

**CITY OF PLYMOUTH
AGENDA
Regular City Council
September 26, 2023, 7:00 PM**

- 1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. PLYMOUTH FORUM**—*Individuals may address the Council about any item not contained on the regular agenda. A maximum of 15 minutes is allotted for the Forum. If the full 15 minutes are not needed for the Forum, the City Council will continue with the agenda. The City Council will take no official action on items discussed at the Forum, with the exception of referral to staff or Commission or Committee for future report.*
- 4. PRESENTATIONS AND PUBLIC INFORMATION ANNOUNCEMENTS**
 - 4.1** [Presentation from Wayzata Public Schools Superintendent Chace Anderson](#)
[Technology Levy Fact Sheet](#)
- 5. APPROVE AGENDA**—*Councilmembers may add items to the agenda including items contained in the Council Information Memorandum for discussion purposes or staff direction only. The Council will not normally take official action on items added to the agenda.*
- 6. CONSENT AGENDA**—*These items are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember or citizen so requests, in which event the item will be removed from the Consent Agenda and placed elsewhere on the agenda.*
 - 6.1** [Adopt proposed City Council minutes](#)
[September 12 Special](#)
[September 12 Regular](#)
 - 6.2** [Approve disbursements](#)
[Invoice Expense Distribution](#)
[City Council Resolution 2023-242](#)
 - 6.3** [Approve cooperative agreement with Hennepin County for the 2023 Gleason Lake Drive Improvements Project \(ST239001\)](#)
[Location Map](#)
[Cooperative Agreement](#)
[City Council Resolution 2023-243](#)

- 6.4 Approve removal of "No Parking" signage on portions of Larch Lane
Location Map
City Council Resolution 2023-244
- 6.5 Approve conditional use permit amendment for U-Haul for outdoor storage of trucks and trailers at 1225 Highway 169 (2023043)
CC Report
Planning Report
2013 Approval
Site Plan
Project Narrative
City Council Resolution 2023-245
- 6.6 Amend policy relating to charitable gambling funds usage
Charitable Gambling Funds Usage Policy - Amended
City Council Resolution 2023-246

7. PUBLIC HEARINGS

- 7.1 Public hearing for certification of delinquent utility accounts, false alarms, tree removals, and weed eradication charges
2023 Delinquent utilities list
Other certification listing
City Council Resolution 2023-247
- 7.2 Public Hearing on wine and on-sale 3.2 percent malt liquor license applications of Clay Oven Plymouth Inc d/b/a Clay Oven, 187 Cheshire Lane North, Suite 100
Location Map
Property Owners within 500'
City Council Resolution 2023-248
- 7.3 Public hearing on off-sale 3.2% malt liquor license application of Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North, Plymouth
Location Map
Property Owners within 500'
City Council Resolution 2023-249
- 7.4 Public hearing on interim ordinance prohibiting the operation of cannabis businesses
City Council Ordinance 2023-13
City Council Resolution 2023-250

8. GENERAL BUSINESS

- 8.1 Adopt ordinance concerning public use of cannabis and hemp, adopt ordinance concerning smoking in city parks and approve resolutions authorizing summary publication of said ordinances
City Council Ordinance 2023-14

City Council Ordinance 2023-15
City Council Resolution 2023-251
City Council Resolution 2023-252

- 8.2 Authorize negotiation of recycling contract extension including adding curbside organic collection
2019-2024 Republic Recycling Contract
Plymouth Renewal Offer Letter
Combined Survey Results
Website Survey Results
FlashVote Survey Results
City Council Resolution 2023-253
- 8.3 Approve comprehensive plan amendment request by Scannell Properties LLC to reguide roughly 75 acres to MXD (mixed use) for property located at 13001 County Road 10 (2023052)
Planning Commission Report
Planning Commission Minutes
Location Map
Aerial Map
Hennepin County Locate & Notify Map
CO Guiding Description (current guiding)
MXD Guiding Description (proposed guiding)
Applicant's Narrative
Correspondence Received
Sketch Layout
Survey
City Council Resolution 2023-254
- 8.4 Review Plymouth Boulevard streetscaping plan
Location Map
Streetscape Schematics
- 8.5 Consider 2024 proposed General Fund Budget, HRA Levy, Preliminary General Property Tax Levy and set budget public hearing date
2024 General Fund summary
2024 Preliminary Levy
2024 General Fund budget detail
City Council Resolution 2023-255
City Council Resolution 2023-256
City Council Resolution 2023-257

9. REPORTS AND STAFF RECOMMENDATIONS

10. ADJOURNMENT



Agenda
Number:

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**Regular City
Council**

September 26, 2023

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk/Administrative Coordinator

Reviewed by: Maria Solano, Deputy City Manager

Item: **Presentation from Wayzata Public Schools Superintendent
Chace Anderson**

1. Action Requested:

Wayzata Public Schools Superintendent Chace Anderson will provide a short update on the Wayzata Public School District.

2. Background:

N/A

3. Budget Impact:

N/A

4. Attachments:

[Technology Levy Fact Sheet](#)



Keep technology strong in our schools

Technology levy renewal

Vote November 7, 2023

What is a technology levy?

A technology levy, also known as a capital projects levy, is a locally-approved source of funding. These funds must be dedicated for technology-related needs, including:

- Student iPads and staff computers
- Educational software and interactive classroom equipment
- District communication tools and security systems
- Essential technology training and support for students and staff

The State of Minnesota does not dedicate funds for technology in our schools. Districts must rely on voter-approved levies. Thanks to strong community support, Wayzata Public Schools currently has two technology levies in place.

Why do we have to renew one of the levies now?

We have two tech levies in place. One expires with taxes payable in 2025 and one expires with taxes payable in 2029. School districts can put a levy request on the ballot up to five years before it goes into effect.

We want to ensure that we are able to maintain our current level of funding, so we are asking voters to renew the tech levy that expires after taxes payable in 2025 now.

What is the ballot request?

The request is for a 10-year technology levy of \$5.7 million per year. Approval of the levy will allow the district to:

- Replace aging classroom technology equipment and student and staff devices
- Maintain school safety and security systems
- Maintain essential technology support for students and staff

What is the tax impact?

- There is **no tax increase** if voters approve the levy because it is a renewal of an existing locally-approved levy.

What if the request is not approved by voters?

We will not be able to:

- Replace aging classroom technology equipment and student devices.
- Maintain the technology support that staff and students rely on every day in our schools.

How is technology used in our schools?

Technology is essential to each and every student. It allows students to learn at their own pace and enables teachers to personalize learning for students.



Teaching and learning

- Up-to-date technology devices for all students and staff
- Instructional software and online resources
- Interactive classroom equipment
- Tools for communicating with students and families



Safety and security

- School safety and security systems
- Cybersecurity and student data privacy



Support

- Staff training, troubleshooting and repairs
- Network infrastructure and reliable internet environment

Community survey reveals strong support

Results of a recent survey of Wayzata Public Schools' residents indicate broad support for technology and the district.

97%

say our schools
are **good value**
for their
investment

95%

say the quality
of our schools
is **excellent**
or good

92%

say the
quality of our
schools increases
home values

86%

say **technology**
for students is
essential or
very important

***Wayzata Public Schools has the highest possible bond
rating (Aaa) from Moody's Investors Service***

Vote November 7

Vote early by mail

To vote by mail, apply to have an absentee ballot mailed to you.

For more information, visit
mnvotes.org.

Vote early in person

Creekside Building
16000 41st Avenue North, Plymouth

September 22 - November 6 (M-F)
Hours 7:30 a.m. to 4 p.m.

Saturday, November 4
Hours 8 a.m. to 3 p.m.

Vote on election day

Tuesday, November 7
7 a.m. to 8 p.m.

Find your polling location at
mnvotes.org

Learn more

Visit wayzataschools.info/tech-levy

Email techlevy@wayzataschools.org

Call 763-745-5005



Excellence. For each and every student.



Agenda
Number:

6.1

**Regular City
Council**

September 26, 2023

To: Dave Callister, City Manager

Prepared by: Amy Gottschalk, Office Support Lead/Deputy City Clerk

Reviewed by: Jodi Gallup, City Clerk/Administrative Coordinator

Item: **Adopt proposed City Council minutes**

1. Action Requested:

Adopt proposed City Council minutes.

2. Background:

N/A

3. Budget Impact:

N/A

4. Attachments:

[September 12 Special](#)
[September 12 Regular](#)

Proposed Minutes Special Council Meeting September 12, 2023

Mayor Wosje called a Special Meeting of the Plymouth City Council to order at 5:01 p.m. at Plymouth City Hall, 3400 Plymouth Boulevard, on September 12, 2023.

PLYMOUTH COUNCIL PRESENT: Mayor Wosje, Councilmembers Davis (at 5:05), Willis, Gregor, Pointner, McGregor, and Peterson.

PLYMOUTH COUNCIL ABSENT: None.

PLYMOUTH STAFF PRESENT: City Manager Callister, Public Safety Director Fadden, Fire Chief Coppa, Director of Public Works Thompson, Deputy Public Works Director/City Engineer LaBounty, Community and Economic Development Director Fernelius, Park and Recreation Director Tomlinson, Human Resources Director Timpone, Finance Director Rich, Assistant Finance Director Larson, Planning and Development Manager McGuire, Recreation Manager Hemp, Organizational Development and Equity Partner Johnson, Police Administrative Manager Anderson, Fleet and Facilities Manager Hanson, Management Intern Nwachi, and Office Support Lead/Deputy City Clerk Gottschalk.

2024/2025 Biennial Budget

Finance Director Rich discussed the 2024/2025 biennial budget goals, process and background, fund balance policy, preliminary tax levies, tax impacts, new position requests, and next steps.

Council members asked questions and provided feedback for the next budget meeting.

Park and Recreation Director Tomlinson discussed lawful gambling and community organization funding history. Council discussed the lawful gambling amount and if the amount can be used for other community concerts and special events. Council provided direction on the policy to update the language that Plymouth Civic League for Music in Plymouth will get 40% of the funds with a cap at \$50,000 per year and authorize additional funds to be used for community arts programs.

Council directed staff to update the Charitable Gambling Funds Usage Policy and bring back to a regular meeting for approval.

Future study sessions

Council requested to add penalty grid for license violations discussion on date to be determined.

Adjournment

Mayor Wosje adjourned the meeting at 6:48 p.m.

Amy K. Gottschalk, Office Support Lead/Deputy City Clerk

Proposed Minutes Regular City Council Meeting September 12, 2023

Mayor Wosje called a Regular Meeting of the Plymouth City Council to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on September 12, 2023.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Willis, McGregor, Davis, Peterson, Pointner and Gregor.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Callister, Public Safety Director Fadden, Fire Chief Coppa, Director of Public Works Thompson, Deputy Public Works Director/City Engineer LaBounty, Community and Economic Development Director Fernelius, Park and Recreation Director Tomlinson, Human Resources Director Timpone, Finance Director Rich, Planning and Development Manager McGuire, Senior Planner Sommers, Facilities Manager Hanson, Organizational Development and Equity Partner Johnson, Management Intern Nwachi, City Attorney Mattick, and Office Support Lead/Deputy City Clerk Gottschalk.

Plymouth Forum

Donglin Liang, 5112 Merrimac Lane N., discussed the loss of the school resource officer.

Audrey Britton, 12500 53rd Avenue N., expressed her concern on the school resource officer walkout and encouraged transparency within the police department on these types of issues.

Tara Miller-Hochhalter, 5320 Ranchview Lane N., discussed her disappointment, frustration, and concern regarding the lack of communication on the restriping of Vicksburg Lane.

Sara Hlusak, 15435 59th Avenue N., expressed her concern for safety along Vicksburg Lane.

Mike Deselich, 15490 59th Avenue N., thanked Councilmembers Peterson and Gregor for their prompt email responses and encouraged the City Council to lower the speed and address safety concerns.

Tom Cleland, 10840 Rockford Road, #214, recommended hand counting election ballots instead of using an electronic machine.

Heather Rivera, 18200 31st Avenue N., expressed her disappointment with how the school resource officer situation was handled.

Paul Hintermeyer, 3035 Rosewood Lane, expressed his concern regarding the trustworthiness of the electronic ballot counting machine and recommended a plan for 2024.

Mayor Wosje noted staff will be available in the hall to discuss the concerns regarding Vicksburg Lane.

Public Safety Director Fadden stated the school resource officers were assigned to patrol, are stopping at the school periodically, completing walk throughs, and remaining visible. He continues to work with state legislators to come up with a better solution.

Mayor Wosje noted City Clerk/Administrative Coordinator Gallup will follow up with concerns and questions regarding electronic ballot counting.

Presentations and Public Information Announcements

(4.1) Swearing in of career and pt/oc firefighters Alec Waidlich, Deniss Pulemjotov, Joel Frieese, Ryan Williams, Amber Hawks, Kent Anglin, Jennifer Murphy, and Derek Day

Fire Chief Coppa provided a brief bio on each of the fire fighters. Deputy City Clerk Gottschalk presented the oath of office to the career, part-time and on-call firefighters.

Approval of Agenda

Motion was made by Councilmember Pointner, and seconded by Councilmember Peterson, to approve the agenda. With all members voting in favor, the motion carried.

Consent Agenda

Councilmember Davis requested item no. 6.11 and 6.14 be removed from the Consent Agenda. These items were placed under General Business as No. 8.4 and 8.5, respectively.

Motion was made by Councilmember Willis, and seconded by Councilmember Davis, to adopt the Consent Agenda that included the following items:

- (6.1) Council minutes from special meeting and regular minutes of August 22, 2023.
- (6.2) Resolution approving disbursements ending September 1, 2023 (Res2023-223).
- (6.3) Resolution designating consulting engineer for the Station 73 Transit and Regional Improvement Project final design and bidding services (ST230003) (Res2023-224).
- (6.4) Resolution approving purchase of four light duty pick-up trucks (Res2023-225).
- (6.5) Resolution approving a variance to the bluff setback to allow a deck addition for property located at 2105 Xanthus North (2023048) (Res2023-226).
- (6.6) Resolution approving the submission of the fiscal year 2022 Consolidated Annual Performance and Evaluation Report (CAPER) (Res2023-227).

(6.7) Resolution approving an updated Joint Powers Agreement between the City of Plymouth and the Hennepin County Sheriff's Office (Res2023-228).

(6.8) Resolution authorizing the call of the Outstanding General Obligation Open Space Bonds, series 2015A (Res2023-229).

(6.9) Resolution approving temporary liquor license application of St. Barnabas Lutheran Church (Res2023-230).

(6.10) Resolution approving the Hennepin County Youth Sports Grant Facility application for the Meadows Playfield (PR240001) (Res2023-231).

(6.11) (This item was removed from the Consent Agenda and placed under General Business as item No. 8.4).

(6.12) Resolution approving the donation of surplus fire equipment (Res2023-232).

(6.13) Resolution approving tobacco license application for Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North (Res2023-233).

(6.14) (This item was removed from the Consent Agenda and placed under General Business as item No. 8.5).

With all members voting in favor, the motion carried.

Public Hearings

There were no public hearings scheduled.

General Business

(8.1) Approve comprehensive plan text amendments, rezoning, and zoning text amendment for City Center (City of Plymouth - 2023045)

Senior Planner Sommers presented this item and noted staff are looking to approve the comprehensive plan text amendment regarding density and design standards and update the zoning code amendment. The Planning Commission recommended the changes to the comprehensive plan text amendment.

The City Council discussed the topics of setbacks, types of entertainment center that include a small bowling alley, fireworks removal, and centering around a family atmosphere.

In response to questions from the City Council, Senior Planner Sommers provided the following information:

- An added 5-foot buffer could push the setback farther to allow for a balanced entryway between the setback and the design standards

- Sidewalks would be allowed up to the building
- Discussed language regarding bowling as a part of the entertainment center
- If code was changed, firework sales would only be allowed inside a business and would require a permit to sell them on the exterior.

George Stoller, 15145 38th Avenue N., expressed his concern about increased population and subsequent resident safety and encouraged City Council to keep a watchful eye on the developers.

Mandy Rhead, 14915 32nd Avenue N., expressed her concern regarding density height, parking spaces, transportation, lack of mass transit, and possible higher crime with increased student population.

Mayor Wosje noted this has been an on-going process and the City Council will continue to seek feedback from residents.

In response to additional questions from the City Council, Senior Planner Sommers provided the following information:

- Parking requirements for businesses will revert to original requirements
- Plymouth's parking standards are derived from the ITE parking standards and the National Parking Association
- Plan will continue to be monitored and changes can be made along the way
- Language in the code regarding non-conforming businesses will be allowed to stay and will have a one-time permit to either expand or modify existing structures

Motion was made by Councilmember Pointner, and seconded by Councilmember Willis, to adopt Resolution approving a comprehensive plan text amendment to CC guiding for City Center (2023045) (Res2023-234), Resolution approving findings of fact for a zoning ordinance text amendment to sections 21475 of the zoning ordinance (2023045) (Res2023-235), Ordinance amending Chapter 21 zoning ordinance of the city code to classify certain land located in City Center (2023045) (Ord2023-10), Ordinance amending chapter 21 of the Plymouth city code, entitled the Plymouth zoning ordinance (2023045) (Ord2023-11). With all members voting in favor, the motion carried.

Motion was made by Councilmember Willis, and seconded by Councilmember Peterson, to adopt Resolution approving summary publication of Ordinance No. 2023-10 and Ordinance No. 2023-11 (Res2023-236). With all members voting in favor, the motion carried.

(8.2) Approve purchase of fire engine

Facilities Manager Hanson presented this item. Staff researched this item and provided a work history of the fire engine. She also noted response calls are trending higher and have doubled since last year, explaining the need for a new truck.

The council discussed funding and noted this purchase is not included in the current budget.

In response to funding discussion from the City Council, Facilities Manager Hanson provided the following information:

- The truck was originally assigned for replacement in 2030
- Moved up the replacement date to 2022 due to updated staffing model

- Funding will come from the central equipment reserve and, if needed, public safety

Motion was made by Councilmember Willis, and seconded by Councilmember Peterson, to adopt Resolution approving purchase of fire engine to support fire services (Res2023-237). With all members voting in favor, the motion carried.

(8.3) Adopt ordinance amending chapter XXI of the city code, regarding accessory dwelling units, resolution approving findings of fact for said ordinance, and resolution approving summary publication

Planning and Development Manager McGuire presented this item. She stated she met with City Attorney Mattick and discussed the comments made by City Council at their last meeting and how to best implement them. She reviewed the rules and regulations for attached and detached accessory dwelling units.

The City Council and Planning and Development Manager McGuire discussed the short-term rental ordinance as it related to accessory dwelling units.

Motion was made by Councilmember Gregor, and seconded by Councilmember Willis, to adopt Resolution approving findings of fact for a zoning ordinance text amendment to sections 21005 and 21190 of the zoning ordinance to amend accessory dwelling unit regulations (2023030) (Res2023-238), Ordinance amending chapter XXI of the Plymouth City Code, entitled the Plymouth zoning ordinance (2023030) (Ord2023-12), and Resolution approving summary publication of Ordinance No. 2023-12 (Res2023-239). With all members voting in favor, the motion carried.

(8.4) Approve application for Standalone Noise Barrier and cost sharing with MnDOT (Previously item No. 6.11)

Councilmember Davis pulled this item to receive clarification on location of the wall. Public Works Director Thompson stated the wall will be offset between the frontage road and the highway.

Motion was made by Councilmember Davis, and seconded by Councilmember Gregor, to adopt Resolution approving application for standalone noise barrier program and cost sharing with the Minnesota Department of Transportation (Res2023-240). With all members voting in favor, the motion carried.

(8.5) Approve contract with Flock Group Inc. for automatic license plate reader technology (Previously item No. 6.14)

Councilmember Davis requested clarification on the use of this technology. Public Safety Director Fadden explained it was approved at the October 25, 2023 City Council meeting but the company had difficulty producing the new model. The city received a full refund and now plans to purchase a new one through another company, Flock Group, Inc. He stated the readers would be permanently placed in high traffic areas and the license reader data can be saved for approximately 30-60 days. Public Safety Director Fadden also noted the police department has produced a draft policy that will be reviewed by City Attorney Mattick's office.

Motion was made by Councilmember Davis, and seconded by Councilmember Peterson, to adopt Resolution approving contract with Flock Group, Inc. for automatic license plate reader technology (Res2023-241). With all members voting in favor, the motion carried.

Reports and Staff Recommendations

There were no reports or staff recommendations.

Adjournment

Mayor Wosje adjourned the regular meeting at 8:33 p.m.

Amy K. Gottschalk, Office Support Lead/Deputy City Clerk

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Tammy Geurkink, Finance Clerk**Reviewed by:** Andrea Rich, Finance Director**Item:** **Approve disbursements**

1. Action Requested:

Adopt resolution approving disbursements.

2. Background:

Attached are lists of city fund disbursements for the period ending 09/15/23.

3. Budget Impact:

N/A

4. Attachments:[Invoice Expense Distribution](#)[City Council Resolution 2023-242](#)

Invoice Expense Distribution for Period Ended 09/15/23 Council Meeting 09/26/23

FUND	100	General Fund	451,729.98
	200	Recreation Fund	18,786.05
	210	Parker's Lake Cemetery Maint	0.00
	220	Transit System Fund	19,943.55
	234	Economic Development Fund	0.00
	240	Lawful Gambling	0.00
	250	Comm Dev Block Grant Fund	44,553.76
	254	HRA Section 8 Fund	270.00
	254	HAP Check Summary	0.00
	258	HRA General Fund	247.30
	308	2005A TIF #1-1	0.00
	310	2009A TIF #7-5A Refund 1998A	0.00
	312	2010A GO Open Space	0.00
	314	2012A GO Refunding 2004A	0.00
	315	2015A GO Open Space	0.00
	316	Plymouth Creek Center Bonds	0.00
	400	General Capital Projects Fund	87,330.40
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	1,798.64
	406	Street Reconstruction Fund	0.00
	407	Project Administration Fund	0.00
	408	Park Construction	0.00
	409	Capital Improvement Fund	0.00
	412	Water Sewer Replace	0.00
	413	Improvement Project Construction	3,185,026.82
	417	Project Warranty Repairs	0.00
	418	Utility Trunk System Expansion	0.00
	420	Water Sewer Construction	0.00
	421	ENT-Water Resources Constrctn	0.00
	422	TIF 7-4 PTP Construction	0.00
	423	TIF 7-5 Rottlund (Const)	0.00
	424	TIF 7-6 Berkshire	0.00
	425	TIF Housing Assistance Program	0.00
	426	TIF 7-7 Stonecreek	0.00
	427	TIF 1-1 Shops at Plymth Crk	0.00
	428	TIF 1-2 Vicksburg Commons	0.00
	429	TIF HRA 1-3 Crossroads Station	0.00
	432	TIF 7-8 Quest	0.00
	433	TIF 7-9 Four Seasons	0.00
	434	TIF 7-10 Sands	0.00
	435	Plymouth Creek Center Expansion	0.00
	436	Doran Bassett Creek	0.00
	437	CON - Fire Stations	0.00
	500	Water Fund	183,929.94
	510	Water Resources Fund	38,143.28
	520	Sewer Fund	621,429.53
	530	Solid Waste Management Fund	233,897.65
	540	Ice Center Fund	14,467.99
	550	Field House Fund	0.00
	600	Central Equipment Fund	75,580.63
	610	Public Facilities Fund	97,250.87
	620	Information Technology Fund	19,142.02
	630	Risk Management Fund	75,429.11
	640	Employee Benefits Fund	315,741.49
	660	Resource Planning	0.00
	700	Parkers's Lake Cemetery	0.00
	800	Investment Trust Fund	0.00
	850	Plymouth Town Square	0.00
	851	Vicksburg Crossing	0.00

Total Invoice Expense Distribution:

5,484,699.01

CITY OF PLYMOUTH

RESOLUTION No. 2023-242

RESOLUTION APPROVING DISBURSEMENTS ENDING SEPTEMBER 15, 2023

WHEREAS, a list of disbursements for the period ending September 15, 2023 was presented to the City Council for approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the payment of the list of disbursements of the following funds is approved.

US Bank – Check Register	
General & Special Revenue	\$ 535,013.34
Construction & Debt Service	\$ 3,274,155.86
Enterprise & Internal Service	\$ 1,675,012.51
Housing Redevelopment	<u>\$ 517.30</u>
Check Register Total	\$ 5,484,699.01
US Bank – Housing Assistance Payments	
Housing & Redevelopment Authority	<u>\$ 0.00</u>
	\$ 0.00
GRAND TOTAL FOR ALL FUNDS	<u>\$ 5,484,699.01</u>

Additionally, the US Bank Check Register amounts split by type of payment follow:

EFT	34,770.31
Check (#160082-160375)	<u>5,449,928.70</u>
Total	\$5,484,699.01

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Michael Payne, Assistant City Engineer**Reviewed by:** Michael Thompson, Public Works Director**Item:** **Approve cooperative agreement with Hennepin County for the 2023 Gleason Lake Drive Improvements Project (ST239001)**

1. Action Requested:

Adopt attached resolution approving cooperative agreement with Hennepin County for the 2023 Gleason Lake Drive Improvements Project (ST239001).

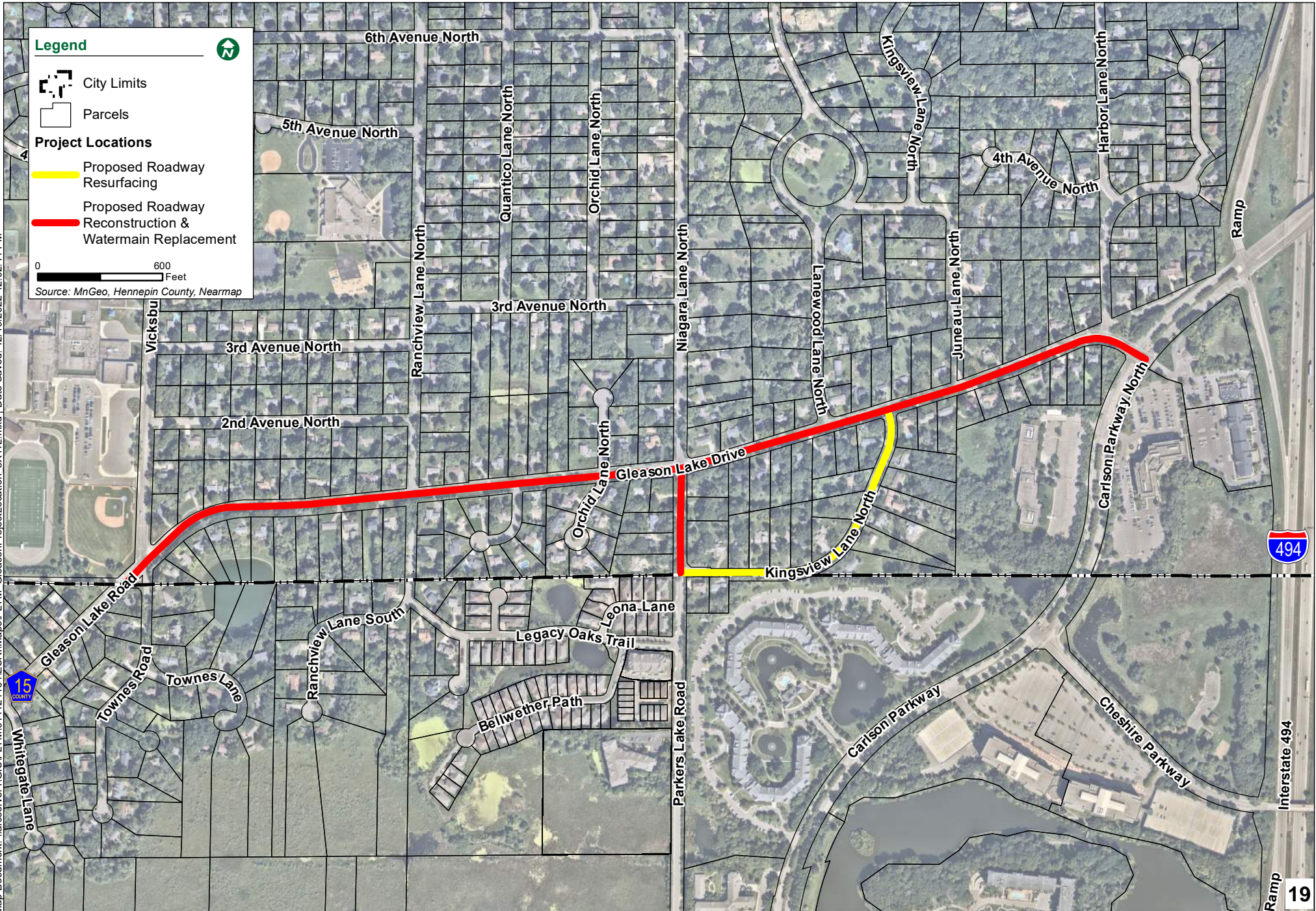
2. Background:

On April 11, 2023, council awarded the contract for the 2023 Gleason Lake Drive Improvements Project. The project includes complete reconstruction of Gleason Lake Drive and Niagara Lane to current city standards as well as improvements to the utility infrastructure including replacement of water main and installation of storm sewer. Also included was the reconfiguration of the Gleason Lake Drive and Vicksburg Lane intersection to a mini roundabout. A section of the improvements at the Gleason Lake Drive and Vicksburg Lane intersection is within the jurisdiction of Hennepin County and the City of Minnetonka. The attached cooperative agreement with Hennepin County details the ownership, maintenance, and cost responsibilities for the improvements in their jurisdiction. The City of Plymouth previously entered into a joint powers agreement with the City of Minnetonka for the improvements.

3. Budget Impact:

Council previously approved this project with a budget of \$6,753,300.09. The estimated portion funded by Hennepin County with this cooperative agreement is \$268,270.29.

4. Attachments:[Location Map](#)[Cooperative Agreement](#)[City Council Resolution 2023-243](#)



CONSTRUCTION COOPERATIVE AGREEMENT

This Agreement is made between the **County of Hennepin**, a body politic and corporate under the laws of the State of Minnesota, hereinafter referred to as the “County”, and the **City of Plymouth**, a Minnesota home-rule charter city under the laws of the State of Minnesota, hereinafter referred to as the “City” or “Plymouth”. The County and the City collectively are referred to as the “Parties”.

Recitals

The following Recitals are incorporated into this Agreement.

1. The City, in partnership with the County, desires to construct a roundabout at the intersection of County State Aid Highway (CSAH) 15 (Gleason Lake Road), Vicksburg Lane, and Gleason Lake Drive (the “Roundabout”), multi-use trails and pedestrian crossing improvements within the corporate limits of the City, as shown in the plans for City Project No. ST239001, under County Project (CP) No. 2183549 as further illustrated in Exhibit D (Project Plan Title Sheet), and which shall hereinafter be referred to as the “Project”.
2. The Parties have agreed to enter into this Agreement to memorialize the partnership and to outline each party’s ownership and financial responsibilities, maintenance responsibilities, and associated costs for the Project.
3. Plymouth shall be the lead agency in Project design, engineering, and construction administration, and shall be responsible for acquiring all governmental agency-required permits needed for the Project.
4. The Plymouth City Engineer has prepared an Engineer’s Estimate of quantities and unit prices for the above described Project, and a copy of the Engineer’s Estimate and an estimated Division of Cost Summary, marked Exhibit A, is attached hereto.
5. The County has indicated its willingness to cost participate in the Project as detailed herein.
6. Plymouth and the city of Minnetonka (“Minnetonka”) previously entered into a Joint Powers Agreement for cost participation and maintenance responsibilities for assets locating within the boundaries of each city (the “Joint Powers Agreement”) and Minnetonka will participate in the Project construction costs via the Joint Powers Agreement.
7. The Project will be carried out by the Parties under the provisions of Minnesota Statutes,

Section 162.17, Subdivision 1, and Section 471.59.

Agreement

NOW, THEREFORE, the Parties agree as follows:

1. Term of Agreement, Survival of Terms, and Exhibits.

- 1.1. Effective Date.** This Agreement is effective as of the date of the final signature.
- 1.2. Expiration Date.** This Agreement will expire after the date in which all obligations have been satisfactorily fulfilled.
- 1.3. Survival of Terms.** Provisions that by their nature are intended to survive the term, cancellation or termination of this Agreement do survive such term, cancellation or termination. Such provisions include but are not limited to: Maintenance Responsibilities, Records/Audits, Indemnification, Insurance, Worker Compensation Claims, Cancellation, Termination, and Minnesota Laws Govern.
- 1.4. Exhibits.** All exhibits are attached and incorporated into this Agreement.
 - 1.4.1. Exhibit A (Division of Cost Summary)**
 - 1.4.2. Exhibit B (MnDOT ADA Compliance Checklist (Curb Ramp) and Accessibility Pedestrian Signal (APS) forms)**
 - 1.4.3. Exhibit C (Drainage Ownership and Maintenance Responsibilities)**
 - 1.4.4. Exhibit D (Project Plan Title Sheet)**
 - 1.4.5. Exhibit E (Surface Maintenance Responsibilities)**

2. Project Construction.

- 2.1. Contract Award and Administration.** Plymouth or its agents shall prepare the necessary Project plans, specifications, and proposal; obtain approval of the plans and specifications from the County; advertise for bids for the work and construction; receive and open bids pursuant to the advertisement; enter into a contract with the successful bidder at the unit prices specified in the bid of such bidder; administer the contract; and perform the required engineering and inspection; all in accordance with the plans and specifications set forth below.
- 2.2. Plans and Specifications.**
 - 2.2.1. Design Work.** All design work performed by Plymouth or its agents for the Project shall be prepared and certified by a Professional Engineer licensed in the State

of Minnesota. All designs which affect County facilities shall conform to the Minnesota Department of Transportation (MnDOT) Design Standards applicable to County State Aid Highways and to the requirements of the Americans with Disabilities Act (ADA) standards, and be approved by the County Engineer prior to construction. Attached as Exhibit B is a copy of the MnDOT ADA Compliance Checklist (Curb Ramp) and APS forms. Plymouth or its agents shall complete the forms for each curb ramp constructed and APS installed as part of the Project and submit the forms by using the County's "Asset Management" site, which requires registration to access. Plymouth understands and agrees that the payment as stated in Subsection 4.5 will be withheld until all required ADA curb ramp and APS certification forms have been received and verified by the County. Directions for obtaining access to the Asset Management site can be found at the following link, under the "ADA checklists for construction within county right-of-way" bar:

(<https://www.hennepin.us/residents/transportation/ada-transition-plan>).

2.2.2. Plan Numbers (S.A.P#/ S.P.#). Not applicable to the Project.

2.2.3. Request for Copies of Plans. At the request of the County, Plymouth or its agents shall furnish the County with any working copies of any plans, designs or reports at any time during the Project design process. Upon completion of the Project, Plymouth or its agents shall furnish the County with a complete set of as-built plans certified as to their accuracy by the Plymouth's City Engineer and shall be submitted to Public Works Transportation Project Delivery Design and Operations Asset Management Divisions.

2.2.4. Plan Review and Approval. Plymouth or its agents shall furnish the County Public Works Transportation Project Delivery Design Division with Project plans and specifications for review and approval as follows: electronic submittals at 60%, 90%, and 100%; comment response letter with 90% and 100% package; electronic copy of plans at 100% for County permit approval.

2.3. Construction Supervision and Inspection. Plymouth or its agents will administer the construction contract, perform all necessary engineering, inspection, and testing of all the Project work. All work for the Project shall be completed in compliance with the County approved plans and specifications. The County Engineer or a designated representative shall have the right, as the work progresses, to enter upon the job site to make any inspections deemed necessary and shall cooperate with Plymouth Engineer and staff at their request to the extent necessary, but will have no responsibility for the supervision of the work.

2.4. Plan Changes and Additional Construction.

2.4.1. Plan Changes. The County agrees that Plymouth or its agents may make changes in the plans or in the character of the Project construction that are reasonably necessary to cause the construction to be in all things performed and completed in a satisfactory manner, subject to the County's rights under Subsection 2.4.2 and the limitations and restrictions on County cost participation provided in Section 3.

2.4.2. Review Proposed Changes. The County shall have the right to review any

proposed changes to the plans and specifications as they relate to the County's cost participation prior to the work being performed, except in emergencies, and in those instances where the proposed changes necessitate a re-engineering of the design and/or specifications, Plymouth shall submit the re-engineered design and/or specifications to the County. The County Engineer or designated representative shall respond to Plymouth's request for approval to authorize the issuance of any negotiated change orders or supplemental agreements prepared by Plymouth that affect the County's share of the construction cost within a reasonable time frame, subject to the limitations and restrictions on County cost participation provided in Section 3.

2.5. Right of Way/Permit

2.5.1. Right of Way Acquisition. Plymouth or its agents shall acquire all additional right of way, permits and/or easements required for the construction of the Project. Additionally, upon completion of the Project, Plymouth agrees to convey to the County all permanent right of way and easement acquired for the County highway included in this Project, at no cost to the County.

2.5.2. Access Rights and Permits. The County shall cooperate with the conveyance of any reasonable access rights over the County right of way that may be required by Plymouth for the Project. The Parties understand that any such access rights must be necessary for completion of the Project and shall be subject to applicable County Board or County staff approval requirements; these access rights will be granted at no cost to Plymouth. Any and all County permits required for the Project shall be granted by the County at no cost or expense to Plymouth or its contractors. Plymouth shall also obtain, and comply with, any and all permits and approvals required from other governmental or regulatory agencies to accomplish the Project.

2.5.3. Right of Way Costs. The Parties each understand and agree that there is no participation from the County in right of way costs required for the Project.

2.6. Traffic Signal. Not applicable to the Project.

2.7. Rectangular Rapid-Flashing Beacon (RRFB). Plymouth or its contractor will install two RRFB systems and associated components at the intersection as described in the construction plans.

2.7.1. Power. Plymouth, shall: (1) install, cause the installation of 120/240 volt, single phase, alternating current electrical power connection to the RRFBs constructed as part of the Project, and the cost for said work will be split among the Parties as part of the overall Project construction cost; and (2) shall provide the electrical energy for the operation of the RRFBs installed as a part of the Project. The on-going electrical energy cost for the operation of the RRFBs shall be paid entirely by Minnetonka per the Memorandum of Understanding executed between Plymouth and Minnetonka dated August 15, 2023.

2.8. Street Lighting. Plymouth, at no cost to the County, shall provide the electrical energy for the operation of all streetlights installed as part of the Project.

2.9. Asbestos. The Project may include the removal of asbestos containing electrical conduit. Only firms licensed to conduct asbestos abatement shall be used for the safe removal of asbestos containing electrical conduit with proper shipping manifest prepared and submitted to appropriate agency. The lead agency in the Project construction shall be responsible for the oversight of the removal of asbestos containing electrical conduit and compliance with the abovementioned specifications.

2.10. Detours. The Project may require limited detouring of traffic onto the City's streets. The Parties agree that there will be no compensation to the City for detours onto its streets required to construct the Project.

3. Cost Participation. The County will participate in the construction costs for the Project as provided herein.

3.1. County's Total Cost Participation. The County's cost participation in the Project shall be a total Not to Exceed (NTE) amount of \$410,000 and shall be calculated based on only those portions of the Project construction cost identified in Exhibit A as the County's shares ("County Cost Participation").

4. Payment.

4.1. County Invoice. The County, subject to the provisions stipulated in this Agreement, agrees to pay the County Cost Participation as described herein.

4.2. When to Invoice. Upon completion of the Project, Plymouth shall notify the County and submit an invoice for one hundred percent (100%) of the County Cost Participation for the Project under this Agreement.

4.3. What to Include in the Invoice. The invoice shall include: date of invoice, invoice number, name of the County construction project manager (Mr. Jay Hill, P.E.), project name, county project number (CP 2183549), contract number, and purchase order number. For the final invoice, the City shall provide the County with the Final Distribution of Costs document, and provide the County with complete as built plans, prior to requesting payment.

4.4. Where to Send Invoice. Invoices and supporting documentation should be sent by email to obf.internet@hennepin.us or by mail to: Hennepin County Accounts Payable, P.O. Box 1388, Minneapolis, MN 55440-1388. An electronic copy of all invoices and project documentation should also be submitted to transp.invoices@hennepin.us

4.5. Approval and Payment. Upon approval and acceptance of the completed Project as well as all MnDOT ADA Compliance Checklist forms by the County Engineer or designated representative, and within forty-five (45) days of receipt of the invoice, the County shall reimburse Plymouth for its share of the costs for the Project under this Agreement.

- 5. County Supplied Equipment.** Not applicable to the Project.
- 6. Plymouth's Maintenance Responsibilities.** Upon completion of the Project, Plymouth shall provide the following year-round maintenance services illustrated in Exhibits C and E as Plymouth's responsibilities at no cost to the County.
- 6.1. Roadways and Roundabout.** Maintenance of Vicksburg Lane, Gleason Lake Drive, and the Roundabout including their curbs and gutters and pavements constructed/reconstructed under the Project. Maintenance includes, but is not limited to sweeping, debris removal, resurfacing and seal coating, and any other maintenance activities according to accepted Plymouth maintenance practices.
 - 6.2. Rectangular Rapid-Flashing Beacon (RRFB).** Maintenance of the RRFBs belongs to Minnetonka as further provided in Section 7 below.
 - 6.3. Street Lighting.** Xcel Energy shall own and maintain the streetlights installed as part of the Project according to its practices at no cost to the County.
 - 6.4. Sidewalks, Pedestrian Refuges, and Pedestrian Ramps.** Plymouth shall own and maintain sidewalks, pedestrian refuges, splitter islands, and pedestrian ramps constructed as part of the Project as illustrated in Exhibit E. Maintenance includes, but is not limited to, winter maintenance, debris removal, patching, crack repair, and any other maintenance activities as per accepted Plymouth maintenance practices.
 - 6.5. Multi-use Trail/Bicycle Facility.** Plymouth shall own and maintain the multi-use trail/bicycle facilities reconstructed as part of the Project as illustrated in Exhibit E. Maintenance includes, but is not limited to, trail surfacing, sweeping, winter maintenance, and any other maintenance activities according to Plymouth maintenance practices.
 - 6.6. City Road Pavement Striping and Crosswalk Markings.** Plymouth shall own and maintain all pavement striping and crosswalk markings for roadway users installed as a part of the Project on Vicksburg Lane and Gleason Lake Drive and within the Roundabout.
 - 6.7. City Road Storm Sewers.** Plymouth shall own and maintain all storm sewer drainage systems such as all trunk lines, grit chambers, ponds, storm water treatment and drainage structures, constructed or reconstructed under the Project, as illustrated in the attached Exhibit C.
 - 6.8. Landscaping.** Plymouth shall own and maintain landscaping/streetscape installed as a part of the Project, as illustrated in the attached Exhibit E.
- 7. Minnetonka's Maintenance Responsibilities.** Upon completion of the Project, Minnetonka will maintain the improvements per the Memorandum of Understanding executed between Plymouth and Minnetonka dated August 15, 2023 at no cost to the County.

- 8. The County's Maintenance Responsibilities.** Upon completion of the Project, the County shall provide year-round maintenance at its sole cost as outlined below.
- 8.1. Roadways.** Maintenance of the segment of CSAH 15 reconstructed under the Project. Maintenance includes, but is not limited to, sweeping, debris removal, resurfacing and seal coating, and any other maintenance activities according to accepted County maintenance practices.
- 8.2. Roundabout.** The Parties understand and agree that the County shall have no maintenance responsibilities for any portion of the Roundabout including but not limited to pavement, curb and gutter, center island, truck aprons and splitter islands.
- 8.3. Rectangular Rapid-Flashing Beacon (RRFB).** Maintenance of the RRFBs belongs to Minnetonka as provided in Section 7 above.
- 8.4. County Road Pavement Striping.** The County shall thereafter maintain and repair all pavement striping for CSAH 15 installed as a part of the Project at the expense of the County.
- 8.5. Storm Sewers.** The Parties understand and agree that the County shall have no maintenance responsibilities for any storm sewer components constructed as part of the Project, as further illustrated in the attached Exhibit C.
- 9. Authorized Representatives.** In order to coordinate the services of the County with the activities of the City and vice versa so as to accomplish the purposes of this Agreement, the Hennepin County and the City Engineers or their designated representatives shall manage this Agreement on behalf of the County and the City.

County of Hennepin:

Carla Stueve
County Highway Engineer
Hennepin County Public Works
1600 Prairie Drive, Medina, MN 55340
Office: 612-596-0356
Carla.Stueve@hennepin.us

City of Plymouth:

Chris LaBounty
Deputy Public Works Director/City Engineer
Plymouth City Hall
3400 Plymouth Blvd, Plymouth, MN 55447
Office Phone: 763-509-5541
clabounty@plymouthmn.gov

10. Assignment, Amendments, Default, Waiver, Agreement Complete, Cancellation or Termination.

- 10.1. Assignment.** The City shall not assign, subcontract, transfer or pledge this Agreement

and/or the services to be performed hereunder, whether in whole or in part, without the prior written consent of the County.

- 10.2. Amendments.** Any alterations, variations, modifications or waivers of provisions of this Agreement shall only be valid when they have been reduced to writing as an amendment to this Agreement and signed by the Parties hereto.
- 10.3. Default.** If the City fails to perform any of the provisions of this Agreement or so fails to administer the work as to endanger the performance of the Agreement, this shall constitute a default. Unless the City's default is excused by the County, the County may upon written notice immediately cancel this Agreement in its entirety.
- 10.4. Waiver.** The County's failure to insist upon strict performance of any provision or to exercise any right under this Agreement shall not be deemed a relinquishment or waiver of the same, unless consented to in writing. Such consent shall not constitute a general waiver or relinquishment throughout the entire term of the Agreement.
- 10.5. Agreement Complete.** The entire Agreement between the Parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the Parties relating to the subject matter hereof. All items referred to in this Agreement are incorporated or attached and are deemed to be part of this Agreement.
- 10.6. Cancellation or Termination.** This Agreement may be terminated or cancelled by either party with or without cause upon thirty (30) day written notice. This Agreement shall be terminated or cancelled by either party upon a material breach by the other party. In the event of a termination or cancellation, the Parties will remain responsible for cost participation as provided in this Agreement for obligations incurred up through the effective date of the termination or cancellation, subject to any equitable adjustment that may be required to account for the effects of a breach.

11. Indemnification.

- 11.1. Plymouth Indemnifies the County.** Plymouth agrees to defend, indemnify and hold harmless the County, its officials, officers, agents, volunteers, and employees from any liability, claims, causes of action, judgments, damages, losses, costs or expenses, including reasonable attorneys' fees, resulting directly or indirectly from any act or omission of Plymouth or Plymouth's consultant or sub consultant, anyone directly or indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the services required by this Agreement, and against all loss by reason of the failure of Plymouth to perform fully, in any respect, all obligations under this Agreement. Plymouth's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 or other applicable law.
- 11.2. The County Indemnifies the City.** The County agrees to defend, indemnify and hold harmless the City, its officials, officers, agents, volunteers, and employees from any liability, claims, causes of action, judgments, damages, losses, costs or expenses, including reasonable attorneys' fees, resulting directly or indirectly from any act or omission of the County or the County's consultant or sub consultant, anyone directly or

indirectly employed by them, and/or anyone for whose acts and/or omissions they may be liable in the performance of the services required by this Agreement, and against all loss by reason of the failure of the County to perform fully, in any respect, all obligations under this Agreement. The County's liability shall be governed by the provisions of Minnesota Statutes, Chapter 466 or other applicable law.

- 12. Insurance.** The City agrees that any future contract let by the City for the performance of any of the work included hereunder shall include clauses that will: 1) Require the contractor to indemnify and hold the County, its commissioners, officers, agents and employees harmless from any liability, claim, demand, judgments, expenses, action or cause of action of any kind or character arising out of any act or omission of the contractor, its officers, employees, agents or subcontractors; 2) Require the contractor to be an independent contractor for the purposes of completing the work provided for in this Agreement; and 3) Require the contractor to provide and maintain the following insurance so as to assure the performance of its indemnification and hold harmless obligation.

Limits

- (1) Commercial General Liability on an occurrence basis with contractual liability coverage:

General Aggregate	\$2,000,000
Products - Completed Operations Aggregate	\$2,000,000
Personal and Advertising Injury	\$1,500,000
Each Occurrence - Combined Bodily Injury and Property Damage	\$1,500,000

Hennepin County shall be named as an additional insured for the Commercial General Liability coverage with respect to operations covered under this Agreement.

- (2) Automobile Liability:

Combined Single limit each occurrence coverage or the equivalent covering owned, non-owned, and hired automobiles:	\$1,500,000
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- (3) Workers' Compensation and employer's Liability:

Workers' Compensation:	Statutory
If the contractor is based outside the State of Minnesota, coverage must apply to Minnesota laws.	

Employer's Liability. Bodily injury by:

Accident – Each Accident	\$500,000
Disease – Policy Limit	\$500,000
Disease - Each Employee	\$500,000

- (4) Professional Liability – Per Claim and Aggregate: \$2,000,000

The above listed Professional Liability insurance will not be required in any construction contract let by the City if the City's contractors are not required to perform design engineering as part of the construction contract.

An umbrella or excess policy over primary liability coverages is an acceptable method to provide the required insurance limits.

The above subparagraphs establish minimum insurance requirements. It is the sole responsibility of the City's contractors to determine the need for and to procure additional insurance which may be needed in connection with the Project.

All insurance policies shall be open to inspection by the County and copies of policies shall be submitted to the County upon written request.

13. Worker Compensation Claims.

13.1. Plymouth's Employees. Any and all employees of Plymouth and all other persons engaged by Plymouth in the performance of any work or services required or provided for herein to be performed by Plymouth shall not be considered employees of the County, and any and all claims that may or might arise under the Workers' Compensation Act or the Unemployment Compensation Act of the State of Minnesota on behalf of the employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of the employees while so engaged on any of the work or services provided to be rendered herein shall in no way be the obligation or responsibility of the County.

13.2. County's Employees. Any and all employees of the County and all other persons engaged by the County in the performance of any work or services required or provided for herein to be performed by the County shall not be considered employees of the City, and any and all claims that may or might arise under the Workers' Compensation Act or the Unemployment Compensation Act of the State of Minnesota on behalf of the employees while so engaged and any and all claims made by any third parties as a consequence of any act or omission on the part of the employees while so engaged on any of the work or services provided to be rendered herein shall in no way be the obligation or responsibility of the City.

14. Records/Audits. The City agrees that the County, the State Auditor, or any of their duly authorized representatives at any time during normal business hours, and as often as they may reasonably deem necessary, shall have access to and the right to examine, audit, excerpt and transcribe any books, documents, papers, records, etc., which are pertinent to the Project and the accounting practices and procedures of the City which involve transactions relating to this Agreement.

15. Nondiscrimination. The provisions of Title VI of the Civil Rights Act of 1964, Minnesota Statute Section 181.59, and any other applicable local ordinance relating to civil rights and discrimination and the Affirmative Action Policy statement of Hennepin County shall be considered a part of this Agreement as though fully set forth herein.

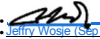
16. Counterparts/Electronic Signatures. This Agreement may be executed in one or more counterparts, each of which will be deemed to be an original copy of this Agreement and all of which, when taken together, will be deemed to constitute one and the same agreement. The facsimile, email or other electronically delivered signatures of the Parties shall be deemed to constitute original signatures, and facsimile or electronic copies hereof shall be deemed to constitute duplicate originals.

17. Minnesota Laws Govern. The laws of the State of Minnesota shall govern all questions and interpretations concerning the validity and construction of this Agreement and the legal relations between the Parties and their performance. The appropriate venue and jurisdiction for any litigation will be those courts located within the County of Hennepin, State of Minnesota. Litigation, however, in the federal courts involving the Parties will be in the appropriate federal court within the State of Minnesota.


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IN TESTIMONY WHEREOF, the Parties hereto have caused this Agreement to be executed by their respective duly authorized officers and agree to be bound by the provisions herein set forth.

