AGENDA
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
April 27, 2026
7:00 PM

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1. **WELCOME**
2. **CALL TO ORDER**
3. **PLEDGE OF ALLEGIANCE**
4. **ADOPT AGENDA**
5. **VISITORS TO BE HEARD** (A completed public comment form should be presented to the City Administrator prior to the meeting; presentations will be limited to 3 minutes. This session will be limited to 15 minutes.)
6. **CONSENT AGENDA**

   - **A.** 01-26-26 City Council - Workshop Minutes
   - **B.** 01-26-26 City Council - Business Meeting Minutes
   - **C.** 02-09-26 City Council - Workshop Minutes
   - **D.** 02-23-26 City Council - Workshop Minutes
   - **E.** 02-23-26 City Council - Business Meeting Minutes
   - **F.** 03-09-26 City Council - Workshop Minutes
   - **G.** 03-16-26 Public Hearing Minutes On The Issuance Of Revenue Obligations By North Shore Gymnastics Association.
   - **H.** 03-23-26 City Council - Workshop Minutes
   - **I.** 03-23-26 City Council - Business Meeting Minutes
   - **J.** 04-13-26 City Council - Workshop Minutes
   - **K.** Maple Plain Diamond Devils Baseball Association 2026 Field Use Agreement
   - **L.** Orono Baseball Association 2026 Field Use Agreement
   - **M.** Orono Softball Association 2026 Field Use Agreement

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.

N. Orono High School Baseball 2026 Field Use Agreement

O. Resolution 2026-0427-01 Approving the Gateway Pedestrian Crosswalk Sign Quotes for Purchase

7. ACCOUNTS PAYABLE

A. City Bills: $377,248.86

B. ACH Bills: $12,282.89

C. 2024 Street Project Bills: $1,036.00

8. STAFF REPORTS

A. Fire Department

B. West Hennepin Public Safety

C. City Engineer

D. City Planner

E. Public Works

F. Administration & Finance

9. OLD BUSINESS

10. MAPLE & MAIN DOWNTOWN DEVELOPMENT

A. City Planner Summary Report

B. Developer's Agreement with North Shore Development

C. Ordinance 2026-353 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps

D. PUD agreement for North Shore Development

E. Resolution 2026-0427-02 Approving Final Plat For Development Of Land

F. Contract for Private Redevelopment

G. Storm Water Agreement

H. Resolution 2026-0427-03 Hennepin County ERF Grant Application

11. NEW BUSINESS

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.

A. Resolution 2026-0427-04 Scheduling A Public Hearing On Bonds, TAF & SRP

B. Resolution 2026-0427-05 Declaring Surplus Property

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 Minutes
B. 01-26-26 City Council - Business Meeting Minutes
C. 02-09-26 City Council - Workshop Minutes
D. 02-23-26 City Council - Workshop Minutes
E. 02-23-26 City Council - Business Meeting Minutes
F. 03-09-26 City Council - Workshop Minutes
G. 03-16-26 Public Hearing On The Issuance Of Revenue Obligations By North Shore Gymnastics Association Minutes
H. 03-23-26 City Council - Workshop Minutes
I. 03-23-26 City Council - Business Meeting Minutes
J. 04-13-26 City Council - Workshop Minutes
K. Maple Plain Diamond Devils Baseball Association 2026 Field Use Agreement
L. Orono Baseball Association 2026 Field Use Agreement
M. Orono Softball Association 2026 Field Use Agreement
N. Orono High School Baseball 2026 Field Use Agreement
O. Resolution 2026-0427-01 Approving the Gateway Pedestrian Crosswalk Sign Quotes for Purchase

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

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1. CALL TO ORDER

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

PRESENT: Mayor Julie Maas-Kusske, Councilmember Mike DeLuca, Councilmember 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

ABDO Finance Manager Sturtz introduced the 2026 Enterprise Fund Budgets and presented the Water, Sewer, and Storm Sewer budgets and explained that this was Council's first look at the proposed numbers.

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Council directed staff to obtain actual water usage data for car wash usage refine the water revenue projections. The Council requested staff to update the cash flow study for review. Council will review this information at a future workshop before final adoption of expense allocations or possible changes in rates for the funds.

B. 5 Year CIP/Finance Plan

No Discussion. The topic will be rescheduled for a future workshop.

C. Medina Water Agreement

Assistant City Administrator Larson reviewed the recommended changes provided by the City of Medina. The Council reviewed the proposed changes to the Medina water agreement.

Council directed staff to go back to Medina and maintain that the pre agreed upon 50/50 split of maintenance costs be codified in an agreement.

D. Newsletter & Utility Billing

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

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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

DRAFT

Assistant City Administrator Larson offered changes 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 changes 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, noting an increase of about 400 calls for service compared to 2024, largely due to proactive traffic enforcement and education efforts.

C. City Engineer

Assistant City Engineer Bauman provided an update on ongoing infrastructure work. He highlighted stormwater system improvements, coordination with private development projects, and responses to service requests and utility issues.

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.

DRAFT

F. Administration & Finance

Assistant City Administrator Larson reported that the West Suburban Fire District transition took effect January 1, 2026. He noted a firefighter retirement, ongoing PERA coordination, downtown development planning, 2026 enterprise budget work, and preparation for the 2025 audit.

9. OLD BUSINESS

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

City Engineer Martini presented Resolution 2026-0126-01 to order improvements on Industrial Street, including pavement resurfacing and watermain replacement. Following a completed feasibility study and public hearing with no objections, Council action would authorize final plans and project implementation.

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

City Engineer Martini presented Resolution 2026-0126-02 to order the Downtown Street Project, including full street reconstruction, utility upgrades, sidewalk and lighting improvements, and Budd Avenue closure. After the public hearing, Council action would authorize final design and construction.

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

Assistant City Engineer Bauman presented Resolution 2026-0126-03 authorizing the 2026 Lead Service Line Replacement Project.

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

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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).

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 shared updates on Salt Awareness Week. She also noted that the North Shore Gymnastics project is meeting stormwater and environmental review requirements and is expected to begin construction this spring.

Councilmember Connie Francis
Councilmember Francis reported that she attended an EDA meeting and a rebranding meeting. Councilmember Francis held Council Chat earlier in the month. She appreciated the chance to get to know residents one-on-one and receive feedback.

Councilmember Andrew Burak
Councilmember Burak commented on the number of changes the City has experienced over the past year, including new businesses and the transition to new fire services.

Councilmember Mike DeLuca

Councilmember DeLuca thanked the City engineers for their work on open houses and public hearings. Downtown development discussions continue to move forward.

Mayor Julie Maas-Kusske
Mayor Maas-Kusske reported a busy start to the year with meetings, community events, and regional coordination.

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

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1. CALL TO ORDER

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

PRESENT: Mayor Julie Maas-Kusske, Councilmember 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

ABDO reviewed updates to the 2026 Enterprise Fund Budget, increasing water and sewer revenue projections based on new business developments. Expenditures were unchanged. Council discussed assumptions, supported conservative estimates, and agreed to move the revised budget forward for consideration.

B. Park Signage

City Administrator Schillander presented recommendations for new monument-style park and gateway signs. The proposal included two gateway signs at the east and west entrances to the city, two monument signs at Rainbow Park, one at Bryantwood

DRAFT

Park, one at the Oak Street Tot Lot, and replacement of the logo panel on the existing digital sign. Council discussed sign locations, visibility, and costs, and reviewed plans to update select park and digital signage.

C. Newsletter & Utility Billing

Council tabled the item for 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

DRAFT

MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
February 23, 2026
5:30 PM

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1. CALL TO ORDER

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

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

STAFF PRESENT: City Administrator Jacob Schillander, Director of Public Safety Matt DuRose, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

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

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

Motion passed 5-0

3. DISCUSSION

A. West Hennepin Public Safety Department Activity Report

Director DuRose provided an overview of the new West Hennepin Public Safety Department Activity Report.

The Council discussed the format and visual simplicity of the new Activity Report.

B. Tower Lease with Hennepin County

City Administrator Schillander summarized the water tower antenna site lease with Hennepin Count and the Metropolitan Radio Board. With the recommendation of a 15-year lease extension and administrative updates to modernize payment procedures.

Council provided direction to move forward with the lease.

C. Field Use Contracts

Assistant City Administrator Larson provided the current field use agreements and financial impact with maintenance.

Council provided the direction to re-coup some of the cost for maintenance and factor in the donated time for field maintenance.

D. Newsletter & Utility Billing

City Councilmember DeLuca provided a summary of the decision to resume mailing paper utility bills and printed newsletters. Discussing the whether the current approach aligns with the Council priorities for efficiency, financial responsibility, and accessibility, and to determine the preferred policy moving forward.

The Council discussed the decision. Council provided the direction to continue to provide paper copies of the newsletter and utility bills. Additionally, Council direction staff to be more efficient with staff time to proved paper copies.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

A. Parking Regulations

B. Gateway Blvd Pedestrian Safety & Crosswalk Modifications

C. City Council Salaries

D. 5 Year Finance CIP

E. Ordinance 343 Amending City Code Chapter 6, Article 2 Nuisance Violation

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

Councilmember DeLuca add 'Meeting Minutes – format, structure and content' to future workshop topics

6. 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 6:37 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
February 23, 2026
7:00 PM

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1. WELCOME

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

STAFF PRESENT: City Administrator Jacob Schillander, City Planner Mark Kaltsas, 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. 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

DRAFT

F. Water Agreement Contract With Medina

Motion to table consent agenda items A-C on the consent agenda made by Councilmember DeLuca. Seconded by Councilmember Burak.

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

Motion Passed 5-0

Motion to approve consent agenda items D-F on the consent agenda made by Councilmember DeLuca. Seconded by Councilmember Burak.

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

Motion Passed 5-0

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

Motion to approve accounts payable made by Councilmember Burak. Seconded by Councilmember DeLuca.

8. STAFF REPORTS

A. Fire Department

B. West Hennepin Public Safety

C. City Engineer

D. Public Works

E. City Planner

F. Administration & Finance

Motion to approve staff reports as presented made by Councilmember Francis. Seconded by Councilmember Burak.

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

Motion Passed 5-0

9. OLD BUSINESS

10. NEW BUSINESS

A. 2026 Enterprise Budget

City Administrator Schillander outlined the 2026 enterprise budget and the increase in the fixed fees.

Motion to approve the 2026 enterprise budget as written and presented made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

B. Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule

City Administrator Schillander summarized the changes to fee schedule to account for the 2026 enterprise budget.

Motion to Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule made by Councilmember Francis. Seconded by Burak.

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

Motion Passed 5-0

Motion to Ordinance No 2026-350 Amending the Quarterly Utility Billing Section of the Fee Schedule Summary Publication made by Councilmember DeLuca. Seconded by Burak.

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

Motion Passed 5-0

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

City Administrator Schillander summarized the 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. Because the project would be located within the City of Maple Plain, host city approval is required.

Motion to 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 made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

11. NORTH SHORE DEVELOPMENT LLC

A. City Planner Summary Report

City Planner Kaltsas provided an overview of the proposed commercial development. The development includes a 95-unit apartment building with underground parking and is designed to align with the character of Main Street. The project also proposes a fourth-floor lounge amenity for residents.

DRAFT

B. Ordinance No 2026-349 Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543

City Planner Kaltsas presented the site's zoning district allows for flexible design solutions, and the overall density aligns with the City's Comprehensive Plan goals, particularly for an edge-of-community development.

Motion to adopt Ordinance No 2026-349 Amending Article 4 of the City Code by Adding Planned Unit Specific Zoning to Section 10-543 made by Councilmember Burak. Seconded by Councilmember Francis.

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

Motion Passed 5-0

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

City Planner Kaltsas summarized the resolution 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.

Motion to adopt 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 made by Councilmember DeLuca. Seconded by Councilmember Burak.

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

Motion Passed 5-0

D. Resolution 2026-0223-02 Authorizing Interfund Loan For Advance Of Certain Costs In Connection With A Proposed Tax Increment Financing District

City Planner Kaltsas presented the resolution as intended to support a multifamily residential development in the City of Maple Plain.

Motion to adopt Resolution 2026-0223-02 Authorizing Interfund Loan For Advance Of Certain Costs In Connection With A Proposed Tax Increment Financing District made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

E. Resolution 2026-0223-03-Contract For Private Redevelopment with North Shore Development LLC

City Planner Kaltsas summarized Contract for Private Redevelopment with North Shore Development LLC.

Motion to approve the Contract for Private Redevelopment with North Shore Development LLC made by Councilmember Burak. Seconded by Councilmember Francis.

DRAFT

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

Motion Passed 5-0

Motion to approve Resolution 2026-0223-03 Approving the issuance of terms and TIF Registration Provisions made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

F. Resolution 2026-0223-05- Approval of PUD-Site Plan-Prelim & Final Plot for North Shore Development LLC

Motion to table Resolution 2026-0223-05- Approval of PUD-Site Plan-Prelim & Final Plot for North Shore Development LLC made by Councilmember DeLuca. Seconded by Councilmember Francis.

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

Motion Passed 5-0

City Administrator confirmed Resolution 2026-0223-04 needs a roll call vote.

Motion to rescind the Motion to 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 made by Councilmember Burak. Seconded by Councilmember Francis.

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

Motion Passed 5-0

Motion to 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 with a roll call vote made by Councilmember Francis. Seconded by Councilmember Arvizo.

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

Motion Passed 5-0

12. COUNCIL REPORTS AND OTHER BUSINESS

The Council provided reports on monthly activities throughout the city.

13. ADJOURNMENT

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

DRAFT

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

Motion passed 5-0

Council Adjourned at 8:05 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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

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1. CALL TO ORDER

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

2. ADOPT AGENDA

Motion made by Councilmember Francis, Seconded by Councilmember Burak.

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

3. DISCUSSION

A. Pedestrian Safety on Gateway Blvd

Assistant City Engineer Matt Bauman presented options to the Council regarding Pedestrian safety on Gateway Blvd.

After Council discussed the options, the Council provided the following direction: Re-paint the crosswalks, add crosswalk delineators in front of Iron Exchange, add flashing solar lighted crosswalk signs in front of Haven Homes and Kwik Trip, and add a no cross walk sign at Gateway Blvd and Baker Park Rd. Prior to winter remove the crosswalk delineators.

B. City of Maple Plain Water Supply Plan

Assistant City Engineer Matt Bauman presented updates to the DNR Water supply plan, Council discussed and asked Staff to put the Water Supply Plan on the Consent Agenda at the March Council Meeting for approval.

C. 2026 Proposed Field Rental Rates & Requests

City Administrator Schillander presented the Council with the 2026 Field Rental rates as well as questions asked by the Diamond Devils, and Orono Baseball Association. The Council discussed the following questions and provided guidance on them:

Question 1: Would the Council allow someone to donate funds to construct a Batting cage next to the current one?

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Answer 1: Yes, the Council will allow this activity. The City Administrator will need to see the plans and specifications before execution.

Question 2: Could the Boosters raise money for the scoreboard and potentially include advertising Sponsors on it?

Answer 2: Yes, the Council will allow Boosters to raise money for a new scoreboard, however, they do not favor advertising sponsors on it.

Question 3: Could the Boosters raise money to install Lights at Tempe Field?

Answer 3: The Council does not favor this request.

Question 4: Would the council be willing to explore installing a grandstand?

Answer 4: The Council does not favor this request.

Question 5: Will the Council allow the Highschool and OBA to put up Player posters and other advertising?

Answer 5: The Council will review the policy on this.

Question 6: Can we put up # signs on the fields at Rainbow Park?

Answer 6: Yes, the Council will allow this activity. The signs need to be green with white lettering.

Question 7: Will the Council allow a Storage shed at Rainbow Park for the Softball fields?

Answer 7: The Council will allow this, however, shed plans, appearance, and location must first go through the City Administrator.

After the discussion, the Council directed staff to utilized the field use rental rates for 2026 as presented.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

A. Parking Regulations

B. City Council Salaries

C. 5 Year Finance CIP

D. Ordinance 343 Amending City Code Chapter 6, Article 2 Nuisance Violation

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

F. Meeting Minutes -Structure and Content

6. ADJOURNMENT

Motion made by Councilmember Francis, Seconded by Councilmember Burak.

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

The Meeting adjourned at 6:33 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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MINUTES
PUBLIC HEARING ON THE ISSUANCE OF REVENUE OBLIGATIONS BY NORTH SHORE GYMNASTICS ASSOCIATION
MAPLE PLAIN CITY HALL
March 16, 2026
5:30 PM

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1. WELCOME

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

ABSENT: Councilmember Mike DeLuca & Councilmember Rochelle Arvizo

STAFF PRESENT: City Administrator Jacob Schillander and Assistant City Administrator Kevin Larson

2. CALL TO ORDER

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

Motion Passed 3-0

5. NEW BUSINESS

A. Public Hearing On The Issuance Of Revenue Obligations By North Shore Gymnastics Association

City Administrator Schillander the public hearing regarding tax-exempt bond financing for a proposed North Shore Gymnastics Association facility. The City of Independence as issuer of the bond, is planning to use tax-exempt financing to fund the new 48,000 square foot facility located in Maple Plain. Maple Plain has no financial obligation or liability of any kind related to the bonds.

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Councilmember Burak moved to open the public hearing. Seconded by Councilmember Francis.

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

Motion Passed 3-0. Public Hearing opened at 5:33

No one from the public spoke.

Councilmember Francis moved to close the public hearing. Seconded by Councilmember Burak.

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

Motion Passed 3-0. Public Hearing closed at 5:34

6. ADJOURNMENT

Councilmember Francis moved to adjourn. Seconded by Councilmember Burak.

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

Motion Passed 3-0. The meeting concluded at 5:34 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
March 23, 2026
5:30 PM

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1. CALL TO ORDER

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

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

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

2. ADOPT AGENDA

Councilmember Francis made a motion to approve meeting agenda with the Fire Relief Pension moved to item A, Meeting Minutes to item B, and the addition of City Signage and the City owned F-150. Seconded by Councilmember Burak.

Councilmember DeLuca asked for a point of order and questioned if adding two items that were not on the agenda was being transparent. City Administrator Schillander expressed that the two additional items were time sensitive and needed to be discussed.

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

Motion passed 5-0

3. DISCUSSION

A. Fire Relief Pension & SF3828/HF3512

City Administrator Schillander summarized the bill amendment before the state legislator. The amendment changes which organization distributes the funds to the fire pension. There is a committee hearing on 4/14 to discuss amendment.

Council discussed whether the amendment conflicts with previous direction from the Council.

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Council direction is to maintain the City's position and have staff work with the fire relief to send out communications on any next steps.

B. Meeting Minutes -Structure and Content

Councilmember DeLuca summarized the reason for bringing meeting note up for discussion. He explained the purpose of meeting minutes to be a factual summary with Council direction.

Council discussed meeting minutes. Council provided staff with direction to provide factual summaries and any direction applicable.

Item C. City Signage

City Administrator Schillander outlined the change in cost to replace and install the monument signs. The original quote was from September 2025 and was no longer valid. Scenic Signs provided a quote ~$3,500 higher than the original quote.

Council Direction: The Council directed staff to move forward with the revised pricing to avoid any additional cost increases.

Item D. F-150

City Administrator Schillander discussed the needed repairs for the vehicle. The cost would be close to $3,000. The current value of the F-150 was about $9,000.

Council Direction: Treat the F-150 as surplus and send it to auction.

4. COUNCIL REPORTS

Mayor Maas-Kusske reported that the West Hennepin Public Safety have started interviews for a part-time police officer.

5. FUTURE WORKSHOP TOPICS

A. Parking Regulations

B. City Council Salaries

C. 5 Year Finance CIP

D. Ordinance 343 Amending City Code Chapter 6, Article 2 Nuisance Violation

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

Councilmember DeLuca requested 'remote attendance access to city meetings' be added to the list of future topics. No other Councilmember seconded adding the item. The item will not be added to the list at this point.

6. ADJOURNMENT

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

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

Motion passed 5-0

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Council Adjourned at 6:05 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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MINUTES
CITY COUNCIL - BUSINESS MEETING
MAPLE PLAIN CITY HALL
March 23, 2026
7:00 PM

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1. WELCOME

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

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

City Administrator Schillander requested the Council pull item 11 from the agenda and Mayor Maas-Kusske requested to pull item 6B from the agenda.

Councilmember DeLuca made a motion to approve the agenda with item 11 and 6B removed. 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. Art in the Park Event

B. Party in the Park Event

C. Letter of Support for The City of Corcoran

D. Approve Water Supply Plan

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Motion to approve consent agenda A, C & D made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion passed 5-0

7. ACCOUNTS PAYABLE

A. City Bills $404,790.03

B. ACH Bills $13,998.03

C. 2024 Street Reconstruction $1,149.00

City Administrator Schillander summarized accounts payable.

Motion to approve accounts payable made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion passed 5-0

8. STAFF REPORTS

A. Fire Department

B. West Hennepin Public Safety

C. City Engineer

D. Public Works

E. City Planner

F. Administration & Finance

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

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

Motion Passed 5-0

9. OLD BUSINESS

A. Resolution 2026-0323-01 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Veterans Memorial Park

Assistant City Administrator summarized the MN DNR grant and resolution 2026-0323-01 fulfills the requirement to submit the grant application for Veterans Memorial Park.

Motion to approve Resolution 2026-0323-01 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Veterans Memorial Park made by Councilmember Arvizo. Seconded by Councilmember Burak.

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

Motion Passed 5-0

B. Resolution 2026-0323-02 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Rainbow Park

Assistant City Administrator summarized the MN DNR grant and resolution 2026-0323-02 fulfills the requirement to submit the grant application for Rainbow Park.

Motion to approve Resolution 2026-0323-02 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Rainbow Park made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

C. Resolution 2026-0323-03 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Bryantwood Park

Assistant City Administrator summarized the MN DNR grant and resolution 2026-0323-03 fulfills the requirement to submit the grant application for Bryantwood Park.

Motion to approve Resolution 2026-0323-03 Resolution Approving The Submission Of An Outdoor Recreation Grant Application For Bryantwood Park made by Councilmember Francis. Seconded by Councilmember Arvizo.

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

Motion Passed 5-0

10. NEW BUSINESS

A. Resolution 2026-0323-04 Delegating Authority to the City Administrator to Pay Claims Via ACH and Make Electronic Transfers

City Administrator Schillander summarized the resolution with one addition of in accordance of the purchase policy.

Motion to approve Resolution 2026-0323-04 Delegating Authority to the City Administrator to Pay Claims Via ACH and Make Electronic Transfers with the addition to the resolution made by Councilmember Francis. Seconded by Councilmember Burak.

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

Motion Passed 5-0

B. Resolution 2026-0323-05 Accepting the SolarApp+ Grant $15,000

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City Administrator Schillander summarized the resolution to accept the SolarApp+ grant.

Motion to approve Resolution 2026-0323-05 Accepting the SolarApp+ Grant $15,000 made by Councilmember DeLuca. Seconded by Councilmember Arvizo.

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

Motion Passed 5-0

C. Resolution 2026-0323-06 Authorization to Create and Transfer Funds

City Administrator Schillander summarized the resolution to establish six new Capital Improvement Project funds to improve financial transparency and long-term planning for individual park projects and for the future purchase of a fire truck scheduled for 2030. The resolution also authorizes three transfers from the Park Improvement Fund (401) into the newly created CIP funds.

Motion to approve Resolution 2026-0323-06 Authorization to Create and Transfer Funds made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

D. Resolution 2026-0323-07 Application To The Drinking Water Revolving Fund For The Replacement Of Lead Service Lines

Assistance City Engineer Bauman summarized the resolution and that lead service line replacement project is funded by a grant administered through the Minnesota Public Facilities Authority (PFA). The resolution is a required step to complete the application process for accessing the funds.

Motion to approve Resolution 2026-0323-07 Application To The Drinking Water Revolving Fund For The Replacement Of Lead Service Lines made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

E. Resolution 2026-0323-08 Approving 2023 II Grant Program Funds Reimbursement Participation From Metropolitan Council Environmental Services

Assistance City Engineer Bauman summarized the resolution to authorize staff to submit documentation to Metropolitan Council Environmental Services for qualifying funds that help mitigate Inflow and Infiltration (II). This grant cycle was for work completed in 2024 and 2025. The Street Reconstruction project had eligible work and is the basis for grant reimbursement.

Motion to approve Resolution 2026-0323-08 Approving 2023 II Grant Program Funds Reimbursement Participation From Metropolitan Council Environmental Services made by Councilmember DeLuca. Seconded by Councilmember Burak.

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

Motion Passed 5-0

F. Resolution 2026-0323-09 Accepting Bids For The 2026 Industrial Street Improvements Project

Assistance City Engineer Bauman summarized the Bids For The 2026 Industrial Street Improvements Project. Recommends awarding the project to the low bidder, Omann Brothers Paving, Inc. in the amount of $309,822.14.

Motion to approve Resolution 2026-0323-09 Accepting Bids For The 2026 Industrial Street Improvements Project made by Councilmember Burak. Seconded by Councilmember Arvizo.

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

Motion Passed 5-0

G. Ordinance 2026-351 Amending the City Fee Schedule

City Administrator Schillander summarized Ordinance 2026-351 that updates the City's fee schedule relating to Right-of-Way (ROW) activities to ensure fees accurately reflect the administrative oversight, inspection demands, and regulatory compliance required under Minnesota law.

Motion to Approve Ordinance 2026-351 Amending the City Fee Schedule made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

Motion to Approve Summary Publication of Ordinance 2026-351 made by Councilmember Burak. Seconded by Councilmember Francis.

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

Motion Passed 5-0

11. 1800 PIONEER CREEK CENTER- PROJECT

A. City Planner Summary Report

City Planner Kaltsas summarized the 1800 Pioneer Creek Center project. The applicant is seeking to convert the existing building from a single tenant office building into a multi-tenant building that would allow for a wider variety of permitted uses than just office. The city discussed this request further with the applicant and noted that the existing building and property is zoned and guided I-Industrial. Within the Industrial zoning district, the city permits a variety of uses including "Office Campus". The city's

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ordinance does not further define “Office Campus” in the I-Industrial zoning district or within the overall Zoning Ordinance definitions.

B. Ordinance 2026-353 An Ordinance Amending Section 10-453 Of The Maple Plain City Code To Add A Definition For Office Campus

City Planner Kaltsas summarized Ordinance 2026-352 to amend section 10-453 to define “Office Campus” in §10- 453 provides a uniform, citywide interpretation applicable wherever the use is listed, reducing ambiguity for applicants, staff, and the public. Staff prepared an ordinance that was considered by the Planning Commission and would allow for the proposed re-use of the existing building.

Motion to Approve Ordinance 2026-352 An Ordinance Amending Section 10-453 Of the Maple Plain City Code to Add a Definition for Office Campus made by Councilmember DeLuca. Seconded by Councilmember Francis.

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

Motion Passed 5-0

C. Ordinance 2026-353 An Ordinance Amending Section 10-453 Of The Maple Plain City Code To Add A Definition For Office Campus Summary Publication

Motion to Approve Ordinance 2026-352 Summary Publication made by Councilmember Francis. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

D. Resolution 2026-0323-11 Approving The Request For Site Plan Review To Allow The Re-Use Of The Existing Office Building For As An Office Campus On The Properties Located At 1800 Pioneer Creek Center

City Planner Kaltsas summarized the resolution and the reviewal of the existing structure and site plan, which consists of two connected buildings totaling approximately 37,000 square feet. The west building includes four stories, while the east building has three stories. Currently, about 9,000 square feet of the east building is occupied. Each floor on either side is approximately 5,500 square feet. The site also includes 165 surface parking spaces across two lots.

Motion to Approve Resolution 2026-0323-11 1800 Pioneer Creek Center Site Plan Approval made by Councilmember Burak. Seconded by Councilmember DeLuca.

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

Motion Passed 5-0

12. COUNCIL REPORTS AND OTHER BUSINESS

Councilmember Francis provided a report focused on the Fire Relief, Planning Commission, Workshops, Rebranding, and Strategic Planning

Councilmember DeLuca provided a report focused on Strategic planning for the city.

Councilmember Burak provided a report on Strategic Planning.

Councilmember Arvizo provided a report on the ground breaking of the new gym, watershed and encourage natural landscapes

Mayor Maas-Kusske provided a report on the legislative updates, Highway 12 Coalition, Fire Relief Association, City Day on the Hill, and the hiring a new part time police officer.

13. 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 7:52 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
April 13, 2026
5:30 PM

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1. CALL TO ORDER

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

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

STAFF PRESENT: City Administrator Jacob Schillander, Director of Public Safety Matt DuRose, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

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

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

Motion passed 5-0

3. DISCUSSION

A. Pedestrian Crosswalk Quote

City Administrator Schillander presented the quotes for the pedestrian 2-sided sign and the solar powered flashing pedestrian sign.

The Council directed staff to create a resolution to use capital funds, add a crosswalk sign near Forkless and bring it to the next business meeting.

B. Maple Plain Museum

City Administrator Schillander presented the intent of the Maple Plain Museum with the downtown project underway. Stating, the Museum will vacate the downtown building no later than 6/15/26. The Museum plans to construct a new building in the open space of Veterans Memorial Park.

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Council Direction: Design and color would need to fit into the theme of the park. Provides approval for the Museum to place a replica of the original Maple Plain library in the park.

C. Administration Updates

City Administrator Schillander provided the first administration quarterly update held during a workshop. The purpose of this update is to help the Council revisit key priorities while providing time for open discussion, questions, and feedback. Schillander touched on public safety, public works, planning, code enforcement, communications and general follow-ups.

4. COUNCIL REPORTS

5. FUTURE WORKSHOP TOPICS

A. Parking Regulations

B. City Council Salaries

C. 5 Year Finance CIP

D. Ordinance 343 Amending City Code Chapter 6, Article 2 Nuisance Violation

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

Councilmember DeLuca add 'sewer calculation fees' to the list of future workshops.

6. 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 6:40 PM

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

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

Signed:

Jacob W. Schillander
City Administrator

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LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 26th day of March, 2026, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the "City") and Maple Plain Diamond Devils Baseball Association (Diamond Devils), a Minnesota for-profit corporation, herein called the "Licensee".

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

Don Timpe Field, Concession Stand, & Sound Booth

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

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

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

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

Standard Terms and Conditions

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

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

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

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

(2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;

(4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;

(5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;

(6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or

(7) To use any tobacco product within or upon any public park or playground.

14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.
15. Concession Management. The Licensee will manage the operations of the Concession Building and the Sound Booth. The Licensee will be responsible for all vending operations conducted from the Concession Building during the term of this Agreement. The Licensee agrees that, during the term of this Agreement, it shall use its best efforts to supervise and direct the management and operation of the Concession Building and to consult with the City and keep the City advised in writing as to all major problems and matters relating to the Concession Building. The Licensee is responsible for maintaining the concession stand in a clean and sanitary condition, complying with all applicable

health and safety regulations, and ensuring proper waste disposal. Any additional cleaning or repairs required due to misuse or negligence may result in further charges, which will be invoiced separately. Failure to comply with concession stand policies, including but not limited to health code violations, damage to equipment, or unauthorized use, may result in the revocation of concession stand privileges without refund.

16. Concession Contracts. Any contracts executed for the purchase of an inventory to be sold from the Concession Building or vending machines or equipment to be used in connection with the Concession Building shall be made solely on behalf of the Licensee, and the City shall not be a party to such contracts unless the City specifies in writing. The Licensee agrees to defend, indemnify, and hold harmless the City against any claims that may arise from said contracts regarding the Concession Building. The Licensee holds first right of refusal for all concession opportunities but will consider concessions alternatives if/when the Licensee is unable to participate in an event.
17. Losses. The Licensee shall be responsible for any losses of inventory or equipment from the Concession Building.
18. Compliances with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.
19. Field Use Schedule. The Licensee will be responsible for coordinating the scheduling of all activities, including tournaments outside of the agreed upon dates with city hall. In order to ensure that public use of the Fields is protected, the City shall have ultimate control over use of the Fields.
20. Tournament and Admission Fees. The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
21. Maintenance of Park. The Licensee is responsible for expenses incurred for routine repairs and maintenance, but City Staff needs to be notified for maintenance record purposes. The Licensee shall keep the Concession Building, furniture, equipment, and operating supplies located in the Concession Building in good order, repair, and condition and shall affect normal operating repairs, replacements, or improvements to the Concession Building.
22. Release and Indemnification. To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
23. No Interest in Building or Fields. This Agreement is not to be considered a lease of any portion of the Fields. It is expressly understood that ultimate control of the Fields shall always rest with the City, and the Licensee shall have no discretion to act in any manner contrary to the City's directions. At all

times during the term of this Agreement, the City retains ownership of the Fields and shall have the right, by itself, its agents and employees, to enter and upon the Fields at any time for any legitimate purpose.

Additional Terms and Conditions

24. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2026, or upon the date all required signatures are obtained, and end on December 31, 2026. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
25. The Licensee shall pay the City $2,612.65 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
26. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of $500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
27. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of $75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.
28. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
29. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
30. No games may take place at Veterans Memorial Park on Monday, August 17, 2026 and Tuesday, September 22, 2026
31. **IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

_____
Julie M. Maas-Kusske, Mayor

_____
Jacob Schillander, City Administrator

THE MAPLE PLAIN DIAMOND DEVILS BASEBALL ASSOCIATION (LICENSEE)

Mike Rippberger
Print Name

Signature

LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 26th day of March, 2026, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the "City") and Orono Baseball Association, a Minnesota non-profit corporation, herein called the "Licensee".

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

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

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

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

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

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

Standard Terms and Conditions

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

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

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

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

(2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;

(4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;

(5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;

(6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or

(7) To use any tobacco product within or upon any public park or playground.

14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.

15. Compliances with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.
16. Field Use Schedule. The Licensee will be responsible for coordinating the scheduling of all activities, including tournaments outside of the agreed upon dates with city hall. In order to ensure that public use of the Fields is protected, the City shall have ultimate control over use of the Fields.
17. Tournament and Admission Fees. The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
18. Release and Indemnification. To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
19. No Interest in Building or Fields. This Agreement is not to be considered a lease of any portion of the Fields. It is expressly understood that ultimate control of the Fields shall always rest with the City, and the Licensee shall have no discretion to act in any manner contrary to the City's directions. At all times during the term of this Agreement, the City retains ownership of the Fields and shall have the right, by itself, its agents and employees, to enter and upon the Fields at any time for any legitimate purpose.

Additional Terms and Conditions

20. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2026, or upon the date all required signatures are obtained, and end on December 31, 2026. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement.
21. This Field Use Agreement is entered into by the Orono Baseball Association and includes participation by the Orono Maple Plain American Legion for purposes of field use and related activities. The Orono Maple Plain American Legion shall be considered an authorized user under this Agreement and subject to all applicable terms and conditions herein.
22. The Orono Baseball Association and Orono Maple Plain American Legion shall, at their sole cost and expense, procure and maintain in full force and effect during the term of this Agreement a Commercial General Liability insurance policy in the minimum amount of $1,000,000 per

occurrence. Such policy shall provide coverage for bodily injury, property damage, and personal injury arising out of their respective use of the premises, or such other limits as may be required by the City. The Orono Baseball Association and Orono Maple Plain American Legion organizations shall provide a certificate of insurance evidencing the required coverage prior to the commencement of field use and shall name the City as an additional insured under its general liability policy.

23. The Licensee shall pay the City $1,374.48 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
    - The facility fee reflects the 2026 rates of $1,463.08 for the Orono Baseball Association and $561.40 for the Orono Maple Plain American Legion, less a $650 credit for the batting cage net purchased by the Licensee for the facility.
24. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of $500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
25. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of $75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.
26. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
27. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
28. No games may take place at Veterans Memorial Park on Monday, August 17, 2026 and Tuesday, September 22, 2026
29. **IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

_____
Julie M. Maas-Kusske, Mayor

_____
Jacob Schillander, City Administrator

THE ORONO BASEBALL ASSOCIATION (LICENSEE)

Craig Hawkinson
Print Name

Craig Hawkinson
Craig Hawkinson (Mar 31, 2026 10:49:01 CDT)
Signature

LICENSE AGREEMENT - Orono Baseball Association

Final Audit Report 2026-03-31

Created:	2026-03-31
By:	Kevin Larson (klarson@mapleplainmn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAQeoTn_Kg2vrt02bbUqydN5DXMEohj_qd

"LICENSE AGREEMENT - Orono Baseball Association" History

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Document e-signed by Craig Hawkinson (craighawkinson@gmail.com)
Signature Date: 2026-03-31 - 3:49:01 PM GMT - Time Source: server

Agreement completed.
2026-03-31 - 3:49:01 PM GMT

LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 26th day of March, 2026, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the "City") and Orono Softball Association, a Minnesota non-profit corporation, herein called the "Licensee".

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

Rainbow Park Softball Fields
Veterans Memorial Park Softball Field

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

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

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

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

Standard Terms and Conditions

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

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

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

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

(2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;

(4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;

(5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;

(6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or

(7) To use any tobacco product within or upon any public park or playground.

14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.

15. Compliances with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate governmental liquor and alcoholic beverage authorities, the national or any local board of insurance underwriters, and the requirements of any insurance companies covering any of the risks against which the Fields are insured. The Licensee shall be responsible to obtain any permits and or licenses necessary for the sale of items from the Concession Building. This Agreement in no way confers any license, permit or approval to sell or vend food, soft drinks or alcoholic beverages from the Concession Building. Any permits or approvals needed for the sale of such items shall be obtained separately by the Licensee.
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17. Tournament and Admission Fees. The Licensee may host tournaments on the Fields. In conjunction with such tournaments, the Licensee may charge and keep tournament fees. The Licensee may charge admission or gate fees in connection with any Licensee.
18. Release and Indemnification. To the greatest extent permitted by law, the Licensee hereby waives and releases the City from claims for damages or for injuries to persons resulting from any cause whatsoever in, on, or about the premises of the Concession Building and the Fields, except for claims that arise from the willful, wanton or intentional misconduct by the City or any person acting on behalf of the City. The Licensee agrees to indemnify, defend hold the City harmless from and against any and all claims and losses, including reasonable attorneys' fees, which result from acts or omissions of the Licensee.
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Additional Terms and Conditions

20. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2026, or upon the date all required signatures are obtained, and end on December 31, 2026. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
21. The Licensee shall pay the City $844.12 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
22. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of $500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.

23. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of $75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as determined necessary by the City. The Licensee will be invoiced for labor costs following the event, with payment due within 30 days of the invoice date.
24. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
25. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
26. No games may take place at Veterans Memorial Park on Monday, August 17, 2026 and Tuesday, September 22, 2026.
27. **IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

_____
Julie M. Maas-Kusske, Mayor

_____
Jacob Schillander, City Administrator

THE ORONO SOFTBALL ASSOCIATION (LICENSEE)

Matt Katterhagen
Print Name

Matt Katterhagen (Mar 31, 2026 10:53:44 CDT)
Signature

LICENSE AGREEMENT - Orono Softball Association

Final Audit Report 2026-03-31

Created:	2026-03-31
By:	Kevin Larson (klarson@mapleplainmn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAbSKWPk1YnjE7nRpVKez9avQQidQjfqWr

"LICENSE AGREEMENT - Orono Softball Association" History

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Agreement completed.
2026-03-31 - 3:53:44 PM GMT

LICENSE AGREEMENT – CITY FACILITY UTILIZATION

This Agreement is made this 26th day of March, 2026, by and between the city of Maple Plain, a municipal corporation under the laws of Minnesota (the "City") and Orono Schools (High School Athletics), a Minnesota non-profit corporation, herein called the "Licensee".

