



**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

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.

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.

- 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.

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.

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

DRAFT