

AGENDA

Maple Lake City Council
Work Session
March 3, 2026, at 6:00 p.m.
Council Chambers, Maple Lake City Hall



RULES OF CIVILITY FOR OUR COMMUNITY

The City of Maple Lake expects everyone appearing at Council Meetings to follow some basic rules of civility – elected officials, staff, citizens, and visitors. It is hoped that by following these simple rules, everyone’s opinions can be heard and understood in a reasonable manner. It is understood that everyone will follow these principles:

**Show Respect For Each Other * Actively Listen To One Another * Keep Emotions In Check
* Use Respectful Language**

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Agenda

5. Business –

- a. Discussion on Kinetic/Windstream Right of Way Project
- b. 2026 Street Improvement Project – Bond Finance Discussion
- c. Discussion on Maple Lake Massage Ordinance and Applications
- d. Discuss Council Vacancy
- e. Discuss Council Meeting Format

6. Announcements / Dates to Remember

March 2026 dates to remember:

- March 4, 2026 Maple Lake Airport Commission Meeting, 5:00 p.m.
- March 9, 2026 Maple Lake Park Board Meeting, 5:00 p.m.
- March 10, 2026 Maple Lake Planning Commission Meeting 6:00 p.m.
- March 14, 2026 Maple Lake St Patrick’s Day Parade
- March 17, 2026 Maple Lake City Council Meeting, 6:00 p.m.

7. Adjournment



Maple Lake City Council

Agenda Memo

March 3, 2026

From: Cathy Reynolds, Interim City Administrator

To: City Council

Subject: Discussion on Windstream Right of Way Project

Policy/Action Requested:

Staff Recommendation:

Overview:

Windstream has submitted a series of right of way permit applications with the city for review. The City Engineer, Public Works Director, and Interim City Administrator met with them a few weeks ago to discuss the permits. The permits are requesting approval to install fiber lines in the city's right-of-way which would bring fiber internet services to the entire city. The fiber would be installed with a combination of boring and trenching. Given the expansive nature of the project, we asked Windstream to come to the council's work session to provide the city council with an overview of the project and the construction methods that are being proposed.

Following the council's discussion and comments, the city engineer will complete the reviews and project coordination with Windstream.

Budget Impact:

Attachments:

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REQUEST FOR COUNCIL ACTION

Submittal deadline is Tuesday prior to the council meeting

MEETING DATE _____

NAME: Windstream Lakedale, Inc. (Kinetic Fiber)

ADDRESS: 4005 N. Rodney Parham, Little Rock, AR 72212

Please write a brief paragraph listing the item you wish to present to the council:

Kinetic Fiber proposes installing a fiber optic (FO) network in the City of Maple Lake, MN. Kinetic will install FO cables at approximately 18"-24" below grade parallel to city streets in public Right-Of-Way (ROW) or Utility Easement (UE). Kinetic will be allowed to install FO cable using "Resi-Plow", "Resi-Bore", and directional boring techniques. Kinetic will install fiber optic cable at approximately 36" below grade using only standard directional boring equipment when crossing public streets. The FO network will only be allowed in the ROW or UE until the private property owner requests service. Kinetic Fiber will be responsible for any damage caused by its activity or the activity of their contractor; this includes, but is not limited to, public utility strikes, street damage, road hazard, and landscaping on private property. Kinetic will not be held responsible for private improvements on public ROW or UE. Kinetic will restore ROW and UE to as good or better condition as exists prior to installation.

Council Action: Motion By: _____ Second By: _____ To: _____

Kinetic Fiber Installation Maple Lake, MN

City Council Meeting Date: 3/3/2026

Presented by: Matt Graham
Utility Project Coordinator

kinetic



Kinetic Fiber-To-The-Home Internet

- Fiber-To-The-Home Internet means Ultra-Fast Speeds
 - Up to 2-gbps – up to 25X Cable Speeds
- 99% Network Reliability – You Stay Connected When **YOU** Need To Be
- 24/7 Live Chat and Support For Times There IS a Problem
- Local Service People Ready Help When REAL Problems Happen
- Plans starting at \$25/mo (100mbps) –
 - Tailored to Your Family's Unique Needs

Why Does Kinetic Want To Come To Maple Lake?