CITY OF PLYMOUTH

By: 
Jeffry Wosje, Mayor


Date: _____ Sep 11,
2023

By: 
Dave Callister, City Manager

Date: _____ Sep 11,
2023

COUNTY OF HENNEPIN


ATTEST:

By: 
Deputy/Clerk of the County Board
Date: _____ Sep 12,
2023

By: 
Chair of its County Board
Date: _____ Sep 12, 2023

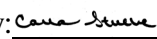
And: 
County Administrator
Date: _____ Sep 12, 2023

**REVIEWED BY
THE COUNTY ATTORNEY'S OFFICE:**

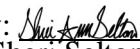
By: 
Assistant County Attorney
Date: _____ Sep 12,
2023

And: 
Assistant County Administrator, Public Works
Date: _____ Sep 12, 2023

RECOMMENDED FOR APPROVAL

By: 
County Highway Engineer
Date: _____ Sep 12, 2023

REVIEWED:

By: 
Sheri Selton
Date: _____ Sep 12,
2023

RECOMMENDED FOR APPROVAL


By: 
Department Director, Transportation
Operations
Date: _____ Sep 12,

EXHIBIT A

Engineer's Estimate and Division of Cost Summary

DISTRIBUTION OF COSTS
2023 GLEASON LAKE DRIVE IMPROVEMENTS PROJECT
CITY OF PLYMOUTH
CITY PROJECT NO. ST239001


ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED UNIT PRICE	TOTAL ESTIMATED QUANTITY	PLYMOUTH & MINNETONKA COSTS	HENNEPIN COUNTY COSTS	TOTAL ESTIMATED COSTS
1	MOBILIZATION	LUMP SUM	\$ 42,000.00	1.00	\$40,320.00	\$1,680.00	\$ 42,000.00
2	CLEARING	EACH	\$ 200.00	115.00	\$23,000.00		\$ 23,000.00
3	GRUBBING	EACH	\$ 75.00	115.00	\$8,625.00		\$ 8,625.00
4	SALVAGE MAILBOX	EACH	\$ 50.00	61.00	\$3,050.00		\$ 3,050.00
5	SALVAGE SIGN	EACH	\$ 25.00	11.00	\$275.00		\$ 275.00
6	REMOVE SIGN PANEL	EACH	\$ 25.00	119.00	\$2,775.00	\$200.00	\$ 2,975.00
7	REMOVE HYDRANT	EACH	\$ 370.00	10.00	\$3,700.00		\$ 3,700.00
8	REMOVE WATERMAIN	LIN FT	\$ 9.00	2104.00	\$18,936.00		\$ 18,936.00
9	ABANDON WATERMAIN	LIN FT	\$ 8.00	4137.00	\$33,096.00		\$ 33,096.00
10	REMOVE RETAINING WALL (BOULDERS)	LIN FT	\$ 50.00	26.00	\$1,300.00		\$ 1,300.00
11	SALVAGE RETAINING WALL (BOULDERS)	LIN FT	\$ 45.00	10.00	\$450.00		\$ 450.00
12	SALVAGE CONCRETE BLOCK RETAINING WALL	SQ FT	\$ 15.00	113.00	\$1,695.00		\$ 1,695.00
13	REMOVE PIPE APRON	EACH	\$ 240.00	3.00	\$720.00		\$ 720.00
14	REMOVE SIGN POST	EACH	\$ 25.00	71.00	\$1,675.00	\$100.00	\$ 1,775.00
15	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	\$ 3.00	251.00	\$753.00		\$ 753.00
16	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	\$ 3.00	1475.00	\$4,296.00	\$129.00	\$ 4,425.00
17	REMOVE CURB & GUTTER	LIN FT	\$ 3.00	3848.00	\$10,350.00	\$1,194.00	\$ 11,544.00
18	REMOVE SEWER PIPE (STORM)	LIN FT	\$ 12.00	2329.00	\$27,948.00		\$ 27,948.00
19	REMOVE PERFORATED PIPE (DRAINTILE)	LIN FT	\$ 3.00	343.00	\$1,029.00		\$ 1,029.00
20	REMOVE DRAINAGE STRUCTURE	EACH	\$ 520.00	19.00	\$9,880.00		\$ 9,880.00
21	REMOVE STEEL CASING PIPE (STORM)	LIN FT	\$ 74.00	30.00	\$2,220.00		\$ 2,220.00
22	REMOVE STEEL CASING PIPE (WATERMAIN)	LIN FT	\$ 19.00	271.00	\$5,149.00		\$ 5,149.00
23	REMOVE CONCRETE MEDIAN	SQ YD	\$ 4.00	58.00	\$164.00	\$68.00	\$ 232.00
24	REMOVE CONCRETE WALK	SQ YD	\$ 4.00	249.00	\$736.00	\$260.00	\$ 996.00
25	REMOVE CONCRETE DRIVEWAYS PAVEMENT	SQ YD	\$ 4.00	475.00	\$1,900.00		\$ 1,900.00
26	REMOVE BITUMINOUS PAVEMENT	SQ YD	\$ 2.50	22764.00	\$53,055.00	\$3,855.00	\$ 56,910.00
27	RECLAIM BITUMINOUS PAVEMENT (12" DEPTH) (P)	SQ YD	\$ 4.00	3960.00	\$15,840.00		\$ 15,840.00
28	REMOVE BITUMINOUS WALK	SQ FT	\$ 0.50	31945.00	\$15,377.00	\$595.50	\$ 15,972.50
29	REMOVE BITUMINOUS DRIVEWAYS PAVEMENT	SQ YD	\$ 3.00	2570.00	\$7,710.00		\$ 7,710.00
30	COMMON EXCAVATION (P)	CU YD	\$ 20.00	28045.00	\$531,180.00	\$29,720.00	\$ 560,900.00
31	SUBGRADE EXCAVATION (EV)	CU YD	\$ 20.00	1339.00	\$25,240.00	\$1,540.00	\$ 26,780.00
32	STABILIZING AGGREGATE (3" CLEAR) (CV)	CU YD	\$ 47.00	1207.00	\$53,110.00	\$3,619.00	\$ 56,729.00
33	SELECT GRANULAR BORROW	TON	\$ 17.00	15252.00	\$239,462.00	\$19,822.00	\$ 259,284.00
34	GEOTEXTILE FABRIC TYPE 5	SQ YD	\$ 1.49	24100.00	\$33,621.85	\$2,287.15	\$ 35,909.00
35	SUBGRADE PREPARATION (P)	SQ YD	\$ 2.00	3960.00	\$7,920.00		\$ 7,920.00
36	AGGREGATE BASE CLASS 5	TON	\$ 19.00	9895.00	\$176,187.00	\$11,818.00	\$ 188,005.00
37	CLASS 2 AGGREGATE SURFACING (GRAVEL DRIVEWAY)	TON	\$ 30.00	26.00	\$780.00		\$ 780.00
38	1.25" DOWEL BAR	EACH	\$ 30.00	382.00	\$11,460.00		\$ 11,460.00
39	BITUMINOUS MATERIAL FOR TACK COAT	GAL	\$ 3.78	1789.00	\$6,168.96	\$593.46	\$ 6,762.42
40	TYPE SP 12.5 WEAR COURSE MIX (SPWEB340C)	TON	\$ 90.00	5130.00	\$431,280.00	\$30,420.00	\$ 461,700.00
41	TYPE SP 12.5 NON-WEAR COURSE MIX (SPNWB330C)	TON	\$ 102.00	327.00	\$19,482.00	\$13,872.00	\$ 33,354.00
42	TYPE SP 9.5 WEAR COURSE MIX (SPWEA240C)	TON	\$ 94.00	1441.00	\$135,454.00		\$ 135,454.00
43	TYPE SP 9.5 WEAR COURSE MIX (2.B) 3.0" THICK	SQ YD	\$ 28.00	1974.00	\$55,272.00		\$ 55,272.00
44	INSTALL RETAINING WALL (BOULDER)	LIN FT	\$ 67.00	10.00	\$670.00		\$ 670.00
45	PREFABRICATED MODULAR BLOCK RETAINING WALL	SQ FT	\$ 67.00	400.00	\$26,800.00		\$ 26,800.00
46	INSTALL CONCRETE BLOCK RETAINING WALL	SQ FT	\$ 27.00	113.00	\$3,051.00		\$ 3,051.00
47	CONSTRUCT BULKHEAD	EACH	\$ 590.00	1.00	\$590.00		\$ 590.00
48	6" PVC PIPE DRAIN CLEANOUT	EACH	\$ 320.00	30.00	\$9,600.00		\$ 9,600.00
49	6" PVC PIPE DRAIN	LIN FT	\$ 14.00	843.00	\$11,802.00		\$ 11,802.00
50	6" PVC PERF PIPE DRAIN (W/ SOCK)	LIN FT	\$ 15.00	4967.00	\$74,505.00		\$ 74,505.00
51	8" PVC PIPE DRAIN	LIN FT	\$ 74.00	19.00	\$1,406.00		\$ 1,406.00
52	12" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	\$ 86.00	66.00	\$5,676.00		\$ 5,676.00
53	15" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	\$ 84.00	2762.00	\$232,008.00		\$ 232,008.00
54	15" SEWER TRENCHLESS (STORM)	LIN FT	\$ 660.00	178.00	\$117,480.00		\$ 117,480.00
55	18" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	\$ 89.00	759.00	\$67,551.00		\$ 67,551.00
56	21" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	\$ 105.00	141.00	\$14,805.00		\$ 14,805.00
57	24" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	\$ 142.00	565.00	\$80,230.00		\$ 80,230.00
58	CONNECT TO EXISTING STORM SEWER (PIPE)	EACH	\$ 1,900.00	6.00	\$11,400.00		\$ 11,400.00
59	CONNECT TO EXISTING STORM SEWER (STRUCTURE)	EACH	\$ 3,900.00	4.00	\$15,600.00		\$ 15,600.00
60	SANITARY SEWER SERVICE POINT REPAIR	EACH	\$ 1,200.00	31.00	\$37,200.00		\$ 37,200.00
61	ADJUST GATE VALVE & BOX	EACH	\$ 920.00	2.00	\$1,840.00		\$ 1,840.00
62	HYDRANT	EACH	\$ 7,300.00	15.00	\$109,500.00		\$ 109,500.00
63	6" GATE VALVE & BOX	EACH	\$ 3,200.00	25.00	\$80,000.00		\$ 80,000.00
64	8" GATE VALVE & BOX	EACH	\$ 3,900.00	19.00	\$74,100.00		\$ 74,100.00
65	8" PVC WATERMAIN	LIN FT	\$ 63.00	5964.00	\$375,732.00		\$ 375,732.00
66	TEMPORARY WATER SERVICE	EACH	\$ 670.00	61.00	\$40,870.00		\$ 40,870.00
67	1" CURB STOP & BOX	EACH	\$ 1,100.00	68.00	\$74,800.00		\$ 74,800.00
68	1" CORPORATION STOP	EACH	\$ 830.00	68.00	\$56,440.00		\$ 56,440.00
69	CONNECT TO EXISTING WATER SERVICE	EACH	\$ 610.00	68.00	\$41,480.00		\$ 41,480.00
70	6" PVC WATERMAIN	LIN FT	\$ 58.00	347.00	\$20,126.00		\$ 20,126.00
71	1" HDPE SERVICE PIPE	LIN FT	\$ 31.00	2618.00	\$81,158.00		\$ 81,158.00
72	CONNECT TO EXISTING WATERMAIN	EACH	\$ 4,400.00	15.00	\$66,000.00		\$ 66,000.00
73	4" POLYSTYRENE INSULATION	SQ YD	\$ 60.00	178.00	\$10,680.00		\$ 10,680.00
74	DUCTILE IRON FITTINGS	POUND	\$ 17.00	3729.00	\$63,393.00		\$ 63,393.00
75	CONSTRUCT DRAINAGE STRUCTURE DESIGN H	EACH	\$ 1,800.00	2.00	\$3,600.00		\$ 3,600.00
76	CONSTRUCT DRAINAGE STRUCTURE SPECIAL 1 (2' X 3' CATCH BASIN)	EACH	\$ 2,800.00	18.00	\$50,400.00		\$ 50,400.00
77	CONSTRUCT DRAINAGE STRUCTURE SPECIAL (SAFL BAFFLE W/ SUMP)	EACH	\$ 11,000.00	3.00	\$33,000.00		\$ 33,000.00

DISTRIBUTION OF COSTS
2023 GLEASON LAKE DRIVE IMPROVEMENTS PROJECT
CITY OF PLYMOUTH
CITY PROJECT NO. ST239001


ITEM NO.	ITEM DESCRIPTION	UNIT	ESTIMATED UNIT PRICE	TOTAL ESTIMATED QUANTITY	PLYMOUTH & MINNETONKA COSTS	HENNEPIN COUNTY COSTS	TOTAL ESTIMATED COSTS
78	CONSTRUCT STORM MH DES 48" - 4020	EACH	\$ 5,100.00	8.00	\$40,800.00		\$ 40,800.00
79	CONSTRUCT STORM MH DES 48" - 4022	EACH	\$ 5,100.00	26.00	\$132,600.00		\$ 132,600.00
80	CONSTRUCT STORM MH DES 72" - 4022	EACH	\$ 9,400.00	1.00	\$9,400.00		\$ 9,400.00
81	12" RC PIPE APRON	EACH	\$ 2,700.00	3.00	\$8,100.00		\$ 8,100.00
82	15" RC PIPE APRON	EACH	\$ 2,900.00	1.00	\$2,900.00		\$ 2,900.00
83	18" RC PIPE APRON	EACH	\$ 3,100.00	1.00	\$3,100.00		\$ 3,100.00
84	RAISE SANITARY MANHOLE	EACH	\$ 1,900.00	6.00	\$11,400.00		\$ 11,400.00
85	LOWER SANITARY MANHOLE	EACH	\$ 1,300.00	5.00	\$6,500.00		\$ 6,500.00
86	INSTALL CASTING (R-3067-V) (STORM)	EACH	\$ 1,300.00	45.00	\$58,500.00		\$ 58,500.00
87	INSTALL CASTING (R-3067-C) (STORM)	EACH	\$ 1,300.00	1.00	\$1,300.00		\$ 1,300.00
88	INSTALL CASTING (R-1642-B) (STORM)	EACH	\$ 1,800.00	8.00	\$14,400.00		\$ 14,400.00
89	INSTALL CASTING (R-3501-TB) (STORM)	EACH	\$ 1,600.00	1.00	\$1,600.00		\$ 1,600.00
90	INSTALL CASTING (R-4342) (STORM)	EACH	\$ 1,300.00	3.00	\$3,900.00		\$ 3,900.00
91	ADJUST FRAME & RING CASTING (SPECIAL) (STORM)	EACH	\$ 1,100.00	5.00	\$5,500.00		\$ 5,500.00
92	RANDOM RIP RAP CLASS III (LV)	CU YD	\$ 129.00	25.00	\$3,225.00		\$ 3,225.00
93	8" NYLOPLAST BASIN W/ STANDARD CASTING	EACH	\$ 1,500.00	7.00	\$10,500.00		\$ 10,500.00
94	R-1642 CASTING WITH I & I BARRIER (SANITARY)	EACH	\$ 1,800.00	32.00	\$57,600.00		\$ 57,600.00
95	6" CONCRETE WALK	SQ YD	\$ 146.00	260.00	\$32,960.00	\$4,964.00	\$ 37,960.00
96	4" CONCRETE WALK	SQ FT	\$ 15.00	2636.00	\$37,305.00	\$2,235.00	\$ 39,540.00
97	3" BITUMINOUS WALK	SQ YD	\$ 26.00	4842.00	\$121,342.00	\$4,550.00	\$ 125,892.00
98	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	\$ 17.00	12669.00	\$211,293.00	\$4,080.00	\$ 215,373.00
99	CONCRETE CURB & GUTTER DESIGN B624	LIN FT	\$ 28.00	180.00	\$5,040.00	\$5,040.00	\$ 10,080.00
100	CONCRETE CURB & GUTTER DESIGN D412	LIN FT	\$ 25.00	347.00	\$8,675.00	\$2,525.00	\$ 11,200.00
101	CONCRETE CURB & GUTTER DESIGN R418	LIN FT	\$ 30.00	116.00	\$3,480.00		\$ 3,480.00
102	CONCRETE CURB & GUTTER DESIGN R424	LIN FT	\$ 35.00	219.00	\$7,765.00	\$2,765.00	\$ 10,530.00
103	10" CONCRETE	SQ FT	\$ 11.00	275.00	\$3,025.00	\$693.00	\$ 3,718.00
104	10" CONCRETE (COLORED)	SQ FT	\$ 15.00	4674.00	\$69,110.00	\$20,970.00	\$ 90,080.00
105	6" CONCRETE DRIVEWAY	SQ YD	\$ 87.00	734.00	\$63,858.00		\$ 63,858.00
106	TRUNCATED DOMES	SQ FT	\$ 65.00	532.00	\$34,460.00	\$3,120.00	\$ 37,580.00
107	REINSTALL MAIL BOX AND SUPPORT	EACH	\$ 115.00	61.00	\$7,015.00		\$ 7,015.00
108	TEMPORARY MAILBOX	EACH	\$ 50.00	61.00	\$3,050.00		\$ 3,050.00
109	VINYL THREE RAIL FENCE	LIN FT	\$ 150.00	112.00	\$16,800.00		\$ 16,800.00
110	TRAFFIC CONTROL	LUMP SUM	\$ 23,000.00	1.00	\$23,000.00		\$ 23,000.00
111	INSTALL SIGN	EACH	\$ 50.00	11.00	\$550.00		\$ 550.00
112	SIGN PANELS TYPE C	SQ FT	\$ 42.00	409.00	\$17,178.00	\$1,554.00	\$ 18,732.00
113	SIGN PANELS TYPE D	SQ FT	\$ 80.00	99.00	\$7,920.00		\$ 7,920.00
114	SIGN POSTS	EACH	\$ 100.00	69.00	\$6,900.00	\$500.00	\$ 7,400.00
115	PEDESTRIAN CROSSWALK FLASHER SYSTEM (RRFB)	SYSTEM	\$ 19,000.00	2.00	\$38,000.00	\$19,000.00	\$ 57,000.00
116	PRUNING TREES (FULL PROJECT)	LUMP SUM	\$ 3,000.00	1.00	\$3,000.00		\$ 3,000.00
117	STABILIZED CONSTRUCTION EXIT	LUMP SUM	\$ 5,200.00	1.00	\$5,200.00	\$520.00	\$ 5,720.00
118	STORM DRAIN INLET PROTECTION	EACH	\$ 660.00	76.00	\$49,680.00	\$660.00	\$ 50,340.00
119	SILT FENCE, TYPE MS	LIN FT	\$ 2.45	1604.00	\$3,929.80		\$ 3,929.80
120	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	\$ 2.45	2529.00	\$6,196.05		\$ 6,196.05
121	COMMON TOPSOIL BORROW (LV)	CU YD	\$ 24.00	3493.00	\$81,672.00	\$2,160.00	\$ 83,832.00
122	SODDING TYPE LAWN	SQ YD	\$ 10.00	18368.00	\$183,680.00	\$1,630.00	\$ 185,310.00
123	HYDROMULCH & SEED	SQ YD	\$ 6.20	2572.00	\$15,946.40	\$2,331.20	\$ 18,277.60
124	4" SOLID LINE MULTI-COMPONENT	LIN FT	\$ 0.53	643.00	\$340.79	\$163.24	\$ 504.03
125	4" DOUBLE SOLID LINE MULTI-COMPONENT	LIN FT	\$ 1.06	4667.00	\$4,947.02	\$259.70	\$ 5,206.72
126	4" DOTTED LINE MULTI-COMPONENT	LIN FT	\$ 0.53	25.00	\$13.25	\$13.25	\$ 26.50
127	4" BROKEN LINE MULTI-COMPONENT	LIN FT	\$ 0.53	266.00	\$140.98		\$ 140.98
128	6" SOLID LINE PREFORM THERMOPLASTIC GROUND IN ESR	LIN FT	\$ 12.00	57.00	\$684.00	\$252.00	\$ 936.00
129	24" SOLID LINE MULTI-COMPONENT	LIN FT	\$ 17.00	33.00	\$561.00		\$ 561.00
130	PAVEMENT MESSAGE PREFORM THERMOPLASTIC GROUND IN ESR	SQ FT	\$ 40.00	85.00	\$3,400.00	\$1,340.00	\$ 4,740.00
131	CROSSWALK PREFORM THERMOPLASTIC GROUND IN ESR	SQ FT	\$ 14.00	522.00	\$7,308.00	\$1,344.00	\$ 8,652.00
132	SALVAGE & INSTALL IRRIGATION HEAD	EACH	\$ 45.00	100.00	\$4,500.00		\$ 4,500.00
133	SALVAGE & INSTALL INVISIBLE DOG FENCE	EACH	\$ 150.00	10.00	\$1,500.00		\$ 1,500.00
134	SHREDDED HARDWOOD MULCH (LV)	CU YD	\$ 90.00	50.00	\$4,500.00		\$ 4,500.00
135	SALVAGE & REINSTALL YARD LIGHT	EACH	\$ 1,300.00	3.00	\$3,900.00		\$ 3,900.00
136	RIGID PVC LOOP DETECTOR 6x12"	EACH	\$ 2,200.00	2.00	\$4,400.00		\$ 4,400.00
NA	EASEMENT ACQUISITION	LS	\$ 50,000.00	1.00	\$50,000.00		\$ 50,000.00
NA	INTERSECTION LIGHTING (SEPARATE XCEL ENERGY CONTRACT)	LS	\$ 63,720.24	1.00	\$63,720.24	\$22,939.29	\$ 86,659.53
ESTIMATED CONSTRUCTION COSTS					\$ 5,419,321.66	\$ 227,381.79	\$ 5,646,703.45
5% CONTINGENCIES					\$ 266,427.04	\$ 10,222.13	\$ 276,649.16
15% DESIGN, ADMINISTRATION					\$ 799,281.11	\$ 30,666.38	\$ 829,947.48
TOTAL PROJECT COST					\$ 6,485,029.81	\$ 268,270.29	\$ 6,753,300.09

EXHIBIT B

IT IS OK TO SUBMIT SCANNED COPIES



MnDOT ADA Compliance Checklist (Curb Ramp)



SP: City: District:

Intersection: Quadrant:

Ramp Type: Const. Year:

Compile all relevant documents (photos, checklist, notes, etc) of the completed quadrant and upload them using the HennPlace Asset Management Site. Registration is required. To create an account, please [register](#) for an account and use the following step-by-step reference guide on our [ADA transition plan page](#) under "checklist guide."

(1) Minimum 4' wide pedestrian access route (PAR) maintained? ☐ Yes ☐ No

(2) Landing meets min. 4'x4' and perpendicular grade break(s)? ☐ Yes ☐ No

(3) Are landing(s) located at the top of each ramp and at change(s) in direction and at inverse grades? ☐ Yes ☐ No

(4) Landing **slopes (%)**: (TH) (TH) (SS) (SS)

(5) Ramp's **running slope (%)**: TH TH SS SS
Initial Secondary Initial Secondary

(6) Ramp's **cross slope (%)**: TH TH SS SS
Initial Secondary Initial Secondary

(7) Gutter **flow line slope (%)**: TH SS

(8) Gutter **inslope (%)**: TH SS

(9) Roadway **cross slope (%)**: TH SS

TH = Trunk Highway
SS = Side Street

(10) Do truncated domes cover the entire curb opening and are they properly oriented? ☐ Yes ☐ No

(11) Are gutter line and ramps draining properly? ☐ Yes ☐ No

(12) Are there any vertical discontinuities greater than 1/4" ? ☐ Yes ☐ No

(13) Do ramps comply with Spec 2521.3? ☐ Yes ☐ No

(14) Are ramps **fully compliant**? ☐ Yes ☐ No

If **NO**, check the reason(s) below. Explain why the ramp didn't meet compliance and how the ramp has been improved from the pre-construction condition (see ADA Compliance Checklist Guidance for more info and attach pages if needed).

Hennepin

☐ Topography ☐ Structure(s) ☐ Utilities ☐ Contractor ☐ County

(15) Was the curb ramp able to be built according to the plan details? ☐ Yes ☐ No

If **NO**, please explain:

Printed Name: Date (mm/dd/yyyy):

☐ I certify that the information entered on this form is accurate to the best of my knowledge and that I fully understand the checklist standards and am qualified to carry out the inspection.

FILL OUT FORM AND SUBMIT TO HENNEPIN COUNTY

IT IS OK TO SUBMIT SCANNED COPIES

MnDOT ADA Compliance Checklist for APS	
SP: <input type="text"/>	City: <input type="text"/> District: <input type="text"/>
Intersection: <input type="text"/>	Quadrant: <input type="text"/>
Construction Year: <input type="text"/>	
<i>Compile all relevant documents (photos, checklist, notes, etc) of the completed quadrant and upload them using the HennPlace Asset Management Site. Registration is required. To create an account, please register for an account and use the following step-by-step reference guide on our ADA transition plan page under "checklist guide."</i>	
1) Are push button stations placed and push button faces oriented in accordance with standards?	<input type="radio"/> Yes <input type="radio"/> No
2) Is there a minimum 4' x 4' landing adjacent to each push button?	<input type="radio"/> Yes <input type="radio"/> No
3) Distance from crosswalk edge to push button face (ft):	<input type="text"/> Trunk Hwy <input type="text"/> Side Street
4) Distance from the push button to the back of curb: (measured in the direction of the pedestrian travel in ft)	<input type="text"/> Trunk Hwy <input type="text"/> Side Street
5) Distance between push buttons (ft):	<input type="text"/>
6) Push button height (inches):	<input type="text"/> Trunk Hwy <input type="text"/> Side Street
7) Push button side reach (inches):	<input type="text"/> Trunk Hwy <input type="text"/> Side Street
8) Is APS system fully compliant?	<input type="radio"/> Yes <input type="radio"/> No
If NO , check one of the following reasons why. Explain why the component(s) didn't meet compliance (see ADA Compliance Checklist Guidance for additional directions). Hennepin	
<input type="checkbox"/> Topography <input type="checkbox"/> Structure(s) <input type="checkbox"/> Utilities <input type="checkbox"/> Contractor <input type="checkbox"/> County	
<input type="text"/>	
9) Has a 6' maintenance access route (MAR) been maintained?	<input type="radio"/> Yes <input type="radio"/> No
10) Are push buttons situated at least 2' away from both the back of walk and ramp grade break?	<input type="radio"/> Yes <input type="radio"/> No
11) Are all newly constructed hand-hole(s) located outside of pedestrian access route (PAR)?	<input type="radio"/> Yes <input type="radio"/> No
12) Push buttons placed according to the plan details?	<input type="radio"/> Yes <input type="radio"/> No
If no, please describe/explain: <input type="text"/>	
Printed Name: <input type="text"/>	Date (mm/dd/yyyy): <input type="text"/>
<input type="checkbox"/> I certify that the information entered on this form is accurate to the best of my knowledge and that I fully understand the checklist standards and am qualified to carry out the inspection.	

FILL OUT FORM AND SUBMIT TO HENNEPIN COUNTY

EXHIBIT C

Drainage Ownership and Maintenance Responsibilities

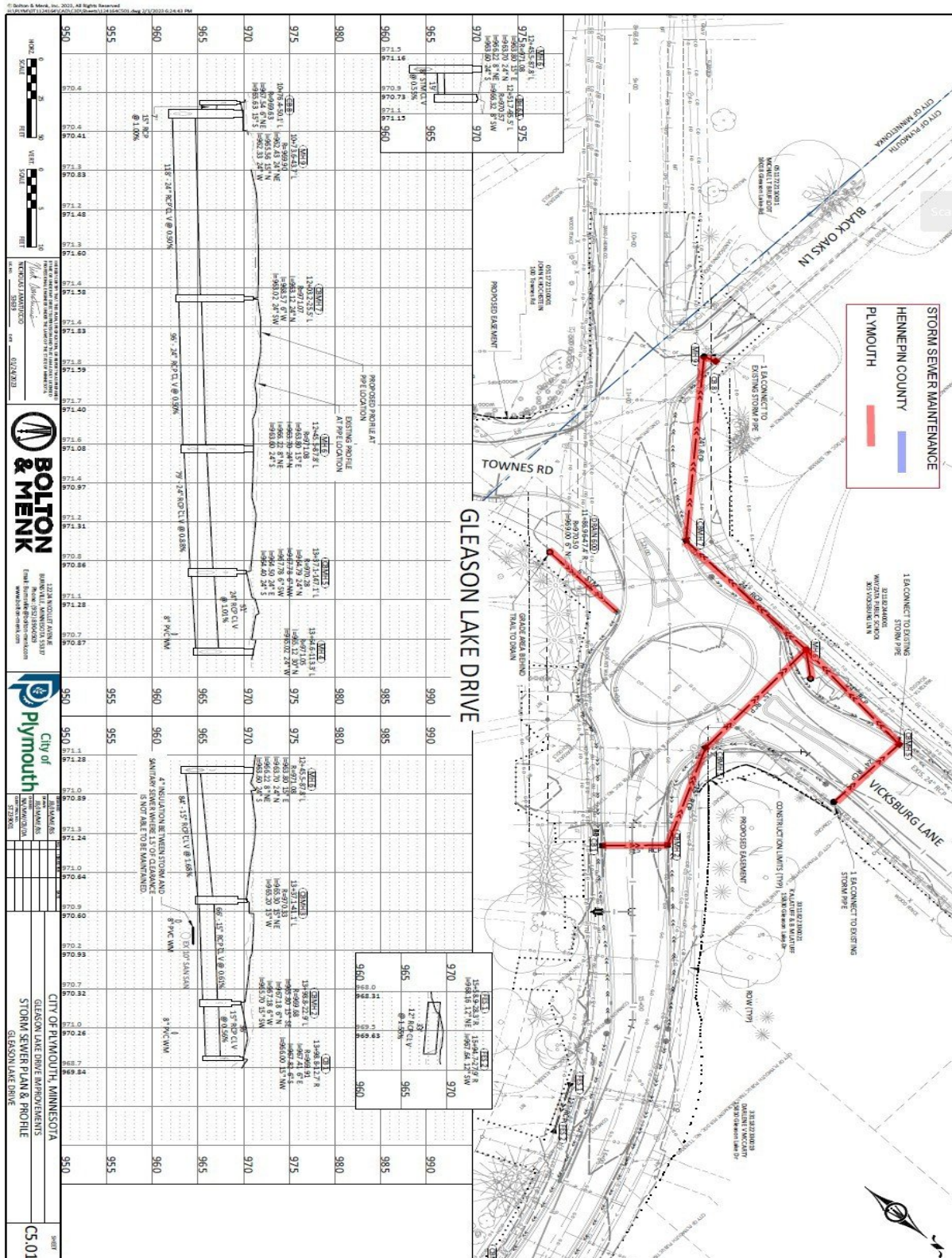


EXHIBIT D

Project Plan Title Sheet

REVISION LIST

NO.	DATE	DESCRIPTION
1	01/01/2023	ISSUED FOR PERMIT

DESIGNER
BOLTON & MENK
1221 HENRIETTA AVENUE
BURNING WOOD, MINNESOTA 55337
TEL: 763.446.4000
WWW.BOLTON-AND-MENK.COM

CLIENT
CITY OF PLYMOUTH
100 WEST LINDEN AVENUE
PLYMOUTH, MN 55441
TEL: 763.446.4000

PROJECT LOCATION
GLEASON LAKE DRIVE IMPROVEMENTS
PAVEMENT REHABILITATION, CONCRETE CURB AND GUTTER, UTILITIES ADJUSTMENTS, AND ADA IMPROVEMENTS
JANUARY, 2023

PROJECT LOCATION

Map of the City of Plymouth, Minnesota, showing the project location on Gleason Lake Drive. The map includes surrounding streets such as Vicksburg Ln, Niagara Ln, Juneau Ln, and Carlson Pkwy. A north arrow and scale bar are provided for reference.

MAP LEGEND

PROJECT LIMITS

SHEET NUMBER	SHEET TITLE
GENERAL	TITLE SHEET, LEGEND, GENERAL NOTES
G1.01 - G1.04	STATEMENT OF ESTIMATED QUANTITIES
CIVIL	EXISTING CONDITIONS, REMOVALS PLAN
C1.01 - C1.06	TABLES, DETAILS, TYPICAL SECTIONS, PHASING PLAN
C2.01 - C2.09	SWPPP, EROSION CONTROL PLAN
C4.01 - C4.09	SANITARY SEWER & WATER PLAN & PROFILE
C5.01 - C5.08	STORM SEWER PLAN & PROFILE
C6.01 - C6.18	STREET PLAN & PROFILE
C6.19 - C6.33	INTERSECTION & PED RAMP DETAILS
C7.01 - C7.12	TRAFFIC CONTROL, SIGNING & STRIPING, SIGNALS
C8.01 - C8.21	STANDARD DETAIL PLATES, STANDARD PLANS
C9.01 - C9.23	CROSS SECTIONS
ELECTRICAL	SIGNAL LOOP REPLACEMENTS
E1.01 - E1.03	

THIS PLAN SET CONTAINS 135 SHEETS.

APPROVED BY: *Wick Winkler*
Wick Winkler, P.E.
Design Engineer - I hereby certify that this plan was prepared by me or under my direct supervision, and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.
Date: 1/14/2023 License Number: 53859

APPROVED BY: *Carrie Shaw*
Carrie Shaw
Approval: Hennepin County Highway Engineer
Date: 2/10/2023

APPROVED BY: *Debra Shapovalov*
Debra Shapovalov
Approval: Hennepin County Design
Date: 2/10/2023

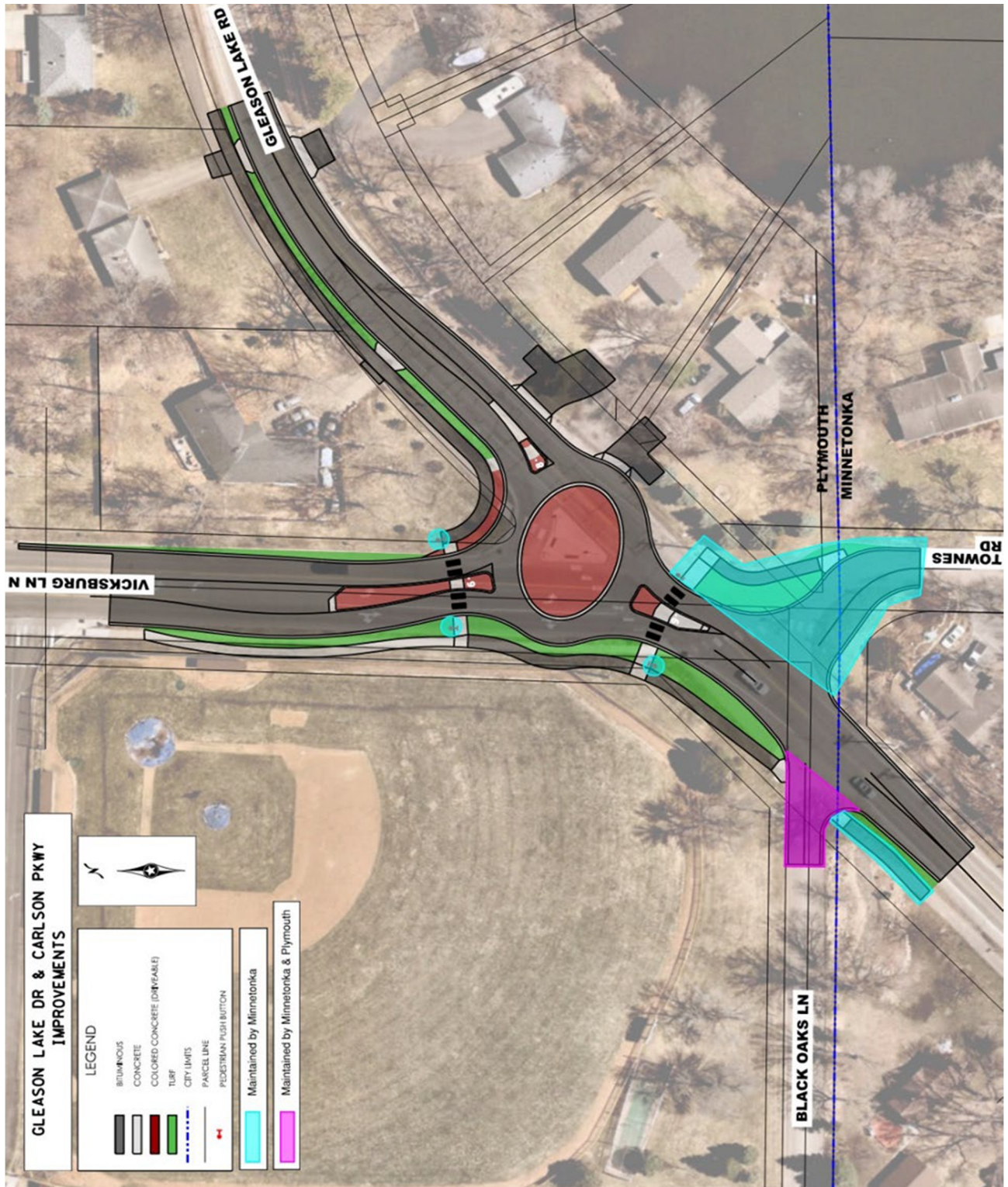
PROJECT INFORMATION:
PROJECT NO: BM-599.56
PROJECT NAME: HENNEPIN COUNTY ROAD 16033
OWNER: BURNS & MCDONNELL (B&M) LLC
BROKER: BURNS & MCDONNELL (B&M) LLC
BROKER NO: 21864

CITY OF PLYMOUTH, MINNESOTA
GLEASON LAKE DRIVE IMPROVEMENTS
TITLE SHEET

SHEET
G0.01

EXHIBIT E

Surface Maintenance Responsibilities



CITY OF PLYMOUTH

RESOLUTION No. 2023-118

RESOLUTION AWARDING CONTRACT FOR 2023 GLEASON LAKE DRIVE IMPROVEMENTS PROJECT (ST239001)

WHEREAS, pursuant to an advertisement for bids for the 2023 Gleason Lake Drive Improvements Project, bids were received, opened and tabulated according to state law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Kuechle Underground, Inc.	\$5,532,983.21
Northwest Asphalt, Inc.	\$5,879,622.11
New Look Contracting, Inc.	\$5,979,176.50
Northdale Construction Co., Inc.	\$6,268,829.65
Eureka Construction, Inc.	\$6,349,053.64
S.M. Hentges & Sons, Inc.	\$6,375,479.55
Park Construction Company	\$6,449,322.23
SR Weidema, Inc.	\$6,550,984.10
Geislinger & Sons	\$6,820,924.20
R & R Excavating, Inc.	\$7,423,495.63
<i>Engineers Estimate</i>	<i>\$6,071,438.00</i>

WHEREAS, it appears that Kuechle Underground, Inc. of Kimball, **MN**, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Kuechle Underground, Inc.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA:

1. The Mayor and City Manager are authorized and directed to enter into the contract with Kuechle Underground, Inc. of Kimball, MN, in the name of the City of Plymouth for the 2023 Gleason Lake Drive Improvements Project according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer in the amount of \$5,532,983.21.
2. The total cost of the project is \$6,753,300.09 and includes the improvements in the amount of \$5,532,983.21, easement acquisition in the amount of \$50,000, intersection lighting in the amount of \$63,720.24, 15% engineering and administration in the amount of \$829,947.48, and 5% contingency in the amount of \$276,649.16.

BE IT FURTHER RESOLVED, that the project would be funded from special assessments in the amount of \$790,039.26, Street Reconstruction Fund in the amount of \$3,644,156.32, Water Fund in the amount of \$1,407,900, Sewer Fund in the amount of \$136,020, Water Resources Fund in the amount of \$100,000, Park Replacement Fund in the amount of \$254,112, Park Dedication Fund in the amount of \$46,724.40, City of Minnetonka in the amount of \$107,862.11, and Hennepin County in the amount of \$266,486.

APPROVED by the City Council on this 11th day of April, 2023.

HENNEPIN COUNTY

MINNESOTA

Hennepin County, Board of Commissioners RESOLUTION 23-0121

2023

The following resolution was moved by Commissioner Angela Conley and seconded by Commissioner Kevin Anderson:

BE IT RESOLVED, that the County Administrator be authorized to negotiate the following agreements for various projects within the county:

- PW 13-17-23 with the cities of Plymouth and Minnetonka for construction of a roundabout at CSAH 15 (Gleason Lake Road) and Vicksburg Lane, multi-use trails, and pedestrian crossing improvements as part of Plymouth's Gleason Lake Drive improvement project, tracked under county project (CP) 2183549, at an estimated county cost of \$410,000;
- PW 14-15-23 with the City of Minnetonka to underground utility lines as part of the construction of a multi-use trail along CSAH 73 (Hopkins Crossroad) from Wayzata Boulevard to Cedar Lake Road, tracked under CP 2183516, at an estimated county cost of \$343,200;
- PW 15-06-23 with the City of Mound for pedestrian ramp replacements and accessible pedestrian signal installation along CSAH 110 (Commerce Boulevard) and CSAH 15 (Shoreline Drive), tracked under CP 2183550, at an estimated county cost of \$280,000;
- PW 16-25-23 with cities of Corcoran and Medina for traffic signal replacement, pedestrian ramp upgrades, addition of right-turn lanes, and multi-use trail construction at the CR 116 (Pinto Drive) and Hackamore Road intersection as part of the cities' Hackamore Road Reconstruction Project, tracked under CP 2183552, at an estimated county cost of \$399,000 and an estimated receivable of \$30,000;
- PW 17-24-23 with the City of Champlin for lighting improvements at the intersection of CSAH 14 (Douglas Drive) and 117th Avenue, tracked under CP 2183551, at an estimated county cost of \$62,000; and

BE IT FURTHER RESOLVED, that the 2023 capital budget for Cost Participation and Partnerships 2019-2023 (CP 2183500) be increased by \$30,000 to include revenue of \$15,000 from the City of Corcoran and \$15,000 from the City of Medina; and

BE IT FURTHER RESOLVED, that following review and approval by the County Attorney's Office, the Chair of the Board be authorized to sign the agreements on behalf of the county; and that the Controller be authorized to accept and disburse funds as directed.

The question was on the adoption of the resolution and there were 7 YEAS and 0 NAYS, as follows:

**County of Hennepin
Board of County Commissioners**

YEAS: Anderson, Conley, Fernando, Goettel, Greene, LaTondresse, Lunde

NAYS:

ABSTAIN:

ABSENT:

RESOLUTION ADOPTED ON 3/21/2023

ATTEST:

M. Roge

Deputy/Clerk to the County Board

Hennepin County Board of Commissioners
300 South Sixth Street, Minneapolis, MN 55487
hennepin.us



CITY OF PLYMOUTH

RESOLUTION No. 2023-243

RESOLUTION APPROVING COOPERATIVE AGREEMENT WITH HENNEPIN COUNTY FOR THE 2023 GLEASON LAKE DRIVE IMPROVEMENTS PROJECT (ST239001)

WHEREAS, the City of Plymouth has scheduled improvements to Gleason Lake Drive from Vicksburg Lane/Black Oaks Lane/Townes Road to Carlson Parkway; and

WHEREAS, the project includes reconstruction of the Gleason Lake Drive/Vicksburg Lane/County Road 15 intersection; and

WHEREAS, Plymouth desires to enter into a cooperative agreement with Hennepin County for the constructed improvements; and

WHEREAS, Agreement PW 13-17-23 outlines project roles, financial contributions for the improvements, and long-term maintenance responsibilities for project elements.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that Agreement PW 13-17-23 between the City of Plymouth and Hennepin County is approved and the Mayor and City Manager are authorized and directed to execute the agreement.

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Chris LaBounty, Deputy Public Works Director/City Engineer**Reviewed by:** Michael Thompson, Public Works Director**Item:** **Approve removal of "No Parking" signage on portions of Larch Lane**

1. Action Requested:

Adopt attached resolution removing "No Parking" restrictions on Larch Lane between Old Rockford Road and 42nd Avenue.

2. Background:

With the reconfiguration and reconstruction of Fire Station II, parking restrictions on Larch Lane are no longer necessary. The removal of on-street parking restrictions will provide for additional parking capacity during parking lot maintenance, large training events, or activation of the emergency operations center located at the station. The fire station is the only property with access on this stretch of roadway. Public Works and Public Safety staff have reviewed this area and are recommending parking restrictions be lifted in the areas identified.

3. Budget Impact:

N/A

4. Attachments:

[Location Map](#)

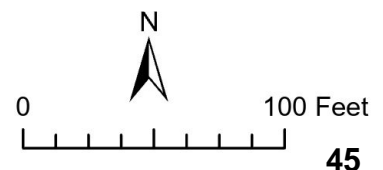
[City Council Resolution 2023-244](#)



Remove No Parking Restrictions on Portions of Larch Lane



- Existing No Parking Signs
- Remove No Parking Restriction



CITY OF PLYMOUTH

RESOLUTION No. 2023-244

RESOLUTION REMOVING “NO PARKING” RESTRICTIONS FOR BOTH SIDES OF LARCH LANE FROM 42ND AVENUE TO OLD ROCKFORD ROAD

WHEREAS, the reconstruction of Fire Station II is nearing completion and involves new access locations to adjacent streets; and

WHEREAS, additional on-street parking would allow additional parking capacity during parking lot maintenance, large training events, or activation of the emergency operations center located at the station; and

WHEREAS, the Fire Department has reviewed and confirmed that allowing on street parking will not impact their fire operations; and

WHEREAS, the City of Plymouth is the only property owner with access to this block of Larch Lane.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the restriction of “No Parking” is hereby removed and staff is authorized to remove signage on both sides of Larch Lane between 42nd Avenue and Old Rockford Road, excluding those areas which serve as turn lanes.

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Chloe McGuire, Planning and Development Manager**Reviewed by:** Grant Fernelius, Community and Economic Development Director**Item:** **Approve conditional use permit amendment for U-Haul for outdoor storage of trucks and trailers at 1225 Highway 169 (2023043)**

1. Action Requested:

Motion to adopt the attached resolution.

Approval requires a 4/7 vote of the City Council.

2. Background:

The applicant has requested a conditional use permit amendment (CUPA) to amend the existing conditional use permit for outdoor storage of U-Haul trucks and trailers at 1225 State Highway 169. The previous conditional use permit allowed for only 10 vehicles stored outdoors. As the business has grown, they have a new need to store more than 10 vehicles outdoors. The applicant has been operating with more than 10 vehicles outdoors, which has been consistent with the uses in the area.

3. Budget Impact:

NA

4. Attachments:[CC Report](#)[Planning Report](#)[2013 Approval](#)[Site Plan](#)[Project Narrative](#)[City Council Resolution 2023-245](#)

REGULAR
COUNCIL MEETING

September 26, 2023

Review Deadline:
October 16, 2023

To: Dave Callister, City Manager

Prepared by: Lori Johnson, Consulting Planner

Reviewed by: Chloe McGuire, Planning and Development Manager and
Grant Fernelius, Community and Economic Development
Director

Item: Conditional use permit amendment to allow for the
parking of more than 10 U-Haul trucks and trailers on site
by establishing shunting lanes and newly striped parking
areas for U-Haul trucks/trailers and equipment. (AREC,
1225 State Highway 169, 2023043)

1. ACTION REQUESTED:

Adopt the attached resolution approving the following:

- Conditional use permit amendment to allow for the parking of more than 10 U-Haul trucks and trailers on site by establishing shunting lanes and newly striped parking areas for U-Haul trucks/trailers and equipment.

Approval requires a 4/7 vote of the City Council.

2. BACKGROUND:

On September 6, 2023, the Planning Commission conducted a public hearing on this matter and subsequently voted unanimously to recommend approval of the request. There were no comments from the public at this hearing.

The Planning Commission discussed the project and noted that there would be room for trees on the northeast corner of the site for extra screening and added a condition as such. Staff has added a condition in the resolution that states that 4 conifer trees be added to the northeast corner of the site.

A copy of the Planning Commission meeting minutes and report is attached. Notice of the public hearing was mailed to all property owners within 500 feet of the site.

3. BUDGET IMPACT:

Not applicable.

4. ATTACHMENTS:

Planning Commission Minutes
Planning Commission Report with Attachments
Draft Resolution Approving Conditional Use Permit Amendment

**PLYMOUTH COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

**PLANNING AND ZONING
STAFF REPORT**

TO: Plymouth Planning Commission
FROM: Lori Johnson, Consulting Planner
MEETING DATE: September 6, 2023

APPLICANT: Gurnoor Kaur, AREC (Amerco Real Estate Company) (U-Haul)

PROPOSAL: **Conditional use permit amendment** to allow for the parking of more than 10 U-Haul trucks and trailers on site by establishing shunting lanes and newly striped parking areas for U-Haul trucks/trailers and equipment.

LOCATION: 1225 State Highway 169

GUIDING: IND (industrial)

ZONING: I-2 (general industrial)

REVIEW DEADLINE: October 16, 2023

DESCRIPTION OF REQUEST:

The applicant is requesting approval of a conditional use permit amendment to allow for the parking of more than ten U-Haul trucks on site. Resolution 2013-106 was approved by the City Council on April 9, 2013 and this resolution limited the parking of trucks on this site to ten. At this time the applicant is proposing to reconfigure the parking lot to provide more truck/trailer parking in the east parking lot and to provide shunting lanes in the east and west parking lots. Based on aerial imagery, it appears as though this is how the site is being used today.

Notice of the public hearing was published in the City's official newspaper and mailed to all property owners within 500 feet of the site. A copy of the notification area map is attached.

CONTEXT:Surrounding Land Uses

	Land Use	Guiding	Zoning
Project Site	Industrial (<i>U-Haul</i>)	IND	I-2
North (<i>across 13th Ave</i>)	Industrial	IND	I-3
East (<i>across Hwy 169</i>)	Industrial/New Hope		
South	Industrial (<i>Banner Engineering</i>)	IND	I-2
West (<i>across Nathan Ln</i>)	Industrial	IND	I-2

Natural Characteristics of Site

The site is located in the Bassett Creek drainage district. The site is not located in a shoreland overlay district.

Previous Actions

In 2013, City Council approved a conditional use permit, drive aisle variance, screening variance and site plan amendment to allow a rental truck and trailer operation accessory to a self-storage facility.

LEVEL OF CITY DISCRETION IN DECISION-MAKING:

The City's discretion in approving or denying a conditional use permit amendment is limited to whether or not the proposal meets the standards listed in the zoning ordinance. If it meets the specified standards, the City must approve the conditional use permit. However, the level of discretion is affected by the fact that some of the standards may be open to interpretation.

ANALYSIS OF REQUEST:

The applicant is requesting approval of a conditional use permit amendment to reconfigure the parking lot to provide more truck/trailer parking in the east parking lot and to provide shunting lanes in the east and west parking lots. There are no proposed site improvements associated with this application, but the applicant will be restriping the parking lots to accommodate these improvements.

Conditional Use Permit Amendment

A conditional use permit amendment is required for the additional truck/trailer parking stalls.

A conditional use permit was granted in 2013 for this use, along with a drive aisle variance, screening variance and site plan amendment to allow a rental truck and trailer operation accessory to a self-storage facility (96,000 square foot building). Resolution 2013-106 included a number of conditions for these approvals, and one specific condition limited the number of rental trucks allowed on site to ten. The resolution also approved the storage without screening per the variance request.

The applicant has indicated that the customer demand for their trucks has increased and there is a need to store more than 10 trucks on site. Furthermore, the applicant has submitted a narrative

(included in your packet) that outlines the proposed parking of vehicles and the vehicles themselves. The highlights of that narrative are as follows:

- Customers reserve vehicles in person or online, and directional signage leads them to their truck on the day of pick up.
- Trucks are rented and returned by customers on a daily basis, and shunting lanes are used to temporarily stage the trucks. Trucks are parked rear bumper to front bumper for efficiency.
- No off street parking is allowed and no semi-truck parking is allowed on site.
- U-Haul is monitored by a real time inventory control system which allows them to limit incoming vehicles as necessary. Customers are routed to a different U-Haul location if the site is full.

The applicant has provided a site plan that indicates where all parking and shunting will occur on site. The zoning ordinance provides specific parking requirements for office/retail/showroom areas, office and warehousing uses, but not for a self-storage facility. Where specific requirements are not listed, the city uses information collected from the American Planning Association and the Institute of Traffic Engineers to determine the appropriate amount of parking required.

The parking requirements established for this use in 2013 through the staff review was 65 parking spaces, and the site accommodated 65 parking stalls at that time, which included all truck and trailer parking. The revised parking plan indicates there will be 19 customer stalls located near the eastern entrance of the building after the restriping, in addition to the truck and trailer parking and shunting lanes. If the site were ever to be used for a different type of industrial business in the future, the shunting lanes could be restriped to provide additional stalls if they were necessary.

Section 21565.07 Subd. 18 of the zoning ordinance establishes truck or trailer rental operations as a conditional use permit with the following performance standards included in the ordinance:

- a) Rental vehicles and trailers shall be parked on a paved surface that conforms to Section 21135 of this Chapter. *All parking is on a paved surface.*
- b) Parking, driveway, and circulation standards and requirements shall comply with Section 21135 of this Chapter. *All parking, driveway and circulation standards and requirements are met.*
- c) There shall be no outside repair or maintenance of vehicles or trailers. *No outside repair or maintenance is planned with this amendment.*
- d) No outside storage of parts, equipment, or damaged vehicles or trailers shall be allowed. *No outside storage, other than that of trucks and trailers, is proposed.*
- e) Rental vehicles and trailers shall not be parked or stored within a required front yard area. *The front yard has been determined to be 13th Avenue North and no truck or trailer parking is proposed in this yard.*

Staff used the attached conditional use permit standards to review the request and finds it would meet all of the applicable standards. Specifically, the proposed use: 1) would be consistent with

the comprehensive plan; 2) would not endanger the public health or safety; 3) would not be injurious to other properties in the vicinity or to the City as a whole; and 4) would not impede the orderly development of surrounding properties.

