

**AGENDA**  
**MAPLEWOOD CITY COUNCIL**  
**MANAGER WORKSHOP**

5:30 P.M. Monday, March 9, 2026  
City Hall, Council Chambers

*Pursuant to Minn. Stat. 13D.02, one or more councilmembers may be participating remotely*

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. APPROVAL OF AGENDA**
- D. UNFINISHED BUSINESS**
  - 1. Presentation on Maplewood Community Center Pre-Design
- E. NEW BUSINESS**
  - 1. Board and Commission Interviews
  - 2. Safe and Stable Communities Discussion
  - 3. Street Assessment Rate Discussion
- F. ADJOURNMENT**

**RULES OF CIVILITY FOR THE CITY COUNCIL, BOARDS, COMMISSIONS AND OUR COMMUNITY**

Following are rules of civility the City of Maplewood expects of everyone appearing at Council Meetings - elected officials, staff and citizens. It is hoped that by following these simple rules, everyone's opinions can be heard and understood in a reasonable manner. We appreciate the fact that when appearing at Council meetings, it is understood that everyone will follow these principles:

Speak only for yourself, not for other council members or citizens - unless specifically tasked by your colleagues to speak for the group or for citizens in the form of a petition.

Show respect during comments and/or discussions, listen actively and do not interrupt or talk amongst each other.

Be respectful of the process, keeping order and decorum. Do not be critical of council members, staff or others in public.

Be respectful of each other's time keeping remarks brief, to the point and non-repetitive.

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## CITY COUNCIL WORKSHOP STAFF REPORT

Meeting Date March 9, 2026

**REPORT TO:** Michael Sable, City Manager

**REPORT FROM:** Mike Darrow, Assistant City Manager / Human Resource Director

**PRESENTER:** Mike Darrow, Assistant City Manager / Human Resource Director  
Danette Parr, Community Development Director

**AGENDA ITEM:** Presentation on Maplewood Community Center Pre-Design

**Action Requested:**  Motion       Discussion       Public Hearing

**Form of Action:**       Resolution       Ordinance       Contract/Agreement       Proclamation

### **Summary:**

LSE Architects will provide an overview of their first three listening sessions regarding pre-design elements for the Maplewood Community Center (MCC). LSE Architects will also showcase various concepts for review during this meeting.

### **Recommended Action:**

No action is required.

### **Fiscal Impact:**

Is There a Fiscal Impact?     No     Yes, the true or estimated cost is \$95,000

    Financing source(s):     Adopted Budget     Budget Modification     New Revenue Source  
    Use of Reserves     Other: n/a

### **Strategic Plan Relevance:**

Safety                      ◇ Focus Area:

Sustainability            ◇ Focus Area: Cultivate a connected, engaged community

Development             ◇ Focus Area: Invest in people and placemaking

This pre-design process will focus on understanding both current and future needs within the community. An important part of the effort will be engaging residents and developing sustainable design concepts that are intended to serve the community today and in the future.

### **Background:**

Over the next 60 days, LSE will continue to meet with stakeholders, business owners, community members, and local officials to assess current and future needs for community recreation and gathering spaces. In April 2026, LSE will return to the City Council with final pre-design concept plans and preliminary cost estimates for the MCC.

### **Attachments:**

Handouts will be provided at the meeting.

**CITY COUNCIL WORKSHOP STAFF REPORT**  
Meeting Date March 9, 2026

**REPORT TO:** Michael Sable, City Manager  
**REPORT FROM:** Lois Knutson, Senior Administrative Manager  
**PRESENTER:** Michael Sable, City Manager  
**AGENDA ITEM:** Board and Commission Interviews

**Action Requested:**  Motion       Discussion       Public Hearing  
**Form of Action:**       Resolution       Ordinance       Contract/Agreement       Proclamation

**Summary:**

The City Council will interview four candidates to fill current vacancies on various City boards and commissions.

**Recommended Action:**

Staff recommends the City Council interview the candidates as indicated in the schedule below. Interview questions will be provided to Councilmembers at the meeting. During the interview process, Councilmembers are asked to score each applicant.

Following the interviews, Councilmembers will determine whether they wish to recommend appointment of any of the candidates. The results will be tallied, and formal appointment recommendations will be brought forward for City Council consideration at the March 23, 2026 City Council meeting.

<b>Time</b>	<b>Candidate</b>	<b>Commission</b>
5:30 pm	Deborah Schneiderman	Environmental & Natural Resources Commission
5:35 pm	Gretchen Duerksen	Heritage Preservation Commission
5:40 pm	Joel Peiffer	Heritage Preservation Commission
5:45 pm	Frank Marchio	Parks & Recreation Commission

**Fiscal Impact:**

Is There a Fiscal Impact?     No     Yes, the true or estimated cost is \$0  
 Financing source(s):     Adopted Budget     Budget Modification     New Revenue Source  
                                   Use of Reserves     Other: n/a

**Strategic Plan Relevance:**

- Safety      ◇ Focus Area:
- ✓ Sustainability      ◇ Focus Area: Cultivate a connected, engaged community
- ✓ Development      ◇ Focus Area: Strengthen human connection and community growth

The City's boards and commissions provide residents with meaningful opportunities to engage in local government and contribute to the City's decision-making processes.