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

Don Timpe Field
+ Announcer Box & Sound Equipment

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

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

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

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

Standard Terms and Conditions

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

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

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

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

(2) To operate any motorized vehicle upon any portion of the public parks or playgrounds which is not graded, paved, and/or maintained as a public street or parking area, except that authorized police, fire, emergency, and maintenance personnel may operate the motorized vehicles upon any portion of the public parks or playgrounds as are reasonably necessary to perform their ordinary and necessary duties;

(4) To sell, or allow to be sold, any alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within or upon the public parks or playgrounds except by special license issued by the City Council;

(5) To consume alcoholic beverages, as defined in Minn. Stats. § 340A.101, subd. 2, within the public parks or playgrounds except by special license issued by the City Council;

(6) To use any cannabis or any cannabinoid product within or upon any public park or playground. Violation of this subsection shall be a petty misdemeanor; and/or

(7) To use any tobacco product within or upon any public park or playground.

14. The City may cancel, terminate, suspend, or modify the terms of this Agreement upon default by Licensee or failure of the Licensee to comply with this Agreement. No refund will be issued.
15. Compliances with Laws, Rules, and Regulations. The Licensee shall comply with and abide by all laws, rules, regulations, requirements, orders, notices, determinations, and ordinances of any federal, state, or municipal authority, including without limiting the foregoing the appropriate

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

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

Additional Terms and Conditions

20. Term and Withdrawal. The term of this Agreement shall commence on January 1, 2026, or upon the date all required signatures are obtained, and end on December 31, 2026. Notwithstanding any provision to the contrary, the City, or the Licensee may withdraw from this Agreement with or without cause and for any reason by providing 30 days written notice to the other. Withdrawal by either party shall terminate this Agreement except for any payment due and the liability provisions shall survive termination of this Agreement
21. The Licensee shall pay the City $5,080.15 for use of the Facility(ies) for the term of this agreement. Payment shall be submitted to the City upon execution of Agreement.
22. The Licensee shall submit a damage, maintenance, and security deposit ("Security Deposit") in the amount of $500 to the City upon execution of this Agreement. The City shall return the deposit to the Licensee, minus expenses for any damage or maintenance to the Facility(ies) following inspection by the City within 2 weeks of written notification by the Licensee of end of use under this Agreement.
23. City Staff Labor. Any City staff labor required for event support, facility maintenance, or special accommodations beyond standard field use will be billed at a rate of $75 per hour. Labor charges apply to services such as field preparation, additional maintenance, cleanup, or supervision as

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

24. Violation of City Code by Licensee or related users may result in a forfeiture of Security Deposit and/or revocation of the license agreement as determined by the City Council.
25. Licensee shall discourage related users from parking in the grass. Parking is limited to parking spaces and not on city grass. The Licensee shall be responsible for damage created to city grass during Licensee activities.
26. No games may take place at Veterans Memorial Park on Monday, August 17, 2026 and Tuesday, September 22, 2026.
27. **IN WITNESS WHEREOF,** the Parties hereto have executed this Agreement as of the day and year set forth above.

CITY OF MAPLE PLAIN

_____
Julie M. Maas-Kusske, Mayor

_____
Jacob Schillander, City Administrator

THE ORONO SCHOOLS (HIGH SCHOOL ATHLETICS) (LICENSEE)

Nick Taintor
Print Name

Nick Taintor
Signature

LICENSE AGREEMENT - Orono Schools - HS Baseball

Final Audit Report 2026-04-08

Created:	2026-03-31
By:	Kevin Larson (klarson@mapleplainmn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAADjenfOApxF6yXp6jFBFpwVlWIyg4pFKI

"LICENSE AGREEMENT - Orono Schools - HS Baseball" History

Document created by Kevin Larson (klarson@mapleplainmn.gov)
2026-03-31 - 3:41:30 PM GMT

Document emailed to Nick Taintor (nickolas.taintor@orono.k12.mn.us) for signature
2026-03-31 - 3:41:35 PM GMT

Email viewed by Nick Taintor (nickolas.taintor@orono.k12.mn.us)
2026-04-08 - 3:47:24 PM GMT

Document e-signed by Nick Taintor (nickolas.taintor@orono.k12.mn.us)
Signature Date: 2026-04-08 - 3:48:00 PM GMT - Time Source: server

Agreement completed.
2026-04-08 - 3:48:00 PM GMT

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-01 Approving the Gateway Pedestrian Crosswalk Sign Quotes for Purchase
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Approve as a part of the Consent Agenda

Summary

On 3/9/26, Assistant City Engineer Matt Bauman provided recommendations for consideration to help improve pedestrian crossing safety along Gateway Boulevard. The Council asked for quotes for in-crosswalk pedestrian 2-sided signs and solar powered flashing pedestrian signs.

At the 4/13/26 workshop, City Administrator Jacob Schillander presented the quotes received from EFA Division of Safety Signs for the in-crosswalk pedestrian 2-sided sign and the solar powered flashing pedestrian sign. Council provided feedback and asked for Resolution 2026-0427-01 Approving the Gateway Pedestrian Crosswalk Sign Quotes for Purchase be brought before the Council at the next Business Meeting.

Item	Qty	Price	Total
In Crosswalk Pedestrian 2-sided sign			
Stop,FluorescentYellow/Green, "InCrosswalk"	2	$ 269.90	$ 539.80
Surface Each 2.00 20.350 40.70Mount Base	2	$ 30.35	$ 60.70
Freight			125
		Total	$ 725.50

Item	Qty	Price	Total
Solar Powered Flashing			
Solar Powered Flashing Pedestrian Sign	2	$1,570.00	$3,140.00
Pedestrian Symbol	1	$ 55.00	$ 55.00
Freight			230
		Total	$3,425.00

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0427-01

APPROVING THE GATEWAY PEDESTRIAN CROSSWALK SIGN QUOTES FOR PURCHASE

WHEREAS, on March 9, 2026, the Assistant City Engineer presented recommendations to improve pedestrian safety along Gateway Boulevard; and

WHEREAS, the City Council directed staff to obtain quotes for in-crosswalk pedestrian signage and solar-powered flashing pedestrian signs; and

WHEREAS, on April 13, 2026, City Council Workshop, the City Administrator presented quotes received from EFA Division of Safety Signs for the requested signage; and

WHEREAS, the City Council approves the transfer of funds from the capital improvement fund to the general fund for the expense of purchasing the pedestrian signs; and

WHEREAS, the City Council directed staff to present a resolution for approval of the submitted quotes, which include the following:

- Solar Powered Flashing Pedestrian Sign: $3,425.00
- In-Crosswalk Two-Sided Pedestrian Signs with Bases: $705.50

WHEREAS, the total cost for the purchase of pedestrian safety signage is **$4,130.50**; and

WHEREAS, the proposed improvements are intended to enhance pedestrian visibility and safety along Gateway Boulevard.

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

1. The City Council hereby approves the purchase of pedestrian crosswalk signage from EFA Division of Safety Signs in the total amount of **$4,130.50**.
2. The City Administrator may execute all necessary documents and take proper actions to complete the purchase and install the pedestrian signs.
3. Funding for this purchase shall be distributed from the capital improvement fund to the general fund for the expense of purchasing the pedestrian signs.

I CERTIFY THAT the above resolution was adopted by the City Council of the City of Maple Plain on April 27th, 2026.

Adopted: April 27th, 2026.

_____

Julie M. Mass-Kusske, Mayor

Attest:

_____

Jacob Schillander, City Administrator

SALES QUOTE

Earl F. Andersen
Division of Safety Signs
19784 Kenrick Avenue
Lakeville,MN 55044
(952) 884-7300
www.efa-mn.com

Quote Number: 0159188
Quote Date: 4/7/2026
Salesperson: JAKE KREJCE
Customer Number: 0002146
Quote Expiration Date: 12/31/5999

Quoted To:
CITY OF MAPLE PLAIN
PO BOX 97
5050 INDEPENDENCE ST
MAPLE PLAIN, MN 55359

Ship To:
MAPLE PLAIN PUBLIC WORKS
1645 PIONEER AVE
MAPLE PLAIN, MN 55359

Confirm To:
JACOB 763-218-6444

Customer P.O.	Ship VIA	F.O.B.	Terms
SOLAR PED	BEST		NET 30

Item Code	Item Description	Unit	Ordered	Price	Amount
SIGN	W11-2 FYG DG3 30" SOLAR POWERED FLASHING PEDESTRIAN SIGN	EACH	2.00	1,570.000	3,140.00
SIGN	R9-3 18X18 R/B/W NO PEDESTRIAN SYMBOL	EACH	1.00	55.000	55.00

SHIPPING IS ONLY ESTIMATE

Net Quote:	3,195.00
Freight:	230.00
Sales Tax:	0.00
Quote Total:	3,425.00
Less Deposit:	0.00
Quote Balance:	**3,425.00**

To accept this quote please sign here: _____

THIS QUOTE EXPIRES 15 DAYS FROM DATE OF ISSUE.

Special order items are not returnable. Returns and/or cancelled orders may be subject to a restocking/cancellation charge. A return authorization number is required prior to returning any product. No returns accepted after 60 days from date of original invoice date.

SALES QUOTE

Earl F. Andersen
Division of Safety Signs
19784 Kenrick Avenue
Lakeville,MN 55044
(952) 884-7300
www.efa-mn.com

Quote Number: 0159191
Quote Date: 4/7/2026
Salesperson: JAKE KREJCE
Customer Number: 0002146
Quote Expiration Date: 12/31/5999

Quoted To:
CITY OF MAPLE PLAIN
PO BOX 97
5050 INDEPENDENCE ST
MAPLE PLAIN, MN 55359

Ship To:
MAPLE PLAIN PUBLIC WORKS
1645 PIONEER AVE
MAPLE PLAIN, MN 55359

Confirm To:
JACOB 763-218-6444

Customer P.O.	Ship VIA	F.O.B.	Terms
SOLAR PED	BEST		NET 30

Item Code	Item Description	Unit	Ordered	Price	Amount
SIGN	PED2-OSFQT-IN PEDESTRIAN SIGN, 2-SIDED, STOP, FLUORESCENT YELLOW/GREEN, "IN CROSSWALK" QUARTER TURN	EACH	2.00	269.900	539.80
SIGN	BS-SMQT-00-B SURFACE MOUNT BASE, QUARTER TURN, BLACK	EACH	2.00	20.350	40.70

SHIPPING IS ONLY ESTIMATE

Net Quote:	580.50
Freight:	125.00
Sales Tax:	0.00
Quote Total:	705.50
Less Deposit:	0.00
Quote Balance:	**705.50**

To accept this quote please sign here: _____

THIS QUOTE EXPIRES 15 DAYS FROM DATE OF ISSUE.

Special order items are not returnable. Returns and/or cancelled orders may be subject to a restocking/cancellation charge. A return authorization number is required prior to returning any product. No returns accepted after 60 days from date of original invoice date.

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Accounts Payable
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	Approval of the following A. City Bills: $377,248.86 B. City ACH's: $12,282.89 C. Street Project: $1,036.00 Grand Total: $390,567.75

City Checks

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$167,431.06
200 ECONOMIC DEVELOPMENT AUTHORITY	$29,756.43
462 2026 DOWNTOWN RECONSTRUCTION	$68,191.50
463 2026 INDUSTRIAL STREET	$3,209.30
601 WATER FUND	$23,704.56
602 SEWER FUND	$66,735.34
603 STORM WATER FUND	$4,944.17
701 PLAN REVIEW ESCROWS	$13,276.50
	$377,248.86

City ACH Payments

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$7,541.17
601 WATER FUND	$4,288.99
602 SEWER FUND	$452.73
	$12,282.89

Street Project

Fund Summary

	10100 BoMP/MidCountry/4M
458 2024 STREET RECONSTRUCTION	$1,036.00
	$1,036.00

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Payments Batch 042726 ACCTS PAYBL $377,248.86

Refer	0 *74 BIRCH LLC*					
Cash Payment	G 601-28010 UB overpayment		UTILITY REFUND: 4835 DRAKE ST 00-00001900-01-5			$211.44
Invoice		3/24/2026				
Transaction Date	3/24/2026		BoMP/MidCountry/4	10100	**Total**	$211.44
Refer	0 *ABDO LLP*					
Cash Payment	E 101-41500-301 Auditing & Accounting S		Financial Management Services March 2026			$3,015.85
Invoice	521369R	3/31/2026				
Cash Payment	E 601-49400-301 Auditing & Accounting S		Financial Management Services March 2026			$1,096.67
Invoice	521369R	3/31/2026				
Cash Payment	E 602-49450-301 Auditing & Accounting S		Financial Management Services March 2026			$1,096.67
Invoice	521369R	3/31/2026				
Cash Payment	E 603-49455-301 Auditing & Accounting S		Financial Management Services March 2026			$274.17
Invoice	521369R	3/31/2026				
Cash Payment	E 101-41500-301 Auditing & Accounting S		March 2026 Payroll + One-Time Setup Fee			$1,127.50
Invoice	522211	3/31/2026				
Cash Payment	E 601-49400-301 Auditing & Accounting S		March 2026 Payroll + One-Time Setup Fee			$410.00
Invoice	522211	3/31/2026				
Cash Payment	E 602-49450-301 Auditing & Accounting S		March 2026 Payroll + One-Time Setup Fee			$410.00
Invoice	522211	3/31/2026				
Cash Payment	E 603-49455-301 Auditing & Accounting S		March 2026 Payroll + One-Time Setup Fee			$102.50
Invoice	522211	3/31/2026				
Transaction Date	3/31/2026		BoMP/MidCountry/4	10100	**Total**	$7,533.36
Refer	0 *ADAMS PEST CONTROL*					
Cash Payment	E 101-45200-311 Contract Service		Account 10059111 - Prevention Plus - March 2026			$138.78
Invoice	4375081	3/19/2026				
Cash Payment	E 101-45200-311 Contract Service		Account 10059111 - Prevention Plus - April 2026			$138.78
Invoice	4386175	4/14/2026				
Transaction Date	3/19/2026		BoMP/MidCountry/4	10100	**Total**	$277.56
Refer	0 *AMAZON.COM*					
Cash Payment	E 101-42290-401 Building Repair & Mainte		IT Cabinet For Fire Station			$381.87
Invoice	1WLM4K9J4VPK	3/20/2026				
Cash Payment	E 101-41500-433 Dues & Subscriptions		Business Prime Annual Membership Fee			$59.67
Invoice	1DG3YKYVYH39	3/23/2026				
Cash Payment	E 602-49450-433 Dues & Subscriptions		Business Prime Annual Membership Fee			$59.67
Invoice	1DG3YKYVYH39	3/23/2026				
Cash Payment	E 601-49400-433 Dues & Subscriptions		Business Prime Annual Membership Fee			$59.67
Invoice	1DG3YKYVYH39	3/23/2026				
Cash Payment	E 101-41500-433 Dues & Subscriptions		Promotions & discounts			-$16.67
Invoice	1DG3YKYVYH39	3/23/2026				
Cash Payment	E 602-49450-433 Dues & Subscriptions		Promotions & discounts			-$16.67
Invoice	1DG3YKYVYH39	3/23/2026				
Cash Payment	E 601-49400-433 Dues & Subscriptions		Promotions & discounts			-$16.67
Invoice	1DG3YKYVYH39	3/23/2026				

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Cash Payment	E 101-43100-221 Equipment Parts	4 Pack Sign Mounting Bracket for OD 2-3/8Round Pipe Post			$283.50
Invoice 14LXVG17YY3N	3/23/2026				
Cash Payment	E 101-43100-221 Equipment Parts	Promotions & discounts			-$14.18
Invoice 14LXVG17YY3N	3/23/2026				
Cash Payment	E 101-43100-224 Street Maintenance Mat	Parking Lot Stencil - 39 - ADA Handicap Stencil			$76.25
Invoice 17QDR7DP63T9	4/7/2026				
Cash Payment	E 101-43100-224 Street Maintenance Mat	Pavement Stencils - 90 inch - International Crosswalk			$76.47
Invoice 17QDR7DP63T9	4/7/2026				
Cash Payment	E 101-41500-201 Operating Supplies	TONGVEO Wireless AI PTZ Camera			$259.00
Invoice 1DFDVPWLC6VQ	4/13/2026				
Cash Payment	E 101-41500-201 Operating Supplies	Promotions & discounts			-$30.00
Invoice 1DFDVPWLC6VQ	4/13/2026				
Transaction Date	3/20/2026	BoMP/MidCountry/4	10100	**Total**	$1,161.91
Refer	0 *AT&T MOBILITY*				
Cash Payment	E 101-45200-321 Telephone & Internet	Hot Spots Feb 26-Mar 25, 2026			$83.46
Invoice	3/25/2026				
Cash Payment	E 101-41500-321 Telephone & Internet	City Admin Phone Feb 26- Mar 25, 2026			$62.48
Invoice	3/25/2026				
Transaction Date	3/25/2026	BoMP/MidCountry/4	10100	**Total**	$145.94
Refer	0 *BELAYHOST*				
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment April 202			$39.84
Invoice 46913	4/1/2026				
Cash Payment	E 101-41110-309 EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment April 202			$8.16
Invoice 46913	4/1/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Project Plan 3 Monthly Commitment April 2026			$108.00
Invoice 46913	4/1/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment March 202			$39.84
Invoice 46804	3/1/2026				
Cash Payment	E 101-41500-309 EDP, Software and Desi	Microsoft 365 Project Plan 3 Monthly Commitment March 2026			$108.00
Invoice 46804	3/1/2026				
Cash Payment	E 101-41110-309 EDP, Software and Desi	Microsoft 365 Apps for Business Monthly commitment March 202			$8.16
Invoice 46804	3/1/2026				
Transaction Date	4/1/2026	BoMP/MidCountry/4	10100	**Total**	$312.00
Refer	0 *BOLTON & MENK, INC.*				
Cash Payment	E 101-43000-303 Engineering Services	No-Charge ArcGIS Online Base Conversion (0000001)			$815.00
Invoice 0391461	3/31/2026				
Cash Payment	E 101-43000-303 Engineering Services	GIS Online New Items (0000002)			$625.00
Invoice 0391461	3/31/2026				
Cash Payment	E 101-43000-303 Engineering Services	Credit for Services			-$815.00
Invoice 0391461	3/31/2026				

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Cash Payment	E 463-43000-303 Engineering Services	2026 Industrial Street Improvements Design (0000003) March 2			$2,925.50
Invoice 0391115	3/31/2026				
Cash Payment	E 101-43000-303 Engineering Services	Maple Plain/2026 Misc Engineering General Engineering (00000			$1,447.00
Invoice 0391508	3/31/2026				
Cash Payment	E 101-43000-303 Engineering Services	Maple Plain/2026 Misc Engineering Reduced Rate Engineering			$600.00
Invoice 0391508	3/31/2026				
Cash Payment	E 101-43000-303 Engineering Services	Meetings (0000004) Council Workshop 3/9/2026			$75.00
Invoice 0391508	3/31/2026				
Cash Payment	E 462-43000-303 Engineering Services	Maple Plain/2026 Downtown Reconstruction Topographic Survey			$710.00
Invoice 0391381	3/31/2026				
Cash Payment	E 462-43000-303 Engineering Services	Maple Plain/2026 Downtown Reconstruction Design (0000003) Ma			$67,481.50
Invoice 0391381	3/31/2026				
Cash Payment	G 701-22027 ESCROW: SMITH FAMILY	Bolton & Menk Engineering March 2026			$588.00
Invoice 0391166	3/31/2026			Project 22027	
Cash Payment	G 701-22009 ESCROW- 1701 BAKER PA	Bolton & Menk Engineering March 2026			$589.50
Invoice 0391166	3/31/2026			Project 22009	
Cash Payment	E 101-45200-303 Engineering Services	Maple Plain/Warming House Improvements Design (0000001) Mar			$180.00
Invoice 391186	3/31/2026			Project WARM	
Cash Payment	E 101-43000-303 Engineering Services	Bolton & Menk Engineering 2026 Lead Service Replacement Proj			$9,931.00
Invoice 391178	3/31/2026			Project LEAD	
Cash Payment	E 101-43000-303 Engineering Services	Bolton & Menk Engineering March 2026			$198.00
Invoice 391181	3/31/2026				
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**	$85,350.50
Refer	0 *BRAND, DAVID*				
Cash Payment	G 601-28010 UB overpayment	BRAND, DAVID 5293 MANCHESTER DR.			$63.49
Invoice	3/31/2026				
Cash Payment	G 601-28010 UB overpayment	BRAND, DAVE at 5295 MANCHESTER DR.			$38.14
Invoice	3/31/2026				
Cash Payment	G 601-28010 UB overpayment	UTILITY REFUND: 5299 MANCHESTER DR. 00-00000081-06-3			$38.49
Invoice	3/31/2026				
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**	$140.12
Refer	0 *CARSON, CLELLAND & SCHREDE*				
Cash Payment	E 101-42110-304 Legal Services	Criminal Prosecution - Services March 2026			$897.75
Invoice 9459	3/31/2026				
Cash Payment	E 101-42110-304 Legal Services	Criminal Paralegal - Services March 2026			$499.50
Invoice 9459	3/31/2026				
Cash Payment	E 101-42110-304 Legal Services	Preparation of criminal complaints March 2026			$40.00
Invoice 9459	3/31/2026				
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**	$1,437.25
Refer	0 *CITY OF INDEPENDENCE*				
Cash Payment	E 200-46500-311 Contract Service	April 2026 Legal Services (Lobbyist)			$666.66
Invoice	4/9/2026				

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Cash Payment	E 200-46500-311 Contract Service	March 2026 Legal Services (Lobbyist)			$666.66
Invoice	3/12/2026				
Transaction Date	4/9/2026	BoMP/MidCountry/4	10100	**Total**	$1,333.32
Refer	0 *CliftonLarsonAllen LLP*				
Cash Payment	E 101-41500-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$4,436.25
Invoice	L261163522 3/30/2026				
Cash Payment	E 601-49400-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$4,436.25
Invoice	L261163522 3/30/2026				
Cash Payment	E 602-49450-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$4,436.25
Invoice	L261163522 3/30/2026				
Cash Payment	E 603-49455-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$4,436.25
Invoice	L261163522 3/30/2026				
Cash Payment	E 101-41500-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$131.25
Invoice	L261097305 2/28/2026				
Cash Payment	E 601-49400-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$131.25
Invoice	L261097305 2/28/2026				
Cash Payment	E 602-49450-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$131.25
Invoice	L261097305 2/28/2026				
Cash Payment	E 603-49455-301 Auditing & Accounting S	Audit services performed for 12/31/2025			$131.25
Invoice	L261097305 2/28/2026				
Transaction Date	3/30/2026	BoMP/MidCountry/4	10100	**Total**	$18,270.00
Refer	0 *ECM PUBLISHERS INC*				
Cash Payment	E 101-41500-352 General Public Informati	Ord No. 2026-350 Fee Schedule Published March 7,2026			$30.10
Invoice	1090339 3/7/2026				
Cash Payment	G 701-22021 ESCROW: NORTHSHORE	Publication for Ord No. 2026-349 03/07/2026 AD# 1521840			$97.40
Invoice	1090338 3/7/2026			Project 22021	
Cash Payment	E 463-43000-352 General Public Informati	Publication INDUSTRIAL STREET IMPROVEMENTS February 28, Mar			$283.80
Invoice	1090337 3/7/2026				
Cash Payment	E 101-41500-352 General Public Informati	Publication for Ord No. 2026-351 amending the fee schedule 0			$50.10
Invoice	1093943 4/4/2026				
Cash Payment	G 701-22027 ESCROW: SMITH FAMILY	Publication for Ord No. 2026-352 04/04/2026 AD# 1527430			$50.10
Invoice	1093944 4/4/2026			Project 22027	
Transaction Date	3/7/2026	BoMP/MidCountry/4	10100	**Total**	$511.50
Refer	0 *Electro Watchman Inc*				
Cash Payment	G 101-20801 State Building Surcharge	Refund of fees BP 2026-010			$1.21
Invoice	3/4/2026				
Cash Payment	R 101-32210 Building Permits	Refund of fees BP 2026-010			$95.74
Invoice	3/4/2026				
Transaction Date	3/4/2026	BoMP/MidCountry/4	10100	**Total**	$96.95
Refer	0 *FED-EX*				
Cash Payment	E 101-41500-419 General Rentals	QUADIENT MAILROOM EQUIPMENT Freight			$54.67
Invoice	8006989701 3/25/2026				
Cash Payment	E 601-49400-419 General Rentals	QUADIENT MAILROOM EQUIPMENT Freight			$54.67
Invoice	8006989701 3/25/2026				

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Cash Payment	E 602-49450-419 General Rentals	QUADIENT MAILROOM EQUIPMENT Freight				$54.66
Invoice 8006989701	3/25/2026					
Transaction Date	3/25/2026	BoMP/MidCountry/4	10100	**Total**		$164.00
Refer	0 *GERTENS*					
Cash Payment	E 101-45200-400 Equipment Repair & Mai	WALL MOUNT LOCK BOX BLK				$64.99
Invoice 1236415	4/3/2026					
Transaction Date	4/3/2026	BoMP/MidCountry/4	10100	**Total**		$64.99
Refer	0 *HENN COUNTY ACCTS RECEIVAB*					
Cash Payment	E 101-43000-323 Radio Units/Technology	March 2026 Radio Lease - PW Dept				$118.44
Invoice 1000266661	4/3/2026					
Cash Payment	E 101-41500-352 General Public Informati	25-26 TNT Notices				$330.50
Invoice 1000267207	4/17/2026					
Transaction Date	4/3/2026	BoMP/MidCountry/4	10100	**Total**		$448.94
Refer	0 *HOFF BARRY ATTORNEYS*					
Cash Payment	E 101-41610-304 Legal Services	General Admin Legal				$4,980.00
Invoice	4/1/2026					
Cash Payment	G 701-22027 ESCROW: SMITH FAMILY	Hoff & Barry Legal Services March 2026				$812.00
Invoice	4/1/2026				Project 22027	
Cash Payment	G 701-22021 ESCROW: NORTHSHORE	Hoff & Barry Legal Services March 2026				$5,589.50
Invoice	4/1/2026				Project 22021	
Cash Payment	E 101-42110-304 Legal Services	Hoff & Barry Legal Services - West Hennepin Public Safety				$582.00
Invoice	4/1/2026					
Transaction Date	4/1/2026	BoMP/MidCountry/4	10100	**Total**		$11,963.50
Refer	0 *HUELIFE, LLC*					
Cash Payment	E 101-41110-311 Contract Service	Strategic Planning facilitation				$4,604.40
Invoice 3189	3/31/2026					
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**		$4,604.40
Refer	0 *INDUSTRIAL CHEM LABS & SERVI*					
Cash Payment	E 602-49450-201 Operating Supplies	LIFT STATION DEGREASER				$1,159.36
Invoice 428818	4/1/2026					
Transaction Date	4/1/2026	BoMP/MidCountry/4	10100	**Total**		$1,159.36
Refer	0 *INTERSTATE POWER SYSTEM INC*					
Cash Payment	E 602-49450-311 Contract Service	bi-annual generator inspection (lift station)				$1,042.00
Invoice R001229852	3/19/2026					
Cash Payment	E 601-49400-311 Contract Service	bi-annual generator inspection (Water Treatment Plant)				$1,265.00
Invoice R001229854	3/19/2026					
Transaction Date	3/19/2026	BoMP/MidCountry/4	10100	**Total**		$2,307.00
Refer	0 *LARSON, KEVIN*					
Cash Payment	E 101-41500-331 Training & Travel	February 2026 Mileage				$34.87
Invoice	2/3/2026					
Transaction Date	2/3/2026	BoMP/MidCountry/4	10100	**Total**		$34.87
Refer	0 *kincaid-burrows*					
Cash Payment	E 101-41500-352 General Public Informati	Spring Newsletter Design/Layout/Prepress				$495.00
Invoice 1550	3/23/2026					

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Transaction Date	3/23/2026		BoMP/MidCountry/4	10100	**Total**	$495.00
Refer	0 *LANO EQUIPMENT*					
Cash Payment	E 101-43000-400	Equipment Repair & Mai	Front Axle Repair			$2,216.36
Invoice 031222429	3/18/2026					
Cash Payment	E 101-43000-400	Equipment Repair & Mai	Fuel Leak Repair			$38.98
Invoice 031222429	3/18/2026					
Transaction Date	3/18/2026		BoMP/MidCountry/4	10100	**Total**	$2,255.34
Refer	0 *LEAGUE OF MN CITIES INS TRUST*					
Cash Payment	E 101-41500-363	Automotive Insurance	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$395.00
Invoice	3/10/2026					
Cash Payment	E 101-43000-363	Automotive Insurance	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$1,155.00
Invoice	3/10/2026					
Cash Payment	E 101-41500-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$8,999.00
Invoice	3/10/2026					
Cash Payment	E 101-42290-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$4,556.00
Invoice	3/10/2026					
Cash Payment	E 101-43000-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$3,233.00
Invoice	3/10/2026					
Cash Payment	E 101-45200-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$7,225.00
Invoice	3/10/2026					
Cash Payment	E 601-49400-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$8,445.00
Invoice	3/10/2026					
Cash Payment	E 602-49450-361	General Liability Insuran	Property/Casualty Coverage Premium 02/01/2026 - 02/01/2027			$1,961.00
Invoice	3/10/2026					
Transaction Date	3/10/2026		BoMP/MidCountry/4	10100	**Total**	$35,969.00
Refer	0 *MAAS-KUSSKE, JULIE*					
Cash Payment	E 101-41110-331	Training & Travel	Meal 03-4-26			$21.37
Invoice	3/4/2026					
Cash Payment	E 101-41110-331	Training & Travel	March 2026 Mileage			$98.60
Invoice	3/4/2026					
Transaction Date	3/4/2026		BoMP/MidCountry/4	10100	**Total**	$119.97
Refer	0 *METERING & TECHNOLOGY SOLU*					
Cash Payment	E 601-49400-221	Equipment Parts	Low Lead Bare Meter & installation parts			$897.50
Invoice INV10270	4/11/2026					
Cash Payment	E 601-49400-221	Equipment Parts	Shipping			$30.09
Invoice INV10270	4/11/2026					
Transaction Date	4/11/2026		BoMP/MidCountry/4	10100	**Total**	$927.59
Refer	0 *METRO WEST INSPECTION SERVI*					
Cash Payment	E 101-42400-308	Building Inspection	Finalized permits March 2026			$1,039.99
Invoice 4977	3/27/2026					

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Cash Payment	E 101-42400-308 Building Inspection		Rental Inspections March 2026			$50.00
Invoice 4977	3/27/2026					
Transaction Date	3/27/2026		BoMP/MidCountry/4	10100	**Total**	$1,089.99
Refer	0 *METROPOLITAN COUNCIL*					
Cash Payment	E 602-49450-319 Other Consulting Servic		Waste Water Services Def Rev May 2026			$23,660.19
Invoice 0001204441	4/2/2026					
Cash Payment	E 602-49450-319 Other Consulting Servic		2026 PERMIT FEE			$550.00
Invoice 1204928	4/17/2026					
Transaction Date	4/2/2026		BoMP/MidCountry/4	10100	**Total**	$24,210.19
Refer	0 *MINNESOTA POLLUTION CONTOL*					
Cash Payment	G 701-22021 ESCROW: NORTHSHORE		MPCA: Petroleum Brownfields Reimbursement Project 22021			$150.00
Invoice 10000230511	4/20/2026					
Transaction Date	4/20/2026		BoMP/MidCountry/4	10100	**Total**	$150.00
Refer	0 *MN DEPT OF LABOR & INDUSTRY*					
Cash Payment	G 101-20801 State Building Surcharge		QUARTERLY BUILDING PERMIT SURCHARGE REPORT - Q1 2026			$486.98
Invoice	4/13/2026					
Transaction Date	4/13/2026		BoMP/MidCountry/4	10100	**Total**	$486.98
Refer	0 *MN DEPT PUBLIC SAFETY*					
Cash Payment	E 601-49400-433 Dues & Subscriptions		Minnesota Hazardous Materials Incident Response Act Fee 2025			$75.00
Invoice 2.712E+12	3/27/2026					
Cash Payment	E 601-49400-433 Dues & Subscriptions		Hazardous Chemical Inventory Fee 2025			$25.00
Invoice 2.712E+12	3/27/2026					
Transaction Date	3/27/2026		BoMP/MidCountry/4	10100	**Total**	$100.00
Refer	0 *NELSON SANITATION & RENTAL, I*					
Cash Payment	E 602-49450-311 Contract Service		03/24/2026-03/30/2026 Jetting - S.75/LF @ 20,363.70 LF			$15,272.78
Invoice INV20263204	4/9/2026					
Cash Payment	E 602-49450-311 Contract Service		03/24/2026-03/30/2026 Mobilization Fee			$200.00
Invoice INV20263204	4/9/2026					
Cash Payment	E 602-49450-311 Contract Service		03/24/2026-03/30/2026 Disposal Fee			$100.00
Invoice INV20263204	4/9/2026					
Cash Payment	E 602-49450-311 Contract Service		03/24/2026-03/30/2026 Televise - ÃŽ.75/LF @ 20,363.70 LF			$15,272.78
Invoice INV20263203	4/9/2026					
Cash Payment	E 602-49450-311 Contract Service		03/24/2026-03/30/2026 Mobilization Fee			$200.00
Invoice INV20263203	4/9/2026					
Transaction Date	4/9/2026		BoMP/MidCountry/4	10100	**Total**	$31,045.56
Refer	0 *NYSTROM PUBLISHING CO INC*					
Cash Payment	E 101-41500-352 General Public Informati		Spring 2026 City Newsletter + invoice			$733.52
Invoice 49893	4/3/2026					
Cash Payment	E 601-49400-352 General Public Informati		Spring 2026 City Newsletter + invoice			$244.51
Invoice 49893	4/3/2026					
Cash Payment	E 602-49450-352 General Public Informati		Spring 2026 City Newsletter + invoice			$244.50
Invoice 49893	4/3/2026					
Transaction Date	4/3/2026		BoMP/MidCountry/4	10100	**Total**	$1,222.53
Refer	0 *ORONO IND SCHOOL DISTRICT 27*					

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Cash Payment	E 101-41940-387 Office Lease	April2026 Rent - Discovery Center (04000562000000 R093)			$3,650.00
Invoice 46138	4/6/2026				
Transaction Date 4/6/2026		BoMP/MidCountry/4	10100	**Total**	$3,650.00
Refer 0 *PEOPLESERVICE, INC.*					
Cash Payment	E 101-45200-311 Contract Service	(PARKS 30%) May			$4,504.50
Invoice PSINV110022	4/15/2026				
Cash Payment	E 101-43000-311 Contract Service	(PUBLIC WORKS 18%) May			$2,702.70
Invoice PSINV110022	4/15/2026				
Cash Payment	E 601-49400-311 Contract Service	(WATER 38%) May			$5,705.70
Invoice PSINV110022	4/15/2026				
Cash Payment	E 602-49450-311 Contract Service	(SEWER 6%) May			$900.90
Invoice PSINV110022	4/15/2026				
Cash Payment	E 101-43100-311 Contract Service	(STREETS 8%) May			$1,201.20
Invoice PSINV110022	4/15/2026				
Cash Payment	E 601-49400-322 Postage	Cost of Postage - Samples			$48.36
Invoice PSINV110022	4/15/2026				
Transaction Date 4/15/2026		BoMP/MidCountry/4	10100	**Total**	$15,063.36
Refer 0 *STANTEC CONSULTING SRVCS IN*					
Cash Payment	E 200-46500-311 Contract Service	Soil Vapor Investigation			$27,345.78
Invoice 2540062	3/24/2026				
Cash Payment	E 200-46500-311 Contract Service	Category/Employee Professional Services			$719.50
Invoice 2551343	4/17/2026				
Cash Payment	E 200-46500-311 Contract Service	Usage - Equipment Charges & Usage - Vehicle (Mileage)			$336.86
Invoice 2551343	4/17/2026				
Cash Payment	E 200-46500-311 Contract Service	Direct - Field Supplies			$20.97
Invoice 2551343	4/17/2026				
Transaction Date 3/24/2026		BoMP/MidCountry/4	10100	**Total**	$28,423.11
Refer 0 *TERRAMARK*					
Cash Payment	E 101-41910-302 Planning Services	General Planning Consulting			$2,911.25
Invoice 142026	3/2/2026				
Cash Payment	G 701-22021 ESCROW: NORTHSHORE	Planning Services (Terramark) March 2026			$3,105.00
Invoice 142026	3/2/2026			Project 22021	
Cash Payment	G 701-22027 ESCROW: SMITH FAMILY	Planning Services (Terramark) March 2026			$2,160.00
Invoice 142026	3/2/2026			Project 22027	
Cash Payment	G 701-22029 ESCROW: 5600 PIONEER	Planning Services (Terramark) March 2026			$135.00
Invoice 142026	3/2/2026			Project 22029	
Transaction Date 3/2/2026		BoMP/MidCountry/4	10100	**Total**	$8,311.25
Refer 0 *THEIN WELL*					
Cash Payment	E 601-49400-311 Contract Service	ANNUAL INSPECTION OF PUMPS & WELLS ON 3/10/26			$315.00
Invoice 9978	3/25/2026				
Cash Payment	E 601-49400-311 Contract Service	INSPECTION OF 2 HIGH SERVICE PUMPS ON 3/10/26			$130.00
Invoice 9978	3/25/2026				
Transaction Date 3/25/2026		BoMP/MidCountry/4	10100	**Total**	$445.00
Refer 0 *TREETEC*					

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Cash Payment	E 101-43000-311 Contract Service		Tree Removal - Complete removal			$2,200.00
Invoice 00338I	3/19/2026					
Transaction Date	3/19/2026		BoMP/MidCountry/4	10100	**Total**	$2,200.00
Refer	0 *WEST HENNEPIN PUBLIC SAFETY*					
Cash Payment	E 101-42110-306 Police Administration		MAY 2026 POLICE CONTRACT SERVICES			$65,185.08
Invoice	11/10/2025					
Transaction Date	11/10/2025		BoMP/MidCountry/4	10100	**Total**	$65,185.08
Refer	0 *WEST SUBURBAN FIRE DISTRICT*					
Cash Payment	E 101-42290-307 Fire Administration		Annual Contract ($220,440.09) - Billed monthly 4 of 12 Sales			$18,370.00
Invoice 2-283	3/30/2026					
Transaction Date	3/30/2026		BoMP/MidCountry/4	10100	**Total**	$18,370.00

