT B TO
CONTRACT FOR PRIVATE REDEVELOPMENT

PRELIMINARY PLANS OF THE DEVELOPMENT
PROPERTY AND MINIMUM IMPROVEMENTS**

The following, prepared by _____ and dated _____,
constitute the Plans:

- C1.0 COVER SHEET
- C2.0 DEMOLITION PLAN
- C3.0 SITE PLAN
- C4.0 GRADING PLAN
- C5.0 UTILITY PLAN
- C6.0 PHASE 1 EROSION CONTROL
- C6.1 PHASE 2 EROSION CONTROL
- C7.0 SWPPP NARRATIVE
- C7.1 SWPPP NOTES
- C8.0 CIVIL DETAILS - SITE DETAILS
- C8.1 CIVIL DETAILS - UTILITY DETAILS
- C8.2 CIVIL DETAILS - ADA DETAILS
- C8.3 CIVIL DETAILS - ADA DETAILS -CONTINUED
- L1.0 LANDSCAPE PLAN
- P 101, 102, 103 ARCHITECTURAL ELEVATIONS
- PRELIMINARY PLAT
- FINAL PLAT

**EXHIBIT C TO
CONTRACT FOR PRIVATE REDEVELOPMENT**

**FORM OF
CERTIFICATE OF COMPLETION**

WHEREAS, the city of Maple Plain, a municipal corporation under the laws of Minnesota (the “City”), and North Shore Development Partners, LLC, , a limited liability company under the laws of Minnesota (the “Developer”), have entered into a certain Contract for Private Redevelopment (the “Agreement”) dated the ____ day of _____, 2026, and recorded in the office of the _____ in Hennepin County, Minnesota, as Document No. _____, which Agreement contained certain covenants and restrictions regarding completion of the Minimum Improvements, as defined in the Agreement; and

WHEREAS, the Developer has performed said covenants and conditions in a manner deemed sufficient by the City to permit the execution and recording of this certification.

NOW, THEREFORE, this is to certify that all construction of the Minimum Improvements specified to be done and made by the Developer has been completed and the covenants and conditions in the Agreement have been performed by the Developer, and the _____ in Hennepin County, Minnesota, is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions relating to completion of the Minimum Improvements and the expiration of certain obligations contained in the Agreement to the extent expressly provided for therein.

Dated: _____.

CITY OF MAPLE PLAIN

By _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this ____ day of _____, 20__, by _____, the City Administrator of the City of Maple Plain, a municipal corporation and politic under the laws of Minnesota, on behalf of the municipal corporation.

Notary Public

This Instrument Drafted By:

KENNEDY & GRAVEN, CHARTERED (RHB)
150 South Fifth Street
Suite 700
Minneapolis, MN 55402
(612) 337-9300

**EXHIBIT D TO
CONTRACT FOR PRIVATE REDEVELOPMENT
FORM OF AUTHORIZING RESOLUTION
CITY OF MAPLE PLAIN**

RESOLUTION NO. 2026-0223-03

RESOLUTION APPROVING THE ISSUANCE OF, AND PROVIDING THE FORM, TERMS, COVENANTS AND DIRECTIONS FOR THE ISSUANCE OF ITS TAXABLE TAX INCREMENT REVENUE NOTE, SERIES 202_ IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$2,889,000

BE IT RESOLVED BY the City of Maple Plain (the “City”), as follows:

Section 1. Authorization; Award of Sale.

1.01. Authorization. The City has heretofore approved the establishment of Tax Increment Financing District No. 2-1 (the “TIF District”) within Development District No. 2 (the “Development District”), and has adopted a tax increment financing plan for the purpose of financing certain improvements within the Development District.

Pursuant to Minnesota Statutes, Section 469.178, the City is authorized to issue and sell its bonds for the purpose of financing a portion of the public development costs of the Development District. The bonds are payable from all or any portion of revenues derived from the TIF District and pledged to the payment of the bonds. The City hereby finds and determines that it is in the best interests of the City that it issue and sell its taxable Tax Increment Revenue Note, Series 202_ (the “Note”), in the aggregate principal amount of \$2,889,000, for the purpose of financing certain public costs of the Development District.

1.02. Agreement Approved; Issuance, Sale and Terms of the Note. The City has previously approved the Contract for Private Redevelopment (the “Agreement”) between the City and North Shore Development Partners, LLC (the “Owner”). Pursuant to the Agreement, the Note will be sold to the Owner. The Note will be dated as of the date of delivery and will bear interest at the rate of 5.75 percent to the earlier of maturity or prepayment. In exchange for the City’s issuance of the Note to the Owner, the Owner will pay certain costs related to the Minimum Improvements (the Qualifying Costs, as defined in the Agreement) pursuant to Section 3.2 of the Agreement. The Note will be delivered in the principal amount of \$2,889,000 for reimbursement of the Owner’s costs in accordance with the terms of Section 3.3 of the Agreement.

Section 2. Form of Note. The Note will be in substantially the following form, with the blanks to be properly filled in and the principal amount and payment schedule adjusted as of the date of issue:

UNITED STATE OF AMERICA
STATE OF MINNESOTA
HENNEPIN COUNTY
CITY OF MAPLE PLAIN

No. R-1

\$2,889,000

TAXABLE TAX INCREMENT REVENUE NOTE
SERIES 202_

<u>Rate</u>		<u>Date of Original Issue</u>
5.75%		_____

The City of Maple Plain, Minnesota (the “City”), for value received, certifies that it is indebted and hereby promises to pay to North Shore Development Partners, LLC, or registered assigns (the “Owner”), the principal sum of \$2,889,000 and to pay interest thereon at 5.75%, as and to the extent set forth herein.

1. Payments. Principal and interest (“Payments”) will be paid on August 1, 2028, and each February 1 and August 1 thereafter to and including February 1, 2054 (“Payment Dates”), in the amounts and from the sources set forth in Section 3 herein. Payments will be applied first to accrued interest, and then to unpaid principal.

Payments are payable by mail to the address of the Owner or any other address as the Owner may designate upon 30 days written notice to the City. Payments on this Note are payable in any coin or currency of the United States of America which, on the Payment Date, is legal tender for the payment of public and private debts.

2. Interest. Interest shall be simple, non-compounding interest at the rate of 5.75% will accrue on the unpaid principal, commencing on the date of original issue. Interest will be computed on the basis of a year of 360 days and consisting of 12 30-day months.

3. Available Tax Increment. Payments on this Note are payable on each Payment Date in the amount of and solely payable from “Available Tax Increment,” which will mean, on each Payment Date, 70 percent of the Tax Increment attributable to the Redevelopment Property (defined in the Agreement) and paid to the City by Hennepin County in the six months preceding the Payment Date, all as the terms are defined in the Contract for Private Redevelopment between the City and Owner dated as of February 23, 2026 (the “Agreement”). Available Tax Increment will not include any Tax Increment if, as of any Payment Date, there is an uncured Event of Default by the Owner under the Agreement.

The City will have no obligation to pay principal of and interest on this Note on each Payment Date from any source other than Available Tax Increment, and the failure of the City to pay the entire amount of principal or interest on this Note on any Payment Date will not constitute a default hereunder as long as the City pays principal and interest hereon to the extent of Available

Tax Increment. The City will have no obligation to pay unpaid balance of principal or accrued interest that may remain after the Final Payment Date of February 1, 2054.

4. Optional Prepayment. The principal sum and all accrued interest payable under this Note is prepayable in whole or in part at any time by the City without premium or penalty. No partial prepayment will affect the amount or timing of any other regular payment otherwise required to be made under this Note.

5. Termination. At the City’s option, this Note will terminate and the City’s obligation to make any payments under this Note will be discharged upon the occurrence of an Event of Default on the part of the Developer as defined in Section 8.1 of the Agreement, but only if the Event of Default has not been cured in accordance with Section 8.2 of the Agreement.

6. Nature of Obligation. This Note is a single note in the total principal amount of \$2,889,000 issued to aid in financing certain public redevelopment costs and administrative costs of a Development District undertaken by the City pursuant to Minnesota Statutes, Sections 469.124 through 469.133, as amended, and is issued pursuant to an authorizing resolution (the “Resolution”) duly adopted by the City on February 23, 2026, and pursuant to and in full conformity with the Constitution and laws of the State of Minnesota, including Minnesota Statutes, Sections 469.174 to 469.179, as amended. This Note is a limited obligation of the City which is payable solely from Available Tax Increment pledged to the payment hereof under the Resolution. This Note and the interest hereon will not be deemed to constitute a general obligation of the State of Minnesota or any political subdivision thereof, including, without limitation, the city of Maple Plain. Neither the State of Minnesota, nor any political subdivision thereof will be obligated to pay the principal of or interest on this Note or other costs incident hereto except out of Available Tax Increment, and neither the full faith and credit nor the taxing power of the State of Minnesota or any political subdivision thereof is pledged to the payment of the principal of or interest on this Note or other costs incident hereto.

7. Estimated Tax Increment Payments. Any estimates of Tax Increment prepared by the City or its financial advisors in connection with the TIF District or the Agreement are for the benefit of the City, and are not intended as representations on which the Owner may rely.

THE CITY MAKES NO REPRESENTATION OR WARRANTY THAT THE AVAILABLE TAX INCREMENT WILL BE SUFFICIENT TO PAY THE PRINCIPAL OF AND INTEREST ON THIS NOTE.

8. Registration and Transfer. This Note is issuable only as a fully registered note without coupons. As provided in the Resolution, and subject to certain limitations set forth therein, this Note is transferable upon the books of the City kept for that purpose at the principal office of the City Administrator as Registrar, by the Owner hereof in person or by the Owner’s attorney duly authorized in writing, upon surrender of this Note together with a written instrument of transfer satisfactory to the City, duly executed by the Owner. Upon the transfer or exchange and the payment by the Owner of any tax, fee, or governmental charge required to be paid by the City with respect to the transfer or exchange, there will be issued in the name of the transferee a new Note of the same aggregate principal amount, bearing interest at the same rate and maturing on the same dates.

This Note will not be transferred to any person other than an affiliate, or other related entity, of the Owner unless the City has been provided with an investment letter in a form substantially similar to the investment letter submitted by the Owner or a certificate of the transferor, in a form satisfactory to the City, that the transfer is exempt from registration and prospectus delivery requirements of federal and applicable state securities laws.

IT IS HEREBY CERTIFIED AND RECITED that all acts, conditions, and things required by the Constitution and laws of the State of Minnesota to be done, to exist, to happen, and to be performed in order to make this Note a valid and binding limited obligation of the City according to its terms, have been done, do exist, have happened, and have been performed in due form, time and manner as so required.

IN WITNESS WHEREOF, the Maple Plain City Council, has caused this Note to be executed with the manual signatures of its Mayor and City Administrator, all as of the Date of Original Issue specified above.

CITY OF MAPLE PLAIN

Julie M. Maas-Kusske, Mayor

Jacob Schillander, City Administrator

REGISTRATION PROVISIONS

The ownership of the unpaid balance of the within Note is registered in the bond register of the City Administrator of the City as Registrar, in the name of the person last listed below.

<u>Date of Registration</u>	<u>Registered Owner</u>	<u>Signature of City Administrator</u>
	North Shore Development Partners, LLC 235 Lake Street East, Suite 300 Wayzata, MN 55391 Federal Tax ID # _____	

[End of Form of Note]

Section 3. Terms, Execution and Delivery.

3.01. Denomination, Payment. The Note will be issued as a single typewritten note numbered R-1.

The Note will be issuable only in fully registered form. Principal of and interest on the Note will be payable by check or draft issued by the Registrar described herein.

3.02. Dates; Interest Payment Dates. Principal of and interest on the Note will be payable by mail to the owner of record thereof as of the close of business on the fifteenth day of the month preceding the Payment Date, whether or not the day is a business day.

3.03. Registration. The City hereby appoints the City Administrator to perform the functions of registrar, transfer agent and paying agent (the “Registrar”). The effect of registration and the rights and duties of the City and the Registrar with respect thereto will be as follows:

(a) Register. The Registrar will keep at his office a bond register in which the Registrar will provide for the registration of ownership of the Note and the registration of transfers and exchanges of the Note.

(b) Transfer of Note. Upon surrender for transfer of the Note duly endorsed by the registered owner thereof or accompanied by a written instrument of transfer, in form reasonably satisfactory to the Registrar, duly executed by the registered owner thereof or by an attorney duly authorized by the registered owner in writing, the Registrar will authenticate and deliver, in the name of the designated transferee or transferees, a new Note of a like aggregate principal amount and maturity, as requested by the transferor. Notwithstanding the foregoing, the Note will not be transferred except (1) to any person other than an affiliate, or other related entity, of the Owner unless the City has been provided with an investment letter in a form substantially similar to the investment letter submitted by the Owner or a certificate of the transferor, in a form satisfactory to the City, that the transfer is exempt from registration and prospectus delivery requirements of

federal and applicable state securities laws, or (2) to the note holder's construction lender to secure full payment and performance of its obligations under the loan. The Registrar may close the books for registration of any transfer after the fifteenth day of the month preceding each Payment Date and until the Payment Date.

(c) Cancellation. The Note surrendered upon any transfer will be promptly cancelled by the Registrar and thereafter disposed of as directed by the City.

(d) Improper or Unauthorized Transfer. When the Note is presented to the Registrar for transfer, the Registrar may refuse to transfer the same until he is satisfied that the endorsement on the Note or separate instrument of transfer is legally authorized. The Registrar will incur no liability for his refusal, in good faith, to make transfers which he, in his judgment, deems improper or unauthorized.

(e) Persons Deemed Owners. The City and the Registrar may treat the person in whose name the Note is at any time registered in the bond register as the absolute owner of the Note, whether the Note is overdue or not, for the purpose of receiving payment of, or on account of, the principal of and interest on the Note and for all other purposes, and all the payments so made to any registered owner or upon the owner's order will be valid and effectual to satisfy and discharge the liability of the City upon the Note to the extent of the sum or sums so paid.

(f) Taxes, Fees and Charges. For every transfer or exchange of the Note, the Registrar may impose a charge upon the owner thereof sufficient to reimburse the Registrar for any tax, fee, or other governmental charge required to be paid with respect to the transfer or exchange.

(g) Mutilated, Lost, Stolen or Destroyed Note. In case the Note becomes mutilated or is lost, stolen, or destroyed, the Registrar will deliver a new Note of like amount, maturity dates and tenor in exchange and substitution for and upon cancellation of the mutilated Note or in lieu of and in substitution for the Note lost, stolen, or destroyed, upon the payment of the reasonable expenses and charges of the Registrar in connection therewith; and, in the case the Note lost, stolen, or destroyed, upon filing with the Registrar of evidence satisfactory to it that the Note was lost, stolen, or destroyed, and of the ownership thereof, and upon furnishing to the Registrar of an appropriate bond or indemnity in form, substance, and amount satisfactory to it, in which both the City and the Registrar will be named as obligees. The Note so surrendered to the Registrar will be cancelled by him and evidence of the cancellation will be given to the City. If the mutilated, lost, stolen, or destroyed Note has already matured or been called for redemption in accordance with its terms, it will not be necessary to issue a new Note prior to payment.

3.04. Preparation and Delivery. The Note will be prepared under the direction of the City Administrator and will be executed on behalf of the City by the signatures of its Mayor and City Administrator. In case any officer whose signature appears on the Note ceases to be the officer before the delivery of the Note, the signature will nevertheless be valid and sufficient for all purposes, the same as if the officer had remained in office until delivery. When the Note has been so executed, it will be delivered by the City to the Owner following the delivery of the necessary items delineated in Section 3.3 of the Agreement.

Section 4. Security Provisions.

4.01. Pledge. The City hereby pledges to the payment of the principal of and interest on the Note all Available Tax Increment as defined in the Note. Available Tax Increment will be applied to payment of the principal of and interest on the Note in accordance with the terms of the form of Note set forth in Section 2 of this resolution.

4.02. Bond Fund. Until the date the Note is no longer outstanding and no principal thereof or interest thereon (to the extent required to be paid pursuant to this resolution) remains unpaid, the City will maintain a separate and special “Bond Fund” to be used for no purpose other than the payment of the principal of and interest on the Note. The City irrevocably agrees to appropriate to the Bond Fund in each year Available Tax Increment. Any Available Tax Increment remaining in the Bond Fund will be transferred to the City’s account for the TIF District upon the payment of all principal and interest to be paid with respect to the Note.

Section 5. Certification of Proceedings.

5.01. Certification of Proceedings. The officers of the City are hereby authorized and directed to prepare and furnish to the Owner of the Note certified copies of all proceedings and records of the City, and the other affidavits, certificates, and information as may be required to show the facts relating to the legality and marketability of the Note as the same appear from the books and records under their custody and control or as otherwise known to them, and all the certified copies, certificates, and affidavits, including any heretofore furnished, will be deemed representations of the City as to the facts recited therein.

Section 6. Effective Date. This resolution will be effective upon its execution by the Mayor and City Administrator.

Adopted by the City Council of the City of Maple Plain, this 23rd day of February, 2026.

Julie M. Maas-Kusske, Mayor

Jacob Schillander, City Administrator

**EXHIBIT E TO
CONTRACT FOR PRIVATE REDEVELOPMENT
FORM OF INVESTMENT LETTER**

To the City of Maple Plain (“City”)
Attention: City Administrator

Dated: _____, 202_

Re: \$2,889,000 Tax Increment Revenue Note (North Shore Development Partners, LLC
Project, TIF District No. 2-1)

The undersigned, as Purchaser of \$2,889,000 in principal amount of the above-captioned Tax Increment Revenue Note (the “Note”), approved by the City Council of the City of Maple Plain on _____, 202_, hereby represents to you and to Kennedy & Graven, Chartered, Minneapolis, Minnesota, as legal counsel to the City, as follows:

1. We understand and acknowledge that the Note is delivered to the Purchaser on this date pursuant to the Contract for Private Redevelopment by and between the City and the Purchaser dated _____, 2026 (the “Agreement”).

2. The Note is payable as to principal and interest solely from Available Tax Increment pledged to the Note, as defined therein.

3. We have sufficient knowledge and experience in financial and business matters, including purchase and ownership of municipal obligations, to be able to evaluate the risks and merits of the investment represented by the purchase of the above-stated principal amount of the Note.

4. We acknowledge that no offering statement, prospectus, offering circular or other comprehensive offering document or disclosure containing material information with respect to the City and the Note has been issued or prepared by the City, and that, in due diligence, we have made our own inquiry and analysis with respect to the City, the Note and the security therefor, and other material factors affecting the security and payment of the Note.

5. We acknowledge that we have either been supplied with or have access to information, including financial statements and other financial information, to which a reasonable investor would attach significance in making investment decisions, and we have had the opportunity to ask questions and receive answers from knowledgeable individuals concerning the City, the Note and the security therefor, and that as reasonable investors we have been able to make our decision to purchase the above-stated principal amount of the Note.

6. We have been informed that the Note (i) is not being registered or otherwise qualified for sale under the “Blue Sky” laws and regulations of any state, or under federal securities

laws or regulations, (ii) will not be listed on any stock or other securities exchange, and (iii) will carry no rating from any rating service.

7. We acknowledge that the City and Kennedy & Graven, Chartered, as legal counsel to the City, have not made any representations or warranties as to the status of interest on the Note for the purpose of federal or state income taxation.

8. We represent to you that we are purchasing the Note for our own account and not for resale or other distribution thereof, except to the extent otherwise provided in the Note or as otherwise approved in writing by the City.

9. All capitalized terms used herein have the meaning provided in the Agreement unless the context clearly requires otherwise.

10. The Purchaser's federal tax identification number is _____.

11. We acknowledge receipt of the Note on the date hereof.

IN WITNESS WHEREOF, the undersigned has executed this Investment Letter as of the date and year first written above.

**NORTH SHORE DEVELOPMENT
PARTNERS, LLC**

By: _____
Its: _____



Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0223-05- Approval of PUD-Site Plan-Prelim & Final Plot for North Shore Development LLC
PREPARED BY:	Mark Kaltsas, Planner
RECOMMENDED ACTION: 1 Motion	1. Motion to approve Resolution 2026-0223-05- Approval of PUD-Site Plan-Prelim & Final Plot for North Shore Development LLC

City staff recommends approval of the Planned Unit Development (PUD), site plan, preliminary plat, and final plat for the Maple & Main project proposed by North Shore Development. The project includes a four-story, 95-unit multifamily residential building that aligns with the City’s Comprehensive Plan, meets PUD objectives, and satisfies subdivision and zoning requirements, subject to standard conditions of approval.

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0223-05

A RESOLUTION APPROVING PLANNED UNIT DEVELOPMENT, SITE PLAN, PRELIMINARY PLAT, AND FINAL PLAT FOR DEVELOPMENT OF LAND WITH THE PROPERTY IDENTIFICATION NUMBERS 2411824340069, 2411824340028, 2411824340070, 2411824340031, AND 2411824340033

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

WHEREAS, Maple and Main, LLC (the “Applicant”) submitted an application for planned unit development (“PUD”), site plan approval, preliminary plat, and final plat (collectively, the “Application”) for the property located at Maple and Main in the City’s downtown area with the PID Nos. 2411824340069, 2411824340028, 2411824340070, 2411824340031, and 2411824340033, and shown on attached Exhibit A (the “Property”); and

WHEREAS, the City staff studied the matter, made a report, and provided other information to the Planning Commission and City Council; and

WHEREAS, the City Planning Commission held a public hearing and considered the Application on February 5, 2026 recommending approval of the Application; and

WHEREAS, the City Council consider the Application at its February 23, 2026 meeting receiving the recommendation from the Planning Commission, the report from City staff and other information.