**Background:**

The City currently has vacancies on several boards and commissions:

- **Environmental & Natural Resources Commission:** One vacancy; one applicant
- **Heritage Preservation Commission:** Two vacancies; two applicants
- **Parks & Recreation Commission:** Two vacancies; one applicant

The Council interviews will assist in determining recommendations for appointments to fill these vacancies.

**Attachments:**

1. Applications



## BOARDS AND COMMISSIONS APPLICATION FORM

**First Name \***

Deborah

**Last Name \***

Schneiderman

**Home Address \***

Street Address

1869 Lakewood Dr N

Address Line 2

City

Maplewood

Postal / Zip Code

55109

State / Province / Region

MN

Country

USA

*Minnesota State Statute §13.601 states that once an individual is appointed to a public body, the following additional items of data are public:*

*(1) residential address; and*

*(2) either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee.*

**Please check which Board and/or Commission you are interested in serving? \***

Community Design Review Board

Environmental & Natural Resources Commission

Heritage Preservation Commission

Housing & Economic Development Commission

Parks & Recreation Commission

Planning Commission

**Housing and Economic Development Commission Member type**

Business Representative  Resident

**How long have you lived in the City of Maplewood? \***

5.0

**Will other commitments make regular attendance at meetings difficult? \***

Yes  No

**Please list specific reasons why you would like to serve on this Board or Commission.\***

I am interested in serving on the commission primarily because as an avid hiker and cross country skier I spend a lot of time (year round) enjoying the parks and nature centers around Ramsey county and would like to give back to my community of Maplewood.

**Do you have any specific areas of interest within the Board's or Commission's scope of responsibilities?\***

I have undergraduate degrees in biology and chemistry and have a PhD degree in polymer chemistry with a focus on sustainable polymer materials. During my undergraduate education at UMN-Morris in Biology I took courses in ecology and environmental economics. More recently, I been learning more about about habitat restoration while trying to convert parts of my Maplewood, MN home lawn into native habitat.

**List any community organizations or activities in which you have recently or are now an active participant.\***

While pursuing my education, I served as an officer in Biology Club (treasurer) and Chemistry Club (president) and organized many volunteer activities including buckthorn removal, prairie plant counts, and adopt a highway ditch cleanups. In graduate school, I volunteered with youth science outreach programs and was a cofounder of a organization called "science for all" through UMN that is still thriving. Since starting my professional career as an R&D chemist I have volunteered by doing prairie seed collection at Lake Elmo park reserve and trash clean up through Friends of the Mississippi River. I am not currently an active participant in community organizations but am looking to get involved!

**Please share any additional comments on why you should be selected by the City Council.**

I believe my educational background and my passion for the natural world makes me a good candidate. Thankyou for considering my application.

**You may attach a resume or other summary of your background and experience for appointment to this.**

CV\_Schneiderman2025.pdf 193.88KB  
pdf, doc, docx, txt, odt, rtf

**Which best describes you (select all that apply)**

- African American
- Asian other
- Caucasian/White
- Hispanic/Latino
- Hmong
- Native American
- Other

\*Optional for statistical purposes only.

**Signature**



**Submitted On\***

1/8/2026  
12:19:43 PM

**Deborah K. Schneiderman**

1869 Lakewood Dr. N, Maplewood, MN 55109

**EDUCATION**

PhD Chemistry, University of Minnesota (2016)

B.A. in Chemistry University of Minnesota, Morris (2011)

B.A. in Biology University of Minnesota, Morris (2011)

**RESEARCH AND PROFESSIONAL EXPERIENCE****Research Specialist**, Materials, Life Sciences and Analytical Group, Solvatum (2023-Present)

- Designed, synthesized, and tested new photopolymer resins for additive manufacturing
- IP portfolio planning
- Translated work from lab scale to production scale

**Senior Research Scientist**, Corporate Research Material Lab, 3M (August 2019-Aug 2023)

- Designed, synthesized, and tested new photopolymer resins for additive manufacturing
- Synthesized new polymers for adhesives
- Helped translate work from lab scale to production scale

**Postdoctoral Research Associate**, Department of Chemistry and Institute for Molecular Engineering, University of Chicago*Research Advisor*: Dr. Stuart J. Rowan (November 2016-June 2019)*Research Responsibilities*:

- Designed, synthesized, and tested new liquid crystal elastomer networks
- Synthesized and studied single component cellulose nanocrystal polymer composites for use in filtration membranes
- Synthesized metallo-supramolecular polymers and studied the effect of metal and counter ion on mechanical and rheological performance
- Prepared block polymers with reconfigurable architectures and studied the phase behavior of these materials under dynamic conditions

**Consultant, Valerian Materials** (May 2016-July 2019)

- Provided technical advice regarding the design and synthesis of renewable and degradable polymeric materials

**Graduate Research Assistant**, Department of Chemistry, University of Minnesota*Research Advisor*: Dr. Marc A. Hillmyer (August 2011-June 2016)*Research Responsibilities*:

- Designed, synthesized, and tested renewable thermoplastic elastomers
- Created degradable, renewable, and chemically recyclable polyurethane foams
- Studied the impact of lactone structure on thermodynamics and kinetics of ring opening polymerization.

