



**MINUTES
CITY COUNCIL - WORKSHOP
MAPLE PLAIN CITY HALL
January 12, 2026
5:30 PM**

1. CALL TO ORDER

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

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

STAFF PRESENT: City Administrator Jacob Schillander, City Planner Mark Kaltsas, Assistant City Engineer Matt Bauman, and Assistant City Administrator Kevin Larson

2. ADOPT AGENDA

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

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

Motion Passed 5-0

3. DISCUSSION

A. Rainbow Park Sewer Improvements

Staff Overview

City Administrator Schillander reported recurring sewer issues caused by a shallow sewer connection line and a failed cleanout. Assistant City Engineer Bauman reviewed preliminary recommendations including replacing the sanitary service line at proper depth, relocating the line out of the adjacent city-owned lot, and repairing parking lot and trail surfacing. Staff also noted an unknown storm drain under the hockey rink requiring cleaning and camera inspection in the spring.

Council Discussion

Councilmembers supported replacing the service line and removing deteriorating deck boards. Members discussed mobilization costs and expressed interest in bundling the project within the 2026 Street Improvements to reduce cost. Council also identified

refuse trucks as a source of pavement damage and endorsed prohibiting heavy vehicle access to the parking lot.

Council Direction

Council directed staff to incorporate the project into the 2026 street construction plan, install “No Trucks” signage at Rainbow Park, have staff move trash carts to the street for pickup, and investigate storm drain function.

B. Hennepin County Tower Lease

Staff Overview

City Administrator Schillander reported that the City’s 25-year lease with Hennepin County for antenna use at the water tower expired on September 30, 2024. The County requested renewal under a regional “no-cost lease” policy. Historically the City received \$10,000 annually, and CPI adjustments permitted in the agreement were never applied.

Council Discussion

Councilmembers expressed unanimous opposition to providing free use of the tower, citing asset wear and responsibility to taxpayers. The Council emphasized that Maple Plain should not subsidize other government radio users. Councilmembers requested CPI calculations and questioned whether retroactivity could be pursued due to lack of previous billing adjustments.

Council Direction

The Council directed staff to calculate the adjusted annual lease rate including CPI, and prepare a revised lease agreement requiring continued payment from Hennepin County.

C. New City Hall Discussion

Staff Overview

City Administrator Schillander presented a conceptual layout for a new City Hall on City property north of the Fire Station, including a chamber/community room, office and cubicle space, storage, and support areas. Staff requested direction on whether to pursue construction rather than continue to lease office space.

Council Discussion

Councilmembers supported long-range planning but raised concerns including oversized building footprint, unnecessary hallway space, fiscal impacts, and the loss of potential commercial frontage on Hwy 12. Alternatives discussed included reducing the building size, selling the Rainbow Avenue lot, siting elsewhere, and exploring leased space within potential downtown redevelopment. The Council requested cost-benefit modeling comparing continued rental costs against bonding.

Council Direction

The Council directed staff to reduce the proposed building footprint, refine layout options, evaluate cost estimates including bonding impacts, and return with comparative rent-versus-build analysis.

D. Outdoor Recreation Grant Program

Staff Overview

Assistant City Administrator Larson outlined eligibility criteria and timelines for the Minnesota Outdoor Recreation Grant Program offering 50% matching funds for

projects between \$100,000 and \$1,000,000, with construction scheduled for 2027–28. Staff initially identified two projects: the Rainbow Park warming house and rink, and a Veterans Memorial Park picnic shelter.

Council Discussion

The Council explored expanding the application strategy to multiple parks and debated community priorities and scheduling implications. Councilmembers considered volunteer labor contributions and philanthropic support for the Rainbow rink.

Bryantwood Park improvements were discussed as a strong additional candidate. The Council weighed timing against capital plan flexibility and agreed that the chance for matching funds justified pursuing multiple applications.

Council Direction

The Council directed staff to prepare three grant applications for:

- Veterans Memorial Park improvements,
- Bryantwood Park playground and ADA upgrades, and
- Rainbow Park playground and related improvements.

Staff will return to Council if application limitations reduce feasibility.

E. City Council 2026 Chat Schedule

Staff Overview

Assistant City Administrator Larson reported on 2025 Council Chat attendance and requested direction on continuing monthly/quarterly sessions and scheduling around the 2026 election cycle.

Council Discussion

Councilmembers agreed Chats provide value for in-person engagement, reach residents not active online, and support transparency. Given the election year, the Council discussed avoiding periods that may overlap with candidate filing or create appearance of campaigning.

Council Direction

Council directed staff to continue Council Chats in 2026 and finalize a schedule mindful of filing and election blackout windows.

4. COUNCIL REPORTS

No Council Reports

5. FUTURE WORKSHOP TOPICS

- A. Parking Regulations
- B. 5 Year CIP/Finance Plan (1-26-26 Workshop)
- C. Gateway Blvd Pedestrian Safety & Crosswalk Modifications

Councilmember DeLuca requested to add paper newsletters and bills to 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.

Workshop Adjourned at 6:26 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:

A handwritten signature in black ink, appearing to read 'JWS', is written over a faint, light gray rectangular background.

Jacob W. Schillander
City Administrator

DRAFT