NOW, THEREFORE, the City Council of the City of Maple Plain makes the following:

FINDINGS

- A. The Application is for PUD, site plan, preliminary plat, and final plat to develop the Property with a four-story, 95-unit multifamily residential building (“Proposed Use”).
- B. The Property is owned by the City. The Applicant and the City are parties to that Purchase Agreement, dated August 6, 2025, for the Property (“Purchase Agreement”). The Purchase Agreement requires a project with the construction of minimum improvements. The Proposed Use meets the minimum improvements requirement. The Purchase Agreement contains specific requirements for the development of the Proposed Use and specific remedies for default by the Applicant. The Developer’s Agreement, described

below, shall, among other things, incorporate the requirements and remedies contained within the Purchase Agreement.

C. The Applicant has submitted, for the review and approval of the City Council:

1. (a) Preliminary Plans for Maple & Main, drafted by Measure Group and Weber Architects & Planners, City resubmittal date of January 23, 2026 (“**Preliminary Plans**”), which Preliminary Plans includes:

- i. Sheet C1.0 Cover Sheet
- ii. Sheet C2.0 Demolition Plan
- iii. Sheet C3.0 Site Plan
- iv. Sheet C4.0 Grading Plan
- v. Sheet C5.0 Utility Plan
- vi. Sheet C6.0 Phase 1 Erosion Plan
- vii. Sheet C6.1 Phase 2 Erosion Plan
- viii. Sheet C7.0 SWPPP Narrative
- ix. Sheet C7.1 SWPPP Notes
- x. Sheet C8.0 Civil Details – Suite Details
- xi. Sheet C8.1 Civil Details – Utility Details
- xii. Sheet C8.2 Civil Details – ADA Details
- xiii. Sheet C8.3 Civil Details – ADA Details - Continued
- xiv. Sheet L1.0 Landscape Plan

(b) Preliminary Plans, drafted by Weber Architects & Planners, issue date of April 29, 2025 (“**Elevations**”), which Elevations include:

- i. Sheet A101 Cover Sheet
- ii. Sheet A300 Exterior Elevations
- iii. Sheet A301 Exterior Elevations
- iv. Sheet P100 NE View
- v. Sheet P101 SW View
- vi. Sheet P102 SE View
- vii. Sheet P103 NW View

(c) Lighting Plan (Sheets E1.1 and E1.2, drafted by Berd Electric, dated February 2, 2026 (“**Lighting Plan**”))

(Preliminary Plat, Elevations, and Lighting Plan collectively, the “**Plans**”).

2. The Preliminary Plat of Maple and Main, drafted by Egan, Field & Nowak, Inc., dated January 29, 2025 (“**Preliminary Plat**”).

3. The final plat of the Property entitled *Maple and Main*, drafted by Egan, Field & Nowak, Inc. (the “**Final Plat**”).

D. The Property is zoned Mixed Use – Downtown (MU-D). The Applicant has made application to rezone the Property to Mixed Use – Downtown Planned Unit Development (MU-D PUD) (“**Rezoning Ordinance**”).

- E. At its February 5, 2026 meeting, the City Planning Commission passed Resolution No. 2026-0205-041 that found the Development Program for Development District No. 2 and the TIF Plan for TIF District No. 2-1 consistent with the Comprehensive Plan. The Applicant will be required to enter into an agreement and other documents related TIF financing.
 - F. Minnesota Statutes § 462.357 grants to the City, for the purpose of promoting the public health, safety, morals, and general welfare, the authority to regulate use of land within the City through zoning regulations.
 - G. City Code § 10-546(a) provides: “[t]he purpose of the planned unit development district (PUD), is to provide a comprehensive procedure intended to allow greater flexibility in the development of neighborhoods or commercial areas that would not be possible under a conventional zoning district. The decision to zone property to PUD is a public policy decision for the City Council to make in its legislative capacity”.
 - H. City Code § 10-546(b) states that the objective of the PUD District is:
 - 1. Establish a planned unit development (PUD) zoning district in appropriate settings and situations and to create or maintain a development pattern that complies with the City's comprehensive plan;
 - 2. Allow for the mixing of land uses within a development when the mixing of land uses could not otherwise be accomplished under this article;
 - 3. Allow for variations to the strict application of the land use regulations in this article in order to improve site design and operation, while at the same time incorporating design elements (e.g., construction materials, landscaping, lighting, and the like) that exceed the City's standards to offset the effect of any variations;
 - 4. Promote a more creative and efficient approach to land use within the City, while at the same time protecting and promoting the health, safety, comfort, aesthetics, economic viability, and general welfare of the City;
 - 5. Preserve and enhance natural features and open spaces;
 - 6. Maintain or improve the efficiency of public streets and utilities; and
 - 7. Establish appropriate transitions between differing land uses.
- (“PUD Objectives”).
- I. City Code 10-479 establishes a formal site plan review procedure and provide regulations pertaining to the enforcement of site design standards consistent with the requirements of City Code Chapter 10, Article 4 (“**Site Plan Procedure**”).
 - J. The Applicant, pursuant to City Code Chapter 10, Article 4, Parts 2 and 4, has submitted the Plans for the City’s review and approval.

- K. The Proposed Use and the Plans meet the PUD Objectives and is consistent the surrounding properties and the Mixed Use – Downtown District, and will not be detrimental to surrounding properties, existing roads and traffic, and to the general health, safety and welfare of the public, provided it is subject to and meets, to the satisfaction of the City, the conditions set forth in this Resolution. The Plans are also part of the Site Plan Procedure.
- L. The proposed subdivision of the Property is governed by City Code Chapter 10, Article 3.
- M. City Code § 10-414 provides that the City subdivision regulations are enacted pursuant to Minn. Stat. § 462.358 and has the following objectives:
 - 1. Ensure that new additions will harmonize with overall development objectives of the community;
 - 2. Encourage well planned subdivisions by establishing optimum development standards;
 - 3. Secure the rights of the general public with respect to public land and water;
 - 4. Improve land records by establishing standards for surveys and plats;
 - 5. Place the cost of improvements against those benefitting therefrom;
 - 6. Ensure that public improvements such as streets, utilities, and drainage are constructed to satisfactory standards; and
 - 7. Provide common grounds of understanding between prospective subdividers and City officials.

(“Subdivision Objectives”).

- N. The Applicant, pursuant to City Code Chapter 10, Article 3, has submitted the Preliminary Plat and Final Plat for the City’s review and approval.
- O. The Preliminary Plat and Final Plat meet the City Code requirements and the Subdivision Objectives provided they are subject to and meet, to the satisfaction of the City, the conditions set forth in this Resolution.

DECISION

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Maple Plain and based upon the information received and the above Findings:

- 1. The City Council does hereby conditionally approve the PUD and the Plans to develop the Property with the Proposed Use, subject to the conditions set forth in Paragraph 3 below that must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise expressly stated.
- 2. The City Council does hereby conditionally approve the Preliminary Plat and Final Plat and the Mayor and City Administrator are hereby authorized to execute the Final Plat, subject to

the conditions set forth in Paragraph 3 below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated.

3. The following conditions must be met to the satisfaction of the City prior to release of the Final Plat, unless otherwise expressly stated:
 - a. This Resolution and the approvals granted herein shall not become effective until such time that the Rezoning Ordinance is enacted by the City Council and published as required by law.
 - b. The Final Plat shall not be released until the Property is conveyed to the Applicant or its affiliate as provided for in the Purchase Agreement.
 - c. City Council TIF financing approval is required for release of the Final Plat. All conditions of the TIF financing approval, including, but not limited to, entering into a Redevelopment Agreement shall be met, to the satisfaction of the City Planner, as a condition of Final Plat release.
 - d. The approvals granted herein are subject to the Applicant receiving all applicable approvals from non-City governmental agencies with authority over the Property and the Proposed Use, including, but not limited to the Minnehaha Creek Watershed District, Minnesota Department of Transportation, and the Metropolitan Council. The Plans, Preliminary Plat, and Final Plat shall be modified as recommended by said agencies and directed by the City Engineer and/or City Planner.
 - e. The Applicant shall revise the Plans, as required by all current comments and conditions made by the City, including those comments and conditions from the Fire Department, engineering, Planning Commission, and staff. The Plans, Preliminary Plat, and Final Plat are subject to additional staff and consultant comments and conditions upon updates being submitted.
 - f. The Applicant shall execute a Developer's Agreement, drafted by the City, ensuring, among other things, the construction of any payment for public improvements and private improvements, the payment of special assessments, and the establishment of sureties required by the City.
 - g. The Applicant shall enter into a PUD Agreement with the City, drafted by the City, memorializing the approvals granted herein and shall include, but is not limited to, a guarantee that the Property shall be in compliance, at all times, with this Resolution and City Code.
 - h. Pursuant to State Statute and City Code, the Final Plat requires park dedication of land dedication or a cash equivalent based on the rate approved by the City Council when the Final Plat is released for recording. The current park dedication rate for the City is \$3,750 per unit. The City is providing a \$100,000 park dedication credit for on-site park improvements. Assuming the Final Plat is released prior to the City Council adjusting the park dedication rate, the park dedication amount to be paid for the Final Plat shall be \$256,250.00 (95 units times \$3,750 minus \$100,000). If the Final Plat is not released prior to the City Council adjusting the park dedication rate, the above-referenced payment shall be adjusted based upon the formula approved by

City for the year in which the Final Plat is actually released for filing. The park dedication fee, as set forth above, shall be paid prior to the Final Plat being released for filing at the Hennepin County Government Center.

- i. The Applicant shall pay SAC, WAC, and Stormwater Connection fees, that are estimated as follows:

	Per Unit Fee	Units	Total
SAC	\$800	95	\$76,000
WAC	\$3,000	95	\$285,000
Storm Water	\$2,000	95	\$190,000

- j. The Applicant shall pay the Metropolitan Council SAC fees as determined by the same in the estimated amount of \$111,825 (\$236,075 minus credits from City totaling \$124,500).
- k. The Applicant shall provide a platting title commitment as required by Minn. Stat. § 505.03. The above-mentioned evidence of title shall be subject to the review and approval of the City Attorney to determine the entities must execute the Final Plat and other documents to be recorded against the Property. Further, Applicant shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to this Resolution and by the City Attorney are recorded and all conditions for release of the Final Plat have been met prior to the City processing or approving any building permits or other permits applicable to the development of the Property.
- l. Construction on the Property shall comply, at all times, with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- m. Maintenance of the Property shall, at all times, comply with the Plans, this Resolution, previous and subsequent approvals, and local, state, and federal rules and regulations.
- n. The Applicant shall pay upon demand all expenses, determined by the City, that the City incurs in relation to this development and Resolution, and shall provide an escrow deposit in an amount to be determined by the City. Said expenses shall include, but are not limited to, staff time, including but not limited to, hourly wage, overhead and benefits, engineering, legal and other consulting fees incurred in relation to this Resolution.
- o. The Applicant shall make application for and receive (on the condition that the Applicant complies with the requirements of this Resolution and City Code) a building permit and construction activities on the Property shall commence, pursuant to the Plans, this Resolution, and City Code, within one (1) year from the date of this Resolution, unless extended by the City Council. Failure to timely meet the above requirement shall result in the approvals granted herein for PUD to become null and void.

- p. The Final Plat must be filed and recorded with Hennepin County within six (6) months from the date of this Resolution, unless extended by the City Council. If the Final Plat is not timely filed or recorded, this Resolution and all approvals herein for subdivision shall be void with no further action required by the City Council.

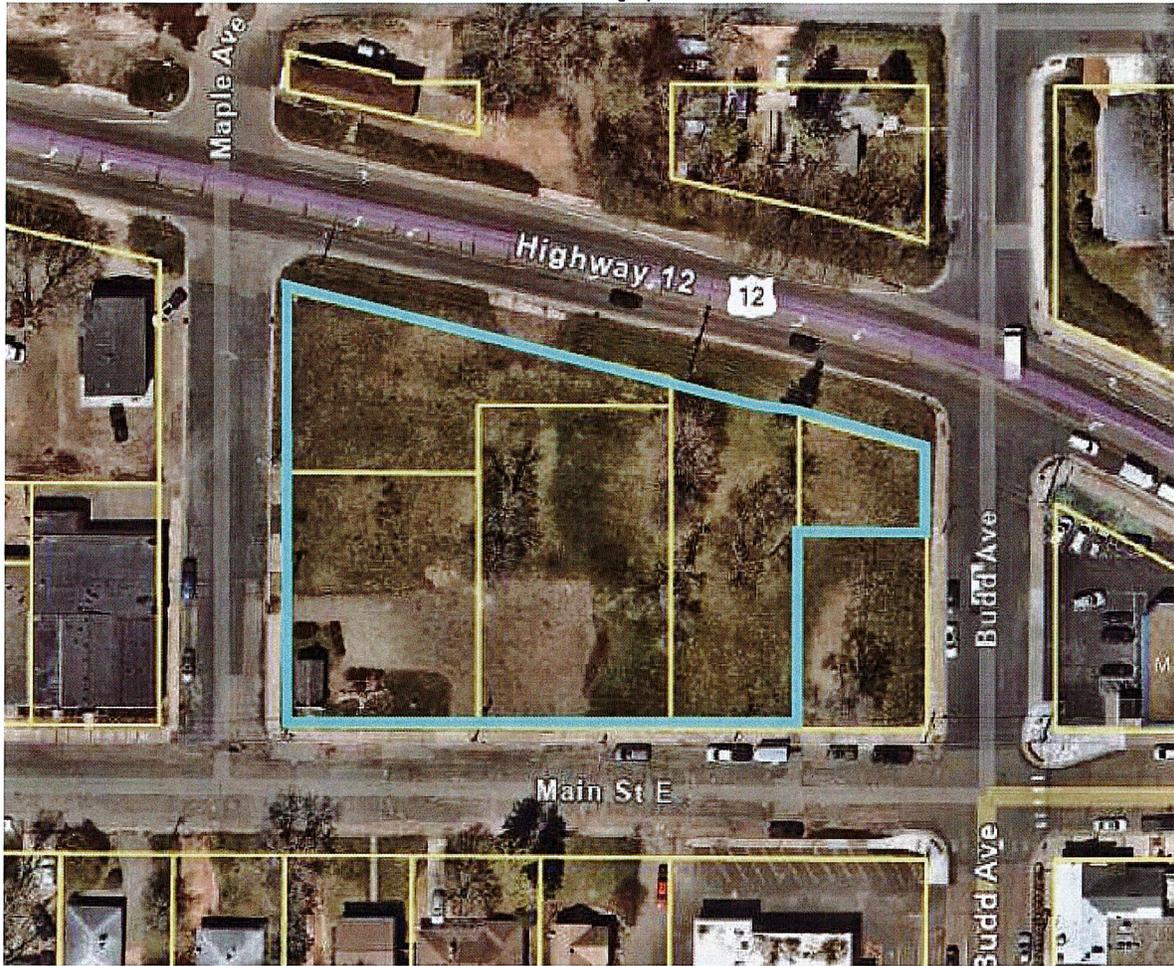
This Resolution was adopted by the City Council of the City of Maple Plain on this 23rd day of February 2026, by a vote of ____ ayes and ____ nays.

Julie M. Maas-Kuske, Mayor

ATTEST:

Jacob Shillander, City Administrator

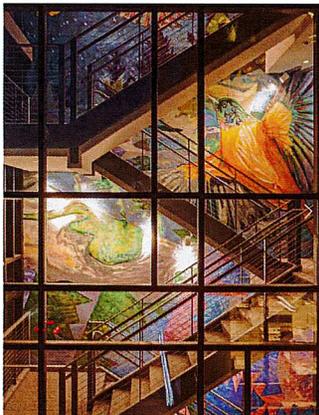
EXHIBIT A





Maple @ Main

The title "Maple @ Main" is rendered in a large, elegant, dark brown script font. The text is superimposed on a background of soft, autumnal trees. Several small, square images are scattered around the text, including a white house, a circular logo with a red and white design, a group of people, a portrait of a man, a red fire truck, and a modern building.



January 12, 2026

City of Maple Plain
Attn: Mark Kaltsas, AICP
5050 Independence Street
P.O. Box 97
Maple Plain, MN 55359

RE: MAPLE & MAIN Apartments – PUD and Final Plat Application

Dear Mr. Kaltsas,

On behalf of North Shore Development, I am pleased to submit our application for a Planned Unit Development (PUD) and Preliminary/Final Plat for the property located at 5230 Main Street East.

This letter, along with the enclosed documentation, provides all supporting materials as outlined in the City's published application checklist. We believe this project will contribute meaningfully to the revitalization of the downtown area by promoting a walkable streetscape and bringing new residents to support local businesses.

We look forward to working collaboratively with the City of Maple Plain throughout the review and approval process.

Sincerely,

Matt Alexander
Principal
North Shore Development Partners

Project Narrative:**MAPLE & MAIN****Planned Unit Development Proposal****Rezoning Request**

We respectfully request rezoning of the subject site from **Mixed Use – Downtown** to a **Planned Unit Development (PUD)** in order to facilitate a high-quality multifamily residential project in the heart of Downtown Maple Plain.

Project Overview

The proposed development, **MAPLE & MAIN**, will include **95 market-rate multifamily units** on **1.25 acres** located at the intersection of Maple Street and Main Street. This project is designed to bring much-needed residential density to the downtown core, fostering a vibrant pedestrian-friendly environment while supporting local businesses and encouraging redevelopment of surrounding parcels.

Design & Architecture

The building will be a **four-story structure** designed with sensitivity to the surrounding context and consistent with the intent of the **Maple Plain Downtown Design Guidelines**. The ground level will feature **two levels of indoor parking** and primary building entrances. The second floor will include community amenities such as a **lobby, fitness center, and lounge space**, while the fourth-floor **Sky Lounge** at the southeast corner will offer gathering areas and grilling stations overlooking Main Street.

Unit Mix:

- 27 Studios (avg. 600 sq ft)
- 47 One-Bedroom Units (avg. 800 sq ft)
- 21 Two-Bedroom Units (avg. 1,050 sq ft)

Total: 95 Units

The project's architect, **Neil Weber**, brings unique value to this development, having served as a member of the Design Team that helped establish the city's original Downtown Design Guidelines.

Alignment with Downtown Design Guidelines

1. Establish a rich and vibrant small-town downtown

This project will bring over 95 new residents to downtown, providing an immediate customer base for existing and future businesses.

2. Maintain an appropriate scale for downtown

The proposed building respects existing scale with a five-story profile, classic streetscape integration, and use of high-quality, durable materials that blend with the downtown character.

3. Develop structures with architectural quality and consistency

The exterior design includes a mix of hardy plank panels, concrete-based lap and board-and-batten siding, and pedestrian-focused landscaping—balancing visual interest with subtlety so that existing downtown buildings remain the focal point.

4. Use vegetation, street furniture, lighting, and signage to define character

Our streetscape design prioritizes pedestrian comfort and connectivity. Thoughtful placement of benches, tree grates, and landscaping enhances walkability and supports a welcoming downtown environment.

Resident Amenities

MAPLE & MAIN will offer a suite of amenities to meet the expectations of today’s renters, including:

- Sky Lounge with grill stations
- Club room and coffee bar
- Fitness and wellness center
- Pet spa and dog run
- Outdoor recreation space
- Enclosed garage parking
- Bike storage and package room
- Elevator, controlled access, and high-speed internet

Proposed Deviations from Zoning Ordinance (PUD Justification)

We are requesting a Planned Unit Development designation to allow for flexibility in the following areas, which are necessary for the viability and success of the project on this uniquely situated site:

- **Use:** The building does not include a commercial component, as contemplated in the Mixed Use Downtown district. However, the added residential density provides critical support for existing businesses.

- **Height:** The PUD proposes a building height of 54.5', exceeding the 35' limit, in order to accommodate indoor parking and rooftop amenities while maintaining architectural harmony.
- **Setbacks:** The required 50-foot setback from US Highway 12 would prevent efficient development. Instead, the building is oriented toward Main Street, supporting a walkable urban form.
- **Density:** The 2040 Comprehensive Plan suggests a minimum of 20 units per acre; the proposed 95 units equate to 76 units per acre, which aligns with the city's goal to increase downtown residency.
- **Streetscape:** The project proposes a modified streetscape with strategic landscaping, seating, and tree placement to ensure a high-quality pedestrian experience.

Site & Utilities

The site is adequately served by municipal water and sanitary sewer, with no anticipated impacts to broader infrastructure systems per coordination with city staff.

Stormwater management will be coordinated with the City of Maple Plain through a separate city-led project. Our plans accommodate a flexible connection to the storm system along Main Street.

Conclusion

MAPLE & MAIN represents a thoughtful response to evolving market conditions, offering a dynamic residential project that supports the city's long-term vision for downtown Maple Plain. By increasing the resident base, enhancing the streetscape, and adhering to the design spirit of the Downtown Guidelines, this PUD will serve as a catalyst for continued investment and revitalization in the area.

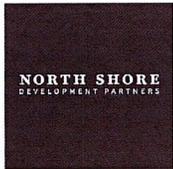
We appreciate your consideration and look forward to working collaboratively with the City to bring this project to life.