**MENTORING AND TEACHING EXPERIENCE****University of Chicago**, Institute for Molecular Engineering (November 2016-June 2019)

- Mentored 4 UChicago Undergraduates (Chemistry)
- Advised 1 Summer REU student (Chemical Engineering)
- Advised 3 high school students (Robert Lindblom Math and Science Academy and University of Chicago Laboratory Schools)
- Guest Lecturer for Graduate Polymer Synthesis Course

**University of Minnesota** (August 2011-October 2016)

- Mentored 5 UMN Undergraduates (3 Chemistry and 2 Chemical Engineering)
- Advised 3 summer students through MRSEC and CSP REU programs

**Graduate Teaching Assistant** (August 2011-May 2013)

Department of Chemistry, University of Minnesota,

*Labs Taught/Projects:*

- Advanced Organic Chemistry Lab
- Organic Chemistry Curriculum Development

**GRANTS AND FELLOWSHIPS**

Doctoral Dissertation Fellowship (2015-2016)

Minnesota Pollution Control Agency Grant Research Stipend (2012)

UROP research stipend (2010, 2011)

Morris Academic Partnership (Fall 2009, Spring 2010)

Briggs Library Association Collection Enrichment Grant (2010)

**HONORS AND AWARDS**

University of Minnesota, Best Dissertation Award, Physical Sciences and Engineering (2017)

University of Minnesota, Department of Chemistry Thesis Award (2016)

Cosmetic Chemists, Twin Cities Chapter Speaker of the Year Award (2016)

DSM Science &amp; Technology Award Americas Winner (2016)

BASF International Summer Course Participant (2016)

DOW Sustainability Innovation Student Challenge Award, Winning Team (2015)

BASF 150th Anniversary Science Competition, Winning Team (2015)

Council for Chemical Research Student Poster Awardee (2015)

ACS Excellence in Graduate Polymer Research Symposium (2015)

BASF Research Forum Participant (2014)

University of Minnesota, Morris Outstanding Student Leader Award (2011)

University of Minnesota, Morris, Scholar of the College Award (2011)

University of Minnesota, Morris Chemistry Discipline Best Seminar Award (2011)

University of Minnesota, Morris Chemistry Discipline SPDF Award (2011)

Upper Midwest Athletic Conference All Conference Indoor Track (2011)

Upper Midwest Athletic Conference All Conference Team Cross Country (2009-2011)

University of Minnesota, Morris Dean's List (2007-2011)

**MEMBERSHIPS AND ACTIVITIES**

Science For All Outreach Program Founder and Co-Chair (2014-2016)

American Chemical Society, Member (2009-current)

American Chemical Society University of Minnesota, Morris Student Chapter (2007-2011)

Co-President (2009-2011) Treasurer (2008-2009)

University of Minnesota, Morris Biology Club (2007-2011)  
 Web Design (2010-2011) Secretary (2009-2010) Publicist (2008-2009)  
 University of Minnesota, Morris Women's Varsity Track and Field (2007-2011)  
 Captain (2010-2011)  
 University of Minnesota, Morris Women's Varsity Cross Country (2007-2011)  
 Captain (2010-2011)  
 University of Minnesota, Morris Chemistry Discipline Student Representative (2010-2011)  
 Member of Chi Alpha Sigma National College Athlete Honor Society (2010-2011)  
 Youth Science Sensations Coordinator (2010-2011)  
 Super Science Saturday Outreach Program Leader (2009-2011)

### **PATENTS**

7) Moughton, A. O.; Shafer, K. S.; Satrijo, A.; Maher, M.J.; Schneiderman, D.K. (meth)acrylic-epoxy uv initiated adhesive compositions and adhesive-containing articles  
 6) Moughton, A. O.; Maher, M.J.; Carpenter, Z.C.; Nelson, J.M.; Hedegaard, A.T.; Schneiderman, D.K.; Ali, M. B. Composite adhesives comprising polymer nanoparticles WO2023228050A1  
 5) Maher, M. J., Moughton, A. O., Sahlin, J. J. Polymers derived from a poly(tetrahydrofuran)(Meth)acrylate macromere, adhesive compositions and articles WO2022043784A1  
 5) Schneiderman, D.K., Chakraborty, S., Hays, D. S., Articles, methods, and compositions comprising polymerizable dicarbonyl polymers WO2022106998A1  
 4) Maher, M. J. Schneiderman, D.K., Moughton, A. O. Adhesive Compositions and Articles WO 2022123341 A1,  
 3) Hillmyer, M. A.; De Hoe, G. X.; Brutman, J. P.; Schneiderman, D. K.; Methods for making renewable and chemically recyclable crosslinked polyester elastomers US2021810041A1  
 2) Hillmyer, M. A.; Panthani, T. R.; Vanderlaan, M. E.; Schneiderman, D. K.; Mannion, A. M. R.; Batiste, D. C.; Macosko, C. W.; Wang, J. Z.; Bates, F. S.; Recovery of monomer from polyurethane materials by depolymerization US9815808B2  
 1) Hillmyer, M.A.; Schneiderman, D.K.; Bates, F.S.; Zhang, K. Poly(beta-methyl-delta-valerolactone) block polymers WO2015161169A1. 2015.