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$167,431.06
200 ECONOMIC DEVELOPMENT AUTHORITY	$29,756.43
462 2026 DOWNTOWN RECONSTRUCTION	$68,191.50
463 2026 INDUSTRIAL STREET	$3,209.30
601 WATER FUND	$23,704.56
602 SEWER FUND	$66,735.34
603 STORM WATER FUND	$4,944.17
701 PLAN REVIEW ESCROWS	$13,276.50
	$377,248.86

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$377,248.86
Total	$377,248.86

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Payments Batch 042726 ACH PMTS $12,282.89

Refer	0 *ARVIG*					
Cash Payment	E 101-41500-321 Telephone & Internet	Fiber Internet 03/28/2026-04/27/2026				$231.98
Invoice	3/28/2026					
Cash Payment	E 601-49400-321 Telephone & Internet	Fiber Internet 03/28/2026-04/27/2026				$231.97
Invoice	3/28/2026					
Transaction Date	3/28/2026	BoMP/MidCountry/4	10100	**Total**		$463.95
Refer	0 *CENTERPOINT ENERGY*					
Cash Payment	E 101-43000-383 Gas Utilities	PUBLIC WORKS 02/20/2026-03/20/2026				$402.31
Invoice	3/30/2026					
Cash Payment	E 602-49450-383 Gas Utilities	LIFT STATION 02/20/2026-03/20/2026				$31.15
Invoice	3/30/2026					
Cash Payment	E 601-49400-383 Gas Utilities	WTP 02/20/2026-03/20/2026				$185.70
Invoice	3/30/2026					
Transaction Date	3/30/2026	BoMP/MidCountry/4	10100	**Total**		$619.16
Refer	0 *ELAN FINANCIAL SERVICES*					
Cash Payment	E 101-41500-321 Telephone & Internet	RINGCENTRAL 2/17/26-3/16/26				$147.08
Invoice	3/12/2026					
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - Mar 26				$32.99
Invoice	3/12/2026					
Cash Payment	E 101-41500-309 EDP, Software and Desi	SIMPLISAFE - Mar 26				$31.99
Invoice	3/12/2026					
Cash Payment	E 101-41500-201 Operating Supplies	VISTAPRINT - Business Cards				$49.78
Invoice	3/12/2026					
Cash Payment	E 101-41110-201 Operating Supplies	VISTAPRINT - Business Cards				$46.77
Invoice	3/12/2026					
Cash Payment	E 101-41500-445 Food and Beverage	JUBILEE FOODS - Water refill				$9.29
Invoice	3/12/2026					
Transaction Date	3/12/2026	BoMP/MidCountry/4	10100	**Total**		$317.90
Refer	0 *FRONTIER*					
Cash Payment	E 601-49400-321 Telephone & Internet	ALARM LINE #763-479-6882-082311-2 03.16-04.15.26				$106.93
Invoice	3/16/2026					
Cash Payment	E 601-49400-321 Telephone & Internet	Late Payment Fee				-$12.50
Invoice	3/16/2026					
Transaction Date	3/16/2026	BoMP/MidCountry/4	10100	**Total**		$94.43
Refer	0 *GOOGLE.COM*					
Cash Payment	E 101-41500-309 EDP, Software and Desi	Mar 1, 2026 - Mar 31, 2026				$184.80
Invoice 5527433333	3/31/2026					
Cash Payment	E 101-41110-309 EDP, Software and Desi	Mar 1, 2026 - Mar 31, 2026				$132.00
Invoice 5527433333	3/31/2026					
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**		$316.80
Refer	0 *HEALTHPARTNERS*					
Cash Payment	G 101-21706 Health Insurance	Health Insurance May 2026				$2,000.07
Invoice 092802855000	4/4/2026					
Transaction Date	4/4/2026	BoMP/MidCountry/4	10100	**Total**		$2,000.07
Refer	0 *MUNICIPAY*					

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Cash Payment	E 601-49400-309 EDP, Software and Desi	496090223884 Fees 03/01/26 - 03/31/26UTILITY				$198.25
Invoice	3/1/2026					
Transaction Date	3/1/2026	BoMP/MidCountry/4	10100	**Total**		$198.25
Refer	0 *MUNICIPAY*					
Cash Payment	E 101-41500-455 Bank Fees	496090224882 Fees 03/01/26 - 03/31/26 MAPLE PLAIN PERMITS				$134.83
Invoice	3/1/2026					
Transaction Date	3/1/2026	BoMP/MidCountry/4	10100	**Total**		$134.83
Refer	0 *OPTUM BANK*					
Cash Payment	E 101-41500-131 Employer Paid Health In	HSA Monthly Maintenance Fee - 26-Feb - Group ID HB905889A				$7.50
Invoice 0001888714	3/12/2026					
Transaction Date	3/12/2026	BoMP/MidCountry/4	10100	**Total**		$7.50
Refer	0 *QUADIENT POSTAGE FUNDING*					
Cash Payment	E 101-41500-322 Postage	POSTAGE				$166.67
Invoice 1663755565	4/13/2026					
Cash Payment	E 602-49450-322 Postage	POSTAGE				$166.66
Invoice 1663755565	4/13/2026					
Cash Payment	E 601-49400-322 Postage	POSTAGE				$166.67
Invoice 1663755565	4/13/2026					
Transaction Date	4/13/2026	BoMP/MidCountry/4	10100	**Total**		$500.00
Refer	0 *RELIANCE STANDARD*					
Cash Payment	G 101-21715 Long-Term Disability	Voluntary LTD April 2026				$53.50
Invoice	3/17/2026					
Transaction Date	3/17/2026	BoMP/MidCountry/4	10100	**Total**		$53.50
Refer	0 *REPUBLIC SERVICES*					
Cash Payment	E 101-43000-384 Refuse & Recycling	Organics Recycling April 2026				$298.71
Invoice 894007486907	3/31/2026					
Cash Payment	E 101-43000-384 Refuse & Recycling	Total Fuel/Environmental Recovery Fee				$145.14
Invoice 894007486907	3/31/2026					
Transaction Date	3/31/2026	BoMP/MidCountry/4	10100	**Total**		$443.85
Refer	0 *STANDARD INSURANCE CO*					
Cash Payment	G 101-21708 Life Insurance	Life Insurance - April premium				$8.02
Invoice	3/17/2026					
Transaction Date	3/17/2026	BoMP/MidCountry/4	10100	**Total**		$8.02
Refer	0 *TASC*					
Cash Payment	E 101-41500-437 Miscellaneous	COBRA Services 4/1/2026-3/31/2027				$240.87
Invoice IN3713770	3/25/2026					
Transaction Date	3/25/2026	BoMP/MidCountry/4	10100	**Total**		$240.87
Refer	0 *TOSHIBA AMERICA BUSINESS SO*					
Cash Payment	E 101-41500-413 Office Equipment Rental	TOSHIBA COPIER 03/01/2026-03/31/2026				$145.72
Invoice 5037935084	3/6/2026					
Cash Payment	E 101-41500-201 Operating Supplies	Black/White Copy				$7.74
Invoice 5037935084	3/6/2026					
Cash Payment	E 101-41500-201 Operating Supplies	Color Copies				$76.31
Invoice 5037935084	3/6/2026					

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Transaction Date	3/6/2026	BoMP/MidCountry/4	10100	**Total**	$229.77
Refer	0 *TOSHIBA AMERICA BUSINESS SO*				
Cash Payment	E 101-41500-413 Office Equipment Rental	TOSHIBA COPIER 04/01/2026-04/30/2026			$145.72
Invoice 5038265791	4/3/2026				
Transaction Date	4/3/2026	BoMP/MidCountry/4	10100	**Total**	$145.72
Refer	0 *VERIZON*				
Cash Payment	E 601-49400-321 Telephone & Internet	Jetpack: 02/11 - 03/10			$55.78
Invoice 6138159562	3/10/2026				
Transaction Date	3/10/2026	BoMP/MidCountry/4	10100	**Total**	$55.78
Refer	0 *VERIZON*				
Cash Payment	E 601-49400-321 Telephone & Internet	Jetpack: Mar 11 - Apr 10			$55.78
Invoice 6140688139	4/10/2026				
Transaction Date	4/10/2026	BoMP/MidCountry/4	10100	**Total**	$55.78
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	5601 HIGHWAY 12 (TRAFFIC SIGNALS)			$41.77
Invoice	4/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	1720 BUDD AVE (VMP)			$14.34
Invoice	4/3/2026				
Cash Payment	E 101-45200-381 Electric Utilities	1481 RAINBOW AVE (PARK)			$230.11
Invoice	4/3/2026				
Cash Payment	E 601-49400-381 Electric Utilities	1666 BUDD AVE (WATER)			$129.58
Invoice	4/3/2026				
Cash Payment	E 602-49450-381 Electric Utilities	5829 HIGHWAY 12 (SEWER)			$254.92
Invoice	4/3/2026				
Cash Payment	E 601-49400-381 Electric Utilities	1650 PIONEER AVE UNIT WATER PLANT			$3,170.83
Invoice	4/3/2026				
Transaction Date	4/3/2026	BoMP/MidCountry/4	10100	**Total**	$3,841.55
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	4802 HIGHWAY 12 - TRAFFIC SIGNALS			$33.08
Invoice 1268098469	3/30/2026				
Cash Payment	E 101-43000-381 Electric Utilities	1501 BAKER PARK RD			$9.96
Invoice 1268098469	3/30/2026				
Transaction Date	3/30/2026	BoMP/MidCountry/4	10100	**Total**	$43.04
Refer	0 *XCEL ENERGY*				
Cash Payment	E 101-43100-381 Electric Utilities	STREET LIGHTS 03/03/26 to 04/02/26			$2,478.77
Invoice 1269315239	4/3/2026				
Transaction Date	4/3/2026	BoMP/MidCountry/4	10100	**Total**	$2,478.77
Refer	549 *Kwik Trip, Inc.*				
Cash Payment	E 101-41110-445 Food and Beverage	REFRESHEMENTS FOR STRATEGIC PLANNING SESSION			$33.35
Invoice 197320	3/12/2012				
Transaction Date	4/21/2026	BoMP/MidCountry/4	10100	**Total**	$33.35

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Fund Summary

	10100 BoMP/MidCountry/4M
101 GENERAL FUND	$7,541.17
601 WATER FUND	$4,288.99
602 SEWER FUND	$452.73
	$12,282.89

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$12,282.89
Total	$12,282.89

CITY OF MAPLE PLAIN

Payments

Current Period: March 2026

Payments Batch 042726 STREET PROJ $1,036.00

Refer	0 *BOLTON & MENK, INC.*				
Cash Payment	E 458-43000-303 Engineering Services		Maple Plain/2024 Street Reconstruction Construction Observat		$1,036.00
Invoice 0391159	3/31/2026				
Transaction Date	3/31/2026		BoMP/MidCountry/4	10100 **Total**	$1,036.00

Fund Summary

	10100 BoMP/MidCountry/4M	
458 2024 STREET RECONSTRUCTION		$1,036.00
		$1,036.00

Pre-Written Checks	$0.00
Checks to be Generated by the Computer	$1,036.00
Total	$1,036.00

Executive Summary

City Council Business Meeting

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

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

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

West Suburban Fire District

Monthly Report

Response Zone Counts

Response Zone	Incident Count	Apparatus Personnel Count	Personnel Hours
Medina	20	214	214
Maple Plain	15	133	133
Independence	13	150	150
Corcoran	7	145	146
Greenfield	3	46	50
Other	2	67	69
Loretto	1	9	9
Totals	**61**	**764**	**771**

March

Total Calls : 61

Standard: 45

Duty Crew: 16

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

NERIS Group

NERIS Group	# Incidents
Medical	30
No Emergency	13
Fire	7
Public Service	6
Hazardous Situation	5
Rescue	2
Law Enforcement Support	1
Totals	**61**

Call Type by City	Medical	No Emergency	Public Service	Hazardous	Fire	Rescue	Law Enforcement Support
Medina	10	3	2	2	3		
Independence	4	6	2		1		1
Maple Plain	12	1	1	1			
Greenfield	1		1	1			
Corcoran	3	2			1	1	
Loretto				1			
Other					2		
Three Rivers Park							

Date: April 7, 2026

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

From: Director Matt DuRose

SUBJECT: March 2026 Monthly Activity Report

I present to you the March 2026 Monthly Activity Report for West Hennepin Public Safety.

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 18 criminal offenses reported, but they occurred in 17 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

March 2026

March 2026 Overview

Calls for Service Maple Plain
147 (30%)

Total Calls for Service
491

Calls for Service Independence
305 (62%)

Traffic Offenses
51

DWIs
3

Aid Other Agency
26 (5%)

Traffic Offenses
141

DWIs
5

Crashes
1

Arrests
4

Crashes
18

Arrests
7

Group A Offenses
4

Group B Offenses
3

TZD
13 (3%)

Group A Offenses
5

Group B Offenses
6

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

Year to Date 2026 Overview

Calls for Service Maple Plain 396 (30.5%)

Total Calls for Service 1,300

(2025 YTD: 1,201)

Calls for Service Independence 789 (60.7%)

Traffic Offenses 150

DWIs 5

Crashes 4

Arrests 12

Group A Offenses 19

Group B Offenses 15

Aid Other Agency 102 (7.8%)

TZD 13 (1%)

Traffic Offenses 371

DWIs 7

Crashes 49

Arrests 10

Group A Offenses 7

Group B Offenses 11

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

Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 26	Alarms 22
Traffic Complaints 13	Suspicious Activity 11
Disturbance 3	Welfare Check & Mental Health 15
Record Checks & Permits 43	Animal Calls 8

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

Year to Date Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 74	Alarms 55
Traffic Complaints 30	Suspicious Activity 27
Disturbance 9	Welfare Check & Mental Health 33
Record Checks & Permits 118	Animal Calls 17

*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

- **Overdose, ICR 26000833:** 3600 block of Ihduhapi Trail, Independence. Officer was dispatched to an intentional overdose for an individual who ingested different sedatives. Officer arrived on scene and found the patient heavily sedated and wouldn't respond to questions. The patient's oxygen level was low at 37. West Suburban Fire and North Memorial Paramedics took over patient care. The patient was transported to the hospital.

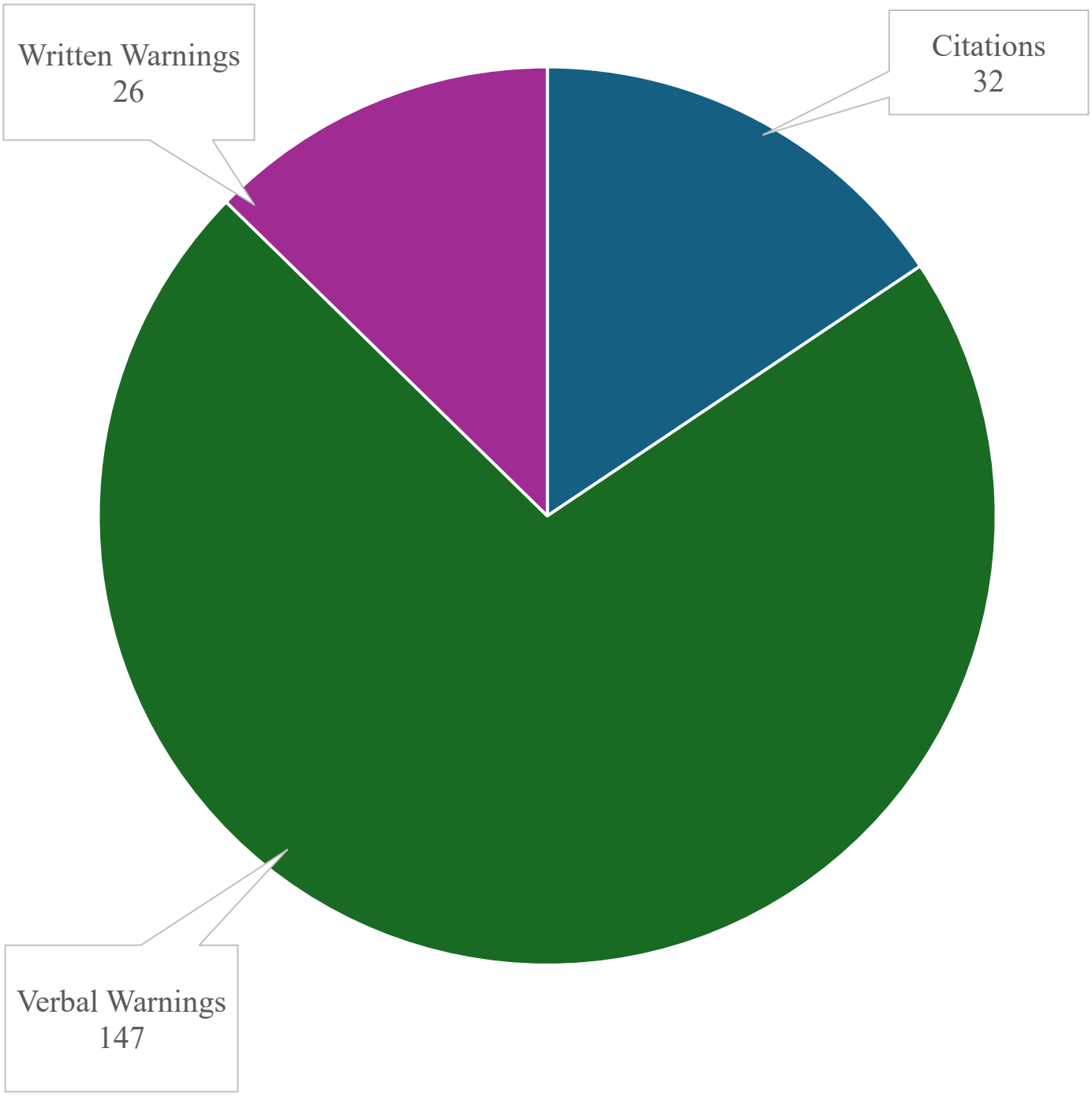
- **Crash, ICR 26000919:** Independence Road/Pete Drive, Independence. Officer was dispatched to a vehicle in the ditch. Reporting party advised a male driver with a ponytail appeared intoxicated and left the scene. Officer arrived, found the vehicle unoccupied, and observed an open bottle of alcohol within the vehicle. Officer responded to the registered owner's address, and no one was home. Officer returned to the scene and the vehicle was towed from the ditch.

- **Property Damage, ICR 26000979:** 1700 block of Baker Park Road, Maple Plain. Officer was dispatched to wires arching from powerlines. Officer arrived and found a large tree had fallen striking multiple homes causing notable damage. Officer contacted the utility companies and ensured all homeowners were notified of the damage.

- **Welfare Check, ICR 26001197**: County Road 6/County Road 90, Independence. Officer was dispatched to an individual lying in the ditch near the roadway. Officer arrived and spoke to the subject who appeared dazed and confused. She advised she was trying to walk to the cities and had fallen asleep. North Memorial Paramedics arrived and evaluated the patient who declined transport. Given the decent weather and her increased alertness, she was released from the scene.

- **Missing Person, ICR 26001268**: 9100 block of Highway 12, Independence. Officer was dispatched to a report of a missing child with autism. It was reported the family dog was with the child. Officers searched the area and the child eventually returned home. The child advised they went walking by the train tracks and had issues with the dog running off but was able to find their way to Highway 12 and followed the road home.

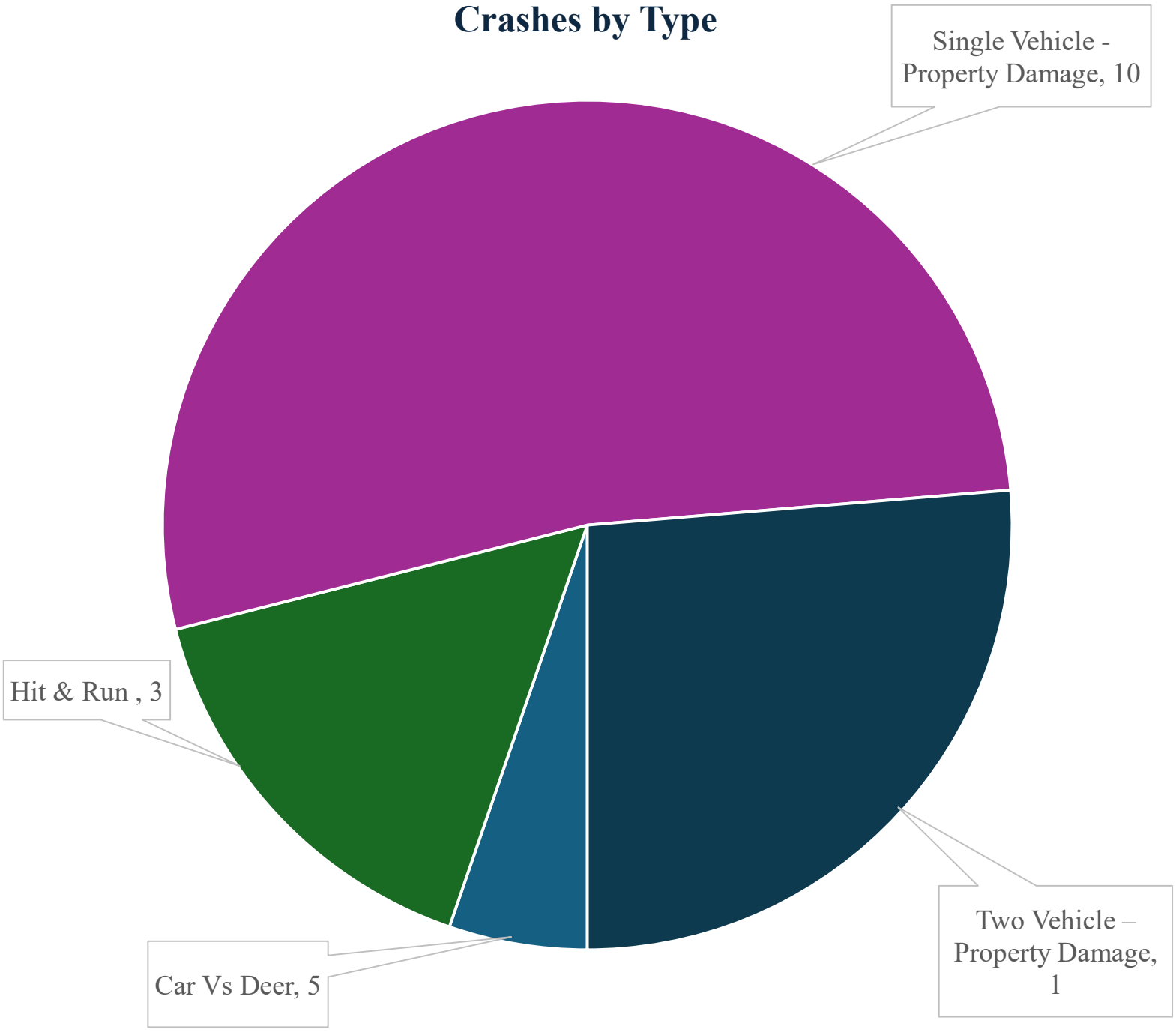
Traffic Offense Data



*Traffic Offense Data includes TZD stops

Crash Statistics

Crashes by Type



Criminal Offenses

Possession of Controlled Substance
MP – 1
Ind – 2

Theft
MP – 2
Ind – 2

DWI
MP – 3
Ind – 5

POR Violation
Ind – 1

Burglary
MP – 1

Animal Cruelty
Ind – 1

*18 total reportable criminal offenses to the State/FBI in 17 separate incidents

Notable Criminal Offenses

- **5th Degree Drug Possession, ICR 26000906:** 200 block of County Road 92, Independence. Officer was on routine patrol and observed a vehicle with illegal tint and significant front-end damage. Officer observed the driving behavior suspicious and initiated a traffic stop. The vehicle was slow to stop and evasive but eventually stopped. The driver advised there was marijuana in the vehicle and his driver's license is suspended. The driver provided consent to search the vehicle where illegally packaged marijuana was located. During the search of the vehicle, the driver is seen tossing something out of his hand. The item was retrieved and found to be cocaine. Pending charges.

- **4th Degree DWI, ICR 26001009:** 4800 block of Highway 12, Maple Plain. Officer was dispatched to a drunk problem where the subject had passed out at the bar, thrown up, and walked back to his vehicle. Officer arrived and observed the suspect in the vehicle. He was ultimately arrested for DWI where he provided an evidentiary test of 0.11. He was released to a sober party with a citation for 4th degree DWI.

- **Non-Compliant Predatory Offender, ICR: 26001017:** County Road 83/County Road 6, Independence. Officer was dispatched to a report of a domestic witnessed by the reporting party who advised they saw the male backhand the female. Officers arrived on scene and found a vehicle with its hazard lights on occupied by the female party who advised she was verbally fighting with her boyfriend. She also advised he made a motion like he was going to hit her, but never did. Officers spoke to the male half who advised the fight was verbal and nothing physical took place. Upon doing routine checks, it was found the male subject is a non-compliant predatory offender. He was arrested and transported to Hennepin County Jail pending charges.

Notable Criminal Offenses

- **Ignition Interlock Violation, ICR 26001128:** 200 block of County Road 92, Independence. Officer was on routine patrol and observed a vehicle with multiple equipment violations. Officer spoke to the driver who admitted there was illegally packaged marijuana in the vehicle. A consent search found a small amount of marijuana as well as 'Whip Trip' gas canisters. It was found the driver had an ignition interlock restriction and the vehicle they were driving was not equipped with an interlock device. He was arrested, booked, and released pending charges for the interlock violation.

- **5th Degree Drug Possession, ICR 26001134:** 4800 block of Gateway Blvd, Maple Plain. Officer was on routine patrol and observed a vehicle drive up and over the sidewalk. Officer initiated a traffic stop and made contact with the driver. Officer observed a small amount of marijuana on the floorboard of the vehicle in plain view. Officer completed a probable cause search of the vehicle and located 1.25 grams of cocaine. The driver was arrested for 5th Degree Drug Possession.

- **Theft by Swindle, ICR: 26001160:** 5600 block of Lake Sarah Heights Drive, Independence. Officer was dispatched to a theft report regarding a possible scam. Officer spoke to the victim who advised he thought he was investing in Crypto Currency. The victim was swindled out of a large sum of money. This case was forwarded to investigations for further action.

- **DWI/5th Degree Drug Possession, ICR: 26001216:** Woodhill Drive/County Road 11, Independence. Officer was dispatched to an individual slumped over the steering wheel and unresponsive. Officers arrived on scene and were able to wake the driver. Officers spoke to the driver and observed signs of impairment as well as drug paraphernalia was observed in plain view. He was ultimately arrested for suspect Driving Under the Influence of narcotics. A search of the vehicle revealed further narcotics. A search warrant was executed for a blood sample. He was booked into Hennepin County Jail for 5th Degree Drug Possession. DWI charges are pending toxicology results.

Community Engagement

- **March 2:** Mayor Maas-Kusske and Chief DuRose took a behind the scenes tour of Mall of America with their security team.
- **March 4:** Several staff members met with staff from the Hennepin County Attorney's Office to learn more about Emergency Risk Protection Orders.
- **March 5:** Chief DuRose attended the monthly Hennepin County Chiefs meeting
- **March 5:** Chief DuRose attended the Highway 12 Coalition meeting in Delano.
- **March 5**: Detective Anderson hosted a Cub Scout Troop for CSI night at WHPS.
- **March 10:** Chief DuRose attended the monthly business meeting for West Hennepin Chamber of Commerce
- **March 11:** Chief DuRose attended Hennepin County Emergency Mgmt Spring Meeting
- **March 12:** Detective Anderson and Officer Peterson provided Alcohol Server's Training at McGarry's
- **March 17:** Chief DuRose testified on a bill requesting funding for Hwy 12 in the MN House Capital Investment Committee.
- **March 21:** Officers Eldred and Splichal attended the Lyndale Lutheran Church Chili and Pie Cook-off
- **March 24:** Chief DuRose attended the West Hennepin Chamber of Commerce Board meeting
- **March 26:** Chief DuRose met with Crime Prevention Fund staff to learn more about the organization.

BOLTON & MENK
Real People. Real Solutions.

263
Suite 200
Chaska, MN 55318-1172

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

MEMORANDUM

Date: April 20, 2026

To: Honorable Mayor and City Council

From: Matthew S. Bauman, P.E.

CC: David P. Martini, P.E.

RE: April 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, mainly the downtown redevelopment in coordination with the street project.
- Continued progress on the Lead service line inventory and replacement project funded by the Minnesota Department of Health, including meeting with residents.
    - Plans were submitted to MDH at the end of March for the LSL replacement project.
- Assisted with implementation of safety options for Gateway Boulevard pedestrian crossings.
- Oversaw the Oak Street sewer repair.
- Discussion of planned fiber installation permitting.

Downtown Redevelopment and Street Projects

- Industrial Street project awarded to Omann Contracting, starting this spring.
- Design nearing completion for the downtown reconstruction project.
    - Bid date set for May 18th

Water Meters Project

- Survey work for the water meters project has been completed and design is underway.

City of Maple Plain

Memorandum

To: Mayor and City Council

From: Mark Kaltsas, City Planner

CC: Jacob Kolander, City Administrator

Date: April 27, 2026

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

Meetings/Correspondence:

- One (1) EDA Meeting to review 5370 Highway 12 open space townhome proposal.
- One (1) City Council meeting to review downtown redevelopment final agreements.
- One (1) meeting with potential development group of the vacant property located adjacent to 5370 Highway 12. Discussed possible residential development scenarios and reviewed concept plans and potential redevelopment TIF qualifications.
- One (1) meeting with TIF consultant and TIF architect to review possible TIF for 5370 Highway 12 redevelopment scenarios. Did a quick site visit to confirm site condition.
- One (1) meeting with potential developer/redeveloper for 1635 Delano Ave. and property owner representatives. Discussed a wide mix of potential uses and or reuses of the property and provided guidance and context relating to the downtown redevelopment/comprehensive plan vision.
- Continued correspondence with downtown developer, engineer, TIF consultant, City Attorney and Environmental consultant to finalize many remaining pieces of the development. Prepared environmental documents for grant application.
- Prepared two floor plans and concept layouts for a possible city hall/library building at both the city owned campus property and on the library property.
- Continued working on miscellaneous planning issues relating to code enforcement, sign permit questions, accessory structure/sheds setback questions and potential land use questions.

PeopleService INC.
Water & Wastewater Professionals

Date: April 21, 2026

To: City of Maple Plain

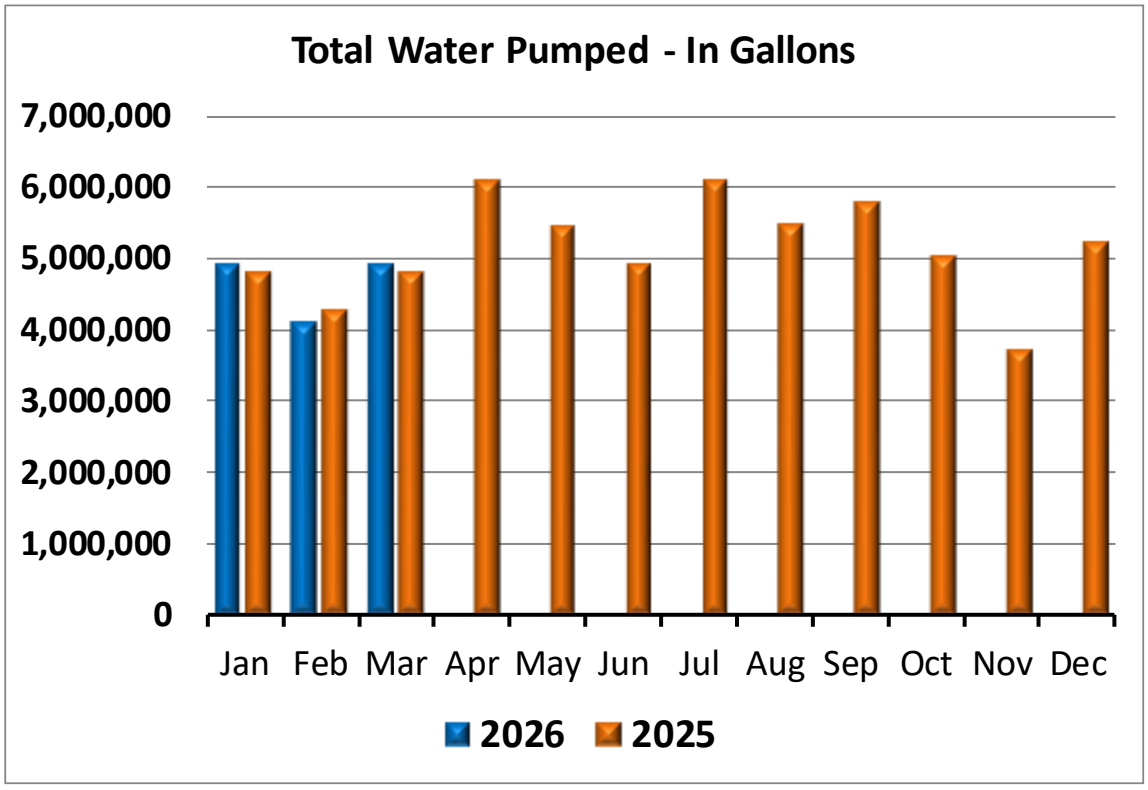
From: David Medina, Alex McArdle, Operators

O & M Report: March 2026

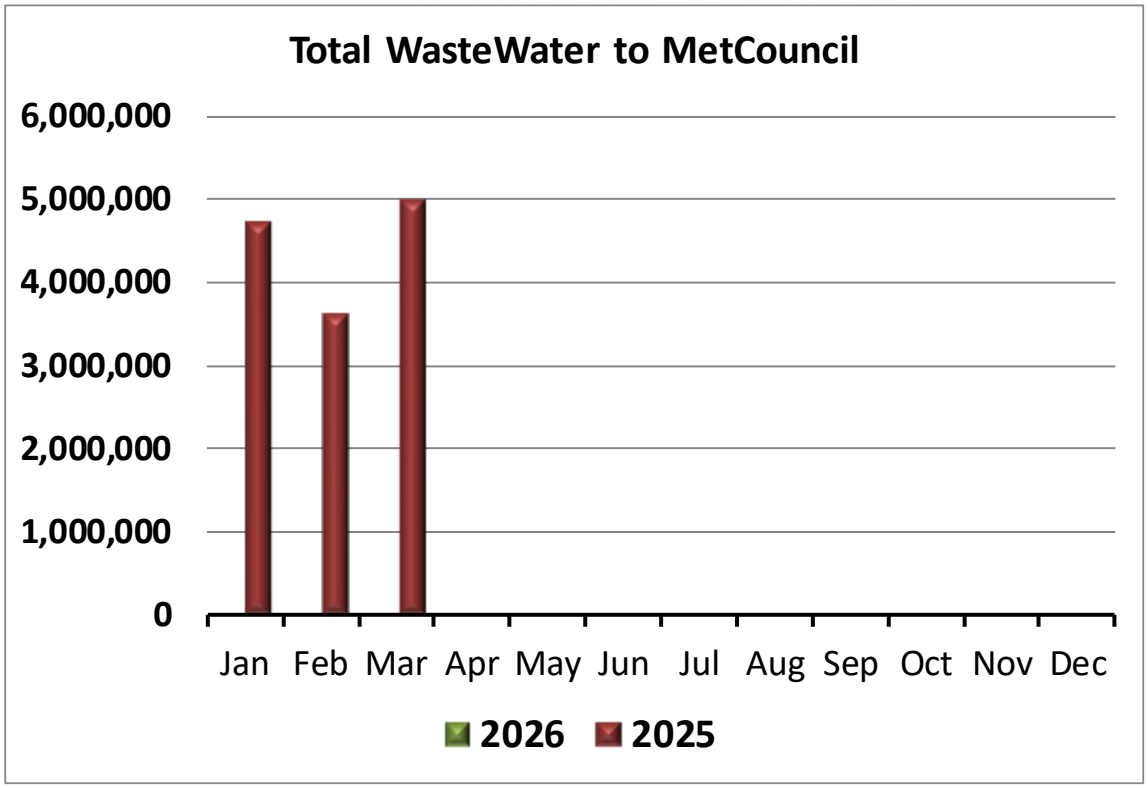
Maple Plain Operations & Maintenance

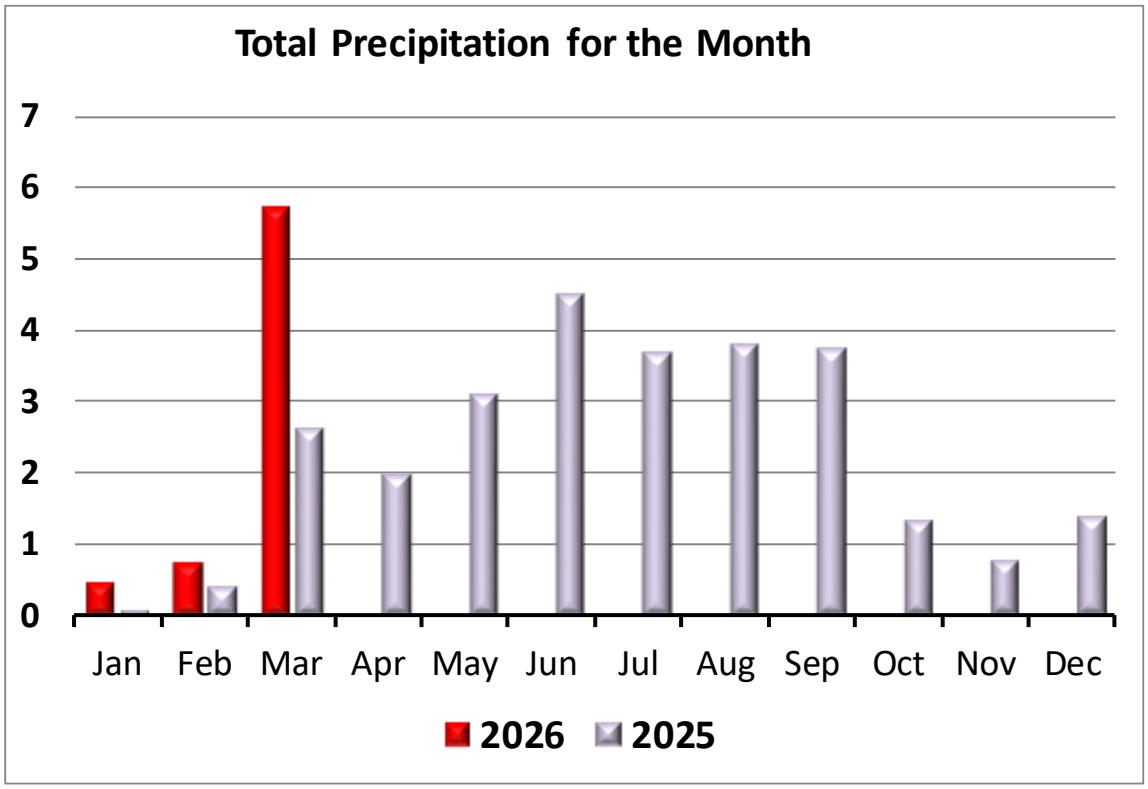
- Completed all daily rounds and reads on treatment plant operations.
- Completed monthly fluoride sample collections per MDH monitoring schedule.
- Completed all Bac -T sample collections per MDH monitoring schedule.
- Completed all monthly water samples and testing per MDH monitoring schedule.
- Completed all monthly chlorine chemical change outs and perform 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 52 locates within city limits.
- Completed a total of eight final meter reads.
- Completed one sanitary repair within city limits with the contractor Precision Utilities.
- Completed all tasks of snow removal on trails and parks.
- Completed all tasks of maintenance on public works equipment.
- Completed all task related to inspections to well #3 and #4 and high services pumps #1 and #2 with assistance from Thein Well Company.
- Kabota B3030 was repaired by Lanos in Loretto and returned to public works.
- Completed the task of removing fallen trees from Manchester, Rainbow Park, and Airport Road with assistance from Treetech.
- All weight limit signs are installed within city limits.
- Gathered all mats and snow blower from Rainbow Park while closing winter activities.