- Kinetic is Already in Maple Lake
- Kinetic Fiber Is The Fiber Side of Windstream
- Windstream Currently Serves Your Community
- We Want to STAY in Your Community

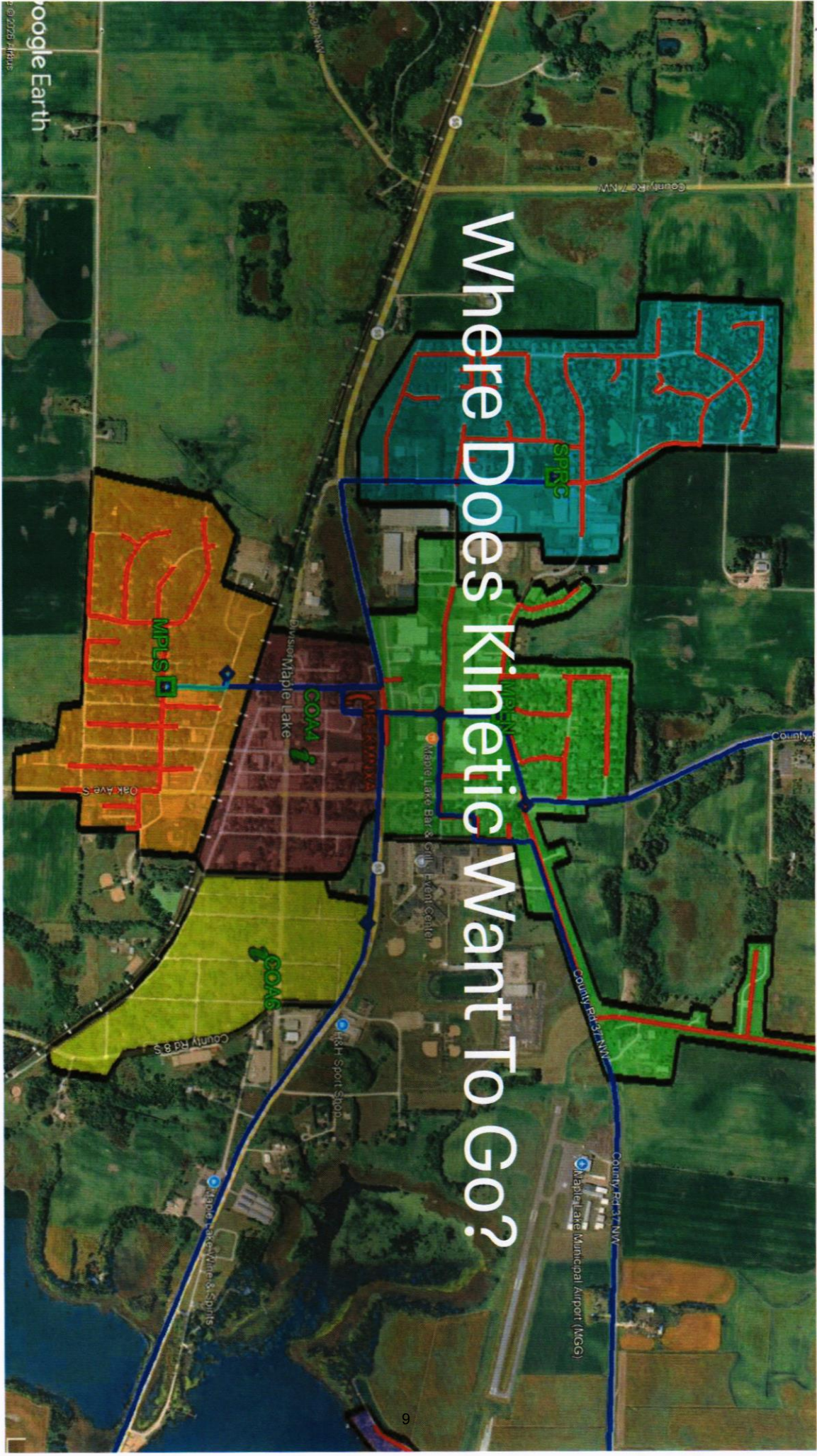
Why Does Kinetic Want To Come To Maple Lake? (cont.)