### **BOOK CHAPTERS**

Wissinger, J. E., Fahnhorst, G.; Swingen, Z.; Schneiderman, D.K.; Wentzel, M. T.; Blaquiére, C. Synthesis and Study of Sustainable Polymers in the Organic Chemistry Laboratory An inquiry-based experiment exploring the effects of size and composition on the properties of renewable block polymers *ACS Symposium Series: Green Chemistry Experiments in the Organic Laboratory* 2016, Chapter 8, p 123-147

### **PUBLICATIONS**

20) Zhu, Y.; Radlauer, M. R.; Schneiderman, D. K.; Shaffer, M. S. P.; Hillmyer, M. A.; Williams, C. K., Multi-block Polyesters Demonstrating High Elasticity and Shape Memory Effects, *Macromolecules* **2018** 51, 2466-2475  
 19) Schneiderman, D. K., Ting, J. M.; Purchel, A. A., Tirrell, M. V.; Reineke, T. M.; Rowan, S. J. Open-to-Air RAFT Polymerization in Complex Solvents (From Whisky to Fermentation Broth) *ACS Macro. Lett* **2018**, 7, 406-411  
 18) Tang, B.; Schneiderman, D.; Zare Bidoky, F.; Frisbie, C. D.; Lodge, T. P. Printable, Degradable and Biocompatible Ion Gels From a Renewable ABA Triblock Polyester and a Low Toxicity Ionic Liquid *ACS Macro Lett.* **2017**, 6 1083-1088  
 17) Knutson, C. M., Schneiderman, D. K.; Yu, M.; Javner, C. H.; Distefano, M. D.; Wissinger, J. E. Polymeric Medical Sutures: An Exploration of Polymers and Green Chemistry *Journal of*

*Chemical Education* **2017**, *94*, 1761-1765

- 16) Schneiderman, D. K.; Hillmyer, M. A. 50th Anniversary Perspective: There is a great future in sustainable polymers *Macromolecules* **2017**, *50*, 3733-3749
- 15) Ting, J. M.; Ricarte, R. G.; Schneiderman, D. K.; Saba, S. A.; Jiang, Y.; Hillmyer, M. A.; Bates, F. S.; Reineke, T. M.; Macosko, C. W.; Lodge, T. P. Polymer Day: Outreach Experiments for High School Students *Journal of Chemical Education* **2017**, *94*, 1629-1638
- 14) **Zhang, J.\*; Schneiderman, D.K.\***; Li, T.; Hillmyer, M. A. Bates, F. S. Design of Graft Block Polymer Thermoplastics, *Macromolecules* **2016**, *49*, 9108-9118  
[\*First authorship shared]
- 13) Brutman, J. P.; De Hoe, G. X.; Schneiderman, D. K.; Le T.; Hillmyer, M. A. Renewable, Degradable, and Chemically Recyclable Cross-Linked Elastomers *Industrial and Engineering Chemistry Research* **2016**, *55*, 11097-11106
- 12) **Zhang, C.\*; Schneiderman, D.K.\*; Cai, T.\***; Tai, Yi-Shu; Zhang, K. Synthesis and Polymerization of Optically Active  $\beta$ -Methyl- $\delta$ -Valerolactone *ACS Sustainable Chem. Eng* **2016**, *4*, 4396-4402 [\*First authorship shared]
- 11) Spanjers, C. S.; Schneiderman, D.K.; Wang, J. Z.; Wang, J.; Hillmyer, M.; Zhang, K.; Dauenhauer, P. J.; Diols from Renewable C5 and C6 Carboxylic Acids *ChemCatChem* **2016**, *8*, 3031-3035
- 10) Ren, N.; Matta, M. E.; Martinez, H.; Walton, K. L.; Munro, J. C.; Schneiderman, D. K.; Hillmyer, M. A. Filler-Reinforced Elastomers Based on Functional Polyolefin Prepolymers *Industrial and Engineering Chemistry Research*, **2016**, *55*, 6106-6112
- 9) Schneiderman, D.K; Vanderlaan, M.E.; Mannion, A. M.; Panthani, T. R.; Batiste, D.C.; Wang, J. Z.; Bates, F. S. Macosko, C.W.; Hillmyer, M.A. Renewable, Chemically Recyclable Polyurethanes *ACS Macro Letters*, **2016**, *5* (4), 515-518
- 8) Schneiderman, D.K; Hillmyer, M.A. Aliphatic Polyester Design *Macromolecules* **2016**, *49*(7), 2419-2428
- 7) Zhang, J.; Li, T.; Mannion, A. M.; Schneiderman, D.K.; Hillmyer, M. A. Bates, F. S. Tough and Sustainable Graft Block Copolymer Thermoplastics, *ACS Macro Letters* **2016**, *5* (3), 407-412
- 6) Li, T.; Zhang, J.; Schneiderman, D.K.; Francis, L. F.; Bates, F. S. Toughening Poly(Llactide) with Block Copolymer Micelles, *ACS Macro Letters* **2016**, *5* (3), 359-364
- 5) Schneiderman, D.K.; Hill, E. M.; Martello, M.T.; Hillmyer, M.A. Poly(lactide)-*block*-poly( $\epsilon$ -caprolactone-*co*- $\epsilon$ -decalactone)-*block*-poly(lactide) copolymer elastomers *Polymer Chemistry* **2015**, *6*, 3641-3651
- 4) Martello, M.T.; Schneiderman, D.K.; Hillmyer, M.A. Synthesis and Melt Processing of Sustainable Poly( $\epsilon$ -decalactone)-*block* Poly(lactide) Multiblock Thermoplastic Elastomers **2014**, *2*, 2519-2526 *ACS Sustainable Chem. Eng.* **2014**, *2*, 2519-2526
- 3) **Xiong, M.\*; Schneiderman, D. K.\***; Bates, F. S.; Hillmyer, M. A.; Zhang, K. Scalable production of mechanically tunable block polymers from sugar *PNAS* **2014**, *111* (23), 8357-8362 [\*First authorship shared]
- 2) Schneiderman, D.K.; Gilmer, C.; Wentzel, M.T.; Martello, M. T.; Kubo, T.; Wissinger, J.E. Sustainable Polymers in the Organic Chemistry Laboratory: Synthesis and Characterization of a Renewable Polymer from  $\delta$ -Decalactone and L-Lactide *J. Chem. Educ.* **2014**, *91* (1), 131-135
- 1) Pappenfus, T.M; Schneiderman, D.K.; Casado, J.; Lopez-Navarretes, J. T.; Ruiz-Delgado, M. C.; Zotti, G.; Vercelli, B.; Lovander, M.L.; Hinkle, L.M.; Bohnsack, J.N, Mann, K.R. 2011. Oligothiophene Tetracyanobutadienes: Alternative Donor-Acceptor Architectures for Molecular and Polymeric Materials *Chem. Mater.* **2011**, *23* (3), 823-831