PRELIMINARY PLANS

FOR:

MAPLE & MAIN

CLIENT:



NORTH SHORE DEVELOPMENT PARTNERS
 235 LAKE STREET, SUITE #300
 WAYZATA, MN
 PH: 952-324-0535
 EMAIL: MALEXANDER@NORTHSHOREDP.COM

ENGINEER/LANDSCAPE ARCHITECT:



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 PO BOX 10
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 PO BOX 10
 WAYZATA, MN 55391
 PH: 612-440-0934
 EMAIL: JMCKINNEY@MEASUREGRP.COM

ARCHITECT:



WEBER ARCHITECTS & PLANNERS- NEIL WEBER, AIA
 PO BOX 437
 WAVERLY, MN 55390
 PH: 952-476-4434
 EMAIL: NEILWEBER@ICLOUD.COM



VICINITY MAP- NOT TO SCALE

SHEET INDEX:

SHEET #	SHEET NAME
C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	SITE PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	PHASE 1 EROSION CONTROL
C6.1	PHASE 2 EROSION CONTROL
C7.0	SWPPP NARRATIVE
C7.1	SWPPP NOTES
C8.0	CIVIL DETAILS - SITE DETAILS
C8.1	CIVIL DETAILS - UTILITY DETAILS
C8.2	CIVIL DETAILS - ADA DETAILS
C8.3	CIVIL DETAILS - ADA DETAILS - CONTINUED
L1.0	LANDSCAPE PLAN

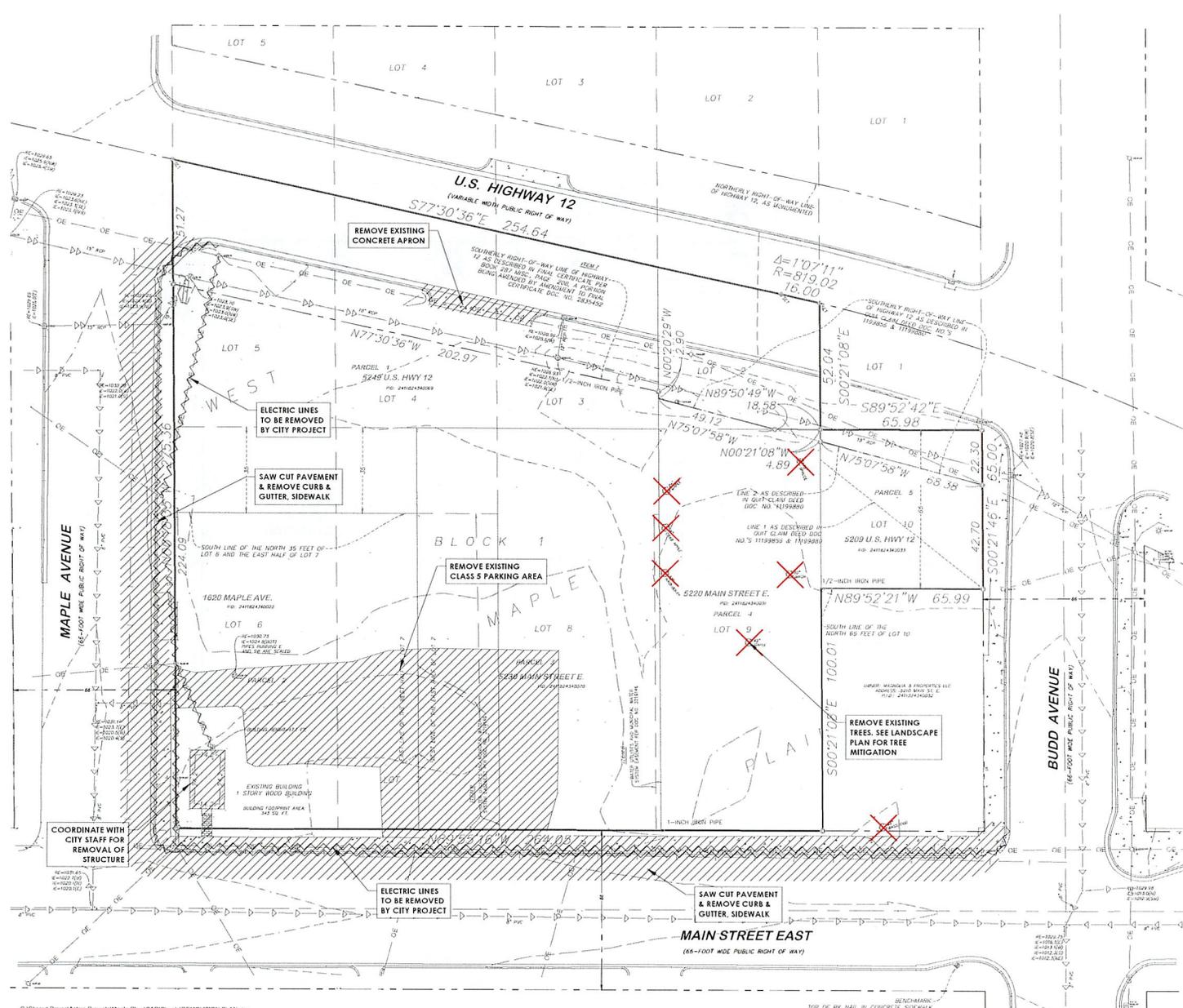


I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Project: 08000001, PE
 Title: XXX-XXX-XX, Lic. No.: 03735

Rev.	Date	Description
10.17.2020		PRELIMINARY
1.23.2026		CITY HD SUBMITTAL

Project #: 25-117
 Drawn by: JPM
 Checked by: JPM
 Issue Date: 10/17/2020
 Sheet Title:

COVER SHEET
 Sheet:
C1.0



LEGEND

EXISTING	PROPOSED	
		PROPERTY BOUNDARY
		LOT LINE
		SETBACK LINE
		RIGHT OF WAY LINE
		EASEMENT
		STANDARD CURB AND GUTTER
		FENCE
		RETAINING WALL

DEMOLITION NOTES

- DEMOLITION NOTES ARE NOT COMPREHENSIVE. CONTRACTOR SHALL VISIT THE SITE PRIOR TO CONSTRUCTION TO OBTAIN A CLEAR UNDERSTANDING OF THE INTENDED SCOPE OF WORK.
- THE DESIGN SHOWN IS BASED ON ENGINEER'S UNDERSTANDING OF EXISTING CONDITIONS. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE BASED UPON Aerial AND TOPOGRAPHIC MAPPING PREPARED BY ENR DATED 9/5/25. IF CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS WITHOUT EXCEPTION, CONTRACTOR SHALL HAVE MADE AT OWNERS RISK A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR AND SUBMIT IT TO THE OWNER FOR REVIEW.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL, AND DISPOSING IN ACCORDANCE APPROVED BY ALL GOVERNING AUTHORITIES AND IN ACCORDANCE WITH APPLICABLE CODES OF ALL STRUCTURES, PARTS, WALLS, FOUNDATIONS, PARKING, DRIVEWAYS, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE DEMOLISHED TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE GEOTECHNICAL REPORT AND/OR GEOTECHNICAL ENGINEER.
- CLEARING AND GRUBBING CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING THE DEBRIS IN A LAWFUL MANNER. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- CONTRACTOR IS RESPONSIBLE FOR THE DISCONNECTION OF UTILITY SERVICES TO EXISTING BUILDINGS PRIOR TO DEMOLITION OF THE BUILDINGS.
- CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO REMOVAL AND/OR RELOCATION OF UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANIES' FORCES AND ANY FEES WHICH ARE TO BE PAID TO UTILITY COMPANIES FOR SERVICES. CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES.
- CONTRACTOR IS SPECIFICALLY CAUTIONED THAT LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM INFORMATION AVAILABLE. ENGINEER ASSUMES NO RESPONSIBILITY FOR THE UTILITY MARKING ACCURACY. PRIOR TO START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION OR ON-DECK LOCATIONS OF EXISTING UTILITIES. THE LOCATIONS OF UTILITIES SHALL BE OBTAINED BY THE CONTRACTOR BY CALLING MINNESOTA GOVERNMENT ONE CALL AT 800-252-1668 OR 688-454-0002.
- THE MAPPING LOCATION OF ALL EXISTING SEWERS, PIPING, AND UTILITIES SHOWN ARE NOT TO BE INTERFERED AS THE EXACT LOCATION, OR AS THE ONLY UTILITIES THAT MAY OCCUR ON THE SITE. VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY UNEXPECTED FEATURES. GIVE NOTICE TO ALL UTILITY COMPANIES REGARDING DISTURBANCE AND REMOVAL OF ALL SURFACE LINES AND GAS LINES BEFORE PROCEEDING WITH WORK. UTILITIES DETERMINED TO BE ABANDONED SHALL BE REMOVED UNDER THE BUILDING INCLUDING UP BEYOND FOUNDATIONS.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES RETURNING TO BE REMOVED OR RELOCATED SHALL BE COORDINATED WITH THE AFFECTED UTILITY COMPANY. ADEQUATE TIME SHALL BE PROVIDED FOR RELOCATION AND CLOSE COORDINATION WITH THE UTILITY COMPANY IS NECESSARY TO PROVIDE A SMOOTH TRANSITION IN UTILITY SERVICES. CONTRACTOR SHALL PAY CLOSE ATTENTION TO EXISTING UTILITIES WITHIN THE ROAD RIGHT OF WAY DURING CONSTRUCTION.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
- CONTINUOUS ACCESS SHALL BE MAINTAINED FOR THE SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION OF THE EXISTING FACILITIES.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED AND APPROVED BY THE LOCAL AUTHORITY.
- CONTRACTOR SHALL LIMIT SAW-CUT & PAVEMENT REMOVAL TO ONLY THOSE AREAS WHERE IT IS REQUIRED AS SHOWN ON THESE CONSTRUCTION PLANS BUT IT IS DAMAGED OR INCURRED ON ANY OF THE SURROUNDING PAVEMENT, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ITS REMOVAL AND REPAIR.
- CONTRACTOR TO PROTECT EXISTING FEATURES WHICH ARE TO REMAIN. DAMAGE TO ANY EXISTING CONDITIONS TO REMAIN WILL BE REPAIRED AT CONTRACTORS EXPENSE.
- ABANDON OR REMOVE ALL SANITARY, WATER AND STORM SERVICES PER CITY STANDARDS COORDINATE ALL WORK WITH CITY. ALL STREET RESTORATION SHALL BE COMPLETED IN CONFORMANCE WITH LOCAL STANDARDS.
- CONTRACTOR SHALL PREPARE AND SUBMIT TO THE GOVERNING AUTHORITY A TRAFFIC AND/OR PEDESTRIAN TRAFFIC PLAN PER CITY/COUNTY/STATE STANDARDS TO BE APPROVED BY THE LOCAL GOVERNING AUTHORITY.

measure

NORTH SHORE DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WAYZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

Project No: 25-117
Date: 10/1/2025
Rev: 10/1/2025
Description: PRELIMINARY
1/23/2025 CITY RESUBMITAL

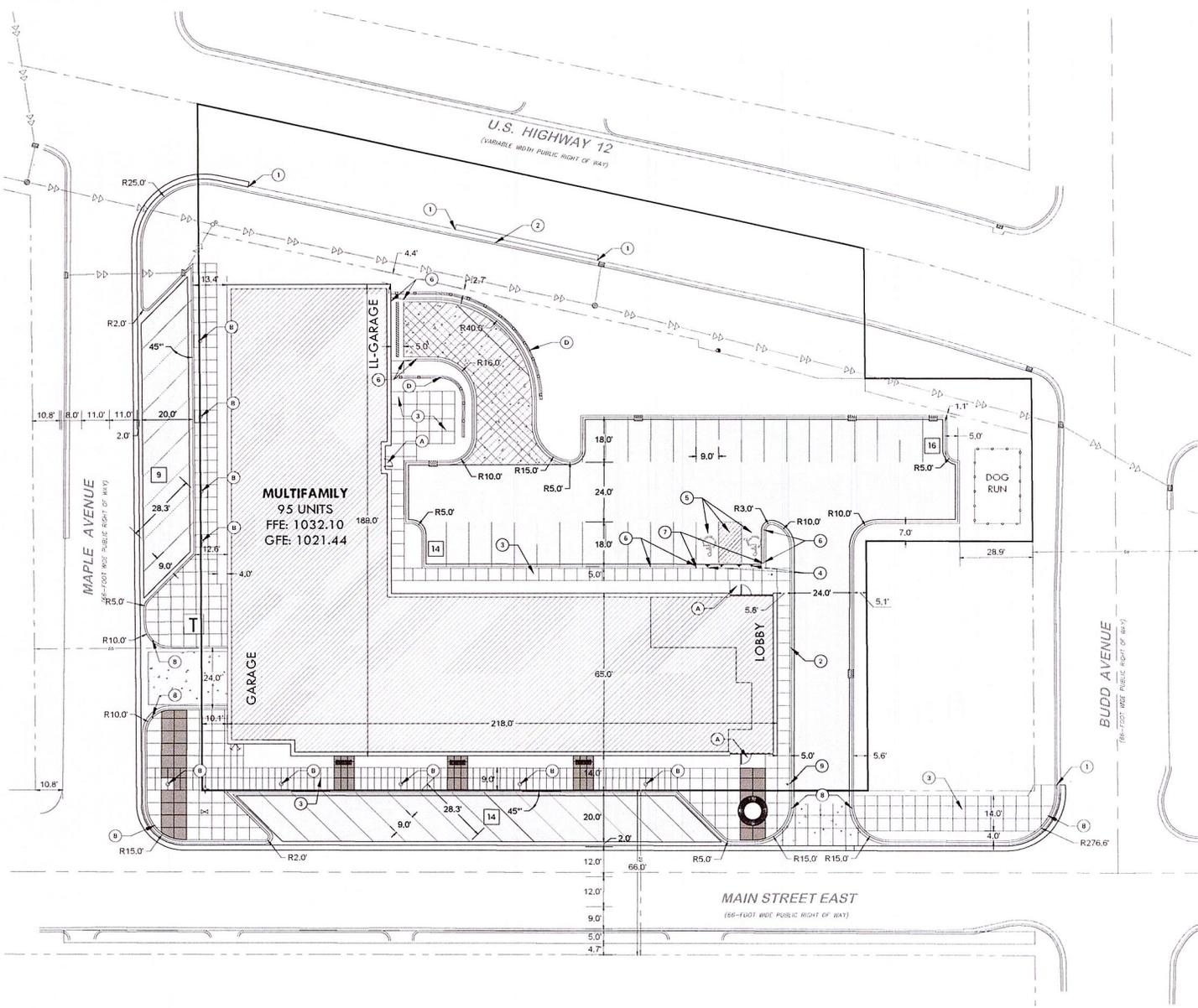
Project No: 25-117
Drawn By: JPM
Checked By: JPM
Issue Date: 10/1/2025
Street File:

DEMOLITION PLAN

Sheet: **C2.0**

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TOP OF PK NAIL IN CONCRETE SURF
DATE: 10/28/25 11:47 PM



LEGEND

- PROPOSED
 - PROPERTY BOUNDARY
 - SETBACK LINE
 - RIGHT OF WAY LINE
 - EASEMENT
 - STANDARD CURB AND GUTTER
 - HEAVY DUTY BITUMINOUS PAVEMENT
 - LIGHT DUTY BITUMINOUS PAVEMENT
 - CONCRETE SIDEWALK
 - HEAVY DUTY CONCRETE PAVEMENT
 - HEATED CONCRETE RAMP
 - FENCE
 - RETAINING WALL (BY OTHERS)
 - TRAFFIC SIGN
 - LIGHT POLE

DEVELOPMENT SUMMARY

ZONING INFORMATION		MU-D	PUD
CURRENT SITE ZONING:	PROPOSED SITE ZONING:		
SITE DATA			
TOTAL SHEL AREA:	125 ACRES		
		REQUIRED	PROPOSED
DENSITY			
TOTAL UNITS:	71 UNITS		
DENSITY:	15 UPA		71 UNITS 56.6 UPA
BUILDING SETBACKS			
FRONT:	5'		14'
SIDE:	0'		10.1'
REAR:	10'		4.4'
PARKING SETBACKS			
HWY 12:	50'		11'
ELSI W/ HWY:	10'		5.0'+
PARKING			
ENCLOSED:	95 STALLS		122 STALLS
EXTERIOR:	95 STALLS		30 STALLS
STREET:			23 STALLS
TOTAL	190 STALLS		175 STALLS
SITE PARKING RATIO	2.00 STALLS PER UNIT		1.84 STALLS PER UNIT
EXISTING IMPERVIOUS SURFACE			0.20 AC
PROPOSED IMPERVIOUS SURFACE			1.00 AC

KEYNOTES

- 1 MATCH EXISTING
- 2 B6-18 CURB & GUTTER
- 3 CONCRETE SIDEWALK
- 4 ADA SIGNAGE & BOLLARDS - SEE CIVIL DETAILS
- 5 ADA PARKING STRIPING - SEE CIVIL DETAILS
- 6 CURB TAPER
- 7 FLUSH CURB
- 8 PLDI STRAIN RAMP - SEE CIVIL DETAILS
- 9 STOP SIGN

DESIGN BY OTHERS

- A ARCHITECTURAL STOOP - COORDINATE WITH STRUCTURAL
- B IRILL GRATE
- C LIGHT POLE WITH FOUNDATION
- D RETAINING WALL WITH GUARDRAIL



NORTH SHORE DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WAYZATA, MN

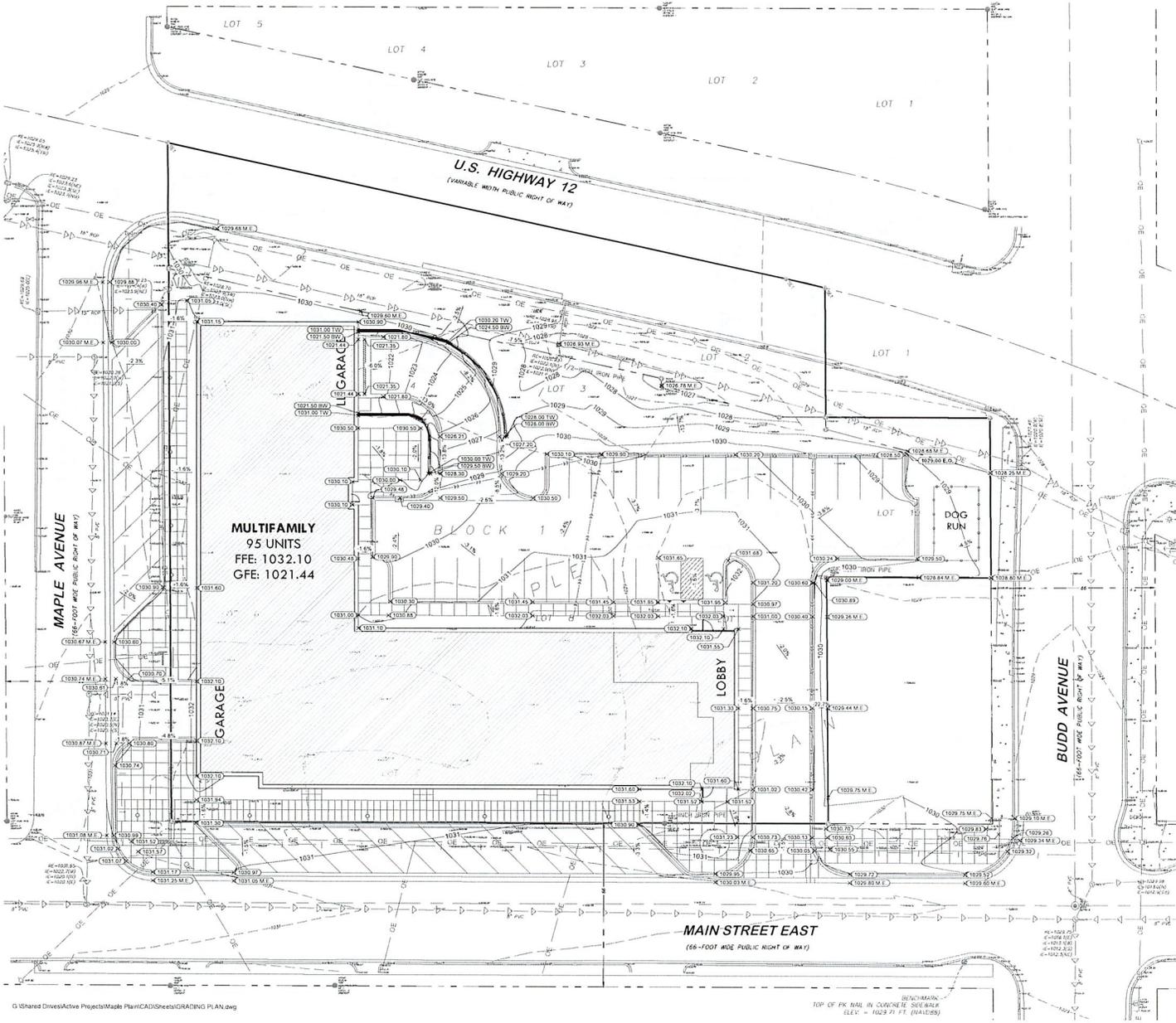
MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.
Professional PE
Estate XXXXXX Lic. No. 53725

Rev.	Date	Description
10.17.2025	PHILLIP/AVNY	
1.23.2026	CHY/HLSUBW/TAL	

Project # 25-117
Drawn by JHM
Checked by JHM
Issue Date 10/17/2025
Sheet Title

SITE PLAN
Sheet
C3.0



LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- FASTENED
- STANDARD CURB AND GUTTER
- STORM SEWER
- HARD END SECTION
- HIL FIBRING WALL
- DRAINAGE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O. EMERGENCY OVERFLOW