Findings

The Planning Commission must review the conditional use permit amendment request for compliance with Section 21565.07 Subd. 18 and Section 21015 in the zoning ordinance.

RECOMMENDATION:

Community and Economic Development Department staff recommends approval of the conditional use permit amendment to reconfigure the parking lot to provide more truck/trailer parking in the east parking lot and to provide shunting lanes in the east and west parking lots. The parking of trucks/trailers/equipment related to the U-Haul use is allowed on site as long as all required drive aisles are maintained and all parking is within the confines of the paved parking lot/stripped areas as shown on the attached site plan. A condition of this nature has been included on the resolution of approval.

If new information is brought forward at the public hearing, staff may alter or reconsider its recommendation.

CITY OF PLYMOUTH

RESOLUTION No. 2013-106

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT, SCREENING AND DRIVE-AISLE VARIANCES AND A SITE PLAN AMENDMENT TO ALLOW A TRUCK AND TRAILER RENTAL OPERATION ACCESSORY TO A SELF-STORAGE FACILITY AT 1225 STATE HIGHWAY 169 (2013010)

WHEREAS, Amerco Real Estate Company, on behalf of U-Haul, has requested approval of a conditional use permit, variances and site plan amendment to allow a truck and trailer rental operation accessory to a self-storage facility at 1225 State Highway 169; and

WHEREAS, the subject property is legally described as follows:

Par 1: Tract D, Registered Land Survey No. 1251, Hennepin County, Minnesota and
Par 2: Tract A, Registered Land Survey No. 1254, Hennepin County, Minnesota.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request for a conditional use permit, drive-aisle variance, screening variance and site plan amendment to allow a rental truck and trailer operation accessory to a self-storage facility at 1225 State Highway 169, subject to the following conditions and findings:

1. The conditional use permit to allow an accessory truck and trailer rental operation on the site is hereby approved, in accordance with the application and plans received by the city on February 5 and 11, 2013, except as may be amended by this resolution, based on the finding that all applicable conditional use permit standards have been met.
2. The variance requested to allow a drive-aisle to be located 19.5 feet from the north property line where the ordinance requires 25 feet is hereby approved, in accordance with the application and plans received by the city on February 5 and 11, 2013, except as may be amended by this resolution, based on the finding that all applicable variance standards have been met.
3. The variance requested to allow 10 rental trucks stored on the site without screening is hereby approved, in accordance with the application and plans received by the city on February 5 and 11, 2013, except as may be amended by this resolution, based on the finding that all applicable variance standards have been met. Specifically: a) the property is guided and zoned for industrial development in an industrial area; b) storing the trucks and trailers on the east side of the property is consistent with the operation and logistics of the proposed

business, and c) the applicant has no means to alter the grade difference between the existing parking lot and State Highway 169 or provide effective screening.

4. A site plan amendment is approved to allow the following: a) parking lot modifications on the east side of the property; b) drive-aisle installation on the north side of the building and c) overhead door installation and relocation of a pedestrian door in the southeast corner of the building; and d) alter the windows in accordance with the application and plans received by the city on February 5 and 11, 2013, except as may be amended by this resolution.
5. **Prior to issuance of building permits**, the following items shall be completed:
 - a. The applicant shall submit an executed site improvement performance agreement for completion of the proposed site improvements, as required by the city.
 - b. The applicant shall revise the plans to indicate the following information:
 - i. Trees and shrubs planted on the north and east sides of the property to soften the appearance of the trucks from the freeway. The plantings will include a minimum of six overstory trees (in conformance with the zoning ordinance) to replace the six trees removed plus additional plantings as needed.
 - ii. A screened parking/storage area for the rental trucks and trailers on the west side of the property and the method of screening consistent with the zoning ordinance. The storage area shall be designed to comply with the parking and circulation requirements in the zoning ordinance.
 - iii. Concrete curb stops shall be used to prevent trucks and trailers backing into the screen fence.
 - iv. All new drive-aisles and the amended parking areas on the east side of the site shall be protected by B6/12 curb and gutter.
 - v. Add parking lot islands on the east side of the northeastern driveway and the south side of the east driveway.
 - vi. The materials and colors proposed for the installation of the overhead doors in the southeast corner of the site shall be consistent with the existing building.
 - vii. Remove the abandoned tank pads on the west side of the accessory building.
 - viii. Remove the canopy structure from the plan.
6. No vehicle fuel sales are permitted on the property. Propane sales in containers (i.e. for barbeque grills) are permitted with approval of an administrative permit.
7. No vehicles or trailers may be sold from the site without further approval of a conditional use permit, subject to the conditions listed in the zoning ordinance.
8. No rental vehicles or trailers shall be stored on unpaved surfaces or within a required front yard.
9. No outside repair or maintenance of the rental trucks or trailers is allowed nor is outside storage of parts, equipment or damaged trucks or trailers allowed.

10. Except for the 10 display trucks in the numbered parking spaces, no overnight storage of rental trucks and trailers is permitted on the east side of the property.

11. Standard Conditions:

- a. Any signage shall comply with the signage regulations and applicable sign permits are required prior to installation.
- b. Trash and recycling storage shall be in compliance with the zoning ordinance.
- c. Mechanical equipment shall be screened in compliance with the zoning ordinance.
- d. The site plan amendment, conditional use permit, and variances shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under sections 21045.09, 21015.07, and 21030.06, respectively, of the zoning ordinance.

ADOPTED by the City Council on April 9, 2013.

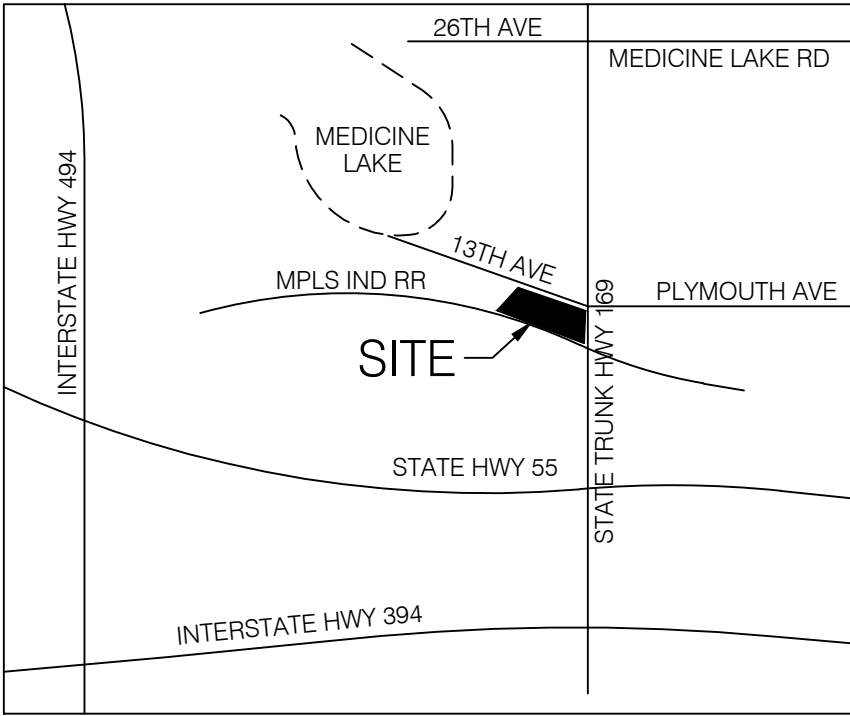
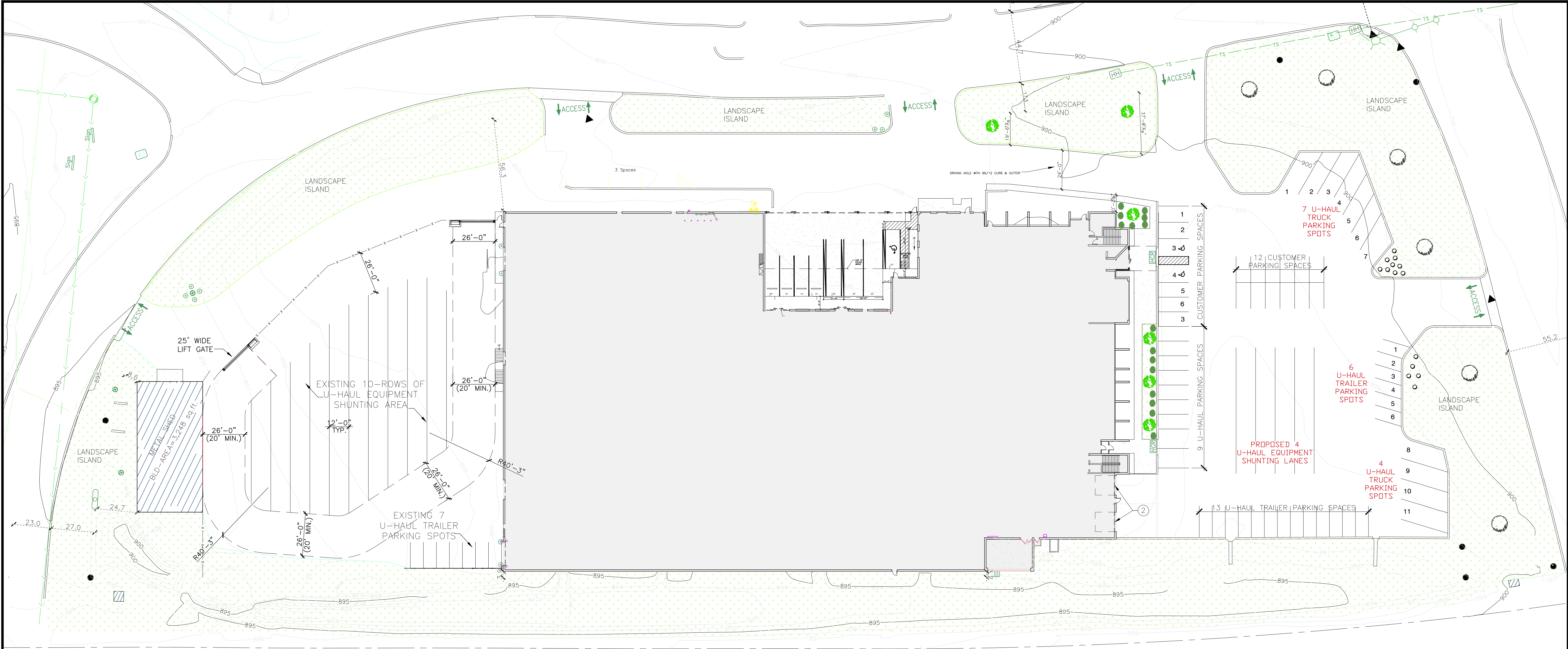
STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on April 9, 2013, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this
9th day of April, 2013.



City Clerk



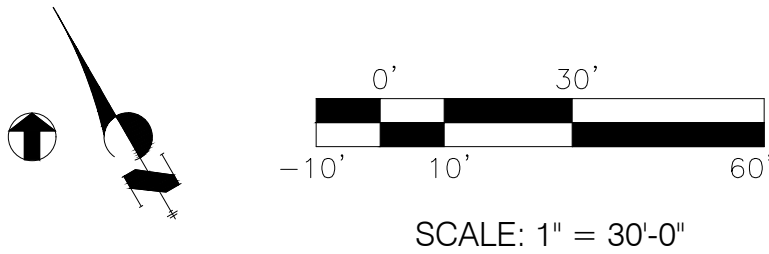
VIC MAP

N.T.S.



AERIAL

N.T.S.



SCALE: 1" = 30'-0"

GENERAL NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1	6.28.13	E.L.C.	FINAL COUNCIL RESOLUTION
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

AMERCO

REAL ESTATE COMPANY

CONSTRUCTION DEPARTMENT
2727 NORTH CENTRAL AVENUE
PHOENIX, ARIZONA 85004
P: (602) 263-6502
F: (602) 277-1026

SITE ADDRESS:
U-Haul Mvg & Stg of Plymouth
1225 Hwy 169 N
Plymouth, MN 55441

SHEET CONTENTS:
SITEPLAN

729027

DRAWN:

CHECKED:

DATE: 08.09.2023

SP1

729027-A11

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56

AMERCO[®]

REAL ESTATE COMPANY

2727 North Central Avenue, 5-N • Phoenix, Arizona 85004
Phone: 602.263.6555

Project Narrative

AREC (Amerco Real Estate Company), on behalf of U-Haul, is requesting an amendment to the 2013 approved conditional use permit (CUP) attached to their self-storage facility at 1225 State Highway 169; and

WHEREAS the subject property is legally described as follows:

Par 1: Tract D, Registered Land Survey No. 1251, Hennepin County, Minnesota and

Par 2: Tract A, Registered Land Survey No. 1254, Hennepin County, Minnesota.

Part of the CUP approval was a variance to allow 10 U-Haul rental trucks on site. U-Haul's customer demand for their trucks has exceeded and it appears that more than the approved 10 U-Haul trucks are required on site. AREC is making this CUP Amendment submittal, for the opportunity to receive Plymouth City's participation and counseling. The other approved conditions related to the U-Haul trucks in the approved CUP resolution, shall remain as such, while increasing the number of U-Haul trucks on site.

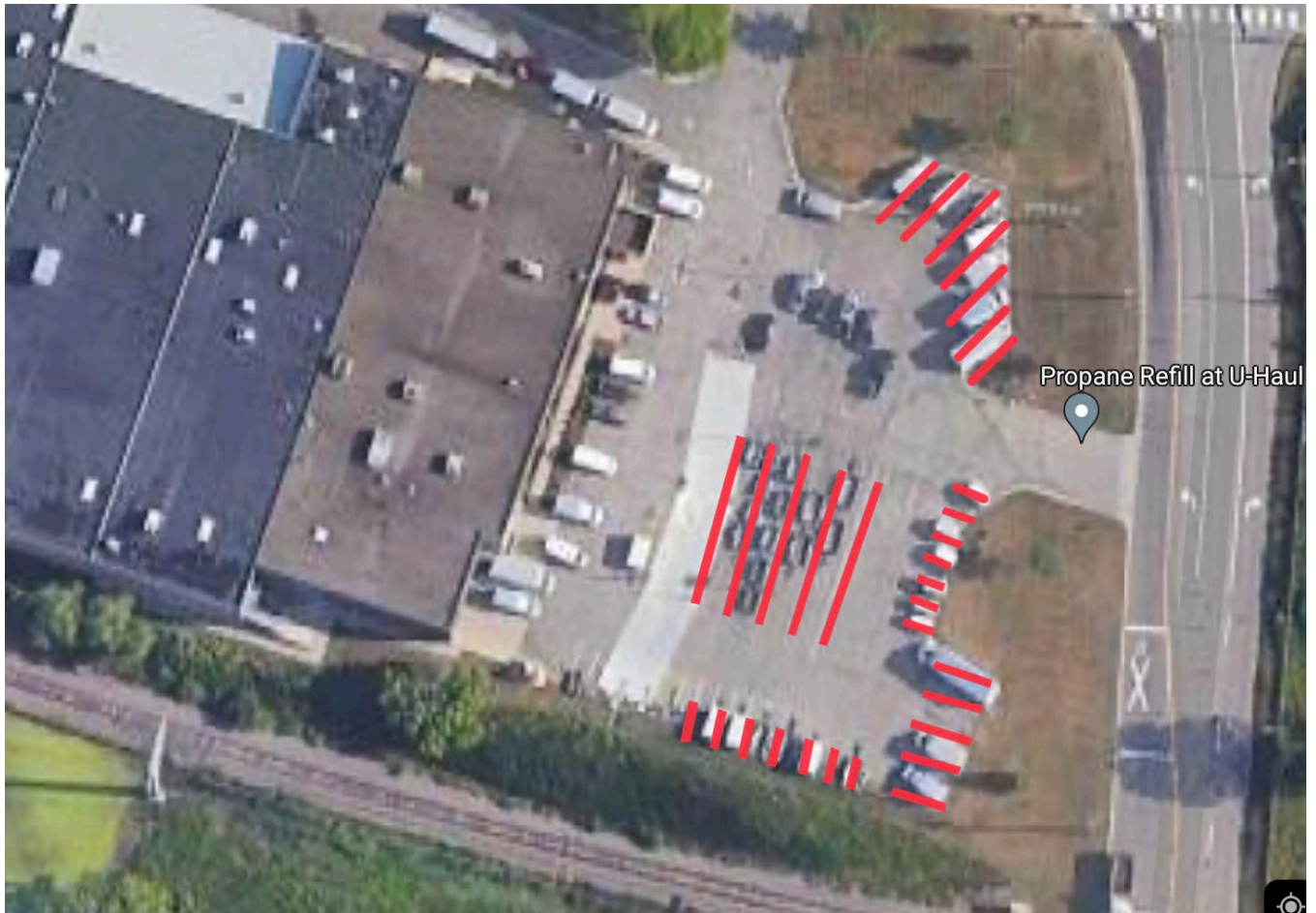
The following information further explains the use of U-Haul truck and trailer share as it relates to this site, focusing specifically on the parking of vehicles and the vehicles themselves.

Customers can reserve U-Haul vehicles in-person or via U-Haul's online reservation system. When customers arrive on site, they are escorted by directional signage to U-Haul's customer pick-up and drop-off area where their truck is ready for them to utilize. Truck sharing is intended to substitute for privately owned trucks thus reducing the carbon footprint in the community and encouraging a more sustainable environment. Sharing U-Haul's trucks allows individuals access to a variety of moving options, while keeping private costs down.

U-Haul truck and trailer share is a dynamic use, with trucks being rented and returned by customers on a daily basis. To accommodate the coming and going of vehicles, U-Haul uses shunting lanes to temporarily stage their vehicles that are ready to be dispatched for customer use. Shunting lanes allow U-Haul vehicles to be parked in a neat and orderly fashion, with trucks parked rear bumper to front bumper, ensuring the area is used in the most efficient way possible. Truck sharing vehicles ready for customer use shall be parked only in the designated Equipment Shunting Area for Dispatching. There will be no off-street parking allowed. There will be no semi-truck parking on site. Only U-Haul employees have access to the shunting lanes and are the only ones who will be maneuvering vehicles in and out of this area.

U-Haul is monitored by a real time inventory control system that allows them to limit incoming U-Haul vehicles as necessary. If inventory is going to create an overflow of vehicles on a specific lot, incoming customers are routed to a nearby location to avoid unsightly and unorganized overflow. This will help to control not only the inventory at this location but also to aid with any nearby U-Haul dealers.

U-Haul looks forward to working with the City of Plymouth, MN, as you consider this CUP Amendment submittal. The proposed location of the additional U-Haul trucks and trailers is provided on the aerial, attached on the following page.



CITY OF PLYMOUTH

RESOLUTION No. 2023-245

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AREC (AMERCO REAL ESTATE COMPANY) DBA U-HAUL TO ALLOW FOR THE PARKING OF TRUCKS AND TRAILERS ONSITE BY ESTABLISHING SHUNTING LANES AND NEWLY STRIPED PARKING AREAS FOR U-HAUL TRUCKS/TRAILERS AND EQUIPMENT AT 1225 STATE HIGHWAY 169 (2023043)

WHEREAS AREC (Amerco Real Estate Company) has requested amendment of the conditional use permit which allowed for the parking of no more than 10 trucks/trailers for located at 1225 State Highway 169, with the property legally described as follows:

The land referred to in this Commitment is situated in the City of Plymouth, County of Hennepin, State of Minnesota, and is described as follows:

Par 1: Tract D, Registered Land Survey No. 1251, Hennepin County, Minnesota.

Par 2: Tract A, Registered Land Survey No. 1254, Hennepin County, Minnesota.

(Certificate of Title No. 1192432)

Containing 6.05 acres or 263,440 sq. ft. more or less.

THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT No. NCS-569075-CH12, DATED SEPTEMBER 20, 2012 AT 7:30 A.M.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve the request by AREC (Amerco Real Estate Company), for a conditional use permit amendment to allow for the storage of more than 10 U-Haul trucks/trailers/equipment on site at 1225 State Highway 169, subject to the following findings and conditions:

1. A conditional use permit amendment is approved to reconfigure/restripe the parking lot to provide more truck/trailer parking in the east parking lot and to provide shunting lanes in the east and west parking lots as depicted on the set of plans presented for approval with this application, with the finding that all applicable conditional use permit standards would be met.
2. The parking of trucks/trailers/equipment related to the U-Haul use is allowed on site as long as all required drive aisles are maintained and all truck/trailer/equipment parking is within the confines of the paved parking lot/striped areas as shown on the site plan presented for approval with this application.
3. The applicant to install four new conifer trees on the northeast corner of the site consistent with size standards established in the zoning ordinance.

4. All other conditions of Resolution No. 2013-106 to remain in effect.
5. Prior to commencement of the project, the applicant shall obtain required city permits.
6. Standard Conditions:
 - a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - b. The site shall remain in conformance with section 2025 of the City Code regarding noise regulations.
 - c. Compliance with the city's lighting regulations.
 - d. All signage shall require separate permits and shall be in conformance with the sign regulations in section 21155 of zoning ordinance.
 - e. Compliance with city's landscaping regulations.
 - f. The conditional use permit amendment shall expire one year after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under sections 21045.09 and 21015.07, respectively, of the zoning ordinance.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of

_____, _____.

City Clerk

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Jodi Gallup, City Clerk/Administrative Coordinator**Reviewed by:** Jennifer Tomlinson, Director of Parks and Recreation**Item:** Amend policy relating to charitable gambling funds usage

1. Action Requested:

Adopt resolution amending policy relating to charitable gambling funds usage.

2. Background:

At the September 12 study session, the City Council reviewed the council's policy on charitable gambling funds usage. Council directed staff to prepare the attached resolution amending the policy to authorize usage of the city's 10% fee collected from charitable gambling organizations for the following purposes:

- Plymouth Civic League (Music in Plymouth) will receive 40% of the annual collections from the prior year, not to exceed \$50,000.
- Community arts programs, including but not limited to community concerts, that are free and open to the public.

History of the city's receipt of local gambling profits is as follows:

2018	2019	2020	2021	2022
\$62,985	\$58,968	\$39,476*	\$90,640	\$93,911

* due to Pandemic

3. Budget Impact:

N/A

4. Attachments:

[Charitable Gambling Funds Usage Policy - Amended](#)
[City Council Resolution 2023-246](#)



CHARITABLE GAMBLING FUNDS USAGE POLICY

Purpose

To establish a policy for how the ~~The~~ 10% fee collected from charitable gambling organizations shall be used ~~for the purpose of Music in Plymouth.~~

Guidelines

The 10% fee collected from charitable gambling organizations must be distributed by the city for charitable contributions as defined by Minnesota Statutes, section 349.12, subdivision 7a.

The City of Plymouth shall use these funds for the following:

1. Plymouth Civic League (Music in Plymouth) shall receive 40% of the annual collections from the previous calendar year, not to exceed \$50,000 per year.
2. Community arts programs, including but not limited to community concerts, that are free and open to the public.

Resolution 2023-__, September 26, 2023

Supersedes Resolution 2005-223, June 14, 2005

CITY OF PLYMOUTH

RESOLUTION No. 2023-246

RESOLUTION AMENDING POLICY RELATING TO CHARITABLE GAMBLING FUNDS USAGE

WHEREAS, the City Council has adopted a policy relating to charitable gambling funds usage;
and

WHEREAS, this policy is periodically reviewed for desired changes.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the policy relating to charitable gambling funds usage is amended to update the guidelines for how funds must be distributed by the city to include:

1. Plymouth Civic League (Music in Plymouth) shall receive 40% of the annual collections from the previous calendar year, not to exceed \$50,000 per year.
2. Community arts programs, including but not limited to community concerts, that are free and open to the public.

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Andrea Rich, Finance Director**Reviewed by:** Maria Solano, Deputy City Manager**Item:** **Public hearing for certification of delinquent utility accounts, false alarms, tree removals, and weed eradication charges**

1. Action Requested:

Adopt attached resolution approving certification of delinquent utility accounts, false alarms, tree removal, weed eradication charges, and establish the interest rate.

2. Background:

Each year, the council conducts a public hearing to review delinquent utility accounts, false alarm fees, diseased tree removal, weed eradication, and other miscellaneous charges. After the hearing, council is authorized to certify the delinquent charges of the benefiting property to the county for collection with property taxes.

Letters are mailed to the individual property owners in advance of the public hearing date advising each property owner of the proposed assessment and their right to be heard before the council. This year, staff mailed 1,346 letters to accounts that were considered past due which approximates last year's mailing of 1,377 letters.

Property owners have until October 31 to pay the outstanding balance to avoid the proposed assessment. Many residents pay the delinquent amount before the certification deadline to avoid interest and penalties. Each year, approximately half of the accounts are paid in full reducing the final amount actually certified to the county. To date, 833 delinquent accounts remain with a total dollar amount outstanding of \$411,431 compared to 761 delinquent accounts and \$330,253 outstanding in 2022.

The property owners identified as delinquent were provided a city service and were billed through the regular invoice process. Staff recommends collecting the past due balances by certifying the amount to the owner's property taxes payable in 2024, which would include an administrative penalty fee of \$27.50 and interest at a rate of 3.68% if not paid by the October 31 deadline.

The deadline to submit a request for public hearing appearance was September 15. Staff did not receive any such requests.

3. Budget Impact:

N/A

4. Attachments:

[2023 Delinquent utilities list](#)

[Other certification listing](#)

[City Council Resolution 2023-247](#)

Parcel ID	Account Number	Current Bad Debt Balance	Balance Due Plus \$27.50	Service Address	Name	Owner Mailing address	Address	City	State	Zip
16-118-22-31-0248	150436-004	\$ 208.75	\$ 236.25	3953 Orchard Ln N Plymouth, MN 55446	AnnieMac Private Cash Equity Cash2Keys	3953 Orchard Lane N		Plymouth	MN	55446
22-118-22-14-0044	173928-002	\$ 579.45	\$ 606.95	12725 31st Ave N Plymouth, MN 55441	Gajapathy, Prakash	Sheela Rangamani	3908 Everest Ln N	Plymouth	MN	55446
24-118-22-12-0035	177547-003	\$ 287.01	\$ 314.51	3505 Pilgrim Ln N Plymouth, MN 55441	Zhuang, Yue	Xiang Zhan	3815 Alvarado Ln N	Plymouth	MN	55446
24-118-22-44-0045	180935-001	\$ 623.53	\$ 651.03	9645 28th Ave N Plymouth, MN 55441	Deeth, Jeff P	2735 Kilmer Ln N		Plymouth	MN	55441
26-118-22-22-0081	183826-003	\$ 65.73	\$ 93.23	12305 24th Ave N Plymouth, MN 55441	Best, Karen C	Richard S Ness	2615 Magnolia Ln N	Plymouth	MN	55441
29-118-22-24-0014	190525-001	\$ 749.73	\$ 777.23	16815 22nd Ave N Plymouth, MN 55447	Drnavich, Danny L	1412 Crestline Dr		Santa Barbara	CA	93105
29-118-22-22-0055	191456-002	\$ 56.04	\$ 83.54	17105 24th Ave N Plymouth, MN 55447	Hegnli, Hippolyte	1625 Co Rd 24		Long Lake	MN	55356
29-118-22-34-0040	192912-003	\$ 189.74	\$ 217.24	1435 Garland Ln N Plymouth, MN 55447	Sheppard, Michael	Dianne L Salmela	Trustees 5125 Forestview Ln N	Plymouth	MN	55442
29-118-22-43-0067	195838-001	\$ 322.30	\$ 349.80	1500 Black Oaks Ln N Plymouth, MN 55447	Chelsea Woods Assoc	C/O Compass Management	3370 Annapolis Ln N Ste C	Plymouth	MN	55447
30-118-22-21-0017	198547-006	\$ 41.82	\$ 69.32	2525 Troy Ln N Plymouth, MN 55447	Occupant	PO Box 809		Wayzata	MN	55391
33-118-22-23-0030	211686-001	\$ 834.54	\$ 862.04	15730 9th Ave N Plymouth, MN 55447	Hadley, Suzanne K	15730 9th Ave N		Plymouth	MN	55447
36-118-22-22-0023	224923-002	\$ 20,270.66	\$ 20,235.16	10810 S Shore Dr Plymouth, MN 55441	Willow Wood Estates	Cb Willow Wood Estates Hc	PO Box 161108	Two Harbors	MN	55616
27-118-22-31-0006	227989-001	\$ 597.10	\$ 624.60	1725 Xenium Ln N Plymouth, MN 55441	Axtc Retail LP	C/O Investcorp Internatione	280 Park Ave, 36th Fl	New York	NY	10017
29-118-22-33-0042	229522-002	\$ 819.13	\$ 846.63	1400 Co Rd 101 Plymouth, MN 55447	Ms Gandy LLC	3980 Princeton Ave		Minneapolis	MN	55416
36-118-22-24-0029	232119-002	\$ 288.25	\$ 315.75	904 Trenton Ln N Plymouth, MN 55441	Nagalla, Christine A	PO Box 270420		Crystal	MN	55427
10-118-22-42-0061	246343-007	\$ 194.54	\$ 222.04	4800 Underwood Ln N #G Plymouth, MN 55442	Maxfield, Bret	4372 Cottage Park Rd		Saint Paul	MN	55110
08-118-22-24-0167	246833-001	\$ 74.45	\$ 101.95	5012 Everest Ln N Plymouth, MN 55446	Nair, Vivek	Snithi R Marar	3500 Dresage Ct	Flower Mound	TX	75022
08-118-22-24-0207	247890-006	\$ 162.34	\$ 189.84	16704 50th Ct N Plymouth, MN 55446	Scott, Jameel	14230 60th Pl N		Plymouth	MN	55446
04-118-22-22-0005	248800-001	\$ 11,944.82	\$ 11,972.32	6040 Shenandoah Ln N Plymouth, MN 55446	Vicksburg Commons LP	1080 Montreal Ave		Saint Paul	MN	55116
04-118-22-24-0046	248898-004	\$ 257.72	\$ 285.22	15249 60th Ave N Plymouth, MN 55446	Brown, Jodi	PO Box 194		Hamel	MN	55340
04-118-22-22-0013	250739-008	\$ 358.97	\$ 386.47	15530 60th Ave N Plymouth, MN 55446	Girtan, Donna	4119 Brannon Branch Ct		Fulshear	TX	77441
04-118-22-23-0086	252398-002	\$ 705.80	\$ 733.30	15573 60th Ave N Plymouth, MN 55446	Woods, Beyan	16720 45th Ave N		Plymouth	MN	55446
04-118-22-22-0202	253903-005	\$ 57.69	\$ 85.19	15591 60th Ave N Plymouth, MN 55446	Sudue, Cleo	5832 Humber Ln		Aubrey	TX	76227
09-118-22-22-0058	301017-004	\$ 187.62	\$ 215.12	15700 52nd Pl N Plymouth, MN 55446	SVK Development LLC	3335 Pennsylvania Ave N		Crystal	MN	55427
09-118-22-22-0057	301123-003	\$ 160.93	\$ 188.43	15770 52nd Pl N Plymouth, MN 55446	Wagner, Julie	3335 Pennsylvania Ave N		Crystal	MN	55427
08-118-22-21-0023	301390-003	\$ 724.93	\$ 752.43	5285 Fountain Ln N Plymouth, MN 55446	WEG Beacon Ridge LLC	206 Main Street		Wheaton	IL	60187
17-118-22-22-0032	301804-001	\$ 946.29	\$ 973.79	4265 Inland Ln N Plymouth, MN 55446	Advance Home Exteriors Inc	4265 Inland Ln N		Plymouth	MN	55446
01-118-22-43-0007	100526-001	\$ 546.44	\$ 573.94	9900 55th Ave N #6 Plymouth, MN 55442	Walquist, Erin L	Cory M Walquist	10100 96th Pl N	Maple Grove	MN	55369
01-118-22-43-0024	100645-002	\$ 54.71	\$ 82.21	5525 Orleans Ln N #7 Plymouth, MN 55442	Vesely-Szekely, Eva Klara	9311 Narcissus Ln N		Maple Grove	MN	55311
01-118-22-43-0045	100736-001	\$ 293.48	\$ 320.98	5465 Orleans Ln N #4 Plymouth, MN 55442	Hogan, Diane E	6204 Belmore Ln		Hopkins	MN	55343
01-118-22-43-0124	101352-002	\$ 488.53	\$ 516.03	5420 Orleans Ln N #8 Plymouth, MN 55442	Nashed, Dalia	5420 Orleans Ln N Apt 8		Plymouth	MN	55442
01-118-22-32-0058	101646-002	\$ 226.61	\$ 254.11	10800 57th Ave N Plymouth, MN 55442	Schneider, Mark	Katherine Schneider	10800 57th Ave N	Plymouth	MN	55442
01-118-22-31-0018	101919-003	\$ 429.00	\$ 456.50	10500 57th Pl N Plymouth, MN 55442	Buchal, Lisa L	10500 57th Pl N		Plymouth	MN	55442
02-118-22-23-0021	102766-001	\$ 154.00	\$ 181.50	5935 Oakview Ln N Plymouth, MN 55442	Burgess, Christine M	5935 Oakview Ln N		Plymouth	MN	55442
02-118-22-24-0010	102780-001	\$ 101.84	\$ 129.34	6010 Kirkwood Ln N Plymouth, MN 55442	Lunceford, Harold D	Joan M Lunceford	6010 Kirkwood Ln N	Plymouth	MN	55442
02-118-22-12-0040	103431-001	\$ 769.83	\$ 797.33	11670 61st Ave N Plymouth, MN 55441	Webber, Jerry	11670 61st Ave N		Plymouth	MN	55442
02-118-22-24-0033	103984-002	\$ 440.11	\$ 467.61	11955 60th Pl N Plymouth, MN 55442	McMahon, Lindsey A	11955 60th Pl N		Plymouth	MN	55442
02-118-22-24-0035	104061-001	\$ 67.67	\$ 95.17	11975 60th Pl N Plymouth, MN 55442	Berscheit, Sarah M	11975 60th Pl N		Plymouth	MN	55442
02-118-22-22-0038	104327-001	\$ 978.50	\$ 1,006.00	12320 61st Ave N Plymouth, MN 55442	Roepeke, Michael A	12320 61st Ave N		Plymouth	MN	55442
03-118-22-21-0017	105615-002	\$ 201.12	\$ 228.62	13610 61st Ave N Plymouth, MN 55446	Christensen, Timothy	Kyle Narum	13610 61st Ave N	Plymouth	MN	55446
03-118-22-24-0020	106378-001	\$ 760.34	\$ 787.84	13625 59th Pl N Plymouth, MN 55446	Jerde, Jason	Jill Jerdee	13625 59th Pl N	Plymouth	MN	55446
03-118-22-24-0026	106420-004	\$ 896.77	\$ 924.27	5905 Yucca Ln N Plymouth, MN 55446	Home SFR Borrower LLC	2658 Holcomb Bridge Rd Ste		Alpharetta	GA	30022
03-118-22-24-0027	106427-006	\$ 738.63	\$ 766.13	5810 Annapolis Ln N Plymouth, MN 55446	Shammri, Adnan	8445 Center Dr NE		Fridley	MN	55432
03-118-22-24-0033	106469-001	\$ 528.70	\$ 556.20	13725 58th Ave N Plymouth, MN 55446	Anderson, Sara J	13725 58th Ave N		Plymouth	MN	55446
03-118-22-13-0005	106966-002	\$ 187.52	\$ 215.02	5910 Yucca Ln N Plymouth, MN 55446	Vahk, Rene	5910 Yucca Ln N		Plymouth	MN	55446
03-118-22-41-0067	107372-002	\$ 574.38	\$ 601.88	12985 57th Ave N Plymouth, MN 55442	Nguyen, Moses V N	Britney Nguyen	12985 57th Ave N	Plymouth	MN	55442
03-118-22-41-0083	107435-007	\$ 100.53	\$ 128.03	13025 56th Ave N Plymouth, MN 55442	Kaylyn , Kyle	90 S 7th St Ste 3300		Minneapolis	MN	55402
03-118-22-41-0082	107512-001	\$ 973.41	\$ 1,000.91	13035 56th Ave N Plymouth, MN 55442	Lamere, Adam	Renee Lamere	13035 56th Ave N	Plymouth	MN	55442
03-118-22-44-0030	107589-002	\$ 240.68	\$ 268.18	12915 55th Ave N Plymouth, MN 55442	Stoe, Jessica	Patrick Stoe	12915 55th Ave N	Plymouth	MN	55442
03-118-22-42-0029	108142-001	\$ 466.11	\$ 493.61	5585 Vinewood Ln N Plymouth, MN 55442	Woods, Shonda L	5585 Vinewood Ln N		Plymouth	MN	55442
03-118-22-43-0002	108219-001	\$ 787.72	\$ 815.22	13105 55th Ave N Plymouth, MN 55442	Benjamin, Joshua	Holly Benjamin	13105 55th Ave N	Plymouth	MN	55442
03-118-22-43-0077	108520-002	\$ 442.74	\$ 470.24	13205 55th Ave N Plymouth, MN 55442	Patterson, Brett S	Lindsey J Patterson	13205 55th Ave N	Plymouth	MN	55442
03-118-22-31-0021	108758-001	\$ 18.97	\$ 46.47	5745 Annapolis Ln N Plymouth, MN 55446	Storholm, Richard	Lisa Nguyen	7172 Queensland Ln N	Maple Grove	MN	55311
03-118-22-24-0063	108856-002	\$ 1,295.08	\$ 1,322.58	13630 58th Ave N Plymouth, MN 55446	Negrete, Omaira	Nagavardhana R Ginne	12000 Sunset Trl N	Plymouth	MN	55441
03-118-22-31-0034	109115-001	\$ 119.83	\$ 147.33	13690 57th Pl N Plymouth, MN 55446	Fritz, Jenie L	13690 57th Pl N		Plymouth	MN	55446
07-118-22-34-0009	109234-001	\$ 515.17	\$ 542.67	4665 Urbandale Ct N Plymouth, MN 55446	Chada, Prakash R	Swarna E Latha	4665 Urbandale Ct N	Plymouth	MN	55446
07-118-22-34-0017	109276-001	\$ 1,062.96	\$ 1,090.46	4585 Urbandale Ln N Plymouth, MN 55446	Williams, Montreal R	Dana L Williams	4585 Urbandale Ln N	Plymouth	MN	55446
07-118-22-31-0008	109283-003	\$ 888.84	\$ 916.34	18345 48th Ave N Plymouth, MN 55446	Ibrahim, Hussein	2805 Isabelle Dr		Victoria	MN	55386
07-118-22-31-0011	109304-001	\$ 1,246.55	\$ 1,274.05	4700 Urbandale Ln N Plymouth, MN 55446	Campbell, Mary W	Jessica A Campbell-Ciavarel	4700 Urbandale Ln N	Plymouth	MN	55446
07-118-22-41-0040	109843-002	\$ 423.66	\$ 451.16	17710 48th Pl N Plymouth, MN 55446	Moassesfar, Mohammad S	873 Meander Ct		Hamel	MN	55340
07-118-22-42-0019	110137-001	\$ 499.35	\$ 526.85	18000 48th Ct N Plymouth, MN 55446	Molnau, Jacqueline A	18000 48th Ct N		Plymouth	MN	55446
08-118-22-13-0017	110249-002	\$ 131.47	\$ 158.97	16170 49th Pl N Plymouth, MN 55446	Bennett, Kathryn	Daniel Green	16170 49th Pl N	Plymouth	MN	55446
08-118-22-44-0008	110599-003	\$ 28.24	\$ 55.74	4605 Weston Ln N Plymouth, MN 55446	Bennning, Kathleen	Catherine Kuzmicki	4605 Weston Ln N	Plymouth	MN	55446
08-118-22-44-0014	110641-001	\$ 669.26	\$ 696.76	4560 Weston Ln N Plymouth, MN 55446	Fredrickson, Bonni I	4560 Weston Ln N		Plymouth	MN	55446
08-118-22-41-0026	111005-001	\$ 207.04	\$ 234.54	4745 Yuma Ln N Plymouth, MN 55446	Huhta, Adam S	Melanie A Huhta	4745 Yuma Ln N	Plymouth	MN	55446
08-118-22-41-0061	111215-002	\$ 311.86	\$ 339.36	4955 Weston Ln N Plymouth, MN 55446	Matyash, Vadym	4955 Weston Ln N		Plymouth	MN	55446
08-118-22-41-0063	111271-001	\$ 420.65	\$ 448.15	4985 Yuma Ct N Plymouth, MN 55446	Sanders, Edward T	Jeanett R Sanders	4985 Yuma Ct	Plymouth	MN	55446
09-118-22-14-0016	111362-001	\$ 723.01	\$ 750.51	5015 Harbor Ln N Plymouth, MN 55446	Hu, Shichan	5015 Harbor Ln N		Plymouth	MN	55446
09-118-22-34-0022	111607-004	\$ 454.18	\$ 481.68	4518 Quantico Ln N Plymouth, MN 55446	Markworth, Joshua	Jackobe Markworth	6807 34th Ave N	Crystal	MN	55427
09-118-22-33-0037	112027-001	\$ 287.50	\$ 315.00	15500 45th Ave N Plymouth, MN 55446	Johnson, Brian A	15850 N Thompson Peak Pk Apt 2089		Scottsdale	AZ	85260
09-118-22-32-0020	112426-001	\$ 86.02	\$ 113.52	15725 48th Ave N Plymouth, MN 55446	Kristensen, Hildania	15725 48th Ave N		Plymouth	MN	55446

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance		\$27.50								
09-118-22-32-0040	112461-002	\$ 898.18	\$	925.68	\$	4740 Upland Ln N Plymouth, MN 55446	Brooks, Nicole O	Baron C Brooks	4740 Upland Ln N	Plymouth	MN	55446
09-118-22-31-0045	113021-001	\$ 599.56	\$	627.06	\$	4835 Orchard Ln N Plymouth, MN 55446	Maser, Mark D	Stephanie N Maser	4835 Orchard Ln N	Plymouth	MN	55446
09-118-22-31-0061	113133-004	\$ 401.29	\$	428.79	\$	4883 Orchard Ln N Plymouth, MN 55446	Uddin, Md S	Q M Raihan	4883 Orchard Ln N	Plymouth	MN	55446
09-118-22-32-0049	113413-001	\$ 651.74	\$	679.24	\$	4710 Terraceview Ln N Plymouth, MN 55446	Bergeron, Andrea M		4710 Terraceview Ln N	Plymouth	MN	55446
09-118-22-32-0055	113476-002	\$ 116.44	\$	143.94	\$	4715 Ranchview Ln N Plymouth, MN 55446	Dobberstein, Christopher	Joanna Dobberstein	4715 Ranchview Ln N	Plymouth	MN	55446
09-118-22-32-0075	113511-001	\$ 121.31	\$	148.81	\$	4825 Ranchview Ln N Plymouth, MN 55446	Hernandez, Luis H		4825 Ranchview Ln N	Plymouth	MN	55446
09-118-22-43-0023	113973-002	\$ 1,073.73	\$	1,101.23	\$	4600 Juneau Ln N Plymouth, MN 55446	Peters, Kara	Timothy Peters	4600 Juneau Ln N	Plymouth	MN	55446
09-118-22-43-0067	114414-001	\$ 255.51	\$	283.01	\$	4625 Juneau Ln N Plymouth, MN 55446	Coss, Kyle A	Darla C Coss	4625 Juneau Ln N	Plymouth	MN	55446
09-118-22-42-0076	114470-001	\$ 838.20	\$	865.70	\$	4740 Kingsview Ln N Plymouth, MN 55446	Defren, Jeffrey E	Kelley Defren	4740 Kingsview Ln N	Plymouth	MN	55446
09-118-22-44-0074	114687-001	\$ 328.09	\$	355.59	\$	4545 Glacier Ln N Plymouth, MN 55446	Middlebrooks, Kenneth	Linda B Middlebrooks	4545 Glacier Ln N	Plymouth	MN	55446
09-118-22-31-0090	114904-001	\$ 37.03	\$	64.53	\$	4905 Quantico Ln N Plymouth, MN 55446	Aal, Christopher I	Karen M Farr-Aal	4905 Quantico Ln N	Plymouth	MN	55446
09-118-22-43-0093	115639-002	\$ 76.65	\$	104.15	\$	4635 Lanewood Ln N Plymouth, MN 55446	Tery and Donna Sharp	Ryan and Emily Sharp	4635 Lanewood Ln N	Plymouth	MN	55446
09-118-22-42-0062	115842-001	\$ 900.30	\$	927.80	\$	4670 Juneau Ln N Plymouth, MN 55446	Eisenberg, Bradley J	Terri A Eisenberg	4670 Juneau Ln N	Plymouth	MN	55446
09-118-22-42-0078	115905-002	\$ 106.08	\$	133.58	\$	4720 Kingsview Ln N Plymouth, MN 55446	White, Colin J	Alexandra M Rohs	4720 Kingsview Ln N	Plymouth	MN	55446
09-118-22-41-0067	116066-001	\$ 1,406.59	\$	1,434.09	\$	14500 48th Pl N Plymouth, MN 55446	Chirpich, Robert L	Dianne S Chirpich	14500 48th Pl N	Plymouth	MN	55446
10-118-22-11-0010	116290-002	\$ 420.40	\$	447.90	\$	12910 54th Ave N Plymouth, MN 55442	Byellin, Jeremy Louis	Susan Byellin	12910 54th Ave N	Plymouth	MN	55442
10-118-22-44-0070	116997-001	\$ 606.84	\$	634.34	\$	4491 Quinwood Ln N Plymouth, MN 55442	Miller, Freda K	4491 Quinwood Ln N		Plymouth	MN	55442
10-118-22-44-0066	117214-003	\$ 1,058.08	\$	1,085.58	\$	4520 Quinwood Ln N Plymouth, MN 55442	Harris, Matthew	4520 Quinwood Ln N		Plymouth	MN	55442
10-118-22-44-0041	117382-003	\$ 34.79	\$	62.29	\$	4605 Rosewood Ln N Plymouth, MN 55442	Rudolph, Naomi A	4605 Rosewood Ln N		Plymouth	MN	55442
10-118-22-43-0036	118243-007	\$ 10.83	\$	38.33	\$	4640 Vinewood Ln N Plymouth, MN 55442	Dozier, Ukeek	4640 Vinewood Ln N		Plymouth	MN	55442
10-118-22-32-0018	118446-001	\$ 1,435.49	\$	1,462.99	\$	4835 Empire Ln N Plymouth, MN 55446	Birch, Gregory A	Courtney D Doyle-Birch	4835 Empire Ln N	Plymouth	MN	55446
11-118-22-21-0001	118719-004	\$ 33.77	\$	61.27	\$	11900 54th Ave N Plymouth, MN 55442	Zhang, Xue	Ryan A Kaeding	2613 Vista Dr	Manhattan Beach	CA	90266
02-118-22-44-0017	118754-003	\$ 18.64	\$	46.14	\$	11400 53rd Ave N Plymouth, MN 55442	Bakken, Jacob	Qian Zeng	3042 Butternut Dr	Medina	MN	55340
11-118-22-12-0019	118768-003	\$ 632.40	\$	659.90	\$	11745 53rd Ave N Plymouth, MN 55442	Fitch, Daniel M	Yer Vue	11745 53rd Ave N	Plymouth	MN	55442
11-118-22-12-0026	118817-002	\$ 378.87	\$	406.37	\$	11605 53rd Ave N Plymouth, MN 55442	Boza-Berrios, Christopher	Christina Boza	11605 53rd Ave N	Plymouth	MN	55442
11-118-22-24-0008	119048-001	\$ 462.90	\$	490.40	\$	5080 Larch Ln N Plymouth, MN 55442	Davidowski, Jay M	5080 Larch Ln N		Plymouth	MN	55442
11-118-22-12-0031	119146-001	\$ 706.47	\$	733.97	\$	11830 52nd Ave N Plymouth, MN 55442	Burns, Shannon R	Shannon E Burns	11830 52nd Ave N	Plymouth	MN	55442
11-118-22-12-0006	119209-001	\$ 639.21	\$	666.71	\$	11725 54th Ave N Plymouth, MN 55442	Fitch, Robert	Norgean Fitch	11725 54th Ave N	Plymouth	MN	55442
11-118-22-21-0008	119419-002	\$ 544.79	\$	572.29	\$	11900 53rd Ave N Plymouth, MN 55442	Hatcher, Jonathan P		11900 53rd Ave N	Plymouth	MN	55442
11-118-22-24-0045	119440-003	\$ 218.53	\$	246.03	\$	5010 Jonquil Ln N Plymouth, MN 55442	Kelden, Tenzin	5010 Jonquil Ln N		Plymouth	MN	55442
11-118-22-24-0016	119608-002	\$ 93.67	\$	121.17	\$	12210 51st Ave N Plymouth, MN 55442	Hayes, Timothy	Tommie Taylor	12210 51st Ave N	Plymouth	MN	55442
11-118-22-12-0071	119685-003	\$ 26.27	\$	53.77	\$	5105 Forestview Ln N Plymouth, MN 55442	Chavez, Alfredo	5105 Forestview Ln N		Plymouth	MN	55442
11-118-22-12-0005	119853-002	\$ 148.32	\$	175.82	\$	5330 Goldenrod Ln N Plymouth, MN 55442	Meade, Laura L	5330 Goldenrod Ln N		Plymouth	MN	55442
11-118-22-24-0082	120049-001	\$ 216.76	\$	244.26	\$	12005 49th Pl N Plymouth, MN 55442	Page, James R	12005 49th Pl N		Plymouth	MN	55442
11-118-22-12-0063	120119-002	\$ 39.67	\$	67.17	\$	11520 51st Ave N Plymouth, MN 55442	Qiu, Yan	11520 51st Ave N		Plymouth	MN	55442
11-118-22-13-0025	120224-001	\$ 1,039.14	\$	1,066.64	\$	11700 50th Pl N Plymouth, MN 55442	Espinosa, David G	Victoria J Gutierrez	11700 50th Pl N	Plymouth	MN	55442
11-118-22-12-0034	120252-001	\$ 886.73	\$	914.23	\$	11740 52nd Ave N Plymouth, MN 55442	Dodd, Aric R	Chelsi L Dodd	11740 52nd Ave N	Plymouth	MN	55442
11-118-22-11-0032	120770-001	\$ 745.85	\$	773.35	\$	11230 52nd Ave N Plymouth, MN 55442	Winter, David A	Bethany J Winter	11230 52nd Ave N	Plymouth	MN	55442
11-118-22-22-0034	121113-001	\$ 1,038.95	\$	1,066.45	\$	5400 Norwood Ln N Plymouth, MN 55442	Lotzer, Paul J	Kathryn J Lotzer	5400 Norwood Ln N	Plymouth	MN	55442
11-118-22-23-0022	121568-001	\$ 1,035.27	\$	1,062.77	\$	12320 51st Ave N Plymouth, MN 55442	Larson, Steven M	Deborah D Larson	12320 51st Ave N	Plymouth	MN	55441
11-118-22-23-0051	121764-002	\$ 481.91	\$	509.41	\$	4995 Larch Ln N Plymouth, MN 55442	Grace, Tamuriel L	3802 Drumlin Ln		Madison	WI	53719
11-118-22-14-0103	122051-002	\$ 170.56	\$	198.06	\$	5083 Arrowwood Ln N Plymouth, MN 55442	Stock, Emily P	Andrew Stock	5083 Arrowwood Ln N	Plymouth	MN	55442
11-118-22-14-0127	122247-001	\$ 78.31	\$	105.81	\$	11263 50th Pl N Plymouth, MN 55442	Peterson, Marna R		11263 50th Pl N	Plymouth	MN	55442
11-118-22-14-0113	122261-002	\$ 793.31	\$	820.81	\$	5078 Arrowwood Ln N Plymouth, MN 55442	Smith, Clarence K	5078 Arrowwood Ln N		Plymouth	MN	55442
11-118-22-14-0126	122303-001	\$ 567.56	\$	595.06	\$	11259 50th Pl N Plymouth, MN 55442	Moore, Susan J	11259 50th Pl N		Plymouth	MN	55442
11-118-22-41-0095	122730-003	\$ 130.68	\$	158.18	\$	11271 49th Ave N Plymouth, MN 55442	Meyers, Christine M	David Meyers	11271 49th Ave N	Plymouth	MN	55442
11-118-22-22-0065	123080-001	\$ 164.99	\$	192.49	\$	12425 53rd Ave N Plymouth, MN 55442	Seifert, Sarah	12425 53rd Ave N		Plymouth	MN	55442
11-118-22-21-0035	123136-001	\$ 545.91	\$	573.41	\$	11905 53rd Ave N Plymouth, MN 55442	Jordan, John P	Gloria M Jordan	11905 53rd Ave N	Plymouth	MN	55442
11-118-22-31-0022	123381-002	\$ 242.40	\$	269.90	\$	12285 48th Ave N Plymouth, MN 55442	Turner, Jarrod	Tiffani Turner	12285 48th Ave N	Plymouth	MN	55442
11-118-22-31-0017	123766-002	\$ 455.08	\$	482.58	\$	12240 48th Pl N Plymouth, MN 55442	Adams, Omar A		12240 48th Pl N	Plymouth	MN	55442
11-118-22-43-0042	123920-001	\$ 1,326.93	\$	1,354.43	\$	4600 Deerwood Ln N Plymouth, MN 55442	Dussl, Michael	Brenda Dussl	4600 Deerwood Ln N	Plymouth	MN	55442
11-118-22-33-0019	123976-001	\$ 523.24	\$	550.74	\$	4540 Magnolia Ln N Plymouth, MN 55442	Oste, Michael	Cecilee Oste	4540 Magnolia Ln N	Plymouth	MN	55442
11-118-22-43-0003	123997-001	\$ 203.54	\$	231.04	\$	11710 45th Ave N Plymouth, MN 55442	Moen, Wayne P	Sandra J Moen	11710 45th Ave N	Plymouth	MN	55442
11-118-22-43-0006	124060-002	\$ 50.00	\$	77.50	\$	11620 45th Ave N Plymouth, MN 55442	Janczy, Jessica	Angela A Boline	952 Sutter St Apt 508	San Francisco	CA	94109
11-118-22-43-0013	124809-003	\$ 468.72	\$	496.22	\$	11820 45th Ave N Plymouth, MN 55442	Cortes-Canalizo, Luis M		11820 45th Ave N	Plymouth	MN	55442
11-118-22-33-0023	124851-002	\$ 515.94	\$	543.44	\$	12365 45th Pl N Plymouth, MN 55442	Spore, Jessica		12365 45th Pl N	Plymouth	MN	55442
11-118-22-42-0058	125089-002	\$ 116.42	\$	143.92	\$	11725 48th Pl N Plymouth, MN 55442	Akinsete, Omobosola	Trust	11725 48th Pl N	Plymouth	MN	55442
11-118-22-32-0066	125782-001	\$ 623.12	\$	650.62	\$	4895 Magnolia Ln N Plymouth, MN 55442	Arvans, Mary L	601 Viking View Dr Apt 2		Reedsberg	WI	53959
11-118-22-41-0062	126027-004	\$ 404.08	\$	431.58	\$	11305 48th Ave N Plymouth, MN 55442	Alcantar, Leonardo D	Kady B Alcantar	11305 48th Ave N	Plymouth	MN	55442
11-118-22-32-0024	126160-001	\$ 746.59	\$	774.09	\$	12425 48th Ave N Plymouth, MN 55442	Bonk, Ivan J	Jill A Bonk	12425 48th Ave N	Plymouth	MN	55442
11-118-22-42-0055	126223-002	\$ 941.89	\$	969.39	\$	11730 48th Pl N Plymouth, MN 55442	Michael, Brian	Melissa Michael	11730 48th Pl N	Plymouth	MN	55442
11-118-22-42-0033	126531-001	\$ 82.20	\$	109.70	\$	4890 Deerwood Ln N Plymouth, MN 55442	Johnson, Benjamin	Melissa Johnson	4890 Deerwood Ln N	Plymouth	MN	55442
11-118-22-42-0084	127690-001	\$ 766.25	\$	793.75	\$	11630 48th Ave N Plymouth, MN 55442	Bailey, Douglas J	Amy S Bailey	11630 48th Ave N	Plymouth	MN	55442
12-118-22-22-0041	127406-004	\$ 148.42	\$	175.92	\$	10779 53rd Ave N Plymouth, MN 55442	Coleman, Careese B		10779 53rd Ave N	Plymouth	MN	55442
12-118-22-22-0075	127581-001	\$ 456.64	\$	484.14	\$	10620 52nd Ave N Plymouth, MN 55442	Washington, Barbara		10620 52nd Ave N	Plymouth	MN	55442
12-118-22-23-0025	127917-001	\$ 1,481.07	\$	1,508.57	\$	5090 Ximines Ln N Plymouth, MN 55442	Segal, Frederick B	Pamela L Azine	5090 Ximines Ln N	Plymouth	MN	55442
12-118-22-21-0038	128470-001	\$ 85.27	\$	112.77	\$	5305 Union Terrace Ln N Plymouth, MN 55442	Page, Elizabeth A	Melissa S Kubousek	5305 Union Terrace Ln N	Plymouth	MN	55442
12-118-22-42-0006	128687-001	\$ 487.43	\$	514.93	\$	4850 Orleans Ln N Plymouth, MN 55442	Quinn, Mitzi K	4850 Orleans Ln N		Plymouth	MN	55442
12-118-22-42-0010	128799-002	\$ 124.41	\$	151.91	\$	10005 49th Ave N Plymouth, MN 55442	Nguyen, Stephen	Hong Quan	10005 49th Ave N	Plymouth	MN	55442
12-118-22-42-0024	128827-001	\$ 1,007.28	\$	1,034.78	\$	10005 48th Ave N Plymouth, MN 55442	So, Song H	Eunhee So	10005 48th Ave N	Plymouth	MN	55442
12-118-22-42-0034	128834-001	\$ 899.72	\$	927.22	\$	4730 Pilgrim Ln N Plymouth, MN 55442	Brown, Stephen	Jessica Brown	4730 Pilgrim Ln N	Plymouth	MN	55442