- Completed the task of directional hydrant flushing within the southern part of the city due to discoloration in the water.
- Performed pressure test on Pioneer Creek for new development with assistance from Gilbert Mechanical.
- Completed the task of installing the batting cages net at VMP.
- Completed the task of televising and jetting the southern portion of town with assistance from Nelson Sanitation.
- Completed the task of visiting contract sites.
- Completed the task of annual inspections of city generators with assistance from Interstate Power Systems.



PeopleService INC.
Water & Wastewater Professionals





PeopleService INC.
Water & Wastewater Professionals

		March-26	February-26	March-25
Water	**Units**			
Average Daily Pumped	gallons	159,451	147,000	155,226
Maximum Daily Pumped	gallons	410,000	286,000	268,000
Total Monthly Pumped	gallons	4,943,000	4,116,000	4,812,000
Well #1 Pumped	gallons	0	0	0
Well #1 Average Pumped	gallons	0	0	0
Well #3 Pumped	gallons	2,171,000	2,035,000	1,447,000
Well #3 Average Pumped	gallons	70,032	72,679,000	46,677
Well #4 Pumped	gallons	2,282,000	1,646,000	2,804,000
Well #4 Average Pumped	gallons	73,613	58,786	90,452
Fluoride used	gallons	5.30	13.20	4.50
Fluoride Average used	gallons	0.17	0.50	0.14
Poly Phosphate used	pounds	7.30	6.30	7.20
Poly Phosphate Average used	pounds	0.23	0.20	0.23
Chlorine used	pounds	221.00	140.00	152.80
Chlorine Average used	pounds	7.10	5.00	4.93
HMO used	gallons	154.10	129.30	113.00
HMO Average used	gallons	4.90	4.60	3.65
Potassium Permanganate used	gallons	153.30	113.30	147.60
Wastewater				
Effluent Flow				
Maximum Daily Pumped Wastewater	gallons	0	0	312,289
Average Daily Pumped Wastewater	gallons	0	0	160,723
Lift Station Effluent to Met Council	gallons	0	0	4,982,429
Precipitation Monthly Total	Inches	6	1	3

Contract True-Ups - Current Contract Year				
Item	**Budgeted Amount**	**Amount Spent**	**% of Budget**	**% of Time**
Chemical Budget	$12,169.00	$4,478.00	37%	67%
Maintenance Budget	$6,539.00	$2,243.00	34%	67%
Total	$18,708.00	$6,721.00	36%	67%

Quarter 1 2026- Administrator Report

Purpose

This report highlights key administrative activities from the first quarter of 2026. It is intended to provide the City Council and the public with a concise, high-level snapshot of overall city operations and priorities.

Public Safety

Work continued with the Fire Relief Association, staff focused on working with legal counsel, and Representative Robbins, and Senator Limmer, PERA, and the State Auditors office on Special Legislation.

Coordination with Hennepin County also continued emergency management systems and siren software updates.

Public Works & Infrastructure

Q1 activities included responses to water main breaks, sewer repairs, and temporary water quality issues associated with scheduled system maintenance. Winter conditions contributed to challenging street conditions, with temporary repairs made as weather allowed and permanent repairs planned for spring. Staff also managed an increase in right-of-way activity related to utility and fiber installations.

Planning & Development

Planning efforts remained active, particularly related to downtown redevelopment initiatives, creation of a TIF district, and Brownfields work tied to grant deadlines. Early-stage discussions with private developers continued, indicating renewed development interest. The City also began coordination with the Metropolitan Council on

the 2050 Comprehensive Plan, including pursuit of a Small Communities Grant to offset planning costs.

Community Standards & Communication

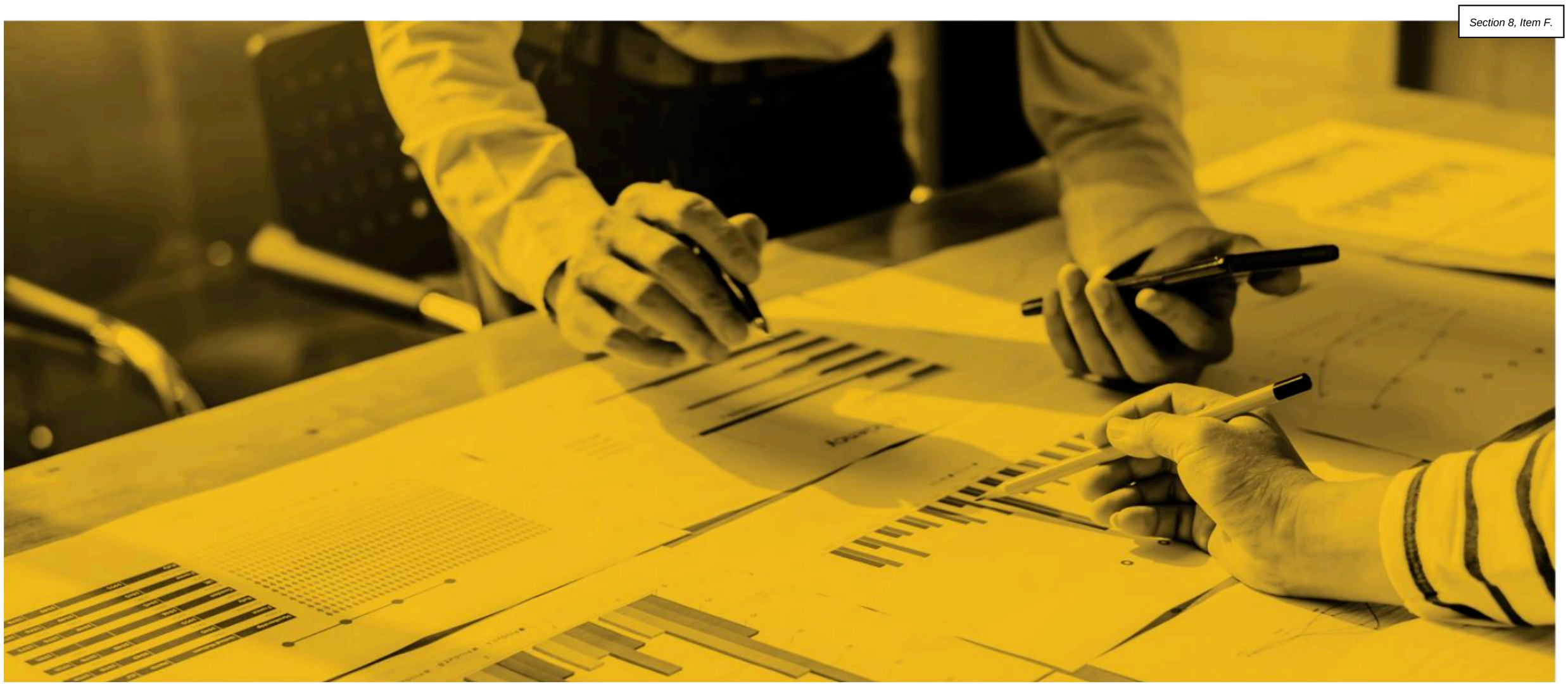
Code enforcement remained primarily complaint-driven, focusing on nuisance concerns and rental licensing compliance. Communications improvements included updated utility bill formats, expanded use of notification tools, and the launch of online permitting to improve customer service and transparency.

Finance & Administration

The annual audit was a big focus during the first quarter and will be presented to Council in May. Staff also began informal, early conversations regarding long-term City Hall space needs and continued internal work on technology, records organization, and process improvements.

Looking Ahead

The first quarter focused on stabilizing complex operations, maintaining core services, and positioning the City for informed long-term planning. Future quarterly reports will continue to provide a concise overview of progress, priorities, and emerging issues.



1st Quarter Report

City of Maple Plain

Maple Plain, Minnesota

As of March 31, 2026

Abdo | Financial Solutions

Edina Office

5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

Abdo Financial Solutions

AbdoSolutions.com

April 22, 2026

ACCOUNTANT'S COMPILATION REPORT

Honorable Mayor and City Council
City of Maple Plain
Maple Plain, Minnesota

We have compiled the accompanying statement of revenues and expenditures for the General Fund and statements of revenues and expenses for the enterprise funds of the City of Maple Plain as of March 31, 2026 for the quarter then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,

Abdo Financial Solutions

Edina Office
5201 Eden Avenue, Ste 250
Edina, MN 55436
P 952.835.9090
F 952.835.3261

April 22, 2026

Honorable Mayor and City Council
City of Maple Plain
Maple Plain, Minnesota

Dear Honorable Mayor and City Council:

We have reconciled all bank accounts through March 31, 2026 and reviewed activity in all funds. The following is a summary of our observations. All information presented is unaudited.

Cash and Investments

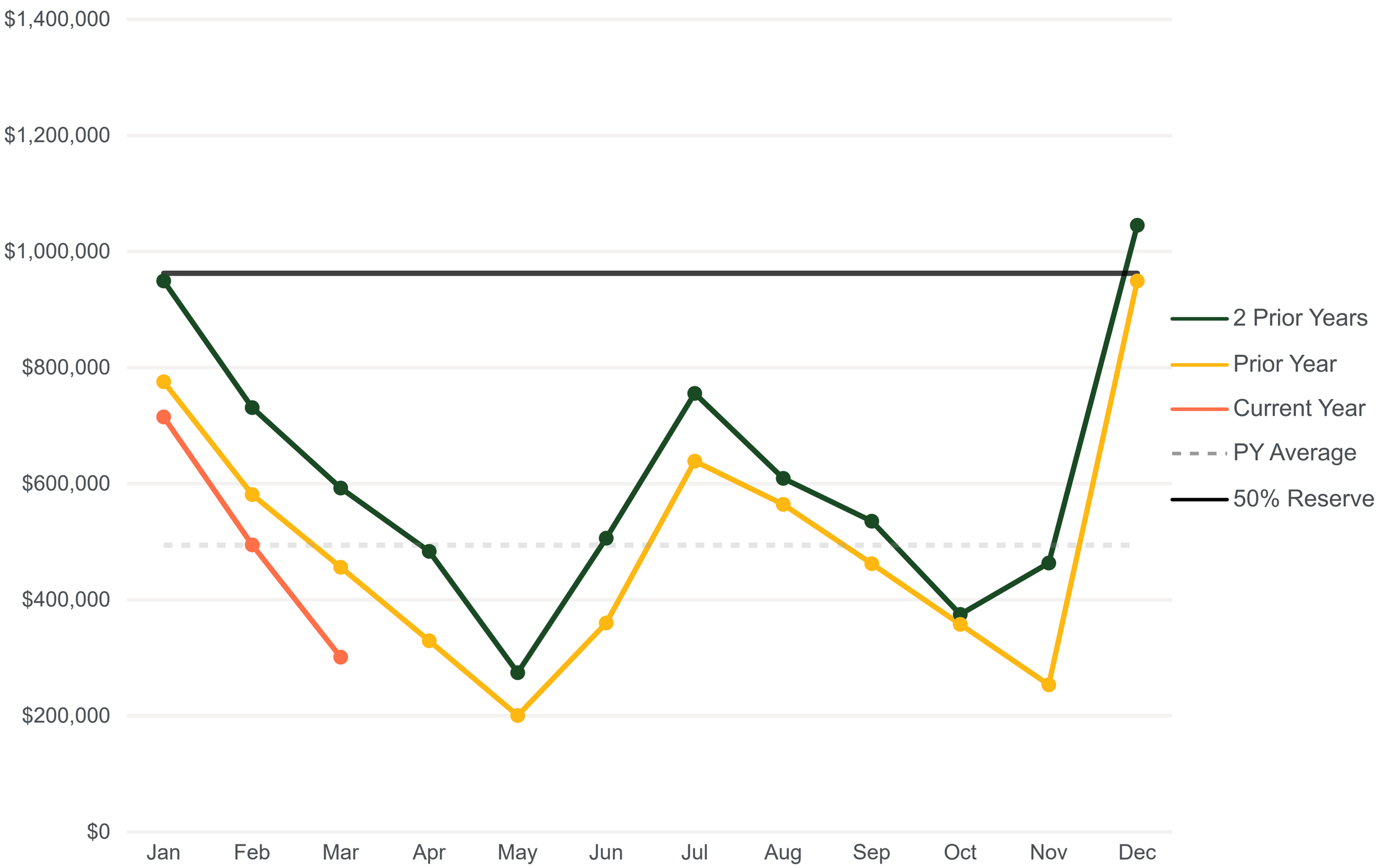
The City's cash and investment balances are as follows:

	03/31/2026	12/31/2025	Increase/ (Decrease)
Checking	$ 3,679	$ 42,448	$ (38,769)
Investments (Market Value)	5,825,045	7,685,285	(1,860,240)
Total Cash and Investments	**$ 5,828,724**	**$ 7,727,733**	**$ (1,899,009)**

The investment type is as follows:

	03/31/2026	12/31/2025	Increase/ (Decrease)
Checking	$ 3,679	$ 42,448	$ (38,769)
Money Market	2,584,812	4,753,141	(2,168,329)
Brokered CD	2,749,800	2,261,700	488,100
Bonds	490,433	670,444	(180,011)
Total Investments	**$ 5,828,724**	**$ 7,727,733**	**$ (1,899,009)**

General Fund Cash Balances



Current short-term rates being offered by financial institutions have increased over the last two years as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return.

Treasury Yield

	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
3/31/2020	0.05	0.11	0.15	0.17	0.23	0.29	0.37	0.55	0.70
6/30/2020	0.13	0.16	0.18	0.16	0.16	0.18	0.29	0.49	0.66
9/30/2020	0.08	0.10	0.11	0.12	0.13	0.16	0.28	0.47	0.69
12/31/2020	0.08	0.08	0.09	0.09	0.10	0.13	0.17	0.36	0.65
3/31/2021	0.01	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40
6/30/2021	0.05	0.05	0.06	0.07	0.25	0.46	0.87	1.21	1.45
9/30/2021	0.07	0.04	0.05	0.09	0.28	0.53	0.98	1.32	1.52
12/31/2021	0.06	0.06	0.19	0.39	0.73	0.97	1.26	1.44	1.52
3/31/2022	0.17	0.52	1.06	1.63	2.28	2.45	2.42	2.40	2.32
6/30/2022	1.28	1.72	2.51	2.80	2.92	2.99	3.01	3.04	2.98
9/30/2022	2.79	3.33	3.92	4.05	4.22	4.25	4.06	3.97	3.83
12/30/2022	4.12	4.42	4.76	4.73	4.41	4.22	3.99	3.96	3.88
3/31/2023	4.74	4.85	4.94	4.64	4.06	3.81	3.60	3.55	3.48
6/30/2023	5.24	5.43	5.47	5.40	4.87	4.49	4.13	3.97	3.81
9/30/2023	5.55	5.55	5.53	5.46	5.03	4.80	4.60	4.61	4.59
12/31/2023	5.60	5.40	5.26	4.79	4.23	4.01	3.84	3.88	3.88
3/31/2024	5.49	5.46	5.38	5.03	4.59	4.40	4.21	4.20	4.20
6/30/2024	5.47	5.48	5.33	5.09	4.71	4.53	4.33	4.33	4.36
9/30/2024	4.93	4.73	4.38	3.98	3.66	3.58	3.58	3.67	3.81
12/31/2024	4.40	4.37	4.24	4.16	4.25	4.27	4.38	4.48	4.58
3/31/2025	4.38	4.32	4.23	4.03	3.89	3.89	3.96	4.09	4.23
6/30/2025	4.28	4.41	4.29	3.96	3.72	3.68	3.79	3.98	4.24
9/30/2025	4.20	4.02	3.83	3.68	3.60	3.61	3.74	3.93	4.16
12/31/2025	3.74	3.67	3.59	3.48	3.47	3.55	3.73	3.94	4.18
3/31/2026	3.74	3.70	3.72	3.38	3.79	3.81	3.92	4.11	4.30

* * * * *

This information is unaudited and is intended solely for the information and use of management and City Council and is not intended and should not be used by anyone other than these specified parties.

If you have any questions or wish to discuss any of the items contained in this letter or the attachments, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.

Sincerely,

ABDO FINANCIAL SOLUTIONS

City of Maple Plain, Minnesota
Statement of Revenues and Expenditures - Budget and Actual - General Fund (Unaudited)
For the Three Months Ended March 31, 2026

	2026 Annual Budget	YTD Budget 3/31/2026	YTD Actual Thru 3/31/2026	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget Thru March		
Revenues							
Taxes	$ 1,582,091	$ 395,523	$ 10,268	$ (385,255)	2.60%	↓	①
Licenses and permits	69,150	17,288	32,692	15,404	189.10%	↑	②
Intergovernmental	292,179	73,045	0	(73,045)	0.00%	↓	③
Charges for services	56,075	14,019	22,493	8,474	160.45%	↑	
Fines and forfeitures	10,500	2,625	1,489	(1,136)	56.72%	↓	
Interest earnings	20,000	5,000	3,047	(1,953)	60.94%	↓	
Miscellaneous revenue	14,000	3,500	28	(3,472)	0.80%	↓	
Total Revenues	**$ 2,043,995**	**$ 511,000**	**$ 70,017**	**$ (440,983)**	**13.70%**	↓	
Expenditures							
Executive	$ 58,650	$ 14,663	$ 15,044	$ (381)	102.60%	→	
Election	5,685	1,421	0	1,421	0.00%	↑	
Administration, Legal Services, Planning & Zoning	441,900	110,475	111,778	(1,303)	101.18%	→	
City Hall Buildings	44,000	11,000	10,950	50	99.55%	→	
Police Administration	804,718	201,180	323,485	(122,305)	160.79%	↓	④
Fire Administration and Partnership	252,599	63,150	57,500	5,650	91.05%	→	
Public Works	82,332	20,583	28,999	(8,416)	140.89%	↓	
Highways, Streets & Roadways	101,000	25,250	48,196	(22,946)	190.88%	↓	⑤
Building Inspection	19,111	4,778	14,051	(9,273)	294.08%	↓	
Civil Defense	650	162	300	(138)	184.05%	↓	
Parks	109,350	27,338	21,082	6,256	77.12%	↑	
Community Action Programs	2,000	500	0	500	0.00%	↑	
Total Expenditures	**$ 1,921,995**	**$ 480,500**	**$ 631,385**	**$ (150,885)**	**131.40%**	↓	
Other Financing Sources (Uses)							
Transfers Out	122,000	30,500	0	30,500	0.00%	↑	⑥
Other Financing Sources (Uses) Total	**$ 122,000**	**$ 30,500**	**$ 0**	**$ 30,500**	**0.00%**	↑	
Total	**$ 0**	**$ 0**	**$ (561,368)**	**$ (561,368)**			

Arrows represent the variance as a % of YTD Budget: Red: < -10%, Yellow: -10% to 10%, Green > 10%

Explanation of Items Percentage Received/Expended Less than 80% or Greater than 120% and $ Variance Greater than $15,000

Number	Comment
①	Typically property taxes are received in July and December (with a 70% advance in June). Variance will dissipate as levy amounts are received by City
②	Favorable variance due to timing of 2026 liquor license revenue and favorable demand for building permits.
③	Variance due to timing of Local Government Aid typically received in July and December.
④	Variance due to timing of payments. April invoice was paid end of March. Invoice amounts are not equally split through the year.
⑤	Variance due to contracted snow removal expenses. This variance will dissipate over future quarters.
⑥	Variance due to timing of yearly budgeted transfers. No transfers have been completed YTD.

City of Maple Plain, Minnesota
Unaudited Cash Balances by Fund
March 31, 2025, December 31, 2025 and March 31, 2026

	PY Quarter Balance 3/31/2025	PY Ending Balance 12/31/2025	Quarter Ending Balance 3/31/2026	YTD Change 3/31/2026	YTD Change % 3/31/2026	
⊞ General	$ 454,334	$ 947,744	$ 299,430	$ (648,314)	-68.41%	①
⊞ EDA	82,440	73,300	71,782	(1,518)	-2.07%	
⊞ Debt Service 2012A	59,873	90,967	68,747	(22,220)	-24.43%	
⊞ Debt Service 2013A	(174)	-	(174)	(174)	-	
⊞ Debt Service 2014A	116,150	195,546	108,018	(87,528)	-44.76%	②
⊞ Debt Service 2016A	44,697	78,792	38,560	(40,232)	-51.06%	
⊞ Debt Service 2018A	95,517	147,065	90,417	(56,648)	-38.52%	②
⊞ Debt Service 2021A	244,166	301,489	251,930	(49,559)	-16.44%	
⊞ Debt Service 2022A	40,191	105,110	45,690	(59,420)	-56.53%	②
⊞ Debt Service 2024A	274,927	607,545	426,600	(180,945)	-29.78%	②
⊞ Park Improvement	50,722	202,667	132,328	(70,339)	-34.71%	③
⊞ Capital Improvement Projects	2,059,836	621,290	2,162,548	1,541,258	248.07%	④
⊞ 2021 Street Reconstruction Project	50	51	51	-	-	
⊞ 2021 Sewer Improvements	(119,794)	-	(119,794)	(119,794)	-	④
⊞ 2022 Street Improvements	97	99	100	1	1.01%	
⊞ Highway 12 Watermain	(365,726)	-	(365,726)	(365,726)	-	④
⊞ 2024 Street Reconstruction	(280,206)	563,336	(662,119)	(1,225,455)	-217.54%	④
⊞ City Hall Development	10,127	22,520	22,659	139	0.62%	
⊞ 2026 Downtown Reconstruction	-	-	(41,297)	(41,297)	-	
⊞ 2026 Industrial Street	-	-	(43,155)	(43,155)	-	
⊞ Rainbow Park CIP Fund	-	-	4,406	4,406	-	
⊞ Veterans Park CIP Fund	-	-	67,186	67,186	-	③
⊞ Water	1,022,542	1,287,367	1,109,263	(178,104)	-13.83%	⑤
⊞ Sewer	450,450	721,997	617,680	(104,317)	-14.45%	⑥
⊞ Storm Water	313,307	303,248	237,739	(65,509)	-21.60%	⑦
⊞ McGarry's Sewer Repairs	60,236	60,236	60,236	-	-	
⊞ Water CIP	559,965	571,779	575,312	3,533	0.62%	
⊞ Sanitary Sewer CIP	99,465	101,563	102,191	628	0.62%	
⊞ Storm Water CIP	306,696	363,994	366,243	2,249	0.62%	
⊞ Right of Way Escrows	1,000	14,000	14,000	-	-	
⊞ Plan Review Escrows	23,206	19,991	(26,810)	(46,801)	-234.11%	
⊞ Fire	368,763	314,935	201,808	(113,127)	-35.92%	⑧
⊞ Gambling Proceeds	10,785	11,102	12,875	1,773	15.97%	
Total	**$ 5,983,642**	**$ 7,727,733**	**$ 5,828,724**	**$ (1,899,009)**	**-24.57%**	

Explanation of Changes Greater than $50,000

Number	Comment
①	Variance due to property taxes typically received in July and December. Further explanations provided on the Statement of Revenues and Expenditures.
②	Variance due to the timing of scheduled bond payments.
③	Variance due to completed transfers per Resolution 2026-0323-06 and creation of new park specific funds.
④	Variance due to year end audit interfund transfer entry to zero negative cash balances for financial statements. This transfer is reversed in Q1 to restore the prior balance.
⑤	Variance due to the timing of scheduled bond payments. Additional explanation provided on Water Statement of Revenues and Expenditures.
⑥	Variance due to the timing of scheduled bond payments. Additional explanation provided on Sewer Statement of Revenues and Expenditures.
⑦	Variance due to the timing of scheduled bond payments. Additional explanation provided on Storm Water Statement of Revenues and Expenditures.
⑧	Variance due to disbandment of the fire department.

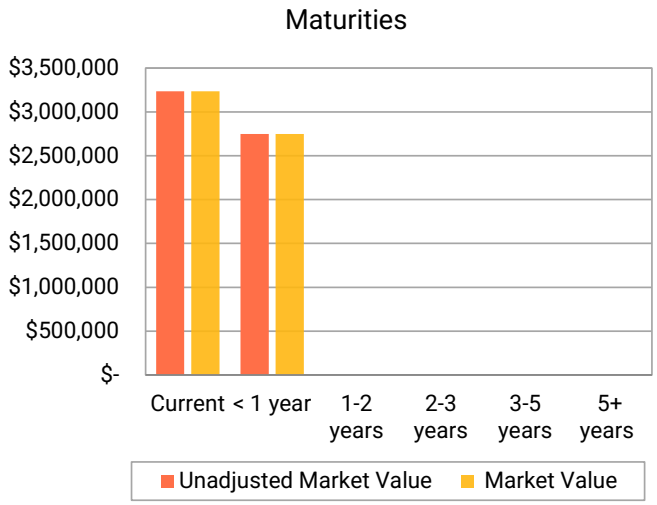
City of Maple Plain, Minnesota
Schedule of Investments
For the Month Ending
March 31, 2026

(CUSIP or Acct #)	Institution	Description	Type	Rate	Market Value 1/1/2026	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Unrealized Gain / Loss	3/31/2026 Days to
35105-101	4M	4M General Fund	Money Market	4.22%	4,753,141.61	749,645.61	(1,222,800.00)	(1,722,811.60)	27,636.20	2,584,811.82	2,584,811.82	-	-
1390836-1	4M	Bank of China, NY	CD	3.96%	200,000.00	-	-	-	-	200,000.00	200,000.00	-	34
1390835-1	4M	GBank, NV	CD	3.83%	200,000.00	-	-	-	-	200,000.00	200,000.00	-	34
1390837-1	4M	ServisFirst Bank, FL	CD	3.73%	245,400.00	-	-	-	-	245,400.00	245,400.00	-	34
1390838-1	4M	FirstBank Puerto Rico, PR	CD	3.71%	154,600.00	-	-	-	-	154,600.00	154,600.00	-	34
1391168-1	4M	Financial Federal Bank, TN	CD	3.80%	245,300.00	-	-	-	-	245,300.00	245,300.00	-	42
1394224-1	4M	Affinity Bank, National Association	CD	3.60%	-	245,400.00	-	-	-	245,400.00	245,400.00	-	97
1396588-1	4M	Western Alliance Bank, CA	CD	3.58%	-	245,500.00	-	-	-	245,500.00	245,500.00	-	132
1396586-1	4M	Third Coast Bank, TX	CD	3.53%	-	245,600.00	-	-	-	245,600.00	245,600.00	-	132
1396587-1	4M	FirstBank Southwest, GA	CD	3.50%	-	245,600.00	-	-	-	245,600.00	245,600.00	-	132
1391167-1	4M	Solera National Bank, CO	CD	3.70%	240,900.00	-	-	-	-	240,900.00	240,900.00	-	227
1391166-2	4M	KS StateBank, KS	CD	3.76%	240,800.00	-	-	-	-	240,800.00	240,800.00	-	227
1394225-1	4M	Consumers Credit Union	CD	3.82%	-	240,700.00	-	-	-	240,700.00	240,700.00	-	280
35105-201	4M	2024A G.O. Improvement Bonds	Bond	5.23%	670,443.86	-	-	(184,792.76)	4,782.36	490,433.46	490,433.46	-	-
					7,685,285.47	**1,972,445.61**	**(1,972,445.61)**	**(1,907,604.36)**	**47,364.17**	**5,825,045.28**	**5,825,045.28**	**(0.00)**	
500175637	MidCountry	General Fund	Checking	0.00%	137,444.23	418,074.73	(2,301,947.16)	1,907,604.36	-	161,176.16	161,176.16	(0.00)	-
					137,444.23	**418,074.73**	**(2,301,947.16)**	**1,907,604.36**	**-**	**161,176.16**	**161,176.16**	**(0.00)**	
		Total Cash and Investments			$ 7,822,729.70	$ 2,390,520.34	$ (4,274,392.77)	$ -	$ 47,364.17	$ 5,986,221.44	$ 5,986,221.44	$ (0.00)	

Deposits in Transit - City	$	-
Outstanding Checks - City	$	(94,881.49)
Timing Difference	$	(115.15)
Reconciled Balance	$	7,727,733.06

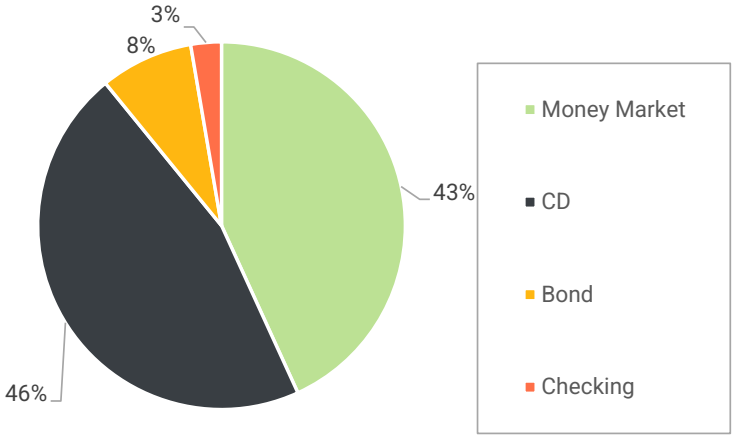
Deposits in Transit - City	$	-
Outstanding Checks - City	$	(157,496.73)
Timing Difference	$	-
Reconciled Balance	$	5,828,724.71

City of Maple Plain, Minnesota
Schedule of Investments
For the Month Ending
March 31, 2026



Maturity	Unadjusted Market Value 3/31/2026	Market Value 3/31/2026	Variance 3/31/2026
Current	$ 3,236,421.44	$ 3,236,421.44	$ -
< 1 year	2,749,800.00	2,749,800.00	-
1-2 years	-	-	-
2-3 years	-	-	-
3-5 years	-	-	-
5+ years	-	-	-
	$ 5,986,221.44	$ 5,986,221.44	$ -

Weighted average Rate of return	3.95%	3/31/2026
Average Maturity (years)	0.16	3/31/2026



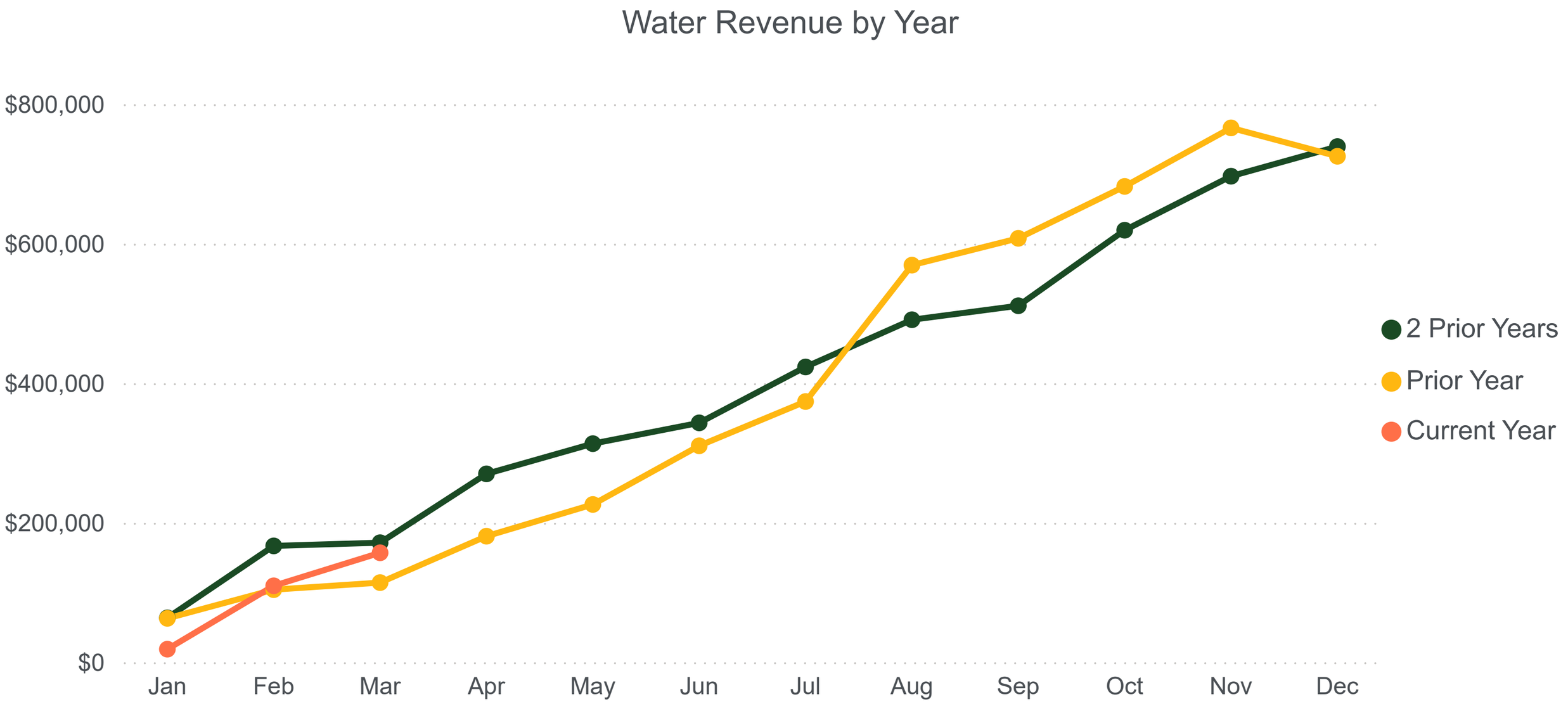
Investment Type	Market Value 3/31/2026
Money Market	$ 2,584,811.82
CD	2,749,800.00
Bond	490,433.46
Checking	161,176.16
	$ 5,986,221.44

Operating Account

Deposits in Transit - City	-
Outstanding Checks - City	(157,496.73)
Reconciled Balance	$ 5,828,724.71

City of Maple Plain, Minnesota
Statement of Revenues and Expenditures - Budget and Actual - Water Fund 601 & 621 (Unaudited)
For the Three Months Ended March 31, 2026

	2026 Annual Budget	Amount YTD PY 3/31/2025	Amount YTD 3/31/2026	YOY Variance 3/31/2026	CY as a Percent of PY 3/31/2026	
Revenues						
Charges for Services	$ 659,253	$ 109,917	$ 146,560	$ 36,643	133.34%	①
Special Assessments	29,487	4,093	0	(4,093)	0.00%	
Interest on Investments	45,140	7,393	10,400	3,007	140.67%	
Total Revenues	**$ 733,880**	**$ 121,403**	**$ 156,960**	**$ 35,557**	**129.29%**	
Expenditures						
Operating	$ 329,715	$ 63,518	$ 96,174	$ (32,656)	151.41%	②
Debt Service	87,660	51,127	45,456	5,671	88.91%	
Capital	243,206	60,801	61,326	(525)	100.86%	
Expenditures Total	**$ 660,581**	**$ 175,446**	**$ 202,956**	**$ (27,510)**	**115.68%**	
Total	**$ 73,299**	**$ (54,043)**	**$ (45,996)**	**$ 8,047**	**$ 85.11%**	

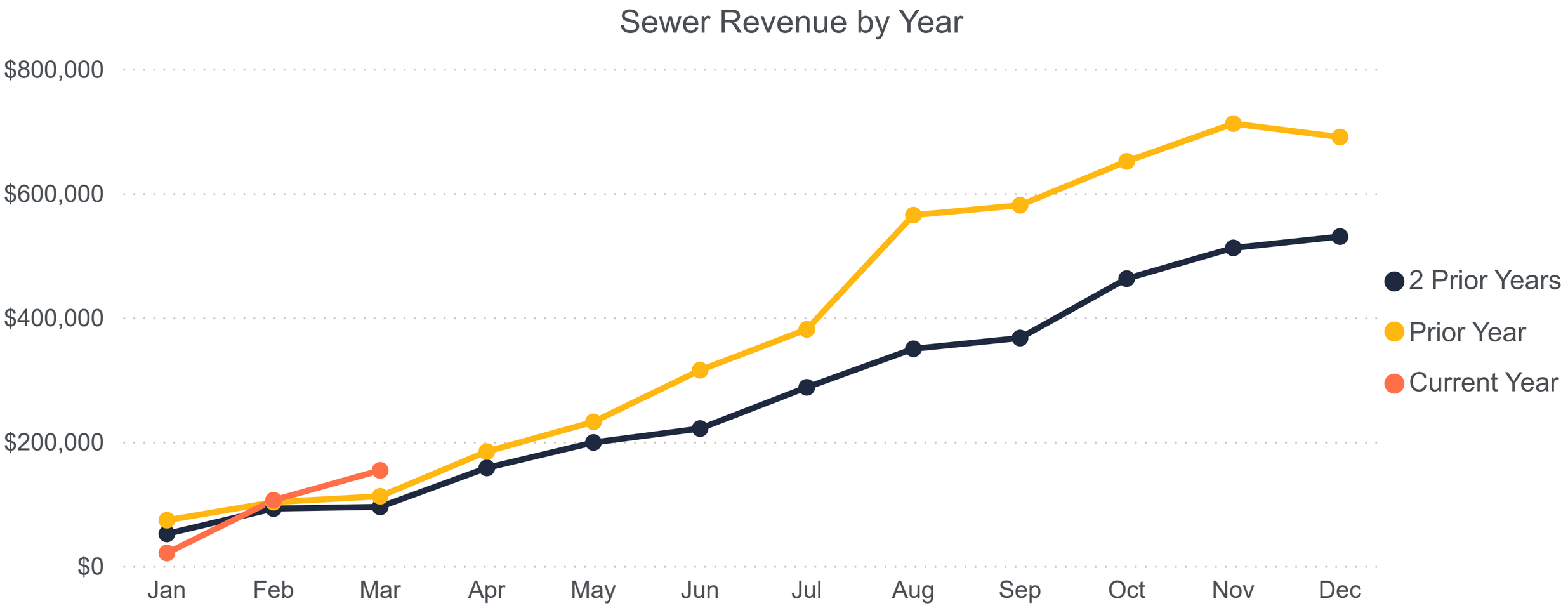


Explanation of Items Percentage Received/Expended Less than 80% or Greater than 120% and $ Variance Greater than $15,000

Number	Comment
①	Favorable variance due to rate increase and increased revenue from opening of the new convenience store/car wash.
②	There have been two water main breaks in the current year, totaling $44.5k which has expended most of the $50k repair budget.