SPOT ELEV. LABELS
 ME = MATCH EXISTING
 TW = TOP OF WALL
 BW = BOTTOM OF WALL
 TC = TOP OF CURB

- GRADING NOTES**
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SET CONDITIONS AND UTILITIES LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
 - CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VISIBILE, SLOPED PAVEMENT, EXH PONCHES, WARRS, TRUCK BACKS, BRICKS, BUILDING DRAPINGS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
 - ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF STANDARD SPECIFICATIONS FOR HIGHWAY EXCAVATION AND BACKFILL/SURFACE RESTORATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
 - ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TUMP ESTABLISHMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
 - ALL SLOPES SHALL BE GRADED TO 3% OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
 - CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH A PROPER SLOPE. POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
 - SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED.** PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.
 - SEE SOILS REPORT FOR PAVEMENT THICKNESS AND HOLD DOWNS.
 - CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AT THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
 - CONTRACTOR SHALL PROVIDE A STRUCTURAL RETAINING WALL DESIGN CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER.
 - ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
 - PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH HEAVY-GAUGE TAMPING DRUM TRUCK OR APPROVED EQUIVALENT IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
 - EMBANKMENT MATERIAL PLACED BETWEEN BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2605.3H AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
 - EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2605.3I.
 - ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSATISFACTORY OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.

measure
 DEVELOPMENT PARTNERS
 235 LAKE ST. E #300
 WAYZATA, MN

NORTH SHORE
 DEVELOPMENT PARTNERS
 235 LAKE ST. E #300
 WAYZATA, MN

MAPLE & MAIN
 MAPLE PLAIN, MINNESOTA

Project: 25-117
 Drawn by: JPM
 Checked by: JM
 Issue Date: 10/17/2025
 Sheet Title: GRADING PLAN

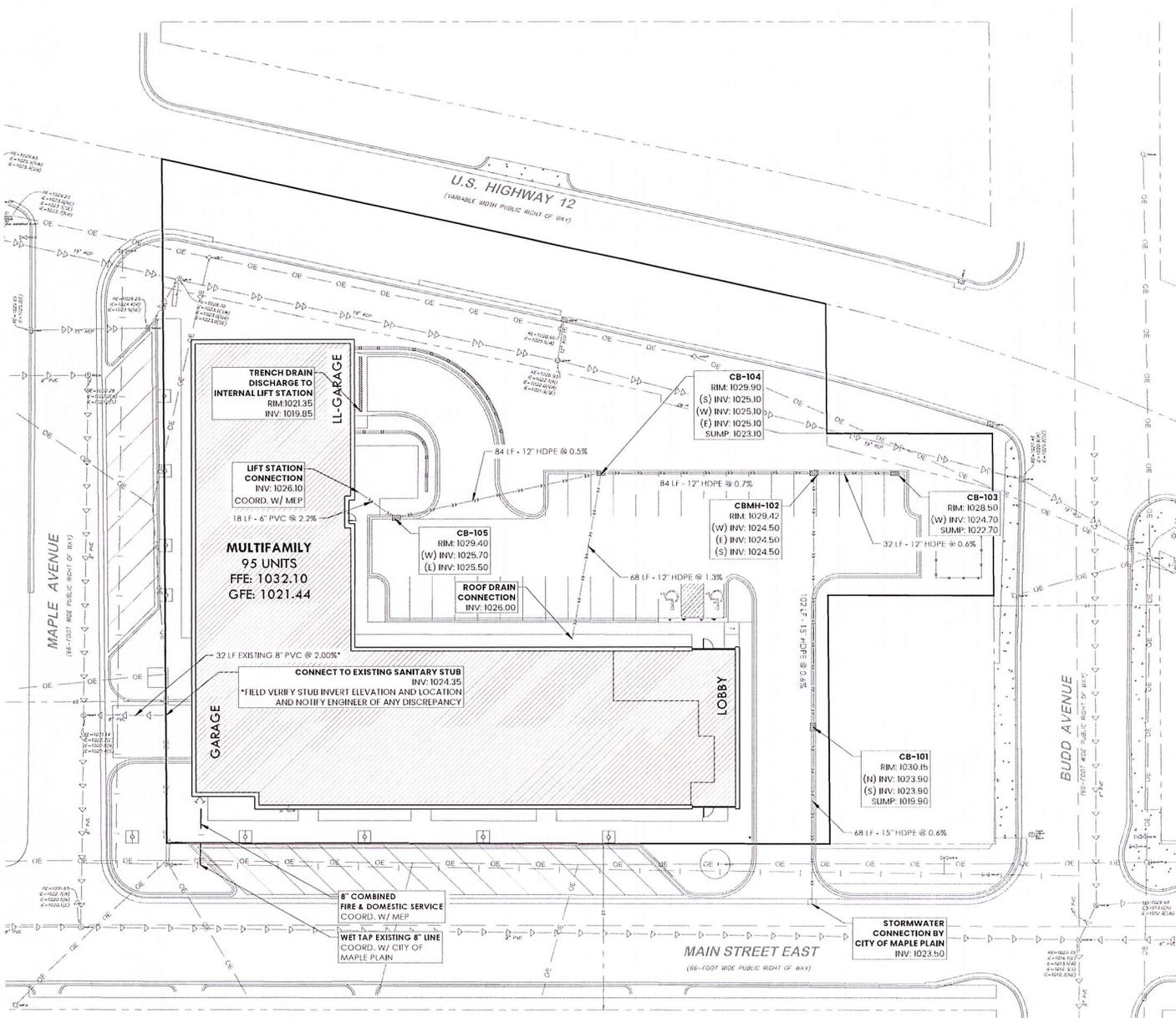
I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and that I am a duly licensed professional Engineer under the laws of the State of Minnesota.
 J. J. Morandi, PE
 Date: XXXX-XX-XX Lic. No. 53735

GRADING PLAN
 Sheet: **C4.0**

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BENCHMARK
 TOP OF PK. NAIL IN CONCRETE SIDEWALK
 ELEV. = 1029.71 FT. (NAD83)



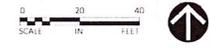


LEGEND

- PROPOSED**
- PROPERTY BOUNDARY
 - - - EASEMENT
 - - - CURB AND GUTTER
 - WATER MAIN
 - HYDRANT
 - GATE VALVE
 - SANITARY SEWER
 - STORM SEWER
 - FLARED END SECTION W/ RIP RAP & TRASH GUARD
 - DRAIN TILE
 - RETAINING WALL
 - GAS
 - UNDERGROUND ELECTRIC
 - OVERHEAD ELECTRIC
 - TELEPHONE/FIBER
 - LIGHT POLE

UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS IRREFRACTORY OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE STANDARD UTILITIES SPECIFICATIONS AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA (CEAM).
3. PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMITS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.
4. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EACH LOCATION AND DIMENSIONS OF DOORWAYS, RAMP, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.
5. ALL PRIVATE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.
6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTICED 48 HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.
7. PROTECT WATER MAIN THUS RESTRAINTS PER CITY STANDARD REQUIREMENTS.
8. PER MINNESOTA DEPARTMENT OF LABOR INDUSTRY REQUIREMENTS, A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION IS REQUIRED FROM WATER MAINS TO ANY MECHANICAL SYSTEM, CATCH BASIN, SEWER PIPE, OR OTHER SOURCE OF CONTAMINATION MEASURED FROM THE OUTER EDGE OF THE PIPE TO THE OUTER EDGE OF THE CONTAMINATION SOURCE UNLESS OTHERWISE SHOWN OR NOTED.
9. UTILITY SERVICES TYPICALLY TERMINATE 5 OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.
10. WATER MAIN PIPE SHALL EITHER BE AWWA C900 PVC WITH DUCTILE IRON FITTINGS AND REISERS, OR DIP CLASS 52.
11. ALL WATER LINES SHALL HAVE 8 MINIMUM COVER (TOP OF PIPE TO FINISH GRADE) REGULAR WATER MAIN IF LESS THAN 8" COVER, REGULATION SHALL BE DOWY STYROFOAM 48 BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.
12. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE THAT IS 8" OR GREATER SHALL BE POLYPROPYLENE (PP) 30W 35. SCHEDULE 40 MUST BE USED IF THE PIPE IS 8" OR SMALLER. C900 IS REQUIRED FOR DEPTHS GREATER THAN 20 FEET. SANITARY SEWER PIPE WITHIN 5 FEET OF THE BUILDING AND UNDER FOOTINGS SHALL BE SCHEDULE 40 PER ASTM D2688. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2222. SCHEDULE WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED COMPLIANT TO CURRENT MINNESOTA PLUMBING CODE.
13. STORM SEWER PIPE
- 13.1. 8" OR POLYPROPYLENE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCIES.
- 13.2. 8" OR GREATER STORM PIPE 4" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM D2688. FITTINGS SHALL BE PER ASTM D2688 AND INSTALLED PER ASTM D2321.
- 13.3. POLYPROPYLENE STORM PIPE 12" TO 60" INCHES IN DIAMETER SHALL MEET REQUIREMENTS OF ASTM D2981 APPROVED FITTINGS SHALL MEET JOINT PERFORMANCE REQUIREMENTS OF ASTM D2322. ALL PIPE JOINTS, THE SPOUT SHALL UTILIZE TWO GASKETS MEETING THE REQUIREMENTS OF ASTM D477. INSTALL IN ACCORDANCE WITH ASTM D2321.
- 13.4. PVC STORM SEWER PIPE AND FITTINGS SHALL BE SCHEDULE 40 PIPE PER ASTM D2686 AND INSTALLED PER ASTM D2321.
- 13.5. IF REQUIRED BY A.U.C., REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETER 18" AND SMALLER AND CLASS 3 FOR PIPE DIAMETER 24" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76 WITH R-4 GASKETS.
14. ALL PORTIONS OF SANITARY & STORM SEWER SYSTEMS, INCLUDING STRUCTURES, LOCATED WITHIN 5 FEET OF A BUILDING OR FOUNDATION SHALL BE TESTED IN ACCORDANCE WITH MINNESOTA RULES, PART 4704 AND CURRENT MINNESOTA PLUMBING CODE.



measure

NORTH SHORE DEVELOPMENT PARTNERS

235 LAKE ST. E #300
WAZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.

Project: 08
Professional Engineer, PE
Estate XXXXXXX, Lic. No. 53735

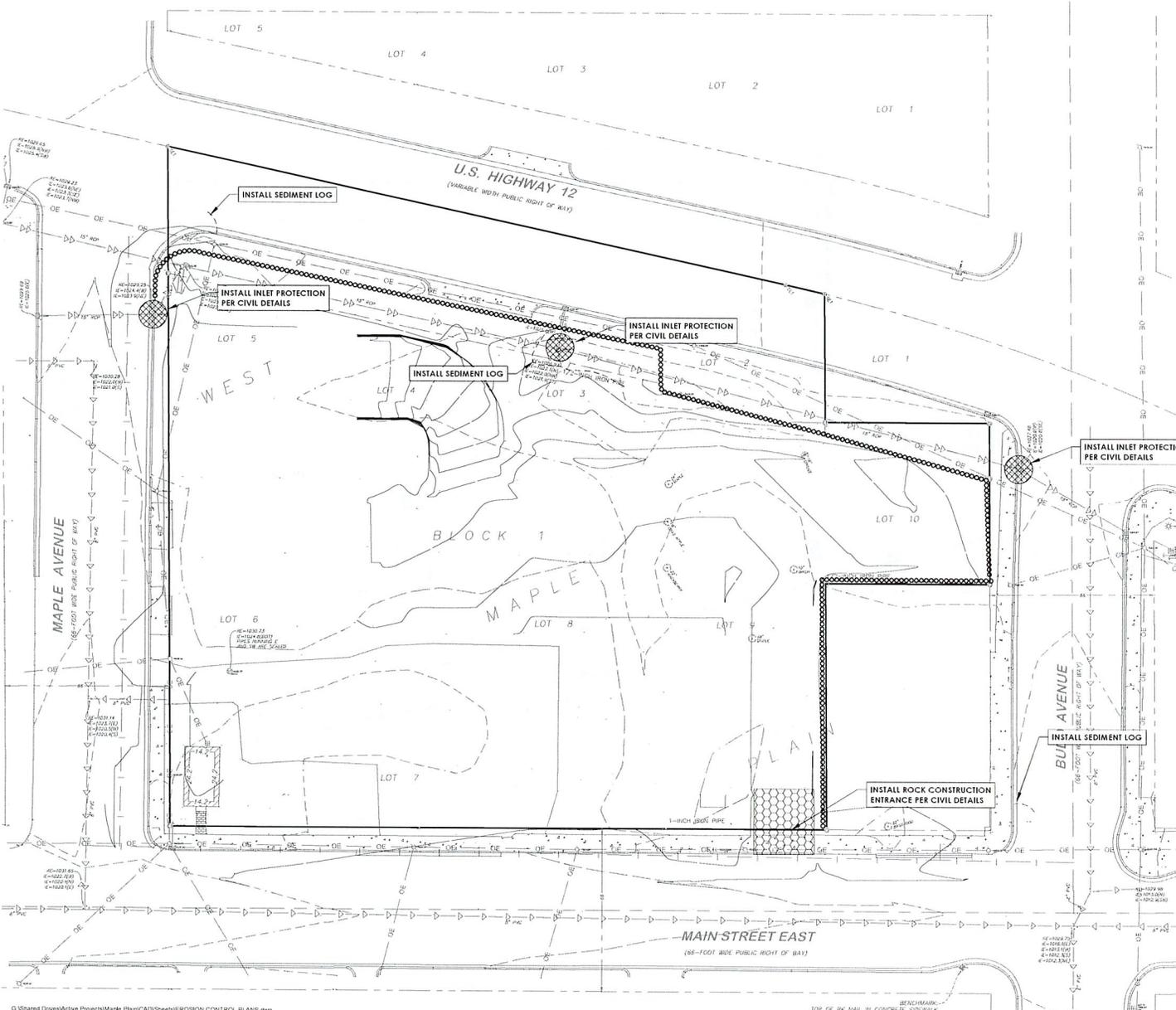
Rev.	Date	Description
10.17.2025	PHLEMMANN	
1.23.2026	CITY SUBMITTAL	

Project # 25-117
Drawn by HM
Checked by JM
Issue Date 10/17/2025
Sheet Title

UTILITY PLAN

Sheet
C5.0

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LEGEND

- PROPERTY BOUNDARY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- FASTEN
- STANDARD CURB AND GUTTER
- STORM SILEVER
- FLARED END SECTION
- REINFORCED WALL
- DRAINAGE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O.
- EMERGENCY OVERTFLOW
- ROCK CONSTRUCTION ENTRANCE
- EROSION CONTROL BLANKET
- INLET PROTECTION
- SILT FENCE
- BIOROLL

- EROSION CONTROL NOTES**
1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR SHALL NOT BE HELD OR AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
 2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL STABLE SOIL OR GRASS/COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT CONDITIONS WITH RESPECT TO EROSION CONTROL, TEMPORARY PONDING, DISEASES, HAYMAKES, ETC. REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 3. EROSION AND SEDIMENT CONTROL (ESC) THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SEDIMENT AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SEDIMENT INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKETS, AND SILT FENCES. SILT FENCES SHALL BE INSTALLED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
 4. ALL SITES ARE UNPAVED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
 5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
 6. WHEN INSTALLING END-OF-THE-FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH HIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
 7. ALL UNPAVED AREAS AT THE END OF CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SOD AND MATCH SOIL. EROSION CONTROL BLANKET OR HIP RAP SURFACED WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
 8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT AND CITY.
 - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-II AT 30.5-POUNDS PER ACRE
 - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-1/2 (FALL) OR 21-II (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - C. INFILTRATION/BASIN BASIN SHALL BE MNDOT SEED MIX 34-262 AT 10.5-POUNDS PER ACRE
 - D. POOR SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE
 - E. GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE
 - F. MUDCH SHALL BE MNDOT TYPE I APPLIED AT 2-TONS PER ACRE
 - G. FOR AREAS WITH SLOPES OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
 9. ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
 10. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED BOTTOM ELEVATION.
 11. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
 12. THE SITE MUST BE LEFT IN A WEATHERED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING, OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PATHS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

measure

NORTH SHORE DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WAYZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.

Date: XXXX-XX-XX Lic No: 53735

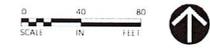
Rev	Date	Description
1.0	10.17.2025	PRELIMINARY
1.1	1.23.2026	CITY RESUBMITTAL

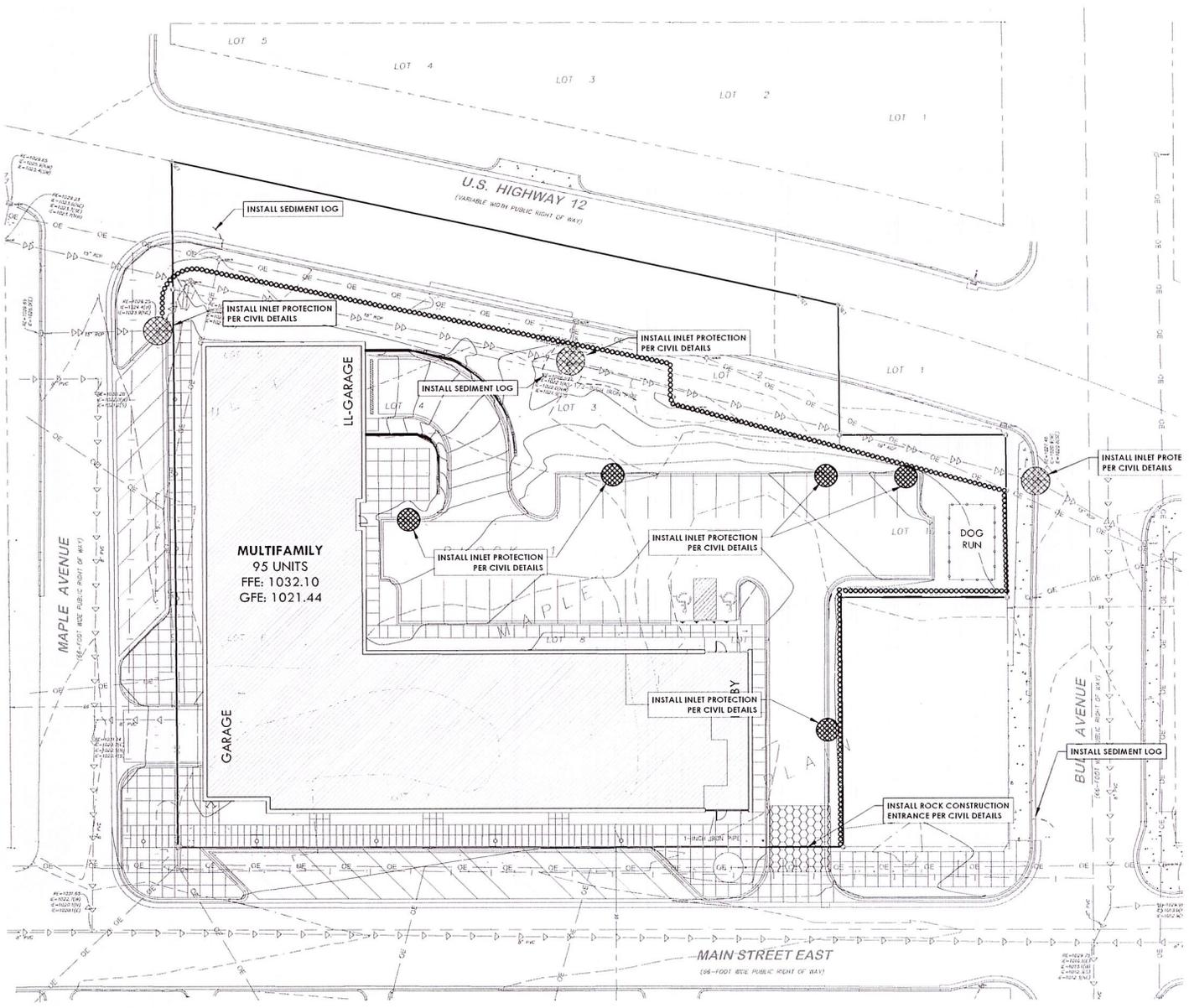
Project # 25-117
Drawn by JPM
Checked by JM
Issue Date 10/7/2025
Sheet Title
PHASE I EROSION CONTROL

Sheet
C6.0

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BENCHMARK
TOP OF P.K. NAIL IN CONCRETE CURB/RAIL
ELEV. = 1079.71 FT (NAVD83)



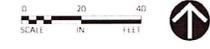


LEGEND

- PROPERTY BOUNDARY
- - - EXISTING CONTOUR
- - - PROPOSED CONTOUR
- SETBACK LINE
- RIGHT OF WAY LINE
- - - STANDARD CURB AND GUTTER
- STORM SEWER
- FLARED END SECTION
- RAINFALL WALL
- DRAINAGE
- GRADING LIMITS
- SPOT ELEVATION
- FLOW DIRECTION
- E.O. EMERGENCY OVERFLOW
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- EROSION CONTROL BLANKET
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EROSION CONTROL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL WORK IS COMPLETED OR HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND/OR REMOVED AND SHALL BE CONSIDERED INCORPORATED TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, TRENCHES, HAYBALS, ETC., REQUIRED BY THE CITY SHALL BE INCORPORATED TO THE GRADING CONTRACT.
3. EROSION AND SILTATION CONTROL (ESC) THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASINS/PITS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK IN THE CIVIL. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DISPOSING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY EROSION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER. ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE JOB IS ESTABLISHED.
4. ALL STREETS IS OBTAINED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
5. PROPOSED PONDS SHALL BE EXCAVATED FIRST AND USED AS TEMPORARY PONDING DURING CONSTRUCTION.
6. WHEN INSTALLING END-OF-THE-FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH 4" HP. THE UPPER END OF FLARED END SECTIONS SHALL HAVE 200# BIRL BLANKET INSTALLED ON THE DISTURBED SOILS.
7. ALL UNPAVED AREAS AFFECTED DUE TO CONSTRUCTION ACTIVITIES MUST BE HARD SURFACED WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
8. THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - A. TEMPORARY (GREATER THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 22-111 AT 35-POUNDS PER ACRE.
 - B. TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-212 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE.
 - C. INFILTRATION/RETENTION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 145-POUNDS PER ACRE.
 - D. POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - E. GENERAL SLOPING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - F. MARCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
9. FOR AREAS WITH SLOPES OF 3:1 OR GREATER RESTORATION WITH SOIL OR EROSION CONTROL BLANKET IS REQUIRED.
10. ALL TEMPORARY SLOPPLES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
11. ALL PERMANENT PONDS USED AS TEMPORARY SEDIMENT BASINS DURING CONSTRUCTION SHALL BE DREDGED AFTER THE SITE HAS BEEN STABILIZED TO RESTORE THE POND TO THE PROPOSED CONSTRUCTION.
12. ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
13. THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING, OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.



measure

NORTH SHORE DEVELOPMENT PARTNERS

235 LAKE ST. E #300
WAYZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.

Project No. 25-117
Date: 10/17/2025
City: Wayzata, MN

Rev	Date	Description
01	10/17/2025	PRELIMINARY
1	11/23/2025	CITY REQUIREMENT

Project # 25-117
Drawn By JHM
Checked By JHM
Issue Date 10/17/2025
Sheet 1 of 1

PHASE 2 EROSION CONTROL

C6.1

SWPPP NARRATIVE

The SWPPP is prepared in accordance with the National Pollutant Discharge Elimination System (NPDES) regulations as established by the Clean Water Act. The Minnesota Pollution Control Agency's Construction General Permit MR-R0002 (CSOP) (EXPIRATION DATE JULY 31, 2023) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

The SWPPP is for IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW, AT MAIN AND MAPLE APARTMENTS. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON THE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:

- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR MAPLE & MAIN APARTMENTS SHALL BE CONSIDERED PART OF THE SWPPP.