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance	\$27.50									
12-118-22-42-0081	129044-001	\$ 130.46	\$	157.96	\$	4735 Quaker Ln N Plymouth, MN 55442	Teske, Denise K	4735 Quaker Ln N		Plymouth	MN	55442
12-118-22-42-0055	129149-004	\$ 495.66	\$	523.16	\$	4925 Quaker Ln N Plymouth, MN 55442	Carter, Tara L	4925 Quaker Ln N		Plymouth	MN	55442
12-118-22-42-0073	129226-001	\$ 175.55	\$	203.05	\$	10135 48th Pl N Plymouth, MN 55442	Lee, Arthur	Cynthia Lee	10135 48th Pl N	Plymouth	MN	55442
12-118-22-32-0007	129688-003	\$ 197.43	\$	224.93	\$	4840 Yorktown Ln N Plymouth, MN 55442	Thompson, DeeAnn	Michael J Jones	4840 Yorktown Ln N	Thompson	MN	55442
12-118-22-33-0043	129723-002	\$ 193.90	\$	221.40	\$	4500 Ximines Ln N Plymouth, MN 55442	McAlpin, Mark	140 Hunters Glen Rd		Wayzata	MN	55391
12-118-22-33-0019	130059-001	\$ 4,287.11	\$	4,314.61	\$	10815 45th Ave N Plymouth, MN 55442	Hoover, Mark	Caren Hoover	10815 45th Ave N	Plymouth	MN	55442
12-118-22-32-0012	130346-003	\$ 734.26	\$	761.76	\$	4850 Wellington Ln N Plymouth, MN 55442	Cuma, Jacklyn	4850 Wellington Ln N		Plymouth	MN	55442
12-118-22-33-0074	130444-001	\$ 685.69	\$	713.19	\$	4775 Valley Forge Ln N Plymouth, MN 55442	Russ, Chester Jr.	4775 Valley Forge Ln N		Plymouth	MN	55442
12-118-22-33-0086	131032-002	\$ 19.55	\$	47.05	\$	4665 Yorktown Ln N Plymouth, MN 55442	Bofenkamp, Matthew	Angela Bofenkamp	4665 Yorktown Ln N	Plymouth	MN	55442
12-118-22-33-0098	131088-003	\$ 147.83	\$	175.33	\$	4655 Ximines Ln N Plymouth, MN 55442	Schmidkamp, Christopher J	Renee Schmidkamp	4655 Ximines Ln N	Plymouth	MN	55442
12-118-22-32-0015	131340-001	\$ 1,024.01	\$	1,051.51	\$	4820 Wellington Ln N Plymouth, MN 55442	Eckholdt, Peter B	4820 Wellington Ln N		Plymouth	MN	55442
12-118-22-32-0081	131354-001	\$ 573.26	\$	600.76	\$	10735 48th Ave N Plymouth, MN 55442	Carroll, Dane	Marti Carroll	10735 48th Ave N	Plymouth	MN	55442
13-118-22-42-0006	131788-001	\$ 769.98	\$	797.48	\$	10115 40th Ave N Plymouth, MN 55441	Wilson, Ryan B	Heather A Wilson	10115 40th Ave N	Heathorn	MN	55441
13-118-22-42-0075	131802-001	\$ 427.41	\$	454.91	\$	10100 40th Ave N Plymouth, MN 55441	Vecherkova, Tatyana	Dmitriy Vecherkov	10100 40th Ave N	Plymouth	MN	55441
13-118-22-13-0035	131921-002	\$ 209.65	\$	237.15	\$	4225 Nathan Ln N Plymouth, MN 55441	Puella, Jackieolou	Richard A Puella	4225 Nathan Ln N	Plymouth	MN	55441
13-118-22-23-0017	132341-001	\$ 162.63	\$	190.13	\$	4105 Ximines Ln N Plymouth, MN 55441	Mihailidis, Tammy K	Vassilios A Mihailidis	4105 Ximines Ln N	Plymouth	MN	55441
13-118-22-23-0051	132544-002	\$ 506.67	\$	534.17	\$	11005 40th Pl N Plymouth, MN 55441	Marsh, Eric J	Tina L Marsh	11005 40th Pl N	Plymouth	MN	55441
13-118-22-23-0062	132726-001	\$ 301.32	\$	328.82	\$	4285 Ximines Ln N Plymouth, MN 55441	Petersson, Thomas R	4285 Ximines Ln N		Plymouth	MN	55441
13-118-22-23-0069	132754-005	\$ 174.13	\$	201.63	\$	4215 Ximines Ln N Plymouth, MN 55441	Jefferson, Malcalisha	Attn Edina Realty Inc	4293 Deerwood Ln N	Plymouth	MN	55442
13-118-22-23-0055	132789-002	\$ 655.79	\$	683.29	\$	4220 Ximines Ln N Plymouth, MN 55441	Quillen, Richard	4220 Ximines Ln N		Plymouth	MN	55441
13-118-22-23-0060	132803-002	\$ 371.31	\$	398.81	\$	4270 Ximines Ln N Plymouth, MN 55441	Johnson, Joshua D	4270 Ximines Ln N		Plymouth	MN	55441
13-118-22-43-0040	132999-001	\$ 769.57	\$	797.07	\$	10030 36th Pl N Plymouth, MN 55441	Lemieux, Edward P	Kerry E Lemieux	10030 36th Pl N	Plymouth	MN	55441
13-118-22-44-0001	133111-001	\$ 257.20	\$	284.70	\$	9905 37th Pl N Plymouth, MN 55441	Schedler, Julie A	Matthew R Schedler	9905 37th Pl N	Plymouth	MN	55441
13-118-22-43-0012	133118-002	\$ 631.33	\$	658.83	\$	3740 Nathan Ln N Plymouth, MN 55441	Greene, Bruce	3740 Nathan Ln N		Plymouth	MN	55441
13-118-22-42-0051	133293-002	\$ 117.46	\$	144.96	\$	3865 Orleans Ln N Plymouth, MN 55441	Ehrlichmann, Lisa	Mary Campos	5615 Phoenix St	Golden Valley	MN	55422
13-118-22-34-0023	133846-001	\$ 511.72	\$	539.22	\$	3740 Union Terrace Ln N Plymouth, MN 55441	Anderson, Richard A	3740 Union Terrace Ln N		Plymouth	MN	55441
13-118-22-31-0030	134287-002	\$ 623.38	\$	650.88	\$	3840 Saratoga Ln N Plymouth, MN 55441	Festine, Maggie E	3840 Saratoga Ln N		Plymouth	MN	55441
13-118-22-31-0021	134336-001	\$ 73.37	\$	100.87	\$	10420 39th Ave N Plymouth, MN 55441	Hall, Alvin J	Joanne M Hall	10420 39th Ave N	Plymouth	MN	55441
13-118-22-33-0008	135169-002	\$ 1,053.86	\$	1,081.36	\$	10800 38th Ave N Plymouth, MN 55441	Rodriguez, Carlos A R	Rosa M S Padilla	10800 38th Ave N	Plymouth	MN	55441
13-118-22-33-0092	135519-006	\$ 455.93	\$	483.43	\$	11025 36th Pl N Plymouth, MN 55441	Cao, Thomas T	10920 38th Ave N		Plymouth	MN	55441
13-118-22-33-0083	135750-001	\$ 980.54	\$	1,008.04	\$	3655 Ximines Ln N Plymouth, MN 55441	Mahlum, Rick G	Patricia Y Mahlum	3655 Ximines Ln N	Plymouth	MN	55441
14-118-22-24-0009	135953-005	\$ 144.86	\$	172.36	\$	4105 Hemlock Ln N Plymouth, MN 55441	Schilling, Clayton J	4105 Hemlock Ln N		Plymouth	MN	55441
14-118-22-24-0024	136114-001	\$ 578.16	\$	605.66	\$	4211 Hemlock Ln N Plymouth, MN 55441	Chang, Yu-Cheng	4211 Hemlock Ln N		Plymouth	MN	55441
14-118-22-24-0019	136135-001	\$ 488.86	\$	516.36	\$	4201 Hemlock Ln N Plymouth, MN 55441	Tesch, Rick D	Sally J Tesch	4201 Hemlock Ln N	Plymouth	MN	55441
14-118-22-41-0073	136226-002	\$ 255.34	\$	282.84	\$	11445 40th Ave N Plymouth, MN 55441	Isahaq, Basmattee S	11445 40th Ave N		Plymouth	MN	55441
14-118-22-13-0044	136443-002	\$ 127.38	\$	154.88	\$	4203 Goldenrod Ln N Plymouth, MN 55441	HomePride 401K Trust	4203 Goldenrod Ln N		Plymouth	MN	55441
14-118-22-41-0069	136464-001	\$ 725.38	\$	752.88	\$	11430 40th Ave N Plymouth, MN 55441	Hanna, Jonathan M	Brooke L Hanna	11430 40th Ave N	Plymouth	MN	55441
11-118-22-43-0033	136569-001	\$ 15.49	\$	42.99	\$	11590 44th Pl N Plymouth, MN 55442	Pearson, Vernon L	Debra J Pearson	11590 44th Pl N	Plymouth	MN	55442
14-118-22-13-0025	136660-001	\$ 472.51	\$	500.01	\$	4204 Goldenrod Ln N Plymouth, MN 55441	Champlin, Deanne	4204 Goldenrod Ln N		Plymouth	MN	55441
14-118-22-21-0017	136849-002	\$ 331.03	\$	358.53	\$	12020 44th Ave N Plymouth, MN 55442	Stensrud, Jeffrey	12020 44th Ave N		Plymouth	MN	55442
14-118-22-12-0042	138067-002	\$ 669.89	\$	697.39	\$	4330 Goldenrod Ln N Plymouth, MN 55442	Alsharawneh, Nedal	4330 Goldenrod Ln N		Plymouth	MN	55442
14-118-22-24-0104	138172-001	\$ 625.25	\$	652.75	\$	4288 Magnolia Ln N Plymouth, MN 55441	Fuller, Mary K	4288 Magnolia Ln N		Plymouth	MN	55441
14-118-22-24-0102	138186-001	\$ 595.45	\$	622.95	\$	4264 Magnolia Ln N Plymouth, MN 55441	Sampson, Alton	4264 Magnolia Ln N		Plymouth	MN	55441
14-118-22-24-0095	138207-001	\$ 274.99	\$	302.49	\$	4253 Magnolia Ln N Plymouth, MN 55441	Quilleash, David M	4253 Magnolia Ln N		Plymouth	MN	55441
14-118-22-22-0058	138361-002	\$ 49.03	\$	76.53	\$	12415 44th Pl N Plymouth, MN 55442	Clifford, Daniel	Ashley Clifford	12415 44th Pl N	Plymouth	MN	55442
14-118-22-22-0047	138396-001	\$ 478.05	\$	505.55	\$	12430 44th Pl N Plymouth, MN 55442	Ovaska, David E	Jean A Ovaska	12430 44th Pl N	Plymouth	MN	55442
14-118-22-22-0005	138452-001	\$ 654.72	\$	682.22	\$	4285 Larch Pl N Plymouth, MN 55442	Obayuwana, Stephen O	4285 Larch Pl N		Plymouth	MN	55442
14-118-22-22-0050	138697-001	\$ 738.96	\$	766.46	\$	4445 Oakview Ln N Plymouth, MN 55442	Crandall, Richard A	Nancy T Crandall	4445 Oakview Ln N	Plymouth	MN	55442
14-118-22-22-0064	138767-003	\$ 143.16	\$	170.66	\$	12420 44th Ave N Plymouth, MN 55442	Ozer, David	Emily Ozer	12420 44th Ave N	Plymouth	MN	55442
14-118-22-13-0091	139866-002	\$ 126.30	\$	153.80	\$	4250 Evergreen Ln N Plymouth, MN 55441	Everhart, Mark	Kelly Everhart	4250 Evergreen Ln N	Plymouth	MN	55441
14-118-22-43-0035	139936-001	\$ 571.67	\$	599.17	\$	11515 37th Ave N Plymouth, MN 55441	Baker, Brian J	Lori S Mommessen-Baker	11515 37th Ave N	Plymouth	MN	55441
14-118-22-43-0032	140202-001	\$ 10.06	\$	37.56	\$	11615 37th Ave N Plymouth, MN 55441	Thorntenson, Tad M	Sheila C Thorntenson	11615 37th Ave N	Plymouth	MN	55441
14-118-22-44-0038	140601-002	\$ 228.53	\$	256.03	\$	3710 Cottonwood Ln N Plymouth, MN 55441	Powers, John J III	3710 Cottonwood Ln N		Plymouth	MN	55441
14-118-22-41-0011	140636-001	\$ 84.52	\$	112.02	\$	11425 39th Ave N Plymouth, MN 55441	Weiss, Eric J	Joni R Weiss	11425 39th Ave N	Plymouth	MN	55441
14-118-22-44-0025	140699-001	\$ 531.72	\$	559.22	\$	3745 Arrowwood Ln N Plymouth, MN 55441	Onstad, Harold W	Melanie A Onstad	3745 Arrowwood Ln N	Plymouth	MN	55441
14-118-22-44-0042	140727-002	\$ 58.48	\$	85.98	\$	3750 Cottonwood Ln N Plymouth, MN 55441	Buyer Accepted LLC	Spencer Diehl	3750 Cottonwood Ln N	Plymouth	MN	55441
14-118-22-41-0057	141182-001	\$ 281.00	\$	308.50	\$	3970 Balsam Ln N Plymouth, MN 55441	Loosbrock, Alex S	Tanya E Loosbrock	3970 Balsam Ln N	Plymouth	MN	55441
14-118-22-44-0086	141350-001	\$ 179.29	\$	206.79	\$	11400 36th Pl N Plymouth, MN 55441	Nyberg, John A	35396 Maroda Dr		Crosslake	MN	56442
14-118-22-42-0095	141399-001	\$ 151.48	\$	178.98	\$	3925 Evergreen Ln N Plymouth, MN 55441	Korstad, Gregory E	Connie L Korstad	3925 Evergreen Ln N	Plymouth	MN	55441
15-118-22-11-0005	141749-001	\$ 216.48	\$	243.98	\$	13010 44th Ave N Plymouth, MN 55442	Marston, Eric C	Virginia Marston	13010 44th Ave N	Plymouth	MN	55442
15-118-22-32-0043	142960-001	\$ 37.24	\$	64.74	\$	14020 39th Ave N Plymouth, MN 55447	Johnson, Cary J	Debra K Johnson	14020 39th Ave N	Plymouth	MN	55447
15-118-22-32-0067	143065-002	\$ 30.89	\$	58.39	\$	14025 38th Pl N Plymouth, MN 55447	Belmore, Carolyn	209 Honeytree Dr		Delano	MN	55328
15-118-22-32-0057	143107-001	\$ 588.12	\$	615.62	\$	14015 39th Ave N Plymouth, MN 55447	Thompson, Alan M	Kristin M Thompson	14015 39th Ave N	Plymouth	MN	55447
15-118-22-33-0047	143233-001	\$ 845.39	\$	872.89	\$	14010 38th Ave N Plymouth, MN 55447	Neighborhood Assistance For Homeowners	5775 Wayzata Blvd Ste 100		St Louis Park	MN	55416
15-118-22-44-0038	143373-002	\$ 293.07	\$	320.57	\$	13005 37th Ave N Plymouth, MN 55441	Tjeerdsma, Eileen M	Jan L Tjeerdsma	13005 37th Ave N	Plymouth	MN	55441
15-118-22-33-0014	143569-001	\$ 619.38	\$	646.88	\$	14100 37th Pl N Plymouth, MN 55447	American Motherland Homes LLC	14100 37th Pl N		Plymouth	MN	55447
15-118-22-33-0020	143604-001	\$ 671.29	\$	698.79	\$	14095 37th Pl N Plymouth, MN 55447	Ojala, James C	Jill L Ojala	14095 37th Pl N	Plymouth	MN	55447
15-118-22-32-0004	143800-002	\$ 495.40	\$	522.90	\$	14019 Rockford Rd Plymouth, MN 55447	Sunderland, Eli	14019 Rockford Rd		Plymouth	MN	55447
15-118-22-33-0089	143835-002	\$ 371.62	\$	399.12	\$	14225 36th Ave N Plymouth, MN 55447	Sowell, Nicole	30577 Bluff View Ct		Frontenac	MN	55026
15-118-22-44-0056	143968-001	\$ 22.68	\$	50.18	\$	3755 Rosewood Ln N Plymouth, MN 55441	Novik, Eleonora	3755 Rosewood Ln N		Plymouth	MN	55441
16-118-22-23-0043	146110-001	\$ 57.09	\$	84.59	\$	4100 Quantico Ln N Plymouth, MN 55446	Solfest, Bradley P	4100 Quantico Ln N		Plymouth	MN	55446

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip	
		Balance		\$27.50									
16-118-22-14-0025	146152-001	\$	464.84	\$	492.34	14605 41st Ave N Plymouth, MN 55446	Kieltly, Michael P	Esther B Kieltly	14605 41st Ave N	Plymouth	MN	55446	
16-118-22-23-0056	146278-004	\$	161.02	\$	188.52	15645 40th Ave N Plymouth, MN 55446	Shannon, David	6241 Eagle Lake Dr		Maple Grove	MN	55369	
16-118-22-23-0079	146390-002	\$	67.79	\$	95.29	4015 Terraceview Ln N Plymouth, MN 55446	Arnholt, Annika	4015 Terraceview Ln N		Plymouth	MN	55446	
16-118-22-12-0018	146544-001	\$	497.35	\$	524.85	4375 Juneau Ln N Plymouth, MN 55446	Gerl, Nichole	4375 Juneau Ln N		Plymouth	MN	55446	
16-118-22-11-0033	146607-001	\$	116.70	\$	144.20	14405 44th Ave N Plymouth, MN 55446	Macmillan, Jeffrey N	Erin L Macmillan	14405 44th Ave N	Plymouth	MN	55446	
16-118-22-12-0026	147097-001	\$	347.79	\$	375.29	15015 43rd Pl N Plymouth, MN 55446	Podraza, Steven J	15015 43rd Pl N		Plymouth	MN	55446	
16-118-22-11-0039	147272-002	\$	32.80	\$	60.30	4330 Harbor Ln N Plymouth, MN 55446	Benish, Anna	Casey M Sherwin	4330 Harbor Ln N	Plymouth	MN	55446	
16-118-22-11-0061	147860-005	\$	186.10	\$	213.60	4395 Ithaca Ln N Plymouth, MN 55446	Oh, Emily M	4395 Ithaca Ln N		Plymouth	MN	55446	
16-118-22-24-0031	147937-001	\$	129.73	\$	157.23	15305 41st Ave N Plymouth, MN 55446	Marshall, Barton G	Michele K Marshall	15305 41st Ave N	Plymouth	MN	55446	
16-118-22-24-0017	148035-002	\$	743.63	\$	771.13	15330 41st Pl N Plymouth, MN 55446	Pliego, Juan M R	15330 41st Pl N		Plymouth	MN	55446	
16-118-22-24-0056	148357-001	\$	184.81	\$	212.31	4170 Polaris Ln N Plymouth, MN 55446	Mevisen, Susan L	4170 Polaris Ln N		Plymouth	MN	55446	
16-118-22-11-0053	148490-002	\$	392.57	\$	420.07	4390 Ithaca Ln N Plymouth, MN 55446	Kazhukalo, Mykola	Viktoria Shamrai	4390 Ithaca Ln N	Plymouth	MN	55446	
16-118-22-21-0016	148518-001	\$	113.06	\$	140.56	4330 Polaris Ln N Plymouth, MN 55446	Ahlin, Cassie J	4330 Polaris Ln N		Plymouth	MN	55446	
16-118-22-41-0062	149176-001	\$	378.84	\$	406.34	14430 40th Ave N Plymouth, MN 55446	Hofman, Jason L	Maizoua Hofman	14430 40th Ave N	Plymouth	MN	55446	
16-118-22-41-0002	149218-004	\$	42.17	\$	69.67	3905 Harbor Ln N Plymouth, MN 55446	Liu, Xiaohui	7864 Yucca Ln N		Maple Grove	MN	55311	
16-118-22-41-0172	149309-001	\$	168.75	\$	196.25	14460 40th Pl N Plymouth, MN 55446	Gates, Erica	15000 43rd Pl N		Plymouth	MN	55446	
16-118-22-41-0171	149316-001	\$	950.55	\$	978.05	14500 40th Pl N Plymouth, MN 55441	Major, Tracey M	15000 43rd Pl N		Plymouth	MN	55446	
16-118-22-41-0141	149379-002	\$	540.05	\$	567.55	14605 39th Ave N Plymouth, MN 55446	Thayer, David	Kirsten Thayer	14605 39th Ave N	Plymouth	MN	55446	
16-118-22-41-0052	149673-001	\$	483.35	\$	510.85	3900 Harbor Ln N Plymouth, MN 55446	Walrath, Erich	3900 Harbor Ln N		Plymouth	MN	55446	
16-118-22-41-0132	149974-004	\$	450.36	\$	477.86	3915 Glacier Ln N Plymouth, MN 55446	Kurenitz, Jennifer	Ryan Kurenitz	3915 Glacier Ln N	Plymouth	MN	55446	
16-118-22-31-0037	150093-001	\$	217.99	\$	245.49	15289 40th Ave N Plymouth, MN 55446	Bellsar, Galina	15289 40th Ave N		Plymouth	MN	55446	
16-118-22-31-0059	150233-001	\$	241.13	\$	268.63	15375 39th Ave N Plymouth, MN 55446	Mould, Eric	15375 39th Ave N		Plymouth	MN	55446	
16-118-22-31-0057	150247-002	\$	24.85	\$	52.35	15379 39th Ave N Plymouth, MN 55446	Harrell, Kristin L	15379 39th Ave N		Plymouth	MN	55446	
16-118-22-31-0227	150317-001	\$	762.36	\$	789.86	15236 40th Ave N Plymouth, MN 55446	Lawrence, Denise	15236 40th Ave N		Plymouth	MN	55446	
16-118-22-31-0265	150534-002	\$	506.81	\$	534.31	15215 39th Ave N Plymouth, MN 55446	Wolk, Michael	Christine Wolk	15215 39th Ave N	Plymouth	MN	55446	
16-118-22-31-0289	150597-004	\$	43.54	\$	71.04	3976 Orchid Ln N Plymouth, MN 55446	Talbi, Aicha	3976 Orchid Ln N		Plymouth	MN	55446	
16-118-22-42-0022	151171-003	\$	612.11	\$	639.61	14800 40th Ave N Plymouth, MN 55446	Bieri-Martini, Lucas	Brent Bieri-Martini	14800 40th Ave N	Plymouth	MN	55446	
17-118-22-11-0011	151815-002	\$	95.25	\$	122.75	4345 Weston Ln N Plymouth, MN 55446	Huffman, Brennon	Julie Olson	4345 Weston Ln N	Plymouth	MN	55446	
17-118-22-11-0001	152088-003	\$	572.75	\$	600.25	4465 Vicksburg Ln N Plymouth, MN 55446	Dhaviieswarapu, Mohan	Sallaja Dhaviieswarapu	17625 72nd Ave N	Maple Grove	MN	55311	
17-118-22-21-0049	152228-001	\$	1,164.22	\$	1,191.72	4345 Fountain Ln N Plymouth, MN 55446	Ogrin, Patrick E	Gina M Ogrin	4345 Fountain Ln N	Plymouth	MN	55446	
17-118-22-12-0008	152298-001	\$	899.89	\$	927.39	16510 45th Ave N Plymouth, MN 55446	Ewings, Matthew	17325 11th Ave N		Plymouth	MN	55446	
17-118-22-12-0013	152333-001	\$	242.33	\$	269.83	16460 45th Ave N Plymouth, MN 55446	Richardson, Nancy	16460 45th Ave N		Plymouth	MN	55446	
17-118-22-24-0017	152788-003	\$	1,396.42	\$	1,423.92	16815 41st Ave N Plymouth, MN 55446	Odumade, Oluseun A	Jenny Hong	16815 41st Ave N	Plymouth	MN	55446	
17-118-22-24-0026	152844-001	\$	290.05	\$	317.55	4080 Everest Ln N Plymouth, MN 55446	Schwartz, Lawrence	Alina Schwartz	4080 Everest Ln N	Plymouth	MN	55446	
17-118-22-24-0027	152851-001	\$	1,663.12	\$	1,690.62	4070 Everest Ln N Plymouth, MN 55446	Owen, Kenneth D	Jill E Jones-Owen	4070 Everest Ln N	Plymouth	MN	55446	
17-118-22-12-0028	152886-003	\$	22.38	\$	49.88	16400 43rd Ave N Plymouth, MN 55446	Orsucci, Joe	Zhilei Wang	6501 Shadyview Ln N	Maple Grove	MN	55311	
17-118-22-12-0031	152977-001	\$	215.16	\$	242.66	16430 43rd Ave N Plymouth, MN 55446	Olimb, Larry S	Karla J Olimb	16430 43rd Ave N	Plymouth	MN	55446	
17-118-22-44-0057	154496-001	\$	499.69	\$	527.19	16215 37th Ave N Plymouth, MN 55446	Rolnick, Arthur J	Sharon J Rolnick	16215 37th Ave N	Plymouth	MN	55446	
17-118-22-43-0029	154699-002	\$	38.61	\$	66.11	3605 Archer Ln N Plymouth, MN 55446	Gran, Debra	Joel Gran	3605 Archer Ln N	Plymouth	MN	55446	
17-118-22-42-0028	154965-001	\$	1,031.32	\$	1,058.82	16605 40th Ave N Plymouth, MN 55446	Niaz, Joseph	16605 40th Ave N		Plymouth	MN	55446	
17-118-22-42-0049	155112-001	\$	16.26	\$	43.76	3940 Black Oaks Ln N Plymouth, MN 55446	Chen, Shiyou	3940 Black Oaks Ln N		Plymouth	MN	55446	
17-118-22-42-0064	155182-002	\$	145.93	\$	173.43	16400 38th Ave N Plymouth, MN 55446	Gupta, Manoj	Shipra Gupta	16400 38th Ave N	Plymouth	MN	55446	
17-118-22-42-0079	155287-001	\$	143.41	\$	170.91	16420 39th Pl N Plymouth, MN 55446	Anyanyu, Blessing	16420 39th Pl N		Plymouth	MN	55446	
17-118-22-42-0093	155371-003	\$	165.03	\$	192.53	3820 Zanzibar Ln N Plymouth, MN 55446	Looper, Naasira	3820 Zanzibar Ln N		Plymouth	MN	55446	
17-118-22-42-0058	155539-002	\$	115.01	\$	142.51	3855 Comstock Ln N Plymouth, MN 55446	Prasomasack, Selena	Souksavanh Prasomasack	3855 Comstock Ln N	Plymouth	MN	55446	
17-118-22-41-0041	155651-001	\$	59.16	\$	86.66	16025 38th Ave N Plymouth, MN 55446	Diamond Ventures Inc	2217 Evans Prairie Trl		The Villages	FL	32163	
18-118-22-11-0020	156687-003	\$	717.32	\$	744.82	4385 Lawndale Ln N Plymouth, MN 55446	Drasher, Christine	Thomas E Drasher	4385 Lawndale Ln N	Plymouth	MN	55446	
18-118-22-11-0079	156694-003	\$	306.80	\$	334.30	4380 Merrimac Ln N Plymouth, MN 55446	Warfa, Ali	PO Box 232		Sartell	MN	56377	
18-118-22-14-0013	156743-003	\$	122.19	\$	149.69	17530 41st Ave N Plymouth, MN 55446	Ostrom, Noah	5487 Zircon Ln N		Plymouth	MN	55446	
18-118-22-31-0006	156827-002	\$	1,462.59	\$	1,490.09	3905 Urbandale Ln N Plymouth, MN 55446	Kamatham, Prasanna L	Gurubrahmam Allamsetty	3905 Urbandale Ln N	Plymouth	MN	55446	
18-118-22-31-0015	157065-001	\$	1,198.59	\$	1,226.09	18620 39th Ave N Plymouth, MN 55446	Worley, Kelly R	Jamey J Worley	18620 39th Ave N	Plymouth	MN	55446	
18-118-22-31-0020	157142-001	\$	874.52	\$	902.02	3880 Walnut Grove Ln N Plymouth, MN 55446	Weber, Matthew	3880 Walnut Grove Ln N		Plymouth	MN	55446	
18-118-22-32-0043	157422-001	\$	745.99	\$	773.49	3940 Alvarado Ln N Plymouth, MN 55446	James, Brandon R	Molly James	3940 Alvarado Ln N	Plymouth	MN	55446	
18-118-22-32-0059	157520-001	\$	521.78	\$	549.28	3885 Zircon Ln N Plymouth, MN 55446	Kyllo, Scott D	Laura B Kyllo	3885 Zircon Ln N	Plymouth	MN	55446	
18-118-22-33-0033	157870-003	\$	237.74	\$	265.24	3810 Yellowstone Ln N Plymouth, MN 55446	Thymosen, Dumisani J	Kaylee J Thymosen	3810 Yellowstone Ln N	Plymouth	MN	55446	
18-118-22-34-0064	158024-003	\$	360.42	\$	387.92	18590 38th Ave N Plymouth, MN 55446	Ruiz, Ignacio	18590 38th Ave N		Plymouth	MN	55446	
19-118-22-23-0074	159004-002	\$	200.00	\$	227.50	18820 Co Rd 24 Plymouth, MN 55447	Laroche, Robert D Jr.	18820 Co Rd 24		Plymouth	MN	55447	
19-118-22-13-0044	159256-001	\$	667.46	\$	694.96	3205 Ranier Ln N Plymouth, MN 55447	Borg, Richard L	Diana K Borg	3205 Ranier Ln N	Plymouth	MN	55447	
19-118-22-21-0022	159522-002	\$	126.98	\$	154.48	3335 Vagabond Ln N Plymouth, MN 55447	Schultz, Nathan	Alexia Kelsey	3335 Vagabond Ln N	Plymouth	MN	55447	
19-118-22-24-0034	159564-001	\$	402.59	\$	430.09	18315 31st Ave N Plymouth, MN 55447	Carpenter, Steven W	Nancy Carpenter	18315 31st Ave N	Plymouth	MN	55447	
19-118-22-24-0083	159571-003	\$	514.69	\$	542.19	3240 Walnut Grove Ln N Plymouth, MN 55447	Weld, Tyler J	Kassandra L Weld	3240 Walnut Grove Ln N	Plymouth	MN	55447	
19-118-22-13-0002	159669-001	\$	425.58	\$	453.08	18005 31st Ave N Plymouth, MN 55447	Biel Gower, Angela	18005 31st Ave N		Plymouth	MN	55447	
19-118-22-24-0021	160089-003	\$	1,092.81	\$	1,120.31	18445 33rd Ave N Plymouth, MN 55447	Barkow, Kenneth B	18445 33rd Ave N		Plymouth	MN	55447	
19-118-22-24-0018	160096-001	\$	410.78	\$	438.28	18435 33rd Ave N Plymouth, MN 55447	Gardner, Kelly S	Randy L Gardner	18435 33rd Ave N	Plymouth	MN	55447	
19-118-22-13-0046	160152-002	\$	327.71	\$	355.21	3220 Ranier Ln N Plymouth, MN 55447	Goberdhan, Kelvin	3220 Ranier Ln N		Plymouth	MN	55447	
19-118-22-21-0047	160194-002	\$	185.17	\$	212.67	3520 Urbandale Ln N Plymouth, MN 55447	Altman, Jeffrey	3520 Urbandale Ln N		Plymouth	MN	55447	
19-118-22-21-0042	160313-002	\$	468.66	\$	496.16	3430 Urbandale Ln N Plymouth, MN 55447	Anderson, Morgan	3430 Urbandale Ln N		Plymouth	MN	55447	
19-118-22-22-0057	161545-001	\$	106.83	\$	134.33	3450 Zircon Ln N Plymouth, MN 55447	Geier, Mark	Michelle Heitz	Trust Agreement	3450 Zircon Ln N	Plymouth	MN	55447
19-118-22-11-0073	162357-001	\$	1,209.73	\$	1,237.23	3460 Merrimac Ln N Plymouth, MN 55447	Radermacher, Christopher N	3460 Merrimac Ln N		Plymouth	MN	55447	
19-118-22-31-0001	162413-001	\$	841.69	\$	869.19	18625 Co Rd 24 Plymouth, MN 55447	Dandrea, Steven P	18627 Co Rd 24		Plymouth	MN	55447	
19-118-22-42-0005	162511-001	\$	57.41	\$	84.91	18000 30th Pl N Plymouth, MN 55447	Walker, Christopher G	Susan M Keding-Walker	18000 30th Pl N	Plymouth	MN	55447	

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip	
		Balance		\$27.50									
19-118-22-31-0031	162910-003	\$	298.52	\$	326.02	18605 30th Pl N Plymouth, MN 55447	Hendel, Quinn	Kristen N Hendel	18605 30th Pl N	Plymouth	MN	55447	
19-118-22-42-0020	163092-001	\$	780.52	\$	808.02	17915 30th Pl N Plymouth, MN 55447	Ruffin, Tyrone	Ruthann Ruffin	17915 30th Pl N	Plymouth	MN	55447	
19-118-22-31-0060	163127-002	\$	218.17	\$	245.67	18430 29th Ave N Plymouth, MN 55447	Inveen, Peter	Kristina Inveen	18430 29th Ave N	Plymouth	MN	55447	
19-118-22-44-0023	163652-002	\$	41.82	\$	69.32	2715 Olive Ln N Plymouth, MN 55447	Hajrovic, Adis	2715 Olive Ln N		Plymouth	MN	55447	
19-118-22-43-0004	163827-002	\$	343.05	\$	370.55	17930 28th Ave N Plymouth, MN 55447	Gearen, James P	17930 28th Ave N		Plymouth	MN	55447	
19-118-22-43-0046	164100-001	\$	1,069.06	\$	1,096.56	2735 Queensland Ln N Plymouth, MN 55447	Friend, Christopher C	Jessica J Keymer	2735 Queensland Ln N	Plymouth	MN	55447	
19-118-22-33-0028	164443-001	\$	541.50	\$	569.00	18715 28th Ave N Plymouth, MN 55447	Felty, Aaron M	Tiffany M Felty	18715 28th Ave N	Plymouth	MN	55447	
19-118-22-33-0038	164688-002	\$	649.07	\$	676.57	18715 27th Ave N Plymouth, MN 55447	Hoblit, Andrew J	Karin L Hoblit	18715 27th Ave N	Plymouth	MN	55447	
19-118-22-33-0020	164716-001	\$	386.40	\$	413.90	2705 Xanthus Ln N Plymouth, MN 55447	Bunch, John W	2705 Xanthus Ln N		Plymouth	MN	55447	
19-118-22-32-0053	165157-001	\$	323.13	\$	350.63	2920 Alvarado Ln N Plymouth, MN 55447	Patterson, Judith A	Trustee	2920 Alvarado Ln N	Plymouth	MN	55447	
19-118-22-33-0039	165318-001	\$	813.28	\$	840.78	18725 27th Ave N Plymouth, MN 55447	Meneses, Hector	Michele G Lehtis	18725 27th Ave N	Plymouth	MN	55447	
19-118-22-33-0024	165353-002	\$	283.40	\$	310.90	18720 28th Ave N Plymouth, MN 55447	Mantoles, Sophronis	Anna Mantoles	18720 28th Ave N	Plymouth	MN	55447	
19-118-22-41-0033	165640-002	\$	193.81	\$	221.31	17820 30th Ave N Plymouth, MN 55447	Stuemke, Kathryn	17820 30th Ave N		Plymouth	MN	55447	
20-118-22-24-0030	165892-001	\$	88.80	\$	116.30	16730 32nd Ave N Plymouth, MN 55447	Stephan, Paul M	16730 32nd Ave N		Plymouth	MN	55447	
20-118-22-23-0009	165983-001	\$	587.27	\$	614.77	17125 32nd Ave N Plymouth, MN 55447	Levy Cohn, Susan	Marc N Cohn	17125 32nd Ave N	Plymouth	MN	55447	
20-118-22-24-0006	166109-001	\$	444.06	\$	471.56	17100 32nd Ave N Plymouth, MN 55447	Ahlers, Jean A	17100 32nd Ave N		Plymouth	MN	55447	
20-118-22-22-0007	166277-001	\$	741.05	\$	768.55	3415 Jewel Ln N Plymouth, MN 55447	Caris, Michael W	Deborah J Caris	3415 Jewel Ln N	Plymouth	MN	55447	
20-118-22-22-0016	166361-003	\$	1,017.45	\$	1,044.95	17425 34th Ave N Plymouth, MN 55447	Harbor, Ashia	Sugandha K Bhosrekar	5848 N 86th St	Scottsdale	AZ	85250	
20-118-22-23-0029	166466-001	\$	112.01	\$	139.51	3125 Jewel Ln N Plymouth, MN 55447	Marquardt, Thomas R	Joyce E Marquardt	3125 Jewel Ln N	Plymouth	MN	55447	
20-118-22-22-0028	166592-004	\$	127.58	\$	155.08	3320 Jewel Ln N Plymouth, MN 55447	Rockvam, Judy	16615 58th Ave N		Plymouth	MN	55446	
20-118-22-22-0054	166837-002	\$	1,106.90	\$	1,134.40	3440 Holly Ln N Plymouth, MN 55447	Acharya, Paruj	Jamie Acharya-Montoya	3440 Holly Ln N	Plymouth	MN	55447	
20-118-22-43-0037	166956-001	\$	451.65	\$	479.15	16510 26th Ave N Plymouth, MN 55447	Morris, Mary A	16510 26th Ave N		Plymouth	MN	55447	
20-118-22-34-0001	167425-002	\$	947.58	\$	975.08	2645 Garland Ln N Plymouth, MN 55447	Honl, Laura	Margaret R Oliver	1640 509th St	Rush City	MN	55069	
20-118-22-32-0045	167859-002	\$	101.07	\$	128.57	2885 Jewel Ln N Plymouth, MN 55447	Zaayer, Christina R	Jeremiah C Zaayer	2885 Jewel Ln N	Plymouth	MN	55447	
20-118-22-33-0042	167985-003	\$	127.46	\$	154.96	2680 Holly Ln N Plymouth, MN 55447	Brown, Scott	Erin Brown	2680 Holly Ln N	Plymouth	MN	55447	
20-118-22-33-0028	168482-001	\$	1,416.28	\$	1,443.78	2635 Jewel Ln N Plymouth, MN 55447	Mills, Melissa L	Tramayne D Mills	2635 Jewel Ln N	Plymouth	MN	55447	
20-118-22-32-0008	168622-001	\$	125.94	\$	153.44	2835 Kimberly Ln N Plymouth, MN 55447	Sternberg, William	2835 Kimberly Ln N		Plymouth	MN	55447	
20-118-22-33-0003	168685-002	\$	102.72	\$	130.22	2610 Holly Ln N Plymouth, MN 55447	Fischer, Mark D	2610 Holly Ln N		Plymouth	MN	55447	
20-118-22-43-0002	169098-001	\$	548.75	\$	576.25	2751 Comstock Ln N Plymouth, MN 55447	Pryor, Alfred L	2751 Comstock Ln N		Plymouth	MN	55447	
20-118-22-44-0041	169378-004	\$	723.04	\$	750.54	15900 27th Pl N Plymouth, MN 55447	Harding, Dwight	Tomeca Harding	15900 27th Pl N	Plymouth	MN	55447	
20-118-22-44-0036	169553-002	\$	31.21	\$	58.71	15915 28th Ave N Plymouth, MN 55447	Max, Kelly M	Kelly Max	5535 Xene Ln N	Plymouth	MN	55446	
20-118-22-32-0089	170155-001	\$	341.24	\$	368.74	17435 30th Ave N Plymouth, MN 55447	Monson, Randy L	17435 30th Ave N		Plymouth	MN	55447	
20-118-22-24-0081	170505-001	\$	882.41	\$	909.91	17005 Co Rd 24 Plymouth, MN 55447	Hedlund, Jason L	17005 Co 24 Rd		Plymouth	MN	55447	
21-118-22-13-0038	170589-002	\$	52.66	\$	80.16	14830 32nd Ave N Plymouth, MN 55447	Diversified Properties LLC	14830 32nd Ave N		Plymouth	MN	55447	
21-118-22-13-0016	170722-001	\$	352.20	\$	379.70	14935 31st Ave N Plymouth, MN 55447	Hansen, Barbara J	14935 31st Ave N		Plymouth	MN	55447	
21-118-22-13-0019	170827-004	\$	206.90	\$	234.40	14907 31st Ave N Plymouth, MN 55447	Wahl , Jeffrey	2108 Falcon Trl		Buffalo	MN	55313	
21-118-22-13-0045	170869-001	\$	755.64	\$	783.14	3315 Minnesota Ln N Plymouth, MN 55447	Pearson, Bruce E	3315 Minnesota Ln N		Plymouth	MN	55447	
21-118-22-13-0003	170904-002	\$	215.02	\$	242.52	14930 31st Ave N Plymouth, MN 55447	Ma, Sunny	Zhong Hua Ma	Tai Ting	14930 31st Ave N	Plymouth	MN	55447
21-118-22-33-0044	171303-001	\$	49.84	\$	77.34	2764 Upland Ln N Plymouth, MN 55447	Thronson, Sandra L	2764 Upland Ln N		Plymouth	MN	55447	
21-118-22-33-0049	171352-001	\$	378.20	\$	405.70	2754 Upland Ln N Plymouth, MN 55447	Edlefsen, Dorothy M	2754 Upland Ln N		Plymouth	MN	55447	
21-118-22-33-0061	171688-004	\$	44.34	\$	71.84	2745 Upland Ct N Plymouth, MN 55447	Govindan, Amar	Anjaly Rajeswari	3948 Kestrel Ln	Indian Land	SC	29707	
21-118-22-33-0005	171800-002	\$	42.89	\$	70.39	2783 Upland Ct N Plymouth, MN 55447	Tryon, Danielle J	Alicia D Krall	643 N 5th St Apt 523	Minneapolis	MN	55401	
21-118-22-33-0008	171821-001	\$	82.73	\$	110.23	2792 Upland Ct N Plymouth, MN 55447	Daoheuang, Keooudone	2792 Upland Ct N		Plymouth	MN	55447	
21-118-22-33-0020	171828-002	\$	215.87	\$	243.37	2766 Upland Ln N Plymouth, MN 55447	Dady, Katherine	2766 Upland Ln N		Plymouth	MN	55447	
21-118-22-33-0101	171961-003	\$	155.56	\$	183.06	2737 Shenandoah Ln N Plymouth, MN 55447	Dubay, Colin W	2737 Shenandoah Ln N		Plymouth	MN	55447	
21-118-22-33-0042	171975-002	\$	62.07	\$	89.57	2759 Upland Ln N Plymouth, MN 55447	Hughes, Heidi	15760 52nd Ave N		Plymouth	MN	55446	
21-118-22-33-0035	172031-004	\$	276.12	\$	303.62	2753 Upland Ct N Plymouth, MN 55447	Haynes, Shelly	8533 Chanhassen Hills Dr S		Chanhassen	MN	55317	
21-118-22-33-0225	172073-001	\$	315.90	\$	343.40	15801 27th Ave N Plymouth, MN 55447	Pottios, Lavinia J	15801 27th Ave N		Plymouth	MN	55447	
21-118-22-33-0096	172080-005	\$	493.84	\$	521.34	2740 Terraceview Ct N Plymouth, MN 55447	Mateyka, Bridget	2740 Terraceview Ct N		Plymouth	MN	55447	
21-118-22-33-0169	172108-005	\$	50.50	\$	78.00	2612 Shenandoah Ln N Plymouth, MN 55447	Benson, Erik	Amanda Lymanood	8859 Flesher Cir	Eden Prairie	MN	55347	
21-118-22-33-0137	172136-002	\$	159.23	\$	186.73	2657 Shenandoah Ln N Plymouth, MN 55447	Morical, Tyler J	Allison T Musolf	2657 Shenandoah Ln N	Plymouth	MN	55447	
21-118-22-33-0138	172157-005	\$	28.16	\$	55.66	2653 Shenandoah Ln N Plymouth, MN 55447	Haynes, Amy	Michael Goldenberg	110 Quaker Ln N	Plymouth	MN	55441	
21-118-22-33-0198	172199-001	\$	469.67	\$	497.17	15720 27th Ave N Plymouth, MN 55447	Knutson, Luella J	15720 27th Ave N		Plymouth	MN	55447	
21-118-22-33-0179	172227-001	\$	31.57	\$	59.07	15736 27th Ave N Plymouth, MN 55447	Karau, Phyllis	15736 27th Ave N		Plymouth	MN	55447	
21-118-22-33-0184	172276-006	\$	71.30	\$	98.80	15776 27th Ave N Plymouth, MN 55447	Vogelsang, Janet T	15776 27th Ave N		Plymouth	MN	55447	
21-118-22-33-0175	172311-001	\$	377.85	\$	405.35	15752 27th Ave N Plymouth, MN 55447	Wilson, Linley M	15752 27th Ave N		Plymouth	MN	55447	
21-118-22-33-0240	172339-005	\$	386.11	\$	413.61	15659 27th Ave N Plymouth, MN 55447	Kim , Solim	5951 Fairwood Dr		Minnnetonka	MN	55345	
21-118-22-33-0207	172374-003	\$	50.15	\$	77.65	15628 27th Ave N Plymouth, MN 55447	Ang, Christopher J	15628 27th Ave N		Plymouth	MN	55447	
16-118-22-41-0050	172458-001	\$	135.65	\$	163.15	3920 Harbor Ln N Plymouth, MN 55446	Birkelend, Matthew L	Michelle A Munkel-Birkelan	3920 Harbor Ln N	Plymouth	MN	55446	
21-118-22-33-0224	172514-003	\$	275.47	\$	302.97	15700 27th Ave N Plymouth, MN 55447	Kyun, Ki H	Mai T Doan	15700 27th Ave N	Plymouth	MN	55447	
22-118-22-12-0020	172703-001	\$	35.24	\$	62.74	13305 34th Ave N Plymouth, MN 55441	Christopher Reid Overson	Caitlin E Edwards	13305 34th Ave N	Plymouth	MN	55441	
22-118-22-12-0007	172773-001	\$	889.71	\$	917.21	3330 Xenium Ln N Plymouth, MN 55441	Herrera, Phillip B	Tina M Stoltman	3330 Xenium Ln N	Plymouth	MN	55441	
22-118-22-22-0008	172822-001	\$	928.52	\$	956.02	14210 35th Ave N Plymouth, MN 55447	Meyer, Amy J	14210 35th Ave N		Plymouth	MN	55447	
22-118-22-11-0055	173102-001	\$	17.96	\$	45.46	3395 Sycamore Ln N Plymouth, MN 55441	Gordon, Avron L	Moriah Sunde	3395 Sycamore Ln N	Plymouth	MN	55441	
22-118-22-12-0027	173522-001	\$	1,441.46	\$	1,468.96	13300 33rd Ave N Plymouth, MN 55441	Hill, Jonathan D	Nancy B Hill	13300 33rd Ave N	Plymouth	MN	55441	
22-118-22-14-0023	173648-001	\$	53.87	\$	81.37	12900 32nd Ave N Plymouth, MN 55441	Igbanugo, Herbert A	Danielle M Igbanugo	12900 32nd Ave N	Plymouth	MN	55441	
22-118-22-44-0020	174145-001	\$	657.07	\$	684.57	12810 26th Ave N Plymouth, MN 55441	Carlstrom, Vernon H	Terri A Carlstrom	12810 26th Ave N	Plymouth	MN	55441	
22-118-22-44-0017	174159-002	\$	584.41	\$	611.91	12710 26th Ave N Plymouth, MN 55441	Knoll, Jason A	12710 26th Ave N		Plymouth	MN	55441	
22-118-22-44-0042	174348-001	\$	101.32	\$	128.82	12730 27th Pl N Plymouth, MN 55441	RHT Plymouth LLC	Rebecca Thomley	11580 Stoneridge Cir N	Dayton	MN	55327	
22-118-22-41-0006	174635-002	\$	246.32	\$	273.82	3015 Rosewood Ln N Plymouth, MN 55441	Andrew-Jaja, Dena S	Nick A Raddatz	3015 Rosewood Ln N	Plymouth	MN	55441	
23-118-22-33-0063	174789-003	\$	375.69	\$	403.19	2705 Magnolia Ln N Plymouth, MN 55441	Johnson, Derek	Vanessa Veit	243 Peninsula Rd	Medicine Lake	MN	55441	