City of Maple Plain, Minnesota
Statement of Revenues and Expenditures - Budget and Actual - Sewer Fund 602 & 622 (Unaudited)
For the Three Months Ended March 31, 2026

	2026 Annual Budget	Amount YTD PY 3/31/2025	Amount YTD 3/31/2026	YOY Variance 3/31/2026	CY as a Percent of PY 3/31/2026	
Revenues						
Charges for Services	$ 603,573	$ 107,246	$ 149,304	$ 42,058	139.22%	①
Special Assessments	20,354	3,543	0	(3,543)	0.00%	
Interest on Investments	15,309	1,201	4,389	3,188	365.45%	
Revenues Total	**$ 639,236**	**$ 111,990**	**$ 153,693**	**$ 41,703**	**137.24%**	
Expenditures						
Operating	$ 429,154	$ 105,703	$ 116,460	$ (10,757)	110.18%	
Debt Service	52,078	29,953	27,331	2,622	91.25%	
Capital	100,658	22,664	22,295	369	98.37%	
Expenditures Total	**$ 581,890**	**$ 158,320**	**$ 166,086**	**$ (7,766)**	**104.91%**	
Total	**$ 57,346**	**$ (46,330)**	**$ (12,393)**	**$ 33,937**	**$ 26.75%**	



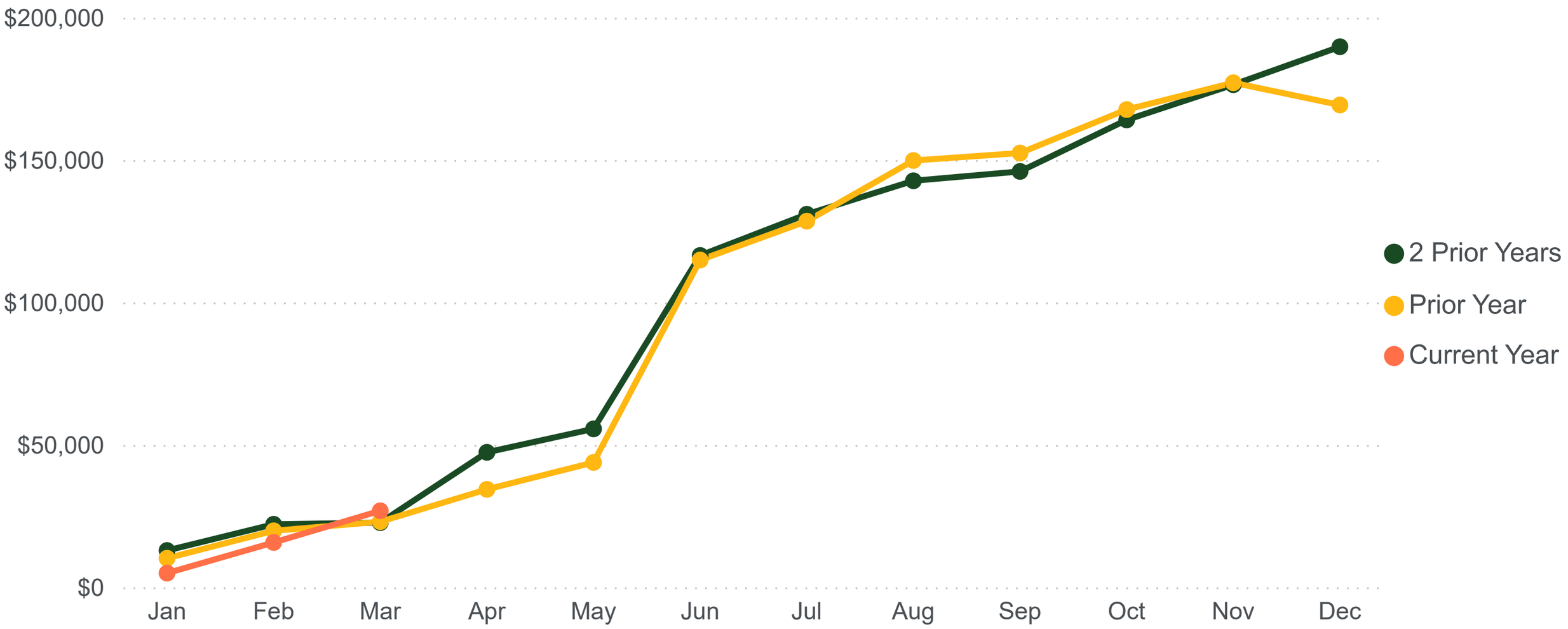
Explanation of Items Percentage Received/Expended Less than 80% or Greater than 120% and $ Variance Greater than $15,000

Number	Comment
①	Favorable variance due to rate increase and increased revenue from opening of the new convenience store/car wash.

City of Maple Plain, Minnesota
Statement of Revenues and Expenditures - Budget and Actual - Storm Water Fund 603 & 623 (Unaudited)
For the Three Months Ended March 31, 2026

	2026 Annual Budget	Amount YTD PY 3/31/2025	Amount YTD 3/31/2026	YOY Variance 3/31/2026	CY as a Percent of PY 3/31/2026
Revenues					
Charges for Services	$ 95,610	$ 17,739	$ 23,192	$ 5,453	130.74%
Special Assessments	14,815	1,840	0	(1,840)	0.00%
Interest on Investments	15,859	3,442	3,659	217	106.30%
Total Revenues	**$ 126,284**	**$ 23,021**	**$ 26,851**	**$ 3,830**	**116.64%**
Expenditures					
Operating	$ 52,435	$ 16,286	$ 13,639	$ 2,647	83.75%
Debt Service	25,226	13,779	13,017	762	94.47%
Capital	49,584	12,396	12,396	0	100.00%
Expenditures Total	**$ 127,245**	**$ 42,461**	**$ 39,052**	**$ 3,409**	**91.97%**
Other Financing Sources (Uses)					
Transfers In	$ 50,000	$ 0	$ 0	$ 0	0.00%
Transfers Out	50,000	0	0	0	0.00%
Other Financing Sources Total	**0**	**0**	**0**	**0**	**0.00%**
Total	**$ (961)**	**$ (19,440)**	**$ (12,201)**	**$ 7,239**	**$ 62.76%**

Storm Water Revenue by Year



CITY OF MAPLE PLAIN
Abdo Revenue Guideline

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
101 GENERAL FUND					
R 101-31010 Current Ad Valorem Taxes	$1,256,525.04	$1,582,091.00	$0.00	$3,296.76	0.21%
R 101-31020 Delinquent Ad Valorem Taxes	-$12,490.07	$0.00	$0.00	-$354.95	0.00%
R 101-31040 Fiscal Disparities	$167,197.94	$0.00	$0.00	$7,326.25	0.00%
R 101-32100 Business Licenses & Permits	$2,425.00	$1,450.00	$25.00	$744.04	51.31%
R 101-32110 Alchoholic Beverages	$17,510.00	$17,550.00	$0.00	$17,750.00	101.14%
R 101-32180 Other Licenses & Permits	$25.00	$0.00	$0.00	$0.00	0.00%
R 101-32200 Non-Business Licenses/Permits	$3,525.00	$700.00	$0.00	$0.00	0.00%
R 101-32210 Building Permits	$88,907.18	$35,000.00	$9,621.81	$12,747.59	36.42%
R 101-32240 Animal Licenses	$50.00	$0.00	$0.00	$0.00	0.00%
R 101-32261 Rental Permit	$4,450.00	$11,950.00	$0.00	$200.00	1.67%
R 101-32270 Excavation Permit	$3,000.00	$0.00	$500.00	$1,000.00	0.00%
R 101-32275 Right of Way Permit	$6,250.00	$2,500.00	$0.00	$250.00	10.00%
R 101-33401 Local Government Aid	$266,397.00	$254,411.00	$0.00	$0.00	0.00%
R 101-33404 Small City Assistance	$17,922.00	$29,768.00	$0.00	$0.00	0.00%
R 101-33422 Other State Aid Grants	$22,000.00	$0.00	$0.00	$0.00	0.00%
R 101-33620 Other County Grants & Aid	$6,188.69	$8,000.00	$0.00	$0.00	0.00%
R 101-34101 Rent - City Hall & Water Tower	$49,290.12	$45,000.00	$3,329.49	$12,613.47	28.03%
R 101-34103 Zoning & Subdivision Fees	$20,908.27	$6,775.00	$1,500.00	$3,830.00	56.53%
R 101-34104 Project Review Fees	$41,523.79	$0.00	$4,684.77	$5,445.68	0.00%
R 101-34107 Assessment Search Fees	$20.00	$0.00	$35.00	$35.00	0.00%
R 101-34108 Admin Charges to Other Funds	$1,392.50	$0.00	$275.00	$518.75	0.00%
R 101-34109 General Government Charges	$0.00	$1,000.00	$0.00	$0.00	0.00%
R 101-34403 Recycling & Refuse Income	$1,466.31	$0.00	$0.00	$0.00	0.00%
R 101-34700 Culture & Recreation	$6,275.00	$0.00	$0.00	$50.00	0.00%
R 101-34950 Other Revenues	$7,417.82	$3,300.00	$0.00	$0.00	0.00%
R 101-35100 Court Fines	$9,815.01	$10,000.00	$921.60	$1,468.60	14.69%
R 101-35104 Other Fines	$67.60	$0.00	$0.00	$0.00	0.00%
R 101-35110 Administrative Citations	$1,973.50	$500.00	$0.00	$20.87	4.17%
R 101-36100 Special Assessments	$59.16	$0.00	$0.00	$0.00	0.00%
R 101-36200 Miscellaneous Revenues	$782.58	$0.00	$0.00	$0.00	0.00%
R 101-36210 Interest Earnings	$26,726.88	$20,000.00	$251.09	$3,047.28	15.24%
R 101-36211 Interest Earning/Interfund	$9,367.87	$0.00	$0.00	$0.00	0.00%
R 101-36229 MPFD: Contributions/Donations	$5,525.00	$0.00	$0.00	$0.00	0.00%
R 101-36231 Cable Franchise Fee	$8,090.73	$14,000.00	$0.00	$0.00	0.00%
R 101-36250 Refunds & Reimbursements	$22,327.76	$0.00	$5.92	$23.28	0.00%
R 101-37275 Miscellaneous Income	-$1.52	$0.00	$0.00	$5.00	0.00%
R 101-39101 Sales of Fixed Assets & Lease	$690.00	$0.00	$0.00	$0.00	0.00%
R 101-39203 Transfer from Other Fund	$9,000.00	$0.00	$0.00	$0.00	0.00%
R 101-39330 Inception-Capital Lease Agmt	$132,820.68	$0.00	$0.00	$0.00	0.00%
101 GENERAL FUND	$2,205,421.84	$2,043,995.00	$21,149.68	$70,017.62	
200 ECONOMIC DEVELOPMENT AUTHORITY					
R 200-36210 Interest Earnings	$2,272.25	$0.00	$94.90	$449.10	0.00%
200 ECONOMIC DEVELOPMENT AUTHORITY	$2,272.25	$0.00	$94.90	$449.10	
204 GAMBLING PROCEEDS					
R 204-36210 Interest Earnings	$242.51	$0.00	$16.71	$76.49	0.00%
R 204-36230 Contributions & Donations	$10,514.99	$0.00	$0.00	$375.94	0.00%
204 GAMBLING PROCEEDS	$10,757.50	$0.00	$16.71	$452.43	
351 2012A GO Bonds - 2021B Refund					
R 351-31010 Current Ad Valorem Taxes	$27,053.00	$25,740.00	$0.00	$0.00	0.00%
R 351-36100 Special Assessments	$5,097.73	$0.00	$0.00	$0.00	0.00%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
R 351-36210 Interest Earnings	$2,001.62	$0.00	$89.23	$420.90	0.00%
351 2012A GO Bonds - 2021B Refund	$34,152.35	$25,740.00	$89.23	$420.90	
353 2014A GO Bonds					
R 353-31010 Current Ad Valorem Taxes	$72,608.00	$72,246.00	$0.00	$0.00	0.00%
R 353-36100 Special Assessments	$17,611.87	$0.00	$0.00	$0.00	0.00%
R 353-36210 Interest Earnings	$4,035.71	$0.00	$136.73	$646.59	0.00%
353 2014A GO Bonds	$94,255.58	$72,246.00	$136.73	$646.59	
354 2016A GO Bonds					
R 354-31010 Current Ad Valorem Taxes	$30,191.00	$29,457.00	$0.00	$0.00	0.00%
R 354-36100 Special Assessments	$8,079.32	$0.00	$0.00	$0.00	0.00%
R 354-36210 Interest Earnings	$1,605.54	$0.00	$50.05	$236.85	0.00%
354 2016A GO Bonds	$39,875.86	$29,457.00	$50.05	$236.85	
355 2018A GO Bonds					
R 355-31010 Current Ad Valorem Taxes	$47,520.00	$46,103.00	$0.00	$0.00	0.00%
R 355-36100 Special Assessments	$13,717.79	$0.00	$0.00	$0.00	0.00%
R 355-36210 Interest Earnings	$3,217.59	$0.00	$117.36	$555.38	0.00%
355 2018A GO Bonds	$64,455.38	$46,103.00	$117.36	$555.38	
356 2021A GO Bonds					
R 356-31010 Current Ad Valorem Taxes	$38,536.00	$38,064.00	$0.00	$0.00	0.00%
R 356-36100 Special Assessments	$26,434.11	$0.00	$0.00	$0.00	0.00%
R 356-36210 Interest Earnings	$7,346.73	$0.00	$318.36	$1,506.13	0.00%
356 2021A GO Bonds	$72,316.84	$38,064.00	$318.36	$1,506.13	
357 SERIES 2022A BOND PRO CAP INT					
R 357-31010 Current Ad Valorem Taxes	$78,120.00	$76,230.00	$0.00	$0.00	0.00%
R 357-36210 Interest Earnings	$1,779.00	$0.00	$59.30	$280.64	0.00%
357 SERIES 2022A BOND PRO CAP INT	$79,899.00	$76,230.00	$59.30	$280.64	
358 2024A GO Bonds					
R 358-31010 Current Ad Valorem Taxes	$125,116.00	$127,289.00	$0.00	$0.00	0.00%
R 358-36100 Special Assessments	$474,065.63	$0.00	$0.00	$0.00	0.00%
R 358-36210 Interest Earnings	$8,601.69	$0.00	$414.68	$2,242.34	0.00%
358 2024A GO Bonds	$607,783.32	$127,289.00	$414.68	$2,242.34	
401 PARK IMPROVEMENT FUND					
R 401-34780 Park Dedication Fees	$63,080.20	$0.00	$0.00	$0.00	0.00%
R 401-36210 Interest Earnings	$3,768.64	$0.00	$171.75	$1,159.62	0.00%
R 401-36230 Contributions & Donations	$24,500.00	$0.00	$0.00	$0.00	0.00%
R 401-39201 Transfer from General Fund	$0.00	$24,400.00	$0.00	$0.00	0.00%
R 401-39203 Transfer from Other Fund	$57,322.00	$0.00	$0.00	$0.00	0.00%
401 PARK IMPROVEMENT FUND	$148,670.84	$24,400.00	$171.75	$1,159.62	
451 CAPITAL IMPROVEMENT PROJECTS					
R 451-36210 Interest Earnings	$60,883.99	$0.00	$2,830.20	$13,393.67	0.00%
R 451-39200 Interfund Operating Transfers	$16,200.00	$0.00	$0.00	$0.00	0.00%
R 451-39201 Transfer from General Fund	$110,000.00	$24,400.00	$0.00	$0.00	0.00%
451 CAPITAL IMPROVEMENT PROJECTS	$187,083.99	$24,400.00	$2,830.20	$13,393.67	
453 2021 STREET RECONSTRUCTION PJ					
R 453-36210 Interest Earnings	$1.40	$0.00	$0.07	$0.32	0.00%
453 2021 STREET RECONSTRUCTION PJ	$1.40	$0.00	$0.07	$0.32	
455 2022 STREET IMPROVEMENTS					
R 455-36210 Interest Earnings	$2.73	$0.00	$0.13	$0.61	0.00%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
455 2022 STREET IMPROVEMENTS	$2.73	$0.00	$0.13	$0.61	
458 2024 STREET RECONSTRUCTION					
R 458-33610 County Grants/Aid for Hwy	$23,820.00	$0.00	$0.00	$0.00	0.00%
R 458-36210 Interest Earnings	$57,797.01	$0.00	$1,499.32	$4,782.36	0.00%
458 2024 STREET RECONSTRUCTION	$81,617.01	$0.00	$1,499.32	$4,782.36	
459 City Hall Development					
R 459-36210 Interest Earnings	$463.97	$0.00	$29.41	$139.18	0.00%
R 459-39201 Transfer from General Fund	$0.00	$24,400.00	$0.00	$0.00	0.00%
R 459-39203 Transfer from Other Fund	$12,000.00	$0.00	$0.00	$0.00	0.00%
459 City Hall Development	$12,463.97	$24,400.00	$29.41	$139.18	
460 Public Works CIP					
R 460-39201 Transfer from General Fund	$0.00	$24,400.00	$0.00	$0.00	0.00%
460 Public Works CIP	$0.00	$24,400.00	$0.00	$0.00	
461 Street Improvement CIP					
R 461-39201 Transfer from General Fund	$0.00	$24,400.00	$0.00	$0.00	0.00%
461 Street Improvement CIP	$0.00	$24,400.00	$0.00	$0.00	
502 RAINBOW PARK CIP FUND					
R 502-36210 Interest Earnings	$0.00	$0.00	$5.72	$5.72	0.00%
R 502-39203 Transfer from Other Fund	$0.00	$0.00	$4,400.00	$4,400.00	0.00%
502 RAINBOW PARK CIP FUND	$0.00	$0.00	$4,405.72	$4,405.72	
503 VETERANS PARK CIP FUND					
R 503-36210 Interest Earnings	$0.00	$0.00	$87.20	$87.20	0.00%
R 503-39203 Transfer from Other Fund	$0.00	$0.00	$67,099.00	$67,099.00	0.00%
503 VETERANS PARK CIP FUND	$0.00	$0.00	$67,186.20	$67,186.20	
601 WATER FUND					
R 601-36100 Special Assessments	$17,975.35	$29,487.00	$0.00	$0.00	0.00%
R 601-36210 Interest Earnings	$27,554.09	$30,309.00	$1,442.24	$6,866.73	22.66%
R 601-36250 Refunds & Reimbursements	-$708.81	$0.00	$0.00	$0.00	0.00%
R 601-37100 Water Sales	$422,072.50	$497,556.00	$29,409.35	$103,314.26	20.76%
R 601-37110 Water Fixed	$40,662.14	$43,915.00	$2,710.25	$9,943.49	22.64%
R 601-37120 Water Treatment Charge	$87,239.03	$94,218.00	$6,292.73	$21,249.90	22.55%
R 601-37130 State Water Charge	$9,197.40	$10,150.00	$605.01	$2,246.55	22.13%
R 601-37150 Water Connection Fees	$91,379.00	$2,518.00	$3,000.00	$6,000.00	238.28%
R 601-37155 Meter Sales	$2,803.42	$0.00	$0.00	$0.00	0.00%
R 601-37160 Water Penalty	$10,538.12	$10,000.00	$3,133.41	$3,806.16	38.06%
R 601-37165 Water Shut Off/Turn On	$830.00	$896.00	$0.00	$0.00	0.00%
601 WATER FUND	$709,542.24	$719,049.00	$46,592.99	$153,427.09	
602 SEWER FUND					
R 602-36100 Special Assessments	$14,845.71	$20,354.00	$0.00	$0.00	0.00%
R 602-36210 Interest Earnings	$14,388.02	$12,675.00	$813.67	$3,761.49	29.68%
R 602-37200 Sewer Sales	$203,594.59	$226,822.00	$16,138.97	$50,643.04	22.33%
R 602-37210 Sewer Fixed	$352,739.15	$363,321.00	$23,888.12	$87,939.77	24.20%
R 602-37250 Sewer Connection Fees	$88,695.00	$0.00	$3,285.00	$6,570.00	0.00%
R 602-37260 Sewer Penalty	$13,039.43	$13,430.00	$3,775.29	$4,151.33	30.91%
602 SEWER FUND	$687,301.90	$636,602.00	$47,901.05	$153,065.63	
603 STORM WATER FUND					
R 603-36100 Special Assessments	$7,475.01	$14,815.00	$0.00	$0.00	0.00%
R 603-36210 Interest Earnings	$7,587.09	$7,046.00	$306.22	$1,409.56	20.01%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
R 603-36250 Refunds & Reimbursements	$400.00	$0.00	$0.00	$0.00	0.00%
R 603-37300 Refuse (Garbage) Charges	$23,696.88	$0.00	$0.00	$0.00	0.00%
R 603-37400 Storm Sewer (Residential)	$4,776.85	$27,702.00	$1,368.15	$6,658.65	24.04%
R 603-37420 Storm Sewer (Multi-Family)	$4,489.41	$4,624.00	$473.88	$990.99	21.43%
R 603-37430 Storm Sewer (Comm/Ind)	$58,815.05	$60,579.00	$7,729.99	$14,696.75	24.26%
R 603-37460 Storm Sewer Penalty	$2,627.17	$2,705.00	$777.71	$845.29	31.25%
603 STORM WATER FUND	$109,867.46	$117,471.00	$10,655.95	$24,601.24	
621 WATER CIP FUND					
R 621-36210 Interest Earnings	$15,723.37	$14,831.00	$746.72	$3,533.76	23.83%
621 WATER CIP FUND	$15,723.37	$14,831.00	$746.72	$3,533.76	
622 SANITARY SEWER CIP FUND					
R 622-36210 Interest Earnings	$2,792.91	$2,634.00	$132.64	$627.69	23.83%
622 SANITARY SEWER CIP FUND	$2,792.91	$2,634.00	$132.64	$627.69	
623 STORM WATER CIP FUND					
R 623-36210 Interest Earnings	$9,438.68	$8,813.00	$475.36	$2,249.59	25.53%
R 623-39200 Interfund Operating Transfers	$50,000.00	$50,000.00	$0.00	$0.00	0.00%
623 STORM WATER CIP FUND	$59,438.68	$58,813.00	$475.36	$2,249.59	
801 FIRE PARTNERSHIP FUND					
R 801-33420 State 2% Fire Relief Aid	$60,958.87	$0.00	$0.00	$0.00	0.00%
R 801-33423 State Training Reimbursements	$13,941.90	$0.00	$0.00	$0.00	0.00%
R 801-34207 Maple Plain Fire Protect. Pmt.	$206,079.96	$0.00	$0.00	$0.00	0.00%
R 801-34208 Independence Fire Protect. Pmt	$252,549.04	$0.00	$0.00	$0.00	0.00%
R 801-34950 Other Revenues	$14,247.87	$0.00	$0.00	$0.00	0.00%
R 801-36210 Interest Earnings	$838.80	$0.00	$0.00	$0.00	0.00%
R 801-36230 Contributions & Donations	$800.00	$0.00	$0.00	$0.00	0.00%
R 801-36250 Refunds & Reimbursements	$439.07	$0.00	$0.00	$0.00	0.00%
801 FIRE PARTNERSHIP FUND	$549,855.51	$0.00	$0.00	$0.00	
802 FIRE EQUIP & CAPITAL FUND					
R 802-36210 Interest Earnings	$7,870.98	$0.00	$0.00	$0.00	0.00%
R 802-39200 Interfund Operating Transfers	$65,000.00	$0.00	$0.00	$0.00	0.00%
802 FIRE EQUIP & CAPITAL FUND	$72,870.98	$0.00	$0.00	$0.00	
	$5,848,422.91	$4,130,524.00	$205,074.51	$505,380.66	

CITY OF MAPLE PLAIN
Abdo Expenditure Guideline

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
101 GENERAL FUND					
41110 Council					
E 101-41110-103 Part-Time Employe	$32,200.00	$32,760.00	$2,675.00	$5,500.00	16.79%
E 101-41110-121 PERA Contribution	$1,315.00	$1,640.00	$112.50	$228.75	13.95%
E 101-41110-122 FICA Contribution	$887.62	$2,510.00	$65.43	$138.01	5.50%
E 101-41110-125 MN Paid Leave	$0.00	$290.00	$23.63	$72.03	24.84%
E 101-41110-151 Worker s Comp Ins	$210.75	$100.00	$0.00	$0.25	0.25%
E 101-41110-201 Operating Supplies	$471.13	$600.00	$24.97	$56.36	9.39%
E 101-41110-309 EDP, Software and	$3,334.88	$3,500.00	$133.06	$645.02	18.43%
E 101-41110-311 Contract Service	$0.00	$5,000.00	$0.00	$0.00	0.00%
E 101-41110-331 Training & Travel	$5,403.50	$5,450.00	$894.38	$2,579.71	47.33%
E 101-41110-433 Dues & Subscriptio	$5,720.43	$5,500.00	$1,200.00	$5,737.27	104.31%
E 101-41110-434 Awards & Indemnit	$239.01	$500.00	$0.00	$86.95	17.39%
E 101-41110-445 Food and Beverag	$711.02	$800.00	$0.00	$0.00	0.00%
E 101-41110-560 Office Equipment	$867.55	$0.00	$0.00	$0.00	0.00%
41110 Council	$51,360.89	$58,650.00	$5,128.97	$15,044.35	
41410 Elections					
E 101-41410-104 Temporary Employ	$0.00	$3,500.00	$0.00	$0.00	0.00%
E 101-41410-122 FICA Contribution	$0.00	$200.00	$0.00	$0.00	0.00%
E 101-41410-201 Operating Supplies	-$0.07	$600.00	$0.00	$0.00	0.00%
E 101-41410-309 EDP, Software and	$466.14	$785.00	$0.00	$0.00	0.00%
E 101-41410-351 Legal Notices Publi	$0.00	$200.00	$0.00	$0.00	0.00%
E 101-41410-437 Miscellaneous	$217.47	$0.00	$0.00	$0.00	0.00%
E 101-41410-445 Food and Beverag	$0.00	$400.00	$0.00	$0.00	0.00%
41410 Elections	$683.54	$5,685.00	$0.00	$0.00	
41500 Financial Administration					
E 101-41500-101 Full-Time Employe	$182,899.72	$187,460.00	$15,331.53	$43,694.85	23.31%
E 101-41500-103 Part-Time Employe	$14,528.25	$13,930.00	$964.08	$2,711.49	19.47%
E 101-41500-121 PERA Contribution	$15,618.71	$15,100.00	$1,222.15	$3,480.42	23.05%
E 101-41500-122 FICA Contribution	$13,940.16	$15,410.00	$1,191.66	$3,385.25	21.97%
E 101-41500-125 MN Paid Leave	$0.00	$1,770.00	$144.04	$431.86	24.40%
E 101-41500-131 Employer Paid Hea	$15,615.29	$17,555.00	$1,712.79	$5,116.91	29.15%
E 101-41500-132 Employer Paid Den	$1,124.92	$1,230.00	$104.12	$312.36	25.40%
E 101-41500-133 Employer Paid Life	$104.26	$60.00	$8.04	$24.08	40.13%
E 101-41500-151 Worker s Comp Ins	$1,550.99	$1,450.00	$0.00	$3.01	0.21%
E 101-41500-201 Operating Supplies	$3,014.81	$2,600.00	$0.00	$205.31	7.90%
E 101-41500-301 Auditing & Account	$74,674.36	$61,000.00	$15,060.83	$18,571.66	30.45%
E 101-41500-309 EDP, Software and	$27,331.59	$32,700.00	$2,893.14	$14,758.89	45.13%
E 101-41500-311 Contract Service	$44,803.29	$2,800.00	$0.00	$0.00	0.00%
E 101-41500-321 Telephone & Inter	$3,155.90	$4,750.00	$511.56	$975.52	20.54%
E 101-41500-322 Postage	$1,548.24	$575.00	$285.00	$485.00	84.35%
E 101-41500-331 Training & Travel	$4,051.86	$5,025.00	$1,085.16	$1,256.43	25.00%
E 101-41500-352 General Public Info	$2,856.13	$5,166.00	$0.00	$560.81	10.86%
E 101-41500-361 General Liability In	$4,269.70	$5,200.00	$0.00	$410.30	7.89%
E 101-41500-363 Automotive Insura	$538.27	$670.00	$0.00	$51.73	7.72%
E 101-41500-400 Equipment Repair	$29.99	$0.00	$0.00	$0.00	0.00%
E 101-41500-413 Office Equipment R	$1,748.64	$0.00	$145.72	$291.44	0.00%
E 101-41500-419 General Rentals	$795.46	$850.00	$207.51	$415.02	48.83%
E 101-41500-433 Dues & Subscriptio	$639.51	$600.00	$60.00	$580.09	96.68%
E 101-41500-437 Miscellaneous	$628.18	$0.00	$240.87	$323.70	0.00%
E 101-41500-445 Food and Beverag	$464.13	$300.00	$0.00	$19.97	6.66%
E 101-41500-455 Bank Fees	$3,158.10	$1,250.00	$511.56	$652.50	52.20%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
E 101-41500-560 Office Equipment	$329.19	$600.00	$862.66	$862.66	143.78%
41500 Financial Administration	$419,419.65	$378,051.00	$42,542.42	$99,581.26	
41610 City Attorney					
E 101-41610-304 Legal Services	$51,687.33	$39,330.00	$4,360.34	$7,010.50	17.82%
41610 City Attorney	$51,687.33	$39,330.00	$4,360.34	$7,010.50	
41910 Planning and Zoning					
E 101-41910-302 Planning Services	$24,198.25	$21,000.00	$4,078.75	$5,125.00	24.40%
E 101-41910-309 EDP, Software and	$1,388.85	$3,519.00	$0.00	$61.15	1.74%
E 101-41910-701 Plan Review Escro	$5,651.38	$0.00	$0.00	$0.00	0.00%
41910 Planning and Zoning	$31,238.48	$24,519.00	$4,078.75	$5,186.15	
41940 General Government Buildings					
E 101-41940-387 Office Lease	$0.00	$44,000.00	$3,650.00	$10,950.00	24.89%
E 101-41940-400 Equipment Repair	$187.63	$0.00	$0.00	$0.00	0.00%
E 101-41940-500 Capital Outlay (GE	$132,820.68	$0.00	$0.00	$0.00	0.00%
E 101-41940-601 Bond Principal	$40,188.83	$0.00	$0.00	$0.00	0.00%
E 101-41940-611 Bond Interest	$444.47	$0.00	$0.00	$0.00	0.00%
41940 General Government Buildin	$173,641.61	$44,000.00	$3,650.00	$10,950.00	
42110 Police Department					
E 101-42110-304 Legal Services	$13,313.80	$13,000.00	$1,222.50	$2,517.50	19.37%
E 101-42110-306 Police Administrati	$726,923.00	$788,718.00	$65,193.66	$319,654.14	40.53%
E 101-42110-311 Contract Service	$600.00	$1,000.00	$0.00	$1,305.00	130.50%
E 101-42110-317 Board & Booking F	$1,268.36	$1,000.00	$8.68	$8.68	0.87%
E 101-42110-437 Miscellaneous	$818.93	$1,000.00	$0.00	$0.00	0.00%
42110 Police Department	$742,924.09	$804,718.00	$66,424.84	$323,485.32	
42290 Fire Department					
E 101-42290-307 Fire Administration	$206,122.98	$245,349.00	$20,759.50	$57,499.50	23.44%
E 101-42290-311 Contract Service	$0.00	$1,250.00	$0.00	$0.00	0.00%
E 101-42290-401 Building Repair &	$6,754.05	$6,000.00	$0.00	$0.00	0.00%
E 101-42290-520 Buildings & Structu	$10,980.04	$0.00	$0.00	$0.00	0.00%
42290 Fire Department	$223,857.07	$252,599.00	$20,759.50	$57,499.50	
42400 Building Inspection					
E 101-42400-308 Building Inspection	$19,556.17	$15,000.00	$807.09	$10,531.42	70.21%
E 101-42400-309 EDP, Software and	$0.00	$4,111.00	$0.00	$3,520.00	85.62%
42400 Building Inspection	$19,556.17	$19,111.00	$807.09	$14,051.42	
42500 Civil Defense					
E 101-42500-311 Contract Service	$599.64	$650.00	$0.00	$299.82	46.13%
42500 Civil Defense	$599.64	$650.00	$0.00	$299.82	
43000 Public Works (GENERAL)					
E 101-43000-104 Temporary Employ	$0.00	$0.00	$62.50	$62.50	0.00%
E 101-43000-122 FICA Contribution	$0.00	$0.00	$4.80	$4.80	0.00%
E 101-43000-125 MN Paid Leave	$0.00	$0.00	$0.55	$0.55	0.00%
E 101-43000-201 Operating Supplies	$1,053.31	$500.00	$15.12	$183.98	36.80%
E 101-43000-212 Motor Fuels	$1,262.43	$1,000.00	$0.00	$167.62	16.76%
E 101-43000-213 Lubricants & Additi	$21.28	$250.00	$10.18	$18.66	7.46%
E 101-43000-215 Shop Materials	$3,677.64	$2,300.00	$28.35	$111.87	4.86%
E 101-43000-221 Equipment Parts	$790.90	$1,200.00	$0.00	$330.00	27.50%
E 101-43000-225 Landscaping Mater	$621.34	$1,000.00	$0.00	$0.00	0.00%
E 101-43000-240 Small Tools & Mino	$297.81	$0.00	$85.69	$199.01	0.00%
E 101-43000-303 Engineering Servic	$119,281.50	$15,000.00	-$39,146.00	$13,495.50	89.97%
E 101-43000-311 Contract Service	$37,196.69	$40,352.00	$2,702.70	$10,810.80	26.79%
E 101-43000-323 Radio Units/Techn	$0.00	$1,500.00	$236.88	$236.88	15.79%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
E 101-43000-361 General Liability In	$3,275.26	$3,710.00	$0.00	$314.74	8.48%
E 101-43000-363 Automotive Insura	$930.58	$1,220.00	$0.00	$89.42	7.33%
E 101-43000-381 Electric Utilities	$6,147.20	$1,200.00	$88.05	$216.28	18.02%
E 101-43000-383 Gas Utilities	$2,558.45	$0.00	$642.19	$1,117.84	0.00%
E 101-43000-384 Refuse & Recycling	$4,044.94	$5,500.00	$416.64	$1,250.61	22.74%
E 101-43000-400 Equipment Repair	$3,045.10	$4,000.00	$0.00	$0.00	0.00%
E 101-43000-401 Building Repair &	$8.99	$1,000.00	$0.00	$0.00	0.00%
E 101-43000-415 Safety Equipment	$36.97	$1,000.00	$0.00	$0.00	0.00%
E 101-43000-419 General Rentals	$3,492.58	$1,600.00	-$118.44	$388.08	24.26%
E 101-43000-437 Miscellaneous	$1.99	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$187,744.96	$82,332.00	-$34,970.79	$28,999.14	
43100 Highways, Streets & Roadways					
E 101-43100-215 Shop Materials	$12.76	$0.00	$0.00	$0.00	0.00%
E 101-43100-221 Equipment Parts	$79.99	$500.00	$0.00	$0.00	0.00%
E 101-43100-224 Street Maintenance	$7,632.49	$5,000.00	$0.00	$0.00	0.00%
E 101-43100-229 Sand & Salt Materi	$0.00	$500.00	$0.00	$0.00	0.00%
E 101-43100-311 Contract Service	$109,699.35	$65,000.00	$50,415.45	$4,804.80	7.39%
E 101-43100-315 Snow Removal	$0.00	$0.00	$38,228.25	$38,228.25	0.00%
E 101-43100-381 Electric Utilities	$28,013.72	$30,000.00	$2,570.66	$5,162.73	17.21%
E 101-43100-437 Miscellaneous	$63,023.30	$0.00	$0.00	$0.00	0.00%
43100 Highways, Streets & Roadw	$208,461.61	$101,000.00	$91,214.36	$48,195.78	
43200 Sanitation & Recycling					
E 101-43200-314 Sanitation & Recycl	$633.00	$0.00	$0.00	$0.00	0.00%
43200 Sanitation & Recycling	$633.00	$0.00	$0.00	$0.00	
45200 Parks (GENERAL)					
E 101-45200-201 Operating Supplies	$2,657.20	$5,200.00	$0.00	$0.00	0.00%
E 101-45200-210 Operating Supplies	$139.03	$0.00	$0.00	$0.00	0.00%
E 101-45200-211 Cleaning/Custodial	$55.91	$500.00	$0.00	$0.00	0.00%
E 101-45200-212 Motor Fuels	$0.00	$250.00	$0.00	$0.00	0.00%
E 101-45200-213 Lubricants & Additi	$0.00	$100.00	$0.00	$0.00	0.00%
E 101-45200-221 Equipment Parts	$51.71	$1,500.00	$0.00	$0.00	0.00%
E 101-45200-225 Landscaping Mater	$461.88	$3,000.00	$0.00	$0.00	0.00%
E 101-45200-228 Park Equipment Su	$522.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-230 Tree Care	$31,178.00	$0.00	$0.00	$0.00	0.00%
E 101-45200-303 Engineering Servic	$4,664.50	$0.00	$0.00	$0.00	0.00%
E 101-45200-309 EDP, Software and	$702.59	$250.00	$0.00	$833.41	333.36%
E 101-45200-311 Contract Service	$92,655.15	$80,000.00	$4,643.28	$18,295.56	22.87%
E 101-45200-321 Telephone & Inter	$923.96	$1,200.00	$166.92	$166.92	13.91%
E 101-45200-361 General Liability In	$7,408.11	$8,550.00	$0.00	$711.89	8.33%
E 101-45200-381 Electric Utilities	$4,086.75	$4,600.00	$545.48	$1,074.61	23.36%
E 101-45200-400 Equipment Repair	$11,286.76	$3,000.00	$0.00	$0.00	0.00%
E 101-45200-402 Structure Repair &	$54.98	$0.00	$0.00	$0.00	0.00%
E 101-45200-419 General Rentals	$0.00	$1,200.00	$0.00	$0.00	0.00%
45200 Parks (GENERAL)	$156,848.53	$109,350.00	$5,355.68	$21,082.39	
46630 Community Action Programs					
E 101-46630-490 Civic Organization	$2,500.00	$2,000.00	$0.00	$0.00	0.00%
46630 Community Action Program	$2,500.00	$2,000.00	$0.00	$0.00	
49360 Transfers Out					
E 101-49360-720 Operating Transfer	$20,000.00	$0.00	$0.00	$0.00	0.00%
E 101-49360-721 Equipment Revolvi	$0.00	$12,000.00	$0.00	$0.00	0.00%
E 101-49360-722 Capital Improveme	$110,000.00	$110,000.00	$0.00	$0.00	0.00%
49360 Transfers Out	$130,000.00	$122,000.00	$0.00	$0.00	