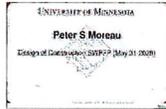
PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR MAPLE & MAIN APARTMENTS IN MAPLE PLAIN, MINNESOTA. THE SITE IS LOCATED ON 1.25 ACRES NEAR THE INTERSECTION OF US HWY 12 & MAPLE AVENUE.

PROJECT CONTACT INFORMATION
OWNER/DEVELOPER: NORTH SHORE DEVELOPMENT
OWNER ADDRESS:
235 LAKE STREET E #300
WAYZATA, MN
OWNER EMAIL: MAT1@NORTHSHOREDEVELOPMENT.COM
CONTRACTOR: NORTH SHORE CONTRACTORS

IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.

SWPPP DESIGNER: MEASURE GROUP, LLC

PETER MOREAU
PO BOX 10
WAYZATA, MN 55391
612-440-0034
PMOREAU@MEASUREGRP.COM



DESIGN OF CONSTRUCTION SWPPP, U OF M, 05/31/20

SWPPP INSPECTION:

TBD

BMP INSTALLER:

TBD

OWNER/OPERATOR RESPONSIBILITIES

- OWNER
 - DEVELOPMENT OF SWPPP PRIOR TO APPLICATION SUBMITTAL
 - SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
 - COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
 - SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROJECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 15 DAYS OF SITE PREPARATION
 - KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
 - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE
 - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
 - IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM
 - DEVELOP CHART OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE
 - IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

- OPERATOR
 - COMPLETION OF AN ACCURATE NOI WITH THE OWNER
 - COMPLIANCE WITH CSOP SECTIONS 3, 4, 6-22, 25 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
 - KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
 - COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION

THE SITE IS APPROXIMATELY 1.25 ACRES. CONSTRUCTION WILL CONSIST OF, BUT NOT LIMITED TO GRADING, THE PROPOSED PHASE OF THE DEVELOPMENT WILL CONSIST OF THE CONSTRUCTION OF A MULTIFAMILY HOUSING DEVELOPMENT WITH ASSOCIATED BUILDING, PARKING LOT AND UTILITY INFRASTRUCTURE.

PROJECT AREA = 1.25 AC
DISTURBED AREA = 1.67 AC
EXISTING IMPERVIOUS AREA = 0.20 AC
PROPOSED IMPERVIOUS AREA = 1.00 AC

PRE-DEVELOPMENT SITE CONDITIONS

SITE IS GENERALLY CONSISTENT WITH HSG TYPE "D" SOILS. THE EXISTING SITE GENERALLY DRAINS FROM SOUTHWEST TO THE NORTHEAST.

REFER TO GEOTECHNICAL REPORT DATED XX/XX/XXXX COMPLETED BY BRAUN INTERTEC.

POST-DEVELOPMENT SITE CONDITIONS

THE PROPOSED SITE MAINTAINS THE OVERALL EXISTING DRAINAGE PATTERNS. MOST OF THE SITE DRAINS FROM SOUTHWEST TO NORTHEAST. THE RUNOFF FROM MOST OF THE SITE WILL BE DIRECTED THROUGH STORM SEWER TO THE CITY DRAINAGE FACILITY TO BE IDENTIFIED AT A LATER DATE.

STORM WATER MANAGEMENT PLAN

- THE TEMPORARY STORMWATER MANAGEMENT PLAN WILL CONSIST OF GUIDELINES SET FORTH IN ITEMS 7 AND 8 OF THE SWPPP NOTES SECTION.
- THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF SURFACE DRAINAGE BY CURB AND GUTTER, SWALES AND STORM SEWER PIPE.
- THE SITE DRAINAGE WILL BE ROUTED TO PROPOSED STORM SEWER WHICH WILL DISCHARGE TO THE PUBLIC TREATMENT SYSTEM.
- REFER TO THE PROJECT STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, AND STORM WATER MANAGEMENT CALCULATIONS.
- THE SITE STORM WATER FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

- TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISH AND MAINTAIN TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION, ARE DESCRIBED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS
POTENTIAL POLLUTANT SOURCES INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMP'S, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTI-FREEZE	VARIOUS	SECONDARY CONFINEMENT/DIRM PAN
DIESEL FUEL	VARIOUS	SECONDARY CONFINEMENT/DIRM PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONFINEMENT
GASOLINE	EQUIPMENT/FUELING AREA	SECONDARY CONFINEMENT/DIRM PAN
GULF/ADHESIVES	CONTRACTOR	SECONDARY CONFINEMENT
HYDRAULIC OIL	CONTRACTOR	SECONDARY CONFINEMENT
PAINTS	CONTRACTOR	SECONDARY CONFINEMENT
GREASE	CONTRACTOR	SECONDARY CONFINEMENT/DIRM PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING
SOIL AMENDMENTS	LANDSCAPE CONTRACTOR	SECONDARY CONFINEMENT
CONCRETE	TRUCK WASHOUT AREA	WASHOUT AREA
CONCRETE/MORTAR	MOBILE MIXER	S / WASHOUT AREA

CONSTRUCTION SEQUENCING

- THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:
1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN
 1. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN
 2. INSTALL STABILIZED STOCKPILE CONSTRUCTION ENTRANCE.
 3. CLEAR AND GRUB SITE.
 4. STRIP AND STOCKPILE TOPSOIL.
 5. ROUGH GRADE OF SITE.
 6. STABILIZE DISTURBED AREAS AND STOCKPILES
 7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
 8. INSTALL INLET PROTECTION AROUND CATCH BASINS
 9. INSTALL STREET SECTION.
 10. INSTALL CURB AND GUTTER
 11. INSTALL PAVEMENT
 12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
 13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
 14. REMOVE ACCUMULATED SEDIMENT.
 15. FINAL GRADE.
 16. WHEN ALL CONSTRUCTION ACTIVITIES COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOIL AND LANDSCAPING, REMOVE SILT FENCE, AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES

IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE OR ANY DISCHARGE OF HAZARDOUS MATERIAL OR PROPRIETARY QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0788.

TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES AT SPECIFIC AREAS.

PRIOR TO START OF CONSTRUCTION

1. THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION
1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERMITS OR AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN
2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS
3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF AREAS OF CONSTRUCTION
4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY ACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTALS TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES AS SHOWN ON THE PLAN.

DURING CONSTRUCTION

1. THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION
1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR NOT AT FINAL GRADE WITHIN 7 DAYS OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CLEARING. TEMPORARY SEED MIX 22-10L APPLIED AT A RATE OF 305 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODED.
3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE
4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REFINISHING FINAL GRADE WITH TOPSOIL AND ARCH RO STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER
5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN 7 DAYS.
6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERMITS CONTROL BARS
7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE EXPOSURE OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APPROX IS INSTALLED. BRAPAP SHALL BE INSTALLED UPON APPROX BY ACCORDING TO THE STANDARD TAB
8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
9. REMOVE ANY SEDIMENT THAT HAS BEEN TRUCKED OUT TO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DITCH SECTION, OR MORE FREQUENTLY AT DIRECTION OF SITE INSPECTOR
10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROOF-OFF BOXES, EMPHY WHEN DEBRIS REACHES TOP OF DUMPSTER
11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 10 OF THE GENERAL PERMIT.

INLET SEDIMENT CONTROL BMP REMOVAL

IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERBODIES DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

UPON COMPLETION OF CONSTRUCTION ACTIVITIES

PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES.

1. ALL SOIL EXPOSURE FACILITY BE COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT VEGETATIVE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY CLEAR OUT. ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS, THE CLEAR OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
4. ALL TEMPORARY SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MINDOT SPECIFICATIONS FOR DOMESTIC SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE EROSION AND SEDIMENT CONTROL INSPECTIONS

CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON HOBLED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA NON-ROGUE PERMIT. ALL INDIVIDUALS WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN.

INSPECTION SCHEDULE:

- THE SITE IS ACTIVE. INSPECTION NEEDED EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS. INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION. INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS)
- SUBJECT TO WINTER/ROZEN CONDITIONS, NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:

1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. REASONS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE, TIME, BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (GRAVEL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES (LOCATIONS)
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING, SETTLED SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO INSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGES WATER WILL NOT CONTAIN EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL CHANGES SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS EROSION PREVENTION AND SEDIMENT CONTROL BMP'S FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO INSURE THEY ARE MAINTAINED DURING ALL RAINFALL AND POST RAINFALL EVENTS. ALL NON-FUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT.

1. ALL NON-FUNCTIONAL BMP'S - OBSERVED CONDITION: SEDIMENT COVER (SPRINGS, UNDER WATER, SCOURED ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC.) - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERMITS PER SEDIMENT CONTROL (SILT FENCE, TREE LOGS, BRIMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FATTENED TO 1/2 HEIGHT, DRYER OVER UNDESIREDLY SCOURED, SHOVED, OR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERMITS PER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMP'S, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION: SEDIMENT DEPOSITION, SEDIMENT Deltas AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVE / CLEAN OUT / OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENTATION BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION 1/2 OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE ERIE LOCATIONS, ROCK ERIE PAVES, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK ERIE OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED STREETS AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FROM THE SITE HANDING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY.
7. STREET SWEEPING IS REQUIRED ON TIME PER WEEK AND AFTER RAINFALL OR MORE FREQUENTLY IF DIRECTED BY CITY ENGINEER.

TERMINATION OF COVERAGE

1. THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:
 - 1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACQUIRED WITH VEGETATIVE AND/OR NATIVE AND/OR NON-VEGETATIVE COVER.
 - 2. THE NOTICE OF TERMINATION FORM FROM THE MPCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE UPON MINIMUM OF THE STOP MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA OR.
 - 2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE, THE ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MINIMUM OF THE SUBMISSION DATE OF THE NOI. IF A PORTION OF THE SITE IS HANDLED BY (E.G. OUTLETS/ROCKERS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MINIMUM OF THE SUBMISSION DATE.
 - 3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
 - 3.1. CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED, AND
 - 3.2. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER, AND
 - 3.3. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
 - 4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE MPCA WITH THE NOI FORM AND IS SUBJECT TO MPCA APPROVAL.

SWPPP BMP QUANTITIES

SILT FENCE	XXXX FT	SOIL	XXXX SF
BIO-ROLL	XX LF	EROSION CONTROL BARRI	XXXX SF
INLET PROTECTION	X EACH	ROCK CONSTRUCTION ENTRANCE	1 EACH
CURVEYER'S PROTECTION	X EACH	STREET SWEEPING	1 EACH
TEMPORARY SEED MIX (22-10)	XXXX SF		
PERMANENT SEED MIX	XXXX SF		

measure
 NORTH SHORE DEVELOPMENT PARTNERS
 235 LAKE ST. E #300
 WAYZATA, MN

MAPLE & MAIN
 MAPLE PLAIN, MINNESOTA

Project Title: _____

Number certify that this plan, specifications or report was prepared by me or under my direct supervision and I am a duly licensed professional Engineer under the jurisdiction of the State of Minnesota.

Notary Public
 Peter S. Moreau, PE
 Date: XX/XX/XX Lic. No.: 53735

Rev.	Date	Description
1	10/12/2023	PRELIMINARY
2	1/23/2024	CITY SUBMITTAL

Project # 25-117
 Drawn by: PM
 Checked by: JM
 Issue Date: 10/17/2023
 Sheet Title:

SWPPP NARRATIVE

Sheet: **C7.0**

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

- 1. IMPORTANT VEGETATION**
 - SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
 - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORAGE EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TORSO OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.

- 2. DITCH PROTECTION (TEMPORARY OR PERMANENT)**
 - THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A SMOOTH, ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
 - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIP-RAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
 - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSTREAM DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SLOPE STEEPNESS AND LENGTH.
 - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.

- 3. WORK NEXT TO WETLANDS**
 - PRESERVE A 100' FROM SPECIAL WATERS' NATURAL BUFFER, OR IF A BUFFER IS INFEASIBLE, PROVIDE REDUNDANT SEDIMENT CONTROLS PRIOR TO DISTURBANCE OF UP-GRADIENT AREAS.
 - FILL SLOPES ADJACENT TO WETLANDS SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS OF COMPLETION OF WORK. INSTALL EROSION CONTROL BLANKET AS INDICATED ON THE EROSION CONTROL / GRADING PLAN.

- 4. LONG-STEEP CUT/HILL SLOPES**
 - THERE WILL BE NO UNBROKEN SURFACE SLOPE LENGTHS OF GREATER THAN 75 FEET FOR SLOPES WITH A GRADE OF 3:1 OR STEEPER WITHIN 200 FEET OF SURFACE WATERS. ALL EXPOSED AREAS WITH A CONTINUOUS POSITIVE SLOPE WITHIN 200 FEET OF A SURFACE WATER WILL HAVE A TEMPORARY OR PERMANENT COVER YEAR ROUND. THE EXPOSED SOILS SHALL BE STABILIZED WITHIN 14 DAYS.
 - PLANNED SLOPES OF 3:1 (H:V) OR STEEPER AND GREATER THAN 75 FT IN LENGTH WILL BE TEMPORARILY OR PERMANENTLY STABILIZED IN INCREMENTS NOT TO EXCEED 75 FT, PRIOR TO CONSTRUCTION OR DISTURBING A NEW INCREMENT.
 - LONG SLOPES SHOULD BE BROKEN INTO SHORTER LENGTHS BY INSTALLING STRAW BIOROLLS IN INTERLOCKING HERRINGBONES AS SHOWN ON THE GRADING PLAN. IF TEMPORARY SEEDING AND MULCH CAN NOT BE USED ON SLOPES STEEPER THAN 3:1, THEN THE SLOPE MAY BE COVERED WITH TARPS OR PLASTIC SHEETING. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE SOIL SURFACE ON RE-VEGETATED SLOPES WILL BE ROUGHENED USING ANY APPROPRIATE IMPLEMENT THAT CAN BE SAFELY OPERATED ON THE SLOPE, SUCH AS BULLDOZERS OR DISKS. THE GROOVES SHALL BE CREATED PERPENDICULAR TO THE SLOPE TO HELP ESTABLISH VEGETATIVE COVER, REDUCE RUNOFF VELOCITY, INCREASE INFILTRATION, AND PROVIDE FOR SEDIMENT TRAPPING.

- 5. CULVERT INLET/OUTLET PROTECTION**
 - SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
 - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND WINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON TIP ACCORDING TO THE STANDARD DETAIL.

- 6. STORM SEWER INLET PROTECTION**
 - STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
 - IMPASSIBLE SEDIMENT CONTROL BARRIERS OR APPROVED EQUIP SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - IMPASSIBLE DEBRIS COLLECTION DEVICE OR APPROVED EQUIPMENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMP'S IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.

- 7. STORM WATER POND OUTLETS**
 - TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON TIP.
 - POND EMERGENCY SPILLWAYS SHALL BE USED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.

- 8. TEMPORARY SEDIMENT BASINS**
 - TEMPORARY SEDIMENT BASINS WILL BE PROVIDED WHERE TO OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION. THE BASIN SIZE IS BASED ON RUNOFF FROM A 2-YEAR, 24 HOUR STORM FOR EACH ACRE DRAINED TO THE BASIN. AT A MINIMUM, THE BASIN WILL PROVIDE 1800 CUBIC FEET OF STORAGE FOR EACH ACRE DRAINED TO THE BASIN.
 - SEDIMENT BASINS WILL DETRAIN WATER LONG ENOUGH TO SETTLE OUT AT LEAST 75 PERCENT OF THE SEDIMENT. THE USE OF FLOCS MAY BE NECESSARY. THE DISCHARGE QUALITY SHALL BE EQUAL TO OR BETTER THAN THE RECEIVING WATER. THE TEMPORARY BASIN MAY BE DRAIN DOWN WITH A PUMP TO INCREASE CAPACITY FOR THE NEXT RAIN EVENT. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE SEDIMENT PONDS WILL BE EXCAVATED TO MAINTAIN THE NECESSARY SEDIMENT CAPACITY AND CONTAINMENT.
 - TEMPORARY SEDIMENT FOREBAYS WILL BE CONSTRUCTED TO CAPTURE SEDIMENT BEFORE IT ENTERS THE POND, IF NECESSARY.
 - THE SEDIMENT PONDS WILL BE MONITORED BY THE CONTRACTOR TO DETERMINE THE SEDIMENT LEVEL IN THE POND.

- 9. EROSION CONTROL DEVICES**
 - WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES 3/4 FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

- 9.EEPP UTILITIES: WATER AND SANITARY/GAS LINE**
 - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
 - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
 - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDDED WITH A TEMPORARY
 - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

- 10. STOCKPILES (TEMPORARY AND PERMANENT)**
 - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
 - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
 - STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMP'S SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

- 11. CONSTRUCTION DEWATERING**
 - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
 - (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT):
 - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
 - USE A PORTABLE SEDIMENT TRAP SYSTEM.
 - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECK DAMS.
 - DISCHARGE THROUGH FIBERLOSS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
 - PUMP TO A TEMPORARY SEDIMENT BASIN.
 - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
 - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
 - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

- 12. CONSTRUCTION ENTRANCES**
 - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
 - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIP'S TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
 - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
 - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
 - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
 - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

- 13. CONCRETE TRUCK WASHOUT**
 - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
 - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
 - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
 - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
 - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
 - IMPERMEABLE LINERS INCLUDES TO ALL POLYMER OR COMPACTED CLAY LINER.
 - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

- 14. VEHICLE MAINTENANCE**
 - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
 - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A UNIFIED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
 - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 15. FUELING**
 - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
 - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM DRAIN SYSTEMS.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 16. HAZARDOUS MATERIALS**
 - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
 - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 - IF STORING AND DISPOSAL IN QUORRMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
 - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED, INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 17. CHEMICAL CONTAINMENT**
 - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE. BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
 - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT REUSABLE.
 - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
 - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
 - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
 - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY, IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDED METHODS.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
 - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.

- 18. SOLID WASTE**
 - SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
 - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
 - MPCA DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
 - SOLID WASTE STORED IN CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 19. DUST CONTROL**
 - THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - RAPID STABILIZATION METHODS ON SLOPES.
 - WATER ON ROADWAYS AND GRADED AREAS.
 - ALTERNATIVES IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
 - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.

- 20. WINTER STABILIZATION**
 - COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER.
 - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MURCH.
 - ALL EXPOSED SOILS TO BE SEEDDED WITH MNDOT SEED MIX 150.
 - ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH MPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS SECTION D. DEWATERING AND BASIN DRAINING.
 - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND OUT OF THE PLOWED SNOW AREA.
 - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED.
 - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
 - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
 - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.

- 21. NON-STORMWATER DEWATERING**
 - HYDRANT FLUSHING. FLUSHINGS OF HYDRANTS WILL BE DISCHARGED
 - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED AREAS WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASIN AND STORM SEWER SYSTEM.
 - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-DROPSY MEANS.

