

Mayor:
Mark Steffenson
Councilmembers:
Judy Hanson
Kristy Barnett
Kristy Janigo
Rachelle Johnson



City Council
regular meeting
agenda
December 16, 2024
7:30 p.m.

Address:
12800 Arbor Lakes Pkwy
Maple Grove, MN 55369
Phone:
763-494-6000
Website:
maplegrovern.gov

"Serving Today, Shaping Tomorrow"

1. CALL TO ORDER

2. ADDITIONS OR DELETIONS TO AGENDA

Any Councilmember who wishes to delete item(s) from the agenda or add item(s) to the agenda shall move that at this time.

3. CONSENT ITEMS

All matters listed under consent items are considered to be routine by the City Council and will be adopted by one motion and in the form listed below. If discussion is desired, that item will be removed from the consent items and will be considered separately.

A. Minutes - City Council closed session meeting minutes

CONSENT ITEM	MINUTES
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Documents:

[December 2, 2024 City Council closed session meeting minutes.pdf](#)

B. Minutes - City Council regular meeting minutes

CONSENT ITEM	MINUTES
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Documents:

[December 2, 2024 City Council regular meeting minutes.pdf](#)

C. Minutes - City Council closed session meeting minutes

CONSENT ITEM	MINUTES
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Documents:

[December 11, 2024 City Council closed session meeting minutes.pdf](#)

D. Amendment to the City Administrator's employment agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF- Amendment to the City Administrator employment agreement 12-16-2024.pdf](#)

E. Approval of 2025 non-union pay plan

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of 2025 non-union pay plan.pdf](#)

F. Appointment of probationary paid-on-call firefighter

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF - Appointment of probation paid-on-call firefighter.pdf](#)

G. Approval of police commander tentative agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of Police Commander Tentative Agreement.pdf](#)

H. Approval of police officer tentative agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of Police Officers Tentative Agreement.pdf](#)

I. Approval of police support staff tentative agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of Police Support Staff Tentative Agreement.pdf](#)

J. Approval of public works tentative agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of Public Works Tentative Agreement.pdf](#)

K. Approval of police sergeant tentative agreement

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF-Approval of Police Sergeants Tentative Agreement.pdf](#)

L. Recruitment approval for customer service representative

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF - Recruitment approval for customer service representative.pdf](#)

M. Recruitment approval for lead water and sewer

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF - Recruitment approval for lead water and sewer.pdf](#)

N. Recruitment for network technician

CONSENT ITEM HUMAN RESOURCES

Documents:

[CAF - Recruitment approval for network technician .pdf](#)

O. Building inspection services between the cities of Maple Grove and Minnetonka

CONSENT ITEM COMMUNITY & ECONOMIC DEVELOPMENT

Documents:

[CAF - Building inspection services between the cities of Maple Grove and Minnetonka.pdf](#)
[Attachment A - Building services agreement between the cities of Maple Grove and Minnetonka.pdf](#)

P. Heartland Dental planned unit development stage plan, preliminary and

final plat - Resolution No. 24-163

CONSENT ITEM COMMUNITY & ECONOMIC DEVELOPMENT

Documents:

[CAF - Heartland Dental planned unit development stage plan, preliminary and final plat - Resolution No. 24-163.pdf](#)
[Attachment A - Resolution No. 24-163.pdf](#)

Q. Revocation of rental license at 7680 Berkshire Way North - Resolution No. 24-167

CONSENT ITEM COMMUNITY & ECONOMIC DEVELOPMENT

Documents:

[CAF - Revocation of rental license at 7680 Berkshire Way North - Resolution No. 24-167.pdf](#)
[Attachment A - Resolution No. 24-167.pdf](#)

R. Elevate Hennepin County program

CONSENT ITEM COMMUNITY & ECONOMIC DEVELOPMENT

Documents:

[CAF - Elevate Hennepin County program.pdf](#)
[Attachment A - Elevate Hennepin Multi-Jurisdictional agreement.pdf](#)
[Attachment B - Maple Grove Elevate Hennepin snap shot Q4 2023.pdf](#)
[Attachment C - Maple Grove Elevate Hennepin snap shot Q1 and Q2 2024.pdf](#)
[Attachment D - Elevate Hennepin countywide snap shot Q1 and Q2 2024.pdf](#)

S. Life Time Fitness Maple Grove planned unit development concept stage plan, preliminary and final plat - Resolution No. 24-164

CONSENT ITEM COMMUNITY & ECONOMIC DEVELOPMENT

Documents:

[CAF - Life Time Fitness planned unit development concept stage plan, preliminary and final plat - Resolution No. 24-164.pdf](#)
[Attachment A - Resolution No. 24-164.pdf](#)