# BOARDS AND COMMISSIONS APPLICATION FORM

**First Name \***

Gretchen

**Last Name \***

Duerksen

**Home Address \***

Street Address

1652 Cope Avenue East

Address Line 2

City

Maplewood

Postal / Zip Code

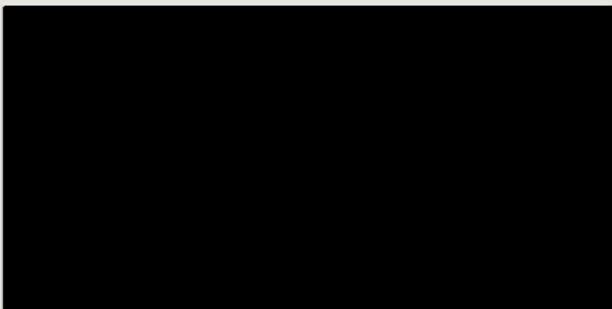
55109

State / Province / Region

MN

Country

USA



Minnesota State Statute §13.601 states that once an individual is appointed to a public body, the following additional items of data are public:

- (1) residential address; and
- (2) either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee.

**Please check which Board and/or Commission you are interested in serving? \***

- Community Design Review Board
- Heritage Preservation Commission
- Parks & Recreation Commission
- Environmental & Natural Resources Commission
- Housing & Economic Development Commission
- Planning Commission

**Housing and Economic Development Commission Member type**

- Business Representative
- Resident

**How long have you lived in the City of Maplewood? \***

4.0

**Will other commitments make regular attendance at meetings difficult? \***

- Yes
- No

**Please list specific reasons why you would like to serve on this Board or Commission.\***

As a fairly recent resident of Maplewood, I have become fascinated with the Maplewood's history and its significance to the state. I am deeply interested in preserving that history and making it readily available to the residents of Maplewood, Ramsey County, and Minnesota.

**Do you have any specific areas of interest within the Board's or Commission's scope of responsibilities?\***

While I am eager to offer my support to all areas of the Commission's scope, I am particularly interested in work that supports that historical structures of Maplewood and in any work that recognizes the Native Americans who were the first residents of Maplewood. Maplewood has such a long history, and I feel that it is very important to learn as much as we can about its history and preserve it for future generations to enjoy.

**List any community organizations or activities in which you have recently or are now an active participant.\***

I was a member of the Maplewood Historical Society for several years but never participated as an active member.

**Please share any additional comments on why you should be selected by the City Council.**

Ever since I moved to Maplewood, I have felt a strong pull to become an active member of the community and provide my support to ensuring that Maplewood continues to be the best that it can be. I am fascinated by the history of Minnesota and the first communities that helped the state to grow and would like to do my part in making sure that their history is preserved.

I have never served on a city commission, but I have served on my townhome community's HOA board for several years now and have experience working together with a diverse community to support everyone's needs.

**You may attach a resume or other summary of your background and experience for appointment to this.**

pdf, doc, docx, txt, odt, rtf

**Which best describes you (select all that apply)**

- African American
- Asian other
- Caucasian/White
- Hispanic/Latino
- Hmong
- Native American
- Other

\*Optional for statistical purposes only.