- 22. WORK NEAR OR IN IMPAIRED WATERS**
 - EXPOSED SOILS MUST BE STABILIZED WITHIN 7 DAYS OF ACTIVITY TEMPORARILY OR PERMANENTLY CEASED.
 - TEMPORARY SEDIMENT BASIN NEEDED WITHIN AREAS 5 ACRE DISTURBANCE WITH COMMON POINT OF DISCHARGE.
 - IF WORK IS IN AN SPECIAL WATERS REFER TO APPENDIX A OF THE NPDES PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.
 - NO UNTREATED DEWATERING WILL TAKE PLACE AND DISCHARGE TO 'IMPAIRED WATERS'.
 - SEE PERMIT FOR ADDITIONAL NOTES AND REQUIREMENTS.

- 23. INFILTRATION/FILTRATION AREAS**
 - FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
 - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
 - DO NOT USE HEAVY/WHEELED EQUIPMENT IN FILTRATION AREA.
 - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
 - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
 - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED.

- WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE TEMPORARY BASIN REACHES 3/4 FULL (50% OF THE STORAGE VOLUME) THE BASIN SHALL BE DRAINED USING PUMPS AND ENERGY DISSIPATION AND SEDIMENT REMOVAL SHALL BE COMPLETED WITHIN 72 HOURS OF DISCOVERY OF THE BASIN BEING 1/2 FULL OF SEDIMENT, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- TEMPORARY SEDIMENT BASINS WILL HAVE A STABILIZED EMERGENCY OVERFLOW AND CONTAIN ENERGY DISSIPATION AT BASIN OUTLET.

- 9.EEPP UTILITIES: WATER AND SANITARY/GAS LINE**
 - SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
 - DISTURBANCE OF CHANNEL BANKS, WETLANDS, AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
 - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDDED WITH A TEMPORARY
 - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.

- 10. STOCKPILES (TEMPORARY AND PERMANENT)**
 - LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
 - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
 - STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMP'S SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER

- 11. CONSTRUCTION DEWATERING**
 - DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT BE DIRECTLY DISCHARGED TO SURFACE WATERS. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
 - (TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT):
 - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
 - USE A PORTABLE SEDIMENT TRAP SYSTEM.
 - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECK DAMS.
 - DISCHARGE THROUGH FIBERLOSS OR A ROCK WEEPER INTO A LARGE VEGETATIVE BUFFER AREA.
 - PUMP TO A TEMPORARY SEDIMENT BASIN.
 - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
 - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
 - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.

- 12. CONSTRUCTION ENTRANCES**
 - A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
 - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIP'S TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
 - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
 - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
 - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
 - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.

- 13. CONCRETE TRUCK WASHOUT**
 - CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
 - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
 - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM OWNER.
 - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
 - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
 - IMPERMEABLE LINERS INCLUDES TO ALL POLYMER OR COMPACTED CLAY LINER.
 - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

- 14. VEHICLE MAINTENANCE**
 - ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
 - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A UNIFIED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
 - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 15. FUELING**
 - ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
 - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM DRAIN SYSTEMS.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 16. HAZARDOUS MATERIALS**
 - HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
 - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 - IF STORING AND DISPOSAL IN QUORRMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
 - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED, INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.

- 17. CHEMICAL CONTAINMENT**
 - GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE. BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
 - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT REUSABLE.
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 - ALTERNATIVES IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
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 - ALL EXPOSED SOILS TO BE SEEDDED WITH MNDOT SEED MIX 150.
 - ALL LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH MPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS SECTION D. DEWATERING AND BASIN DRAINING.
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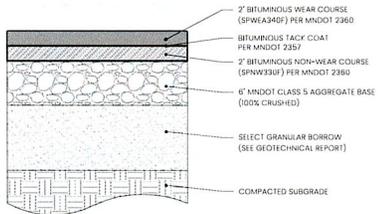
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NORTH SHORE DEVELOPMENT PARTNERS

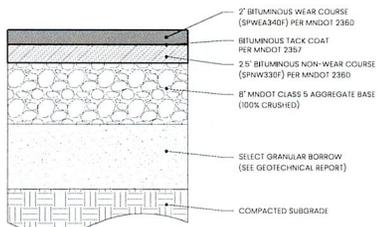
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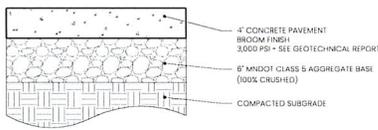
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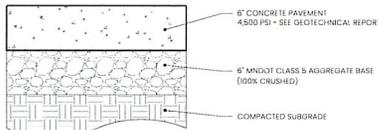
LIGHT DUTY BITUMINOUS PAVEMENT



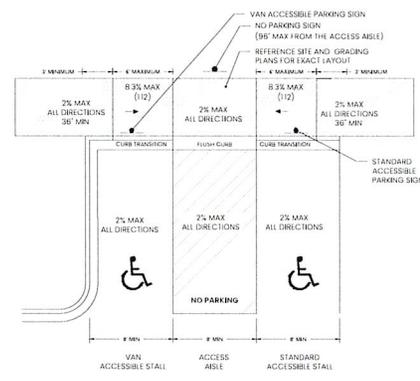
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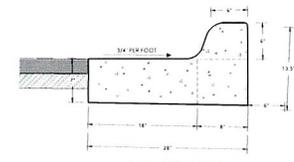
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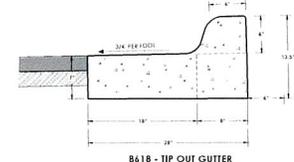
CONCRETE PAVEMENT



ACCESSIBLE PARKING STALLS



B618 - TIP IN GUTTER



B618 - TIP OUT GUTTER



B618 - FLUSH CURB

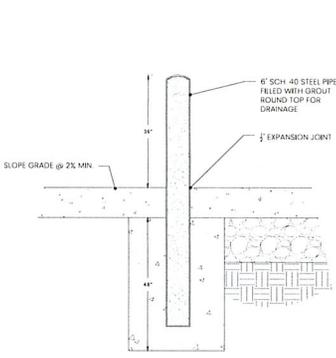
B618 CURB DETAILS

1 BITUMINOUS PAVEMENT SECTIONS

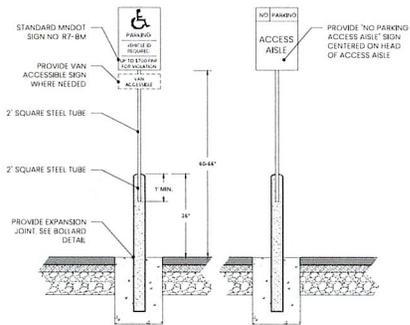
2 CONCRETE PAVEMENT SECTIONS

3 ACCESSIBLE PARKING STALLS

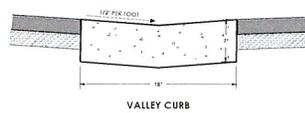
4 B618 CURB DETAILS



5 BOLLARD DETAIL - PAVEMENT ADJACENT



6 ACCESSIBLE SIGNAGE DETAIL



7 VALLEY CURB DETAIL

measure

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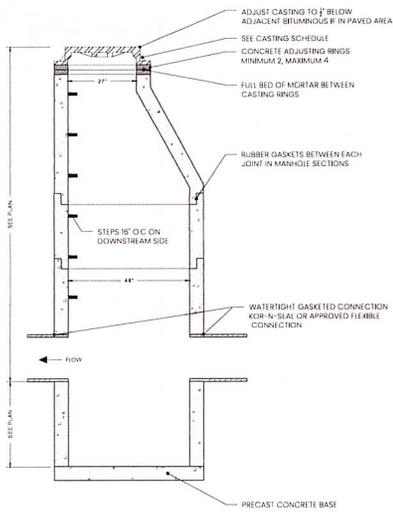
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Mordecai, PE
Date: XX-XXX-XX Lic. No: 53/35

Rev.	Date	Description
1	10/17/2025	ISSUE FOR PERMIT
2	12/23/2025	CITY RESUBMITTAL

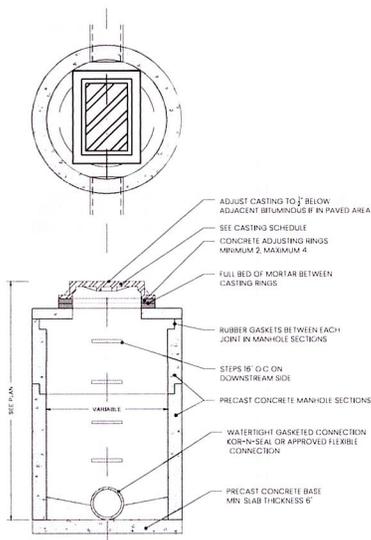
Project # 25-117
Drawn by JM
Checked by JM
Issue Date 10/17/2025
Sheet Title

CIVIL DETAILS - SITE DETAILS

Sheet C8.0



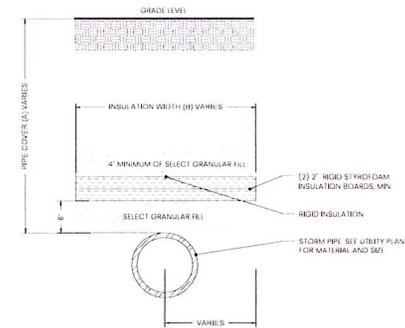
1 CB.1 STORM SEWER SUMP MANHOLE
NOT TO SCALE



2 CB.1 CATCH BASIN MANHOLE
NOT TO SCALE

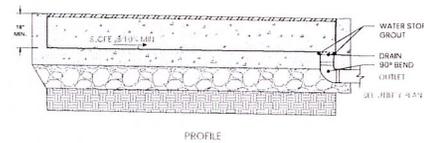
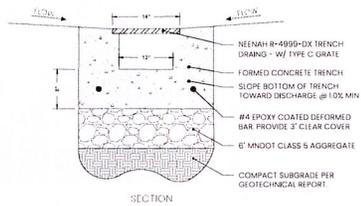
MANHOLE CASTING SCHEDULE			
MH/ CB NAME	TYPE	CASTING	NOTES
CB- 101	48	R-3067-V	2' SUMP
CBMH - 102	48	R-3067-V	
CB - 103	48	R-3067-V	2' SUMP
CB - 104	48	R-3067-V	2' SUMP
CB - 105	48	R-3067-V	
TD-1	48	R-4999-DX	SEE TRENCH DRAIN DETAIL

3 CB.1 MANHOLE CASTING SCHEDULE



PIPE COVER (A)	INSULATION BOARD WIDTH (B)
2'	11'
3'	9'
4'	7'
5'	5'

4 CB.1 STORM SEWER INSULATION
NOT TO SCALE



5 CB.1 CONCRETE TRENCH DRAIN
NOT TO SCALE

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measure

NORTH SHORE DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WATZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.

Not for construction

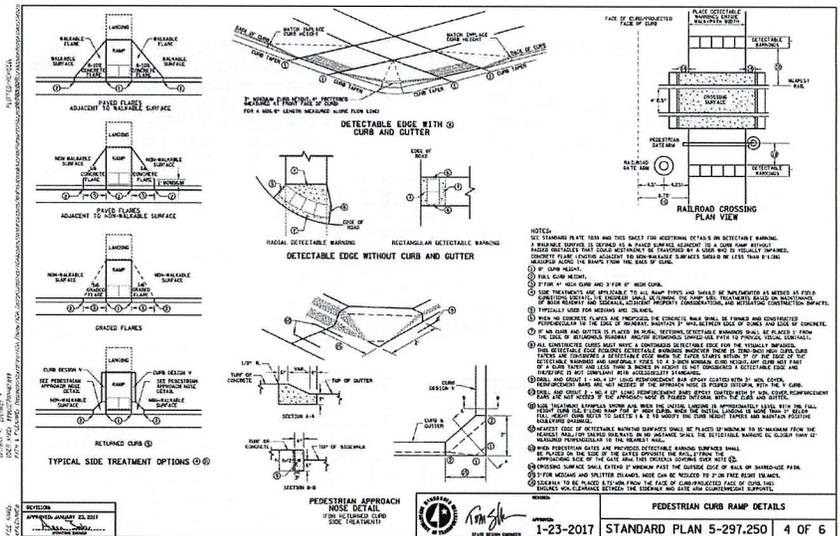
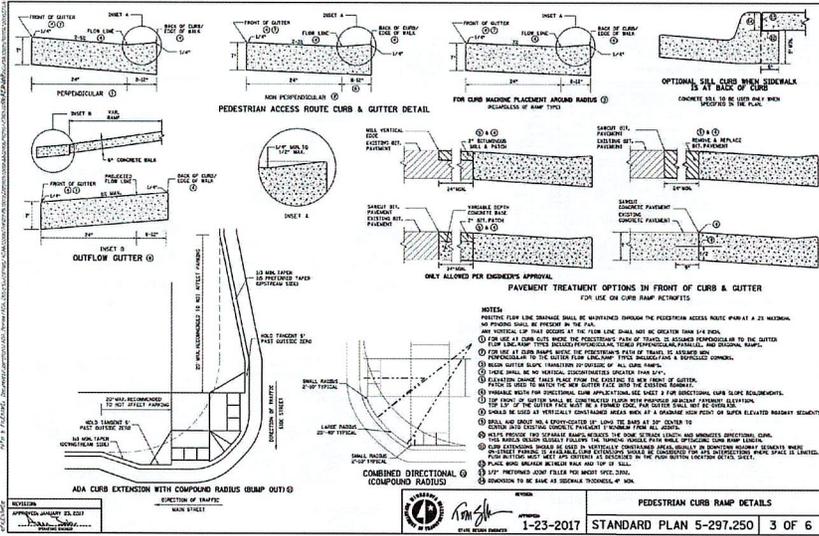
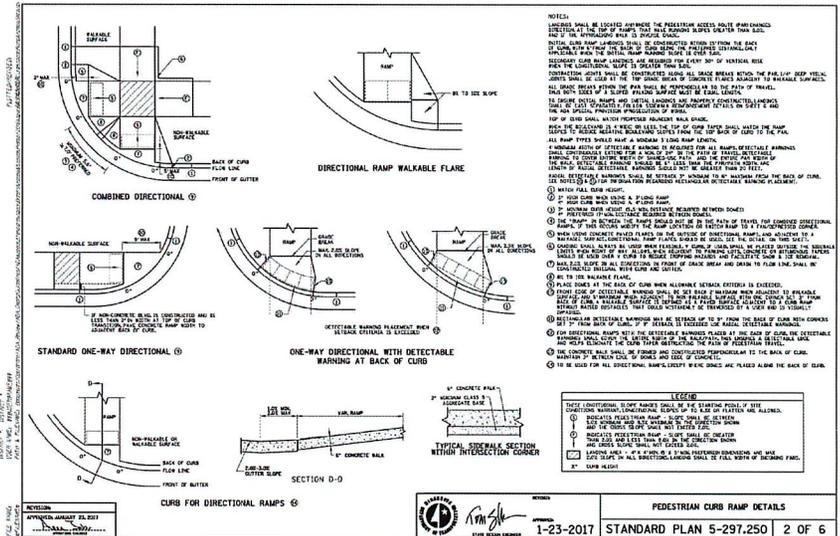
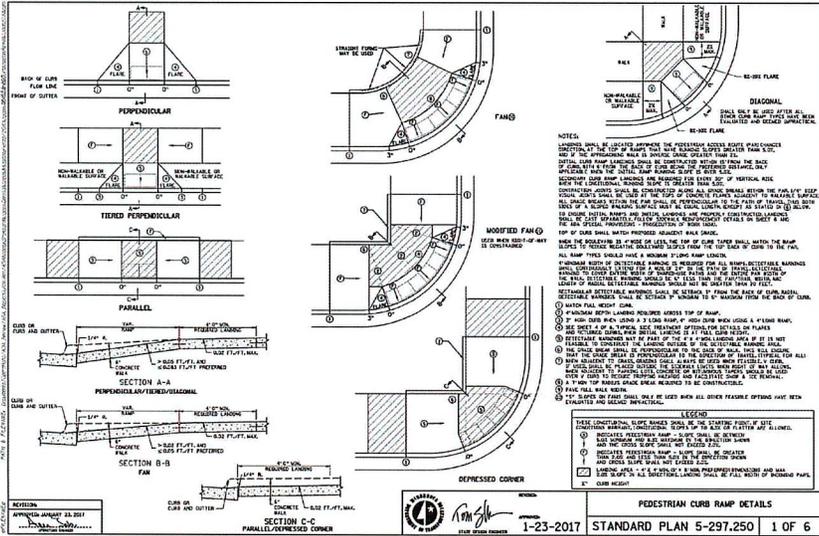
Name: XXXXXX, E. No. 53725

Rev.	Date	Description
	10.14.2025	PRELIMINARY
	1.23.2026	CITY RESUBMITTAL

Project # 25-117
Drawn By JIM
Checked By JIM
Issue Date 10/17/2025

CIVIL DETAILS - UTILITY DETAILS

Sheet
C8.1



measure
 NORTH SHORE DEVELOPMENT PARTNERS
 235 LAKE ST. E #300
 WAYZATA, MN

MAPLE & MAIN
 MAPLE PLAIN, MINNESOTA

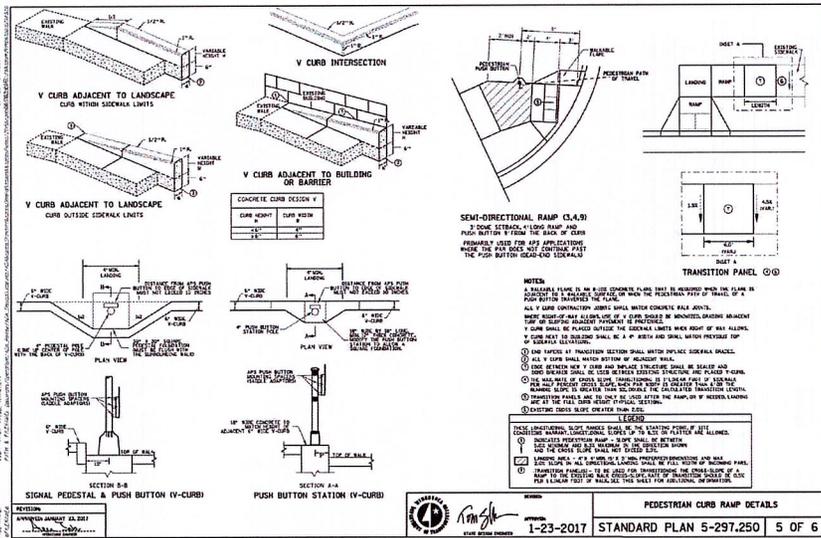
Project No: [Blank]
 I hereby certify that this plan, specifications or report was prepared by me or under my direct supervision and I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
 Date: 1-23-2017
 State: MN License No: 53735

Rev. Date Description
 10.17.2025 PRELIMINARY
 1.23.2017 CITY SUBMITTAL

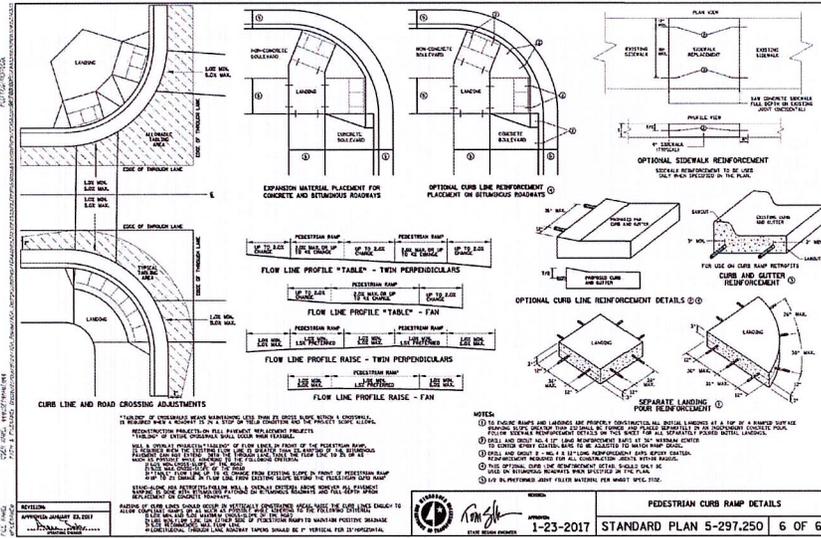
Project #: 25-117
 Drawn By: JH
 Checked By: JM
 Issue Date: 10/17/2025
 Sheet Title:

CIVIL DETAILS - ADA DETAILS
 Sheet:

C8.2



1
CB.3



2
CB.3

measure

NORTH SHORE
DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WAZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

I hereby certify that this plan, specifications 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.