- No Residential Fiber Provider
 - 1 Cable Provider
 - 3 Satellite Providers
 - 1 Standard Dial-up Provider
 - 1 Business-Only Satellite Provider
- We Believe We can Serve Maple Lake Better!!!
- More Competition Means Better Service, Faster Speeds, and Lower Prices!!!

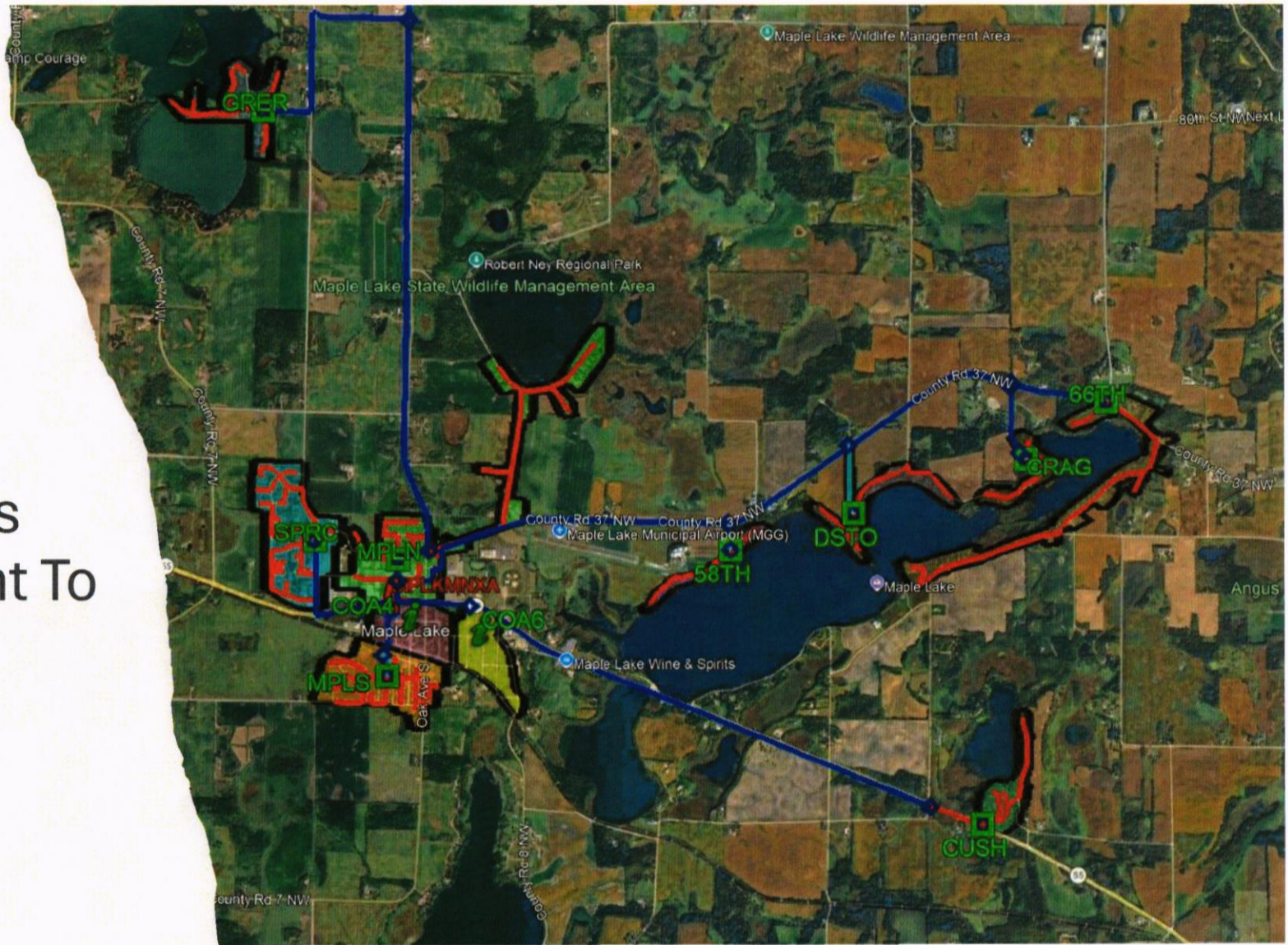
What Can Kinetic Offer Maple Lake?