**Signature**



**Submitted On\***

1/7/2026

07:07:22 PM



# BOARDS AND COMMISSIONS APPLICATION FORM

**First Name \***

Joel

**Last Name \***

Peiffer

**Home Address \***

Street Address

839 Dorland Rd S

Address Line 2

City

Maplewood

Postal / Zip Code

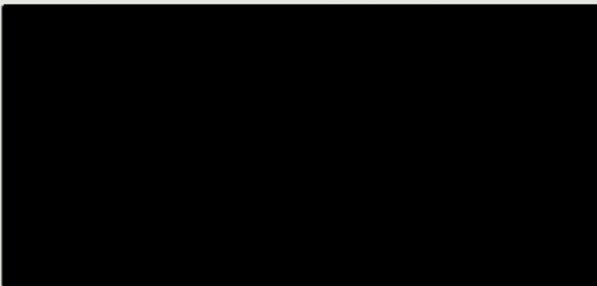
55119

State / Province / Region

MN

Country

USA



Minnesota State Statute §13.601 states that once an individual is appointed to a public body, the following additional items of data are public:

- (1) residential address; and
- (2) either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee.

**Please check which Board and/or Commission you are interested in serving? \***

- |  |   |
|--|---|
| <input type="checkbox"/> Community Design Review Board               | <input type="checkbox"/> Environmental & Natural Resources Commission |
| <input checked="" type="checkbox"/> Heritage Preservation Commission | <input type="checkbox"/> Housing & Economic Development Commission    |
| <input type="checkbox"/> Parks & Recreation Commission               | <input type="checkbox"/> Planning Commission                          |

**Housing and Economic Development Commission Member type**

- Business Representative  Resident

**How long have you lived in the City of Maplewood? \***

30.0

**Will other commitments make regular attendance at meetings difficult? \***

- Yes  No

**Please list specific reasons why you would like to serve on this Board or Commission.\*** Interest in preservation of historical buildings, locations and literature; General interest in history and interest in Maplewood past and present

**Do you have any specific areas of interest within the Board's or Commission's scope of responsibilities?\*** No

**List any community organizations or activities in which you have recently or are now an active participant.\*** None at this time

**Please share any additional comments on why you should be selected by the City Council.** Lived and worked in Maplewood for 30 years

**You may attach a resume or other summary of your background and experience for appointment to this.** pdf, doc, docx, txt, odt, rtf

- Which best describes you (select all that apply)**
- African American
  - Asian other
  - Caucasian/White
  - Hispanic/Latino
  - Hmong
  - Native American
  - Other

\*Optional for statistical purposes only.

**Signature**



**Submitted On\***

1/29/2026  
03:20:29 PM



# BOARDS AND COMMISSIONS APPLICATION FORM

**First Name \***

Frank

**Last Name \***

Marchio

**Home Address \***

Street Address

1397 Myrtle Street N

Address Line 2

City

Maplewood

Postal / Zip Code

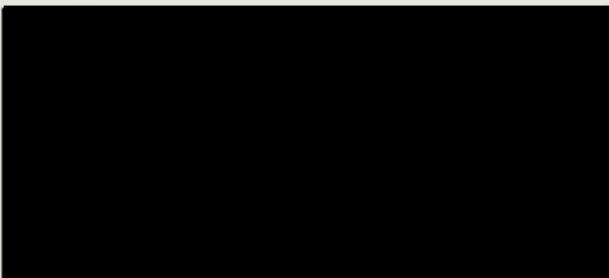
55119

State / Province / Region

MN

Country

USA



Minnesota State Statute §13.601 states that once an individual is appointed to a public body, the following additional items of data are public:

- (1) residential address; and
- (2) either a telephone number or electronic mail address where the appointee can be reached, or both at the request of the appointee.

**Please check which Board and/or Commission you are interested in serving? \***

- |   |   |
|---|---|
| <input type="checkbox"/> Community Design Review Board            | <input type="checkbox"/> Environmental & Natural Resources Commission |
| <input type="checkbox"/> Heritage Preservation Commission         | <input type="checkbox"/> Housing & Economic Development Commission    |
| <input checked="" type="checkbox"/> Parks & Recreation Commission | <input type="checkbox"/> Planning Commission                          |

**Housing and Economic Development Commission Member type**

- Business Representative  Resident

**How long have you lived in the City of Maplewood? \***

14.0

**Will other commitments make regular attendance at meetings difficult? \***

- Yes  No

**Please list specific reasons why you would like to serve on this Board or Commission.\***

I would like to serve on the Parks and Recreation Commission because Maplewood's parks are a meaningful part of my daily life and my family's involvement in the community. As a volunteer coach in baseball, basketball, and football for more than eight years, I have spent countless hours using Maplewood parks and recreation facilities with local kids and families. I have seen firsthand how important well-maintained, accessible parks are to youth development, community connection, and overall quality of life. I care deeply about these spaces and would welcome the opportunity to give back in a more formal way.

**Do you have any specific areas of interest within the Board's or Commission's scope of responsibilities?\***

I am particularly interested in youth recreation, field and facility usage, and long-term planning to ensure parks meet the needs of growing and changing communities. My background as a coach gives me practical insight into scheduling, field conditions, safety, and how small improvements can have a big impact on programs and families. I am also interested in balancing organized sports with access for casual use, walkers, and neighbors who enjoy the parks daily.