Parcel ID	Account Number	Current Bad Debt Balance	Balance Due Plus \$27.50	Service Address	Name	Owner Mailing address	Address	City	State	Zip
23-118-22-34-0045	174978-006	\$ 78.64	\$ 106.14	2705 Kirkwood Ln N Plymouth, MN 55441	Kvasnik, Jacob	2705 Kirkwood Ln N		Plymouth	MN	55441
23-118-22-33-0091	175048-001	\$ 457.82	\$ 485.32	2775 Larch Ln N Plymouth, MN 55441	Greven, Keith E	Kristin C Greven	2775 Larch Ln N	Plymouth	MN	55441
23-118-22-33-0103	175097-005	\$ 630.68	\$ 658.18	2625 Larch Ln N Plymouth, MN 55441	Jessica, Ness	Karen C Besst	2615 Magnolia Ln N	Plymouth	MN	55441
23-118-22-34-0021	175314-002	\$ 727.65	\$ 755.15	2705 W Medicine Lake Dr Plymouth, MN 55441	Overbye, Griffin W	2705 W Medicine Lake Dr		Plymouth	MN	55441
23-118-22-33-0039	175412-001	\$ 367.62	\$ 395.12	2605 Norwood Ln N Plymouth, MN 55441	Kelliher, James F	Yakaterina A Kelliher	2605 Norwood Ln N	Plymouth	MN	55441
23-118-22-34-0069	175454-001	\$ 436.69	\$ 464.19	12240 28th Pl N Plymouth, MN 55441	Al-Aryan, Robin D	12240 28th Pl N		Plymouth	MN	55441
23-118-22-32-0058	175993-001	\$ 399.68	\$ 427.18	2820 Norwood Ln N Plymouth, MN 55441	Westermeyer, Timothy P	Amy N Westermeyer	2820 Norwood Ln N	Plymouth	MN	55441
23-118-22-32-0010	176007-003	\$ 285.88	\$ 313.38	3060 Oakview Ln N Plymouth, MN 55441	Gates, Zina	Lina Shurslep	3240 Rosewood Ln N	Plymouth	MN	55441
23-118-22-33-0052	176091-001	\$ 576.88	\$ 604.38	2660 Magnolia Ln N Plymouth, MN 55441	Reuer, Donald	Karen Reuer	2660 Magnolia Ln N	Plymouth	MN	55441
23-118-22-43-0027	176161-001	\$ 126.19	\$ 153.69	11825 26th Ave N Plymouth, MN 55441	Courtney, Robert P	Catherine M Cesnik Trustee	11825 26th Ave N	Plymouth	MN	55441
23-118-22-32-0017	176259-001	\$ 943.79	\$ 971.29	12530 30th Ave N Plymouth, MN 55441	Rankin, Berinda A		12530 30th Ave N	Plymouth	MN	55441
24-118-22-12-0064	177246-002	\$ 84.48	\$ 111.98	3443 Pilgrim Ln N Plymouth, MN 55441	Sylvers, Scott		3443 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-12-0128	177337-002	\$ 81.66	\$ 109.16	3492 Pilgrim Ln N Plymouth, MN 55441	Byrne, Mark		13871 Lawndale Ln N	Dayton	MN	55327
24-118-22-23-0013	177344-004	\$ 509.14	\$ 536.64	10724 32nd Ave N Plymouth, MN 55441	Bernhardt, Susan	Revocable Trust	3201 Lanewood Ln N	Plymouth	MN	55447
24-118-22-12-0155	177456-003	\$ 150.00	\$ 177.50	3438 Pilgrim Ln N Plymouth, MN 55441	Carrera, Lucio		3438 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-22-0004	177617-001	\$ 79.10	\$ 106.60	10935 36th Ave N Plymouth, MN 55441	McCauley, Timothy J	Rebecca A Hannan	10935 36th Ave N	Plymouth	MN	55441
24-118-22-23-0022	177645-007	\$ 347.11	\$ 374.61	3190 E Medicine Lake Blvd Plymouth, MN 55441	Grumdahl, Jesse D	Brooke Grumdahl	3190 E Medicine Lake Blvd	Plymouth	MN	55441
24-118-22-24-0006	177694-001	\$ 333.88	\$ 361.38	10609 32nd Ave N Plymouth, MN 55441	Rasmussen, Jonemarie		25938 184th St NW	Big Lake	MN	55309
24-118-22-23-0005	177799-002	\$ 88.19	\$ 115.69	10920 32nd Ave N Plymouth, MN 55441	Rutherford, Gary	JoAnn Rutherford	10920 32nd Ave N	Plymouth	MN	55441
24-118-22-12-0007	177918-002	\$ 188.44	\$ 215.94	3561 Pilgrim Ln N Plymouth, MN 55441	Momoh, Francis	Isha Conteh	3561 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-12-0069	178107-001	\$ 266.07	\$ 293.57	3433 Pilgrim Ln N Plymouth, MN 55441	Byrne, Nathan	Nicholas Bryne	3433 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-24-0015	178338-005	\$ 777.27	\$ 804.77	10510 32nd Ave N Plymouth, MN 55441	Hayes, Thomas L	Kim Peterson-Hayes	10510 32nd Ave N	Plymouth	MN	55441
24-118-22-12-0124	178359-001	\$ 677.13	\$ 704.63	3500 Pilgrim Ln N Plymouth, MN 55441	Schlaeger, John	Denise A Schlaeger	3500 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-24-0055	178485-001	\$ 867.76	\$ 895.26	3300 Saratoga Ln N Plymouth, MN 55441	Loddiges, Alice L	Paul A Loddiges	3300 Saratoga Ln N	Plymouth	MN	55441
24-118-22-12-0051	178625-002	\$ 1,013.30	\$ 1,040.80	3469 Pilgrim Ln N Plymouth, MN 55441	Kengere, Justus	Esthmer Nyanyuki	3469 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-12-0111	178744-001	\$ 525.09	\$ 552.59	3526 Pilgrim Ln N Plymouth, MN 55441	Chapman, Patrick A		3526 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-12-0105	178856-002	\$ 189.18	\$ 216.68	3538 Pilgrim Ln N Plymouth, MN 55441	Heard, Michelle	Lina Shurslep	3240 Rosewood Ln N	Plymouth	MN	55441
24-118-22-13-0014	179010-001	\$ 93.53	\$ 121.03	10100 32nd Ave N Plymouth, MN 55441	Stewart, Adam W		10100 32nd Ave N	Plymouth	MN	55441
24-118-22-12-0012	179143-003	\$ 154.93	\$ 182.43	3551 Pilgrim Ln N Plymouth, MN 55441	Eyestone, Paul D		3551 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-12-0101	179269-001	\$ 329.13	\$ 356.63	3546 Pilgrim Ln N Plymouth, MN 55441	Chapchay, Laura		3546 Pilgrim Ln N	Plymouth	MN	55441
24-118-22-22-0022	179633-001	\$ 469.23	\$ 496.73	10715 35th Pl N Plymouth, MN 55441	Arvig, Nathan		10715 35th Pl N	Plymouth	MN	55441
24-118-22-22-0018	179661-004	\$ 117.49	\$ 144.99	10905 35th Pl N Plymouth, MN 55441	Adeed, Zach	Shai Shafik Avny	10209 Windsor Lake Ln	Minnnetonka	MN	55305
24-118-22-22-0025	179717-001	\$ 106.97	\$ 134.47	10710 35th Pl N Plymouth, MN 55441	Smith, Adam J		10710 35th Pl N	Plymouth	MN	55441
24-118-22-42-0022	180585-001	\$ 296.92	\$ 324.42	10110 28th Ave N Plymouth, MN 55441	Nicol, Robert O		10110 28th Ave N	Plymouth	MN	55441
24-118-22-13-0062	180634-001	\$ 701.44	\$ 728.94	9905 31st Ave N Plymouth, MN 55441	Bomchill, Mark	Judith K Bomchill	9905 31st Ave N	Plymouth	MN	55441
24-118-22-34-0016	181341-002	\$ 792.58	\$ 820.08	10415 28th Ave N Plymouth, MN 55441	Devilder, Adam		10415 28th Ave N	Plymouth	MN	55441
24-118-22-34-0019	181572-002	\$ 1,439.40	\$ 1,466.90	10410 28th Ave N Plymouth, MN 55441	Wanless, Fletcher	Aasha Wanless	10410 28th Ave N	Plymouth	MN	55441
25-118-22-11-0015	181817-001	\$ 96.87	\$ 124.37	2510 Lancaster Ln N Plymouth, MN 55441	Swanson, Alan		2510 Lancaster Ln N	Plymouth	MN	55441
26-118-22-22-0037	182888-001	\$ 1,025.81	\$ 1,053.31	2500 Magnolia Ln N Plymouth, MN 55441	Reinsner, Cody	Christina M Nash	2500 Magnolia Ln N	Plymouth	MN	55441
26-118-22-21-0007	182972-001	\$ 601.62	\$ 629.12	12105 26th Ave N Plymouth, MN 55441	Hayes, Sara S		12105 26th Ave N	Plymouth	MN	55441
26-118-22-21-0067	183056-003	\$ 763.05	\$ 790.55	12115 24th Ave N Plymouth, MN 55441	Millard, Charles N	Brittany B Millard	12115 24th Ave N	Plymouth	MN	55441
26-118-22-21-0023	183112-001	\$ 316.67	\$ 344.17	2446 Hemlock Ln N Plymouth, MN 55441	Forrest, Pamela		2446 Hemlock Ln N	Plymouth	MN	55441
26-118-22-21-0038	183238-003	\$ 94.39	\$ 121.89	2410 Ives Ln N Plymouth, MN 55441	Ripper, Beth		6836 Morrison Blvd Ste 320	Charlotte	NC	28211
26-118-22-12-0021	183511-001	\$ 489.98	\$ 517.48	2500 W Medicine Lake Dr Plymouth, MN 55441	Anderson, Douglas D	Karen H Anderson	2500 W Medicine Lake Dr	Plymouth	MN	55441
26-118-22-24-0015	184029-001	\$ 535.48	\$ 562.98	12013 23rd Ave N Plymouth, MN 55441	Clover Valley Properties LLC		2039 Sheridan Ave S	Minneapolis	MN	55405
26-118-22-21-0014	184043-001	\$ 155.54	\$ 183.04	2484 Hemlock Ln N Plymouth, MN 55441	Sidwell, James R		2484 Hemlock Ln N	Plymouth	MN	55441
26-118-22-12-0002	184127-002	\$ 116.08	\$ 143.58	2445 W Medicine Lake Dr Plymouth, MN 55441	Homeneeds.co LLC		4400 West Arm Rd Ste 127	Spring Park	MN	55384
26-118-22-24-0016	184330-001	\$ 42.90	\$ 70.40	12017 23rd Ave N Plymouth, MN 55441	Clover Valley Properties LLC		12017 23rd Ave N	Plymouth	MN	55441
26-118-22-43-0015	184519-001	\$ 241.06	\$ 268.56	1525 Evergreen Ln N Plymouth, MN 55441	Archambeault, Heather	Bonita L Archambeault	1525 Evergreen Ln N	Plymouth	MN	55441
26-118-22-42-0012	184561-005	\$ 62.22	\$ 89.72	1701 W Medicine Lake Dr Plymouth, MN 55441	Scott, Robert M	Heather Scott	3402 W 127th St	Leawood	KS	66209
26-118-22-33-0020	184687-002	\$ 383.84	\$ 411.34	12630 15th Ave N Plymouth, MN 55441	Munana Products LLC		13500 Grove Dr Unit 1418	Maple Grove	MN	55311
26-118-22-33-0026	184883-001	\$ 964.59	\$ 992.09	1315 Oakview Ln N Plymouth, MN 55441	Makepeace, Dana O		1315 Oakview Ln N	Plymouth	MN	55441
27-118-22-41-0001	185387-002	\$ 174.31	\$ 201.81	12730 State Hwy 55 Plymouth, MN 55441	Diaz, Maynor R	CD4 Crew	PO Box 173	Alexandria	MN	56308
26-118-22-33-0018	185471-001	\$ 990.55	\$ 1,018.05	12610 15th Ave N Plymouth, MN 55441	Origiun, Olefemi	Kristin Origiun	12610 15th Ave N	Plymouth	MN	55441
26-118-22-31-0031	185653-002	\$ 740.30	\$ 767.80	12140 18th Pl N Plymouth, MN 55441	Sell, Jason T	Leslie L Sell	12140 18th Pl N	Plymouth	MN	55441
27-118-22-11-0012	185989-001	\$ 356.08	\$ 383.58	12735 24th Ave N Plymouth, MN 55441	McNutt, Robert C	S C McNutt	12735 24th Ave N	Plymouth	MN	55441
27-118-22-44-0026	186171-002	\$ 752.22	\$ 779.72	12905 15th Ave N Plymouth, MN 55441	Reece-Benson, Dustin		12905 15th Ave N	Plymouth	MN	55441
28-118-22-42-0053	186388-001	\$ 22.98	\$ 50.48	15045 20th Ave N Plymouth, MN 55447	Quigley, Lee Ann		15045 20th Ave N	Plymouth	MN	55447
28-118-22-42-0033	186661-002	\$ 804.39	\$ 831.89	1930 Kingsview Ln N Plymouth, MN 55447	Comb, George		1930 Kingsview Ln N	Plymouth	MN	55447
28-118-22-22-0185	187039-006	\$ 553.23	\$ 580.73	15830 25th Ct N Plymouth, MN 55447	Seibert, Alyssa		15830 25th Ct N	Plymouth	MN	55447
28-118-22-42-0011	187165-001	\$ 702.64	\$ 730.14	14816 Co Rd 6 Plymouth, MN 55447	Miller, Jeremy L	Stori M Makon-Miller	14816 Co Rd 6	Plymouth	MN	55447
28-118-22-44-0028	187221-001	\$ 969.48	\$ 996.98	14400 14th Ave N Plymouth, MN 55447	Isenberg, Gerald D	Debra J Isenberg	14400 14th Ave N	Plymouth	MN	55447
28-118-22-44-0017	187249-002	\$ 519.32	\$ 546.82	14330 15th Ave N Plymouth, MN 55447	Tinglestad, Nicholas		14330 15th Ave N	Plymouth	MN	55447
28-118-22-44-0060	187445-002	\$ 319.90	\$ 347.40	1520 Glacier Ln N Plymouth, MN 55447	Demo, Charles		1520 Glacier Ln N	Plymouth	MN	55447
28-118-22-44-0014	187557-002	\$ 195.15	\$ 222.65	14430 15th Ave N Plymouth, MN 55447	Butler, Latia		12510 42nd Pl N	Plymouth	MN	55442
28-118-22-42-0100	187725-002	\$ 574.69	\$ 602.19	14960 18th Ave N Plymouth, MN 55447	Busyn, Thomas		1840 Juneau Ln N	Plymouth	MN	55447
28-118-22-42-0113	188040-002	\$ 37.95	\$ 65.45	1835 Juneau Ln N Plymouth, MN 55447	Hartmann, Kathleen F	C/O David Yunger	16865 NE 6th St	Bellevue	WA	98008
28-118-22-41-0090	188334-001	\$ 207.53	\$ 235.03	1745 Ithaca Ln N Plymouth, MN 55447	Bauman, Allen R		1745 Ithaca Ln N	Plymouth	MN	55447
28-118-22-32-0010	188628-003	\$ 447.33	\$ 474.83	15730 17th Pl N Plymouth, MN 55447	King, Timothy		15730 17th Pl N	Plymouth	MN	55447
28-118-22-32-0033	188642-002	\$ 224.42	\$ 251.92	15715 17th Ave N Plymouth, MN 55447	Pan, Yue		15715 17th Ave N	Plymouth	MN	55447
28-118-22-44-0072	189286-001	\$ 1,021.78	\$ 1,049.28	1530 Glacier Ln N Plymouth, MN 55447	Zylka, Tammy M		1530 Glacier Ln N	Plymouth	MN	55447

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip	
		Balance		\$27.50									
28-118-22-32-0179	189307-002	\$	225.90	\$	253.40	15665 16th Pl N Plymouth, MN 55447	Koehnen, Jennifer J	15665 16th Pl N		Plymouth	MN	55447	
29-118-22-22-0061	189692-002	\$	211.62	\$	239.12	17315 24th Ave N Plymouth, MN 55447	Sullivan, William	Brenda Sullivan	17315 24th Ave N	Plymouth	MN	55447	
29-118-22-22-0022	189720-001	\$	647.08	\$	674.58	17410 24th Ave N Plymouth, MN 55447	Simone, Donald A	Pamela A Simone	17410 24th Ave N	Plymouth	MN	55447	
29-118-22-22-0005	189818-002	\$	165.76	\$	193.26	17320 25th Ave N Plymouth, MN 55447	McPherson, Zachary M	17320 25th Ave N		Plymouth	MN	55447	
29-118-22-21-0009	189881-001	\$	342.30	\$	369.80	17015 24th Ave N Plymouth, MN 55447	Sisk, Jeremiah W	Joanne M Sisk	17015 24th Ave N	Plymouth	MN	55447	
29-118-22-21-0052	190301-001	\$	715.80	\$	743.30	16725 25th Ave N Plymouth, MN 55447	Eppers, Shawn L	Julie A Eppers	16725 25th Ave N	Plymouth	MN	55447	
30-118-22-11-0055	190728-001	\$	89.98	\$	117.48	17505 24th Ave N Plymouth, MN 55447	Desalvo Trust Agreement	Lucien Desalvo	Trust Agreement	17505 24th Ave N	Plymouth	MN	55447
29-118-22-23-0033	190819-001	\$	129.73	\$	157.23	17315 23rd Ave N Plymouth, MN 55447	Nelson, Rodney	Carol Nelson	17315 23rd Ave N	Plymouth	MN	55447	
29-118-22-12-0037	191568-001	\$	89.64	\$	117.14	16315 24th Ave N Plymouth, MN 55447	Phelps, I E	Theresa A Phelps	16315 24th Ave N	Plymouth	MN	55447	
29-118-22-23-0051	192681-002	\$	141.24	\$	168.74	2040 Kimberly Ln N Plymouth, MN 55447	Gaetti, Joseph	Ashley Gladden	2040 Kimberly Ln N	Plymouth	MN	55447	
29-118-22-33-0013	192758-001	\$	229.84	\$	257.34	17330 14th Ave N Plymouth, MN 55447	Allen, Michael A	Ruth A Allen	17330 14th Ave N	Plymouth	MN	55447	
29-118-22-33-0028	192842-001	\$	254.22	\$	281.72	17211 14th Ave N Plymouth, MN 55447	Porter, Catherine E	10624 Admiral Ct		Oklahoma City	OK	73162	
29-118-22-34-0041	192919-001	\$	121.38	\$	148.88	1425 Garland Ln N Plymouth, MN 55447	Good, Lindsay M	5125 Forestview Ln N		Plymouth	MN	55442	
29-118-22-34-0002	193059-001	\$	466.00	\$	493.50	1525 Dunkirk Ln N Plymouth, MN 55447	Clark, Charles B	1525 Dunkirk Ln N		Plymouth	MN	55447	
29-118-22-34-0006	193213-002	\$	11.98	\$	39.48	16820 Co Rd 6 Plymouth, MN 55447	Bunnell, Jack	16820 Co Rd 6		Plymouth	MN	55447	
29-118-22-41-0056	193619-001	\$	67.31	\$	94.81	1844 Zanzibar Ln N Plymouth, MN 55447	Chrissinger, Charlys A	Trustee	1844 Zanzibar Ln N	Plymouth	MN	55447	
29-118-22-41-0020	193731-001	\$	933.13	\$	960.63	1635 Yuma Ln N Plymouth, MN 55447	Mahbub, Maksud	9881 94th Ave N		Maple Grove	MN	55369	
29-118-22-42-0063	193997-002	\$	488.78	\$	516.28	1777 Archer Ct N Plymouth, MN 55447	Finch, Henry James Edward	1777 Archer Ct N		Plymouth	MN	55447	
29-118-22-42-0061	194004-004	\$	438.71	\$	466.21	1785 Archer Ct N Plymouth, MN 55447	Smith, Michaela K	1785 Archer Ct N		Plymouth	MN	55447	
29-118-22-42-0001	194011-001	\$	339.73	\$	367.23	1899 Black Oaks Ln N Plymouth, MN 55447	Chelsea Woods Assoc	C/O Compass Management	3370 Annapolis Ln N Ste C	Plymouth	MN	55447	
29-118-22-33-0010	194018-003	\$	132.16	\$	159.66	1330 Co Rd 101 Plymouth, MN 55447	Sanchez, Nemesis C	1330 Co Rd 101		Plymouth	MN	55447	
29-118-22-33-0033	194130-001	\$	183.25	\$	210.75	17210 13th Ave N Plymouth, MN 55447	Wysocki, Lloyd F	Barbara A Wysocki	17210 13th Ave N	Plymouth	MN	55447	
29-118-22-42-0011	194214-001	\$	189.04	\$	216.54	1835 Black Oaks Ln N Plymouth, MN 55447	Onan, Katherine	Attn Michael J Hilbelink	85 Golden View Dr	Long Lake	MN	55356	
29-118-22-42-0019	194263-007	\$	137.66	\$	165.16	1860 Black Oaks Ln N Plymouth, MN 55447	Van Hull, Rebecca	810 Niagara Ln N		Plymouth	MN	55447	
29-118-22-42-0040	194347-002	\$	155.86	\$	183.36	1636 Comstock Ln N Plymouth, MN 55447	Gluhova, Svetlana V	Peter P Voronchak	1636 Comstock Ln N	Plymouth	MN	55447	
29-118-22-42-0068	194529-006	\$	689.48	\$	716.98	1733 Archer Ct N Plymouth, MN 55447	Bruggeman, Paul	1733 Archer Ct N		Plymouth	MN	55447	
29-118-22-41-0003	194550-001	\$	380.54	\$	408.04	1721 Archer Ct N Plymouth, MN 55447	Gulseth, Matthew J	1721 Archer Ct N		Plymouth	MN	55447	
29-118-22-42-0051	194662-003	\$	69.32	\$	96.82	1815 Archer Ln N Plymouth, MN 55447	Ferguson, Gail M	1815 Archer Ln N		Plymouth	MN	55447	
29-118-22-42-0029	194697-002	\$	546.38	\$	573.88	1724 Comstock Ln N Plymouth, MN 55447	Wendell, Erik	1724 Comstock Ln N		Plymouth	MN	55447	
29-118-22-44-0005	194809-005	\$	178.88	\$	206.38	16220 15th Ave N Plymouth, MN 55447	Bahr, Stephanie	16220 15th Ave N		Plymouth	MN	55447	
29-118-22-41-0081	194823-001	\$	581.98	\$	609.48	15930 18th Pl N Plymouth, MN 55447	Little, Jessica L	15930 18th Pl N		Plymouth	MN	55447	
29-118-22-41-0063	195005-002	\$	244.35	\$	271.85	1818 Zanzibar Ln N Plymouth, MN 55447	Halligan, Emily R	1818 Zanzibar Ln N		Plymouth	MN	55447	
29-118-22-41-0131	195173-003	\$	464.81	\$	492.31	1837 Yuma Ln N Plymouth, MN 55447	Helsper, Michelle M	1837 Yuma Ln N		Plymouth	MN	55447	
29-118-22-41-0105	195222-002	\$	431.11	\$	458.61	1853 Yuma Ln N Plymouth, MN 55447	Galagedra, Neeralini	5229 Duncraig Rd		Edina	MN	55436	
29-118-22-41-0120	195411-002	\$	67.88	\$	95.38	1804 Yuma Ln N Plymouth, MN 55447	Pratt, Brian K	1804 Yuma Ln N		Plymouth	MN	55447	
29-118-22-41-0138	195495-004	\$	359.39	\$	386.89	1816 Yuma Ln N Plymouth, MN 55447	Brown, Talesha K	2231 Boulder Rd		Chanhassen	MN	55317	
29-118-22-44-0046	195894-002	\$	296.95	\$	324.45	16115 Co Rd 6 Plymouth, MN 55447	Urquhart, Kraig	16115 Co Rd 6		Plymouth	MN	55447	
29-118-22-44-0047	195971-001	\$	467.71	\$	495.21	16035 Co Rd 6 Plymouth, MN 55447	McDonald, Keith J	Revocable Trust	16035 Co Rd 6	Plymouth	MN	55447	
29-118-22-43-0051	196132-001	\$	37.60	\$	65.10	1435 Zanzibar Ln N Plymouth, MN 55447	Hernandez, Victor M	Maria D Hernandez	1435 Zanzibar Ln N	Plymouth	MN	55447	
29-118-22-43-0029	196167-003	\$	86.80	\$	114.30	1565 Black Oaks Ln N Plymouth, MN 55447	Raehsler, Lisa	1565 Black Oaks Ln N		Plymouth	MN	55447	
29-118-22-31-0052	196349-002	\$	52.66	\$	80.16	1805 Fountain Ln N Plymouth, MN 55447	Hinojosa, Brenda	1805 Fountain Ln N		Plymouth	MN	55447	
29-118-22-44-0063	196391-001	\$	627.60	\$	655.10	1300 Zanzibar Ln N Plymouth, MN 55447	Johnson, Anthony W	Laura E Johnson	1300 Zanzibar Ln N	Plymouth	MN	55447	
29-118-22-44-0076	196608-001	\$	584.52	\$	612.02	16025 Co Rd 6 Plymouth, MN 55447	Vanscoyk, Corey S	16025 Co Rd 6		Plymouth	MN	55447	
30-118-22-24-0029	197091-001	\$	693.92	\$	721.42	2040 Vagabond Ln N Plymouth, MN 55447	Branitski, Vadim S	Lirena Branitski	2040 Vagabond Ln N	Plymouth	MN	55447	
30-118-22-24-0064	197210-002	\$	313.28	\$	340.78	2025 Walnut Grove Ln N Plymouth, MN 55447	Rinnac, Jonathan	Alexandra Snede	2025 Walnut Grove Ln N	Plymouth	MN	55447	
30-118-22-24-0059	197336-002	\$	518.09	\$	545.59	2005 Xanthus Ln N Plymouth, MN 55447	Mayer, Peter	Sydney Erickson	2005 Xanthus Ln N	Plymouth	MN	55447	
30-118-22-13-0028	197532-002	\$	237.30	\$	264.80	18125 20th Ave N Plymouth, MN 55447	Stroottman, Robert	18125 20th Ave N		Plymouth	MN	55447	
30-118-22-21-0014	197588-001	\$	250.80	\$	278.30	18410 25th Ave N Plymouth, MN 55447	Luhm, Stuart	18410 25th Ave N		Plymouth	MN	55447	
30-118-22-11-0049	197672-001	\$	212.56	\$	240.06	17705 24th Ave N Plymouth, MN 55447	Howe, Matthew B	Heather M Howe	17705 24th Ave N	Plymouth	MN	55447	
30-118-22-13-0057	197721-001	\$	105.00	\$	132.50	2210 Queensland Ln N Plymouth, MN 55447	Lofgren, Randall T	Gabrielle S Lofgren	2210 Queensland Ln N	Plymouth	MN	55447	
30-118-22-14-0004	198050-001	\$	84.96	\$	112.46	2112 Merrimac Ln N Plymouth, MN 55447	Harstad, Forrest K	2112 Merrimac Ln N		Plymouth	MN	55447	
30-118-22-11-0014	198302-001	\$	311.08	\$	338.58	17830 24th Ave N Plymouth, MN 55447	Zobel, Dwight D	Kelly A Zobel	17830 24th Ave N	Plymouth	MN	55447	
30-118-22-21-0042	198519-002	\$	202.56	\$	230.06	18535 24th Ave N Plymouth, MN 55447	Sonbol, Ahmed	Riham M Hassan	18535 24th Ave N	Plymouth	MN	55447	
30-118-22-21-0026	198561-002	\$	97.42	\$	124.92	2425 Urbandale Ln N Plymouth, MN 55447	St Amant, Anne N	Christopher B Mulcahey	2425 Urbandale Ln N	Plymouth	MN	55447	
30-118-22-22-0003	199254-001	\$	1,175.53	\$	1,203.03	19000 24th Ave N Plymouth, MN 55447	Ellinger, Todd E	19000 24th Ave N		Plymouth	MN	55447	
30-118-22-41-0023	199534-001	\$	17.97	\$	45.47	1835 Merrimac Ln N Plymouth, MN 55447	Pokorny, Karel J	1835 Merrimac Ln N		Plymouth	MN	55447	
30-118-22-42-0060	199772-001	\$	349.12	\$	376.62	1825 Shadyview Cir N Plymouth, MN 55447	Pickenpack, Joan E	234 Juniper Ln NW		Bemidji	MN	56601	
30-118-22-43-0031	199982-004	\$	169.16	\$	196.66	1340 Ranier Ln N Plymouth, MN 55447	Johnson, Lucas S	1340 Ranier Ln N		Plymouth	MN	55447	
30-118-22-43-0024	200024-001	\$	713.70	\$	741.20	1450 Ranier Ln N Plymouth, MN 55447	Waage, Eric D	Krismar H Waage	1450 Ranier Ln N	Plymouth	MN	55447	
30-118-22-41-0005	200507-001	\$	822.22	\$	849.72	17845 18th Cir N Plymouth, MN 55447	Sarles, Jeffrey R	Anne L Sarles	17845 18th Cir N	Plymouth	MN	55447	
30-118-22-34-0043	200689-001	\$	571.10	\$	598.60	18520 Co Rd 6 Plymouth, MN 55447	Rines, John R	18520 Co Rd 6		Plymouth	MN	55447	
30-118-22-41-0064	200787-006	\$	219.62	\$	247.12	1610 Merrimac Ln N Plymouth, MN 55447	Cantwell, Carolyn	1715 Merrimac Ln N		Plymouth	MN	55447	
30-118-22-33-0022	200871-001	\$	753.35	\$	780.85	1405 Yellowstone Ln N Plymouth, MN 55447	Terry, Jon L	Heather M Terry	1405 Yellowstone Ln N	Plymouth	MN	55447	
31-118-22-11-0044	201004-001	\$	702.74	\$	730.24	17810 13th Ave N Plymouth, MN 55447	Riebe, Richard C	Kelly A Riebe	17810 13th Ave N	Plymouth	MN	55447	
31-118-22-12-0026	201011-002	\$	115.51	\$	143.01	1235 Peony Ln N Plymouth, MN 55441	Resendiz, Elsa P	1235 Peony Ln N		Plymouth	MN	55441	
31-118-22-13-0023	201081-001	\$	564.94	\$	592.44	920 Queensland Ln N Plymouth, MN 55447	Hattara, Elizabeth	Jeffrey Hattara	920 Queensland Ln N	Plymouth	MN	55447	
31-118-22-11-0029	201172-001	\$	531.72	\$	559.22	17815 11th Ave N Plymouth, MN 55447	Perry, Kevin D	17815 11th Ave N		Plymouth	MN	55447	
31-118-22-11-0008	201256-001	\$	518.51	\$	546.01	17630 11th Ave N Plymouth, MN 55447	Oberembt, Joseph M	Amy R Oberembt	17630 11th Ave N	Plymouth	MN	55447	
31-118-22-11-0018	201473-002	\$	635.11	\$	662.61	17615 12th Ave N Plymouth, MN 55447	Townsend, Nayantara	2735 Emerson Ave S		Minneapolis	MN	55408	
31-118-22-21-0014	201704-002	\$	819.68	\$	847.18	1130 Vagabond Ln N Plymouth, MN 55447	McKinney, Joshua	Samantha McKinney	1130 Vagabond Ln N	Plymouth	MN	55447	
31-118-22-13-0026	201928-004	\$	551.46	\$	578.96	825 Queensland Ln N Plymouth, MN 55447	Bjorklund, John T	825 Queensland Ln N		Plymouth	MN	55447	

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance		\$27.50								
31-118-22-13-0012	201991-001	\$ 164.83	\$	192.33	\$	620 Queensland Ln N Plymouth, MN 55447	Van Orsow, Daniel J	Elisabeth A Van Orsow	620 Queensland Ln N	Plymouth	MN	55447
31-118-22-11-0016	202089-001	\$ 829.87	\$	857.37	\$	17715 12th Ave N Plymouth, MN 55447	Breyfogle, Todd M	17715 12th Ave N		Plymouth	MN	55447
31-118-22-23-0040	202264-001	\$ 1,655.16	\$	1,682.66	\$	710 Alvarado Ln N Plymouth, MN 55447	Theissen, Carter W	Melanie A Theissen	710 Alvarado Ln N	Plymouth	MN	55447
31-118-22-23-0070	202544-001	\$ 120.36	\$	147.86	\$	18965 7th Ave N Plymouth, MN 55447	Leach, Emily B	Emily B Leach	2446 Lafayette Rd	Wayzata	MN	55391
31-118-22-24-0011	202712-003	\$ 243.51	\$	271.01	\$	18300 8th Ave N Plymouth, MN 55447	Spakousky, Paul G	Tiffany Spakousky	18300 8th Ave N	Plymouth	MN	55447
31-118-22-21-0041	202880-002	\$ 11.02	\$	38.52	\$	18530 11th Ave N Plymouth, MN 55447	Morrison, Julie M	18530 11th Ave N		Plymouth	MN	55447
31-118-22-31-0016	203699-001	\$ 663.76	\$	691.26	\$	18415 5th Ave N Plymouth, MN 55447	Andersen, Robert G	Janice L Andersen	18415 5th Ave N	Plymouth	MN	55447
31-118-22-31-0022	203762-002	\$ 854.91	\$	882.41	\$	18300 5th Ave N Plymouth, MN 55447	Born, Richard A	3120 North Shore Dr		Orono	MN	55391
31-118-22-42-0017	203776-001	\$ 99.31	\$	126.81	\$	17930 3rd Ave N Plymouth, MN 55447	Sayer, Matthew J	Molly Sayer	17930 3rd Ave N	Plymouth	MN	55447
31-118-22-42-0002	204266-001	\$ 313.80	\$	341.30	\$	520 Queensland Ln N Plymouth, MN 55447	Linden, Vicki A	520 Queensland Ln N		Plymouth	MN	55447
31-118-22-42-0032	204315-002	\$ 118.33	\$	145.83	\$	18080 2nd Ave N Plymouth, MN 55447	Miller, Harrison D S	Lauren E Gueringer	18080 2nd Ave N	Plymouth	MN	55447
32-118-22-21-0054	204553-004	\$ 84.46	\$	111.96	\$	16730 12th Ave N Plymouth, MN 55447	Halter, Daniel	Tesa J Halter	16730 12th Ave N	Plymouth	MN	55447
32-118-22-21-0006	204567-002	\$ 646.59	\$	674.09	\$	16820 12th Ave N Plymouth, MN 55447	Baird, Renda A	16820 12th Ave N		Plymouth	MN	55447
32-118-22-22-0006	204665-001	\$ 601.07	\$	628.57	\$	17120 12th Ave N Plymouth, MN 55447	Etzel, Ricky J	Annie M Etzel	17120 12th Ave N	Plymouth	MN	55447
32-118-22-21-0042	204819-001	\$ 81.56	\$	109.06	\$	17030 11th Ave N Plymouth, MN 55447	Schefus, Lisa K	17030 11th Ave N		Plymouth	MN	55447
32-118-22-22-0056	205162-001	\$ 577.01	\$	604.51	\$	1120 Co Rd 101 Plymouth, MN 55447	Gutierrez, Richard	Tamara M Gutierrez	1120 Co Rd 101	Plymouth	MN	55447
32-118-22-22-0067	205218-002	\$ 500.00	\$	527.50	\$	17225 11th Ave N Plymouth, MN 55447	Kebasso, Maxwell O	Julie T Fern	15130 9th Ave N	Plymouth	MN	55447
32-118-22-22-0062	205246-001	\$ 837.08	\$	864.58	\$	17115 11th Ave N Plymouth, MN 55447	Davison, David J	Stacey R Davison	17115 11th Ave N	Plymouth	MN	55447
32-118-22-21-0049	205260-001	\$ 320.28	\$	347.78	\$	17035 11th Ave N Plymouth, MN 55447	Pashina, Scott G	Jennifer A Pashina	17035 11th Ave N	Plymouth	MN	55447
32-118-22-23-0014	205316-003	\$ 251.12	\$	278.62	\$	17120 9th Ave N Plymouth, MN 55447	17120 Ninth LLC			Plymouth	MN	55447
32-118-22-23-0012	205330-007	\$ 211.52	\$	239.02	\$	17140 9th Ave N Plymouth, MN 55447	Rawnick, Robert	Vadim Mazo	3219 Lake Shore Blvd	Wayzata	MN	55391
32-118-22-24-0024	205533-001	\$ 107.42	\$	134.92	\$	16820 9th Ave N Plymouth, MN 55447	Campbell, Kenneth S	Jill Rodberg	16820 9th Ave N	Plymouth	MN	55447
31-118-22-14-0003	205869-001	\$ 333.57	\$	361.07	\$	925 Co Rd 101 Plymouth, MN 55447	Bunch, John W	2705 Xanthus Ln N		Plymouth	MN	55447
32-118-22-12-0034	206205-002	\$ 463.58	\$	491.08	\$	1240 Archer Ln N Plymouth, MN 55447	Campbell, Amy	1240 Archer Ln N		Plymouth	MN	55447
32-118-22-12-0031	206212-002	\$ 26.97	\$	54.47	\$	1224 Archer Ln N Plymouth, MN 55447	Svensson, Paul	508 Holly Cir		Wayzata	MN	55391
32-118-22-12-0029	206247-001	\$ 372.86	\$	400.36	\$	1214 Archer Ln N Plymouth, MN 55447	Bilski, Emily S	1214 Archer Ln N		Plymouth	MN	55447
32-118-22-11-0016	206534-002	\$ 20.25	\$	47.75	\$	1195 Weston Ln N Plymouth, MN 55447	Eckerline, Mark	Deborah Eckerline	1195 Weston Ln N	Plymouth	MN	55447
32-118-22-11-0166	207129-006	\$ 36.62	\$	64.12	\$	984 Xene Ln N Plymouth, MN 55447	Adams, Andrea	Trustee	13413 Sunset Trl	Plymouth	MN	55441
32-118-22-11-0168	207157-004	\$ 81.49	\$	108.99	\$	994 Xene Ln N Plymouth, MN 55447	Adams, Patrick	4622 Niagara Ave		San Diego	CA	92107
32-118-22-11-0090	207311-001	\$ 112.08	\$	139.58	\$	1061 Xene Ln N Plymouth, MN 55447	Crosby, Dale O	Carolyn E Crosby	1061 Xene Ln N	Plymouth	MN	55447
32-118-22-11-0073	207507-001	\$ 21.96	\$	49.46	\$	1040 Yuma Ln N Plymouth, MN 55447	Franzen, Joseph P	1040 Yuma Ln N		Plymouth	MN	55447
32-118-22-12-0080	207780-002	\$ 86.84	\$	114.34	\$	1220 Dunkirk Ln N Plymouth, MN 55447	Barkey, Andra	Brent Barkey	1220 Dunkirk Ln N	Plymouth	MN	55447
32-118-22-21-0052	207990-001	\$ 731.86	\$	759.36	\$	1034 Garland Ln N Plymouth, MN 55447	Freeman, Charles D	1034 Garland Ln N		Plymouth	MN	55447
32-118-22-21-0056	208074-001	\$ 475.02	\$	502.52	\$	16745 13th Ave N Plymouth, MN 55447	Rogers, Randall B	16745 13th Ave N		Plymouth	MN	55447
32-118-22-42-0033	208263-002	\$ 425.00	\$	452.50	\$	455 Black Oaks Ln N Plymouth, MN 55447	Jiang, Yan Q	Wenjie Weng	455 Black Oaks Ln N	Plymouth	MN	55447
32-118-22-33-0053	208984-003	\$ 170.67	\$	198.17	\$	245 Inland Ln N Plymouth, MN 55447	Bongart, Craig F	Monica Bongart	245 Inland Ln N	Plymouth	MN	55447
32-118-22-33-0022	209250-003	\$ 197.18	\$	224.68	\$	38 Jewel Ln N Plymouth, MN 55447	Plump, Janine	38 Jewel Ln N		Plymouth	MN	55447
33-118-22-11-0056	209796-005	\$ 112.36	\$	139.86	\$	14660 13th Ave N Plymouth, MN 55447	Cyrus, Danielle	5660 Comstock Ln N		Plymouth	MN	55446
33-118-22-11-0076	209845-003	\$ 563.37	\$	590.87	\$	14615 13th Ave N Plymouth, MN 55447	Mitchell, Darrick J	14615 13th Ave N		Plymouth	MN	55447
33-118-22-23-0028	209929-001	\$ 138.55	\$	166.05	\$	15820 9th Ave N Plymouth, MN 55447	Erickson, Jeffrey	15820 9th Ave N		Plymouth	MN	55447
33-118-22-23-0011	209943-001	\$ 1,163.70	\$	1,191.20	\$	640 Vicksburg Ln N Plymouth, MN 55447	Kuehnell, Peter M	Danielle M Kuehnell	640 Vicksburg Ln N	Plymouth	MN	55447
33-118-22-24-0013	210216-001	\$ 332.33	\$	359.83	\$	15120 9th Ave N Plymouth, MN 55447	Weickert-Bevis, Nichole M	Corry R Bevis	15120 9th Ave N	Plymouth	MN	55447
33-118-22-24-0010	210230-001	\$ 880.15	\$	907.65	\$	15200 9th Ave N Plymouth, MN 55447	Noonan Lawn Care LLC	15200 9th Ave N		Plymouth	MN	55447
33-118-22-24-0005	210258-002	\$ 451.74	\$	479.24	\$	15240 9th Ave N Plymouth, MN 55447	Sowers, Mark	15240 9th Ave N		Plymouth	MN	55447
33-118-22-24-0040	210454-001	\$ 666.44	\$	693.94	\$	610 Orchid Ln N Plymouth, MN 55447	Clark, Kent	610 Orchid Ln N		Plymouth	MN	55447
33-118-22-24-0037	210475-003	\$ 763.05	\$	790.55	\$	635 Niagara Ln N Plymouth, MN 55447	Uppal, Naresh	1161 Wayzata Blvd Ste 167		Wayzata	MN	55391
33-118-22-13-0040	210615-004	\$ 937.19	\$	964.69	\$	605 Kingsview Ln N Plymouth, MN 55447	Doucet, Justin	Laura Doucet	605 Kingsview Ln N	Plymouth	MN	55447
33-118-22-14-0006	211049-002	\$ 331.85	\$	359.35	\$	14605 7th Ave N Plymouth, MN 55447	Hunt, Logan J	14605 7th Ave N		Plymouth	MN	55447
21-118-22-33-0134	211357-001	\$ 388.80	\$	416.30	\$	2709 Terraceview Ln N Plymouth, MN 55447	Dixon, Chasma	2709 Terraceview Ln N		Plymouth	MN	55447
33-118-22-14-0048	211455-005	\$ 109.39	\$	136.89	\$	700 Harbor Ln N Plymouth, MN 55447	Thorp, Angela	Anita Thampy	14319 Castlemaine Ct	Sugar Land	TX	77498
33-118-22-24-0088	211483-001	\$ 1,013.40	\$	1,040.90	\$	730 Ranchview Ln N Plymouth, MN 55447	Stille, James B	Kathryn E Stille	730 Ranchview Ln N	Plymouth	MN	55447
33-118-22-44-0011	212197-001	\$ 689.48	\$	716.98	\$	14504 Gleason Lake Dr Plymouth, MN 55447	Georgi, Timothy J A	Trustee	14504 Gleason Lake Dr	Plymouth	MN	55447
33-118-22-43-0040	212274-003	\$ 450.47	\$	477.97	\$	14720 Gleason Lake Dr Plymouth, MN 55447	Kalisch, Jill	13100 Wayzata Blvd Ste 401		Hopkins	MN	55305
33-118-22-42-0037	212337-002	\$ 131.19	\$	158.69	\$	315 Juneau Ln N Plymouth, MN 55447	Utlej, Aaron	Jillian Crawford-Utlej	315 Juneau Ln N	Plymouth	MN	55447
33-118-22-31-0013	212701-002	\$ 242.99	\$	270.49	\$	315 Niagara Ln N Plymouth, MN 55447	Van Meter, Erin	315 Niagara Ln N		Plymouth	MN	55447
33-118-22-31-0008	212736-001	\$ 520.12	\$	547.62	\$	415 Niagara Ln N Plymouth, MN 55447	Yeager, Chad	Diana Yeager	415 Niagara Ln N	Plymouth	MN	55447
33-118-22-31-0058	212960-002	\$ 497.89	\$	525.39	\$	530 Quantico Ln N Plymouth, MN 55447	Frickstad, Kathryn L	530 Quantico Ln N		Plymouth	MN	55447
33-118-22-33-0047	213520-001	\$ 358.91	\$	386.41	\$	15710 2nd Ave N Plymouth, MN 55447	Schaefer, Mark A	15710 2nd Ave N		Plymouth	MN	55447
33-118-22-43-0024	213863-004	\$ 453.18	\$	480.68	\$	76 Kingsview Ln N Plymouth, MN 55447	Rieper, Tyler J	14545 7th Ave N		Plymouth	MN	55447
33-118-22-43-0002	213912-002	\$ 559.86	\$	587.36	\$	16 Niagara Ln N Plymouth, MN 55447	16 Niagara LLC	16 Niagara LLC		Plymouth	MN	55447
33-118-22-31-0027	214206-004	\$ 637.12	\$	664.62	\$	540 Orchid Ln N Plymouth, MN 55447	Johnson, Ben	540 Orchid Ln N		Plymouth	MN	55447
33-118-22-34-0046	214360-002	\$ 94.73	\$	122.23	\$	35 Quantico Ln N Plymouth, MN 55447	Taylor, Courtney M	Trust	35 Quantico Ln N	Plymouth	MN	55447
33-118-22-41-0024	214458-003	\$ 471.39	\$	498.89	\$	480 Harbor Ln N Plymouth, MN 55447	Simpson, Shawn	Melissa J Vagt	490 Harbor Ln N	Plymouth	MN	55447
33-118-22-32-0037	214766-002	\$ 116.37	\$	143.87	\$	405 Upland Ln N Plymouth, MN 55447	Neitz, Daniel	Amanda Neitz	405 Upland Ln N	Plymouth	MN	55447
33-118-22-32-0034	214773-002	\$ 120.09	\$	147.59	\$	440 Upland Ln N Plymouth, MN 55447	Clasen, Matthew R	Laura E Clasen	440 Upland Ln N	Plymouth	MN	55447
34-118-22-14-0054	215165-001	\$ 342.83	\$	370.33	\$	720 Sycamore Ln N Plymouth, MN 55441	Flanery, Barbara J	720 Sycamore Ln N		Plymouth	MN	55441
34-118-22-22-0019	215529-002	\$ 185.21	\$	212.71	\$	1010 Fernbrook Ln N Plymouth, MN 55447	Nycklemoe, Eric	Michelle Nycklemoe	1010 Fernbrook Ln N	Plymouth	MN	55447
34-118-22-43-0029	216180-003	\$ 801.98	\$	829.48	\$	13320 1st Ave N Plymouth, MN 55441	Sarnak, Matthew	Lauren Sarnak	13320 1st Ave N	Plymouth	MN	55441
34-118-22-31-0046	216992-002	\$ 2,112.63	\$	2,140.13	\$	13624 5th Ave N Plymouth, MN 55441	Hughes, Porshia	Shirley Carpenter	13624 5th Ave N	Plymouth	MN	55441
34-118-22-31-0045	217076-001	\$ 479.62	\$	507.12	\$	13636 5th Ave N Plymouth, MN 55441	Malmquist, Bryan	Rebecca L Malmquist	13636 5th Ave N	Plymouth	MN	55441
34-118-22-14-0003	217531-002	\$ 108.29	\$	135.79	\$	625 Windemere Cur N Plymouth, MN 55441	Berg, Kelly R	Paul Berg	625 Windemere Cur N	Plymouth	MN	55441