- **Faster Speeds Means More Development**
 - Fiber Internet Is A “Checkbox”
 - Businesses Look at Digital Infrastructure Before Relocation
 - People Look at Digital Infrastructure Before Moving
 - Remote-Work Employees Require Faster Speeds
- **Additional Providers Incentivize Additional Capital and Technological Investment**
- **Fiber Infrastructure Brings More Options**
 - You Can Find a Plan That is Right for Your Family
- **Additional Providers Drive Down Price**

Where Does Kinetic Want To Go?



Where Does
Kinetic Want To
Go?



How Do We Want To Install

Resi-Plow

- [Kinetic by Windstream Delivers Fast Fiber Internet with High Quality Residential Plow Installation](#)

Resi-Bore

- [Line-Tec, Inc.: Welcome to Missile Boring](#)

0:53

0:38

WHY RESI-PLOW???

- FAST, EFFICIENT Installation
- Less Disruptive To Your Lives
- Faster Access To Service
- Less Damage To Your Property
- Less Likely To Damage Other Utilities
 - Water, Sewer, Electric, and Gas Deeper than 24”

WHY RESI-PLOW???

(cont.)

- **Less Impact**
 - Less Soil Disturbance
 - Eliminates Need for Drilling Fluids
- **Smaller Equipment = Less Traffic Conflict**
- **GPS Enabled Plow Ensures Accurate GIS Mapping**

WHY RESI-BORE???

- Shallower Installation Depth
 - Allows Installation Below Paving But Above Existing Utilities
- Shallower Angle For Installation
 - Standard Directional Boring Rig Requires ~10:1 Slope. To Reach a 3' Depth, Bore starts ~30' In Front of Bore Start Point and Ends ~30' Behind Bore End Point.
- Less Damage To Existing Lawn
 - Sod Cut, Soil Removed, Placed On Tarp
 - Removal and Backfill of a Narrow 4' Long X 12" Wide X 24" Deep Trench LESS Damage Than Tracking a Traditional Boring Rig Through Lawn and Still Digging to Connect Conduits.

Protecting the City

- Obtain Permits From City, Township, County, and MNDOT
- Perform 811 Locate
 - Locates Existing Utilities PER LAW
 - Water
 - Sewer
 - Electric
 - Gas
 - Hand-Dig in Conflict Zones OR Adjust Location (City Notification)
- Communication With City Regarding Progress and Concerns
- Required Performance Bond and Certificate of Insurance Naming City as Additional Insured

Protecting the City (cont.)