**List any community organizations or activities in which you have recently or are now an active participant.\***

Middle school basketball coach at Hill-Murray (currently in my third year)

Head coach for the OAA 14AAA baseball team (coaching in the program for five years); the team regularly uses Maplewood parks and facilities for practices and games

Coach in the Oakdale Athletic Association (OAA) football program for the past eight years

Coach in the Oakdale travel basketball program for the past four years

While these programs are based in Oakdale, they regularly utilize Maplewood parks and facilities and include Maplewood residents and student-athletes. In many cases, these programs provide competitive opportunities for Maplewood youth that are not otherwise available locally, giving me direct experience with how Maplewood's park and recreation resources serve both residents and neighboring communities.

**Please share any additional comments on why you should be selected by the City Council.**

I bring a combination of hands-on experience, community involvement, and a collaborative mindset. I have worked directly with city staff and community partners, understand how shared spaces are used day to day, and value thoughtful, practical decision-making. Most importantly, I am genuinely invested in Maplewood and its parks—not just as facilities, but as places where community happens. I would be honored to contribute my time and experience to support the continued success of Maplewood's Parks and Recreation system.

**You may attach a resume or other summary of your background and experience for appointment to this.**

pdf, doc, docx, txt, odt, rtf

Which best describes you (select all that apply)

- African American
- Asian other
- Caucasian/White
- Hispanic/Latino
- Hmong
- Native American
- Other

\*Optional for statistical purposes only.

Signature

*Frank Marchio*

Submitted On \*

1/12/2026  
10:29:18 AM

## CITY COUNCIL WORKSHOP STAFF REPORT

Meeting Date March 9, 2026

**REPORT TO:** Michael Sable, City Manager

**REPORT FROM:** Danette Parr, Community Development Director

**PRESENTER:** Michael Sable, City Manager  
Danette Parr, Community Development Director

**AGENDA ITEM:** Safe and Stable Communities Discussion

**Action Requested:**  Motion       Discussion       Public Hearing

**Form of Action:**     Resolution     Ordinance     Contract/Agreement     Proclamation

### **Summary:**

The city is actively engaging residents, business owners and neighboring communities to better understand how it can support the community as it navigates the impact of Operation Metro Surge.

### **Recommended Action:**

This item is for discussion purposes only and no formal action is required.

### **Fiscal Impact:**

Is There a Fiscal Impact?     No     Yes, the true or estimated cost is \$0

    Financing source(s):     Adopted Budget     Budget Modification     New Revenue Source  
    Use of Reserves     Other: N/A

### **Strategic Plan Relevance:**

Safety                      ◇ Focus Area: Foster community engagement and support resident well-being

Sustainability            ◇ Focus Area: Cultivate a connected, engaged community

Development            ◇ Focus Area:

### **Background:**

Operation Metro Surge has resulted in significant disruptions across Minnesota. In response, the City of Maplewood has joined the Safe and Stable Communities Coalition to work collaboratively with other communities to advance strategies to stabilize local economies and support residents.

While Operation Metro Surge is a federally led initiative, its impacts are felt at the local level through:

- Workforce disruptions affecting local employers
- Reduced economic activity for small businesses
- Increased need for food and housing assistance
- Heightened fear and uncertainty among some residents

As a part of the Council work session, staff will share insights gathered from businesses and nonprofit partners. Staff will also discuss available programs and ways other cities, regional partners, nonprofits, and businesses are responding to mitigate the impacts of federal immigration enforcement actions.

**Attachments:**

None

**CITY COUNCIL WORKSHOP STAFF REPORT**

Meeting Date March 9, 2026

**REPORT TO:** Michael Sable, City Manager

**REPORT FROM:** Steven Love, Public Works Director

**PRESENTER:** Steven Love, Public Works Director

**AGENDA ITEM:** Street Assessment Rate Discussion

**Action Requested:**  Motion       Discussion       Public Hearing

**Form of Action:**       Resolution       Ordinance       Contract/Agreement       Proclamation

**Summary:**

The City must comply with Minnesota State Statute 429 when using special assessments for public improvement projects, including requirements that assessments do not exceed property benefit and that total assessments equal at least 20% of eligible project costs. Assessment rates have remained unchanged since 2009, but construction costs have increased significantly, making it increasingly difficult to meet the 20% threshold on some projects.

The presentation will cover assessment rate requirements, history of assessment rates compared to construction cost, and next steps. Staff is looking for feedback from the City Council on and additional information needed before developing next steps.

**Recommended Action:**

No action is required.

**Fiscal Impact:**

Is There a Fiscal Impact?     No     Yes, the true or estimated cost is \$0

    Financing source(s):     Adopted Budget     Budget Modification     New Revenue Source

Use of Reserves     Other: NA

**Strategic Plan Relevance:**

- Safety                      ◇ Focus Area: Maintain and enhance infrastructure and environmental systems
- Sustainability            ◇ Focus Area:
- Development            ◇ Focus Area:

Maintaining the City’s street and utility infrastructure directly impacts the quality of life for those who live, work, and visit the City. Assessments are one of the funding sources that help the City deliver street improvement projects.

**Background:**

To use special assessments for public improvement projects without a referendum, the City must comply with Minnesota State Statute 429. This statute establishes two key requirements related to assessment rates.

1. The City may not assess a property for more than the benefit received. Each year, the City retains an independent appraiser to determine the benefit of a project to affected properties. That benefit amount is then compared to the maximum assessment rate established annually by the City Council. The assessment rate applied to a project is the lesser of the appraised benefit or the Council-adopted maximum rate.
2. The total assessments collected for a project must equal at least 20% of the City's eligible project costs. Eligible costs exclude funding for sewer, water, state aid, and grant contributions.