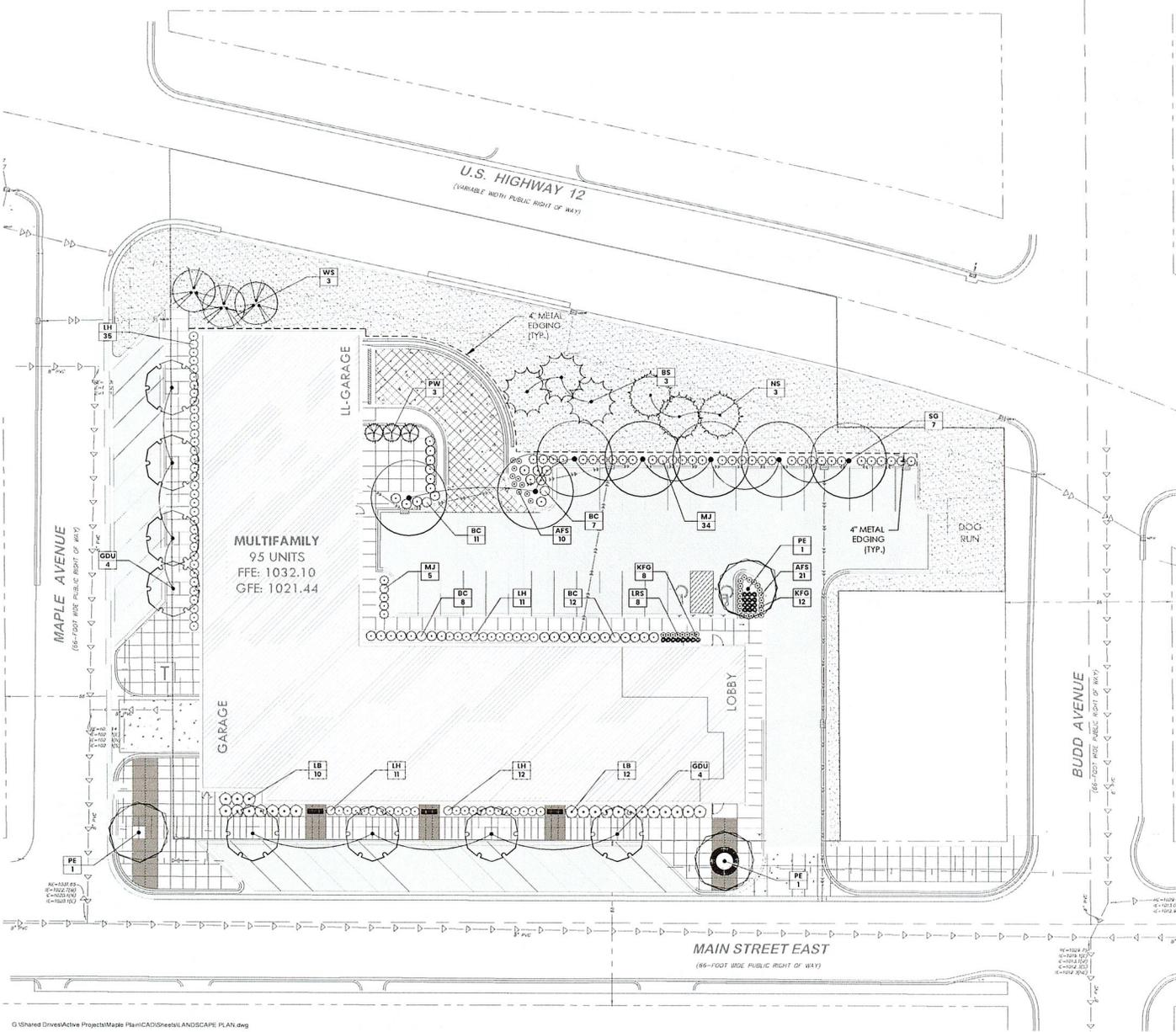
Project: 20-117
City: Wazata, MN
Date: 10/17/2025

Rev.	Date	Description
1	10/17/2025	PHILIPPOVSKI
2	1/23/2026	CITY OF WAZATA, MN

Project # 20-117
Drawn by JM
Checked by JM
Issue Date 10/17/2025

Sheet Title
**CIVIL DETAILS -
ADA DETAILS
-CONTINUED**

Sheet
C8.3



LANDSCAPE REQUIREMENTS

- LANDSCAPING REQUIRED:**
- TREE PRESERVATION ORDINANCE:
 - 30% REMOVAL IS ALLOWED WITHOUT PENALTY
 - 50% OF SIGNIFICANT TREE DIAMETER IS REQUIRED TO BE REPLACED.

EXISTING SIGNIFICANT TREES

SPRUCE	18"
MAPLE	24"
CRAWAPPLE	8"
BIRCH	10"
HACKBERRY	22"
MAPLE	45"
BASSWOOD	22"
TOTAL DIAMETER OF SIGNIFICANT TREES	152"
TOTAL REPLACEMENT INCHES REQUIRED	76"
TOTAL REPLACEMENT INCHES PROVIDED	85"

PLANT SCHEDULE

SYMBOL	CODE	COMMON / BOTANICAL NAME	SIZE	TYPE	QTY
TREES					
(Symbol)	PK	AMERICAN LINDAUS AMERICANA PINEFERT	8.6.8	25CAL	3
(Symbol)	SG	SERENA GEMMAPLE / ACER FRATERNUM BRUNNIGEN	8.6.8	25CAL	7
(Symbol)	GDU	TRIE NORTH AMERICAN CORNICE / QUERCUS LAEVIS LAMINIFOLIA	8.6.8	25CAL	8
(Symbol)	WS	WHITEPINE BIRCH / BETULA PAPPYRUS TRIBESIPS	8.6.8	25CAL	3
CONIFERS					
(Symbol)	BS	BLACK TREES SPRUCE / PICEA GLAUBA GENSATA	8.6.8	3	3
(Symbol)	NS	NORWAY SPRUCE / PICEA ABIES	8.6.8	3	3
(Symbol)	PW	PRINCEAL WHITE PINE / PINUS STROBUS TASCIGATA	8.6.8	3	3
SHRUBS					
(Symbol)	BC	AUTUMN MAGNOLIA BLACK CHERRYBERRY / BURNING BUSH / ALNIFOLIA	5.0CAL	25	28
(Symbol)	TR	TRAC / DRYMIS BLOOMING	5.0CAL	25	28
(Symbol)	LH	LITTLE LEAF HYDRANGEA / HYDRANGEA PUNCICATA 'JANE'	5.0CAL	25	48
(Symbol)	MJ	MULTI ZONE JAPANESE / JAPANESE CHERRYBERRY 'MUT JAP'	5.0CAL	25	28
GRASSES					
(Symbol)	MD	HEATHER REED GRASS / CALAMAGROPIS X ACUTIFLORA KARL FOENSTER	1.0CAL	25	28
PERENNIALS					
(Symbol)	AS	AUTUMN FIRE BLOSSOM / SEDUM AUTUMNIFLORUM	1.0CAL	25	28
(Symbol)	DS	LITTLE SPICE BLOSSOM SAGE / PEROVSKIA PROSTRATA 'LITTLE SPICE TM'	1.0CAL	25	28
GROUND COVERS					
(Symbol)	TR	TRIFOLIUM HYDRANGEAE	1.0CAL	25	28

LANDSCAPE NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE SPECIFIED.

measure

NORTH SHORE DEVELOPMENT PARTNERS
235 LAKE ST. E #300
WAYZATA, MN

MAPLE & MAIN
MAPLE PLAIN, MINNESOTA

Project Title: **MAPLE & MAIN**

Job No: **10172025**

Client: **J McKinney, PIA**
Date: **XX/XX/XX** Lic No: **53234**

Rev. Date Description
10/17/2025 PRELIMINARY
1/23/2026 CITY RESUBMITTAL

Project # 25-117
Drawn by HM
Checked by JM
Issue Date 10/17/2025
Sheet Title

LANDSCAPE PLAN

Sheet **L1.0**

POWER & COMMUNICATION LEGEND	
○ 100V DUPLEX GLEET	⚡ MOTOR EQUIPMENT CONNECTION
○ 100V QUAD OUTLET	⚡ ELECTRICAL DISCONNECT
○ 200 OR 240 VOLT RECEPTACLE	⚡ ELECTRICAL CONNECTION W/DISCONNECT
○ 100V CEILING RECEPTACLE	⚡ ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
○ DATA/COMMUNICATION OUTLET	⚡ ELECTRICAL PANEL
○ TELEPHONE OUTLET	⚡ THERMOSTAT MOUNTED AT 48" AFF
○ TV OUTLET	⚡ SMOKE/CO ALARM
○ DATA/TV COMBO OUTLET	⚡ SMOKE ALARM
○ FLOOR BOY	⚡ FIREARM STORAGE DETECTOR
○ ANCHOR BOLT	⚡ CARBON MONOXIDE DETECTOR
○ 1/2" COP FOR DRILL OR THE 1/4"	
○ TANK FOR FILL, OR THE 1/4"	
○ BELOW COUNTER OUTLET	
○ ANCHOR COUNTER OUTLET	
○ OCCUPIED RECEPTACLE	
○ GROUND FAULT CIRCUIT INTERRUPTER	
○ WEATHER PROOF COVER WITH GFI	

LIGHTING LEGEND	
☐ RECESSED 2X4 FEATURE	⚡ SINGLE POLE SWITCH
☐ RECESSED 2X2 FEATURE	⚡ THREE WAY SWITCH
☐ SURFACE MOUNT 1X4 FEATURE	⚡ FOUR WAY SWITCH
☐ SURFACE MOUNT 2X4 FEATURE	⚡ OCCUPANCY SENSORS
☐ WALL MOUNTED FEATURE	⚡ VACANCY SENSORS
☐ CEILING MOUNTED STRAP FEATURE	⚡ CEILING OCCUPANCY SENSORS
○ RECESSED OR DISC FEATURE	⚡ LIGHTING CONTROL TIME CLOCK
○ WALL MOUNTED FEATURE	⚡ INDICATES NIGHT LIGHT FEATURE
○ SURFACE CEILING MOUNTED FEATURE	⚡ INDICATES LIGHT FIXTURE SWITCH LOG
○ PENDANT MOUNTED FEATURE	⚡ INDICATES PANEL AND CIRCUIT NUMBER
○ EXTERIOR POLE MOUNTED FEATURE	⚡ INDICATES LIGHT FIXTURE TYPE
○ ISLAND OR GROUND MOUNTED FEATURE	⚡ INDICATES EXISTING FEATURE
⚡ EMERGENCY LIGHTING FEATURE	⚡ INDICATES RELOCATED FEATURE
⚡ EMERGENCY EXIT SIGN	⚡ INDICATES TIME CLOCK CONTROLLED FEATURE
⚡ EMERGENCY EXIT SIGN WITH EMERGENCY HEADS	⚡ INDICATES FEATURE EMERGENCY OR STANDBY POWER
⚡ EXTERIOR EMERGENCY EXIST LIGHT	

SITE NOTES

- PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND MUNICIPALITIES AND OBTAIN EXACT LOCATIONS OF ALL EXISTING UTILITIES.
- MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY U. OF ANOTHER MANUFACTURER RECOMMENDED TESTING LABORATIONS.
- ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
- ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, ERECTED, INSTALLED, CONNECTED, CLEANED, ADJUSTED, TESTED, COMMISSIONED AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS.
- ALL POLE FEATURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
- ALL EXTERIOR LIGHT FEATURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND USE #6 THRU THIN.
- THE CONTROLLING LIGHTING CONTROLS SHALL BE MOUNTED INSIDE THE BUILDING WITH THE TIME CLOCK CONTROL IN A WEATHER PROTECTED LOCATION ON THE EXTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTOR.
- MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24" A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 1/2' OF THE PIPES.
- VERIFY CONSTRUCTION AREAS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

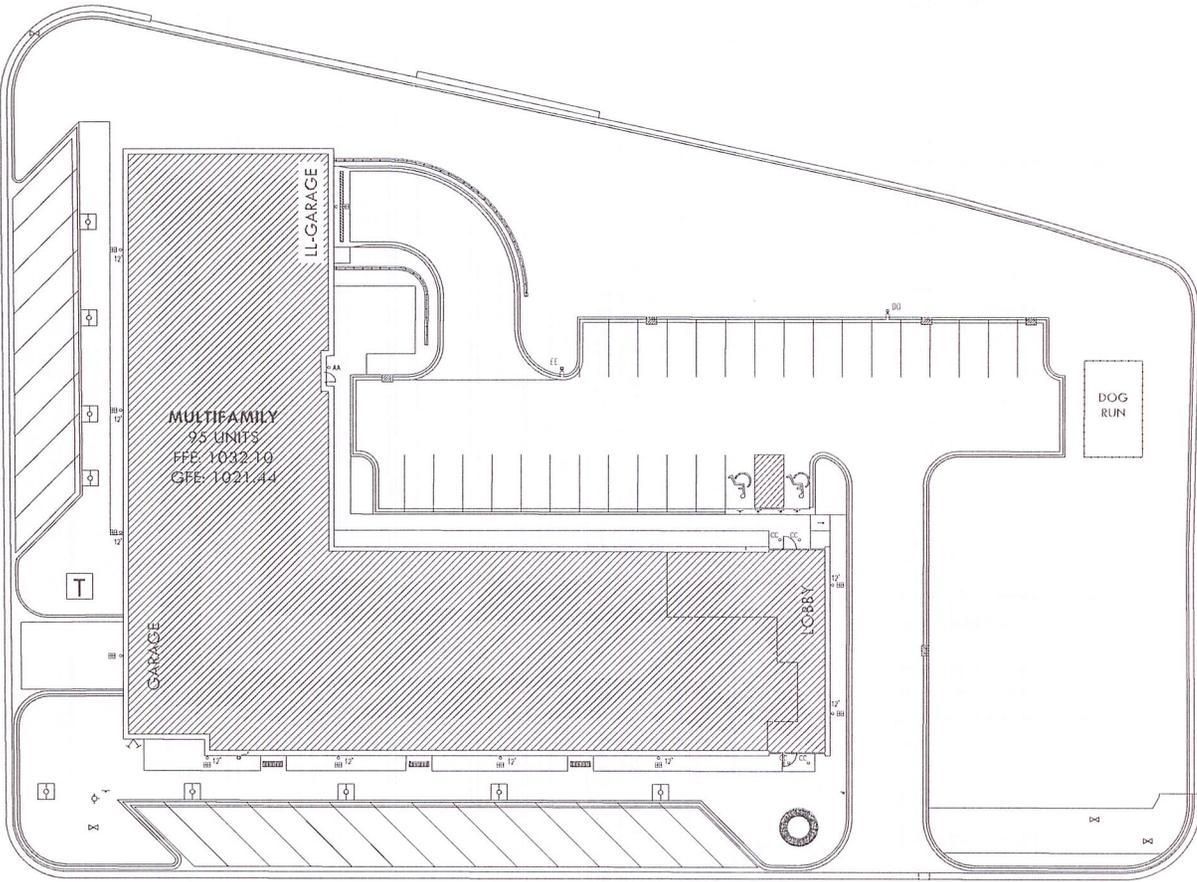
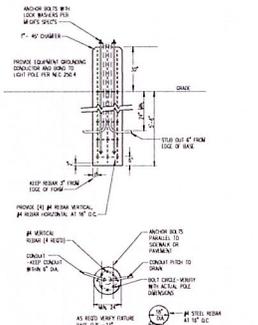
ELECTRICAL GENERAL NOTES

- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
- COORDINATE WORK WITH ALL OTHER TRADES.
- EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
- ALL MEASUREMENTS TO TOP OF BOX.
- OF PROTECT ALL RECEPTABLE WITHIN 6' OF EVERY SIGN.
- DRAWINGS ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTABLES, SWITCHES, LIGHTS, TV/VIDEO JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CHANGES/CONSTRAINTS.
- PROVIDE GFCI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
- PROVIDE TAMPER RESISTANT RECEPTABLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE - EXTERIOR

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PAD	W/PRO
BB	LED	40	EXTERIOR WALL PAD	W/PRO
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	
DD	LED	100	POLE MOUNT FEATURE, TYPE 24 OPTICAL, 25' POLE	W/PRO
EE	LED	100	POLE MOUNT FEATURE, TYPE V OPTICAL, 25' POLE	W/PRO

NOTES:



1115 ELECTRICAL SITE PLAN
SCALE: 1" = 10'-0"



DATE	REVISION	DESCRIPTION
7/2/24	1	ISSUE FOR PERMITS
7/2/24	2	REVISED PER COMMENTS
7/2/24	3	REVISED PER COMMENTS
7/2/24	4	REVISED PER COMMENTS

DATE	REVISION	DESCRIPTION
7/2/24	5	REVISED PER COMMENTS
7/2/24	6	REVISED PER COMMENTS
7/2/24	7	REVISED PER COMMENTS
7/2/24	8	REVISED PER COMMENTS

DATE: 7/2/24
DRAWN BY: [Signature]
CHECKED BY: [Signature]
JOB NO.:

PRELIMINARY SET
MAPLE & VAN
ELECTRICAL, SITE PLAN

DRAWING NO.:

POWER & COMMUNICATION LEGEND

- ⊙ 120V DUPLEX OUTLET
- ⊙ 120V QUAD OUTLET
- ⊙ 208 OR 240 VOLT RECEPTACLE
- ⊙ 120V CEILING RECEPTACLE
- V DATA/COMMUNICATION OUTLET
- ☒ TELEPHONE OUTLET
- TV OUTLET
- ▼ ENERGY CORDS OUTLET
- ⊙ FLOOR BOX
- ⊙ ANCHOR BOLT
- [] 1-STOP FOR SHIELD OF PIPE (IT)
- [] 1-STOP FOR SHIELD OF FLEX (FT)
- ⊙ BELLOW COUPLER OUTLET
- AC ANCHOR COUPLER OUTLET
- ⊙ SUGGESTED RECEPTACLE
- ⊙ GROUND FAULT CIRCUIT INTERRUPTER
- ☒ WEATHER PROOF COVER WITH GFI
- ⊙ MOTOR EQUIPMENT CONNECTION
- ⊙ ELECTRICAL DISCONNECT
- ⊙ ELECTRICAL CONNECTION W/DISCONNECT
- ⊙ ELECTRICAL CONNECTION W/WEATHER PROOF DISCONNECT
- ⊙ ELECTRICAL PANEL
- ⊙ THERMOSTAT MOUNTED AT 48" AFF
- ⊙ SMOKE/CO ALARM
- ⊙ SMOKE ALARM
- ⊙ NITROGEN DIOXIDE DETECTOR
- ⊙ CARBON MONOXIDE DETECTOR

LIGHTING LEGEND

- ⊙ RECESSED 2x4 FEATURE
- ⊙ RECESSED 2x2 FEATURE
- ⊙ SURFACE MOUNT 1x4 FEATURE
- ⊙ SURFACE MOUNT 2x4 FEATURE
- ⊙ WALL MOUNTED FEATURE
- ⊙ CEILING MOUNTED STRIP FEATURE
- ⊙ RECESSED OR DISC FEATURE
- ⊙ WALL MOUNTED FEATURE
- ⊙ SURFACE CEILING MOUNTED FEATURE
- ⊙ PENDANT MOUNTED FEATURE
- ⊙ EXTERIOR POLE MOUNTED FEATURE
- ⊙ BELLOWS OR DRUM MOUNTED FEATURE
- ⊙ EMERGENCY LIGHTING FEATURE
- ⊙ EMERGENCY EXIT SIGN
- ⊙ EMERGENCY EXIT SIGN WITH EMERGENCY HEADS
- ⊙ EXTERIOR EMERGENCY CROSS LIGHT
- 1 SINGLE POLE SWITCH
- 1 1/2 THREE WAY SWITCH
- 1 1/4 FOUR WAY SWITCH
- ⊙ OCCUPANCY SENSORS
- ⊙ VACANCY SENSORS
- ⊙ CEILING OCCUPANCY SENSORS
- ⊙ LIGHTING CONTROL TIME CLOCK
- NL INDICATES NIGHT LIGHT FEATURE
- LA INDICATES LIGHT FEATURE WITH LEG
- PA INDICATES PANEL AND CIRCUIT NUMBER
- 1 INDICATES LIGHT FEATURE TYPE
- EX INDICATES EXISTING FEATURE
- R INDICATES RELOCATED FEATURE
- CC INDICATES THE CLOCK CONTROLLED FEATURE
- EW INDICATES FEATURE EMERGENCY OR STANDBY POWER

SITE NOTES

- PRIOR TO ANY DIGGING, TRENCHING, ETC. CONTACT ALL LOCAL UTILITY COMPANIES AND WAKOPARTIES AND OBTAIN EXACT LOCATIONS OF ALL EXISTING UTILITIES.
- MATERIALS AND EQUIPMENT SHALL BE LISTED AND/OR LABELED BY UL OR ANOTHER NATIONALLY RECOGNIZED TESTING LABORATORY.
- ALL MATERIAL, EQUIPMENT, WIRING DEVICES, ETC. SHALL BE NEW, UNLESS SPECIFICALLY NOTED AS EXISTING TO BE REUSED.
- ALL MATERIALS AND EQUIPMENT SHALL BE STORED, HANDLED, EXISTED, METALLICALLY CONNECTED, CLEANED, ADJUSTED, TESTED, CONTINGENTS AND PLACED IN SERVICE IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
- ALL POLE FEATURES TO BE LOCATED 4' AWAY FROM EDGE OF CURB.
- ALL EXTERIOR LIGHT FIXTURES TO BE CONNECTED TO A COMMON EQUIPMENT GROUND USE #4 THRU THUMB.
- THE CONTROLLING LIGHTING CONTRACTORS SHALL BE MOUNTED INSIDE THE BUILDING WITH THE CLOCK CONTROL AND METER INSTRUMENTS LOCATED ON THE INTERIOR SIDE OF THE BUILDING WALL. INSTALL PHOTOCELLS AT LOCATIONS WHERE BUILDING OR OTHER OBSTRUCTIONS WILL NOT INTERFERE WITH THEIR PROPER OPERATION. FINAL BRANCH CIRCUIT SUPPLY CONNECTIONS WILL BE PROVIDED BY THE BUILDING ELECTRICAL CONTRACTORS.
- MIN. BURIAL DEPTH FOR THE LIGHTING CIRCUIT SHALL BE 24" A SLIGHT DECREASE IN DEPTH IS ALLOWED WITHIN 10' OF THE POLES.
- VERIFY CONSTRUCTION WORKS ON OTHER SITE PLANS FOR POTENTIAL OBSTACLES AND CONSTRUCTION LIMITS.