- Traffic and Pedestrian Control In Construction Areas
- No Overnight Equipment Storage
 - Small Equipment is Easily Transported on Trailers
 - Materials are on Trailer-Mounted Reels and Removed Daily
 - Traffic Control Only When Crews are Actively Working

Kinetic's Request to Maple Lake

Kinetic Fiber proposes to install a fiber optic (FO) network in the City of Maple Lake, MN. Kinetic will install FO cables at approximately 18"-24" below grade parallel to city streets in public Right-Of-Way (ROW) or Utility Easement (UE). Kinetic will be allowed to install FO cable using "Resi-Plow", "Resi-Bore", and directional boring techniques. Kinetic will install fiber optic cable at approximately 36" below grade using only standard directional boring equipment when crossing public streets. The FO network will only be allowed in the ROW or UE until the private property owner requests service. Kinetic Fiber will be responsible for any damage caused by its activity or the activity of their contractor; this includes, but is not limited to, public utility strikes, street damage, road hazard, and landscaping on private property. Kinetic will not be held responsible for private improvements on public ROW or UE. Kinetic will restore ROW and UE to as good or better condition as exists prior to installation.

THANK YOU!!!

QUESTIONS?

kinetic





Maple Lake City Council

Agenda Memo

March 3, 2026

From: Cathy Reynolds, Interim City Administrator

To: City Council

Subject: 2026 Street Improvement Project – Bond Finance Discussion

Policy/Action Requested:

Staff Recommendation:

Overview:

George with Northland Public Finance will be at the meeting to present information on the bonding for the 2026 Street Improvement project. We will look at an overview of the city's existing debt and talk about options for how we structure the 2026 bond.

Budget Impact:

Attachments:

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City of Maple Lake, Minnesota
General Obligation Bonds, Series 2026A
(interest rates based upon "AA-" rates as of 2/6/26)

DEBT SERVICE	15-YEAR	20-YEAR
Deposit to Construction Fund	\$ 5,100,000	\$ 5,100,000
Add Costs of Issuance and Rounding	\$ 120,685	\$ 133,112
Add Capitalized Interest	\$ 84,315	\$ 91,888
Bond Amount	\$ 5,305,000	\$ 5,325,000
Bond term (Years)	15	20
Avg. Interest Rate	3.37%	3.68%
Total Net Debt Service	\$ 6,954,377	\$ 7,730,692
Avg. Annual Debt Service	\$ 456,227	\$ 380,491
105% Statutory Annual Debt Service	\$ 479,038	\$ 399,516

UTILITY REVENUES		
Annual Stormwater Revenues	\$ 56,407	\$ 46,848
Annual Water Revenues	\$ 51,465	\$ 42,822
Annual Sanitary Sewer Revenues	\$ 7,208	\$ 5,255

SPECIAL ASSESSMENT REVENUES		
Annual Special Assessment Revenues	\$ 147,120	\$ 124,460

TAX LEVY REVENUE		
Annual Tax Levy Required	\$ 216,839	\$ 180,131
Tax Impact Information		
Net Tax Capacity Value (Pay 2025)	\$ 3,131,796	\$ 3,131,796
Estimated Net Tax Rate Increase	6.9238%	5.7517%
Market Value of Residential Property		
200,000	\$ 118.71	\$ 98.61
250,000	\$ 156.44	\$ 129.96
300,000	\$ 194.18	\$ 161.31
350,000	\$ 231.91	\$ 192.65
400,000	\$ 269.65	\$ 224.00
Mkt Value of Commercial-Industrial Property		
100,000	\$ 103.86	\$ 86.28
250,000	\$ 294.26	\$ 244.45
500,000	\$ 640.45	\$ 532.03
750,000	\$ 986.64	\$ 819.62

DISCLAIMER: *This material is intended solely for the general information of the recipient. It is based on mathematical calculations showing hypothetical debt service for an assumed issue at estimated current market rates with substantially level annual debt service payments. These projections do not represent a recommendation of action or the advice of Northland Securities related to the structure, terms, timing and other similar matters related to any issuance of bonds. In providing this information, Northland Securities is not acting as a municipal advisor to the Issuer and does not owe a fiduciary duty to the Issuer pursuant to applicable federal securities regulations. The Issuer should review and understand the information contained in this communication before acting on this information. Please contact me if you would like information on how to engage Northland Securities to provide advice on any of these matters.*