Parcel ID	Account Number	Current Bad Debt Balance	Balance Due Plus \$27.50	Service Address	Name	Owner Mailing address	Address	City	State	Zip
35-118-22-12-0022	217580-002	\$ 382.56	\$ 410.06	1120 Forestview Ln N Plymouth, MN 55441	Kelley, Staci	1120 Forestview Ln N		Plymouth	MN	55441
35-118-22-21-0017	217713-001	\$ 12.43	\$ 39.93	1125 Kirkwood Ln N Plymouth, MN 55441	Samuelson, Renee M	1125 Kirkwood Ln N		Plymouth	MN	55441
35-118-22-21-0019	217958-002	\$ 613.89	\$ 641.39	12308 12th Ave N Plymouth, MN 55441	Bittman, Cathryn	Scott E Bittman	Lisa F Bittman	12308 12th Ave N	Plymouth	MN 55441
35-118-22-22-0061	218070-001	\$ 76.25	\$ 103.75	12317 12th Ave N Plymouth, MN 55441	Willcox, Peter K	12317 12th Ave N		Plymouth	MN	55441
35-118-22-23-0028	218203-001	\$ 265.67	\$ 293.17	905 Windemere Cur N Plymouth, MN 55441	Carlson, Steven S	Kristen J Carlson	905 Windemere Cur N	Plymouth	MN	55441
35-118-22-12-0018	218343-001	\$ 333.88	\$ 361.38	1228 Goldenrod Ln N Plymouth, MN 55441	Hennepin Forfeited Land	1228 Goldenrod Ln N		Plymouth	MN	55441
34-118-22-14-0004	218371-001	\$ 98.11	\$ 125.61	615 Windemere Cur N Plymouth, MN 55441	Robb, Edwin F III	615 Windemere Cur N		Plymouth	MN	55441
34-118-22-14-0007	218546-001	\$ 11.15	\$ 38.65	12630 Resden Rd Plymouth, MN 55441	Pyle, Derek E	Kristi L Korfhage	12630 Resden Rd	Plymouth	MN	55441
35-118-22-41-0061	218805-002	\$ 225.30	\$ 252.80	315 Balsam Ln N Plymouth, MN 55441	Bilhovde, Chad	Marlyse R Bilhovde	315 Balsam Ln N	Plymouth	MN	55441
35-118-22-41-0039	219022-001	\$ 390.10	\$ 417.60	405 Zachary Ln N Plymouth, MN 55441	Thornhill, Stephen	405 Zachary Ln N		Plymouth	MN	55441
35-118-22-31-0001	219246-001	\$ 406.06	\$ 433.56	11902 Sunset Trl N Plymouth, MN 55441	Helgeson, Chris E	11902 Sunset Trl		Plymouth	MN	55441
35-118-22-31-0011	219288-003	\$ 99.35	\$ 126.85	12015 Sunset Trl N Plymouth, MN 55441	Deluca, Michael J	Melanie Deluca	12015 Sunset Trl N	Plymouth	MN	55441
35-118-22-33-0007	219358-001	\$ 216.03	\$ 243.53	220 Pineview Ln N Plymouth, MN 55441	Heyerdahl, Derek J	220 Pineview Ln N		Plymouth	MN	55441
35-118-22-32-0031	219477-001	\$ 791.14	\$ 818.64	400 Magnolia Ln N Plymouth, MN 55441	Scherschlitt, Jason	Marjorie Scherschlitt	400 Magnolia Ln N	Plymouth	MN	55441
35-118-22-41-0008	219834-003	\$ 1,026.98	\$ 1,054.48	11210 Sunset Trl N Plymouth, MN 55441	Mujir, Ibrahim A	4375 Shorewood Trl		Medina	MN	55340
35-118-22-44-0044	219890-002	\$ 603.37	\$ 630.87	115 Zachary Ln N Plymouth, MN 55441	Loveless, Deyon	115 Zachary Ln N		Plymouth	MN	55441
36-118-22-34-0036	221150-001	\$ 100.66	\$ 128.16	212 Union Terrace Ln N Plymouth, MN 55441	Mickelson, Richard C	212 Union Terrace Ln N		Plymouth	MN	55441
36-118-22-34-0011	221353-001	\$ 756.88	\$ 784.38	20 Saratoga Ln N Plymouth, MN 55441	Lillemo, Richard D	Janet H Lillemo	20 Saratoga Ln N	Plymouth	MN	55441
04-118-22-31-0007	221654-002	\$ 161.69	\$ 189.19	5743 Juneau Ln N Plymouth, MN 55446	Summit Properties LLC	3703 Colorado Ave N		Crystal	MN	55422
07-118-22-32-0019	222459-002	\$ 423.26	\$ 450.76	19025 Hamel Rd Plymouth, MN 55446	Red-Cloud, Hyun	19025 Hamel Rd		Plymouth	MN	55446
18-118-22-12-0015	222872-001	\$ 161.69	\$ 189.19	18130 State Hwy 55 Plymouth, MN 55446	Burnes, Bradley	Debra K Burnes	18130 State Hwy 55	Plymouth	MN	55446
24-118-22-32-0008	222977-001	\$ 333.88	\$ 361.38	3015 E Medicine Lake Blvd Plymouth, MN 55441	Tysdale, Peter	3015 E Medicine Lake Blvd		Plymouth	MN	55441
13-118-22-21-0308	223670-002	\$ 254.91	\$ 282.41	10545 45th Ave N Plymouth, MN 55442	Mohamed, Abdikarim	PO Box 674		Edina	MN	55439
13-118-22-41-0004	224468-001	\$ 7,784.35	\$ 7,811.85	3930 Lancaster Ln N Plymouth, MN 55441	Manor Royal Apartments	C/O Real Estate Equities	579 Selby Ave	Saint Paul	MN	55102
36-118-22-22-0006	224587-001	\$ 5,310.91	\$ 5,338.41	10890 S Shore Dr Plymouth, MN 55441	Southshore Apartments LLC	Amc Properties LLC	Attn Aaron M Crohn	10205 27th Ave N	MN	55441
24-118-22-11-0030	226358-002	\$ 410.50	\$ 438.00	9605 36th Ave N Plymouth, MN 55441	Pick N Save Marketplace Express Inc	14101 Highway 13 S		Savage	MN	55378
28-118-22-11-0002	227331-001	\$ 2,541.07	\$ 2,568.57	2455 Fernbrook Ln N Plymouth, MN 55447	MN Dept of Transportation	C/O MN Dept Of Transporta	395 John Ireland Blvd	Saint Paul	MN	55155
36-118-22-23-0038	227716-002	\$ 22.27	\$ 49.77	10750 Old County Rd 15 Plymouth, MN 55441	Plymouth Bridger LLC	6311 Trap Line Cir		Chanhassen	MN	55317
13-118-22-12-0008	227779-002	\$ 2,214.65	\$ 2,242.15	10000 Rockford Rd Plymouth, MN 55441	Burger King Corp	1209 N Orange St		Wilmington	DE	19801
34-118-22-12-0008	228122-001	\$ 60.45	\$ 87.95	13100 12th Ave N Plymouth, MN 55441	Axtc Industrial III LP	C/O Investcorp Internationa	280 Park Ave, 36th Fl	New York	NY	10017
34-118-22-21-0007	228304-001	\$ 65.50	\$ 93.00	1000 Berkshire Ln N Plymouth, MN 55441	Axtc Industrial II LP	5201 Eden Ave Ste 50		Edina	MN	10017
27-118-22-14-0011	228528-001	\$ 267.90	\$ 295.40	12800 State Hwy 55 Plymouth, MN 55441	Willow Properties Oaks #3 LLC	1582A Homestead Trl		Long Lake	MN	55356
27-118-22-11-0056	228542-001	\$ 76.17	\$ 103.67	13000 State Hwy 55 Plymouth, MN 55441	Willow Properties Oaks #1 LLC	1582A Homestead Trl		Long Lake	MN	55356
27-118-22-14-0006	228759-001	\$ 134.94	\$ 162.44	12700 Industrial Park Blvd Plymouth, MN 55441	Willow Properties Oaks #5 LLC	1582A Homestead Trl		Long Lake	MN	55356
13-118-22-11-0013	229284-002	\$ 54.91	\$ 82.41	9750 Rockford Rd Plymouth, MN 55441	Brimhall Dentistry	C/O Wildamere Properties	6800 France Ave S Ste 555	Edina	MN	55435
29-118-22-41-0054	229781-001	\$ 648.26	\$ 675.76	Chelsea Woods 4th Outlot A Plymouth, MN 55447	Chelsea Woods Assoc	C/O Compass Management	3370 Annapolis Ln N Ste C	Plymouth	MN	55447
27-118-22-13-0004	229977-001	\$ 52.73	\$ 80.23	13310 Industrial Park Blvd Plymouth, MN 55441	Ax Tc Industrial III LP	C/O Investcorp Int Realty	280 Park Ave 36th Fl	New York	NY	10017
01-118-22-21-0002	230166-001	\$ 55.55	\$ 83.05	6075 Trenton Ln N Plymouth, MN 55442	Acrylic Design	C/O Stag Plymouth 5	One Federal St	Boston	MA	02110
01-118-22-12-0004	230558-001	\$ 70.58	\$ 98.08	6050 Nathan Ln N Plymouth, MN 55442	Acrylic Design Associates	C/O Stag Plymouth 4	One Federal St	Boston	MA	02110
01-118-22-11-0004	230565-001	\$ 9,283.89	\$ 9,311.39	6150 Trenton Ln N Plymouth, MN 55442	United Health Group	1125 S 103rd St Ste 425		Omaha	NE	68124
07-118-22-41-0072	231790-001	\$ 993.02	\$ 1,020.52	17510 48th Pl N Plymouth, MN 55446	Subramaniam, Gayathree	17510 48th Pl N		Plymouth	MN	55446
36-118-22-24-0034	232154-006	\$ 227.92	\$ 255.42	892 Trenton Ln N Plymouth, MN 55441	Youngworth , Aaron	4295 Weston Ln N		Plymouth	MN	55446
36-118-22-24-0043	232217-001	\$ 75.58	\$ 103.08	870 Trenton Ln N Plymouth, MN 55441	Service, Jennifer A	870 Trenton Ln N		Plymouth	MN	55441
36-118-22-24-0053	232287-005	\$ 40.21	\$ 67.71	810 Trenton Ln N Plymouth, MN 55441	Robb, Kathleen	2021 Dauntless Dr		Glenview	IL	60062
36-118-22-24-0058	232322-001	\$ 128.54	\$ 156.04	800 Trenton Ln N Plymouth, MN 55441	Gorder, Reid	800 Trenton Ln N		Plymouth	MN	55441
36-118-22-24-0060	232336-001	\$ 185.06	\$ 212.56	824 Trenton Ln N Plymouth, MN 55441	Annen, Joseph M	12710 27th Pl N		Plymouth	MN	55441
17-118-22-31-0039	232497-003	\$ 200.09	\$ 227.59	16937 39th Ave N Plymouth, MN 55446	Gerliani, Liana	16937 39th Ave N		Plymouth	MN	55446
17-118-22-31-0043	232525-006	\$ 209.51	\$ 237.01	16921 39th Ave N Plymouth, MN 55446	Woffard, Kristasiya	Sheena Das	5656 Shadyview Ln N	Plymouth	MN	55446
17-118-22-31-0044	232532-004	\$ 53.12	\$ 80.62	16917 39th Ave N Plymouth, MN 55446	Evers, Scott	Romey Sharma	16905 40th Ave N	Plymouth	MN	55446
17-118-22-31-0051	232581-006	\$ 59.21	\$ 86.71	16829 39th Ave N Plymouth, MN 55446	Boddetti, Lalitha	Apparao Boddetti	19025 43rd Ave N	Plymouth	MN	55446
17-118-22-31-0126	232966-001	\$ 609.44	\$ 636.94	17016 39th Ave N Plymouth, MN 55446	Kuria, Catherine N	17016 39th Ave N		Plymouth	MN	55446
17-118-22-31-0128	232980-001	\$ 439.33	\$ 466.83	17008 39th Ave N Plymouth, MN 55446	Mathis, Nyeneweh	Birgit E Imkamp	39 Madre De Dios 2d	Malaga	SP	29012
17-118-22-31-0129	232987-002	\$ 47.86	\$ 75.36	17004 39th Ave N Plymouth, MN 55446	Nandikotkur, Raghu	Lalitha Mareddy	6504 Arctic Ct	Inver Grove Heights	MN	55077
17-118-22-31-0146	233064-002	\$ 1,092.82	\$ 1,120.32	3901 Garland Ln N Plymouth, MN 55446	Emery, Beatrice	3901 Garland Ln N		Plymouth	MN	55446
15-118-22-43-0091	233155-002	\$ 267.39	\$ 294.89	3645 Wedgewood Ln N Plymouth, MN 55441	Kraus, Paul F	3645 Wedgewood Ln N		Plymouth	MN	55441
17-118-22-31-0005	233617-001	\$ 488.31	\$ 515.81	4015 Garland Ln N Plymouth, MN 55446	Burstein, Steven	Anne Burstein	4015 Garland Ln N	Plymouth	MN	55446
17-118-22-31-0030	233715-001	\$ 779.92	\$ 807.42	16700 40th Ave N Plymouth, MN 55446	Strauss, Anthony A	Julie H Strauss	16700 40th Ave N	Plymouth	MN	55446
02-118-22-13-0087	234135-001	\$ 648.88	\$ 676.38	5821 Forestview Ln N Plymouth, MN 55442	Striker, Ronald K	Bonnie J Striker	5821 Forestview Ln N	Plymouth	MN	55442
15-118-22-22-0063	234296-002	\$ 396.85	\$ 424.35	14125 43rd Ave N Plymouth, MN 55446	Claus, Terry A	Kathryn Claus	5407 E Grovers Ave	Scottsdale	AZ	85254
18-118-22-44-0082	234471-003	\$ 225.50	\$ 253.00	17603 38th Ave N Plymouth, MN 55446	Golob, Lynn	17603 38th Ave N		Plymouth	MN	55446
18-118-22-44-0012	234576-002	\$ 319.83	\$ 347.33	3716 Lawndale Ln N Plymouth, MN 55446	Snyder-Tesch, Sally	4201 Hemlock Ln N		Plymouth	MN	55441
18-118-22-41-0077	235962-002	\$ 182.34	\$ 209.84	17704 38th Ave N Plymouth, MN 55446	Davis, Jennifer	16220 48th Ave N		Plymouth	MN	55446
18-118-22-41-0079	235976-001	\$ 157.71	\$ 185.21	17604 38th Ave N Plymouth, MN 55446	Swienton, Gregory J	17604 38th Ave N		Plymouth	MN	55446
07-118-22-44-0006	236256-001	\$ 164.99	\$ 192.49	17820 45th Ave N Plymouth, MN 55446	Martin, Britta	Bradley Martin	17820 45th Ave N	Plymouth	MN	55446
08-118-22-33-0024	236445-001	\$ 255.33	\$ 282.83	4575 Jewel Ln N Plymouth, MN 55446	Tilleskjoer Trust, Colleen A	4575 Jewel Ln N		Plymouth	MN	55446
10-118-22-33-0135	236907-002	\$ 144.34	\$ 171.84	14100 46th Pl N Plymouth, MN 55446	ZMO Homes LLC	1990 N California Blvd Ste 4 8th fl		Walnut Creek	CA	94596
18-118-22-12-0017	237537-002	\$ 314.91	\$ 342.41	18110 State Hwy 55 Plymouth, MN 55446	Grannes, Eric A	18110 State Hwy 55		Plymouth	MN	55446
18-118-22-11-0004	237565-001	\$ 16.95	\$ 44.45	17730 Old Rockford Rd Plymouth, MN 55446	Honest Properties LLC	Attn Nicholas A Roehl	17730 Old Rockford Rd	Plymouth	MN	55446
10-118-22-21-0013	238153-003	\$ 121.37	\$ 148.87	13922 52nd Ave N Plymouth, MN 55446	Acosta, Esprellita Y	7809 Southtown Center Ste		Bloomington	MN	55431
02-118-22-22-0024	238321-001	\$ 19,915.66	\$ 19,943.16	6110 Quinwood Ln N Plymouth, MN 55442	The Quinn at Plymouth	Attn Michelle Pentecost	10510 Springboro Pike	Miamisburg	OH	45342
10-118-22-21-0005	238496-005	\$ 86.30	\$ 113.80	13904 52nd Ave N Plymouth, MN 55446	Harris, Latoya M	5404 Empire Ln N		Plymouth	MN	55446

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance	\$27.50									
10-118-22-21-0006	238503-002	\$ 554.59	\$	582.09	\$	13902 52nd Ave N Plymouth, MN 55446	Bavanam, Krishna Reddy	Sri Krishna Aditya Bondada	13902 52nd Ave N	Plymouth	MN	55446
10-118-22-21-0056	238622-008	\$ 97.68	\$	125.18	\$	13880 52nd Ave N Plymouth, MN 55446	Wehlage, Heather	1377 Forest Ln		Arden Hills	MN	55112
08-118-22-23-0139	238720-003	\$ 171.52	\$	199.02	\$	5105 Holly Ln N #1 Plymouth, MN 55446	Hendricks, Tricia	Pournima M Ghule	3600 Windhaven Pkwy Apt 3238	Lewisville	TX	75056
08-118-22-13-0056	239910-004	\$ 295.16	\$	322.66	\$	5053 Archer Ln N Plymouth, MN 55446	Dwaneyen, Koryeah	2924 Gettysburg Ave S		St Louis Park	MN	55426
08-118-22-13-0070	240008-001	\$ 1,481.66	\$	1,509.16	\$	5014 Archer Ln N Plymouth, MN 55446	Minustin, Stan	Natalie Minustin	5014 Archer Ln N	Plymouth	MN	55446
08-118-22-14-0157	240176-003	\$ 163.91	\$	191.41	\$	16273 50th Ave N Plymouth, MN 55446	Tchuinkwa, Charles	Iya Tchuinkwa	16273 50th Ave N	Plymouth	MN	55446
08-118-22-14-0149	240204-001	\$ 298.07	\$	325.57	\$	16251 50th Ave N Plymouth, MN 55446	Herzog, Sharon K	16251 50th Ave N		Plymouth	MN	55446
08-118-22-14-0164	240267-005	\$ 34.50	\$	62.00	\$	16209 50th Ave N Plymouth, MN 55446	Subramanian, Ramesh Kumar S	18985 40th Ave N		Plymouth	MN	55446
08-118-22-14-0175	240337-002	\$ 230.08	\$	257.58	\$	5014 Yuma Ln N Plymouth, MN 55446	Jayakumar, Harishankar	5014 Yuma Ln N		Plymouth	MN	55446
08-118-22-14-0082	240512-004	\$ 34.06	\$	61.56	\$	5046 Yuma Ln N Plymouth, MN 55446	Wankhade, Suhas	11620 Parson Walk Ct		Glen Allen	VA	23059
09-118-22-23-0017	240589-001	\$ 109.25	\$	136.75	\$	5100 Terraceview Ln N Plymouth, MN 55446	Larson, Todd J	Teresa A Newman-Larson	5100 Terraceview Ln N	Plymouth	MN	55446
08-118-22-23-0109	241401-005	\$ 740.62	\$	768.12	\$	5100 Holly Ln N #1 Plymouth, MN 55446	Sun, Robertson	1020 Gamewell Ln		Morrisville	NC	27560
08-118-22-23-0110	241408-002	\$ 229.10	\$	256.60	\$	5100 Holly Ln N #2 Plymouth, MN 55446	Rasheed, Khali	8995 Preserve Blvd		Eden Prairie	MN	55347
08-118-22-22-0049	241457-005	\$ 909.87	\$	937.37	\$	5205 Holly Ln N #3 Plymouth, MN 55446	Popuri, Kalyan	Lumbini Katragadda	5205 Holly Ln N Unit 3	Plymouth	MN	55446
24-118-22-14-0020	241499-001	\$ 744.25	\$	771.75	\$	9815 34th Ave N Plymouth, MN 55441	Williamson, Desi C	9815 34th Ave N		Plymouth	MN	55441
08-118-22-22-0035	241674-002	\$ 53.74	\$	81.24	\$	5130 Holly Ln N #3 Plymouth, MN 55446	Peluri, Masthanaiah	Vaishali Bairagi	5130 Holly Ln N Unit 3	Plymouth	MN	55446
03-118-22-33-0088	241898-002	\$ 63.26	\$	90.76	\$	13865 54th Ave N Plymouth, MN 55446	Fasching, Jeffrey	13865 54th Ave N		Plymouth	MN	55446
10-118-22-22-0120	241968-001	\$ 17.58	\$	45.08	\$	13803 54th Ave N Plymouth, MN 55446	Gibson, Lance C	13803 54th Ave N		Plymouth	MN	55446
03-118-22-33-0099	241996-005	\$ 521.31	\$	548.81	\$	13843 54th Ave N Plymouth, MN 55446	Payne, Michael J	7678 Scenic Overlook		Pequot Lakes	MN	56472
08-118-22-22-0057	242234-003	\$ 995.58	\$	1,023.08	\$	5215 Holly Ln N #5 Plymouth, MN 55446	Rowdheer Kapidi	5215 Holly Ln N Unit 5		Plymouth	MN	55446
03-118-22-33-0083	242374-002	\$ 298.28	\$	325.78	\$	13875 54th Ave N Plymouth, MN 55446	Joyner, Kesha	13875 54th Ave N		Plymouth	MN	55446
03-118-22-34-0082	242465-002	\$ 529.68	\$	557.18	\$	13717 54th Ave N Plymouth, MN 55446	Eati Propeties LLC	14107 54th Ave N		Plymouth	MN	55446
08-118-22-24-0053	242885-003	\$ 131.36	\$	158.86	\$	5012 Garland Ln N Plymouth, MN 55446	Batcha, Shakul Meera Kadar	Safiya Nasrin Shakul Meera	5012 Garland Ln N	Plymouth	MN	55446
33-118-22-34-0065	242941-002	\$ 327.32	\$	354.82	\$	25 Orchid Ln N Plymouth, MN 55447	Sumetsky, Alexander Jr.	Olga Y Sumetsky	25 Orchid Ln N	Plymouth	MN	55447
03-118-22-33-0010	243095-002	\$ 947.25	\$	974.75	\$	14107 54th Ave N Plymouth, MN 55446	Eati, Indu	14107 54th Ave N		Plymouth	MN	55446
10-118-22-22-0106	243200-004	\$ 220.42	\$	247.92	\$	5349 Dallas Ln N Plymouth, MN 55446	Tahtamoni, Muhannad	Jyothi Adla	4355 Walnut Grove Ln N	Plymouth	MN	55446
03-118-22-33-0119	243459-004	\$ 68.76	\$	96.26	\$	13781 54th Ave N Plymouth, MN 55446	Kuhlow, Samantha	Maria C Farr	2491 Eagle Watch Ln	Weston	FL	33327
03-118-22-33-0121	243473-007	\$ 167.17	\$	194.67	\$	13785 54th Ave N Plymouth, MN 55446	Hayes, Kenya K	Maria C Farr	2491 Eagle Watch Ln	Weston	FL	33327
08-118-22-24-0055	244110-002	\$ 69.08	\$	96.58	\$	5024 Garland Ln N Plymouth, MN 55446	Twiss, Sirlene	James Trella	5024 Garland Ln N	Plymouth	MN	55446
08-118-22-24-0091	244635-001	\$ 77.28	\$	104.78	\$	5070 Fountain Ln N Plymouth, MN 55446	Solaimuthu, Salini	15360 58th Pl N		Plymouth	MN	55446
08-118-22-24-0068	244936-003	\$ 640.76	\$	668.26	\$	5039 Fountain Ln N Plymouth, MN 55446	Chothani, Tejas	Dhwani Thakkar	5013 Fountain Ln N	Plymouth	MN	55446
01-118-22-31-0075	245594-001	\$ 1,135.77	\$	1,163.27	\$	5762 Trenton Ln N Plymouth, MN 55442	Ativie, Angela O	5762 Trenton Ln N		Plymouth	MN	55442
08-118-22-14-0103	245867-002	\$ 283.85	\$	311.35	\$	5099 Yuma Ln N Plymouth, MN 55446	Momon, Penny N	5099 Yuma Ln N		Plymouth	MN	55446
08-118-22-14-0128	245916-004	\$ 389.01	\$	416.51	\$	5076 Yuma Ln N Plymouth, MN 55446	Jones, Elvin	Dimple H Shah	6205 Mickelson Way	Mc Kinney	TX	75070
08-118-22-24-0176	246224-002	\$ 533.24	\$	560.74	\$	5064 Everest Ln N Plymouth, MN 55446	Christiansen, Gary	708 All Ln N		Victoria	MN	55386
10-118-22-42-0056	246308-008	\$ 690.16	\$	717.66	\$	4800 Underwood Ln N #B Plymouth, MN 55442	Garner, Tanya	4216 Dupont Ave S		Minneapolis	MN	55409
10-118-22-42-0063	246371-003	\$ 501.25	\$	528.75	\$	4820 Underwood Ln N #A Plymouth, MN 55442	Skaman, Kari	201 Riptide Way		Hayward	CA	94545
10-118-22-42-0088	246602-002	\$ 52.19	\$	79.69	\$	4840 Underwood Ln N #D Plymouth, MN 55442	Andersen, Chad R	4840 Underwood Ln N Unit		Plymouth	MN	55442
08-118-22-14-0119	246777-001	\$ 448.00	\$	475.50	\$	5161 Yuma Ln N Plymouth, MN 55446	Pratha, Ramesh	Padmaja Korrapati	5161 Yuma Ln N	Plymouth	MN	55446
08-118-22-24-0171	247113-003	\$ 884.84	\$	912.34	\$	5038 Everest Ln N Plymouth, MN 55447	Keita, Soukeyna	Swapna Makam	10117 NE 147th St	Bothell	WA	98011
10-118-22-42-0104	247162-004	\$ 34.20	\$	61.70	\$	4825 Underwood Ln N #B Plymouth, MN 55442	Wurzbacher, Ryder	12435 Princeton Ave		Eden Prairie	MN	55347
10-118-22-42-0105	247169-001	\$ 607.11	\$	634.61	\$	4825 Underwood Ln N #C Plymouth, MN 55442	Nguyen, Tac T	Cam Hong T Diep	4825 Underwood Ln N Unit C	Plymouth	MN	55442
08-118-22-24-0139	247323-004	\$ 52.42	\$	79.92	\$	5112 Fountain Ln N Plymouth, MN 55446	Xie, Jie	1240 S 2nd St Apt 1005		Minneapolis	MN	55415
08-118-22-13-0102	247568-001	\$ 23.66	\$	51.16	\$	16629 50th Ct N Plymouth, MN 55446	McCrary, Jason	Jill M McCrary	16629 50th Ct N	Plymouth	MN	55446
08-118-22-13-0114	247673-004	\$ 147.42	\$	174.92	\$	16624 50th Ct N Plymouth, MN 55446	Woods, Beyan	Angela Burger	7180 Mackenzie Ave NE	Elk River	MN	55330
08-118-22-13-0117	247694-004	\$ 69.83	\$	97.33	\$	16636 50th Ct N Plymouth, MN 55446	Dudek, Steven	16636 50th Ct N		Plymouth	MN	55446
04-118-22-24-0007	247764-002	\$ 123.62	\$	151.12	\$	15381 60th Ave N Plymouth, MN 55446	Nisam, David A	15381 60th Ave N		Plymouth	MN	55446
19-118-22-23-0064	247876-002	\$ 125.54	\$	153.04	\$	3180 Xanthus Ln N Plymouth, MN 55447	Khadka, Pravesh	Manisha Khadka	3180 Xanthus Ln N	Plymouth	MN	55447
08-118-22-24-0208	247897-002	\$ 125.19	\$	152.69	\$	16708 50th Ct N Plymouth, MN 55446	Dalal, Arihant	5265 Ranchview Ln N		Plymouth	MN	55446
08-118-22-24-0206	247918-005	\$ 186.26	\$	213.76	\$	16700 50th Ct N Plymouth, MN 55446	Dalal, Arihant	5265 Ranchview Ln N		Plymouth	MN	55446
09-118-22-23-0107	247939-006	\$ 267.78	\$	295.28	\$	15800 50th Pl N Plymouth, MN 55446	Bockstruck, Kimberly	Olaoluwapo Ikugbagbe	2519 Kelliwood Lakes Dr	Katy	TX	77450
08-118-22-24-0205	248163-005	\$ 214.79	\$	242.29	\$	16705 50th Ct N Plymouth, MN 55446	Dalal, Arihant	Shweta Sharma	5265 Ranchview Ln N	Plymouth	MN	55446
04-118-22-24-0003	248198-004	\$ 86.37	\$	113.87	\$	15505 59th Pl N Plymouth, MN 55446	Etikala, Prem C	Renuka Etikala	1025 Cresta Way Apt 17	Civic Center	CA	94903
04-118-22-24-0019	248247-004	\$ 135.69	\$	163.19	\$	15355 60th Ave N Plymouth, MN 55446	Okeleyev, Sharda	3500 Vicksburg Ln N Apt 24		Plymouth	MN	55447
04-118-22-24-0021	248261-004	\$ 11.43	\$	38.93	\$	15359 60th Ave N Plymouth, MN 55446	Mumba, Doreen	Trust	14140 46th Pl N	Plymouth	MN	55446
04-118-22-24-0030	248401-005	\$ 294.68	\$	322.18	\$	15317 60th Ave N Plymouth, MN 55446	Yongai, Sylvester	Isha Gheek	4410 Alvarado Cir N	Plymouth	MN	55446
04-118-22-24-0041	248492-003	\$ 810.50	\$	838.00	\$	15289 60th Ave N Plymouth, MN 55446	Khram, Mahmudi	Khurram Mahmudi	15289 60th Ave N	Plymouth	MN	55446
04-118-22-24-0058	249094-006	\$ 108.35	\$	135.85	\$	15217 60th Ave N Plymouth, MN 55446	Dixon, Renee A	PO Box 194		Medina	MN	55340
04-118-22-24-0080	249458-006	\$ 22.38	\$	49.88	\$	15314 60th Ave N Plymouth, MN 55446	Kacham, Gnaneswar	15184 Plumstone Dr		Eden Prairie	MN	55347
04-118-22-12-0028	249731-001	\$ 2,289.69	\$	2,317.19	\$	14915 60th Pl N Plymouth, MN 55446	Khan, Raza A	Gulnaaz Khan	14915 60th Pl N	Plymouth	MN	55446
04-118-22-23-0090	249857-003	\$ 537.04	\$	564.54	\$	15661 60th Ave N Plymouth, MN 55446	Meredith, Nick	Thomas R Jokinen	245 Avenida Santa Barbara	San Clemente	CA	92672
31-118-22-24-0021	249948-003	\$ 557.43	\$	584.93	\$	18515 8th Ave N Plymouth, MN 55447	Briese, Robert	Lesley Briese	18515 8th Ave N	Plymouth	MN	55447
08-118-22-24-0193	249997-003	\$ 416.62	\$	444.12	\$	5029 Dunkirk Pl N Plymouth, MN 55446	Singh, Gurdeep	Harpreet Kaur	6496 Alvarado Ln N	Maple Grove	MN	55311
08-118-22-24-0187	250067-001	\$ 111.36	\$	138.86	\$	5065 Dunkirk Pl N Plymouth, MN 55446	Raval, Francis	Stacey Raval	5065 Dunkirk Pl N	Plymouth	MN	55446
04-118-22-21-0016	250263-001	\$ 102.67	\$	130.17	\$	6177 Niagara Ln N Plymouth, MN 55446	Zhike, Jin	Li Xinhong	6177 Niagara Ln N	Plymouth	MN	55446
04-118-22-21-0030	250494-006	\$ 307.58	\$	335.08	\$	15360 60th Ave N Plymouth, MN 55446	Colnoe, Blojay	10453 Bluff Rd		Eden Prairie	MN	55347
04-118-22-21-0040	250620-004	\$ 450.07	\$	477.57	\$	15392 60th Ave N Plymouth, MN 55446	Johnson, David	13900 60th Ave N		Plymouth	MN	55446
04-118-22-22-0106	250935-005	\$ 18.52	\$	46.02	\$	15838 60th Ave N Plymouth, MN 55446	Occupant	PO Box 17370 Lot 3451		Little Canada	MN	55117
04-118-22-22-0108	250949-004	\$ 296.16	\$	323.66	\$	15834 60th Ave N Plymouth, MN 55446	Holec, Sheri	Kalyani Dhavileswarapu	19035 43rd Ave N	Plymouth	MN	55446
04-118-22-22-0110	250963-003	\$ 607.80	\$	635.30	\$	15830 60th Ave N Plymouth, MN 55446	Batz, Brett	Sreedevi Ramichetty	16115 61st Ave N	Plymouth	MN	55446
04-118-22-22-0105	251089-001	\$ 364.86	\$	392.36	\$	15840 60th Ave N Plymouth, MN 55446	Freidson, David J	Jacqueline M Michaud	15840 60th Ave N	Plymouth	MN	55446

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance	\$27.50									
04-118-22-24-0123	251418-001	\$ 247.87	\$	275.37		15475 58th Pl N Plymouth, MN 55446	Ali, Farhana J	Mateen M Ali	15475 58th Pl N	Plymouth	MN	55446
04-118-22-24-0097	251712-004	\$ 744.49	\$	771.99		15545 60th Ave N Plymouth, MN 55446	Sharrma , Dhiraj	15545 60th Ave N		Plymouth	MN	55446
04-118-22-24-0096	251719-004	\$ 607.35	\$	634.85		15547 60th Ave N Plymouth, MN 55446	Bell, Robert	Mark C Lampat	970 Tonkawa Rd	Orono	MN	55356
04-118-22-22-0141	251957-003	\$ 282.57	\$	310.07		15656 60th Ave N Plymouth, MN 55446	Chandkapure, Vishal	Swaroop Akkala	525 Liliun Trl	Medina	MN	55340
31-118-22-24-0033	252132-002	\$ 286.42	\$	313.92		18411 9th Ave N Plymouth, MN 55447	Gleeson, Jane	18411 9th Ave N		Plymouth	MN	55447
04-118-22-22-0027	252608-004	\$ 174.74	\$	202.24		15523 60th Ave N Plymouth, MN 55446	Killu, Edna	7738 206th St W		Lakeville	MN	55044
04-118-22-22-0032	252643-005	\$ 563.11	\$	590.61		15533 60th Ave N Plymouth, MN 55446	Conteh, Philomina	Muva Trust LLC	7643 Aldrich Cir	Brooklyn Park	MN	55444
04-118-22-33-0006	253322-001	\$ 616.52	\$	644.02		15810 55th Ave N Plymouth, MN 55446	Taylor Creek Homeowners Assn	12550 Wayzata Blvd Ste 10		Wayzata	MN	55391
04-118-22-22-0179	253609-009	\$ 506.09	\$	533.59		15660 60th Ave N Plymouth, MN 55446	Porter, Charles	Aarthi Kanth	5705 Fountain Ln N	Plymouth	MN	55446
04-118-22-22-0201	253910-003	\$ 826.28	\$	853.78		15593 60th Ave N Plymouth, MN 55446	LaBella, Alyssa P	Lakshmi S Meka	19391 Annabelle Ln	Medina	MN	55340
04-118-22-22-0184	254197-002	\$ 37.46	\$	64.96		15706 60th Ave N Plymouth, MN 55446	Yanala, Archana R	43211 Dogan Ridge Pl		Centreville	VA	20120
04-118-22-22-0189	254239-005	\$ 57.42	\$	84.92		15594 60th Ave N Plymouth, MN 55446	Elmer, Ashley	15610 59th Pl N		Plymouth	MN	55446
04-118-22-22-0190	254246-001	\$ 498.28	\$	525.78		15596 60th Ave N Plymouth, MN 55446	Subramanian, Kasi V	Thenammai Alagappan	16425 53rd Pl N	Plymouth	MN	55446
04-118-22-22-0192	254260-002	\$ 176.76	\$	204.26		15600 60th Ave N Plymouth, MN 55446	Ramasubramanian, Arunkumar	Shanu Srinivasan	18861 Javelin Way	Lakeville	MN	55044
07-118-22-33-0013	254939-003	\$ 57.49	\$	84.99		18820 46th Ave N Plymouth, MN 55446	Amalraj, Nelson	Louisa Nelson	2220 Nocona Dr	Prosper	TX	75078
05-118-22-11-0028	255205-001	\$ 825.61	\$	853.11		16205 61st Ave N Plymouth, MN 55446	Gerstner, Lynn	16205 61st Ave N		Plymouth	MN	55446
04-118-22-33-0024	255415-001	\$ 159.19	\$	186.69		15740 54th Ave N Plymouth, MN 55446	McCraine, Jack A	Mira McCraine	15740 54th Ave N	Plymouth	MN	55446
04-118-22-22-0169	255569-003	\$ 245.17	\$	272.67		15734 60th Ave N Plymouth, MN 55446	Noone, Ramesh	Swapna Makam	10117 NE 147th St	Bothell	WA	98011
04-118-22-23-0126	255716-003	\$ 254.05	\$	281.55		15601 60th Ave N Plymouth, MN 55446	Husaein, Deq	4255 Jefferson St		Excelsior	MN	55331
08-118-22-23-0204	256157-001	\$ 979.72	\$	1,007.22		5045 Jewel Ln N Plymouth, MN 55446	Chandra, Haribabu	Swapna Movva	5045 Jewel Ln N	Plymouth	MN	55446
07-118-22-14-0062	256213-001	\$ 502.70	\$	530.20		5003 Merrimac Ln N Plymouth, MN 55446	Hlavacek, Pamela P	5003 Merrimac Ln N		Plymouth	MN	55446
04-118-22-32-0073	256388-001	\$ 21.49	\$	48.99		15535 56th Ave N Plymouth, MN 55446	Crane, Neil C	Sean Moore	15535 56th Ave N	Plymouth	MN	55446
04-118-22-22-0216	256402-002	\$ 1,961.02	\$	1,988.52		15755 61st Ave N Plymouth, MN 55446	Kada Food	18933 64th Ave N		Maple Grove	MN	55311
05-118-22-44-0064	256619-001	\$ 288.98	\$	316.48		16025 55th Ave N Plymouth, MN 55446	Burton, Troy A	Heidi E Burton	16025 55th Ave N	Plymouth	MN	55446
04-118-22-32-0098	256913-001	\$ 581.32	\$	608.82		5560 Upland Ln N Plymouth, MN 55446	Mahabadi, Massoud M	Samira S Mahabadi	5560 Upland Ln N	Plymouth	MN	55446
04-118-22-32-0072	257200-001	\$ 1,236.64	\$	1,264.14		15500 56th Ave N Plymouth, MN 55446	Berling, Michael	Kimberly A Berling	15500 56th Ave N	Plymouth	MN	55446
08-118-22-22-0075	257343-002	\$ 57.46	\$	84.96		5270 Jewel Ln N Plymouth, MN 55446	Setterberg, Stephen	Priti Lohani	6480 Godani St	Gilroy	CA	95020
04-118-22-34-0019	257344-001	\$ 1,042.65	\$	1,070.15		5425 Polaris Ln N Plymouth, MN 55446	Wagner, Bradley N	Jay C Miller	201 S 11th St Unit 1630	Minneapolis	MN	55403
09-118-22-13-0016	257362-003	\$ 134.16	\$	161.66		14685 50th Pl N Plymouth, MN 55446	Bui, Nicholas T	14685 50th Pl N		Plymouth	MN	55446
09-118-22-12-0049	257418-001	\$ 140.82	\$	168.32		14700 50th Pl N Plymouth, MN 55446	Danielson, Robert E	Jennifer J Danielson	14700 50th Pl N	Plymouth	MN	55446
05-118-22-13-0019	257450-002	\$ 308.59	\$	336.09		16502 59th Pl N Plymouth, MN 55446	Dejene, Beza	Assefa Ayalew	16407 46th Ct N	Plymouth	MN	55446
05-118-22-13-0027	257456-001	\$ 462.59	\$	490.09		5920 Black Oaks Ln N Plymouth, MN 55446	Uptain Living Trust	5920 Black Oaks Ln N		Plymouth	MN	55446
04-118-22-34-0079	257523-003	\$ 739.57	\$	767.07		5425 Niagara Ln N Plymouth, MN 55446	Uppal Group LLC	Naresh Uppal	5425 Niagara Ln N	Plymouth	MN	55446
09-118-22-12-0073	257605-001	\$ 878.28	\$	905.78		14701 51st Pl N Plymouth, MN 55446	Langer, Christa M	Chad Langer	14701 51st Pl N	Plymouth	MN	55446
05-118-22-12-0037	257650-001	\$ 91.36	\$	118.86		6070 Archer Ln N Plymouth, MN 55446	Goodland, James D	6070 Archer Ln N		Plymouth	MN	55446
05-118-22-12-0068	257679-003	\$ 510.69	\$	538.19		6095 Comstock Ln N Plymouth, MN 55446	Rogers, Christopher	6095 Comstock Ln N		Plymouth	MN	55446
05-118-22-12-0080	257689-002	\$ 75.62	\$	103.12		16440 61st Ave N Plymouth, MN 55446	Li, Ming	Wenyue Wang	3389 Zenith Ave	Dublin	CA	94568
05-118-22-14-0036	257746-001	\$ 255.79	\$	283.29		15995 58th Pl N Plymouth, MN 55446	Bodell, Kellen J	Ronda S Farah	15995 58th Pl N	Plymouth	MN	55446
08-118-22-12-0073	257760-003	\$ 137.47	\$	164.97		5149 Black Oaks Ct N Plymouth, MN 55446	Drake, Brett R	5149 Black Oaks Ct N		Plymouth	MN	55446
05-118-22-14-0070	257845-001	\$ 57.07	\$	84.57		16170 58th Ave N Plymouth, MN 55446	Shaffer, Jeffrey G	Ziwei Zhang	16170 58th Ave N	Plymouth	MN	55446
05-118-22-13-0120	257900-004	\$ 1,117.21	\$	1,144.71		5850 Zanzibar Ln N Plymouth, MN 55446	Pandey, Abhishek	Smriti Shekhar	5850 Zanzibar Ln N	Plymouth	MN	55446
18-118-22-21-0045	257915-001	\$ 1,007.12	\$	1,034.62		4270 Walnut Grove Ln N Plymouth, MN 55446	Brindley, Thomas D	Leslie A Brindley	4270 Walnut Grove Ln N	Plymouth	MN	55446
18-118-22-22-0008	257919-001	\$ 724.66	\$	752.16		4401 Alvarado Cir N Plymouth, MN 55446	Asif, Shiraz M S	Ambereen Suhrwardy	4401 Alvarado Cir N	Plymouth	MN	55446
18-118-22-21-0050	257921-002	\$ 585.10	\$	612.60		4335 Walnut Grove Ln N Plymouth, MN 55446	Chilukuri, Bhaskara R	Laxmi Gunnam	4335 Walnut Grove Ln N	Plymouth	MN	55446
05-118-22-31-0013	257934-001	\$ 121.35	\$	148.85		5720 Fountain Ln N Plymouth, MN 55446	Adelmann, Matthew C	Amanda Adelmann	5720 Fountain Ln N	Plymouth	MN	55446
05-118-22-31-0031	258006-002	\$ 117.45	\$	144.95		16825 56th Ave N Plymouth, MN 55446	Kavathekar, Amol	Kaajal Patel	16825 56th Ave N	Plymouth	MN	55446
05-118-22-31-0041	258011-001	\$ 997.97	\$	1,025.47		16810 56th Pl N Plymouth, MN 55446	Johnson-Lind, Joy	Robert S Lind	16810 56th Pl N	Plymouth	MN	55446
05-118-22-42-0005	258064-003	\$ 261.46	\$	288.96		16620 57th Ave N Plymouth, MN 55446	Pafko, Andrew T	Jessica A Pafko	16620 57th Ave N	Plymouth	MN	55446
18-118-22-12-0042	258065-003	\$ 349.99	\$	377.49		18255 Hamel Rd Plymouth, MN 55446	Costa, Fernando	3335 Pennsylvania Ave N		Crystal	MN	55427
05-118-22-42-0018	258088-003	\$ 337.06	\$	364.56		5700 Zanzibar Ct N Plymouth, MN 55446	Osberg, Richard S	Diana Osberg	5700 Zanzibar Ct N	Plymouth	MN	55446
18-118-22-21-0072	258090-001	\$ 288.99	\$	316.49		18605 43rd Ave N Plymouth, MN 55446	Mohammed, Ehtaisham U	Arfat U Begum	18605 43rd Ave N	Plymouth	MN	55446
05-118-22-42-0065	258196-003	\$ 268.79	\$	296.29		5655 Zanzibar Ln N Plymouth, MN 55446	Lemieux, Ryan J	Julie Lemieux	13570 Grove Dr Unit 357	Maple Grove	MN	55311
03-118-22-33-0237	258200-002	\$ 120.44	\$	147.94		14215 55th Pl N Plymouth, MN 55446	Alemu, Yibeyin	Meaza Wolde	14215 55th Pl N	Plymouth	MN	55446
18-118-22-12-0035	300046-003	\$ 32.45	\$	59.95		18245 Hamel Rd Plymouth, MN 55446	Hines, David	3335 Pennsylvania Ave N		Crystal	MN	55427
09-118-22-22-0046	300123-002	\$ 205.49	\$	232.99		15535 52nd Pl N Plymouth, MN 55446	Burris, Heath	6035 Culligan Way		Minnnetonka	MN	55345
05-118-22-34-0033	300142-002	\$ 573.96	\$	601.46		5415 Fountain Ln N Plymouth, MN 55446	Miriyala, Krishna	Kalpana Arumalla	5415 Fountain Ln N	Plymouth	MN	55446
06-118-22-42-0012	300145-005	\$ 258.72	\$	286.22		18140 57th Ave N Plymouth, MN 55446	Cox, James D	615 W 164th St Apt 23B		New York	NY	10032
07-118-22-33-0075	300151-005	\$ 86.09	\$	113.59		4565 Zircon Ln N Plymouth, MN 55446	Darula, Sarah	Revocable Trust	4545 Alvarado Ln N	Plymouth	MN	55446
06-118-22-42-0048	300210-002	\$ 498.90	\$	526.40		5555 Queensland Ln N Plymouth, MN 55446	Mohammed, Aslam J	Arfi Firdous	5555 Queensland Ln N	Plymouth	MN	55446
05-118-22-22-0036	300354-002	\$ 117.54	\$	145.04		17315 59th Pl N Plymouth, MN 55446	Jakkaraj, Rajesh	Kamakshi Narasingu	17315 59th Pl N	Plymouth	MN	55446
07-118-22-33-0044	300362-004	\$ 712.58	\$	740.08		4630 Zircon Ln N Plymouth, MN 55446	Otteson, Erik A	4630 Zircon Ln N		Plymouth	MN	55446
06-118-22-42-0068	300369-002	\$ 134.32	\$	161.82		5619 Shadyview Ln N Plymouth, MN 55446	Kottapalli, Vamsi	Vasavi Kottapalli	5619 Shadyview Ln N	Plymouth	MN	55446
06-118-22-12-0069	300490-002	\$ 176.41	\$	203.91		6115 Ranier Ln N Plymouth, MN 55446	Alam, Morshed M	Jamie E Alam	6115 Ranier Ln N	Plymouth	MN	55446
06-118-22-33-0013	300563-002	\$ 280.51	\$	308.01		5420 Yellowstone Ln N Plymouth, MN 55446	Holly Appel	Holly Appel	5420 Yellowstone Ln N	Plymouth	MN	55446
06-118-22-12-0058	300628-002	\$ 560.48	\$	587.98		6091 Troy Ln N Plymouth, MN 55446	Milgrom, Shai	Roni Milgrom	6091 Troy Ln N	Plymouth	MN	55446
06-118-22-12-0057	300630-002	\$ 124.23	\$	151.73		6087 Troy Ln N Plymouth, MN 55446	Goin, Jeffrey	Kelsey Goin	6087 Troy Ln N	Plymouth	MN	55446
17-118-22-22-0024	300684-004	\$ 115.41	\$	142.91		4290 Inland Ln N Plymouth, MN 55446	Pelouquin, Alexander	34098 Turtle Creek St		Temecula	CA	92592
05-118-22-22-0051	300699-002	\$ 157.36	\$	184.86		6015 Jewel Ln N Plymouth, MN 55446	Gabrielson, Scott	Taryn Gabrielson	6015 Jewel Ln N	Plymouth	MN	55446
06-118-22-21-0027	300715-002	\$ 173.01	\$	200.51		18330 61st Ave N Plymouth, MN 55446	Andres, Ashley E	Revocable Trust	18330 61st Ave N	Plymouth	MN	55446
06-118-22-32-0007	300760-002	\$ 110.36	\$	137.86		5470 Alvarado Ln N Plymouth, MN 55446	Carberry, Bruce	Melissa Carberry	5470 Alvarado Ln N	Plymouth	MN	55446
05-118-22-42-0046	300783-002	\$ 137.00	\$	164.50		5655 Archer Ln N Plymouth, MN 55446	Spanier, Ross	Jessica J K Spanier	5655 Archer Ln N	Plymouth	MN	55446

Parcel ID	Account Number	Current Bad Debt		Balance Due Plus		Service Address	Name	Owner Mailing address	Address	City	State	Zip
		Balance		\$27.50								
03-118-22-31-0091	300830-002	\$ 130.92	\$	158.42	\$	5540 Annapolis Ln N Plymouth, MN 55446	Moatamed, Azadeh	5540 Annapolis Ln N		Plymouth	MN	55446
07-118-22-22-0024	300838-002	\$ 249.09	\$	276.59	\$	5155 Yellowstone Ln N Plymouth, MN 55446	Parkin, Eric	Anna Parkin	5155 Yellowstone Ln N	Plymouth	MN	55446
03-118-22-32-0075	300927-002	\$ 376.78	\$	404.28	\$	5689 Cheshire Ln N Plymouth, MN 55446	Allen, Ian R	5689 Cheshire Ln N		Plymouth	MN	55446
05-118-22-22-0050	300964-002	\$ 340.07	\$	367.57	\$	6005 Jewel Ln N Plymouth, MN 55446	Jarvis, Elizabeth M	6005 Jewel Ln N		Plymouth	MN	55446
06-118-22-31-0023	301077-002	\$ 532.80	\$	560.30	\$	5735 Walnut Grove Ln N Plymouth, MN 55446	Lambert, Paul J	Lisa Lambert	5735 Walnut Grove Ln N	Plymouth	MN	55446
06-118-22-32-0047	301126-002	\$ 225.80	\$	253.30	\$	5550 Yellowstone Ln N Plymouth, MN 55446	Mohs, Michael J	Dawn M Mohs	5550 Yellowstone Ln N	Plymouth	MN	55446
06-118-22-24-0014	301132-001	\$ 14.78	\$	42.28	\$	5805 Urbandale Ln N Plymouth, MN 55446	Greenway West HOA	Bala Thripura Sundari Peri	5805 Urbandale Ln N	Maple Grove	MN	55369
04-118-22-12-0074	301173-002	\$ 2,317.50	\$	2,345.00	\$	6045 Lanewood Ln N Plymouth, MN 55446	Williams, Cephas Jr.	Winter Williams	6045 Lanewood Ln N	Plymouth	MN	55446
06-118-22-21-0049	301224-004	\$ 23.50	\$	51.00	\$	18398 60th Ave N Plymouth, MN 55446	Shanmugam, Venmathi	18516 NE 113th Way Apt A:		Redmond	WA	98052
06-118-22-21-0095	301317-002	\$ 545.17	\$	572.67	\$	6021 Walnut Grove Ln N Plymouth, MN 55446	Chaudhry, Aisha B	Zaki H Khan	6021 Walnut Grove Ln N	Plymouth	MN	55446
06-118-22-21-0090	301382-003	\$ 123.41	\$	150.91	\$	18592 61st Ave N Plymouth, MN 55446	Shale Family LLC	3711 Blackhawk Lake Ct		Eagan	MN	55122
06-118-22-21-0092	301384-002	\$ 223.36	\$	250.86	\$	18582 61st Ave N Plymouth, MN 55446	Kienholz, Derrick	J Rhoades	18582 61st Ave N	Plymouth	MN	55446
08-118-22-21-0032	301410-004	\$ 39.44	\$	66.94	\$	5240 Fountain Ln N Plymouth, MN 55446	Miller, Tyler	5305 Fountain Ln N		Plymouth	MN	55446
08-118-22-21-0033	301412-004	\$ 411.86	\$	439.36	\$	5250 Fountain Ln N Plymouth, MN 55446	Lod, Robin	5305 Fountain Ln N		Plymouth	MN	55446
08-118-22-21-0029	301415-003	\$ 87.51	\$	115.01	\$	5225 Fountain Ln N Plymouth, MN 55446	WEG Beacon Ridge LLC	5305 Fountain Ln N		Plymouth	MN	55446
08-118-22-21-0057	301416-001	\$ 884.42	\$	911.92	\$	5305 Fountain Ln N Plymouth, MN 55446	WEG Beacon Ridge LLC	5305 Fountain Ln N		Plymouth	MN	55446
08-118-22-21-0028	301434-003	\$ 432.21	\$	459.71	\$	5235 Fountain Ln N Plymouth, MN 55446	Keller, Peter	5305 Fountain Ln N		Plymouth	MN	55446
08-118-22-21-0041	301444-004	\$ 189.03	\$	216.53	\$	5240 Everest Ln N Plymouth, MN 55446	Simoes, Rafael	5305 Fountain Ln N		Plymouth	MN	55446
06-118-22-22-0019	301466-001	\$ 21.47	\$	48.97	\$	6065 Yellowstone Ln N Plymouth, MN 55446	Jones, Andrew J	Emily Lord	6065 Yellowstone Ln N	Plymouth	MN	55446
08-118-22-32-0094	301473-003	\$ 108.00	\$	135.50	\$	17210 47th Ave N Plymouth, MN 55446	Robinson, Mark J	Roxanne R Robinson	17210 47th Ave N	Plymouth	MN	55446
08-118-22-21-0052	301492-006	\$ 26.98	\$	54.48	\$	5245 Everest Ln N Plymouth, MN 55446	Living Word Christian Center	5305 Fountain Ln N		Plymouth	MN	55446
05-118-22-34-0052	301575-002	\$ 1,372.21	\$	1,399.71	\$	5390 Everest Ln N Plymouth, MN 55446	Awil, Nura D	5390 Everest Ln N		Plymouth	MN	55446
05-118-22-34-0086	301612-002	\$ 675.81	\$	703.31	\$	5370 Fountain Ln N Plymouth, MN 55446	Abdi, Barlin M	5370 Fountain Ln N		Plymouth	MN	55446
06-118-22-24-0007	301666-002	\$ 980.10	\$	1,007.60	\$	18340 58th Ave N Plymouth, MN 55446	Ng, Danny	Devyani Totre	18340 58th Ave N	Plymouth	MN	55446
08-118-22-32-0089	301711-001	\$ 496.37	\$	523.87	\$	17305 47th Ave N Plymouth, MN 55446	Merkwae, Michael	Linda Merkwae	17305 47th Ave N	Plymouth	MN	55446
06-118-22-23-0022	301732-002	\$ 462.12	\$	489.62	\$	5947 Alvarado Ct N Plymouth, MN 55446	Ravula, Venkatesh R	5947 Alvarado Ct N		Plymouth	MN	55446
09-118-22-22-0067	301783-001	\$ 372.27	\$	399.77	\$	15540 52nd Pl N Plymouth, MN 55446	Heath Allen Homes LLC	15540 52nd Pl N		Plymouth	MN	55446
08-118-22-34-0050	301803-002	\$ 84.67	\$	112.17	\$	16960 46th Ave N Plymouth, MN 55446	Stormoen, Adam L	Amanda Carlson	16960 46th Ave N	Plymouth	MN	55446
08-118-22-34-0048	301810-001	\$ 164.47	\$	191.97	\$	17000 46th Ave N Plymouth, MN 55446	Perry, Justin	Jill Perry	17000 46th Ave N	Plymouth	MN	55446
08-118-22-34-0030	301834-002	\$ 114.26	\$	141.76	\$	4625 Fountain Ln N Plymouth, MN 55446	Nelson, Sean	Lindsey Nelson	4625 Fountain Ln N	Plymouth	MN	55446
08-118-22-31-0004	301840-001	\$ 219.50	\$	247.00	\$	16960 47th Ave N Plymouth, MN 55446	Moore, Derwayne	Brittany Moore	16960 47th Ave	Plymouth	MN	55446
09-118-22-21-0073	301851-002	\$ 44.26	\$	71.76	\$	5165 Ranchview Ln N Plymouth, MN 55446	Gonyea, Kurt	3335 Pennsylvania Ave N		Plymouth	MN	55446
08-118-22-43-0010	301862-001	\$ 202.83	\$	230.33	\$	16342 46th Ct N Plymouth, MN 55446	Post, Adam B	Diana N Post	16342 46th Ct N	Plymouth	MN	55446
16-118-22-22-0023	301877-001	\$ 59.16	\$	86.66	\$	15765 44th Ave N Plymouth, MN 55446	Lizardi, Pablo L	Vanessa M Dufault	15720 Rockford Rd Apt 3125	Plymouth	MN	55446
05-118-22-24-0048	301896-001	\$ 30.60	\$	58.10	\$	5765 Fountain Ln N Plymouth, MN 55446	Wanzek, Steven R	Jeanne S Wanzek	5765 Fountain Ln N	Plymouth	MN	55446
04-118-22-22-0048	250480-005	\$ 326.07	\$	353.57	\$	15717 60th Ave N Plymouth, MN 55446	Vikas, Harsha	Chandra Sadineni	18875 42nd Pl	Plymouth	MN	55446
		\$ 406,887.61	\$	429,355.11	\$							

PID	Invoice Type	Invoice Number	Remaining Balance	Balance Due Plus \$27.50	Service Address	Owner	Owner Address	Owner Address 2	Owner Address 3	City	State	Zip
11-118-22-14-0111	Nuisance Code	2022-00000005	107.53	135.03	5086 Arrowood Ln N	Samuel Dwinell	5086 Arrowood Ln N			Plymouth	MN	55442
13-118-22-11-0014	Burglar Alarms	2022-00000178, 199, 353	225.00	252.50	9850 Rockford Rd N	Nearco Iv LLC	Fourcrown II Inc	464 Hale Ave N Ste 160		Oakdale	MN	55128
13-118-22-12-0003	Burglar Alarms	2022-00000359	50.00	77.50	4445 Nathan Ln	Columbia II Rockridge Center LLC	C/O Property Tax Dept	PO Box 2539		San Antonio	TX	78299
13-118-22-21-0308	Nuisance Code	2022-00000009	161.29	188.79	10545 45th Ave N	Stonerock LLC	PO Box 674			Edina	MN	55439
13-118-22-41-0004	Fire Alarms	2023-00000005	300.00	327.50	3930 Lancaster In	P & R Properties Company LLC	C/O Real Estate Equities	579 Selby Ave		Saint Paul	MN	55102
15-118-22-13-0009	Burglar Alarms	2022-00000227, 243	225.00	252.50	4190 Vinewood Ln N Unit 100	Fw Mn-Rockford Road LLC	1 Independent Dr Ste 114			Jacksonville	FL	32202
18-118-22-12-0017	Nuisance Code	2022-00000004	120.96	148.46	18110 State Hwy 55	Eric Grannes	18120 State Hwy 55			Plymouth	MN	55446
20-118-22-14-0005	Fire Alarms	2023-00000004, 4	321.77	349.27	3205 Vicksburg In	Shops at Plymouth Creek LLC	Csm Corporation	500 Washington Ave S # 3000		Minneapolis	MN	55415
20-118-22-14-0006	Burglar Alarms	2022-00000110, 164	400.00	427.50	3215 Vicksburg Ln N	Shops at Plymouth Creek LLC	C/O Csm Corporation	500 Washington Ave S Ste 3000		Minneapolis	MN	55415
21-118-22-22-0019	Burglar Alarms	2022-00000040, 221	225.00	252.50	15525 34th Ave	Huntington National Bank	PO Box 182390			Columbus	OH	43218
21-118-22-41-0010	Burglar Alarms	2022-00000019, 131	275.00	302.50	14370 28th pl n	256 Holdings LLC	464 Hale Ave N Ste 160			Oakdale	MN	55128
24-118-22-11-0018	Burglar Alarms	2022-00000100, 255	225.00	252.50	3431 Hwy 169	UB Hardwoods Properties LLC	3431 State Hwy 169			Buffalo	MN	55313
27-118-22-22-0008	Burglar Alarms	2022-00000314	50.00	77.50	14204 23rd Ave	Fernbrook Ltd	C/O Park Avenue Of Wayzata	15210 Wayzata Blvd		Wayzata	MN	55391
28-118-22-21-0029	Fire Alarms	2022-00000011	100.00	127.50	2355 Polaris Ln	Polaris Realty LLC	Colliers International	Attn: Washington Capital	1600 Utica Ave S Ste 300	St Louis Park	MN	55416
29-118-22-24-0014	Nuisance Code	2023-00000001	556.98	584.48	16815 22nd Ave N	Danny L Drnavich	1412 Crestline Dr			Santa Barbara	CA	93105
34-118-22-13-0012	Burglar Alarms	2022-00000080, 240, 276, 296	1,200.00	1,227.50	13200 10th ave N #E	James Campbell Company LLC	1001 Kamokila Blvd			Kapolei	HI	96707
			\$ 4,543.53	\$ 4,983.53								

CITY OF PLYMOUTH

RESOLUTION No. 2023-247

RESOLUTION APPROVING CERTIFICATION TO THE COUNTY FOR DELINQUENT UTILITY ACCOUNTS, FALSE ALARMS, TREE REMOVAL, AND WEED ERADICATION CHARGES

WHEREAS, the City of Plymouth has determined the rates and charges for utilities, false alarms, tree removal, and weed eradication charges to be at the expense of the owners of the premises involved; and

WHEREAS, all such sums become delinquent and assessable against the property served under Sections 715.03 and 720.16 of the Plymouth City Code, as adopted by city ordinances and under Minnesota Statutes 444.075, 429.101, and 429.061; and

WHEREAS, an assessment role was prepared setting forth an assessment against each parcel of land served by utility services or charged for the costs of false alarms, tree removal and weed eradication charges which remain unpaid at the beginning of business on November 1, 2023.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Finance Director is hereby authorized to deliver said certification list to the Auditor of Hennepin County for collection in the same manner as other municipal taxes are collected and payment thereof enforced with an administrative penalty of \$27.50 and interest at the rate of 3.68% per annum is hereby approved.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Natalie Dorcy, Office Support Representative**Reviewed by:** Jodi Gallup, City Clerk/Administrative Coordinator**Item:** **Public Hearing on wine and on-sale 3.2 percent malt liquor license applications of Clay Oven Plymouth Inc d/b/a Clay Oven, 187 Cheshire Lane North, Suite 100**

1. Action Requested:

Adopt attached resolution approving wine and on-sale 3.2 percent malt liquor license applications of Clay Oven Plymouth Inc d/b/a Clay Oven, 187 Cheshire Lane North, Suite 100.