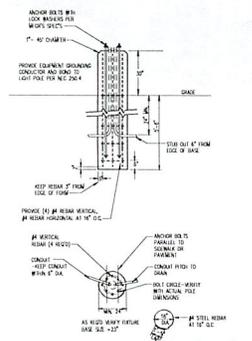
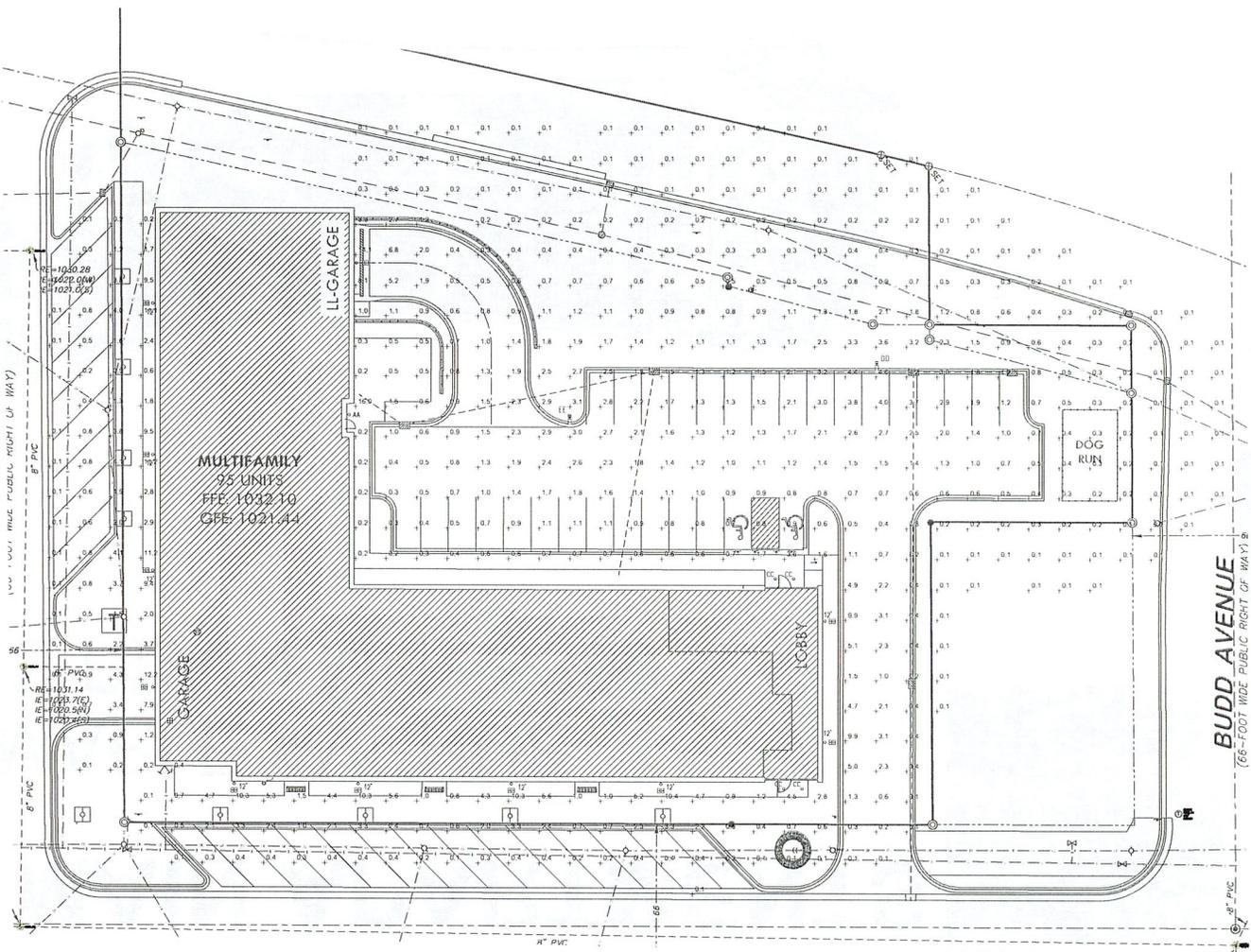
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- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL ELECTRICAL & BUILDING CODES.
- COORDINATE WORK WITH ALL OTHER TRADES.
- EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- ALL EQUIPMENT GROUNDING CONDUCTORS SHALL BE INSTALLED AT ALL LOCATIONS.
- ALL MEASUREMENTS TO TOP OF BOX.
- GFI PROTECT ALL RECEPTACLES WITHIN 6' OF EXPOSED WORK.
- CHANGES ONLY REPRESENT AN APPROXIMATE LOCATION OF ALL RECEPTACLES, SWITCHES, LIGHTS, TV/VIDEO JACKS, ELECTRICAL EQUIPMENT, ETC. FINAL LOCATIONS WILL BE DETERMINED IN THE FIELD AND MAY VARY FROM DRAWINGS DUE TO UNFORESEEN CIRCUMSTANCES.
- PROVIDE GFI PROTECTION FOR ALL AREAS LISTED UNDER NEC 210.8.
- PROVIDE TAMPER RESISTANT RECEPTACLES IN ALL AREAS LISTED UNDER NEC 406.12.

LIGHTING FIXTURE SCHEDULE - EXTERIOR

TYPE	LAMPS	WATTAGE	DESCRIPTION	NOTES
AA	LED	16	EXTERIOR WALL PACK	WAF10
BB	LED	42	EXTERIOR WALL PACK	WAF10
CC	LED	15	EXTERIOR RECESSED DOWNLIGHT	-
DD	LED	100	POLE MOUNT FEATURE, TYPE II OPTICS, 2X1 POLE	WAL08
EE	LED	100	POLE MOUNT FEATURE, TYPE V OPTICS, 2X1 POLE	WAL08

NOTES:



POLE BASE DETAIL
NOT TO SCALE

SITE LIGHTING PLAN
SCALE: 1" = 10'-0"



DATE	REVISION	DESCRIPTION
11/14/24	1	ISSUE FOR PERMIT
11/14/24	2	REVISED PER COMMENTS
11/14/24	3	REVISED PER COMMENTS
11/14/24	4	REVISED PER COMMENTS

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11/14/24	1	ISSUE FOR PERMIT
11/14/24	2	REVISED PER COMMENTS
11/14/24	3	REVISED PER COMMENTS
11/14/24	4	REVISED PER COMMENTS

PRELIMINARY SET

MAPLE & VAN
MAPLE PLAN, WA
SITE LIGHTING PLAN

MAPLE & MAIN APARTMENTS

1620 MAPLE AVENUE MAPLE PLAIN MN 55359



PROJECT TEAM

OWNER
NORTH SHORE
DEVELOPMENT PARTNERS
235 Lake St. E. #300
Wayzata, MN

ARCHITECT
Weber Architects & Planners
P.O. Box 437
Waverly, MN 55390
Email: neilweber@icloud.com
Phone: 952 476 4434

STRUCTURAL ENGINEER
William A. Becklin, P.E.
139 1st. Ave. E. Suite 200
Cambridge, MN 55308
Phone: 763 689 5631, 612 598 4994

1628 County Highway 10., Suite 17
Minneapolis, MN 55412

CIVIL ENGINEER
MEASURE
P.O. Box 437
Wayzata, MN 55391
Phone: 605 310 9766

CONTRACTOR

GEOTECHNICAL ENGINEER

OWNER:



235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE	DATE
04/29/2025	
REVISION	DATE

NEIL WEBER, AIA

 PO Box 437, Waverly, MN 55390
 952-476-4434 neilweber@icloud.com

COVER SHEET
A101

Section 11, Item F.



1 SOUTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

OWNER:



235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE 04/29/2025

REVISION DATE

NEIL WEBER, AIA



PO Box 437, Waverly, MN 55390
952-478-4434 neilweber@aiacloud.com

EXTERIOR ELEVATIONS
A301

MAPLE & MAIN APARTMENTS



VIEW FROM NORTHEAST

1620 MAPLE AVENUE
MAPLE PLAIN MN 55359

OWNER:

**NORTH
SHORE**
DEVELOPMENT
PARTNERS

235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE: 04/29/2025

REVISION DATE

NEIL WEBER, AIA



PO Box 437, Wayzata, MN 55390
952-476-4434 neilweber@out.com

NE VIEW

P100

MAPLE & MAIN APARTMENTS



VIEW FROM SOUTHWEST

**1620 MAPLE AVENUE
MAPLE PLAIN MN 55359**

OWNER:

**NORTH
SHORE**
DEVELOPMENT
PARTNERS

235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE: 04/29/2025

REVISION DATE

NEIL WEBER, AIA



PO Box 437, Waverly, MN 55350
924-476-4434 neilweber@qubest.com

SW VIEW

P101

MAPLE & MAIN APARTMENTS



VIEW FROM SOUTHEAST

**1620 MAPLE AVENUE
MAPLE PLAIN MN 55359**

OWNER:

**NORTH
SHORE**
DEVELOPMENT
PARTNERS

235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE: 04/29/2025

REVISION: DATE

NEIL WEBER, AIA

WEBER
architects & planners

PO Box 437, Wayzata, MN 55390
952-476-4434 neilweber@stout.com

SEE VIEW

P102

MAPLE & MAIN APARTMENTS



VIEW FROM NORTHWEST

**1620 MAPLE AVENUE
MAPLE PLAIN MN 55359**

OWNER:

**NORTH
SHORE**
DEVELOPMENT
PARTNERS

235 Lake St. E. #300
Wayzata, MN

Preliminary
Plans

MAPLE & MAIN
MAPLE PLAIN, MN

Project Status

ISSUE DATE 04/29/2025

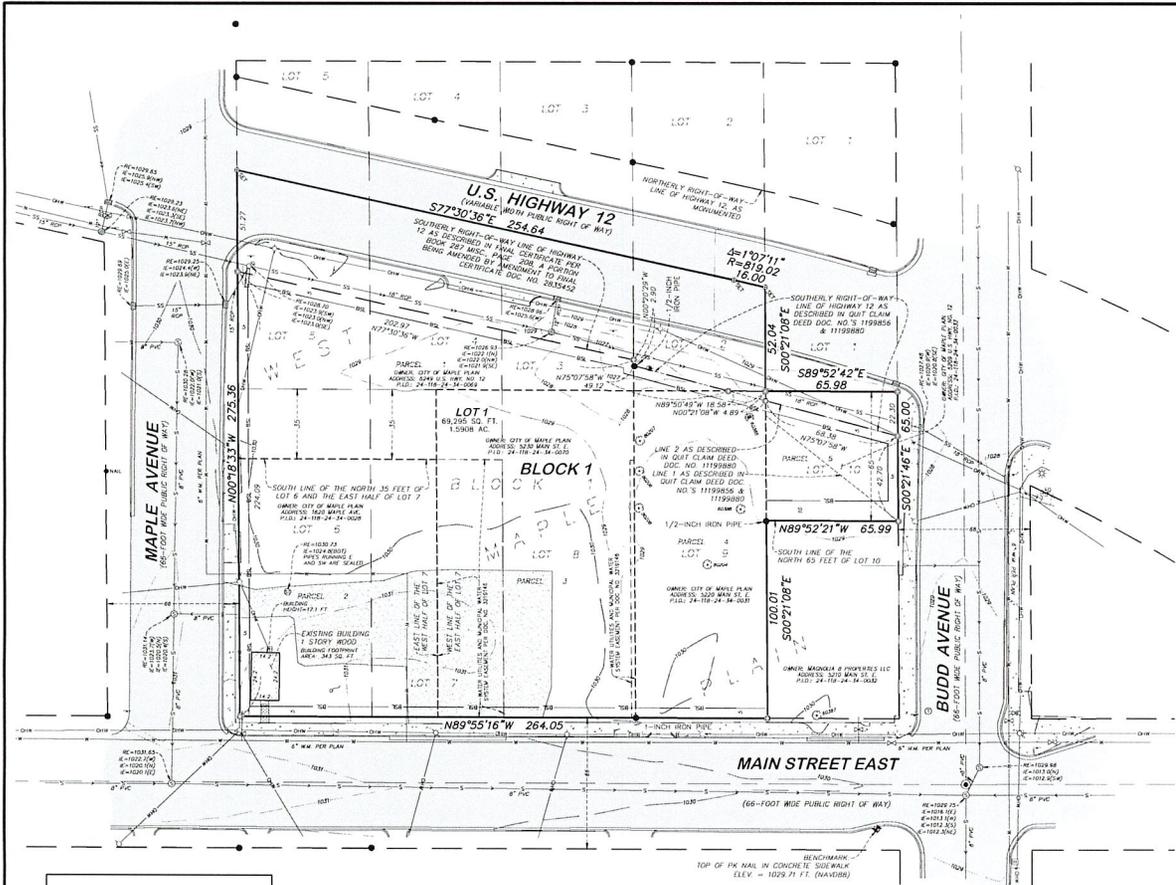
REVISION DATE

NEIL WEBER, AIA
WEBER
architects & planners
PO Box 437, Waverly, MN 55356
513-478-4434 neilweber@outlook.com

NW VIEW

P103

**PRELIMINARY PLAT FOR:
NORTH SHORE
DEVELOPMENT PARTNERS**



- LEGEND:**
- FOUND CAST IRON MONUMENT
 - FOUND IRON MONUMENT
 - FOUND NAIL
 - SET IRON MONUMENT MARKED WITH LICENSE NUMBER 5353M
 - SET MASONRY NAIL
 - BENCHMARK
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - DRINK (N/ET)
 - GATE VALVE
 - HYDRANT
 - ELECTRIC METER
 - GUY POLE
 - UTILITY POLE
 - POWER POLE WITH LIGHT
 - TELEPHONE MANHOLE
 - GAS SIGN
 - SIGN
 - FLAGPOLE
 - SANITARY SEWER
 - STORM SEWER
 - OVERHEAD WIRE
 - BUILDING SETBACK LINE
 - EXISTING CONTOUR LINE
 - TREE
 - BITUMINOUS SURFACE
 - CONCRETE SURFACE
 - GRAVEL SURFACE
 - PAVEMENT SURFACE

EXISTING LEGAL DESCRIPTION:

Parcel 1: That part of Lots 3, 4, and 5 lying South of the center line of U.S. Highway No. 12, the North 35 feet of Lot 6, the North 35 feet of the West 1/2 of Lot 7, Block 1, "West Maple Plan", Hennepin County, Minnesota, being Registered land as is evidenced by Certificate of Title No. 141415.

Parcel 2: All of Lot 6 and the West Half of Lot 7, Block 1, West Maple Plan, except the North 35 feet thereof, all according to the Map or plat thereof on file or record in the Office of the Registrar of Deeds within and for said Hennepin County, Minnesota.

Parcel 3: The East Half of Lot 7 and Lot 8, Block 1, West Maple Plan, in the City of Maple Plain, County of Hennepin, State of Minnesota.

Parcel 4: Lot 5, Block 1, West Maple Plan, Hennepin County, Minnesota.

Parcel 5: That part of the north 65 feet of Lot 10, Block 1, West Maple Plan, according to the plat thereof on file and record in the office of the County Recorder in and for Hennepin County, Minnesota, lying south of Truck Highway No. 12, as now located and established.

TREE INVENTORY:

Tag #	Species	Diameter	Trunks
0085	Silver	18"	1
0088	Oak	10"	3
0087	Blackwood	22"	1
0024	Maple	48"	1
0026	Hawthorn	22"	1
0028	Old Apple	8"	1
0027	Maple	24"	1

PROPOSED LEGAL DESCRIPTION:

Lot 1, Block 1, MAPLE AND MAIN, Hennepin County, Minnesota.

PROPOSED PARCEL INFORMATION:

Proposed Lot 1, Block 1: 65,295 square feet 1.5908 acres
 Less Right of Way of Hwy 12: 74,626 square feet 1.7240 acres
 Within Right of Way of Hwy 12: 14,669 square feet 0.3368 acres

GENERAL SURVEY NOTES:

- The orientation of this bearing system is based on the Hennepin County coordinate grid (NAD 83-2011 Adj).
- The legal description and easement information used in the preparation of this survey is based on the Commitment for Title Insurance prepared by Guaranty Commercial Title Inc. bearing date for Old Republic National Title Insurance Company, Commitment No. 70011 dated July 27, 2025 at 59:00 PM.
- The surveyer property has direct access to Main Street East, Budd Avenue, Maple Avenue, and U.S. Highway 12, all public rights of way.
- No evidence of cemeteries, burial grounds or graveyards was observed in the process of conducting the fieldwork.
- The address of the properties described herein are 5209 & 5249 U.S. Highway 12, 1620 Maple Avenue, and 5220 & 5230 Main Street East, Maple Plain, MN 55359.
- The properties described herein lies within Flood Zone X (Area determined to be outside the 0.2% annual chance floodway) per Federal Insurance Rate Map No. 27032D014 & 27032D014A, both dated November 4, 2016.
- The total area of the properties described herein is 65,295 square feet or 1.5908 acres, the area of the property herein described less areas used for right of way purposes is 34,626 square feet or 0.7940 acres, and is broken down as follows:
 Parcel 1: 20,860 square feet or 0.4803 acres
 Parcel 2: 12,880 square feet or 0.2950 acres
 Parcel 3: 16,144 square feet or 0.3702 acres
 Parcel 4: 10,892 square feet or 0.2500 acres
 Parcel 5: 4,889 square feet or 0.0988 acres
 Lot 2: 3,921 square feet or 0.0900 acres
 Parcel 1 less ROW: 10,613 square feet or 0.2482 acres
 Parcel 2 less ROW: 3,392 square feet or 0.0779 acres
 Lot 2 less ROW: 299 square feet or 0.0068 acres
- The contours depicted herein are per elevation data collected while conducting the fieldwork. The contour interval is 1 foot.
- PROJECT BENCHMARK:** Top of Minnesota Department of Transportation Geodetic Monument W117 H621 Elevation = 1013.67 feet (NAVD83)
- SITE BENCHMARK:** Top of PK Nail in concrete sidewalk in the SW corner of Main Street and Budd Ave Elevation = 1029.71 feet (NAVD83)
- Existing utilities, services and underground structures shown herein were located either physically from existing records made available to us, by resident testimony, or by locations provided by Duffer State Line Cur, per ticket No. 221715023. However, existing encroachments, the exact location of subsurface features cannot be accurately, completely and readily detected. Where additional or more detailed information is required, the client is advised that excavation may be necessary. Other utilities and services may be present and verification and location of all utilities and services should be obtained from the owners of the respective utilities prior to any design, planning or construction.
- The names of adjoining owners according to current tax records are depicted herein.
- No zoning report or letter was provided. See zoning information notes.

PROPOSED PARCEL INFORMATION:

Proposed Lot 1, Block 1: 65,295 square feet 1.5908 acres
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 Within Right of Way of Hwy 12: 14,669 square feet 0.3368 acres

GOPHER STATE ONE CALL NOTE:
 List of utilities notified per Gopher State One Call Ticket No. 257175053

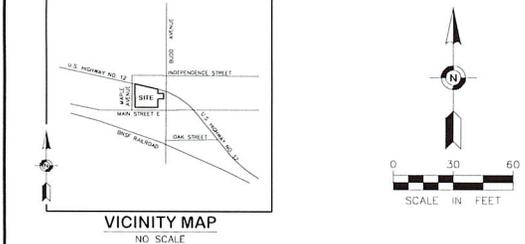
ARJIS CENTER POINT ENERGY
 CITY OF MAPLE PLAIN MERICOM
 FRONTIER COMMUNICATIONS WINDST
 HENNEPIN COUNTY PUBLIC WORKS LEVEL 3 NOW LUMEN
 HENNEPIN COUNTY SHERIFF XCEL ENERGY
 MIDCONTINENT COMMUNICATIONS ZAYO BANDWIDTH

ZONING INFORMATION:
 For the City of Maple Plain zoning map dated 11/21/2012, the subject property is zoned MU - Mixed Use District (Overlaid). For the City of Maple Plain city code, building setback requirements for said zoning district are as follows:

Front Yard Building Setback: 5 feet
 Side Yard Building Setback (interior): 0 feet
 Side Yard Building Setback (corner): 5 feet
 Rear Yard Building Setback: 10 feet

CERTIFICATION:
 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.
 Date of Survey: August 23, 2024.
 Date of signature: January 29, 2026.

Christopher A. Terwea
 Christopher A. Terwea
 Minnesota License No. 33536
 cterwea@dufsurvey.com



REVISIONS

NO.	DATE	DESCRIPTION

FIELDWORK CHIEF: IV, JV
DRAWN BY: CAT
CHECKED BY: CAT
FILE NO.: 42855

**PRELIMINARY PLAT OF
MAPLE AND MAIN**

SURVEY FOR:
**NORTH SHORE
DEVELOPMENT PARTNERS**

PROPERTY ADDRESS:
 5209 & 5249 U.S. HIGHWAY 12
 5220 & 5230 MAIN STREET EAST
 1620 MAPLE AVENUE
 MAPLE PLAIN, MN 55359

Egan, Field & Nowak, Inc.
 land surveyors since 1872

475 Old Highway 8 NW, Suite 200
 New Brighton, Minnesota 55112
 PHONE: (612) 466-3300
 WWW.EFNSURVEY.COM