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CITY OF MAPLE LAKE, MINNESOTA
GENERAL OBLIGATION BONDS, SERIES 2026A
PROPOSED SCHEDULE OF EVENTS

The following checklist of items denotes each milestone activity as well as the members of the finance team who will have the responsibility to complete it. *Please note this proposed timetable assumes regularly scheduled City Council meetings.*

March 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

April 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

May 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

June 2026						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

 Holiday
 Important Date

Date	Action	Responsible Party
February 17	Public Hearing on 2026 Street Improvement Project	City Council, Engineer
March 3	City Council Work Session to review the preliminary Finance Plan and repayment structures	City Council, Engineer, Northland
March 20	Preliminary Official Statement Sent to City for Sign Off and to Rating Agency	Northland, City
Week of April 6	Rating Call	Northland, City, Rating Agency
April 21	City Council considers the award of construction bids. Special assessment hearing. City Council considers a resolution certifying the assessments.	City Council, Engineer
April 27	Rating Received	Northland, City, Rating Agency
April 28	Awarding Resolution Sent to City	Bond Counsel, Northland
May 5	Bond Pricing Awarding Resolution Adopted	City Council Action , Northland, Bond Counsel
June 3	Closing on the Bonds (Proceeds Available)	Northland, City Staff, Bond Counsel



Maple Lake City Council

Agenda Memo

March 3, 2026

From: Cathy Reynolds, Interim City Administrator

To: City Council

Subject: Discussion on Massage Ordinance

Policy/Action Requested:

Staff Recommendation:

Overview:

In 2025 the city council approved a massage ordinance. While staff has been working with businesses to complete the required applications several questions and requests have been brought forward that we would like to discuss.

The first item is to consider adding an exception in Paragraph 17.04(a) for acupuncture professionals licensed by the State of Minnesota Board of Medical Practice. The medical licensure for acupuncture is similar to that of other medical professionals excepted in this paragraph.

The second item for consideration is an exception to the requirement to hold both a Therapeutic Enterprise Massage License and a Massage Therapist license for a home based business that does not employ additional personnel.

The final topic is to discuss inspections and fees mentioned in paragraph 17.10(L).

If the council desires any changes based on these discussion an amended ordinance would be prepared and brought to a future council meeting for action.

Budget Impact:

Attachments:

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Maple Lake City Council

Agenda Memo

March 3, 2026

From: Cathy Reynolds, Interim City Administrator

To: City Council

Subject: Discussion Council Vacancy

Policy/Action Requested:

Staff Recommendation:

Overview:

At the February 17 council meeting council heard from two candidates for the vacant seat on the city council.

Natt Bougie submitted an application prior to the February 10, 2026 deadline for applications.

Shelly McAlpine handed an application to the interim city administrator at the start of the February 17, 2026 city council meeting.

With the addition of a late second candidate for the position council decided to follow the original plan and discuss candidates for potential appointment to the vacant seat at the March 3, 2026 work session. Since that meeting Natt Bougie has emailed a desire to withdraw her application for the city council.

Council may consider appointing from the applications received, solicit additional applicants, or appoint from outside the applicant pool. Per Minnesota statute, If there is a tie vote of council on the vote to appoint the mayor may appoint someone to fill the vacancy.

Budget Impact:

Attachments:

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Maple Lake City Council

Agenda Memo

March 3, 2026

From: Cathy Reynolds, Interim City Administrator

To: City Council

Subject: Discussion Council Meeting Format

Policy/Action Requested:

Staff Recommendation:

Overview:

At the February 17, 2026 meeting council briefly discussed the meeting format of having a work session for the first meeting of the month and a regular meeting for the second meeting of the month. Staff indicated that they would bring this topic to a work session for council to discuss possible changes to the meeting format.

Budget Impact:

Attachments:

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