2. Background:

Clay Oven is a new Indian restaurant that has signed a 10-year lease with M Club Investments, LLC at the former location of Bawarchi Indian Cuisine, located at 187 Cheshire Lane North, Suite 100. Clay Oven Plymouth Inc was incorporated on May 5, 2023. This location has an indoor seating capacity of 96 where guests can consume wine and beer. The consumption of wine and beer will not be permitted outside the front door.

The Police Department has conducted their background investigation and has found no reason to deny the license. Notification was provided to property owners within 500 feet of the site.

3. Budget Impact:

City has received required license fees.

4. Attachments:

[Location Map](#)

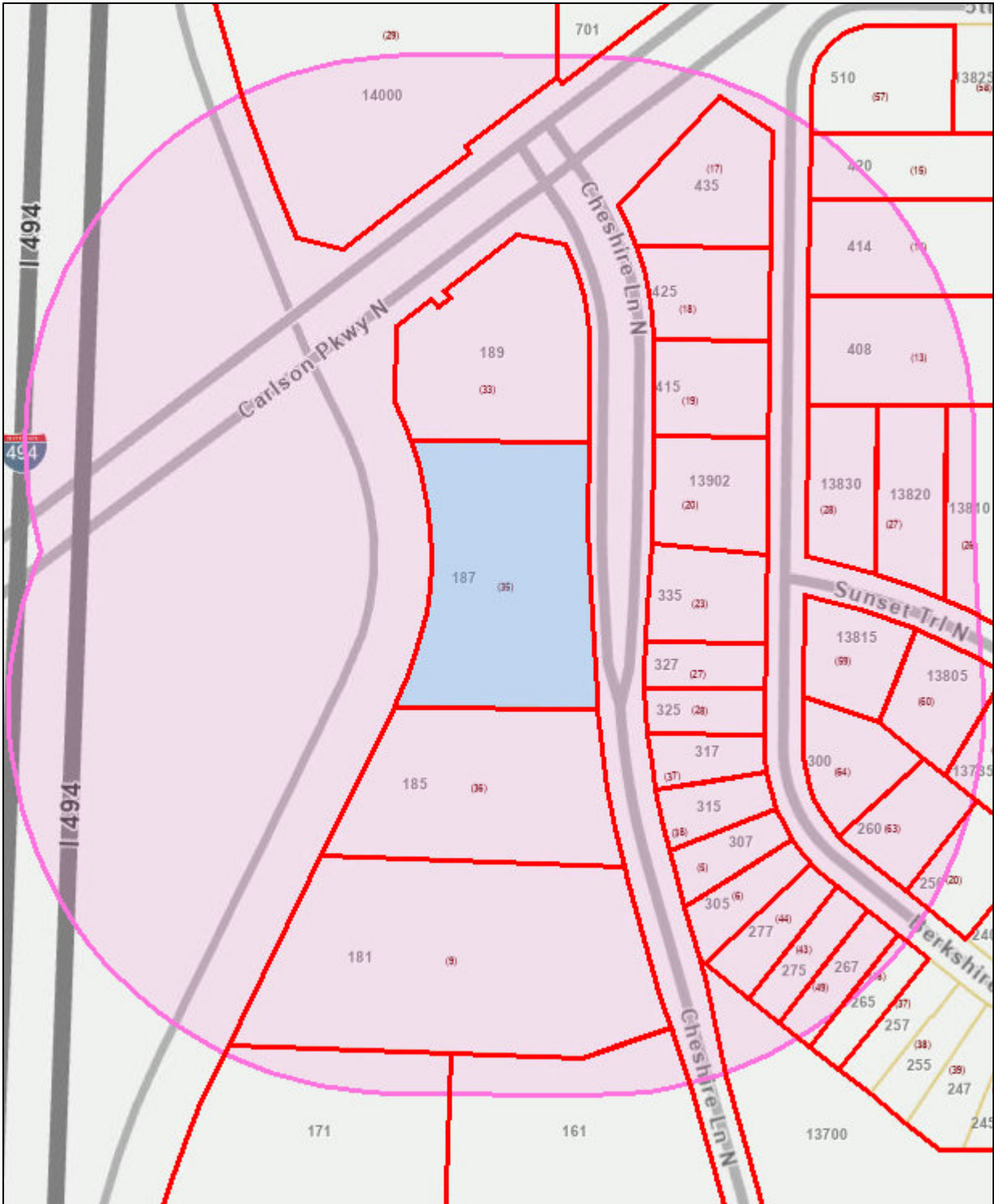
[Property Owners within 500'](#)

[City Council Resolution 2023-248](#)



Hennepin County Locate & Notify Map

Date: 8/28/2023



Buffer Size: 500

Map Comments:

0 50 100 200 Feet
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For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

40 34-118-22 23 0026
KATE-LO INC
701 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0061
LEONARD KATS
13735 SUNSET TR N
PLYMOUTH MN 55441

40 34-118-22 32 0029
DELANO HOLDINGS LLC
ATTN PAUL KADUE
3800 WASHINGTON AVE N
MINNEAPOLIS MN 55412

40 34-118-22 31 0013
RISHI MUKHERJEE
JHUMU CHAKRABORTTY
408 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0063
PATRICK & KELCIA CANNON
260 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0033
CIRCLE K STORES INC
PO BOX 52085 DC-17
PHOENIX AZ 85072

40 34-118-22 31 0014
JACQUELINE & BRENT WELDON
414 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0064
ALEX M SMITH
BRDIGET A SMITH
300 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0035
M CLUB INVESTMENTS LLC ETAL
ATTN CAM MCCAMBRIDGE
4999 FRANCE AVE S #250
MINNEAPOLIS MN 55410

40 34-118-22 31 0015
REED MANKE & JANE PECKHAM
420 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0017
MICHAEL L COLLODORA
435 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0036
KINDERBERRY HILL CHLD DEV'T
3405 ANNAPOLIS LN N STE 100
PLYMOUTH MN 55447

40 34-118-22 31 0026
EILEEN V MCCOY
1630 66 1/2 AVE NE
FRIDLEY MN 55432

40 34-118-22 32 0018
THOMAS W EVENSON
MELISSA A EVENSON
425 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0037
JENNIFER K TRANG
317 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0027
MICHAEL D CARSWELL
NANCY CARSWELL
13820 SUNSET TR N
PLYMOUTH MN 55441

40 34-118-22 32 0019
HOA PHUNG
415 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0038
DOUGLAS W BORSCH
KRISTINA R BORSCH
315 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0028
BRADLEY W GORDON
13830 SUNSET TR
PLYMOUTH MN 55441

40 34-118-22 32 0020
RACHEL DAHL & JASON DAHL
13902 SUNSET TR N
PLYMOUTH MN 55441

40 34-118-22 33 0005
CATHY J HEUCKENDORF
307 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0057
ADAM FOBBE
510 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 32 0023
DOUG SHARPE & MARY SHARPE
335 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 33 0006
MARION J PELLETIER
305 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 31 0059
BRYAN C SPIKE
KRISTI K THOMPSON
13815 SUNSET TR N
PLYMOUTH MN 55441

40 34-118-22 32 0027
BALBIR SINGH & DILJIT KHOSA
17297 JOY CT
LAKEVILLE MN 55044

40 34-118-22 33 0009
WPT CHESHIRE LANE LP
C/O WPT INDUSTRIAL LP
PO BOX A3879
CHICAGO IL 60690

40 34-118-22 31 0060
HAROLD & DEANNE KORDOVSKY
13805 SUNSET TR
PLYMOUTH MN 55441

40 34-118-22 32 0028
COLLEEN R FERGUSON
325 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 33 0010
WPT CHESHIRE LANE LP
C/O WPT INDUSTRIAL LP
PO BOX A3879
CHICAGO IL 60690

40 34-118-22 33 0013
DENNIS HEIEIE
PO BOX A3879
CHICAGO IL 60690

40 34-118-22 34 0020
DANIEL J MCINTOSH
1945 FAGERNESS PENT RD
WAYZATA MN 55391

40 34-118-22 34 0043
JONATHAN R AARON
275 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 34 0044
KRISTINA DASZKIEWICZ
277 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 34 0046
JAMES CAMPBELL COMPANY LLC
1001 KAMOKILA BLVD
KAPOLEI HI 96707-2014

40 34-118-22 34 0048
ESPERANZA AGUILAR
265 BERKSHIRE LA N
PLYMOUTH MN 55441

40 34-118-22 34 0049
SHEILA M VAN PELT
3430 LAWNSDALE LA N
PLYMOUTH MN 55447

CITY OF PLYMOUTH

RESOLUTION No. 2023-248

RESOLUTION APPROVING WINE AND ON-SALE 3.2 PERCENT MALT LIQUOR LICENSE APPLICATIONS OF CLAY OVEN PLYMOUTH INC D/B/A CLAY OVEN, 187 CHESHIRE LANE NORTH, SUITE 100

WHEREAS, Clay Oven Plymouth Inc d/b/a Clay Oven, 187 Cheshire Lane North, Suite 100, has submitted applications for Wine and On-Sale 3.2 Percent Malt Liquor for a restaurant located at 187 Cheshire Lane North, Suite 100; and

WHEREAS, the Police Department has conducted a background investigation and has found no reason to deny the application.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Wine and On-Sale 3.2 Percent Malt Liquor License applications of Clay Oven Plymouth Inc d/b/a Clay Oven, 187 Cheshire Lane North, Suite 100, are approved for a license period that will expire January 31, 2024.

BE IT FURTHER RESOLVED that approval is contingent upon the City receiving all documentation as required in the liquor license application.

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Natalie Dorcy, Office Support Representative**Reviewed by:** Jodi Gallup, City Clerk/Administrative Coordinator**Item:** **Public hearing on off-sale 3.2% malt liquor license application of Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North, Plymouth**

1. Action Requested:

Following public hearing, adopt attached resolution approving off-sale 3.2% malt liquor license application of Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North, Plymouth.

2. Background:

Jerry's Enterprises, Inc. has submitted an application to transfer the off-sale 3.2% malt liquor license of Cub Foods, which is currently owned by Uppsala Inc. Jerry's Enterprises, Inc. will be the new owner of the Plymouth location at 10200 6th Avenue North, and the trade name will remain Cub Foods.

The Police Department has conducted the criminal background investigation and has found no reason to deny the license. The required notification was provided to property owners within 500 feet of the site per City Code 1201.25.

3. Budget Impact:

Required investigation and license fees have been received.

4. Attachments:

[Location Map](#)

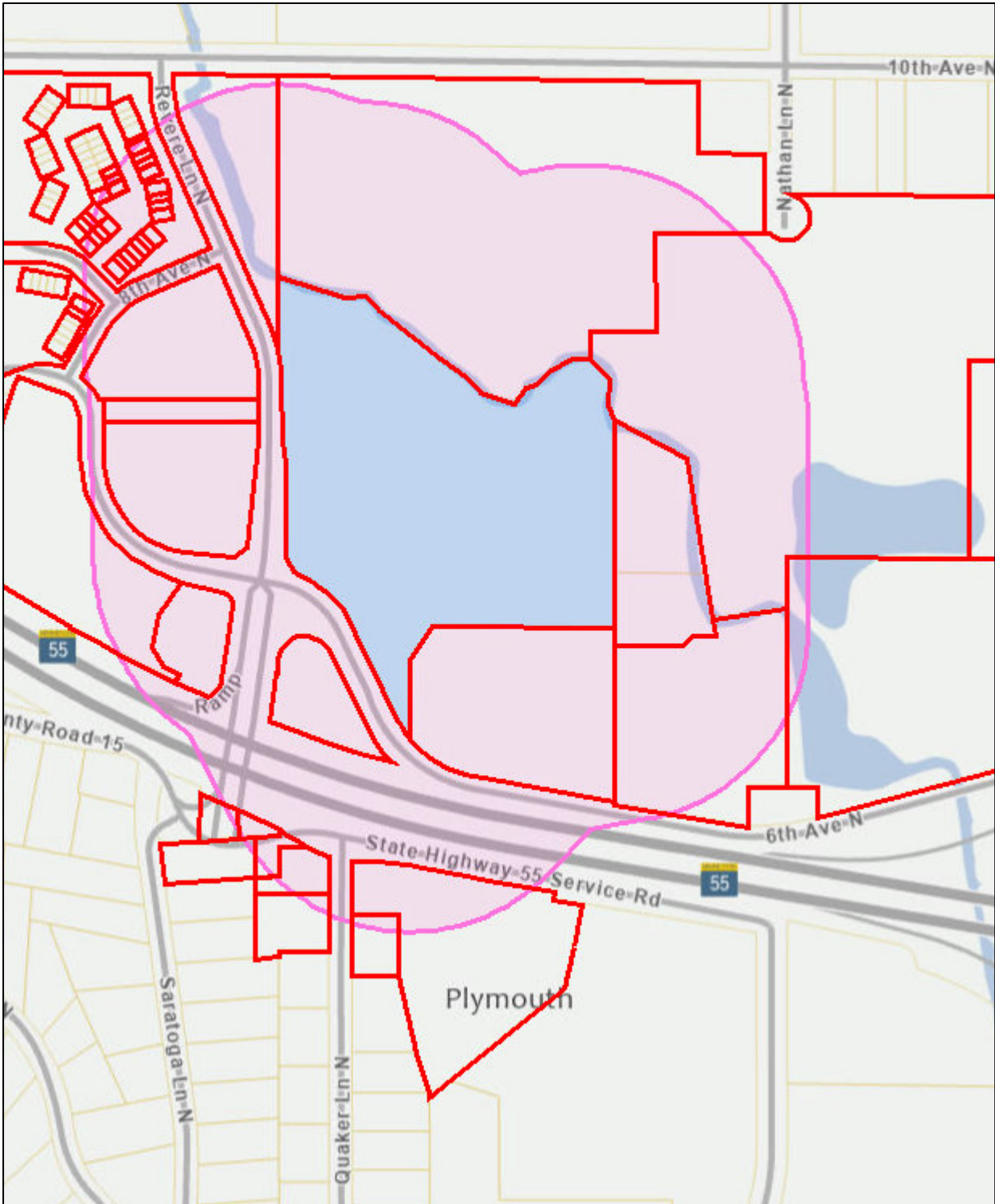
[Property Owners within 500'](#)

[City Council Resolution 2023-249](#)



Hennepin County Locate & Notify Map

Date: 9/6/2023



Buffer Size: 500

Map Comments:

0 100 200 400 Feet
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For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

40 36-118-22 13 0011
WATERFORD PARK STATION LLC
C/O PHILLIPS EDISON & COMPANY
11501 NORTHLAKE DRIVE
CINCINNATI OH 45249

40 36-118-22 24 0044
ALISHA LEWIS
866 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0054
RACHEL E FREY
808 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 13 0012
NICOLA MSP III LP
1600 UTICA AVE S STE 300
ST LOUIS PARK MN 55416

40 36-118-22 24 0045
ASHLEY M GERNES
864 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0055
DEANNA LONG
806 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 13 0013
DC-OV BASSETT CREEK LLC
7803 GLENROY RD #200
BLOOMINGTON MN 55439

40 36-118-22 24 0046
PEDRO DAVALOS
862 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0056
MATTHEW FAULKNER
804 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 14 0041
ONWARD INVESTORS VALUE
FUND II LP
5050 LINCOLN DR #420
EDINA MN 55436

40 36-118-22 24 0047
NATALYA LYADOVA
860 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0057
MICHAL HAIMOV
YAAKOV NAHMIA
3412 OAK RIDGE RD #306
MINNETONKA MN 55305

40 36-118-22 24 0006
ONVOY LLC
550 WEST ADAMS ST STE 900
CHICAGO IL 60661

40 36-118-22 24 0048
RONALD E KATZ
836 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0058
REID GORDER
800 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0007
ONVOY LLC
550 W ADAMS ST STE 900
CHICAGO IL 60661

40 36-118-22 24 0049
JOSEPH BENZ & PERLA BENZ
834 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0059
MICHAEL V & RUTH L DIMUCCI
826 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0010
DN ENTERPRISES LLC
4660 WATERTOWN ROAD
ORONO MN 55359

40 36-118-22 24 0050
KAREN E ATLAS
832 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0060
JOSEPH M ANNEN
824 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0016
SUSAN M BONELLO
10512 8TH AVE N
PLYMOUTH MN 55441

40 36-118-22 24 0051
KAYLEE LAMOINE
830 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0061
ANDREA BROKAW & RYAN BROKAW
1041 JUBERT TRL
MEDINA MN 55340-3706

40 36-118-22 24 0017
RACHEL ANN NESS
10510 8TH AVE N
PLYMOUTH MN 55441

40 36-118-22 24 0052
MADELYN BAUER
812 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0062
NADYA STROEVA
820 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0023
BASSETT CREEK VILLAGE HOA
C/O CEDAR MGMT INC
990 50TH AVE NE STE 105
COLUMBIA HEIGHTS MN 55421

40 36-118-22 24 0053
JINGYI HUANG
810 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0064
JOANNE K ROBINSON
944 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 24 0065
CAITLIN Q MAHONEY
942 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0005
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0025
STARCO LLC
C/O BACHMAN'S INC
6010 LYNDAL AVE S
MPLS MN 55419

40 36-118-22 24 0066
JOANNA M THOMSEN
940 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0045
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0027
10000 HIGHWAY 55 #1 LLC
229 MINNETONKA AVE S #1200
MINNETONKA MN 55305

40 36-118-22 24 0067
TATIANA AND ROMAN GLISTVAIN
924 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0048
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 24 0080
ALICE JEVNE
844 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 31 0049
NEW HORIZON R/E DEVEL 6 LLP
3405 ANNAPOLIS LA N #100
PLYMOUTH MN 55447

40 36-118-22 24 0081
DANIEL M LARKIN
842 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 41 0013
505 WATERFORD LLC
C/O DRA ADVISORS LLC
575 FIFTH AVE 38TH FLOOR
NEW YORK NY 10017

40 36-118-22 24 0082
MEGAN A KRUGER
840 TRENTON LA N
PLYMOUTH MN 55441

40 36-118-22 42 0011
COUNTRYSIDE INVESTMENT CO
C/O STEVEN SCOTT MANAGEMENT
3020 FRANCE AVE S
ST. LOUIS PARK MN 55416

40 36-118-22 24 0083
BASSETT CREEK VILLAGE HOA
C/O CEDAR MGMT INC
990 50TH AVE NE STE 105
COLUMBIA HEIGHTS MN 55421

40 36-118-22 42 0012
DAVID F ANDRADE
330 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 24 0084
C/O COMMONBOND COMMUNITIESNG
1080 MONTREAL AVE
ST PAUL MN 55116

40 36-118-22 42 0015
ANN M ROBINSON
335 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 24 0088
BASSETT CREEK VILLAGE HOA
C/O SHARPER MANAGEMENT
10340 VIKING DR #105
EDEN PRAIRIE MN 55344

40 36-118-22 42 0016
VINCENT R POPE
415 QUAKER LA N
PLYMOUTH MN 55441

40 36-118-22 31 0004
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 36-118-22 42 0024
INSPIRE BRANDS
ATTN: TAX DPT 5TH FLOOR
3 GLENLAKE PARKWAY
ATLANTA GA 30328

CITY OF PLYMOUTH

RESOLUTION No. 2023-249

RESOLUTION APPROVING OFF-SALE 3.2% MALT LIQUOR LICENSE APPLICATION OF JERRY'S ENTERPRISES, INC. D/B/A CUB FOODS, 10200 6TH AVENUE NORTH

WHEREAS, Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North, has submitted an application for Off-Sale 3.2% Malt Liquor at this address; and

WHEREAS, the Police Department has conducted a background investigation and has found no reason to deny the application.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Off-Sale 3.2% Malt Liquor License application of Jerry's Enterprises, Inc. d/b/a Cub Foods, 10200 6th Avenue North, is approved for a license period that will expire January 31, 2024.

BE IT FURTHER RESOLVED that approval is contingent upon the City receiving all documentation as required in the liquor license application.

APPROVED by the City Council on this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Chloe McGuire, Planning and Development Manager**Reviewed by:** Grant Fernelius, Community and Economic Development Director**Item:** **Public hearing on interim ordinance prohibiting the operation of cannabis businesses**

1. Action Requested:

Hold public hearing and consider adoption of interim ordinance prohibiting the operation of cannabis businesses and resolution authorizing summary publication.

2. Background:

The recently passed legislation has a provision allowing cities to enact an interim ordinance (moratorium) on the operation of cannabis businesses until January 1, 2025 to provide time for cities to study the impacts on zoning and to create appropriate regulations.

At the August 22 meeting, council directed staff to notice the public hearing to consider adoption of an interim ordinance prohibiting the operation of cannabis businesses.

3. Budget Impact:

N/A

4. Attachments:

[City Council Ordinance 2023-13](#)

[City Council Resolution 2023-250](#)

CITY OF PLYMOUTH
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2023-13

INTERIM ORDINANCE PROHIBITING THE
OPERATION OF CANNABIS BUSINESSES

THE CITY OF PLYMOUTH ORDAINS:

SECTION 1. FINDINGS AND PURPOSE.

A. By enacting 2023 Session Laws Chapter 63, the Minnesota Legislature enacted Minn. Stat. ch. 342, legalizing adult-use cannabis and permitting the operation of cannabis businesses and the sale of cannabis flower and cannabis products for human consumption. This law creates a new agency, the Office of Cannabis Management, to regulate the sales of cannabis products.

B. The new law does enact some requirements for production, labeling, and testing, and sale of cannabis products at the state government level. However, the new law creates uncertainty that will need to be resolved by the passage of further regulations by the Office of Cannabis Management.

C. The new law establishes that cannabis businesses are subject to a new local registration system and must comply with local zoning code. The new law provides no guidance on how cities are to zone the new businesses, leaving it to local control.

D. Pursuant to Minn. Stat. § 342.13, the city is authorized to adopt an interim ordinance prohibiting the operation of a cannabis business in order to protect the planning process and the health, safety, and welfare of its citizens. Under Minn. Stat. § 342.13, such ordinance may remain in effect until January 1, 2025.

E. Pursuant to its general police powers, including but not limited to, Minn. Stat. § 412.221, subd. 32, the city may enact regulations regarding to promote the health, safety, order, convenience, and the general welfare of the city. This power permits the city to implement a moratorium to study the selling, testing, manufacturing, and distributing of cannabis products to determine if regulations are necessary for the sake of good order of the city.

F. The City Council finds that it is necessary to study the application of 2023 Session Laws Chapter 63, and the products, uses, and businesses related thereto, in order to assess the necessity for and efficacy of regulations and restrictions relating to the selling, testing, manufacturing, and distributing of cannabis flower and cannabis products including through zoning ordinances, in order to protect the public health, safety, and welfare of its residents.

SECTION 2. DEFINITIONS. The following terms when used in this ordinance shall mean:

Official controls. "Official controls" or "controls" means ordinances and regulations which control the physical development of the city or any part thereof or any detail thereof and implement the general objectives of the comprehensive plan. Official controls include ordinances establishing zoning, subdivision controls, site plan regulations, sanitary codes, building codes, and official maps.

Cannabis Business. "Cannabis Business" has the meaning given in Minn. Stat. § 342.01, subd. 14, as amended.

Cannabis Flower. "Cannabis Flower" has the meaning given in Minn. Stat. § 342.01, subd. 16, as amended.

Cannabis Product. has the meaning given in Minn. Stat. § 342.01, subd. 20, as amended.

SECTION 3. INTENT AND AUTHORIZATION:

A. It is the intent of this ordinance to allow the City of Plymouth time to complete a study concerning adoption of revisions of the city's official controls for the manufacturing, testing, distributing, and selling of Cannabis Flower and Cannabis Products, and the operation of Cannabis Businesses.

B. City staff is directed and authorized to conduct a study of the city's official controls that may need to be adopted or amended to protect the public health, safety, and welfare as they relate to the manufacturing, testing, distributing, and selling of Cannabis Flower and Cannabis Products, and the operation of Cannabis Businesses.

SECTION 4. MORATORIUM.

A. Pending the completion of the above referenced study and the adoption of appropriate official controls, the following is prohibited within the city:

The manufacturing, distributing, and selling of Cannabis Flower and Cannabis Products, and the operation of any Cannabis Business.

B. The city shall not issue any license, permission, or permit related to the manufacture, distribution, and sale of Cannabis Flower, Cannabis Product, or the Operation of any Cannabis Business.

C. This moratorium does not apply to the selling, testing, manufacturing, or distributing of Cannabis Products or Cannabis Flower or the operation of Cannabis Businesses related to the Medical Cannabis Program as administered by the Minnesota Department of Health, provided that such activity is done in accordance with the regulations and laws of Minnesota regarding Medical Cannabis.

SECTION 5. ENFORCEMENT. The city may enforce this Ordinance by mandamus, injunctive relief, or other appropriate civil remedy in any court of competent jurisdiction. The City Council hereby authorizes the City Manager, in consultation with the City Attorney, to initiate any legal action deemed necessary

to secure compliance with this Ordinance. A violation of this Ordinance is also subject to the city's general penalty in City Code § 2000.01.

SECTION 6. EFFECTIVE DATE AND TERM. This ordinance shall take effect immediately upon its passage and shall remain in effect until January 1, 2025, or until the adoption of the official controls being studied, whichever occurs first.

ADOPTED this 26th day of September, 2023, by the City Council of the City of Plymouth, Minnesota.

By _____
Jeffry Wosje, Mayor

ATTEST:

Jodi Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2023-250

RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2023-13

INTERIM ORDINANCE PROHIBITING THE OPERATION OF CANNABIS BUSINESSES

Ordinance No. 2023-13 is an interim ordinance prohibiting the operation of cannabis businesses.

A printed copy of the entire ordinance is available for inspection at the City Clerk's Office during regular office hours.

APPROVED for summary publication by the City Council this 26th day of September, 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Erik Fadden, Public Safety Director**Reviewed by:** Erik Fadden, Public Safety Director**Item:** **Adopt ordinance concerning public use of cannabis and hemp, adopt ordinance concerning smoking in city parks and approve resolutions authorizing summary publication of said ordinances**

1. Action Requested:

Adopt ordinance concerning public use of cannabis and hemp, adopt ordinance concerning smoking in city parks, and approve resolutions authorizing summary publication of said ordinances.

Adoption of ordinances requires 4/7 vote and resolutions authorizing summary publication requires 6/7 vote.

2. Background:

During the 2023 session, the Minnesota Legislature legalized the use and sale of cannabis. Staff provided council with a high-level overview of the law at the August 22 meeting and council directed staff to bring back the following ordinances for adoption:

- Ordinance concerning the public use of cannabis and hemp - prohibits smoking cannabis or hemp in a public place which encompasses governmental property. Previous draft language was removed referencing private property that is regularly and frequently open to or made available for use by the public.

- Ordinance concerning smoking in city parks - currently smoking tobacco in the parks is prohibited through a council policy, which provides no enforceable penalties for violations. This ordinance provides consistency in the enforcement of prohibiting smoking tobacco, cannabis, and hemp in city parks.

3. Budget Impact:

N/A

4. Attachments:

[City Council Ordinance 2023-14](#)

[City Council Ordinance 2023-15](#)

[City Council Resolution 2023-251](#)

[City Council Resolution 2023-252](#)

CITY OF PLYMOUTH
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2023-14

ORDINANCE AMENDING CHAPTER IX OF THE PLYMOUTH CITY CODE CONCERNING THE
PUBLIC USE OF CANNABIS AND HEMP

THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, ORDAINS:

SECTION 1. Chapter IX of the Plymouth City Code is amended to add a new Section 970 “Public Use of Cannabis and Hemp” to read as follows:

SECTION 970: PUBLIC USE OF CANNABIS PRODUCTS

970.01. – Definitions.

For purposes of this Section, the terms defined herein have the meanings given them.

CANNABIS: Any product containing the harvested flower, bud, leaves, or stems of a plant of the genus Cannabis that has a delta-9 tetrahydrocannabinol concentration of more than 0.3 percent on a dry weight basis. Cannabis includes adult-use cannabis flower, medical cannabis flower, and any derivative, concentrate, extract, resin, or other product made from a cannabis plant.

HEMP: Any product containing the harvested flower, bud, leaves, or stems of a plant of the genus Cannabis that has a delta-9 tetrahydrocannabinol concentration of no more than 0.3 percent on a dry weight basis. Hemp includes any derivative, concentrate, extract, resin, or other product made from a hemp plant.

ELECTRONIC DELIVERY DEVICE: Any product containing or delivering a substance intended for human consumption through the inhalation of aerosol or vapor from the product. Electronic delivery device includes, but is not limited to, devices manufactured, marketed or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor.

SMOKING: Inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, pipe or any other lighted or heated product that is intended for inhalation. Smoking included using an electronic delivery device.

PUBLIC PLACE: Property owned, leased, or controlled by a governmental unit. Public Place does not include the following:

- (1) a private residence including the person’s curtilage or yard; or
- (2) private property not generally accessible by the public, unless the person is explicitly prohibited from consuming cannabis flower, cannabis products, lower-potency hemp

- edibles, or hemp-derived consumer products on the property by the owner of the property; or
- (3) the premises of an establishment or event licensed to permit on-site consumption.

970.02. - Prohibited Activity.

No person shall smoke cannabis or hemp in a public place.

970.03. – Penalty.

Violation of this section shall be a petty misdemeanor.

SECTION 2. Effective Date. This ordinance shall be effective immediately upon its passage.

ADOPTED by the City Council on this 26th day of September, 2023.

By _____
Jeffry Wosje, Mayor

ATTEST:

Jodi Gallup, City Clerk

CITY OF PLYMOUTH
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2023-15

ORDINANCE AMENDING CHAPTER VIII OF THE
PLYMOUTH CITY CODE CONCERNING SMOKING IN CITY PARKS

THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, ORDAINS:

SECTION 1. Chapter VIII, Section 805.01 of the Plymouth City Code is with the following original text, new text, and ~~deleted text~~:

805.01. – Park Regulations.

Subd. 1. Application. This Section applies to public parks described as park land, lake, stream, pond, trail, nature area, open space or recreation center and amenities within. It should also mean any other property owned, leased, used or controlled, wholly or partly by the City for parks and recreation use.

Subd. 2. Definitions. The following words, terms and phrases, as used herein, shall have the following meanings:

ELECTRONIC DELIVERY DEVICE: Any product containing or delivering nicotine, lobelia or any other substance, whether natural or synthetic, intended for human consumption through the inhalation of aerosol or vapor from the product. Electronic delivery device includes, but is not limited to, devices manufactured, marketed or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor.

SMOKING: Inhaling, exhaling, burning or carrying any lighted or heated cigar, cigarette, pipe or any other lighted or heated product containing, made or derived from nicotine, cannabis, hemp, or other plant or substance, whether natural or synthetic, that is intended for inhalation. Smoking will also include using an electronic delivery device.

SECTION 2. Section 805.09 of the Plymouth City Code is hereby amended with the following original text, new text, and ~~deleted text~~::

805.09. - Prohibited Acts; Regulations.

* * *

Subd. 17. Smoking. Smoking is prohibited in all City Parks, in all public parking lots that are adjacent to City Parks, and inside all motor vehicles located in any City Park or adjacent public parking lot.

Subd. 178. Additional Regulations. In order to protect public health, safety and welfare, and to preserve the property of the City, the Director of Parks and Recreation or his/her~~their~~ designee is authorized and directed to establish additional written regulation which shall define, in precise detail the procedures to be followed in the use of the parks.

SECTION 2. Effective Date. This ordinance shall be effective immediately upon its passage.

ADOPTED by the City Council on this 26th day of September, 2023.

Jeffry Wosje, Mayor

ATTEST:

Jodi Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2023-251

RESOLUTION APPROVING SUMMARY PUBLICATION OF
ORDINANCE No. 2023-14

ORDINANCE AMENDING CHAPTER IX OF THE PLYMOUTH CITY CODE CONCERNING THE
PUBLIC USE OF CANNABIS AND HEMP

Ordinance No. 2023-14 amends Chapter IX of the Plymouth City Code concerning the public use of cannabis and hemp.

A printed copy of the entire ordinance is available for inspection at the City Clerk's Office during regular office hours.

APPROVED for summary publication by the City Council this 26th day of September, 2023.

CITY OF PLYMOUTH

RESOLUTION No. 2023-252

RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2023-15

ORDINANCE AMENDING CHAPTER VIII OF THE PLYMOUTH CITY CODE CONCERNING SMOKING IN CITY PARKS

Ordinance No. 2023-15 amends Chapter VIII of the Plymouth City Code concerning smoking in city parks.

A printed copy of the entire ordinance is available for inspection at the City Clerk's Office during regular office hours.

APPROVED for summary publication by the City Council this 26th day of September, 2023.

**Regular City
Council**

September 26, 2023

To: Dave Callister, City Manager**Prepared by:** Chris McKenzie, Engineering Services Manager**Reviewed by:** Michael Thompson, Public Works Director**Item:** **Authorize negotiation of recycling contract extension including adding curbside organic collection**

1. Action Requested:

Authorize city staff to negotiate a three-year extension to the current Republic Services recycling contract, and include a four-year term for city-organized curbside collection of source-separated organic materials.

2. Background:

At the July 25 Special Council Meeting, staff received direction from council to begin preliminary discussions with Republic Services to extend municipal recycling services for calendar years 2025-2027 for traditional single sort curbside recycling collection. In addition, staff was asked to explore the possibility of contracting city-led organized curbside collection of source-separated organic materials with Republic Services.

The current Municipal Recycling Services Agreement with Republic Services, effective January 1, 2019, is set to expire December 31, 2024 for traditional single sort curbside recycling. To maintain continuation of recycling services, staff began working with Republic Services to understand 2025-2027 pricing as the contract allows for a three-year extension. Neighboring cities recently bid municipal recycling services on the open market, with results that have not been favorable in terms of pricing. If final negotiations are not successful, enough time remains to bid municipal recycling services without interruption to curbside service.

In addition to curbside recycling collection, the city is exploring city-led organized curbside collection of source-separated organic materials with Republic Services, supplementing the negotiations of the current Municipal Recycling Services Agreement. This option would function similarly to the current curbside recycling program, where the city establishes a contract, and everyone pays the same fee. Benefits to residents may include increased efficiency, less truck traffic in neighborhoods and a cost-savings, rather than requiring all licensed haulers to offer curbside collection of source-separated organic materials to their customers and set their own fee for the service.

When licensed garbage haulers were required by Hennepin County (Ordinance 13) to begin offering curbside organics recycling collection to residents in 2022, haulers independently determined collection services and pricing structure. However, the Minnesota Pollution Control Agency recently provided clarification to the county regarding state law, which requires garbage haulers to charge all residential customers the same fee for curbside organics recycling collection – regardless of

whether they utilize the service or not. The law, Minnesota Statute 115A.93, is aimed at prohibiting solid waste collectors from imposing a greater charge on residents who recycle than those who do not, which includes source-separated organic materials.

Before bringing a recommendation to council, staff wanted to ensure a robust public outreach. Residents were invited to participate in a citywide survey regarding curbside organics collection, supplemented by a FlashVote survey, to provide opportunities for feedback. Information about the survey was included in a city newsletter article regarding organics. In both survey results, a majority of residents believe the city should lead single-hauler organized curbside collection of organics. Less than one-third of respondents were opposed to a city-led program. The survey results are attached.

Upon authorization by council to proceed with final contract negotiations of a three-year extension (2025-2027) of single sort recycling and a four-year term (2024-2027) for organized organics with Republic Services, staff will also finalize ancillary services within the contract, such as the centralized organics drop off site, servicing garbage and recycling to all municipal facilities, and participation in the annual spring Drop Off Day event.

Upon final contract negotiations and revisions, the contract with Republic Services will be brought to council likely in October for approval.

3. Budget Impact:

Republic Services has offered the city pricing for single sort recycling collection starting at \$4.75 monthly in 2025, with a 4.5% annual increase through 2027. Organics curbside collection is based on participation percentage, ranging from 2024 pricing of \$3.00 per month for up to 10% participation, to \$6.00 per month for up to 50% participation. Organics curbside collection will have a 4% annual increase through 2027.

For comparison, St Louis Park has a low bid for 2025 single sort recycling pricing of \$5.60 per month, increasing 4.5% per year, and 2024 organics pricing ranging from \$5.00 to \$6.00 per month, increasing 4.5% per year.

4. Attachments:

[2019-2024 Republic Recycling Contract](#)
[Plymouth Renewal Offer Letter](#)
[Combined Survey Results](#)
[Website Survey Results](#)
[FlashVote Survey Results](#)
[City Council Resolution 2023-253](#)

CITY OF PLYMOUTH

AGREEMENT FOR MUNICIPAL RECYCLING SERVICES

Effective January 1, 2019

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AGREEMENT

General Conditions and Terms

This Agreement is made on the 24th day of April, 2018 between the City of Plymouth [hereinafter "City"] and Allied Waste Services of North America, LLC. a Delaware limited liability company, d/b/a Republic Services of the Twin Cities- Blaine [hereinafter "Contractor"].

Preliminary Statement

The purpose of this Agreement is to set forth terms and conditions for the provision of MUNICIPAL RECYCLING SERVICES by the Contractor for the City. The City and Contractor agree as follows:

1 Contract Documents

The following documents shall be referred to as the "Contract Documents", all of which shall be taken together as a whole as the contract between the parties as if they were set verbatim and in full herein:

- A. This Agreement
- B. Specifications, Exhibit "A"
- C. Compensation, Exhibit "B"
- D. Trash Collection, Exhibit "C"
- E. Special Collection/Drop Off Day, Exhibit "D"

In the event of conflict among the provisions of the Contract Documents, the order in which they are listed above shall control in resolving any such conflicts, with Contract Document "A" having the first priority, and Contract Document "D" having the last priority. Residential collection shall occur on Wednesdays, Thursdays, and Fridays, except for changes due to holidays, weather events, and other unscheduled interruptions. Collection will begin Thursday, January 3, 2019.

2 Compensation for Services

Compensation for Services: The City agrees to pay the Contractor for services as described in Exhibit B, attached and made a part of this Agreement.

3 Method of Payment

The Contractor shall submit itemized invoices for services provided to the City on a monthly basis. The Contractor shall provide documentation and reports as required by the City in Exhibit A. Invoices must include a copy of the corresponding month's Recycling Materials Revenue Report. Approved invoices will be paid based on the City's normal reimbursement schedule. The City processes all approved invoices within 30 days of receipt. The City will not approve penalty payments for past due dates. The City may withhold payment including, but not limited to, defective service or work, failure to meet obligations as proposed or contracted, or resulting contract and damages, or for not submitting reports. The City bills residents directly for recycling services. The Contractor may invoice residents directly only if the resident is a customer and has requested extra collection, regular trash service, a special collection, or a special

service. The Contractor may not invoice residents directly for regular collection of curbside recycling services.

4 Revenue Sharing

The City shall receive a credit based on the Net Proceeds of the sale of recyclable materials collected the previous month in the City, if there are positive net proceeds from the sale. The Net Proceeds shall be applied to all recyclable materials collected from all program elements (i.e. curbside and drop-off). The per ton processing fee and formula for sharing Net Proceeds as described in Exhibit B, attached and made a part of this Agreement.

5 Withholding of Payment

If the Contractor does not comply with Collection Requirements as outlined in Exhibit A, City will withhold payment and no late fee will be assessed by the Contractor.

6 Materials Disposition

Contractor shall assure that all recyclables collected in the City are not landfilled or incinerated, and are distributed to appropriate markets for recycling. No recyclables will be landfilled or incinerated by the Contractor without written authorization from the City and the Minnesota Pollution Control Agency. If the Contractor determines that there is no market for a particular recyclable or that the market has become economically unfeasible, the Contractor shall promptly give written notice to the City. Said notice shall include information demonstrating the effort the Contractor has made to find market alternatives, and the financial information justifying the conclusion that the market is economically unfeasible. Upon receipt of said notice, the Contractor and the City shall have 60 days to attempt to find a feasible market. During this period the Contractor shall continue to pick up the particular recyclable. If the Contractor or the City is not able to find a market within 60 days or develop a market plan, the City has the option to either:

- (A) Require the Contractor to continue to collect the particular recyclable. In such case, the City would pay the Contractor, as additional compensation, the tipping fee, and any other fees or other costs charged to Contractor, at the Hennepin Energy Recovery Center [HERC] or a mutually agreeable alternative site. The Contractor is required to keep accurate records of said fees and costs and provide the City receipts of payment;
- Or
- (B) Notify the Contractor to cease collection of the particular recyclable until a feasible market is located, either by the Contractor or by the City. The Contractor and City would then be jointly responsible for the cost of printing and distributing educational materials explaining the market situation to residents. If the City notifies the Contractor to cease collection of a particular recyclable, the parties shall immediately meet to renegotiate the collection price for service.

7 Audit Disclosure

The Contractor shall allow the City or its duly authorized agents reasonable access to such of the Contractor's books and records as are pertinent to all services provided under this Agreement. All finished or unfinished documents, data, studies, surveys, drawings, maps (including all route maps created by the Contractor), models, photographs, and reports prepared by the Contractor for the City shall become the property of the City upon termination of this Agreement.

8 Term of This Agreement

The term of this Agreement shall be from January 1, 2019 through December 31, 2024, the date of signature by the parties notwithstanding. This Agreement may be extended upon the written mutual consent of the parties for additional three-year periods as they deem appropriate, and upon the terms and conditions as herein stated.

9 Termination

Except as provided below, this Agreement may be terminated by either party upon written notice to the other party outlining that party's failure to timely perform its responsibilities under the Agreement and giving said party ninety (90) days to cure said default. The City may terminate this Agreement upon five (5) days written notice to the Contractor if the Contractor fails to substantially perform the services specified in Exhibit A on at least four (4) scheduled collection days.

10 Subcontractor

The Contractor shall not enter into subcontracts for any of the services provided for in this Agreement without the express written consent of the City. Pursuant to Minnesota Statute 471.25, Subdivision 4a, the Contractor must pay any subcontractor within ten (10) days of the Contractor's receipt of payment from the City for undisputed services provided by the subcontractor. The Contractor must pay interest of one and one-half percent (1½ %) per month or any part of a month to subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100.00 or more is \$10.00. For an unpaid balance of less than \$100.00, the Contractor shall pay the actual penalty due to the subcontractor. A subcontractor who prevails in a civil action to collect interest penalties from the Contractor shall be awarded its costs and disbursements, including attorney's fees, incurred in bringing the action.

11 Independent Contractor

At all times and for all purposes hereunder, the Contractor is an independent contractor and not an employee of the City. No statement herein shall be construed so as to find the Contractor an employee of the City.

12 Assignment

Neither party shall assign this Agreement, nor any interest arising herein, without the prior written consent of the other party.

13 Services Not Specified

No claim for services furnished by the Contractor not specifically provided for herein, including all Exhibits to this Agreement, shall be honored by the City.

14 Market Indices to calculate Revenue Sharing

The Market Indices for selected materials are used to establish the revenue sharing for selected materials. The reported sale price may be more than the indices. The required monthly report will list for each material collected: the required market indices, the processing fee for each material, the tons of material collected, the finished commodity value, the net amount per ton, the total dollar amount of revenue, and these amounts for the previous month.

15 Entire Agreement

The entire Agreement of the parties is contained herein. This Agreement supersedes all oral Agreements and negotiations between the parties relating to the subject matter hereof as well as any previous Agreements presently in effect between the parties relating to the subject matter hereof. Any alterations, amendments, deletions, or waivers of the provisions of this Agreement shall be valid only when expressed in writing and duly signed by the parties, unless otherwise provided herein.

16 Compliance with Laws and Regulations

In providing services hereunder, the Contractor shall abide by all statutes, ordinances, rules, and regulations pertaining to the provision of services to be provided hereunder. Any violation shall constitute a material breach of this Agreement.

17 Equal Opportunity

During the performance of this Agreement, the Contractor, in compliance with Executive Order 11246, as amended by Executive Order 11375 and Department of Labor regulations 41 CFR Part 60, shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor shall take affirmative action to insure that applicants for employment are qualified, and that employees are treated during employment, without regard to their race, color, religion, sex, or national origin.

18 Waiver

Any waiver by either party of a breach of any provisions of the executed Agreement shall not affect, in any respect, the validity of the remainder of the executed Agreement.

19 Indemnification

The Contractor shall indemnify and hold harmless the City, its employees and agents, for all claims, damages, losses, and expenses, including, but not limited to, reasonable attorney's fees, which they may suffer or for which they may be held liable, to the extent of the fault of the negligence of the Contractor, its employees, or subcontractors in the performance of this Agreement. The Contractor shall also pay any expenses, including reasonable attorney's fees, incurred by the City in enforcing this indemnification requirement.

20 Insurance

Within fourteen (14) days of the date of this Agreement, the Contractor shall provide a certificate of insurance as proof of liability coverage for bodily injury or death in the amount of two million dollars (\$2,000,000) for any one person, and in the sum of two million dollars (\$2,000,000) for two or more persons for the same occurrence, and for damages to property in the sum of two million dollars (\$2,000,000). The certificate of insurance shall name the City as an additional insured and state that the Contractor's coverage shall be the primary coverage in the event of a loss. Further, the certificate shall provide for thirty (30) days written notice to the City before cancellation of coverage.

21 Automobile Insurance

The Contractor shall provide a certificate of insurance as proof of liability coverage for a single limit or combined limit or excess umbrella automobile liability insurance policy covering agency owned, non-

owned, and hired vehicles used regularly in the provision of services under this Agreement in an amount of not less than one million dollars (\$1,000,000) per accident for property damage; not less than one million dollars (\$1,000,000) for death or bodily injury, and/or damage to any one person; and not less than one million dollars (\$1,000,000) for total bodily injuries and/or damages arising from any one accident.

22 Performance and Payment Bonds

The Contractor shall execute and deliver to the City performance and payment bonds with a corporate surety in the sum of one hundred thousand dollars (\$100,000). This Agreement shall not become effective until such a bond in a form acceptable to the City, has been delivered to the City and approved by the City Attorney. This Agreement shall be subject to termination by the City at any time if said bond shall be canceled or the surety thereon relieved from liability for any reason. Upon renewal or extension of this Agreement, Contractor will execute and deliver to the City an acceptable performance bond, approved by the City Attorney and complying with the requirements above to cover the entire period of renewal or extension.

23 Timely Communications of Problems

The Contractor and the City shall make every reasonable effort to use timely and direct communications (e.g. phone, e-mail and/or in-person meetings) to address operational problems and service issues to prevent occurrences resulting in liquidated damages.

24 Liquidated Damages

The City shall notify the Contractor by means of formal written (including electronic writing) notice of each act or omission by Contractor in breach of Contractor's obligations under this Agreement that are discovered by the City. The formal notice will outline the issue and the violation. After notice has been provided by the City, the Contractor shall be liable for liquidated damages, at the following rates, if performance has not occurred consistent with the provisions of this Agreement. The City may invoice the Contractor for the full amount of any damages. The remedy available to the City under this paragraph shall be in addition to all other remedies that the City may have under law or at equity.

24.1 Exceptions:

For the purposes of this Agreement, the Contractor shall not be deemed to be liable for damages where its inability to perform recycling collection service is the result of conditions beyond the control of the Contractor, including but not limited to, civil disorder, acts of God, or severe weather, changes in applicable statutes, regulations, and ordinances, labor disputes, and significant road construction; provided, however, that the Contractor shall use commercially best efforts to obtain approval for the delay from the designated City staff person prior to 4:00 p.m. of the scheduled collection day. When the City and the Contractor have upon mutual agreement determined that the Contractor may safely resume collection service, the Contractor shall have five (5) days (excluding Saturdays, Sundays, and holidays) to provide such service. In the event of a continuing failure beyond said period, the Contractor shall not be entitled to payment for any residential dwelling unit not serviced. In the event that the City has approved a delay beyond the five (5) days the Contractor will not be assessed penalties as specified above.