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
101 GENERAL FUND	$2,401,156.57	$2,043,995.00	$209,351.16	$631,385.63	
200 ECONOMIC DEVELOPMENT AUTHORITY					
46500 Economic Development					
E 200-46500-311 Contract Service	$10,837.00	$0.00	$1,333.32	$1,967.07	0.00%
46500 Economic Development	$10,837.00	$0.00	$1,333.32	$1,967.07	
200 ECONOMIC DEVELOPMENT AUTH	$10,837.00	$0.00	$1,333.32	$1,967.07	
204 GAMBLING PROCEEDS					
49990 Other Expense - Unallocated					
E 204-49990-700 Transfers (GENER	$9,000.00	$0.00	$0.00	$0.00	0.00%
49990 Other Expense - Unallocate	$9,000.00	$0.00	$0.00	$0.00	
204 GAMBLING PROCEEDS	$9,000.00	$0.00	$0.00	$0.00	
351 2012A GO Bonds - 2021B Refund					
47110 2012 IMP BOND DEBT SERVICE					
E 351-47110-601 Bond Principal	$20,963.00	$21,801.00	$0.00	$21,801.00	100.00%
E 351-47110-611 Bond Interest	$4,004.00	$2,935.00	$0.00	$1,740.00	59.28%
47110 2012 IMP BOND DEBT SER	$24,967.00	$24,736.00	$0.00	$23,541.00	
351 2012A GO Bonds - 2021B Refund	$24,967.00	$24,736.00	$0.00	$23,541.00	
353 2014A GO Bonds					
47130 debt					
E 353-47130-601 Bond Principal	$70,000.00	$75,000.00	$0.00	$75,000.00	100.00%
E 353-47130-611 Bond Interest	$28,037.50	$25,563.00	$0.00	$13,493.75	52.79%
E 353-47130-620 Fiscal Agent s Fees	$575.00	$575.00	$0.00	$0.00	0.00%
47130 debt	$98,612.50	$101,138.00	$0.00	$88,493.75	
353 2014A GO Bonds	$98,612.50	$101,138.00	$0.00	$88,493.75	
354 2016A GO Bonds					
47130 debt					
E 354-47130-601 Bond Principal	$35,000.00	$35,000.00	$0.00	$35,000.00	100.00%
E 354-47130-611 Bond Interest	$11,287.50	$10,588.00	$0.00	$5,468.75	51.65%
E 354-47130-620 Fiscal Agent s Fees	$575.00	$575.00	$0.00	$0.00	0.00%
47130 debt	$46,862.50	$46,163.00	$0.00	$40,468.75	
354 2016A GO Bonds	$46,862.50	$46,163.00	$0.00	$40,468.75	
355 2018A GO Bonds					
47150 Bond Interest					
E 355-47150-601 Bond Principal	$45,000.00	$45,000.00	$0.00	$45,000.00	100.00%
E 355-47150-611 Bond Interest	$25,081.26	$23,731.00	$0.00	$12,203.13	51.42%
E 355-47150-620 Fiscal Agent s Fees	$475.00	$475.00	$0.00	$0.00	0.00%
47150 Bond Interest	$70,556.26	$69,206.00	$0.00	$57,203.13	
355 2018A GO Bonds	$70,556.26	$69,206.00	$0.00	$57,203.13	
356 2021A GO Bonds					
47150 Bond Interest					
E 356-47150-601 Bond Principal	$45,000.00	$45,000.00	$0.00	$45,000.00	100.00%
E 356-47150-611 Bond Interest	$12,985.00	$12,535.00	$0.00	$6,380.00	50.90%
E 356-47150-620 Fiscal Agent s Fees	$950.00	$475.00	$0.00	$0.00	0.00%
47150 Bond Interest	$58,935.00	$58,010.00	$0.00	$51,380.00	
356 2021A GO Bonds	$58,935.00	$58,010.00	$0.00	$51,380.00	
357 SERIES 2022A BOND PRO CAP INT					

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
47150 Bond Interest					
E 357-47150-601 Bond Principal	$40,000.00	$45,000.00	$0.00	$45,000.00	100.00%
E 357-47150-611 Bond Interest	$30,200.00	$28,500.00	$0.00	$14,700.00	51.58%
E 357-47150-620 Fiscal Agent s Fees	$475.00	$475.00	$0.00	$0.00	0.00%
47150 Bond Interest	$70,675.00	$73,975.00	$0.00	$59,700.00	
357 SERIES 2022A BOND PRO CAP IN	$70,675.00	$73,975.00	$0.00	$59,700.00	
358 2024A GO Bonds					
47150 Bond Interest					
E 358-47150-437 Miscellaneous	$12,356.87	$0.00	$0.00	$0.00	0.00%
E 358-47150-601 Bond Principal	$0.00	$107,300.00	$0.00	$107,300.00	100.00%
E 358-47150-611 Bond Interest	$155,146.78	$149,092.00	$0.00	$75,887.00	50.90%
E 358-47150-620 Fiscal Agent s Fees	$1,701.10	$475.00	$0.00	$198.90	41.87%
47150 Bond Interest	$169,204.75	$256,867.00	$0.00	$183,385.90	
358 2024A GO Bonds	$169,204.75	$256,867.00	$0.00	$183,385.90	
401 PARK IMPROVEMENT FUND					
45200 Parks (GENERAL)					
E 401-45200-720 Operating Transfer	$0.00	$0.00	$71,499.00	$71,499.00	0.00%
45200 Parks (GENERAL)	$0.00	$0.00	$71,499.00	$71,499.00	
401 PARK IMPROVEMENT FUND	$0.00	$0.00	$71,499.00	$71,499.00	
451 CAPITAL IMPROVEMENT PROJECTS					
41000 General Government (GENERAL)					
E 451-41000-500 Capital Outlay (GE	$2,000.00	$0.00	$0.00	$0.00	0.00%
41000 General Government (GENE	$2,000.00	$0.00	$0.00	$0.00	
41110 Council					
E 451-41110-500 Capital Outlay (GE	$3,455.96	$0.00	$0.00	$0.00	0.00%
41110 Council	$3,455.96	$0.00	$0.00	$0.00	
42290 Fire Department					
E 451-42290-500 Capital Outlay (GE	$18,000.00	$0.00	$0.00	$0.00	0.00%
42290 Fire Department	$18,000.00	$0.00	$0.00	$0.00	
43000 Public Works (GENERAL)					
E 451-43000-500 Capital Outlay (GE	$2,567.55	$0.00	$0.00	$0.00	0.00%
43000 Public Works (GENERAL)	$2,567.55	$0.00	$0.00	$0.00	
43100 Highways, Streets & Roadways					
E 451-43100-500 Capital Outlay (GE	$7,082.00	$0.00	$0.00	$0.00	0.00%
43100 Highways, Streets & Roadw	$7,082.00	$0.00	$0.00	$0.00	
45200 Parks (GENERAL)					
E 451-45200-500 Capital Outlay (GE	$14,515.50	$0.00	$0.00	$0.00	0.00%
E 451-45200-720 Operating Transfer	$37,322.00	$0.00	$0.00	$0.00	0.00%
45200 Parks (GENERAL)	$51,837.50	$0.00	$0.00	$0.00	
451 CAPITAL IMPROVEMENT PROJEC	$84,943.01	$0.00	$0.00	$0.00	
458 2024 STREET RECONSTRUCTION					
43000 Public Works (GENERAL)					
E 458-43000-303 Engineering Servic	$72,684.00	$0.00	$1,149.00	$1,981.00	0.00%
E 458-43000-437 Miscellaneous	$3,275.00	$0.00	$0.00	$0.00	0.00%
E 458-43000-500 Capital Outlay (GE	$772,989.16	$0.00	-$73,721.32	-$73,721.32	0.00%
43000 Public Works (GENERAL)	$848,948.16	$0.00	-$72,572.32	-$71,740.32	
458 2024 STREET RECONSTRUCTION	$848,948.16	$0.00	-$72,572.32	-$71,740.32	

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
462 2026 DOWNTOWN RECONSTRUCTION					
43000 Public Works (GENERAL)					
E 462-43000-303 Engineering Servic	$0.00	$0.00	$41,297.00	$41,297.00	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$41,297.00	$41,297.00	
462 2026 DOWNTOWN RECONSTRUC	$0.00	$0.00	$41,297.00	$41,297.00	
463 2026 INDUSTRIAL STREET					
43000 Public Works (GENERAL)					
E 463-43000-303 Engineering Servic	$0.00	$0.00	$43,154.50	$43,154.50	0.00%
43000 Public Works (GENERAL)	$0.00	$0.00	$43,154.50	$43,154.50	
463 2026 INDUSTRIAL STREET	$0.00	$0.00	$43,154.50	$43,154.50	
501 EQUIPMENT REPLACEMENT FUND					
49000 Miscellaneous (GENERAL)					
E 501-49000-720 Operating Transfer	$12,000.00	$0.00	$0.00	$0.00	0.00%
49000 Miscellaneous (GENERAL)	$12,000.00	$0.00	$0.00	$0.00	
501 EQUIPMENT REPLACEMENT FUN	$12,000.00	$0.00	$0.00	$0.00	
601 WATER FUND					
49400 Water Utilities (GENERAL)					
E 601-49400-103 Part-Time Employe	$6,261.02	$5,570.00	$385.63	$1,084.59	19.47%
E 601-49400-121 PERA Contribution	$446.73	$420.00	$28.92	$81.34	19.37%
E 601-49400-122 FICA Contribution	$455.66	$430.00	$29.63	$83.36	19.39%
E 601-49400-125 MN Paid Leave	$0.00	$50.00	$3.41	$10.59	21.18%
E 601-49400-151 Worker s Comp Ins	$143.26	$0.00	$0.00	$0.24	0.00%
E 601-49400-201 Operating Supplies	$122.43	$1,000.00	$0.00	$0.00	0.00%
E 601-49400-212 Motor Fuels	$0.00	$0.00	$0.00	$176.81	0.00%
E 601-49400-215 Shop Materials	$12.97	$0.00	$0.00	$0.00	0.00%
E 601-49400-216 Chemicals & Chemi	$778.00	$4,600.00	$0.00	$0.00	0.00%
E 601-49400-221 Equipment Parts	$819.82	$3,100.00	$0.00	$0.00	0.00%
E 601-49400-227 Utility Maintenance	$691.60	$4,000.00	$0.00	$0.00	0.00%
E 601-49400-240 Small Tools & Mino	$13.07	$2,500.00	$0.00	$0.00	0.00%
E 601-49400-301 Auditing & Account	$15,540.76	$27,245.00	$5,476.66	$6,753.32	24.79%
E 601-49400-303 Engineering Servic	$6,592.00	$12,000.00	$75.00	$1,640.50	13.67%
E 601-49400-309 EDP, Software and	$10,813.52	$12,000.00	$4,193.36	$5,469.07	45.58%
E 601-49400-311 Contract Service	$70,994.35	$130,000.00	$6,041.10	$23,225.52	17.87%
E 601-49400-321 Telephone & Inter	$4,680.68	$4,725.00	$578.86	$1,216.82	25.75%
E 601-49400-322 Postage	$1,267.41	$1,300.00	$182.76	$440.09	33.85%
E 601-49400-352 General Public Info	$67.68	$600.00	$0.00	$397.41	66.24%
E 601-49400-361 General Liability In	$8,621.51	$9,425.00	$0.00	$828.49	8.79%
E 601-49400-381 Electric Utilities	$41,914.66	$46,200.00	$2,923.79	$6,305.61	13.65%
E 601-49400-383 Gas Utilities	$2,033.68	$2,100.00	$391.56	$873.00	41.57%
E 601-49400-400 Equipment Repair	$44,561.27	$50,000.00	$44,582.56	$44,582.56	89.17%
E 601-49400-420 Depreciation Expe	$245,303.30	$243,206.00	$61,325.83	$61,325.83	25.22%
E 601-49400-433 Dues & Subscriptio	$2,320.67	$2,300.00	$0.00	$470.37	20.45%
E 601-49400-437 Miscellaneous	$1,761.91	$0.00	$0.00	$0.00	0.00%
E 601-49400-438 Collected for Other	$6,472.00	$10,150.00	$2,534.00	$2,534.00	24.97%
E 601-49400-500 Capital Outlay (GE	-$9,066.56	$0.00	$0.00	$0.00	0.00%
E 601-49400-611 Bond Interest	$96,850.00	$87,660.00	$0.00	$45,456.25	51.86%
E 601-49400-612 Other Long-Term	-$11,937.41	$0.00	$0.00	$0.00	0.00%
49400 Water Utilities (GENERAL)	$548,535.99	$660,581.00	$128,753.07	$202,955.77	
601 WATER FUND	$548,535.99	$660,581.00	$128,753.07	$202,955.77	
602 SEWER FUND					

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
49450 Sewer (GENERAL)					
E 602-49450-103 Part-Time Employe	$6,261.02	$5,570.00	$385.63	$1,084.59	19.47%
E 602-49450-121 PERA Contribution	$446.73	$420.00	$28.92	$81.34	19.37%
E 602-49450-122 FICA Contribution	$455.66	$430.00	$29.63	$83.36	19.39%
E 602-49450-125 MN Paid Leave	$0.00	$50.00	$3.41	$10.59	21.18%
E 602-49450-151 Worker s Comp Ins	$143.26	$0.00	$0.00	$0.24	0.00%
E 602-49450-201 Operating Supplies	$1,568.21	$1,350.00	$585.67	$585.67	43.38%
E 602-49450-301 Auditing & Account	$15,540.75	$27,245.00	$5,476.66	$6,753.32	24.79%
E 602-49450-309 EDP, Software and	$3,812.70	$4,000.00	$2,500.00	$2,645.47	66.14%
E 602-49450-311 Contract Service	$47,284.13	$73,000.00	$900.90	$4,031.30	5.52%
E 602-49450-319 Other Consulting S	$253,338.42	$300,000.00	$28,361.48	$99,342.05	33.11%
E 602-49450-322 Postage	$1,547.16	$1,600.00	$167.00	$367.00	22.94%
E 602-49450-352 General Public Info	$67.68	$700.00	$0.00	$397.41	56.77%
E 602-49450-361 General Liability In	$1,614.82	$1,639.00	$0.00	$155.18	9.47%
E 602-49450-381 Electric Utilities	$3,207.01	$2,730.00	-$167.36	$76.01	2.78%
E 602-49450-383 Gas Utilities	$364.41	$420.00	$30.47	$62.95	14.99%
E 602-49450-400 Equipment Repair	$10,108.52	$5,000.00	$0.00	$0.00	0.00%
E 602-49450-420 Depreciation Expe	$89,178.18	$90,658.00	$22,294.55	$22,294.55	24.59%
E 602-49450-433 Dues & Subscriptio	$9,029.83	$5,000.00	$0.00	$783.15	15.66%
E 602-49450-437 Miscellaneous	$59,061.38	$0.00	$0.00	$0.00	0.00%
E 602-49450-580 Other Equipment	$0.00	$10,000.00	$0.00	$0.00	0.00%
E 602-49450-611 Bond Interest	$52,137.30	$52,078.00	$0.00	$27,331.26	52.48%
E 602-49450-612 Other Long-Term	-$9,752.99	$0.00	$0.00	$0.00	0.00%
49450 Sewer (GENERAL)	$545,414.18	$581,890.00	$60,596.96	$166,085.44	
602 SEWER FUND	$545,414.18	$581,890.00	$60,596.96	$166,085.44	
603 STORM WATER FUND					
49455 Storm Sewer					
E 603-49455-103 Part-Time Employe	$3,130.51	$2,790.00	$192.82	$542.28	19.44%
E 603-49455-121 PERA Contribution	$223.27	$210.00	$14.46	$40.66	19.36%
E 603-49455-122 FICA Contribution	$227.72	$210.00	$14.81	$41.68	19.85%
E 603-49455-125 MN Paid Leave	$0.00	$20.00	$1.70	$5.26	26.30%
E 603-49455-151 Worker s Comp Ins	$71.88	$0.00	$0.00	$0.12	0.00%
E 603-49455-203 Printed Forms & P	$67.68	$0.00	$0.00	$0.00	0.00%
E 603-49455-301 Auditing & Account	$7,032.74	$13,205.00	$1,369.18	$1,688.36	12.79%
E 603-49455-303 Engineering Servic	$6,460.00	$4,500.00	$737.50	$737.50	16.39%
E 603-49455-309 EDP, Software and	$2,308.80	$2,500.00	$0.00	$0.00	0.00%
E 603-49455-311 Contract Service	$5,325.50	$6,000.00	$0.00	$0.00	0.00%
E 603-49455-400 Equipment Repair	$4,454.94	$11,000.00	$0.00	$0.00	0.00%
E 603-49455-420 Depreciation Expe	$49,583.93	$49,584.00	$12,395.98	$12,395.98	25.00%
E 603-49455-433 Dues & Subscriptio	$11,381.04	$12,000.00	$0.00	$10,583.63	88.20%
E 603-49455-437 Miscellaneous	$137.32	$0.00	$0.00	$0.00	0.00%
E 603-49455-500 Capital Outlay (GE	$21,500.00	$0.00	$0.00	$0.00	0.00%
E 603-49455-611 Bond Interest	$26,121.03	$25,226.00	$0.00	$13,017.14	51.60%
E 603-49455-612 Other Long-Term	-$336.70	$0.00	$0.00	$0.00	0.00%
E 603-49455-720 Operating Transfer	$50,000.00	$50,000.00	$0.00	$0.00	0.00%
E 603-49455-722 Capital Improveme	$16,200.00	$0.00	$0.00	$0.00	0.00%
49455 Storm Sewer	$203,889.66	$177,245.00	$14,726.45	$39,052.61	
603 STORM WATER FUND	$203,889.66	$177,245.00	$14,726.45	$39,052.61	
801 FIRE PARTNERSHIP FUND					
42210 Fire Administration					
E 801-42210-108 Fire Officers	$18,900.00	$0.00	$0.00	$0.00	0.00%
E 801-42210-122 FICA Contribution	$3,695.96	$0.00	$2,146.53	$0.00	0.00%

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
E 801-42210-125 MN Paid Leave	$0.00	$0.00	$0.00	$41.56	0.00%
E 801-42210-151 Worker s Comp Ins	$12,462.65	$0.00	$0.00	$31.35	0.00%
E 801-42210-170 Medical Evaluation	$5,707.00	$0.00	$0.00	$0.00	0.00%
E 801-42210-180 Psychological Evalu	$930.00	$0.00	$0.00	$0.00	0.00%
E 801-42210-201 Operating Supplies	$524.48	$0.00	$0.00	$0.00	0.00%
E 801-42210-300 Management Servi	$7,396.00	$0.00	$0.00	$0.00	0.00%
E 801-42210-301 Auditing & Account	$23,556.39	$0.00	$0.00	$0.00	0.00%
E 801-42210-304 Legal Services	$25,923.50	$0.00	$0.00	$0.00	0.00%
E 801-42210-309 EDP, Software and	$7,690.13	$0.00	$0.00	$557.23	0.00%
E 801-42210-322 Postage	$7.00	$0.00	$0.00	$0.00	0.00%
E 801-42210-361 General Liability In	$4,722.21	$0.00	$0.00	$453.79	0.00%
E 801-42210-363 Automotive Insura	$2,864.72	$0.00	$0.00	$275.28	0.00%
E 801-42210-433 Dues & Subscriptio	$2,965.63	$0.00	$0.00	$535.49	0.00%
E 801-42210-434 Awards & Indemnit	$871.16	$0.00	$0.00	$0.00	0.00%
E 801-42210-437 Miscellaneous	$39,491.87	$0.00	$0.00	$0.00	0.00%
E 801-42210-442 Pension- City Contr	$116,494.87	$0.00	$0.00	$0.00	0.00%
E 801-42210-444 Wellness	$9,660.00	$0.00	$0.00	$0.00	0.00%
42210 Fire Administration	$283,863.57	$0.00	$2,146.53	$1,894.70	
42220 Fire Fighting					
E 801-42220-103 Part-Time Employe	$95,464.55	$0.00	$0.00	$0.00	0.00%
E 801-42220-122 FICA Contribution	$5,052.93	$0.00	-$2,146.53	$11.19	0.00%
E 801-42220-125 MN Paid Leave	$0.00	$0.00	$0.00	$250.60	0.00%
E 801-42220-240 Small Tools & Mino	$4,016.04	$0.00	$0.00	$0.00	0.00%
E 801-42220-417 Uniforms & Unifor	$2,167.87	$0.00	$0.00	$0.00	0.00%
E 801-42220-443 Turnout Gear	$27,725.54	$0.00	$0.00	$0.00	0.00%
42220 Fire Fighting	$134,426.93	$0.00	-$2,146.53	$261.79	
42230 Fire Prevention					
E 801-42230-210 Operating Supplies	$965.19	$0.00	$0.00	$0.00	0.00%
42230 Fire Prevention	$965.19	$0.00	$0.00	$0.00	
42240 Fire Training					
E 801-42240-207 Training Supplies	$193.12	$0.00	$0.00	$0.00	0.00%
E 801-42240-208 Training and Instru	$17,367.06	$0.00	$0.00	$0.00	0.00%
E 801-42240-331 Training & Travel	$8,155.50	$0.00	$0.00	$0.00	0.00%
E 801-42240-445 Food and Beverag	$10.59	$0.00	$0.00	$0.00	0.00%
42240 Fire Training	$25,726.27	$0.00	$0.00	$0.00	
42250 Fire Communications					
E 801-42250-221 Equipment Parts	$72.00	$0.00	$0.00	$0.00	0.00%
E 801-42250-309 EDP, Software and	$4,994.19	$0.00	$500.00	$0.00	0.00%
E 801-42250-323 Radio Units/Techn	$31,715.61	$0.00	$0.00	$0.00	0.00%
42250 Fire Communications	$36,781.80	$0.00	$500.00	$0.00	
42260 Fire Apparatus/Equipment					
E 801-42260-212 Motor Fuels	$5,486.04	$0.00	$0.00	$0.00	0.00%
E 801-42260-221 Equipment Parts	$2,962.61	$0.00	$0.00	$0.00	0.00%
E 801-42260-404 Machinery & Equip	$2,665.59	$0.00	$0.00	$0.00	0.00%
E 801-42260-406 Apparatus & Equip	$90,894.65	$0.00	$25.00	$25.00	0.00%
42260 Fire Apparatus/Equipment	$102,008.89	$0.00	$25.00	$25.00	
42270 Medical Services					
E 801-42270-218 Medical Supplies	$1,217.10	$0.00	$0.00	$0.00	0.00%
E 801-42270-240 Small Tools & Mino	$571.43	$0.00	$0.00	$0.00	0.00%
E 801-42270-404 Machinery & Equip	$37.99	$0.00	$0.00	$0.00	0.00%
42270 Medical Services	$1,826.52	$0.00	$0.00	$0.00	
42280 Fire Stations and Bldgs					

Account Descr	2025 Amt	2026 YTD Budget	March 2026 Amt	2026 YTD Amt	%YTD Budget
E 801-42280-211 Cleaning/Custodial	$457.83	$0.00	$0.00	$0.00	0.00%
E 801-42280-311 Contract Service	$1,697.00	$0.00	$0.00	$0.00	0.00%
E 801-42280-321 Telephone & Inter	$1,988.40	$0.00	$0.00	$11.05	0.00%
E 801-42280-381 Electric Utilities	$6,078.10	$0.00	$0.00	$557.41	0.00%
E 801-42280-383 Gas Utilities	$7,347.04	$0.00	$1,346.27	$0.00	0.00%
E 801-42280-401 Building Repair &	$14.36	$0.00	$0.00	$0.00	0.00%
E 801-42280-560 Office Equipment	$636.00	$0.00	$0.00	$0.00	0.00%
42280 Fire Stations and Bldgs	$18,218.73	$0.00	$1,346.27	$568.46	
49360 Transfers Out					
E 801-49360-721 Equipment Revolvi	$65,000.00	$0.00	$0.00	$0.00	0.00%
49360 Transfers Out	$65,000.00	$0.00	$0.00	$0.00	
801 FIRE PARTNERSHIP FUND	$668,817.90	$0.00	$1,871.27	$2,749.95	
802 FIRE EQUIP & CAPITAL FUND					
42265 Fire Fleet Vehicles					
E 802-42265-550 Motor Vehicles	$13,000.00	$0.00	$0.00	$0.00	0.00%
E 802-42265-580 Other Equipment	$44,920.81	$0.00	$0.00	$0.00	0.00%
42265 Fire Fleet Vehicles	$57,920.81	$0.00	$0.00	$0.00	
802 FIRE EQUIP & CAPITAL FUND	$57,920.81	$0.00	$0.00	$0.00	
	$5,931,276.29	$4,093,806.00	$500,010.41	$1,632,579.18	

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Maple & Main Downtown Development
PREPARED BY:	Jacob Schillander, City Administrator Mark Kaltsas, City Planner

RECOMMENDED ACTION: 7 Motions

1. **Motion to approve the Developer's Agreement with North Shore Development**
2. **Motion to approve Ordinance 2026-353 Rezoning Ordinance Amendment**
3. **Motion to approve the PUD agreement for North Shore Development**
4. **Motion to approve Resolution 2026-0427-02 Approving the Maple & Main Final Plot**
5. **Motion to approve the amended TIF Contract**
6. **Motion to approve the Storm Water Agreement**
7. **Motion to approve Resolution 2026-0427-03 Hennepin County ERF Grant Application**

Summary

Please see the City Planner's report.

Requested motions are above.

City of Maple Plain
Request for Rezoning Ordinance Approval from MU-D to MU-D Planned Unit Development (PUD), Final Plat Approval, Approval of the PUD Agremeent, Development Agreement and Amended TIF Agreement 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.

To:	City Council
From:	Mark Kaltsas, City Planner
Meeting Date:	April 27, 2026
Applicant:	Matt Alexander
Owner:	Maple & Main, LLC
Location:	Maple Ave. and Main St. (City Owned Properties)

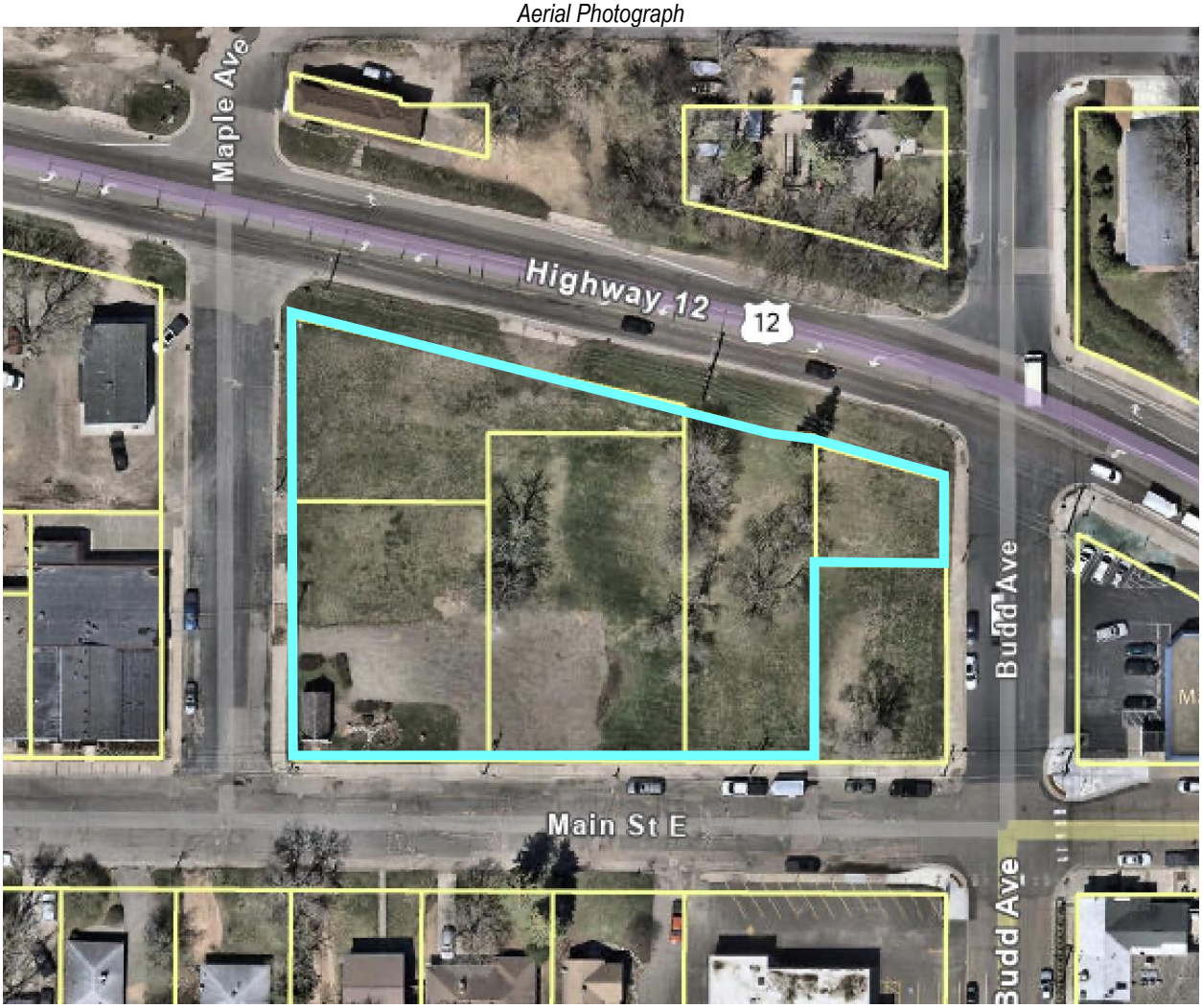
Request:
North Shore Maple Plain LLC (Applicant) request that the City consider the following actions for the properties located at 5249 U S Hwy No 12, 5230 Main St E, 5220 Main St E, 5209 U S Hwy No 12 and 1620 Maple Ave, (PID No.s 2411824340069, 2411824340028, 2411824340070, 2411824340031 and 2411824340033):

a. Rezoning from MU-D to MU-D Planned Unit Development (PUD), Final Plat, PUD Agreement, Development Agreement and amended TIF Agreement for the new multi-family market rate apartment building and associated site improvements.

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:
City Council approved the rezoning, site plan review, preliminary and final plat on February 23rd, 2026. The city attorney, planner and staff have been working with the developer's team to finalize the agreements associated with the city's approval of the project. In addition, the city has reviewed and found the final plat to be ready to approve. The City Council previously provided conditional approvals for the Planned Unit Development (PUD), site plan, preliminary plat, and Tax Increment Financing (TIF) assistance. The items now before the City Council represent the final land use entitlements and development agreements necessary to implement the approved project.

Planned Unit Development Agreement
The Planned Unit Development (PUD) Agreement establishes the zoning framework and long-term obligations associated with the MU-D PUD zoning for the property. The agreement incorporates the approved development plans, governing zoning standards, approved elevations, lighting, and maintenance requirements. The PUD Agreement runs with the land and ensures ongoing compliance with the approved plans, City Code requirements, and City Council conditions of approval.

Redeveloper's (Development) Agreement

The Redeveloper's Agreement governs the construction and financing of the Maple & Main development. The agreement outlines performance standards and timelines for construction, establishes developer responsibilities related to utilities, stormwater, landscaping, erosion control, and public infrastructure, and provides financial assurances to the City. It also identifies development escrow requirements, park dedication obligations, inspection authority, default remedies, and insurance and indemnification provisions. The Redeveloper's Agreement ensures the project is constructed in accordance with City approvals and protects the City's interests throughout development and construction.

Amended TIF Agreement

Minor changes to the Developer Entity, Address and pushing out the start and completion dates for the project. There are no material changes to the amended agreement, but it was recommended to be reapproved by the City Council.

Rezoning Ordinance

The Council is also being asked to adopt an ordinance rezoning the subject property from Mixed-Use Downtown (MU-D) to Mixed-Use Downtown Planned Unit Development (MU-D PUD). The rezoning reflects the approved PUD and establishes the zoning framework necessary to allow development consistent with the approved plans.

Final Plat Approval

Approval of the Final Plat for Maple & Main is requested concurrently. The Final Plat satisfies the conditions of preliminary plat approval and formally establishes the legal lots necessary for development. Recording of the final plat is required prior to issuance of building permits and development commencement.

Hennepin County Environmental Grant Resolution

Staff is seeking approval to submit an application to the Hennepin County Environmental Response Fund (ERF), administered by the Hennepin County Environment and Energy Department. The ERF program provides grant funding to assist with environmental assessment, contamination cleanup, and asbestos/lead-based paint abatement on brownfield sites. Funding from this grant would be used to reimburse the City and Redeveloper for eligible expenses associated with the downtown redevelopment site investigation, clean-up and building ventilation system.

Estimated of grant eligible costs:

- Excavation/transport/disposal of 4,950 tons of contaminated soil (as laid out above): ~$178,200
- Vapor mitigation design, installation, confirmation sampling: ~$125,000
- Excavation oversight and confirmation sampling: ~$30,000
- Reporting and other PM costs: ~$20,000

A city council resolution approving the project is required by Hennepin County before grant funds can be disbursed. Staff is requesting that the Council adopt the attached resolution authorizing submission of the grant application.

Council Action:
Approval of the requested actions will allow the applicant to proceed with recording of the final plat, execution and recording of the development agreements, adoption of the rezoning ordinance, and subsequent permitting for construction of the Maple & Main redevelopment project.

Attachments: Planned Unit Development Agreement
Redeveloper's (Development) Agreement
Rezoning Ordinance
Final Plat Approval Resolution
Amended TIF Resolution

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Developer's Agreement with North Shore Development
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve Developer's Agreement with North Shore Development

Redeveloper's Agreement Summary – Maple & Main
This agreement establishes the terms, timelines, financial obligations, and enforcement mechanisms for the Maple & Main development. It ensures the project is completed as approved, and protects the City's financial and legal interests.

Project Overview
North Shore Development will construct a multifamily housing development that includes amenities such as a sky deck, fitness room, dog area, and outdoor recreation space, in accordance with approved plans and City resolutions.

Timeline Requirements
- Construction must begin within 6 months of the agreement's effective date.
- The project must be completed within 30 months, unless delays occur due to uncontrollable circumstances.

North Shore Development Responsibilities
North Shore Development is responsible for:
- Obtaining all required permits and approvals
- Constructing the project in compliance with City standards and approved plans
- Paying all development-related costs, including City staff, engineering, and legal expenses
- Installing landscaping and maintaining it for two growing seasons
- Repairing any public infrastructure damaged during construction

Financial Obligations
- A $20,000 development escrow must be maintained to cover City costs

- Park dedication fees are required (estimated at $256,250 after credits)
- Utility connection fees (water, sewer, stormwater) must be paid at building permit issuance

Performance Guarantees (Surety)
North Shore Development shall provide financial security to guarantee completion of required improvements. The City may draw on this if obligations are not met.

City Oversight and Approvals
- The City has authority to review plans, inspect construction, and enforce compliance
- Certificates of occupancy will not be issued until all required improvements and conditions are met

Default and Remedies
If North Shore Development fails to meet obligations, the City may:
- Stop construction or withhold permits
- Use escrow or surety funds to complete work
- Seek legal remedies, including termination of the agreement
- Exercise a reversionary right, allowing the City to reclaim the property under certain conditions

Recommendation
Staff recommends approval of Developer’s Agreement with North Shore Development

This Instrument Drafted By:

Hoff Barry, P.A. (SBL)
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344

REDEVELOPER'S AGREEMENT
MAPLE & MAIN

THIS REDEVELOPER'S AGREEMENT MAPLE & MAIN ("**Agreement**") is made and entered into as of this ___day of _____, 2026 (the "**Effective Date**"), by and between the CITY OF MAPLE PLAIN, a Minnesota municipal corporation, (the "**City**") and NORTH SHORE MAPLE PLAIN, LLC, a Minnesota limited liability company (the "**Redeveloper**" Redeveloper and City sometimes individually a "**Party**" and collectively, the "**Parties**").

RECITALS

WHEREAS, Redeveloper is the fee owner of certain real property located in the City of Maple Plain, Hennepin County, Minnesota, legally described on attached Exhibit 1 (the "**Property**"); and

WHEREAS, the Property was conveyed from the City to Redeveloper prior to the recording of this Agreement by that Purchase Agreement, dated August 6, 2025 ("**Purchase Agreement**"), which Purchase Agreement contains certain revestment rights in favor of the City; and

WHEREAS, on February 23, 2026, the City Council passed Resolution No. 2026-0223-05, conditionally approving planned unit development ("**PUD**"), site plan approval, and preliminary plat for the purpose of developing the Property with a four-story, 95-unit multifamily residential building ("**Minimum Improvements**"), which conditional approval includes:

(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 – Site 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**"); and

WHEREAS, on February 23, 2026, the City Council passed Resolution Nos. 2026-0223-01, 2026-0223-02, and 2026-0223-03 for Tax Increment Financing related to the development of the Property ("**TIF Resolutions**"), which approval included, among other things, that Contract for Private Redevelopment, dated _____, 2026, recorded _____, 2026, as Document No. _____ ("**TIF Agreement**"); and

WHEREAS, on March 23, 2026, the City Council enacted Ordinance No. ___ rezoning the Property to MU-D PUD; and

WHEREAS, on March 23, 2026, the City Council passed Resolution No. 2026-0323-01 (Resolution No. 2026-0323-01 and 2026-0223-04 collectively, the "**City Resolutions**") conditionally approving the final plat of the Property entitled *Maple and Main* (the "**Final Plat**"); and

WHEREAS, this Agreement is entered into for the purpose of setting forth and memorializing for the Parties and subsequent owners the understandings and agreements of the Parties concerning the development and use of the Property.

NOW, THEREFORE, it is hereby and herein mutually agreed, in consideration of each Party's promises and considerations herein set forth, as follows:

1. INCORPORATION. The above Recitals, the City Resolutions, the Plans, the Final Plat, and all exhibits attached to this Agreement are a material part of this Agreement and are incorporated herein.

2. PLANS. At the time of building permit and before commencing construction, Redeveloper shall provide updates to the Plans for the construction of the Minimum Improvements and shall be in substantial conformity with the Plans and this Agreement, subject to the review and approval of the City Planner and City Engineer. The updates to the Plans will be

approved if they: (1) are consistent with the 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) Redeveloper is not in default under this Agreement. Any approved updates to the Plans shall be incorporated into and be part of the Plans. Except as otherwise set forth herein, no approval by the City shall relieve the Redeveloper of the obligation to comply with the terms of this Agreement, the City Resolutions, the TIF Resolutions, 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 a default.

If the Redeveloper desires to make any Material Change (as defined in the TIF Agreement) regarding the Minimum Improvements which would also require approval under any applicable code, ordinance or regulation after approval by the City, the Redeveloper shall submit the proposed change to the City for its prior written approval. If the proposed change is consistent with the Plans or is otherwise acceptable to the City and meets all other above requirements, the City shall approve the proposed change.