T. 2025 Pond Maintenance Project No. 24-11 Accepting bid and awarding contract Resolution No. 24-161

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - 2025 Pond Maintenance Project No. 24-11 Accepting bid and awarding](#)

[contract Resolution No. 24-161.pdf](#)
[Attachment A - Resolution No. 24-161.pdf](#)
[Attachment B - Bid recommendation.pdf](#)
[Attachment C - Location map - Grove Square 2nd.pdf](#)
[Attachment D - Location map - Hidden Meadows 3rd.pdf](#)
[Attachment E - Location map - Hills of Elm Creek West.pdf](#)
[Attachment F - Location map - Rice Lake Woods Plaza.pdf](#)

U. 2025 Street Reconstruction Program Resolution Nos. 24-170, 24-171, 24-172

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - 2025 Street Reconstruction Programs Resolution Nos. 24-170 24-171 24-172.pdf](#)
[Attachment A - Resolution No. 24-170.pdf](#)
[Attachment B - Resolution No. 24-171.pdf](#)
[Attachment C - Resolution No. 24-172.pdf](#)
[Attachment D - Feasibility Report.pdf](#)
[Attachment E - 2023-2027 Street reconstruction schedule.pdf](#)

V. Copper Marsh and Hidden Meadows Area Street Rehabilitation Project No. 23-02 Final acceptance

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Copper Marsh and Hidden Meadows Area Street Rehabilitation Project No. 23-02 Final acceptance.pdf](#)
[Attachment A - Final payment request.pdf](#)

W. Emergency generator maintenance agreement

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Emergency generator maintenance agreement.pdf](#)
[Attachment A - Cummins proposal for five-year planned equipment maintenance.pdf](#)

X. Maple Grove Pkwy and CSAH 81 Project No. 24-13 Establish project, authorize ad for bids, approve agreement Resolution No. 24-169

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Maple Grove Pkwy and CSAH 81 Project No. 24-13 Establish project authorize ad for bids approve agreement Resolution No. 24-169.pdf](#)

[Attachment A - Resolution No. 24-169.pdf](#)
[Attachment B - Cooperative agreement PW 36-24-24.pdf](#)
[Attachment C - Project location map.pdf](#)

Y. Maple Grove Transit 2025 operating budget and capital improvement program

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Maple Grove Transit 2025 operating budget and capital improvement program.pdf](#)
[Attachment A - Proposed 2025 Maple Grove Transit operating budget.pdf](#)
[Attachment B - Proposed 2025 Maple Grove Transit CIP budget.pdf](#)

Z. Ordinance amendments Ordinance No. 24-23 Ordinance No. 24-24

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Ordinance amendments Ordinance No. 24-23 Ordinance No. 24-24.pdf](#)
[Attachment A - Proposed Ordinance No. 24-23.pdf](#)
[Attachment B - Proposed Ordinance No. 24-24.pdf](#)
[Attachment C - Proposed Summary ordinance No. 24-23.pdf](#)
[Attachment D - Proposed Summary Ordinance No. 24-24.pdf](#)

AA. Osseo School District New Elementary School Project No. 24-22 Project establishment Resolution No. 24-158

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Osseo School District New Elementary School Project No. 24-22 Project establishment Resolution No. 24-158.pdf](#)
[Attachment A - Resolution No. 24-158.pdf](#)
[Attachment B - Project location map.pdf](#)
[Attachment C - Feasibility report.pdf](#)

BB. PFAS class action settlement with Tyco and BASF Resolution No. 24-159

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - PFAS class action settlement with Tyco and BASF Resolution No. 24-159.pdf](#)
[Attachment A - Resolution No. 24-159.pdf](#)

CC. Rush Creek Stream Restoration Project No. 23-06 Cooperative agreement with Elm Creek Watershed Management Commission

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Rush Creek Stream Restoration Project No. 23-06 Cooperative agreement with Elm Creek Watershed Management Commission.pdf](#)
[Attachment A - Project location map.pdf](#)
[Attachment B - Cooperative agreement.pdf](#)

DD. Verizon Wireless site agreement Fire Station No. 5 Resolution No. 24-160

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Verizon Wireless site agreement Fire Station No. 5 Resolution No. 24-160.pdf](#)
[Attachment A - Resolution No. 24-160.pdf](#)
[Attachment B - Location map.pdf](#)
[Attachment C - Construction drawing site plan.pdf](#)

EE. Sureties - 12-16-24

CONSENT ITEM ENGINEERING - PUBLIC WORKS

Documents:

[CAF - Sureties - 12-16-24.pdf](#)

FF. 2025 Local Board of Appeal and Equalization meeting date

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - 2025 Local Board of Appeal and Equalization meeting date.pdf](#)