**Cost History**

The last increase to assessment rates occurred in 2009, when the rate for full reconstruction projects increased from \$6,000 to \$6,600 per property. While assessment rates have remained unchanged since 2010, construction costs have continued to rise significantly. In 2010, full reconstruction projects were estimated at approximately \$1,772,000 per mile. By 2025, that estimate has increased to approximately \$4,500,000 per mile.

Additional factors impacting the City's ability to meet the 20% threshold include project scope and the number of assessable properties. For example, the 2025 Capital Improvement Plan (CIP) street improvement project included Prosperity Road, which has a substantial segment of roadway adjacent to Wakefield Park. This reduces the number of assessable properties by approximately half, thereby reducing the total assessment revenue available for the project and making compliance with the 20% threshold more challenging.

To help meet the 20% threshold while minimizing the financial impact on property owners, staff modified the structure of CIP projects beginning in 2024. Prior to 2024, the City typically had two separate projects, a reconstruction project and a reclamation project. In 2024, these two projects were combined into a single capital improvement project with designated Area A and Area B components. This structure allowed the City to leverage the higher assessment-to-cost ratio of the reclamation project to support overall compliance with the 20% threshold. However, as project costs continue to increase, some future CIP projects may become difficult to deliver at current assessment rates while still meeting the 20% threshold.

As part of the preparation of the 2027-2031 CIP process, staff would like to conduct a comprehensive review of proposed project assessment rates. The goal of the review will be to determine assessment rates that meet the 20% threshold while minimizing financial impacts to property owners. The review will include estimating future project costs, evaluating assessment rates relative to the 20% threshold for each project, developing recommendations for future assessment rates, and having the recommendations reviewed by an independent appraiser to ensure the recommended rates do not exceed the benefit to the property. The results of this review will be brought back to the City Council for consideration and direction.

**Attachments:**

1. Street Assessment Rates Presentation

# Street Assessment Rates Review

City Council Workshop  
March 9, 2026



# Street Improvement Projects

- 135 miles of city streets
- Vast storm and sewer network
- Impact on quality of life
- Assessments



# State Statute 429

## Assessments Requirement #1



- Maplewood's Process
  - Council sets maximum rate
  - Independent appraisal
  - Assessment rate is the lesser of the two

**Assessment Cannot Exceed**  
***Benefit to the Property***



# State Statute 429 Assessments Requirement #2

- 429 Bonds
  - Assess at least 20%
  - No referendum
- Assessment < 20%
  - Referendum Required



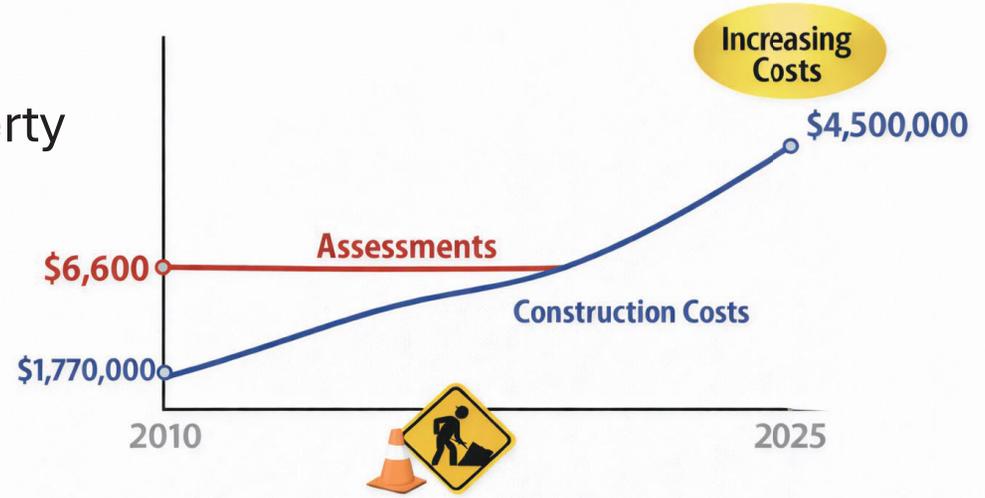
**Total Assessments Must Be  
At Least 20% of Eligible Project Costs**



# History

- Assessment Rate History
  - Last increase: 2009
  - Full reconstruction rate
    - \$6,000 to \$6,600 per property
  - No changes since 2010
- Full Reconstruction Cost
  - 2010 - \$1.77 million per mile
  - 2025 - \$4.5 million per mile

## Assessments vs. Increasing Construction Costs



# Assessment Rate Challenges

- Direct Challenges
  - Increased construction costs
    - Pressure on 20% threshold



# Assessment Rate Challenges

- Situational challenges
  - Project scope
    - More issues
    - Higher project costs
    - Pressure on 20% threshold
  - Number of properties
    - Fewer properties per mile
    - Reduced total assessments
    - Pressure on 20% threshold



## Next Steps

- 2026 CIP Project
  - No rate change
- 2027-2031 CIP
  - Update project cost estimates
  - Review rates for 20% threshold
  - Develop options
  - Continue Discussion with Council