3. REPRESENTATIONS AND WARRANTIES OF THE REDEVELOPER. The Redeveloper hereby represents, warrants, and covenants to the City as follows:

   a. No Disability. The Redeveloper is a duly organized limited liability company under the laws of the State of Minnesota in good standing and authorized to do business in the State of Minnesota and is under no restriction to enter into this Agreement.

   b. Ownership; City Attorney Requirements. Owner is the owner in fee simple of the Property and hereby warrants and guarantees that it has sufficient title and interest in the Property to cause covenants, restrictions and promise herein to be binding covenants on the Property free and clear of any other claims, mortgages or liens that would be a lien prior to this Agreement.

   c. Execution No Violation. The execution, delivery, and performance of this Agreement does not and will not result in any breach of, or constitute a default under, any indenture, mortgage, contract, agreement or instrument to which the Redeveloper is a party or by which it, or its property, is bound.

   d. Litigation. There are no pending or threatened actions or proceedings before any court or administrative agency which will adversely affect the financial condition, business or operation of the Redeveloper or the ability of the Redeveloper to perform its obligations under this Agreement.

   e. Cooperation. The Redeveloper agrees to cooperate fully with the City in regard to all matters pertaining to this Agreement and the development of the Property, including any litigation commenced with respect to therewith and the resolution of any engineering, erosion, traffic, parking, trash removal, or public safety problems which may arise in connection with the construction and operation of the development, and the City agrees to reciprocate.

4. MINIMUM IMPROVEMENTS; DEVELOPMENT OF THE PROPERTY.

a. Construction and Maintenance. The Redeveloper agrees to commence construction of the Minimum Improvements on the Property no later than six (6) months from the Effective Date ("**Construction Commencement**"). Development of, construction on, and maintenance of the Property shall be done in accordance with and shall comply, at all times, with the Plans, the City Resolutions, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations. The Minimum Improvements include as provided for in the Plans, but are not limited to, a sky deck, indoor workout room, outdoor dog area, and small outdoor recreation area.

b. Permits. It shall be the responsibility of the Redeveloper to determine and obtain prior to construction all the necessary approvals, permits, and licenses required for the development of the Property from any entity having jurisdiction. Any design requirements of such agencies shall be determined prior to completion and incorporated into the Plans. All costs incurred to obtain said approvals, permits, and licenses and also all fines or penalties levied by any agency due to the failure of the Redeveloper to obtain or comply with the conditions of such approvals, permits, and licenses shall be the sole responsibility of the Redeveloper. The Redeveloper agrees to defend and hold the City, its officers, employees, and agents harmless from any action initiated by a regulatory agency resulting from any failure of the Redeveloper.

c. Inspections and License to Enter. The Redeveloper hereby grants to the City, its engineer, agents, employees, contractors, and designees, a license to enter upon the Property to perform all work and inspections deemed appropriate by the City during the construction and installation of the Minimum Improvements until completion and expiration of survival periods.

The City shall periodically inspect the Minimum Improvements installed by the Redeveloper. Any inspections made pursuant hereto shall be done for the sole benefit of the City. The Redeveloper hereby waives any right to rely on or to be assured of any approval by reason of any inspection. Upon completion of the Minimum Improvements, the City Engineer, a representative of the contractor, and a representative of the Redeveloper's engineer will make a final inspection of the Minimum Improvements.

d. Record Drawings "As Built" Plans. Within thirty (30) days after the completion of the Minimum Improvements, Redeveloper shall provide the City with two (2) hard copies and an electronic copy or record drawings detailing the final "As Built" plans.

e. Completion of Minimum Improvements.

i. Redeveloper shall complete the Minimum Improvements on or before two (2) years and six (6) months (30 months) from the Effective Date. The completion date as provided herein is subject to Unavoidable Delays (defined below), in which event the completion date may be extended by the period of such Unavoidable Delays.

ii. In the event Redeveloper believes an extension is warranted because of Unavoidable Delays, Redeveloper shall request such extension in writing to the City and specify the requested length of extension and the reason therefore, subject to the review and approval of the City Engineer. The City Engineer shall recommend the length of the extension, if any, for consideration and approval by the City Council. For the purposes of this Agreement, the term "**Unavoidable Delays**" shall mean means delays which are the direct result of strikes or other labor troubles, unforeseeable and unavoidable casualties to the Property, governmental actions, judicial action commenced by third parties, the implementation of an environmental agency-approved work plan for remediation, severe weather, acts of God, fire or other casualty, site conditions materially different from those revealed in any report or test provided to or obtained by the Redeveloper or any other causes which the Redeveloper could not reasonably control or circumvent.

f. Revestment; Subordination. The terms and obligations at Section 13 of the Purchase Agreement regarding revestment and subordination are attached hereto as Exhibit 2 and incorporated herein. Exhibit C of the Purchase Agreement is attached hereto as Exhibit 3 and incorporated herein.

g. Landscaping. Redeveloper agrees to install landscaping materials in accordance with the Plans ("**Landscaping**") and shall be completed, to the satisfaction of the City Engineer, as a condition of receiving a certificate of occupancy for the Property. All trees and materials shall be installed where feasible prior to construction and shall be protected by tree protection fencing during construction where necessary. The development shall be subject to landscaping requirements as set forth in the Plans and City Code. All Landscaping requirements shall be completed prior to occupancy of any dwelling unit on the Property or by May 31st following occupancy if occupancy occurs October 1st through April 30th.

If any portion of the Landscaping is not completed within the time required above, the City may cause such Landscaping to be completed and draw upon the Surety required by this Agreement for the cost to complete such Landscaping. Further, all Landscaping shall be guaranteed by the Redeveloper to survive two (2) full growing seasons. The City, its employees, agents, or contractors shall have the right, but not the obligation, to go upon the Property to complete the Landscaping or replace Landscaping that does not survive two (2) growing seasons without permission of the owner of the Property or lot and shall not be liable for trespass. In the event that the City completes or replaces the Landscaping, the Redeveloper shall pay to the City, upon demand of the City, any costs that the City incurs as a result of this

Section. If Redeveloper fails to make such payment within ten (10) days of said demand, the City may, among other remedies, reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, from the Development Escrow, the Surety, or any other deposit with the City. Any Landscaping completed by the City pursuant to this Section is not warranted or guaranteed. The Redeveloper shall indemnify, hold harmless, and defend the City, its officers, employees, agents and insurers against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers, employees, agents and insurers may hereafter sustain, incur, or be required to pay, arising out of or by reason of the City exercising its power under this Section.

h. Approval Conditions. The City Resolutions provide certain conditions that must be met as a condition of approval. The said conditions must be met, to the satisfaction of the City, prior to the release of the Final Plat, unless otherwise expressly provide for in the said resolution or otherwise approved by the City in writing or otherwise expressly provided for in this Agreement.

i. Indemnification. Any and all claims that arise or may arise against the Redeveloper, its agents, servants, or employees while engaged in the performance of the development of the Property, shall in no way be the obligation of the City. Furthermore, the Redeveloper shall indemnify, hold harmless, and defend the City, its officers, employees, insurers, consultants and agents against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers, employees, consultants and agents may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or failure to act by the Redeveloper, its agents, servants and/or employees unless such liability, loss, costs, damages, expenses, claims, actions, or judgments arise from the negligent or intentional acts of the City.

j. Insurance. The Redeveloper shall furnish or cause to be furnished proof of insurance, prior to the commencement of construction of the Minimum Improvements and subject to the review and approval of the City, covering any public liability or property damage by reason of operation of the contractor’s equipment, laborers and hazard caused by the Minimum Improvements at minimum policy amounts of $2,000,000.00. The insurance shall be maintained in full force and effect during the process of constructing all of the Minimum Improvements and until six (6) months after acceptance of all of the Minimum Improvements. The insurance must name the City as an additional insured and must provide that the insurer will give the City not less than thirty (30) days’ written notice prior to cancellation or termination of the insurance policy. In the event of cancellation, the City shall have all remedies available for breach hereunder and in addition it may, but is not obligated to, obtain insurance utilizing any available Surety to pay for the same.

k. Subdivision Monuments. The Redeveloper shall install all subdivision monumentation within one (1) year from the date of recording the Final Plat. The Redeveloper shall submit to the City Engineer written verification by a registered

land surveyor that the required monuments have been installed throughout the Final Plat.

5. PAYMENT OF CITY COSTS; DEVELOPMENT ESCROW.

a. Payment of City Costs. Redeveloper shall pay, within thirty (30) days of demand, all reasonable expenses that the City incurs in direct relation to the development of the Property and this Agreement. Said expenses include, but are not limited to, staff, engineering, legal, and other consulting fees incurred in relation to this Agreement and the development of the Property.

b. Development Escrow. Redeveloper agrees to deposit with the City the sum of $20,000.00 (hereinafter referred to as the "**Development Escrow**"). The initial deposit to the Development Escrow shall be made to the City as a condition to release the Final Plat. The City may, but is not obligated to, draw on the Development Escrow to pay these costs and expenses as they are incurred or billed or invoiced by the City. When the balance of the Development Escrow may go below $5,000.00, upon written Notice given by the City to the Redeveloper, Redeveloper shall immediately deposit additional cash to replenish the Development Escrow to $20,000.00. Upon completion of the Minimum Improvements, payment of all costs and expenses, and expiration of any warranty periods, the City will refund to Redeveloper any balance remaining in the Development Escrow. Failure of the Redeveloper to replenish the Development Escrow as required above shall be an Event of Default (defined below).

6. CHARGES AND FEES.

a. Park Dedication. Pursuant to State Statute and City Code, the subdivision of the Property as proposed in 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 $3,750.00 per unit. The City is providing a $100,000.00 park dedication credit for on-site park improvements, which includes, as provided for in the Plans, a sky deck, indoor workout room, outdoor dog area, and small outdoor recreation area ("**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 $3,750.00 minus $100,000.00). 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 to the City prior to any permits being issued for the development of the Property.

b. Sanitary Sewer and Water Connections; Stormwater. Redeveloper acknowledges that sanitary sewer and water service lines have been extended to the boundaries of the Property. Redeveloper will be responsible for any and all costs of extending the sewer and water lines within the Property and the fees and costs associated with

connecting to the services lines and all work associated with abandoning of sewer and water services stubbed to the Property that are not utilized. The above-mentioned connection fees include, but are not limited to, Sewer Availability Charges and Water Availability Charges of the then current rate that shall be due at time of building permit, as follows:

i. *City Fees*. Fees to be paid to the City as a condition of receiving a building permit.

	Per Unit Fee	Units	Total
SAC	$800.00	95	$76,000.00
WAC	$3,000.00	95	$285,000.00
Storm Water	$2,000.00	95	$190,000.00

ii. *Metropolitan Council Fee*. Metropolitan Council SAC fees as determined by the same in the estimated amount of $111,825.00 ($236,075.00 minus credits from City totaling $124,500.00), be paid at the time directed by the Metropolitan Council, but no later than at the time of building permit.

7. MAINTAIN PUBLIC PROPERTY DAMAGED OR CLUTTERED DURING CONSTRUCTION. Redeveloper agrees to assume full financial responsibility for any damage that may occur by the Redeveloper or its agents to public property on or adjoining the Property when said damage occurs as a result of the activity which takes place during the development of the Property. Redeveloper further agrees to pay all costs required to repair the streets and/or utility systems damaged or cluttered with debris when occurring as a direct or indirect result of the construction that takes place in the Property. In the event the Redeveloper fails to maintain or repair the damaged public property referred to aforesaid, Redeveloper agrees that City may undertake making and causing said damage or clutter to be repaired or cleaned, provided that the City has first provided thirty (30) days' notice to Redeveloper. When City undertakes such repair, Redeveloper shall reimburse the City for all of its expenses within thirty (30) days of City's billing to Redeveloper. If Redeveloper fails to pay said bill within thirty (30) days of being billed, the City, in addition to all other remedies available under this Agreement, may draw upon the Surety and/or Development Escrow.

8. STREET CLEANING. During the development of the Property, Redeveloper shall keep the streets adjoining its development free of dirt and debris caused by its development. In the event dirt and/or debris has accumulated on streets within or adjacent to the Property, City is hereby authorized to immediately commence street cleaning operation if streets are not cleaned by the Redeveloper after forty-eight (48) hours of written notice of the violation, which may be by email. Street cleaning shall be defined as the use of any equipment specifically designed for sweeping, necessary for cleaning dirt, mud, and debris from the City right-of-way. If conditions are such that street cleaning operation is immediately necessary, City may perform the necessary street cleaning. City will then bill Redeveloper, as the delinquent party for all associated street cleaning costs. If there is a failure to reimburse City for street cleaning costs within thirty (30) days of such billing,

the City, in addition to all other remedies available under this Subdivision Agreement, may draw upon the Surety and/or Development Escrow.

9. EROSION; DRAINAGE; WEED CONTROL.

a. The Redeveloper shall provide and comply with erosion, sedimentation, and drainage control provisions in the approved Plans and local, state, and federal rules and regulations. As development progresses, the City may impose additional erosion and drainage control requirements if, in the sole but reasonable opinion of the City Engineer, they would be useful and appropriate in controlling drainage and erosion. Redeveloper recognizes that time is of the essence in controlling erosion. Redeveloper shall promptly comply with such erosion and drainage control requirements herein and with such additional instructions it receives from the City. No development shall be allowed, and no building permits shall be issued unless development of the Property is in full compliance with erosion control requirements.

b. All areas disturbed by excavation and backfilling operations must be reseeded after the completion of the work in that area. Except as may be otherwise provided or agreed upon, seed must be rye grass or other fast-growing seed suitable to the existing soil to provide a temporary ground cover as rapidly as possible. All seeded areas shall be mulched, and disc anchored as necessary for seed retention.

c. Redeveloper acknowledges that its failure to implement erosion and drainage controls as required herein may cause flooding and/or damage to adjoining property owners and City facilities. In such event, Redeveloper agrees to hold the City harmless, defend, and indemnify City from claims of all third parties or Redeveloper for damages arising out of such flooding and/or damages attributable to Redeveloper's failure to implement erosion and drainage controls.

d. Redeveloper shall be responsible for the control of weeds within the Property. The Redeveloper shall cut or spray weeds at the request of the City. In the event that weed control is not done as requested by the City, the City may do so and the Redeveloper shall be responsible for all costs of the same and shall reimburse the City within ten (10) days of demand of payment. In the event the Redeveloper does not pay the City for all costs within ten (10) days of demand by the City, the City may, in the discretion of the City: (i) draw upon the Surety and/or Development Escrow to reimburse amounts expended hereunder and all costs and expenses relating to the same, including, but not limited to, attorney's fees; (ii) assess the Property pursuant to Minn. Stat. § 429.101; and/or (iii) seek any other remedy available.

10. ISSUANCE OF BUILDING AND OCCUPANCY PERMITS.

a. The Redeveloper agrees and understands that no Certificate of Occupancy shall be issued by the City until requirements of City Code, the issued building permit, this Agreement, and the following are met to the satisfaction of the City Engineer:

i. grading, sanitary and storm sewers, drainage controls, sewer and water services, and fire hydrants; and
ii. submission to the City of an as-built grading plan showing that emergency overflows, swales, lots, etc. have been graded in accordance with the Plans; and
iii. first lift of bituminous pavement, gas, electricity, telephone, lot monumentation, street lighting, traffic signs are installed; and
iv. the On-Site Park Improvements have been completed are available for use by tenants.

b. Issuance of a building permit shall require compliance with all other building permit requirements and policies of the City and as otherwise required in this Agreement, including, but not limited to, completion of the building permit application process, payment of water and sewer connection charges, stormwater charges, and any other charges.

c. Issuance of a building permit shall require compliance with the requirements of the Minnehaha Creek Watershed District for a stormwater management agreement.

11. SURETY REQUIREMENT.

a. Establishment. Redeveloper shall cause to be provided to the City on or before any grading is permitted on the Property or any permit issued for the development, whichever occurs first, a case deposit or an irrevocable letter of credit, with the form and providing institution subject to the review and approval of the City, ("**Surety**") in the amount of **$_____** ("**Surety Amount**") to assure compliance with this Agreement guaranteeing timely installation of all Landscaping in a good and worker like manner and guaranteeing the installation pursuant to the terms herein and Redeveloper's other obligations herein. In the event Redeveloper fails to install the Landscaping in accordance with the provisions of this Agreement or is otherwise in default of this Agreement, the City shall notify Redeveloper in writing of such default. In the event Redeveloper fails to cure the default required within thirty (30) days of receipt of the City's written notice, unless a different notice period is expressly provided for herein, the City may declare a default under the Agreement. Thereafter the City may, in addition to other remedies provided for herein, draw upon the Surety in such amounts as is reasonably adequate to cure the default. The Surety shall have no conditions. The Surety shall be maintained continuously by the Redeveloper and only released as provided for below. The Surety, if a letter of credit, shall be automatically renewable on an annual basis and shall provide for the City to receive notice of renewal at least thirty (30) days prior to the date of renewal. The initial term of the Surety, if a letter of credit, shall be two (2) years. Failure of the Redeveloper to timely provide the notice of renewal, shall constitute an Event of Default. If Redeveloper is in default for failure to provide timely notice of renewal, the City may immediately draw upon the Surety without providing Notice.

b. Release/Reduction of Surety. Redeveloper may apply to City for release of the Surety as follows:

   i. When another form of surety, acceptable to and approved by the City, is furnished to the City by Redeveloper to replace the Surety; or
   ii. When the Minimum Improvements have been completed and Landscaping has been installed pursuant to the terms of Agreement and the guarantee period has expired.

   City's costs for processing said reduction or release request shall be billed to Redeveloper at $125.00 per hour with a minimum of one (1) hour per reduction or release and shall be paid by Redeveloper to the City within thirty (30) days of billing. Any request for reduction or release of the applicable Surety shall be either approved or denied within thirty (30) days of being made in writing to the City.

c. Failure to Perform. As it relates to those items covered by the Surety, it is further agreed that, should the Redeveloper fail to perform any of the duties, conditions or terms of the City Resolutions or this Agreement in the time permitted herein, or in such extended time as may be granted in writing by the City Council, the City shall be entitled to draw on the Surety and shall have the right, but not the obligation, to enter the Property to complete all remaining Landscaping or to addresses and complete any other Redeveloper obligation herein. In that event, the City shall complete the performance, acquisition, project or work in accordance with this Agreement or the Plans set forth above, or in such other manner as is deemed reasonable by the City, the City may reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, from Surety funds. Any Landscaping completed by the City pursuant to this Section are not warranted or guaranteed. The Redeveloper shall indemnify, hold harmless, and defend the City, its officers and employees against any and all liability, loss, costs, damages, expenses, claims, actions, or judgments, including attorneys' fees which the City, its officers or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of the City exercising its power under this Section. The City may reimburse itself for all costs and expenses, including, but not limited to legal and consulting fees, arising out of or related to curing the Redeveloper's default from the Surety funds.

d. Deficiency. In the event the Surety is used by the City and found to be deficient in amount to pay or reimburse the City in total as required herein, Redeveloper agrees that upon being billed by the City, Redeveloper will pay said deficiency amount to City within ten (10) days of receipt of said billings to Redeveloper. If Redeveloper fails to pay, the City may, among other remedies available, assess all costs, including, but not limited to, staff time, engineering fees and legal fees against the Property. In the event the City does so specially assess the Property the Redeveloper agrees that the Property has been benefited in an amount up to the Surety Amount. Any such assessments shall be for a period of one (1) year. Redeveloper acknowledges that the City has the authority, pursuant to Minnesota Statutes Chapters 412 and 429, to specially assess property benefited by improvements. Redeveloper also expressly waives all rights to hearings before the

City afforded under Minn. Stat., Chapter 429, specifically including, but not limited to, hearings under Minn. Stat. § 429.031, and § 429.061. In addition, Redeveloper waives all rights to appeal in the Courts, any objection to any irregularity or noncompliance with statutory procedure, and any claim that the assessment of the Surety Amount being levied against the Property, as provided above, is excessive, as the said rights therein granted relate to the said deficiency. Nevertheless, the amount of the special assessment shall not exceed the deficiency and above-mentioned costs. If there should be an overage in the amount of utilized Surety City will, upon making said determination, refund to Redeveloper any monies which City has in its possession which are in excess of the surety needed by City. In addition to the above, the City may seek a civil judgment against the Redeveloper for the above amounts demanded by the City.

e. Expiration. In the event the Surety is a letter of credit and by its terms will become null and void prior to the time at which all money or obligation of Redeveloper is paid or completed pursuant to this Agreement, it is agreed that Redeveloper shall provide City with surety, acceptable to City, at least thirty (30) days prior to the expiration of the said expiring letter of credit. If a new surety is not received as required above, City may declare a default in the terms of this Agreement and draw in part or in total, at City's discretion, upon the expiring letter of credit to avoid the loss of surety for the continued obligations. If the Redeveloper in default because a new surety is not received as required above, the City may immediately draw upon the Surety without providing Notice.

12. PROOF OF TITLE/CITY ATTORNEY REQUIREMENTS. The Developer 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, Developer shall provide the City with evidence, which sufficiency shall be determined by the City, that all documents required to be recorded pursuant to the City Resolutions, this Agreement, 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.

13. EVENTS OF DEFAULT. The following are defaults under this Agreement (herein collectively referred to as "**Events of Default**" and individually as "**Event of Default**"):

a. Failure by the Redeveloper to observe and perform any covenant, condition, obligation, or agreement on its part to be observed or performed under the terms of this Agreement;

b. if the Redeveloper shall admit in writing its inability to pay its debts generally as they become due, or shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors, or shall consent to the appointment of a receiver of itself or of the whole or any substantial part of the Property;

c. if the Redeveloper shall file a petition under the federal bankruptcy laws;

d. if the Redeveloper shall fail to begin or complete construction of the Minimum Improvements in conformance with this Agreement, and such failures are not due to Unavoidable Delays;

e. Uncured default under the TIF Resolutions and the TIF Agreement;

f. if the Redeveloper shall, after commencement of the construction of any of the Minimum Improvements, default in or violate its obligations with respect to the construction of the same (including the nature and the date for the completion thereof), or shall abandon or substantially suspend construction work, and such act or actions is not due to Unavoidable Delays and any such default, violation, abandonment, or suspension shall not be cured, ended, or remedied within the time provided for in this Agreement; and

g. the Redeveloper giving notice of intent not to renew the Surety.

14. REMEDIES ON DEFAULT. Whenever any Event of Default occurs, the City shall give written Notice of the Event of Default to Redeveloper. Unless a different Notice period and/or remedy is expressly provided elsewhere in this Agreement, if the Redeveloper fails to cure the Event of Default within thirty (30) days of the date of Notice is given, in addition to any other remedy provided in this Agreement, and without waiver of any such right, City may avail itself of any or all of the following remedies for so long as the Redeveloper is in default:

a. Halt all development work and construction of Minimum Improvements and on any lot within the Property until such time as the Event of Default is cured.

b. Refuse to issue building permits or occupancy permits until such time as the Event of Default is cured.

c. Relief as otherwise expressly provided in this Agreement. If the relief provides for the City to cure the default, the City may, but is not obligated to, perform the work and the Redeveloper shall reimburse the City for its expenses. This provision shall be a license granted by the Redeveloper to the City to act and does not require the City to obtain any court order but shall not require the City to take any such action. Redeveloper consents to such action by City and waives any claim Redeveloper may have against City for damages in the event City exercises its rights in accordance with this provision. This remedy is in addition to and not in lieu of the City's right to draw on the Surety and/or Development Escrow or any other remedy available. The City may also, at its option, specially assess the costs against the Property.

d. The right of revestment as provided for in Section 4.f. of this Agreement.

e. Any remedies as provided for in the TIF Agreement.

f. Redeveloper acknowledges and agrees that an uncured Event of Default would give rise to irreparable harm to the City for which monetary damages would not be an adequate remedy and if a breach or a threatened breach by Redeveloper of any such obligations occurs, the City, in addition to any and all other rights and remedies that may be available to the City at law, at equity, or otherwise in respect of such uncured Event of Default, be entitled to equitable relief, including a temporary restraining order, an injunction, specific performance and any other relief that may be available from a court of competent jurisdiction, without any requirement to (a) post a bond or other security, or (b) prove actual damages or that monetary damages will not afford an adequate remedy.

g. Terminate this Agreement by written notice to Redeveloper at which time all terms and conditions as contained herein shall be of no further force and effect and all obligations of the Parties as imposed hereunder shall be null and void.

h. Draw upon and utilize the Surety and/or Development Escrow in order to cover the costs of the City in order to correct the Event of Default.

i. Any other remedy available at law, at equity, or otherwise in respect of such uncured Event of Default.

15. MISCELLANEOUS.

a. Attorney's Fees. If any action is brought to enforce the terms of this Agreement and the City prevails, Redeveloper will pay the City's costs and reasonable attorneys' fees to be fixed by the Court.

b. Entire Agreement. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties hereto, their respective successors and assigns and the benefits and burdens shall run with the Property. Redeveloper shall record this Agreement against the title to the Property along with the recording of the Final Plat. Redeveloper warrants and guarantees that this Agreement shall have priority on the property records over any other lien or encumbrance. Redeveloper shall provide the City with evidence, which sufficiency shall be determined by the City, that this Agreement is recorded and all conditions herein have been satisfied prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

c. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the

exclusive jurisdiction of such court in any such suit, action, or proceeding. The Parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

d. No Third-Party Beneficiaries. This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

e. Compliance. Redeveloper shall comply with all requirements of the City Code, the City Resolutions, this Agreement, and requirements of the City Engineer.

f. Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

g. Time is of the Essence. Time is of the essence in the performance of the terms and obligations of this Agreement.

h. Modification. Any modification of this Agreement or additional obligation assumed by either Party in connection with this Agreement shall be binding only if evidenced in writing signed by each Party or an authorized representative of each Party.

i. Interpretation. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute means such statute as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

j. Non-Waiver. The action or inaction of the City shall not constitute a waiver or amendment of the provisions of this Agreement. The waiver by or the failure of the City to enforce any particular section, portion or requirement of this Agreement at any particular time shall not in any way constitute a waiver of any other section, provision, requirement, time element, or the right to enforce such provision at a subsequent time. To be binding, any amendments or waivers shall be in writing, signed by the parties and approved by written resolution of the City Council. The

City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

k. Cumulative Rights. Each right, power, or remedy herein conferred upon the City is cumulative and in addition to every other right, power, or remedy, express or implied, now or hereinafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and will not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy.

l. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (herein each referred to as a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service (receipt requested); provided, that a Notice may be sent by e-mail where expressly permitted by this Agreement or by telephone where expressly permitted by this Agreement (any such telephone Notice shall be followed by an email confirmation within a reasonably time period). A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

If to City:

City of Maple Plain
Attn: City Administrator
P.O. Box 97
5050 Independence St.
Maple Plain, MN 55359
Email: jkolander@mapleplain.com

With copy to:

Hoff Barry, P.A.
Attn: Scott B. Landsman
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344
Email: slandsman@hoffbarry.com

If to Redeveloper:

North Shore Maple Plain, LLC
c/o North Shore Development Partners LLC
235 Lake Street, Suite #300
Wayzata, MN 55391

Email: malexander@northshoredp.com

With copy to:

Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402
Attention: Megan Square
Email: msquare@winthrop.com

m. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

The remainder of this page intentionally left blank; signature pages and exhibits follow

IN WITNESS WHEREOF, the Parties herein have executed this Agreement as of the Effective Date.

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Mayor

AND: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Julie M. Maas-Kusske and Jacob Schillander, the Mayor and the City Administrator, respectively, of the City of Maple Plain, a Minnesota municipal corporation, on behalf of the said municipal corporation.

_____
Notary Public

NORTH SHORE MAPLE PLAIN, LLC,
a Minnesota limited liability company

By: _____
Matthew Alexander
Its: Vice President

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by Matthew Alexander, the Vice President of North Shore Maple Plain, LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

EXHIBIT 1
TO
DEVELOPER'S AGREEMENT MAPLE & MAIN

Legal Description of the Property

[insert legal description based on the Final Plat]

EXHIBIT 2
TO
DEVELOPER'S AGREEMENT MAPLE & MAIN

Section 13 of the Purchase Agreement

13. REVESTMENT; SUBORDINATION.

A. **Revesting Title in City upon Specific Defaults by Redeveloper.**

1. The following must occur regarding the construction and completion of the Minimum Improvements: (i) Redeveloper must make application, subject to the review and approval of the City, for a permit for the construction of the Minimum Improvements and commence said construction on or before the date that is six (6) months from the Closing Date; and (ii) the Minimum Improvements shall be completed allowing for the issuance of a certificate of occupancy no more than two (2) years and six (6) months from the Closing Date ((i) and (ii) collectively the "**Conveyance Obligations**"), such dates being subject to extension for Unavoidable Delays (as defined hereafter). If Redeveloper:

   a) fails to meet any of the Conveyance Obligations and said failure is not cured, to the reasonable satisfaction of the City, within thirty (30) days after written notice from the City to Redeveloper to do so; or

   b) has transferred the Property in violation of Section 13.A.5. below, subject to thirty (30) days' notice to cure,

   (collectively the "**Revesting Events**") then the City shall have the right to re-enter and re-take possession of the Property and to terminate (and revest in the City) the estate conveyed by the Deed to the Redeveloper, it being the intent of this provision, together with other provisions of the Agreement, that the conveyance of the Property to the Redeveloper shall be made upon, and that the Deed shall contain, a condition subsequent to the effect that in the event of the occurrence of the Revesting Events, which remained uncured within the period and in the manner stated in such provisions, the City at its option may declare a termination in favor of the City of the title and all the rights and interest in and to the Property conveyed to the Redeveloper, and that such title and all rights and interests of the Redeveloper, and any assigns or successors in interest to and in the respective portion of the Property, shall revert to the City ("**Reversionary Interest**"). As a condition of the Reversionary Interest, the City shall have one hundred eighty (180) days following the expiration of Redeveloper's cure period to re-enter, terminate, and meet the conditions for such revestment by filing a declaration against the property records and paying the Redeveloper the actual Purchase Price paid at Closing or depositing with the Title Company the same if Redeveloper cannot or will not accept said

payment. In the event City fails to exercise its option for revestment, or after such point the revestment cannot be triggered, City shall execute a quit claim deed in favor of Redeveloper, or such other recordable document necessary for the purpose of evidencing the waiver of the conditions as stated in the Deed and termination of the revestment option, at which time full fee simple title to the Property shall vest in Redeveloper with no further restrictions upon its use or transfer.

2. In the event the Reversionary Interest is subordinated as provided in Section 13.B. below and the Revesting Events have failed to be met as provided above, a delay fee, as provided below, shall be charged from the end of any cure period for the Revesting Events and shall continue until such time that the Revesting Events are met. City may invoice Redeveloper monthly for any delay fees due and owing. Redeveloper shall pay the delay fees within 30 days of written demand from the City. Failure to remit timely payment shall be an Event of Default, in which case the City may, in addition to the remedies set forth in Section 12, red tag the Project to cease construction activity and withhold a certificate of occupancy.

3. The delay fees shall be as follows: first month shall be $1,500.00 per week; second month shall be $2,500.00 per week; third month shall be $4,000.00 per week; and every month thereafter shall be $6,000.00 per week.

4. The Redeveloper represents and agrees that its purchase of the Property, and its other undertakings pursuant to this Agreement, are, and will be used, for the purpose of development of the Property for the Minimum Improvements and not for speculation in land holding.

5. The Redeveloper represents and agrees that prior to the occurrence of the Conveyance Obligations, the Redeveloper has not made or created and will not make or create or suffer to be made or created any total or partial sale, assignment, conveyance, or lease, or any trust or power, or transfer in any other form of or with respect to this Agreement or the Property without the prior written approval of the City.

   The above shall not apply to the following transfers:

   a) Transfer of the Property by the Redeveloper to any corporation, partnership, or limited liability company controlling, controlled by, or under common control with the Redeveloper;

   b) Grant or conveyance of a mortgage interest in the Property for the purpose of obtaining financing necessary to enable the Redeveloper to perform its obligations with respect to construction of the Minimum Improvements; or

   c) Conveyance of any easements necessary for the Minimum Improvements.

Prior to said transfer being effective, the transferee shall enter into a transfer and assignment agreement, subject to the approval of the City and said approval shall not be unreasonably withheld, delayed, or conditioned, with the transferee agreeing to be bound by the terms of this Agreement.

6. After Redeveloper has completed the Conveyance Obligations and upon the request of Redeveloper, the City will furnish to the Redeveloper a Certificate of Completion and Release of Forfeiture in the form attached hereto as Exhibit C.

7. For purposes of this Section, the term "**Unavoidable Delays**" shall mean delays outside the control of the Party claiming its occurrence which include but are not limited to delays caused by strikes, fire or other casualty, war, material or labor shortage, weather, or acts of God, or acts of any federal, state, or local government unit, except those acts anticipated or contemplated under this Agreement.

B. **Subordination.**

1. The City recognizes that the Redeveloper may finance the construction of the Minimum Improvements (a "**Construction Loan**") and that in order to do so the construction lender may require a first mortgage or other lien (a "**Mortgage**") recorded against the Property which shall have priority to the Reversionary Interest to secure the Construction Loan. As a condition to such subordination, the Redeveloper agrees that in connection with the Construction Loan:

   a) The Construction Loan proceeds will be used solely for the design, development, construction and financing of the Minimum Improvements, the acquisition of the Property and related costs of the Project;

   b) The Construction Loan proceeds will be disbursed by a title company pursuant to a construction loan and disbursing agreement or similar agreement among the Redeveloper, the Lender and the title company whereby the title company will coordinate the payment for all work which may give rise to mechanics' liens; and

   The City shall have the right to review the Construction Loan documents to reasonably satisfy itself that sufficient funds are or will be available to complete construction of the Minimum Improvements and that a) and b) above will be met.

2. Upon the City's reasonably satisfaction as provided for above and on the condition that Redeveloper is not in default under this Agreement, the

Redeveloper and/or lender may request from the City a subordination agreement, with the form and content subject to the approval of the City and said approval shall not be unreasonably withheld, delayed, or conditioned, that subordinates the City's rights with regard to the Reversionary Interest to the Mortgage.

EXHIBIT 3
TO
DEVELOPER'S AGREEMENT MAPLE & MAIN

Exhibit C to Purchase Agreement

CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

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

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

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

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

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Mayor

AND: _____
City Administrator

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

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

_____
Notary Public

This instrument was drafted by:

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

EXHIBIT 1
TO
CERTIFICATE OF COMPLETION AND RELEASE OF FORFEITURE

[*insert legal description]*

42250227v2

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Ordinance 2026-353 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion 1. Motion to Approve Ordinance 2026-353 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps	

Ordinance Summary

This ordinance formally rezones a downtown property to a Planned Unit Development designation, enabling the approved Maple & Main redevelopment project to proceed under a flexible, site-specific zoning framework.

- The ordinance rezones approximately 1.25 acres of property located at the northeast intersection of Maple Street and Main Street.
- The zoning classification changes from Mixed-Use Downtown (MU-D) to Mixed-Use Downtown Planned Unit Development (MU-D-PUD).

Purpose of the Change

- The new MU-D-PUD designation allows for a more flexible, coordinated development approach.
- It supports the approved redevelopment project by aligning zoning with the planned site design and project approvals.

Administrative Direction

- The City Administrator is directed to update the official zoning code and zoning maps to reflect this change.

Effective Date

- The ordinance takes effect after adoption and official publication, as required by law.

Recommendation

Staff recommends the approval of Ordinance 2026-353 Amending The City Of Maple Plain Zoning Code, Including Zoning Maps.

CITY OF MAPLE PLAIN
COUNTY OF HENNEPIN
STATE OF MINNESOTA

ORDINANCE NO. 2026-353
AMENDING THE CITY OF MAPLE PLAIN ZONING CODE, INCLUDING ZONING MAPS

THE CITY OF MAPLE PLAIN DOES ORDAIN:

Section 1. The City of Maple Plain Zoning Code be amended to rezone from Mixed-Use Downtown (MU-D) to Mixed-use Downtown Planned Unit Development (MU-D-PUD) that property containing 1.25 acres, located at the NE intersection of Maple Street and Main Street in the City's downtown area, shown on attached Exhibit A, and described as follows:

PID Nos. 2411824340069, 2411824340028, 2411824340070, 2411824340031, and 2411824340033

Section 2. The City Administrator is hereby directed to amend the City of Maple Plain Zoning Ordinance, including Zoning Maps, in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this 27th day of April, 2026.

_____
Julie M. Maas-Kusske, Mayor

ATTEST:

_____
Jacob Schillander, City Administrator

EXHIBIT A

Executive Summary

City Council Business Meeting

AGENDA ITEM:	PUD agreement for North Shore Development
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve PUD agreement for North Shore Development

Summary

This PUD Agreement establishes the long-term rules for how the Maple & Main property must be used and maintained. It ensures the development continues to meet the approved design, zoning, and operational standards over time, even after ownership changes.

Project Overview

- The agreement applies to a downtown property approved for a 95-unit, four-story multifamily residential development.
- The project follows previously approved plans, including site, architectural, and lighting plans.

Zoning Framework

- The property is zoned Mixed-Use Downtown Planned Unit Development (MU-D-PUD).
- Standard MU-D zoning rules apply unless modified by the approved plans, City resolutions, or this agreement.

Relationship to Other Agreements

- The Redeveloper's Agreement governs construction of the project.
- This PUD Agreement governs ongoing zoning compliance and property maintenance after construction is complete.

Key Developer Responsibilities

North Shore Development shall:

- Maintain the property and improvements in compliance with approved plans and City Code

- Install and maintain required systems, such as irrigation backflow prevention, with annual testing and reporting
- Pay all City-related costs tied to the agreement, including staff and consultant expenses

Enforcement and Compliance

- If the Redeveloper or future owners violate the agreement, they must correct the issue within 30 days of notice.
- If not corrected, the City may declare a default and pursue legal or equitable remedies.

Recommendation

Staff recommends approval of the PUD agreement for North Shore Development.

This Instrument Drafted By:
Hoff Barry, P.A. (SBL)
100 Prairie Center Drive, Suite 200
Eden Prairie, MN 55344

PLANNED UNIT DEVELOPMENT AGREEMENT
MAPLE & MAIN

THIS PLANNED UNIT DEVELOPMENT AGREEMENT MAPLE & MAIN ("**Agreement**") is entered into this _____ day of _____, 2026 (the "**Effective Date**"), by and between the CITY OF MAPLE PLAIN, a Minnesota municipal corporation, (the "**City**") and NORTH SHORE MAPLE PLAIN, LLC, a Minnesota limited liability company (the "**Redeveloper**" Redeveloper and City sometimes individually a "**Party**" and collectively, the "**Parties**").

RECITALS

WHEREAS, Redeveloper is the fee owner of certain real property located in the City of Maple Plain, Hennepin County, Minnesota, legally described on attached Exhibit 1 (hereinafter referred to as the "**Property**"); and

WHEREAS, on February 23, 2026, the City Council passed Resolution No. 2026-0223-05, conditionally approving planned unit development ("**PUD**"), site plan approval, and preliminary plat for the purpose of developing the Property with a four-story, 95-unit multifamily residential building ("**Minimum Improvements**"), which conditional approval includes:

(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 – Site 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**"); and

WHEREAS, on February 23, 2026, the City Council passed Resolution Nos. 2026-0223-01, 2026-0223-02, and 2026-0223-03 for Tax Increment Financing related to the development of the Property; and

WHEREAS, on March 23, 2026, the City Council enacted Ordinance No. ___ rezoning the Property to MU-D PUD; and

WHEREAS, on March 23, 2026, the City Council passed Resolution No. 2026-0323-01 (hereinafter Resolution No. 2026-0323-01 and 2026-0223-04 collectively referred to as "**City Resolutions**") conditionally approving the final plat of the Property entitled *Maple and Main* (hereinafter referred to as the "**Final Plat**"); and

WHEREAS, the Parties entered into that Redeveloper's Agreement Maple & Main, dated _____, 2026, recorded _____, 2026, as Document No. _____ ("**DA**"); and

WHEREAS, this Agreement is entered into for the purpose of setting forth and memorializing for the Parties and subsequent owners the understandings and agreements of the Parties concerning the development and use of the Property.