GG. Acting city administrator December 24-30 2024

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - Acting city administrator December 24-30 2024.pdf](#)

HH. City office hours for Christmas holiday

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - City office hours for Christmas holiday.pdf](#)

II. Adopt fourth supplemental indenture of trust for Eagle Ridge Apartments Project - Resolution No. 24-168

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - Adopt fourth supplemental indenture of trust for Eagle Lake Apartments Project - Resolution No. 24-168.pdf](#)
[Attachment A - Resolution No. 24-168.pdf](#)
[Attachment B - Fourth supplemental indenture of trust, Eagle Ridge Apartments Project.pdf](#)

JJ. Approve transfers from the Road Reconstruction Fund to the Road Reconstruction Debt Service Funds

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - Approve tranfers from the Road Reconstruction Fund to the Road Reconstruction Debt Service Funds.pdf](#)

KK. Approve Ordinance No. 24-25 adopting the 2025 Fee Schedule and authorizing publication of the ordinance summary

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - Approve Ordinance No. 24-25 adopting the 2025 Fee Schedule and authorizing publication of the ordinance summary.pdf](#)
[Attachment A - Proposed 2025 Fee Schedule \(redlined version\).pdf](#)
[Attachment B - Ordinance No. 24-25 and Appendix A - Adopting 2025 Fee Schedule.pdf](#)
[Attachment C - Summary Ordinance No. 24-25.pdf](#)

LL. Approve claims

CONSENT ITEM ADMINISTRATION

Documents:

[CAF - Approve claims.pdf](#)
[Attachment A - 11-27-2024 Check register.pdf](#)
[Attachment B - 12-04-2024 Check register.pdf](#)
[Attachment C - 12-05-2024 EFT payment register.pdf](#)
[Attachment D - 10-09-2024 Purchasing card payment register.pdf](#)

4. REMOVED CONSENT ITEMS

At this time, consent items removed for further discussion will be considered.

5. SPECIAL BUSINESS

OPEN FORUM - Individuals may address the City Council about any item not contained on the agenda. A maximum of five (5) minutes is allowed for each speaker, however this time may be reduced if many speakers are present. The Mayor may limit time and the number of speakers at his discretion. For those wishing to address the Council, please complete a blue card at the back of the Council Chambers and give the card to staff or the Mayor before the meeting begins.

A. Open forum

B. Recognition of service for Councilmember Judy Hanson

Documents:

[CAF - Recognition of service for Councilmember Judy Hanson.pdf](#)

C. Liquor violations - Angels Liquor, Portillos Hot Dogs, Cambria Hotel, Courtyard by Marriott, and Residence Inn-Springhill Suites

Documents:

[CAF - Liquor violations - Angels Liquor, Portillos Hot Dogs, Cambria Hotel, Courtyard by Marriott, and Residence Inn-Springhill Suites.pdf](#)

6. PUBLIC HEARINGS

A. Public hearing for Tax Abatement for LTF Real Estate Company Inc

Documents:

[CAF - Public hearing for Tax Abatement for LTF Real Estate Company Inc.pdf](#)
[Attachment A - Notice of Public Hearing.pdf](#)
[Attachment B - Memo from Ehlers.pdf](#)
[Attachment C - Resolution 24-173 Approving Abatement and Authorizing Execution of Tax Abatement Agreement.pdf](#)
[Attachment D - Tax Abatement Agreement.pdf](#)

B. Public hearing - MGCC easement vacation Vacation No. 24-06 Resolution No. 24-162

Documents:

[CAF - Public hearing - MGCC easement vacation Vacation No. 24-06 Resolution No. 24-162.pdf](#)
[Attachment A - Resolution No. 24-162.pdf](#)
[Attachment B - Vacation description and graphic.pdf](#)
[Attachment C - Location map.pdf](#)
[Attachment D - Private utility comments.pdf](#)

7. COMMUNITY AND ECONOMIC DEVELOPMENT ITEMS

A. Maple Grove Senior High School conditional use permit - Resolution No.

Documents:

[CAF - Maple Grove Senior High School conditional use permit - Resolution No. 24-165.pdf](#)
[Attachment A - Narrative.pdf](#)
[Attachment B - Location and notification maps.pdf](#)
[Attachment C - Maps.pdf](#)
[Attachment D - Tree inventory.pdf](#)
[Attachment E - Resident letter.pdf](#)
[Attachment F - Correspondence from Superintendent Hiel.pdf](#)
[Attachment G - Memorandums.pdf](#)
[Attachment H - Resolution No. 24-165.pdf](#)

B. Arbor Lakes Business Park Building 9 planned unit development stage plan and final plat

Documents:

[CAF - Arbor Lakes Business Park Building 9 planned unit development stage plan and final plat.pdf](#)
[Attachment A - Narrative.pdf](#)
[Attachment B - Location map.pdf](#)
[Attachment C - Concept plans.pdf](#)
[Attachment D - Maps and architecture.pdf](#)
[Attachment E - Memorandums.pdf](#)

C. Report of upcoming community and economic development items

Documents:

[January 13, 2025 Planning Commission agenda.pdf](#)
[December 9, 2024 Planning Commission draft minutes.pdf](#)

8. ENGINEERING - PUBLIC WORKS ITEMS

A. Report on upcoming engineering - public works items

9. ADMINISTRATION ITEMS

A. Adopt 2025 general fund budget and tax levy - Resolution No. 24-166

Documents:

[CAF - Adopt 2025 general fund budget and tax levy - Resolution No. 24-166.pdf](#)
[Attachment A - Resolution No. 24-166.pdf](#)
[Attachment B - 2025 Final Budget and Levy Approval PowerPoint.pdf](#)

B. Adjourn to Economic Development Authority (EDA) meeting

C. Reconvene to regular City Council meeting

D. Approval of Exchange Agreement, Lease and Deed Restriction Agreement with Lifetime Fitness Real Estate Company, Inc.

Documents:

CAF - Approval of Exchange Agreement, Lease and Deed Restriction Agreement with Lifetime Fitness Real Estate Company, Inc..pdf
Attachment A - Exchange Agreement.pdf
Attachment B - Lease.pdf
Attachment C - Deed Restriction Agreement.pdf
Attachment D - Memo from Ehlers.pdf

E. Approval of Purchase Agreement with Ryan Companies US, INC

Documents:

CAF - Approval of Purchase Agreement with Ryan Companies US, INC.pdf
Attachment A - Purchase Agreement - 17.5 Acres.pdf

F. Approval of Tax Abatement Agreement with Lifetime Fitness Real Estate Company Inc

Documents:

CAF - Approval of Tax Abatement Agreement with Lifetime Fitness Real Estate Company Inc.pdf
Attachment A - Resolution 24-173 Approving Abatement and Authorizing Execution of Tax Abatement Agreement.pdf
Attachment B - Tax Abatement Agreement.pdf
Attachment C - Memo from Ehlers.pdf

G. Community Center renovation and expansion project - phase one amendments

Documents:

CAF Community Center renovation and expansion project - phase one amendments.pdf
Attachment A - First amendment - OMGHA operations and capital investment agreement.pdf
Attachment B - Letter from OMGHA.pdf
Attachment C - Location and layout images.pdf
Attachment D - OMGHA operations and capital investment agreement.pdf
Attachment E - Recommended pavilion concept.pdf
Attachment F - Community Center renovation and expansion - financial breakdown.pdf
Attachment G - Amendment 2 - guaranteed energy savings agreement.pdf

H. Adopt 2025 legislative agenda and authorization to enter into legislative services agreement for the 2025 and 2026 legislative session

Documents:

CAF - Adopt 2025 legislative agenda and authorization to enter into legislative services agreement for the 2025 and 2026 legislative session.pdf
Attachment A - 2025 legislative agenda.pdf
Attachment B - 2025-2026 two-year agreement with Lockridge Grindal Nauen.pdf

I. Report on upcoming administration items

10. ITEMS ADDED TO THE AGENDA

ADJOURNMENT

President/Treasurer:
Mark Steffenson
Vice President/Assistant Treasurer:
Judy Hanson
Secretary:
Heidi Nelson
Commissioners:
Kristy Barnett
Kristy Janigo
Rachelle Johnson



**Economic Development Authority
regular meeting agenda
December 16, 2024**

Address:
12800 Arbor Lakes Pkwy
Maple Grove, MN 55369

Phone:
763-494-6000

Website:
maplegrovmn.gov

CALL TO ORDER

1. REGULAR ITEMS

A. Minutes - Economic Development Authority meeting

Documents:

[November 18, 2024 Economic Development Authority meeting minutes.pdf](#)

B. Adopt 2025 EDA-HRA budget and tax levy - Resolution No. 46

Documents:

[EDA - Adopt 2025 EDA-HRA budget and tax levy - Resolution No. 46.pdf](#)
[Attachment A - Resolution No. 46.pdf](#)
[Attachment B - 2025 HRA-EDA budget.pdf](#)
[Attachment C - Great Lakes Management letter.pdf](#)

C. Adopt 2025 Woodland Mounds senior housing budget

Documents:

[EDA -Adopt 2025 Woodland Mounds senior housing budget.pdf](#)
[Attachment A - 2025 Woodland Mounds budget.pdf](#)
[Attachment B - Rent comparables report.pdf](#)

ADJOURNMENT

Motion by _____ seconded by _____ to adjourn.

Meeting adjourned at _____.