NOW, THEREFORE, it is hereby and herein mutually agreed, in consideration of promises and considerations of City and Redeveloper herein set forth, as follows:

1. **INCORPORATION; PLANS**. The above Recitals, the City Resolutions, the Plans, the Preliminary Plat, the Final Plat, and all exhibits attached to this Agreement are a material part of this Agreement and are incorporated herein. The "**Minimum Improvements**" shall be defined as the improvements constructed on the Property pursuant to Plans. The initial construction of the Minimum Improvements is governed by the DA. The Plans may be modified as provided for in the DA for the initial construction of the Minimum Improvements. The final approved and modified Plans shall be considered the Plans for this Agreement.

2. **ZONING**. The Property is zoned MU-D PUD. The zoning governing the Property shall be MU-D, except as expressly provided for and limited by the Plans, this Agreement, and the City Resolutions.

3. **DEVELOPMENT; MAINTENANCE**. The DA governs the initial construction and development on the Property of the Minimum Improvements. This Agreement governs the zoning of the Property and maintenance of the Property and the Minimum Improvements. Maintenance of the Property and the Minimum Improvements shall be done in accordance with and shall comply, at all times, with the Plans, the City Resolutions, this Agreement, and all applicable sections of the City Code and other governmental rules and regulations.

4. **IRRIGATION**. A backflow prevention assembly (hereinafter referred to as "**BPA**") is required for any irrigation systems and must initially be installed by the Redeveloper and/or eventual lot owner and tested in accordance with the Minnesota Plumbing Code. The initial and annual test results and certification shall be submitted to the City. Subsequently, the BPA must be tested, per the Minnesota Plumbing Code, at least annually by a certified tester with the results reported to the City and the BPA must be repaired or replaced as needed in accordance with the Minnesota Plumbing Code.

5. **REDEVELOPER TO PAY ALL COSTS**. Redeveloper shall pay, within thirty (30) days of demand, all reasonable expenses that the City incurs in direct relation to this Agreement. Said expenses shall include, but are not limited to, staff, engineering, legal and other consulting fees reasonably incurred in relation to this Agreement.

6. **VIOLATION OF AGREEMENT**. In the event the Redeveloper, or their respective successors or assigns, violates any of their respective covenants or agreements herein contained, and such violation is not corrected, or commenced to be corrected by the Redeveloper, (which correction shall be diligently and promptly pursued and completed), within thirty (30) days after written notice specifying such violation, and unless a different cure period applies pursuant to another section of this Agreement, the City is hereby granted the right and privilege to declare a default in any or all of the terms of this Agreement and pursue any remedies at law or equity against the defaulting Party.

7. **NOTIFICATION INFORMATION**. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (hereinafter each referred to as a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); or (b) when received or rejected by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) when received or rejected by the addressee if sent by United States Postal Service via certified or registered mail (receipt requested); provided, that a Notice may be sent by e-mail or telephone where expressly

permitted by this Agreement. A Notice must be sent to the respective Parties at the following addresses (or at such other address for a Party as shall be specified in a Notice given in accordance with this Section):

IF TO CITY:

City of Maple Plain
Attn: City Administrator
P.O. Box 97
5050 Independence St.
Maple Plain, Minnesota 55359
Email: jkolander@mapleplain.com

With Copy to:

Hoff Barry, P.A.
Attn: City Attorney
100 Prairie Center Drive, Ste. 200
Eden Prairie, MN 55344
Email: slandsman@hoffbarry.com

IF TO REDEVELOPER:

North Shore Maple Plain, LLC
c/o North Shore Development Partners LLC
235 Lake Street, Suite #300
Wayzata, MN 55391
Email: malexander@northshoredp.com

With Copy to:

Winthrop & Weinstine, P.A.
225 South Sixth Street, Suite 3500
Minneapolis, MN 55402
Attention: Megan Square
Email: msquare@winthrop.com

8. MISCELLANEOUS.

a. **Attorney's Fees**. If any action is brought to enforce the terms of this Agreement and the City prevails, Redeveloper will pay the City's costs and reasonable attorneys' fees to be fixed by the Court.

b. **Entire Agreement**. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the Parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties hereto, their respective successors and assigns and the benefits and burdens shall run with the Property. It is understood that Redeveloper may transfer the Property from time to time. Whenever a transfer occurs in the ownership of the Property, the transferor shall have no further liability for breach or covenant occurring thereafter, provided any such transferee shall assume the obligations of Redeveloper under this Agreement. Redeveloper shall record this Agreement against the title to the Property. Redeveloper shall provide the City with evidence, which sufficiency shall be determined by the City, that this Agreement is recorded and all conditions herein have been satisfied prior to the City processing or approving any building permits or other permits applicable to the development of the Property.

c. **Governing Law**. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The Parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

d. **No Third-Party Beneficiaries**. This Agreement is for the sole benefit of the Parties and their respective successors and assigns and nothing herein, express, or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Agreement.

e. **Headings**. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

f. **Time is of the essence**. Time is of the essence in the performance of the terms and obligations of this Agreement.

g. **Modification**. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each Party or an authorized representative of each Party.

h. **Interpretation**. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute means such statute as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

i. **Counterparts**. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed

to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

j. **Warrant of Authority**. Redeveloper represents and warrants that it has the authority to enter into this Agreement and upon execution and recordation to make it a covenant on the Property binding all current and future owners of the Property.

k. **Non-Waiver**. The action or inaction of the City shall not constitute a waiver or amendment of the provisions of this Agreement. The waiver by or the failure of the City to enforce any particular section, portion, or requirement of this Agreement at any particular time shall not in any way constitute a waiver of any other section, provision, requirement, time element, or the right to enforce such provision at a subsequent time. To be binding, any amendments or waivers shall be in writing, signed by the Parties and approved by written resolution of the City Council. The City's failure to promptly take legal action to enforce this Agreement shall not be a waiver or release.

l. **Cumulative Rights**. Each right, power, or remedy herein conferred upon the City is cumulative and in addition to every other right, power, or remedy, express or implied, now or hereinafter arising, available to the City, at law or in equity, or under any other agreement, and each and every right, power, and remedy herein set forth or otherwise so existing may be exercised from time to time as often and in such order as may be deemed expedient by the City and will not be a waiver of the right to exercise at any time thereafter any other right, power, or remedy.

The remainder of this page intentionally left blank; signature pages follow

IN WITNESS WHEREOF, the Parties herein have executed this Agreement as of the Effective Date.

CITY OF MAPLE PLAIN,
a Minnesota municipal corporation

BY: _____
Mayor

AND: _____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Julie M. Maas-Kusske and Jacob Schillander, the Mayor and the City Administrator, respectively, of the City of Maple Plain, a Minnesota municipal corporation, on behalf of the said municipal corporation.

_____
Notary Public

NORTH SHORE MAPLE PLAIN, LLC,
a Minnesota limited liability company

By: _____
Matthew Alexander
Its: Vice President

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by Matthew Alexander, the Vice President of North Shore Maple Plain, LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

EXHIBIT 1

LEGAL DESCRIPTION OF PROPERTY

[insert legal description based on the Final Plat]

42250228v2

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-02 Approving Final Plat For Development Of Land
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion 1. Motion to Approve Resolution 2026-0427-02 Approving Final Plat For Development Of Land	

Summary

This resolution allows the Maple & Main project to proceed by approving the final plat, while ensuring all regulatory, financial, and development conditions are satisfied before recording and construction.

Project Overview

The approval allows for the subdivision and development of property into a 95-unit, four-story multifamily residential project. The proposal is consistent with the City's Comprehensive Plan, zoning regulations, and subdivision standards.

Key Findings

The City determined that the application meets subdivision requirements and supports orderly development, infrastructure standards, and protection of the public interest. The project also satisfies development obligations outlined in the Purchase Agreement.

Approval and Conditions

The Final Plat is conditionally approved and must meet several requirements before it can be recorded:

- Completion of rezoning to MU-D PUD
- Approval from outside agencies (e.g., watershed district, MnDOT, Metropolitan Council)
- Revisions to plans based on City and agency comments
- Execution of a Developer's Agreement and PUD Agreement

Financial requirements include:

- Park dedication fee estimated at $256,250 (after credits)

- Utility connection fees (SAC, WAC, stormwater)
- Metropolitan Council SAC charges
- Payment of all City-related costs and required escrow deposit

Timing Requirements

- Construction must begin within 1 year or approvals become void
- The Final Plat must be recorded within 6 months or approval expires

Recommendation

Staff recommends approval of Resolution 2026-0427-02 Approving Final Plat For Development Of Land.

CITY OF MAPLE PLAIN

RESOLUTION NO. 2026-0427-02

A RESOLUTION APPROVING 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 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 considered the Preliminary Plat 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 contai within the Purchase Agreement.

C. The Applicant has submitted, for the review and approval of the City Council:

1. The final plat of the Property entitled Preliminary Plat of Maple and Main, drafted by Egan, Field & Nowak, Inc., dated March 17, 2026 ("**Preliminary Plat**"). (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. The proposed subdivision of the Property is governed by City Code Chapter 10, Article 3.

F. 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**").

G. The Applicant, pursuant to City Code Chapter 10, Article 3, has submitted the Final Plat for the City's review and approval.

H. The Final Plat meets 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 P based upon the information received and the above Findings:

1. The City Council does hereby conditionally approve the Final Plat and the Mayor and City Administrator are hereby authorized to execute the Final Plat, subject to the conditions set forth in Paragraph 2 below that must be met, to the satisfaction of the City, prior to release of the Final Plat, unless otherwise expressly stated.

2. 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 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.

    c. 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.

    d. 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.

    e. The Applicant shall enter into a PUD agreement ("**PUD Agreement**") with the City, drafted by the City, memorializing the Applicant's obligations under this Resolution and City Code and shall include, but is not limited to, a guarantee that Applicant shall comply with this Resolution and City Code.

    f. Pursuant to Statue 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 r for filing at the Hennepin County Government Center.

g. 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

h. 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).

i. 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.

j. 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.

k. 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.

l. 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.

m. 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.

n. The Final Plat must be filed and recorded with Hennepin County within six 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 27th day of April 2026, by a vote of ____ayes and ____nays.

_____

Julie M. Maas-Kusske, Mayor

ATTEST:

_____

Jacob Shillander, City Administrator

EXHIBIT A

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Contract for Private Redevelopment
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve the Amended and Restated Contract for Private Redevelopment

Summary

This contract formalizes the partnership between the City and the Developer to complete the Maple & Main redevelopment project. It provides financial assistance through TIF while protecting the City by tying repayment to project performance and tax generation, and by requiring strict compliance with development obligations.

Project Overview

- The Developer will acquire City-owned property and construct a 95-unit multifamily residential building.
- The project is part of Development District No. 2 and TIF District No. 2-1, created to support redevelopment of underutilized or blighted property.

Public Purpose

- The City determined redevelopment is needed to remove substandard conditions and support economic growth.
- The project would not occur without public financial assistance.

Financial Assistance (TIF Note)

- The City will issue a pay-as-you-go Tax Increment Revenue Note up to $2,889,000 to reimburse eligible project costs.
- The Note carries 5.75% interest and is repaid solely from 70% of tax increment generated by the project.
- The City has no obligation to repay the Note from other sources, and unpaid amounts at the end of the term are forgiven.

Conditions for Payment

- The Developer must:
  - Acquire the property
  - Complete construction of the project
  - Provide proof of eligible costs
  - Obtain a Certificate of Completion from the City
- Payments depend on actual tax increment generated and may be reduced or suspended if values decline.

Developer Responsibilities

The Developer agrees to:

- Construct the project according to approved plans and regulations
- Begin construction within 6 months and complete within 30 months
- Obtain all required approvals and permits
- Maintain required insurance
- Pay all property taxes and avoid actions that reduce taxable value

Restrictions and Protections

- The property cannot be sold before completion without City approval.
- The City retains oversight through plan approvals and compliance requirements.
- The Developer must indemnify the City against claims related to the project.

Default and Remedies

- Defaults include failure to construct the project, pay taxes, maintain insurance, or meet agreement terms.
- The City may suspend payments, withhold approvals, terminate the Note, or pursue legal remedies if defaults are not cured.

Recommendation

Staff recommends approval of the Amended and Restated Contract for Private Redevelopment

Execution Copy

CONTRACT FOR

PRIVATE REDEVELOPMENT

By and Between

THE CITY OF MAPLE PLAIN

and

NORTH SHORE MAPLE PLAIN, 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 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 ___ day of _____, 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 Maple Plain, 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, on that date 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 authorized execution of a Contract for Private Development between the City and North Shore Development Partners, LLC; and

WHEREAS, North Shore Development Partners, LLC has subsequently formed the Developer as a special purpose entity to carry out the terms and conditions of the Contract for Private Development; 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; and

WHEREAS, the City and the Developer wish to enter into this Agreement to reflect the identity of the parties and to make minor revisions to the project.

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 VIII of this Agreement.

"Final Payment Date" means the earliest of (i) February 1, 2055; 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, 2029 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.

"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 August 6, 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 six (6) months from the Effective Date. 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 two (2) years and six (6) months (thirty (30) months) from the Effective Date.

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 pursing 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 6.2 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 VII

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 Maple Plain, LLC c/o North Shore Development Partners LLC 235 Lake Street, Suite #300 Wayzata, MN 55391 Attn: Matt Alexander
	and with a copy to:	Winthrop & Weinstine, P.A. 225 South Sixth Street, Suite 3500 Minneapolis, MN 55402 Attn: Megan Square
(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.

Section 9.12. Supersedes Previous Agreement. This Contract for Private Development supersedes and replaces the Contract for Private Development approved by the City on February 23, 2026 but which was not executed. .

****

IN WITNESS WHEREOF, the City and the Developer have caused this Agreement to be duly executed in their names and behalves on or as of the date first above written.

CITY OF MAPLE PLAIN

By: _____
Its: Julie Maas-Kusske, Mayor

By: _____
Its: Jacob Schillander, City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Julie Maas-Kusske, the Mayor of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

STATE OF MINNESOTA)
) ss.
COUNTY OF _____)

The foregoing instrument as acknowledged before me this _____ day of _____, 2026, by Jacob Schillander, the City Administrator of the City of Maple Plain, a municipal corporation under the laws of Minnesota, on behalf of the City.

_____
Notary Public

NORTH SHORE MAPLE PLAIN, LLC,
a Minnesota limited liability company

By: _____
Matthew Alexander
Its: Vice President

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

This instrument was acknowledged before me on this____ day of _____, 2026, by Matthew Alexander, the Vice President of North Shore Maple Plain, LLC, a Minnesota limited liability company, on behalf of said company.

_____
Notary Public

EXHIBIT A TO
CONTRACT FOR PRIVATE REDEVELOPMENT

LEGAL DESCRIPTION OF REDEVELOPMENT PROPERTY

Lot 1, Block 1, Maple and Main, Hennepin County, Minnesota

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 Maple Plain, 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. _____

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 Maple Plain, 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 STATES OF AMERICA
STATE OF MINNESOTA
HENNEPIN COUNTY
CITY OF MAPLE PLAIN

No. R-1 $2,889,000

TAXABLE TAX INCREMENT REVENUE NOTE
SERIES 202_

Rate	Date of Original Issue
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 Maple Plain, 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, 2029, and each February 1 and August 1 thereafter to and including February 1, 2055 ("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 _____, 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, 2055**.**

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 _____, 202_, 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

Mayor	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.

Date of Registration	Registered Owner	Signature of City Administrator
	North Shore Maple Plain, 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 ____ day of _____, 202_.

_____
Mayor

_____
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 Maple Plain, 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 MAPLE PLAIN, LLC

By: _____
Its: _____

42250237v2

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Storm Water Agreement
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve the Storm Water Agreement

Summary
This agreement ensures that stormwater infrastructure on private property is properly maintained over time, protecting water quality and preventing drainage issues, while giving the City authority to enforce compliance if needed.

North Shore Development Responsibilities
The property owner is responsible for:

- Constructing stormwater facilities according to approved plans
- Maintaining and repairing the facilities at their own expense
- Conducting inspections:
  - During the first year of operation
  - Every 5 years thereafter (years ending in 0 or 5), or earlier if needed
- Submitting inspection reports to the City by July 15 of required years
- Ensuring facilities function as designed and restoring them if deficiencies are found
- Prohibiting use of stormwater facilities for snow storage

City Oversight

- The City has the right to inspect the property and verify compliance
- The City may enter the property to conduct inspections and ensure proper function
- The City will reimburse the owner for any damage caused during inspections

Default and Enforcement

- If the owner fails to maintain the facilities, the City will provide a 30-day notice to correct the issue
- If not corrected, the City may complete the work and bill the owner
- Costs incurred by the City may be assessed against the property

Changes to Property

- Any changes to the site or stormwater system that reduce effectiveness must be corrected with City-approved improvements

Recommendation

Staff recommends approval of the Storm Water Agreement.

STORMWATER MANAGEMENT AGREEMENT

THIS STORMWATER MANAGEMENT AGREEMENT ("**Agreement**") made this ____ day of _____, 2026 by and between the City of Maple Plain, a Minnesota municipal corporation, (the "**City**") and_____ (the "**Owner**").

WHEREAS, the Owner is the fee owner of certain real property in the City of Maple Plain, County of Hennepin, State of Minnesota legally described on the attached Exhibit A (hereinafter referred to as the "**Subject Property**"), which the Owner has obtained the approval of the City for the development thereof; and

WHEREAS, the term "**Stormwater Management Facilities**" refers to water quality and/or water quantity facilities (*i.e.*, detention basins, retention basins, swales, pipes, oil/water separators, sand filtering devices, infiltration facilities, filtration facilities, sump structures, etc.) which are located OUTSIDE the public road right-of-way ("**ROW**") and public easements (see attached Exhibit B); and

WHEREAS, the City has required that the Owner make provision for the construction, maintenance and repair of the Stormwater Management Facilities located within the boundaries of the Subject Property as shown on Exhibit B attached hereto, as the same is described and depicted in those certain construction plans ("**Plans**"); and

WHEREAS, the City and Owner desire to set forth their understanding with respect to the construction, repair, and maintenance of the Stormwater Management Facilities and the responsibility relating to the costs of the repair and maintenance of the Stormwater Management Facilities.

NOW, THEREFORE, In consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the following:

1. Construction and Maintenance of Stormwater Management Facilities. The Owner agrees to construct the Stormwater Management Facilities according to the Plans and repair and maintain the Stormwater Management Facilities at its sole cost and expense. Maintenance of the Stormwater Management Facilities shall mean (i) an inspection during the first year of operation of the Stormwater Management Facilities and, if necessary, removal of all litter, debris, sediment, and replacement of mulch, vegetation, and eroded areas to ensure establishment of healthy functioning plant life therein; and (ii) inspections in the years ending with 0 or 5 after the first year of operation, unless a legitimate reason is presented for an inspection earlier, that the Stormwater Management Facilities are functioning in accordance with the approved plans and have maintained the proper operation of the stormwater treatment as a Stormwater Management Facility according to the City standards, which are available at City Hall. If, as a result of an inspection by the Owner or City staff, it is determined that the Stormwater Management Facilities (1) have not been maintained; or (2) are not functioning as originally designed and intended; or (3) are in need of repair, the Owner agrees to restore the Stormwater Management Facilities so that it functions as it

was designed and intended. The Owner further agrees that they will not use the Stormwater Management Facilities for snow storage and will inform its snow removal contractors of this provision of the Agreement.

Owner shall be solely responsible for the repair and maintenance of the Stormwater Management Facilities and shall provide a copy of the required inspection reports of the onsite Stormwater Management Facilities to the City. A blank standard inspection report meeting the minimum reporting requirements will be provided by the City. The required long-term inspection reports shall be submitted to the City by July 15th of the required year. The City and/or its consultants and agents shall have the right to enter onto the Subject Property to conduct its own inspections and/or verify the inspection results provided by the Owner; provided, however, City shall reimburse the Owner for any actual damage to its improvements on the Subject Property that are directly damaged by the inspections on the Subject Property.

2. Owner's Default. In the event of default by the Owner as to any of the work to be performed by it hereunder, the City must give the Owner at least thirty (30) days' written notice, identifying any default and providing the Contractor with an opportunity to cure the same ("**Cure Period**"). If the Owner fails to remedy the specified default during the Cure Period, then the City may, at its option, perform the work and the Owner shall promptly, following receipt of an invoice and reasonable substantiation of such costs, reimburse the City for any reasonable out-of-pocket expense incurred by the City; provided, however, if the Owner has commenced a remedy of the specified default during the Cure Period and such remedy cannot be reasonably completed during the Cure Period, the Cure Period shall be extended for a period of time not to exceed ninety (90) days from the date notice was provided on the condition that Owner is diligently pursuing the cure of the specified default. This Agreement is a license for the City to act when so authorized under this Agreement, and it shall not be necessary for the City to seek a Court order for permission to enter the Subject Property. When the City does any such work, the City may, in addition to its other remedies, assess the reasonable out-of-pocket cost to the Subject Property.

3. Changes to Site Configuration or Stormwater Management Facilities. If site configurations or Stormwater Management Facilities change, causing decreased effectiveness of Stormwater Management Facilities, new or improved Stormwater Management Facilities must be implemented, as approved by the City, to ensure the conditions for post-construction stormwater management continue to be met.

4. Notices. All notices, requests, consents, claims, demands, waivers, and other communications hereunder (each, a "**Notice**") shall be in writing and shall be deemed to have been given (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third day after the date mailed, by certified or registered mail (in each case, return receipt requested, postage pre-paid). Notices must be sent to the respective parties at the following addresses (or at such other address for a party as shall be specified in a Notice given in accordance with this Section:

If to City:

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

If to Owner:

5. Successors and Assigns. This Agreement shall run with the land and shall be binding upon Owner's successors and assigns with respect to the Subject Property. The terms and conditions of this Agreement shall be binding upon, and shall insure to the benefit of, the parties hereto and their respective successors and assigns.

6. Time of the Essence. Time is of the essence in the performance of the terms and obligations of this Agreement.

7. Governing Law. It is agreed that this Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota. Any legal suit, action, or proceeding arising out of this Agreement shall be instituted in state court located in Hennepin County, Minnesota, and each Party irrevocably submits to the exclusive jurisdiction of such court in any such suit, action, or proceeding. The parties irrevocably and unconditionally waive any objection to the laying of venue of any suit, action, or proceeding in such court and irrevocably waive and agree not to plead or claim in any such court that any such suit, action, or proceeding brought in any such court has been brought in an inconvenient forum.

8. Entire Agreement. This Agreement and any other documents incorporated herein by reference constitutes the sole and entire agreement of the parties to this Agreement with respect to the subject matter contained herein, and supersedes all prior and contemporaneous understandings, agreements, representations, and warranties, both written and oral, with respect to such subject matter.

9. Headings. The headings in this Agreement are for reference only and shall not affect the interpretation of this Agreement.

10. Modification. Any modification of this Agreement or additional obligation assumed by either party in connection with this Agreement shall be binding only if evidenced in writing signed by each party or an authorized representative of each party.

11. Interpretation. For purposes of this Agreement, (a) the words "include," "includes," and "including" are deemed to be followed by the words "without limitation"; (b) the word "or" is not exclusive; and (c) the words "herein," "hereof," "hereby," "hereto," and "hereunder" refer to this Agreement as a whole. Unless the context otherwise requires, references herein: (x) to sections, schedules, and exhibits mean the sections of, and schedules and exhibits attached to, this Agreement; (y) to an agreement, instrument, or other document means such agreement, instrument, or other document as amended, supplemented, and modified from time to time to the extent permitted by the provisions thereof; and (z) to a statute or City Code means such statute or City Code as amended from time to time and includes any successor legislation thereto and any regulations promulgated thereunder. This Agreement shall be construed without regard to any presumption or rule requiring construction or interpretation against the party drafting an instrument or causing any instrument to be drafted.

12. Warrant of Authority. Owner represents and warrants that it has the authority to enter into this Agreement and upon execution and recordation to make it a covenant on the Subject Property binding all current and future owners of the Subject Property.

13. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, but all of which together shall be deemed to be one and the same agreement. A signed copy of this Agreement delivered by facsimile, email, or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this document to be executed as of the day and year first above written.

CITY:

CITY OF MAPLE PLAIN

BY:_____
Mayor

(SEAL)

BY:_____
City Administrator

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this __ day of _____, 2026, by Julie Maas-Kusske and Jacob Schillander, the Mayor and City Administrator, respectively, of the City of Maple Plain, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

_____
Notary Public

OWNER:

[insert signature block for Owner]

This Instrument is drafted by:
City of Maple Plain
P.O. Box 97
5050 Independence Street
Maple Plain, MN 55359

EXHIBIT A

Legal Description

[insert legal based on the Final Plat]

EXHIBIT B

Plans

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-03 Hennepin County ERF Grant Application
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: 1 Motion 1. Motion to Approve Resolution 2026-0427-03 Hennepin County ERF Grant Application	

Summary

This resolution enables the City to pursue grant funding to address environmental issues on the Maple & Main site, helping make the redevelopment project feasible and supporting long-term downtown revitalization.

Project Background

- The Maple & Main project includes redevelopment of downtown property into a 95-unit, four-story multifamily residential building.
- The site contains structurally substandard buildings and known environmental contamination that must be addressed before redevelopment can occur.

Resolution Purpose

- To approve the City's submission of an ERF grant application to help fund environmental investigation, cleanup, and remediation of the site.
- To support redevelopment of a long-targeted downtown area that has been under consideration for more than 20 years.

Public Benefit

The City determined the project serves a public purpose by:

- Removing unsafe and environmentally impaired conditions
- Supporting new housing options, including workforce and market-rate units
- Advancing redevelopment consistent with the City's Comprehensive Plan and downtown goals

Authorization

- The Mayor and City Administrator are authorized to submit the grant application and execute required documents.
- City staff is authorized to take necessary actions to carry out the project and grant process.

Recommendation
Staff recommends approval of Resolution 2026-0427-03 Hennepin County ERF Grant Application.

CITY OF MAPLE PLAIN

Resolution No. 2026-0427-03

A RESOLUTION APPROVING THE MAPLE & MAIN ENVIRONMENTAL RESPONSE FUND GRANT PROJECT AND APPLICATION

WHEREAS, the City of Maple Plain (the "City") is a municipal corporation organized and existing under the laws of the State of Minnesota; and

WHEREAS, the City has been working for more than 20 years to assemble and redevelop properties located at the intersection of Main Street and Maple Avenue in the City's downtown area, with the property identification numbers 2411824340069, 2411824340028, 2411824340070, 2411824340031, and 2411824340033 (the "Property"); and

WHEREAS, the City Council, at its February 23, 2026, meeting, approved a Rezoning, Planned Unit Development, Site Plan, Preliminary Plat, and Final Plat to allow the construction of a four-story, 95-unit market rate multifamily residential apartment building on the Property, to be known as Maple & Main (the "Project"); and

WHEREAS, the City's Economic Development Authority has approved the establishment of Tax Increment Financing (TIF) District No. 2-1, a Redevelopment TIF District, to provide financial assistance to support the Project, which has been determined to be not financially feasible without public assistance; and

WHEREAS, an independent evaluation confirmed that 100% of the existing structures on the Property are structurally substandard, and the Property has known environmental conditions requiring investigation, cleanup, and specialized ventilation systems that must be addressed as part of the redevelopment; and

WHEREAS, Hennepin County Environment and Energy Department administers the Environmental Response Fund ("ERF") grant program to assist with the investigation and cleanup of contaminated properties in support of redevelopment; and

WHEREAS, the City desires to submit an application to Hennepin County for an ERF grant to assist with the costs of environmental cleanup and remediation associated with the Project; and

WHEREAS, the City Council has reviewed the Project and the proposed ERF grant application and finds that the Project serves a public purpose by eliminating substandard and environmentally impaired conditions, providing new workforce and market rate rental housing in a community that has lacked such options for more than 50 years, and advancing the redevelopment of a key downtown site in a manner consistent with the City's Comprehensive Plan and downtown development goals.

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

1. The City Council hereby approves the Maple & Main Environmental Response Fund grant project, for which an Environmental Response Fund grant application is being submitted to the Hennepin County Environment and Energy Department by the City of Maple Plain.

2. The Mayor and City Administrator are hereby authorized and directed to execute and submit the ERF grant application to Hennepin County on behalf of the City, and to execute any agreements, certifications, or other documents required in connection with the ERF grant award, subject to review and approval of the City Attorney.

3. City staff is authorized to take all actions necessary to carry out the purposes of this Resolution.

This Resolution was adopted by the City Council of the City of Maple Plain on this 27th day of April 2026, by a vote of ____ayes and ____nays.

_____
Julie Maas-Kusske, Mayor

ATTEST:

_____
Jacob Shillander, City Administrator

I certify that the above resolution was adopted by the City Council of the City of Maple Plain on _____, 2026.

Signed: _____

Title: _____

Date: _____

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-04 Scheduling A Public Hearing On Bonds, TAF & SRP
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION: 1 Motion 1. Motion to Approve Resolution 2026-0427-04 Scheduling the Public Hearing for Bonds	

Summary

This resolution schedules public hearings for proposed street reconstruction projects and related financing.

The resolution also proposes issuing an abatement bonds to support public improvements, including underground power lines, street lighting, and a fire station parking lot.

Public hearings for both the Street Reconstruction Plan and the proposed tax abatements and bonds will be held on May 18, 2026, at City Hall.

CITY OF MAPLE PLAIN, MINNESOTA

RESOLUTION NO. 2026-0427-04

RESOLUTION CALLING PUBLIC HEARINGS ON STREET RECONSTRUCTION PLAN, TAX ABATEMENTS AND ISSUANCE OF GENERAL OBLIGATION BONDS

BE IT RESOLVED By the City Council of the City of Maple Plain, Hennepin County, Minnesota (the "City") as follows:

Section 1. Background.

1.01. The City is authorized under Minnesota Statutes, Section 475.58, subdivision 3b, as amended (the "Street Reconstruction Act"), to prepare a plan for reconstruction or overlay of streets in the City over the next five years, which includes a description of the affected streets and estimated costs (the "Street Reconstruction Plan"), and to issue general obligation bonds to finance the cost of street reconstruction activities described in the Street Reconstruction Plan (the "Street Reconstruction Bonds").

1.02. Pursuant to the Street Reconstruction Act, the City Council is required to hold a public hearing regarding the Street Reconstruction Plan and the issuance of Street Reconstruction Bonds.

1.03. The City now finds that it is necessary to prepare a Street Reconstruction Plan setting forth proposed street reconstruction projects in the City for the years 2026 through 2030, and to provide for the issuance of Street Reconstruction Bonds thereunder in an aggregate principal amount not to exceed $625,000, to finance certain costs of the Street Reconstruction Plan, and further finds and determines that it is in the best financial interests of the City that the City hold a public hearing on the Street Reconstruction Plan and the issuance of Street Reconstruction Bonds as provided in the Street Reconstruction Act.

1.04. Under the proposed Street Reconstruction Plan, the City will issue Street Reconstruction Bonds to finance a portion of the costs to be described in the Street Reconstruction Plan.

1.05. The City hereby authorizes its staff and consultants to prepare the Street Reconstruction Plan for street reconstruction projects in the City over the five-year period of 2026 to 2030 in accordance with the Street Reconstruction Act, and to place a copy of the Street Reconstruction Plan on file with the City Administrator by no later than the date of publication of the hearing notice.

1.06. The City is authorized by Minnesota Statutes, Sections 469.1812 through 469.1815 (the "Abatement Act") to grant an abatement of all or a part of the taxes levied by the City on real property within its boundaries (the "Abatement") and to issue general obligation bonds to finance public improvements (the "Abatement Bonds").

1.07. Pursuant to the Abatement Act, before approving a property tax abatement, the City Council is required to hold a public hearing regarding the Abatement.

1.08. The City proposes to issue Abatement Bonds in a principal amount currently estimated not to exceed $810,000 to finance various public improvements, including underground power lines, street lighting and a fire station parking lot.

Section 2. Hearings Scheduled.

2.01. The City Council will hold a public hearing regarding the approval of the Street Reconstruction Plan and issuance of the Street Reconstruction Bonds on Monday, May 18, 2026, at approximately 6:00 PM in the Council Chambers of City Hall. The City Administrator is authorized and directed to publish a notice substantially in the form attached hereto as **EXHIBIT A**, to be published in the official newspaper of the City at least 10 days but not more than 28 days before the date of the hearing.

2.02. The City Council will hold a public hearing regarding the approval of the Abatement and the issuance of the Abatement Bonds on Monday, May 18, 2026 at approximately 6:00 PM in the Council Chambers of City Hall. The City Administrator is authorized and directed to select the properties to be abated and complete and publish a notice substantially in the form attached as **EXHIBIT B**, to be published in a newspaper of general circulation in the City at least 10 days but less than 30 days before the date of the hearing.

2.03. City staff and consultants are authorized to take all other actions needed with respect to the Street Reconstruction Plan and the proposed Abatement and the issuance of the Street Reconstruction Bonds and Abatement Bonds before the City Council.

Approved this April 27, 2026 by the City Council of the City of Maple Plain, Minnesota.

CITY OF MAPLE PLAIN, MINNESOTA

_____

Julie M. Maas-Kusske, Mayor

Attest:

_____

Jacob W. Schillander, City Administrator

EXHIBIT A

NOTICE OF PUBLIC HEARING

CITY OF MAPLE PLAIN, MINNESOTA
NOTICE OF PUBLIC HEARING
REGARDING THE ADOPTION OF A FIVE-YEAR STREET RECONSTRUCTION PLAN AND THE ISSUANCE OF GENERAL OBLIGATION BONDS THEREUNDER

NOTICE IS HEREBY GIVEN that the City Council of the City of Maple Plain, Minnesota (the "City"), will meet on Monday, May 18, 2026 at approximately 6:00 PM in the Council Chambers of City Hall located at 5050 Independence Street in Maple Plain, Minnesota, to hold a public hearing concerning: (1) the adoption of a five-year street reconstruction plan (the "Plan"); and (2) the proposed issuance of general obligation bonds (the "Bonds") to finance certain street reconstruction projects described in the Plan, including the project designated by the City as the Downtown Reconstruction Project, all pursuant to Minnesota Statutes, Section 475.58, subdivision 3b. The maximum principal amount of the Bonds to be issued under the Plan is $625,000 plus original issue premium.

If a petition requesting a vote on the issuance of the Bonds, signed by voters equal to five percent (5%) of the votes cast in the City in the last general election, is filed with the City Clerk within 30 days after the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal. In addition, interested persons may direct any questions or file written comments respecting the proposal with the City Administrator, at or prior to said public hearing.

Published: May 2, 2026

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF MAPLE PLAIN, MINNESOTA

EXHIBIT B

NOTICE OF PUBLIC HEARING

CITY OF MAPLE PLAIN, MINNESOTA
NOTICE OF PUBLIC HEARING
REGARDING PROPOSED PROPERTY TAX ABATEMENTS
TO FINANCE CERTAIN PUBLIC IMPROVEMENTS

NOTICE IS HEREBY GIVEN that the City Council of the City of Maple Plain, Minnesota (the "City"), will meet on Monday, May 18, 2026 at approximately 6:00 PM in the Council Chambers of City Hall located at 5050 Independence Street in Maple Plain, Minnesota, to hold a public hearing on the proposal that the City abate property taxes levied by the City on the property identified as tax parcel numbers (collectively, the "Property"):

[INSERT PROPERTY DESCRIPTION.]

The total amount of the taxes proposed to be abated by the City on the Property is estimated to be not more than $810,000. The City Council will consider the property tax abatement in connection with issuing general obligation bonds to finance various public improvements in the City, including but not limited to underground power lines, street lighting and a parking lot.

At the time and place fixed for the public hearing, the City Council will give all persons who appear at the hearing an opportunity to express their views with respect to the proposal. In addition, interested persons may direct any questions or file written comments respecting the proposal with the City Administrator, at or prior to said public hearing.

Published: May 2, 2026

BY ORDER OF THE CITY COUNCIL OF
THE CITY OF MAPLE PLAIN, MINNESOTA

Executive Summary

City Council Business Meeting

AGENDA ITEM:	Resolution 2026-0427-05 Declaring Surplus Property
PREPARED BY:	Jacob Schillander, City Administrator
RECOMMENDED ACTION:	1 Motion 1. Motion to Approve Resolution 2026-0427-05 declaring surplus property

Summary

This resolution declares certain fuel storage tanks and related equipment as surplus property, as they are no longer needed for City operations. The equipment includes two approximately 900-gallon above-ground fuel tanks and associated dispensing components.

The resolution authorizes City staff to sell the equipment through an online public auction in an "as-is" condition. Proceeds from the sale will be deposited into the appropriate City fund, and the City Administrator is authorized to complete all necessary actions to finalize the sale.

RESOLUTION NO. 2026-0427-05

A RESOLUTION DECLARING CERTAIN FUEL STORAGE TANKS AS SURPLUS PROPERTY AND AUTHORIZING THEIR SALE

WHEREAS, the City owns certain fuel storage equipment formerly used by the Public Works Department and Fire Department in support of municipal operations; and

WHEREAS, said equipment includes one or more above-ground fuel storage tanks and related components that are no longer required for City purposes due to operational changes, replacement, or redundancy; and

WHEREAS, the City Council has determined that the continued ownership and maintenance of this equipment is no longer in the best interest of the City; and

WHEREAS, Minnesota Statutes § 471.345 authorizes municipalities to sell surplus personal property by public sale or auction when such property is no longer needed for public use;

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

1. **Declaration of Surplus Property**
   The following fuel storage equipment is hereby declared surplus to the needs of the City:
   - Two (2) approximately 900-gallon above-ground fuel storage tank, skid-mounted, with electric fuel transfer pump, hose, and nozzle
   - Associated fuel dispensing components and accessories
   - Fuel type: gasoline and diesel
2. **Authorization to Sell**
   City staff are hereby authorized and directed to sell the surplus fuel storage equipment through an online public auction platform, including but not limited to GovDeals, in an as-is, where-is condition, with no warranties expressed or implied.
3. **Disposition of Proceeds**
   Proceeds from the sale of the surplus equipment shall be deposited into the appropriate City fund in accordance with City policy and applicable law.
4. **Administrative Authority**
   The City Administrator, is authorized to take all actions necessary to carry out the intent of this resolution, including execution of any required sale or transfer documents.

BE IT FURTHER RESOLVED that this resolution shall be effective immediately upon its adoption.

Adopted by the City Council of the City of Maple Plain, Minnesota, this 27th day of April, 2026.

ATTEST:

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Julie M. Maas-Kusske, Mayor

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Jacob W. Schillander, City Administrator