24.2 Non-compliant, missed pick-up

A non-compliant missed pickup is defined as recycling service not provided to a CDU (as defined in Exhibit B) or a City designated recycling (Exhibit B, Section 1.4) or trash stop (Exhibit C) during

collection hours on the scheduled day or alternate day of collection, and the address did not appear on the driver's records as an unacceptable set-out, nor as a not-out. Contractor may be assessed liquidated damages of one hundred dollars (\$100) per instance of a non-compliant missed pickup. No notice from a resident, customer or the City is necessary to trigger the start of the liquidated damages. The Contractor may return the same day, or before 12:00 p.m. the next business day without the assessment of liquidated damages to collect the material. Liquidated damages do not apply to carts that are reported as partially emptied.

24.3 Missed Collection, Drop-off Center

Contractor may be assessed liquidated damages of three thousand dollars (\$3,000.00) per daily occurrence for failure to collect, empty, and return all containers for the drop-off center, failure to clean up excess material, and/or failure to report issues.

24.4 Administrative Non-Compliance

Whenever the Contractor performs services in a manner that is non-compliant with this Agreement, Contractor may be assessed liquidated damages of two thousand dollar (\$2,000) per occurrence. The Contractor shall pay the City separately from the monthly invoice and not deduct such payment from monthly billing. Examples include but may not be limited to: failure to comply with customer service requirements; failure to provide monthly and annual reports in a timely manner; failure to document, report, and clean hydraulic spills or material spills in a timely manner; failure to report operational changes of disposal sites, material processing, formula changes, end markets; failure to conduct and report actual monthly participation and set-out studies; failure to conduct and report annual composition analysis or agreed upon alternative; failure to maintain vehicles in proper working order; failure to deliver, exchange or remove a cart at the correct address in a timely manner; failure to pick up and report litter issues caused by collection; and failure to correct chronic issues.

25 Workers' Compensation Insurance

The Contractor shall provide workers' compensation insurance covering all employees of the Contractor engaged in the performance of the Agreement, in accordance with the Minnesota Workers' Compensation Law.

26 Conflict of Interest

The Contractor agrees that no elected official, officer, employee or other representative of the City shall have any interest, direct or indirect, in this Agreement or the proceeds thereof. Violation of this provision shall cause this Agreement to be null and void and Contractor will forfeit any payments to be made under this Agreement.

27 Data Practices/Records

All data created, collected, received, maintained or disseminated for any purpose in the course of this Agreement is governed by the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, any other applicable state statute, or any state rules adopted to implement the act, as well as federal regulations on data privacy. All books, records, documents and accounting procedures and practices of the Contractor and its subcontractors, if any, relative to this Agreement are subject to examination by the City.

28 Governing Law

This Agreement shall be controlled by the laws of the State of Minnesota.

29 Severability

If any provision, term, or condition of this Agreement is found to be or become unenforceable or invalid, it shall not affect the remaining provisions, terms and conditions of this Agreement, unless such invalid or unenforceable provision, term or condition renders this Agreement impossible to perform. Such remaining terms and conditions of the Agreement shall continue in full force and effect and shall continue to operate as the parties' entire contract.

30 Amendments

The provisions of this Agreement shall remain in force and effect without change. Amendments may be mutually negotiated by both parties but shall not go into effect until reduced to writing and executed by the authorized representatives of the City and the Contractor. If the City's residential curbside recycling program is substantially changed or altered due to Hennepin County Resolution No. 11-0306R2, revisions to Hennepin County Ordinance 13, if the County significantly alters their Residential Recycling Funding Policy, or if the City endeavors to explore organics, multi-family and/or commercial institutional programing, the City and the Contractor shall re-negotiate in good faith the affected provisions of this Agreement.

31 Signatures

Executed as of the day and year first written above.

CITY OF PLYMOUTH



(Signature)

By Kelli Slavik

Its Mayor

CONTRACTOR



(Signature)

By Kevin Bremer

Its Area President

(Title)



(Signature)

By Dave Callister

Its City Manager

EXHIBIT A: RECYCLING COLLECTION, PROCESSING AND MARKETING SPECIFICATIONS

1. Introduction

These specifications define the requirements of the RECYCLING COLLECTION PROGRAM for the City of Plymouth.

2. Definitions

Cart: A container in three to four sizes (20-plus gallons to 90-plus gallons) with hinged lid and wheels, used for collection of solid waste, including recyclable material and organics.

Certified Dwelling Unit (CDU): Means a single family home and each residential unit in a building up to an eight-plex, or townhouse complex. Residential units in structures (other than townhouses) containing more than eight dwelling units may be designated as CDU's upon mutual agreement by the City and the Contractor.

Collection Route: Means a contiguous geographic area that Contractor determines will be serviced by one collection vehicle and which may be used to measure collection progress. These routes and changes to the routes must be approved by the City.

Collection Vehicle: Any vehicle licensed and inspected by the City, the County, the Minnesota Department of Transportation, and/or the U.S. Department of Transportation for collection of solid waste or recyclables.

Contractor: Person or persons authorized by the City to perform recycling collection services on prescribed routes within Collection Districts in the City.

Composition: Composition of recyclable materials are an estimated percentage based on the results of the Recycling Composition Analysis as required in this Agreement.

Education Tag: Means an information tag notifying residents about issues regarding their cart or recyclable materials. The tag contains information regarding preparation requirements. The driver leaves the tag at the residence on the cart.

Household: Means a single-family household or a multi-family building unit that is eligible for City recycling collection services.

Market Indices for Purposes of Revenue Sharing: The published index price is specified in the RFP for purposes of calculating revenue sharing. The published index price shall serve as the basis from which the processing fee is deducted for calculating the Contractor's amount of net revenue sharing for each commodity.

Material Recovery Facility (MRF): The facility (or series of facilities) used for the receiving, sorting, processing, storing and other steps to prepare recyclable commodities for marketing and ultimately to be recycled. The facility conforms to all applicable rules, regulations and laws of

state, local or other jurisdictions. A MRF does not include the end market facilities (e.g., mills) that manufacture new products from the recyclable commodities.

Net Proceeds: The revenue received from the sale of all recyclable materials minus the agreed upon processing fees which are labor and equipment charges made by the Contractor handling the processing for sale of recyclables as set forth in Exhibit B.

Not-out: A driver record that a cart was not at the curb at an address on the scheduled collection day by 7:00 a.m.

Participation Rate or Set-Out Rate: The number of specific CDU's on a recycling route which set out recyclable material in carts at some point during a defined period of time (industry standard is one month) as a percentage of the overall number of eligible CDU's during that same defined period of time.

Private roads: Private roads are surfaces for which the ownership and maintenance are the responsibility of individuals or entities which are not the City nor other government entities.

Process Residuals: The material from the MRF that cannot be recycled, recovered, reused and must be disposed. Process residuals may include prohibited materials not acceptable in the City's curbside program and process loss derived from residual materials no longer marketable.

Processing: The sorting, volume reduction, baling, containment or other preparation of recyclable materials delivered to the MRF for subsequent re-manufacturing or reuse.

Processing Fee: The agreed upon unit fee allocated toward the Contractor's cost of processing the many types of recyclables.

Program Element: There are two program elements within the City's comprehensive recycling system: (1) curbside, (2) drop-off.

Recyclable Materials or Recyclables: all items that would otherwise be disposed of as solid waste that are designated by the City, the County, or the State of Minnesota to be part of an authorized recycling program, which shall be either separated at the source by the generator, or by the collector or processor, for the purpose of recycling or remanufacturing, or for reuse. The recyclable materials or recyclables shall include the materials listed below and any other materials mutually agreed upon by the Contractor and the City in the future.

- **Aseptic cartons, Gable top cartons:** Cartons used to package milk, juice, broth, soup and other liquids, and dry products.
- **Boxboard packaging:** used for food, storage in refrigerator, and dry goods, except boxes designed for frozen storage.
- **Corrugated cardboard:** unless contaminated with food, or coated with wax or plastic.
- **Glass containers:** all glass food and beverage containers.

- **Metal containers:** aluminum, steel, bimetal food and beverage containers, and foil and foil trays not contaminated with food.
- **Mixed paper:** direct mail, envelopes, school and office paper, receipts and bills, hard and soft-covered books, paper bags, notebooks, magazines, catalogs and phone books, and shredded paper.
- **Newspaper:** including all paper inserts.
- **Other Recyclable Materials** may also include other materials as mutually agreed upon by the City and Contractor. Recyclable materials also includes any and all solid waste items designated by the Hennepin County Environmental Services Department to be part of an authorized recycling program, and which are intended for processing and re-manufacturing, or reuse.
- **Plastic:** plastic containers and lids up to nine inches in diameter, except those containers that held hazardous waste. Plastic containers includes these types of plastic: polyethylene terephthalate (PETE, number 1), high density polyethylene (HDPE, number 2), polyvinyl chloride (PVC, number 3), low-density polyethylene (LDPE, number 4), polypropylene (PP, number 5), polystyrene (PS, number 6), and all Other (number 7), unless recycling of a plastic is not required under the laws of the state and local governments, then the plastic may be excluded from the program if mutually agreed upon by the City and the Contractor.

Recycling Materials Revenue Report: A monthly report supplied by Contractor with the monthly invoice for recycling services which outlines the revenue or credit to the City for sale of recyclables in a formula and format agreed upon by Contractor and City.

Revenue Share: The revenue shared between the Contractor and the City from the sale of recyclable material collected in curbside residential carts and at the drop-off center after the cost of processing the various types of material is subtracted from the revenue.

Single Sort Recycling: The system by which the generator places all recyclable materials together in one container, the materials are collected, processed at a MRF, and sorted into their individual marketable commodities.

Unacceptable Recyclable Materials: Materials which are prohibited from recycling or organics recycling streams as defined by State of Minnesota statutes and/or Hennepin County policies, or are not accepted by the Contractor, including hazardous waste.

Walk-up Service: Door-to-curb collection of recyclables at designated CDU's upon request from the City for residents who request the service from the City and are approved by City staff to receive the service. The resident or customer stores the cart(s) near the house or garage. The Contractor "walks up" to collect the cart, brings it to the truck to empty the cart, and returns the cart to its original location.

3. Recyclable Material Preparation

Contractor shall collect CDU recyclables that have been prepared by the residents as directed by the City. Sorting and preparation standards for materials will be "single sort" during the life of the Agreement.

3.1 Manner of Collection

The collection and transportation of recyclables by Contractor will, at no time, create a nuisance or become injurious to the public health of persons living either within or outside the corporate limits of the City.

4. Ownership of Materials

All recyclable materials shall remain the responsibility of the resident, property owner, tenant or business establishment until handled by the Contractor at which point it becomes the responsibility and ownership of the Contractor. Title to and liability for Unacceptable Recyclable Materials shall at no time pass to the Contractor and shall remain with the generator of such waste.

5. Revenue Sharing

The Contractor shall provide the same level of revenue sharing for the residential curbside and Drop-Off Center recycling programs. However, tonnages shall be itemized separately per program on the monthly invoices and revenue sharing shall be itemized separately on the revenue report.

6. Residential Curbside Recycling Program Collection Requirements

Every CDU shall receive curbside recycling collection services every other week. The City of Plymouth is divided into five collection districts with collection on three different days each week. The Contractor shall not change the collection day for any curbside stop without the prior approval of the City. The Contractor will notify the City of any proposed route changes, and provide the City with any revised route, and all the collection maps at least once annually, and more frequently upon request by the City.

6.1 Carts

Contractor will provide storage containers of a size, shape and design acceptable to the City. Any containers provided by Contractor shall remain Contractor's property. Contractor shall be responsible for cleaning up any material spilled from the cart. Carts must be maintained in good working condition at all times. Replacement shall be the responsibility of the Contractor.

6.2 Collection Days

Days of collection will be Wednesday, Thursday, and Friday of each week. If a holiday falls on or before a scheduled collection day in a particular week, recycling collection will be made on the day following the scheduled collection day. If the holiday falls on Friday, collection will be made on Saturday. If the holiday falls on a Saturday or Sunday, collection will continue as scheduled the following week.

6.2.1 Holidays

The City designates six legal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

6.3 Collection Hours

Collection shall commence no earlier than 7:00 a.m., but no later than 9:00 a.m. The Contractor shall maintain sufficient equipment and personnel to assure that all collection operations are completed by 5:00 p.m. on each scheduled collection day. Residents will be requested to have recyclable materials placed at the curb before 7:00 a.m. on the scheduled collection day.

6.4 Non-Completion of Collection and Extension of Collection Hours

If the Contractor determines that the collection of recyclables will not be completed by 5:00 p.m. on the scheduled collection day, it shall notify the designated City staff person by 4:00 p.m. and request an extension of the collection hours. The Contractor shall inform the City of the areas not completed, the reason for non-completion, and the expected time of completion. If the designated City staff person cannot be reached, the Contractor shall follow the agreed-upon method of communication to inform the City of the delay in collection.

6.5 Non-Compliant Missed Collections

The Contractor shall have a duty to pick up any missed collections. The Contractor agrees to pick up all missed collections on the same day the Contractor receives notice of a missed collection, provided the notice is received by the Contractor before 12:00 p.m. on a business day. With respect to all notices of a missed collection received after 12:00 p.m. on a business day, the Contractor agrees to pick up that missed collection before 12:00 p.m. on the business day immediately following the notice.

6.6 Severe Weather

Recycling collection may be postponed due to severe weather in consultation between the Contractor and the City. Collection will be postponed to a day agreed upon by the Contractor and the City. Recycling collection may be postponed if the local temperature at 6:00 a.m. is at or below minus 20 degrees Fahrenheit.

6.7 Point of Collection

All residential recycling curbside collection will occur at the curb, as defined herein with the exception of designated walk-up service stops. Recycling carts shall be placed by the residents at curbside on collection day, with the handle toward the house and the lid opening toward street. The Contractor shall collect from each participating household, all acceptable materials that have been prepared according to publicized procedures. The driver is required to return carts to the same curbside location as set by the resident, unless the resident has set the cart in the street, on a sidewalk or trail, or in the middle of the private driveway. The Contractor shall make a conscious effort to return the cart with the lid closed and in a standing position.

6.7.1 Carts

Drivers are required to record and report to the Contractor's dispatcher, the location of any recycling container that is damaged. The Contractor shall repair or replace damaged carts within one (1) week of the report of damage.

6.8 Walk-up Service

The Contractor shall provide walk-up service to City designated CDU's upon request of the City at no extra charge. The City will endeavor to ensure that the service is provided only for those residents requesting the service as determined by the City. In the event walk-up service collection

exceeds 0.5% of the total number of CDU's, City and Contractor may agree to negotiate financial compensation for the service. The City will not require the Contractor to enter a building or closed structure to service a property. If the Contractor and the customer agree that the property should be serviced by having the Contractor regularly enter a closed structure or building, the Contractor must provide the City with a copy of the walk-up service agreement signed by the customer and by the Contractor, which agreement must include a City liability waiver. Twice annually in December and in May, the Contractor shall submit a current list of addresses receiving walk-up service.

6.9 Compliance with Driving and Hauling Laws

Collection and transportation of all recyclable materials shall be accomplished in accordance with all existing laws and ordinances, and future amendments thereto, of the State of Minnesota and local governing bodies. The Contractor will be properly licensed and insured to operate in the City of Plymouth, Hennepin County, and the State of Minnesota, and shall comply with all statutes, regulations, and ordinances of the state and local governments in the execution of the Agreement.

6.10 Weighing of Loads and Reporting Requirements

The Contractor will keep accurate records consisting of an approved weight slip with the date, time, collection route, driver's name, vehicle number, tare weight, gross weight, net weight, and number of recycling stops for each loaded vehicle. The scale to be used by the Contractor will be certified and approved by the City. Copies of all weight tickets shall be included with the monthly invoice to the City. Contractor will provide the City annually with up-to-date route maps, indicating the starting collection point for each route. Contractor will inform the City of route changes at least two weeks before any changes are made and all other route activities that may affect the regular recycling collection schedule. The contractor shall use all means necessary to limit contamination to at or under 15%.

6.11 Procedure for Unacceptable Materials

If the Contractor determines that materials set out are unacceptable, the driver shall use the following procedure. The driver shall leave all the unacceptable recyclable materials and leave an education tag. The tag is provided by the Contractor and approved by the City in the recycling container indicating unacceptable materials and/or the proper method of preparation. The driver shall record the address on forms provided by the Contractor. The Contractor shall report the addresses by the end of month to the City staff in an electronic format mutually agreed upon by the Contractor and City.

6.12 Public Education and Promotion

The Contractor will participate in educating City residents on recycling and will seek to promote recycling in a manner mutually agreed upon by the City and the Contractor. The Contractor shall conduct its own promotions and public education to increase participation and improve compliance with City-specified resident preparation instructions. Education efforts may include, but are not limited to, brochures, post cards, and cart hanging tags, cart information packets, signs, videos, presentations to classes and community groups, and events. The Contractor shall submit a draft of any public education literature for approval by the City, at least one (1) month prior to printing and distributing any such literature. The Contractor shall not distribute any education or promotional literature regarding the recycling program or waste reduction, without

prior approval by City staff. The City will work with the Contractor to ensure recycling educational materials conform to Hennepin County Funding Policy requirements. The Contractor shall provide the City with industry-related information, educational materials, articles, video, and other material for City staff to publish or distribute as requested by the City, as well as assist in the development of brochures, articles, and other pieces at the request of the City. The Contractor shall work with the City in developing innovative financial incentives that will help residents, multi-family owners and managers, businesses and institutions increase their recyclables and decrease their mixed solid waste. The Contractor will provide recycling instruction labels for single stream containers. This label shall include concise material sorting instructions for residents. The label shall be attached to the lid of the recycling cart, so it can be easily identified by the resident or customer and the Contractor's drivers as the container for recyclable materials collection. The Contractor shall participate in City-sponsored community events at the request of the City. Participation may include, but is not limited to, staffing an information booth, giving presentations, and displaying recycling trucks and equipment. Such participation shall be related to this Agreement, representative of the Plymouth recycling program, and not construed as an opportunity to prospect trash customers. The Contractor will provide education in alternate formats including, but not limited to electronic, online, video, in-person, events, and tours, and provide education that can be used in schools serving the Plymouth community. This education must address the State of Minnesota's solid waste management hierarchy and priorities. The education provided must be at the Contractor's cost, with no additional cost to the City or schools.

6.13 Clean-up Responsibility

The Contractor shall adequately clean up any material spilled or blown during the course of collection and/or hauling operations. Any unacceptable materials left behind should be secured within resident's recycling container, if provided. Driver shall take all precautions possible to prevent littering of unacceptable recyclables, and shall be responsible for litter created by collection. All collection vehicles shall be equipped with at least one broom and one shovel for use in cleaning up material spillage. Contractor shall have no responsibility to remove or clean up any items which are not recyclable materials. All hydraulic fluid spills and leaks shall be reported by the Contractor immediately to a supervisor and, if it is a danger to public health or safety, to the City Fire Department (911). If the spill is over five gallons, the Contractor must report it to the Minnesota Duty Officer. The Contractor is responsible to clean up all spills, even if the City Fire Department is present.

6.14 Customer Service and Records

All complaints made directly to Contractor shall be given prompt and courteous attention. Contractor will provide Customer Service through an established set of skills and capabilities. Customers seeking Customer Service shall have the ability to seek out information and answers to frequently asked questions 24 hours per day through web-based or smart phone based applications. When contact with the Contractor is required for Customer service, during office hours, the Contractor shall maintain sufficient call center staff to answer and handle complaints and service request from customers without delay. These call center staff shall have the ability to contact and work with members of the contractor staff serving the municipality, whether through direct, electronic, or telephonic means, to coordinate resolution of the local complaints. In the case of alleged missed scheduled collections, the Contractor shall investigate and, if such allegations are verified, shall arrange for the collection of Recyclable Materials not collected within one business day after the complaint is received.

6.15 Pilot Project Test Areas

The City, upon consultation with the Contractor, may request limited scope pilot tests in both the residential and commercial/institutional sectors of the City. The amount of stops included in a test will be determined by the scope of the project and mutually agreed upon between the City and Contractor. The test area will not place any significant, undue hardship on the operations of the contractor and shall be reasonable and acceptable in size/effort. Fair compensation, if needed, will be determined during these discussions. No compensation shall be provided because of fewer materials during the test period.

6.16 Vehicle Licensing and Inspection Requirements

All collection vehicles used in performance of the Agreement shall be duly licensed and inspected by the State of Minnesota and shall operate within the weight allowed by Minnesota statutes. Vehicles shall be used that are in proper working condition and that prevent loss in transit of liquid or solid cargo. All vehicles shall be kept clean and as free from offensive odors as possible. The Contractor shall obtain all pertinent licenses and registrations from the City, County and State and have DOT record books. The Contractor shall submit to the City annually before December, the most recent Minnesota or U.S. DOT inspection record for each licensed vehicle used within the City.

6.17 Collection Vehicle Equipment Requirements

Each collection vehicle shall be equipped with the following:

- A two way communications device.
- A first aid kit.
- An approved 2A10BC dry chemical fire extinguisher or other approved fire extinguisher appropriate to the type of vehicle.
- Warning flashers.
- Warning alarms to indicate movement in reverse.
- Signs on the rear of the vehicle which state "This vehicle makes frequent stops" or similar language.
- A broom and a shovel for cleaning up spills and a spill kit.
- All of the required equipment and the vehicle must be in proper working order.
- All vehicles and equipment must be as clean and free from rust and odors as possible.
- Vehicles shall be sized to operate and negotiate turning movements of cul-de-sacs and dead-end streets without causing damage to public or private property or creating safety hazards.

6.18 Personnel Requirements

The Contractor shall retain sufficient personnel and equipment to fulfill the requirements and specifications of this Agreement. The Contractor will provide a Route Supervisor to oversee the recycling route drivers servicing the City. The Route Supervisor will be available to address customer complaints by cell phone or voice mail at minimum eight (8) hours per day on collection days and four (4) hours per day on non-collection weekdays. The Contractor's personnel shall:

- Conduct themselves at all times in a courteous manner with the general public.
- Make a concerted effort to have at all times a presentable appearance and attitude.
- Perform their work in a neat and a quiet manner and clean up all recyclable materials spilled or blown during the course of collection and hauling operations.

- Take all precautions possible to prevent littering.
- Avoid damage to containers and other property.
- Not perform their duties or operate vehicles while consuming alcohol or illegally using controlled substances or while under the influence of alcohol and/or such substances.
- Not idle or park vehicles in one location, street, lot, or place longer than is necessary to reasonable collect material or take meal or rest breaks.
- Abide by all applicable local, state and federal laws while performing the work.
- Must understand safety responsibilities and spill procedures, including reporting all hydraulic fluid spills immediately to a supervisor, to the City Fire Department (911) in the event of danger to public health and safety, and to the Minnesota Duty Office if over five gallons.
- Report any suspicious activities or items to the Plymouth Police Department (911 or desk officers at 763-509-5192).

6.19 Pavement Management Programs

The Contractor will be responsible for coordinating and providing service for individual CDU's or streets temporarily inaccessible during the City's annual street program. The City will provide to the Contractor weekly updates or construction progress reports upon request. This Agreement is subject to the right of the State, the County and the City to improve its roads, bridges, highways, and streets. The Contractor accepts the risk that such improvements may prevent the Contractor from occasionally traveling its usual route or routes for the purpose of collecting materials. The Contractor agrees to not make any claim for compensations against the City, the County or the State for such interference.

6.20 City Service Limited to Public Roads

Services provided in this agreement shall be on or adjacent to publicly owned roads. If the Contractor provides service on a private road or property, the Contractor must establish a separate agreement with the property owner(s) regarding any change in condition to the private road due to the service, and hold harmless the City, Hennepin County, and the State of Minnesota.

7. **Drop-Off Recycling Center**

7.1 Drop-Off Site Operations

The Contractor will service the recycling drop-off site operated by the City at Plymouth's Public Works Maintenance Facility, 14900 23rd Avenue North, Plymouth. This is an unattended facility open to residents and businesses. The City will give the Contractor card access to the site. The gate to the site is currently open from 5:00 a.m. to 9:00 p.m. daily.

7.2 Drop-Off Center Materials

Recyclable material collected at the drop-off site shall be the same materials as collected in the curbside program element. Other materials may be designated by the City if acceptable to the Contractor.

7.3 Storage Containers: Capacity and Service Frequency

Contractor will provide storage containers of a size, shape and design acceptable to the City (e.g., roll-off boxes, tanks, compartments and/or carts), and sufficient frequency emptying the

containers to assure that all recyclables deposited at the site can be placed within the storage containers without overflowing. Storage containers for the drop-off center shall be approved by the City before being installed by the Contractor. Contractor shall be responsible for cleaning up any and all material left at the drop-off site on collection days when a container is full. Containers must be kept clean and free from odors, free of graffiti and inaccurate signage, free of rust and leaks, and must be maintained in good condition at all times, including working covers, free of rust and leaks, and accurate, legible signs on all containers.

7.4 City Approval of Container Type and Labeling

Containers must be clearly marked with labels listing and showing with graphics the recyclables allowed to be placed inside the containers. The Contractor may not label the containers until the City has approved the content and design of labels. The Contractor will replace and update the signs on the drop-off center containers as needed.

7.5 Weighing of Loads and Reporting Requirements

Contractor will keep accurate records and weights of all recycling materials collected. All loads will be weighed and the information recorded on an approved weight/scale ticket along with the date, time, driver's name, vehicle number, tare, gross, and net weights, and the words "drop-off center". A copy of all weight tickets shall be kept on file by the Contractor for two (2) years and copies of all weight tickets will be attached to the monthly reports. The Contractor will submit a monthly report of the total tons collected by material, the percentage of the total that each material type represents, and the markets used for the sale of the recyclable materials. These reporting requirements are required for the City's semi-annual and annual recycling reports to Hennepin County.

7.6 Management of Contamination

If contamination of drop-off center recyclables exceeds 15% of the total drop-off tonnage, both parties mutually agree to negotiate and revise the plan for operations of the drop-off center that may include new containers, new container locations, elimination of containers, better signs on the containers, signs at the site, and/or disposal charge backs.

8. Recyclables Composition

8.1 Determining Materials Composition as Collected

The Contractor shall conduct at least one materials composition analysis of the City's recyclable materials each calendar year of this Agreement and during any and every extension of this Agreement to estimate the relative amount by weight of each recyclable commodity from each program element by grade or offer a suitable alternative to a composition analysis. The results of this analysis shall include: (1) percent by weight of each recyclable commodity by grade (including materials deemed unacceptable) as collected from the City program element; (2) relative change compared to the previous year's composition; and (3) a description of the methodology used to calculate the composition, including number of samples, dates weighed, and City route(s) used for sampling. The Contractor shall provide the City with a copy of each analysis. City staff will help coordinate the sampling and shall be invited by the Contractor to be present for the sorting.

8.1.1 Estimating Process Residuals

The Contractor shall provide the City a written description of the means to estimate process residuals derived from the City's recyclable materials. This written description shall be reviewed and approved in writing by the City. This written description shall be updated by the Contractor immediately after any significant changes to the processing facilities used by the Contractor.

8.2 End Market Certification

Upon request by the City, the Contractor shall provide written certification to the City that all recyclable commodities identified will continuously be recycled and not disposed. Upon request, the Contractor shall provide the City with adequate documentation of end markets for each recyclable commodity.

8.3 Materials Processing and Marketing

8.3.1 Processing Facilities Must Be Specified

It is intended that all recyclable materials collected by the Contractor will go to recycling markets to be reused or manufactured into recycled content products. Adequate recyclable material processing capacity must be provided for material collected. The Contractor specifies the location(s) of its MRF (or subcontractor's facility) where material collected from the City will be delivered and/or processed as Republic Services Minneapolis MRF. The Contractor shall provide written notice to the City at least sixty (60) days in advance of any substantial change in these or subsequent plans for receiving and processing recyclable materials collected from the City. Upon collection, the Contractor shall deliver the designated recyclable materials to a MRF, an end market for sale or reuse, or to an intermediate collection center for later delivery to a processing center or end market. Minnesota Statutes (M.S. 115A.95) prohibits the unapproved disposal of separated recyclable materials. Contractor shall assure that all recyclable materials collected in the City are not landfilled, composted or incinerated except for Process Residuals. The Contractor shall dispose of no more than seven percent (7%) of material (by weight) as Process Residuals as part of recyclable materials processing operations.

8.3.2 Lack of Adequate Market Demand

In the event that the market for a particular recyclable material ceases to exist, or becomes economically depressed that it becomes economically unfeasible to continue collection, processing and marketing of that particular material, the Contractor shall give written notice to the City. The notice shall include information demonstrating the effort the Contractor has made to find market sources, and the financial information justifying the conclusion that the market is economically unfeasible. Adequate documentation shall be required before the City will consider changes to the municipal recycling program. At such conclusion, the City and the Contractor will both agree in writing that it is no longer appropriate to collect such item before collection ceases. Until such date that writing amendment is fully executed, the Contractor shall continue to collect the item and, if necessary, arrange for adequate stockpiling. Contractor shall pay the costs of all disposal of any item collected that is deemed not recyclable by Contractor and the City due to lack of adequate market demand. The City and Contractor shall specify a date in the said

written agreement to cease collection of the recyclable material in question. Contractor shall at all times be under a duty to minimize recyclable materials ending up in landfill or incineration. If such disposal becomes necessary, Contractor shall dispose of the materials at a facility specified in writing by the City or an alternative agreed upon by the City and the Contractor.

8.4 Performance Monitoring

The City will monitor the performance of the Contractor against requirements specified within this Agreement. Substandard performance as determined by the City will constitute non-compliance. If action to correct such substandard performance is not taken by the Contractor within sixty (60) days after being notified by a City, the City may initiate the contract termination procedures.

8.5 Reports and Meetings

City may withhold payment for recycling services or declare this Agreement to be breached unless and/or until Contractor supplies as required the information outlined in this section.

8.5.1 Customer Service Reports

Contractor will provide the City with monthly electronic reports, in Word, Excel or Access format, on issues, complaints, including, but not limited to calls reporting missed collections and improper set-outs as stipulated within this Agreement. Detail shall include dates occurred, initiated and resolved, address, issue, resolution, and other details as available. These reports shall be due by the 15th day of each month.

8.5.2 Monthly Reports

Contractor shall provide the Recycling Materials Revenue Report with each monthly invoice. The Contractor shall submit a written monthly report to accompany the monthly invoice packet. Invoices may not be processed for payment until the monthly report is complete and accepted by the City. The monthly report shall summarize tonnage by commodity and by type of collection (curbside, drop-off, and MF). The monthly report shall summarize complaints from the report as described in Section 8.5.1 and provide an explanation of any changes in procedures to address complaints. The monthly report shall describe any significant changes in end markets and alert the City in writing to any pending conditions that may affect the City's recycling programs. These reports shall be due by the 15th day of each month. Since Contractor carts for Recyclable Materials may contain electronics as a result of dumping activities, the Contractor shall properly register and report on the disposal of such items as required by the Minnesota Electronics Recycling Act (M.S. 115A.1310) with the State of Minnesota and comply with any other applicable electronic waste disposal reporting laws. The Contractor shall include a report on any E-waste disposal in its monthly report to the City.

8.5.3 Annual Reports

The Contractor shall submit a written annual report by February first (1) of each year. The annual report shall summarize tonnage by commodity by program element for the previous calendar year. The annual report shall describe any significant changes in end markets and alert the City in writing to any pending conditions that may affect the City's recycling programs. The annual written report should include any MRF reports submitted

by Contractor to the Minnesota Pollution Control Agency and the MN Department of Revenue (annual SW-1AR report) for any MRFs used to process City recyclable materials. The SW-1AR are for recycling and composting facilities seeking exemption from solid waste management taxes pursuant to M.S. 297H.06. These reports must be submitted to the State annually, and shall be submitted annually as part of the annual report. The Contractor must include a request in writing if the Contractor wishes to have its annual report considered nonpublic data to the extent permitted by the public record laws of the State of Minnesota. The entire annual report cannot be marked as nonpublic data.

8.5.4 Annual Meeting

Upon receipt of the Contractor's annual report, the City shall schedule an annual meeting with the Contractor. The objectives of this annual meeting will include (but not be limited to):

- Review Contractor's annual report, including trends in recovery rate and participation.
- Efforts the Contractor has made to expand recyclable markets.
- Summary of market trends in prices, technology advancements, specifications, and implications for all recycling programs covered in this Agreement.
- Review Contractor's performance based on feedback from residents and other customers to City staff.
- Review Contractor's recommendations for improvement in the City's recycling program, including enhanced public education and other opportunities for expansion.
- Review staff recommendations for improving Contractor's service.
- Discuss other opportunities for improvement with the remaining years under the current Agreement.

8.5.5 Other Meetings

The City may call additional meetings as needed to coordinate planning, development and implementation of new or changing program elements. The Contractor may request meetings as needed to help provide for more expeditiously resolution of program implementation issues.

EXHIBIT B: COMPENSATION

1. Compensation for Residential Curbside Recycling Collection Service

1.1 Curbside CDU Counts

For the purpose of these specifications the City has identified 24,677 Curbside Certified Dwelling Units (CDU's) as of March, 2018.

1.1.1 Annual Adjustment to CDU Count

The City will provide the Contractor the actual addresses of the CDU's to receive curbside recycling services before January 1 and July 1 of each year of the Agreement to ensure accurate service. The Contractor will adjust the July and January invoice to reflect the CDUs provided by the City.

1.2 Collection Service Price

The curbside collection service price per month per CDU shall be as follows:

2019	\$2.91
2020	\$2.98
2021	\$3.05
2022	\$3.13
2023	\$3.21
2024	\$3.29

1.3. Compensation for Drop-Off Collection Service

Two options are provided for service at the Drop Off Center. Each container shall be serviced one time per day either three days per week or seven days per week. Additional service for roll-off containers shall be at a price mutually negotiated between the City and Contractor. Additional service for other containers shall be at the request of the City and at no additional charge. The City may change the service level at the Drop-Off Center with 30-day's notice to the Contractor.

The Drop-off collection service price per month shall be as follows:

Three-day per week service (M/Th/Sat)		Seven day per week service	
2019	\$3,363.00/mo	2019	\$7,486.00/mo
2020	\$3,447.00/mo	2020	\$7,673.00/mo
2021	\$3,533.00/mo	2021	\$7,865.00/mo
2022	\$3,622.00/mo	2022	\$8,062.00/mo
2023	\$3,712.00/mo	2023	\$8,263.00/mo
2024	\$3,805.00/mo	2024	\$8,470.00/mo

1.4. Recycling Collection at City Designated Sites

The Contractor will provide recycling collection at City facilities and other designated stops at no additional cost per the following schedule. The Contractor shall collect the same list of recyclable

materials collected from other program elements. City facilities and other designated stops currently included in this Agreement include:

Site	Bins	Frequency
City Hall, 3400 Plymouth Blvd., Plymouth, MN, 55447	2 yard	Monday, Wednesday, Friday
Public Safety, 3400 Plymouth Blvd., Plymouth, MN, 55447	2 yard	Monday, Wednesday, Friday
Fire Station #1, 13205 County Road 6, Plymouth, MN, 55441	96 gal	Every other Wednesday
Fire Station #2, 12000 Old Rockford Rd, Plymouth, MN, 55441	96 gal 96 gal	Every other Thursday
Fire Station #3, 3300 Dunkirk Lane North, Plymouth, MN, 55447	96 gal 96 gal	Every other Wednesday
Plymouth Creek Center, 14800 34 th Ave N, Plymouth, MN, 55447	2 yard	Monday and Friday
Plymouth Creek Center, 14800 34 th Ave N, Plymouth, MN, 55447 - **Organics**	3 yard	Wednesday
Plymouth Ice Ctr, 3650 Plymouth Blvd., Plymouth, MN, 55446	3 yard	Wednesday

1.5. Revenue Share

1.5.1 Revenue Sharing Formula

The revenue sharing formula shall be:

- “Gross” material value (based on index prices below)
- Less processing fee.
- Equals net revenue
- Times the percent City share of net revenue. The revenue share shall be 80% to the City and credited monthly.

1.5.2. Processing Fee

The processing fee per ton shall be as follows:

2019	\$70.00/ton
2020	\$71.75/ton
2021	\$73.54/ton
2022	\$75.38/ton
2023	\$77.27/ton
2024	\$79.20/ton

1.5.3 Revenue Share Reserve

A revenue share reserve of \$35,000 shall be established from the sale of recyclable material prior to the City receiving shared revenue. Revenue owed to the City in excess of \$35,000 shall be credited to the City on a monthly basis. The revenue share reserve shall be in effect from January 1, 2019 through November 30, 2024. At the end of the contract term the City shall be credited for the net revenue of recyclables in December 2024 plus any positive balance in the revenue share reserve. A negative balance at the end of the contract term shall be the responsibility of the contractor. The City will not provide payment to the Contractor for a negative balance.

1.6. Published Industry Market Indices

Product Mix	Market Indicator
Mixed Glass	Reviewed Annually
HDPE Natural	Waste News 1st Issue High
HDPE Pigmented	Waste News 1st Issue High
PET	Waste News 1st Issue Low
Residual Garbage	Hennepin County Rate
Tin	Avg. Monthly Sales Price
Aluminum	Average Monthly Sales Price
OCC	OMB #11 High
#3-7 Plastics	Average Monthly Sales Price
Other Fiber	OBM #54 High

EXHIBIT C: TRASH COLLECTION SERVICE

1. Trash Collection Service

The Contractor will provide solid waste collection at designated City facilities at no additional cost.

2. Unacceptable Waste

For purposes of this Exhibit C, solid waste does not include Unacceptable Waste, as defined below. City warrants that solid waste disposed of at the facilities identified by City pursuant to Section 1 of this Exhibit C will not contain any Unacceptable Waste. Title to, and liability for, any Unacceptable Waste will remain with the generator and shall at no time pass to Contractor. Contractor shall have the right to reject or revoke its acceptance of any solid waste at any time such solid waste is discovered to be or contain Unacceptable Waste.

3. Definitions for Purposes of Exhibit C

3.1 Unacceptable Waste is Hazardous Waste and any radioactive, volatile, corrosive, highly flammable, explosive, biomedical, infectious, biohazardous, or toxic waste as defined by applicable law or any otherwise regulated waste.

3.2 Hazardous Waste includes, but is not limited to, any amount of waste listed or characterized as hazardous by the United States Environmental Protection Agency or any state agency pursuant to RCRA, and including future amendments thereto, and any other Applicable Law.

4. City facilities and other designated trash stops to be included in this Agreement are:

Site	Bin(s)	Collection Frequency
City Hall, 3400 Plymouth Blvd., Plymouth, MN, 55447	2 yard	Monday, Wednesday, Friday
Public Safety, 3400 Plymouth Blvd., Plymouth, MN, 55447	2 yard	Monday, Wednesday, Friday
Maintenance Facility, 14900 23 rd Ave. N., Plymouth, MN, 55447	4 yard	Monday
Central Treatment Plant, 14800 23 rd Ave. N., Plymouth, MN, 55447	2 yard	1 st Monday of the month
Zachary Treatment Plant, 4295 Zachary Ln. N., Plymouth, MN, 55441	2 yard	1 st Monday of the month
Plymouth Creek Center, 14800 34 th Avenue North, Plymouth, MN, 55447	2 yard	Monday, Thursday
Fire Station 1, 13205 County Road 6, Plymouth, MN, 55441	1 yard	Monday
Fire Station 2, 12000 Old Rockford Road, Plymouth, MN, 55441	1.5 yard	Monday
Fire Station 3, 3300 Dunkirk Lane North, Plymouth, MN, 55447	1.5 yard	Monday

Plymouth Ice Center, 3650 Plymouth Blvd., Plymouth, MN, 55447	4 yard 3 yard	Monday, Thursday Monday, Thursday
Bus Shelter, 9923-10221 45 th Avenue North, Plymouth, MN, 55442 (Nathan Lane/45 th Avenue Park and Ride)	30 gal	Monday
Bus Shelter, 3954-3998 Plymouth Blvd., Plymouth, MN, 55447 (Intersection of County Road 9 & Plymouth Blvd.)	30 gal	Monday
Bus Shelter, 3651 Lancaster Lane N, Plymouth, MN, 55441	30 gal (North side) 30 gal (South Side)	Monday Monday
Bus Shelter, 3205 Harbor Lane North, 55447 (Currents Apartments)	30 gal	Monday
Bus Shelter, 3300 Harbor Lane North, Plymouth, MN	30 gal	Monday
Bus Shelter, 17205 County Road 6, Plymouth, MN, 55447 (St. Phillip the Deacon Church)	30 gal	Monday
Bus Shelter, 1405 Xenium Lane North, Plymouth, MN, 55441 (TCF Headquarters at Xenium & 15 th Ave)	30 gal	Monday
Station 73 Park & Ride, 10905 State Highway 55, Plymouth, MN, 55441	90 gal	Monday

EXHIBIT D: PLYMOUTH ANNUAL SPECIAL COLLECTION DAY

1. Plymouth Special Collection Day

The City hosts an annual Special Collection Day a.k.a Drop Off Day typically in April or May of each year. Municipal Solid Waste, Construction and Demolition Debris, Scrap Metal, and bulky items are collected at this event. The parties agree to negotiate in good faith such that Republic Services will provide to collect these items at the City's Special Collection Day event and the City shall compensate Republic Services for this collection.



September 08, 2023

Michael Thompson
Public Works Director
City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

Dear Mr. Thompson,

Republic Services has enjoyed our partnership with the City of Plymouth and our team looks forward to extending this relationship into the future.

Our existing recycling contract will expire on December 31, 2024. We are excited to provide pricing for a three-year extension of the recycling contract starting at \$4.95 per home in 2025, with a 4.5% annual increase.

Additionally, we are excited to offer a combined recycle and organics contract, in this scenario the recycling price would start January 2025 at \$4.75 per home and organics collection would start January 2024 at \$3.00 per home. Both prices would have a 4% annual price increase.

The Organics price will increase as more residents participate in the organics collection program. This tiered pricing structure allows the city to make curbside organics collection available to residents at a very low price. As interest and participation in the program grows the price will increase to cover the additional costs. The tiered pricing structure is shown below.

Maximum Participation Percentage (% of homes with an organics cart)	Monthly Price Per Home (all 26,000 homes)
10	\$3.00
15	\$3.50
20	\$4.00
25	\$4.50
30	\$5.00
40	\$5.50
50	\$6.00

The last several years have brought intense pricing pressures to the trash and recycling industry. Record inflation combined with a shortage of commercial drivers across the country have had a huge impact on our industry. While general inflation has been eight to ten percent, our industry has seen cost increases as high as forty percent. The cost of labor, fuel, equipment, tires and other materials have been increasing rapidly.



Additionally, we are seeing persistently low commodity prices for the materials collected in curbside recycling programs. This does not mean that recycling is a bad decision, it simply means that it costs more than it used to. Recycling is still the right decision to make; recycling preserves resources, reduces emissions, and supports green jobs in a circular economy, it just costs more than it used to.

We are confident that this represents the financial commitment that is necessary to continue providing a world class customer experience. This renewal would leave the city with a comprehensive recycling and organics collection program at an outstanding value.

We look forward to working with your team in the future.

Please let me know if you have any questions or concerns.

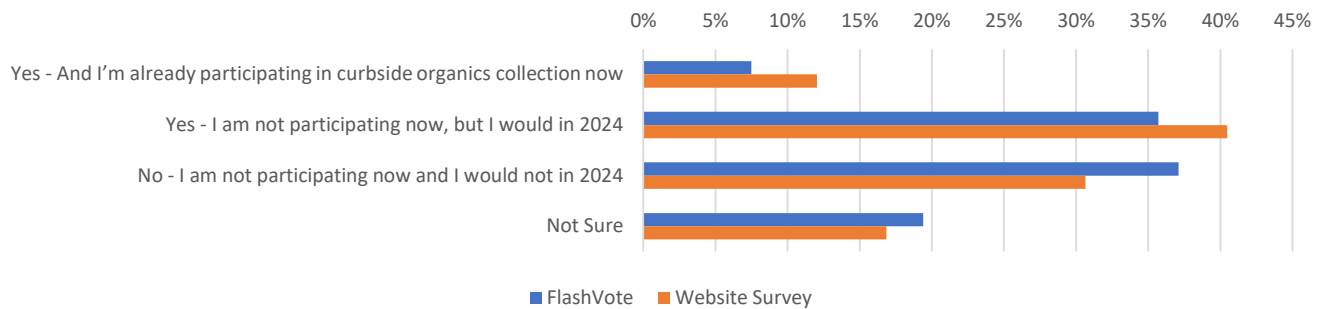
A handwritten signature in black ink, appearing to read "Matt Herman", with a long, sweeping horizontal line extending to the right.

Matt Herman
Manager Municipal Services

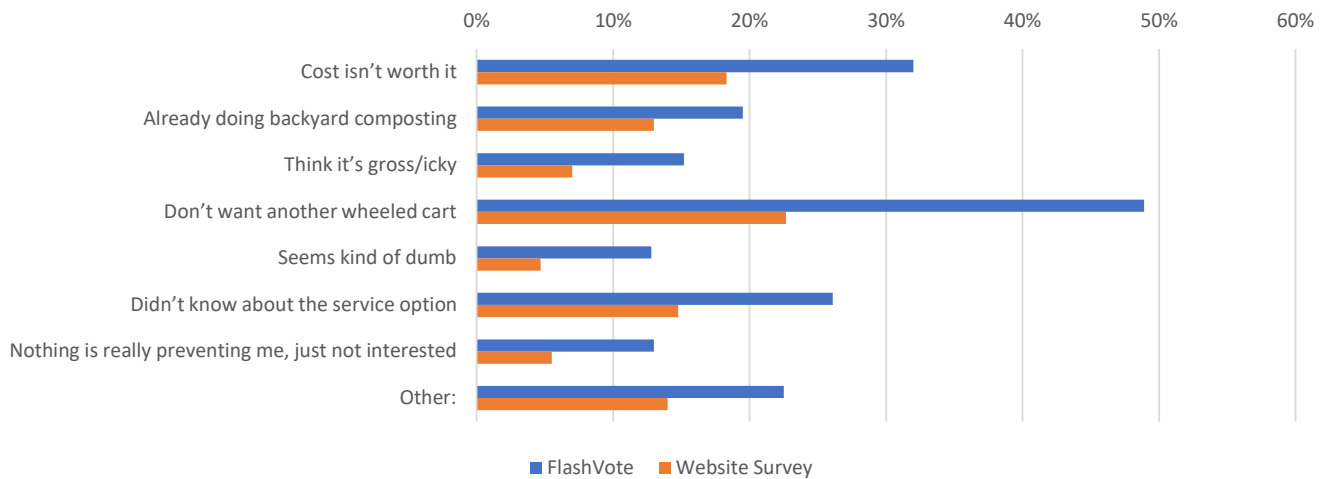
Curbside Organics Collection Survey Website Survey and Flashvote Results Summary

September 26, 2023

Question 1: Knowing that you will be charged for organics collection – and that participation requires an additional wheeled cart – do you expect to sign up for a curbside organics collection service in 2024



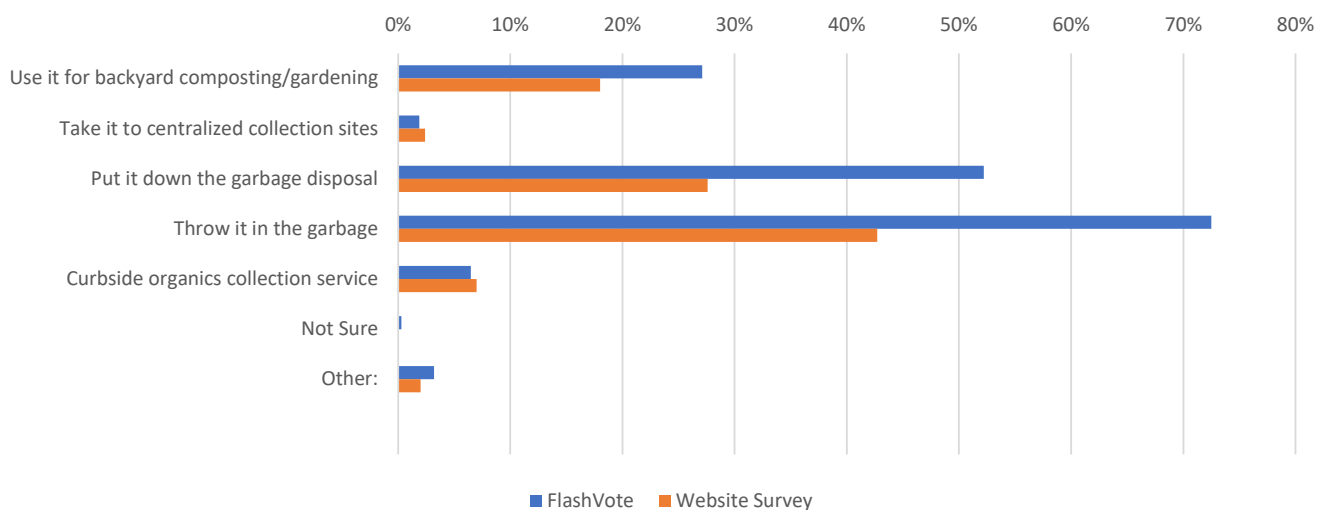
Question 2: What, if anything, prevents you from doing curbside collection of food waste and other compostable organic material now? (Choose all that apply)



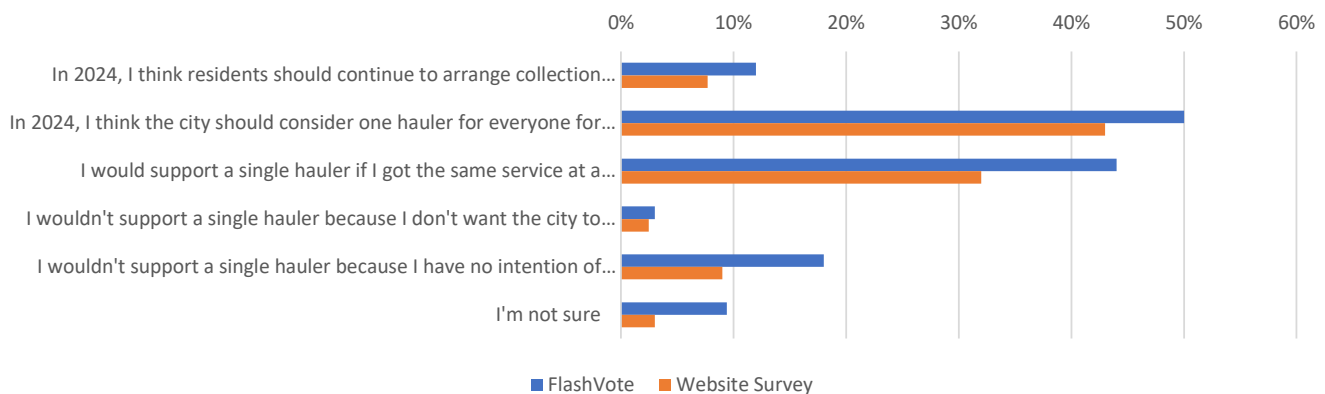
Curbside Organics Collection Survey Website Survey and Flashvote Results Summary

September 26, 2023

Questions 3: Which of the following, if any, does your household currently do with food waste and other compostable organic material? (Choose all that apply)



Question 4: With the state/county mandated charge coming and the potential for broader participation in curbside organics collection, the City of Plymouth is considering service options. Residents could continue to coordinate services and varying fees wit



(A) The Website Survey was open between September 1 and September 12 and received 1,638 responses.

(B) The FlashVote was open September 6 and 8 and received 941 responses.

Curbside Organics Collection Survey

Website Survey Results

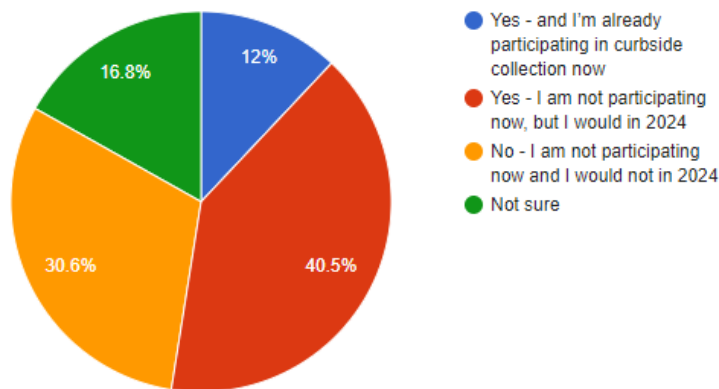
September 26, 2023

1638 responses

Date Range: To [Apply Range](#)

1. Knowing that you will be charged for organics collection – and that participation requires an additional wheeled cart – do you expect to sign up for a curbside organics collection service in 2024?

Answered: 1638 Skipped: 0 Left Blank: 0



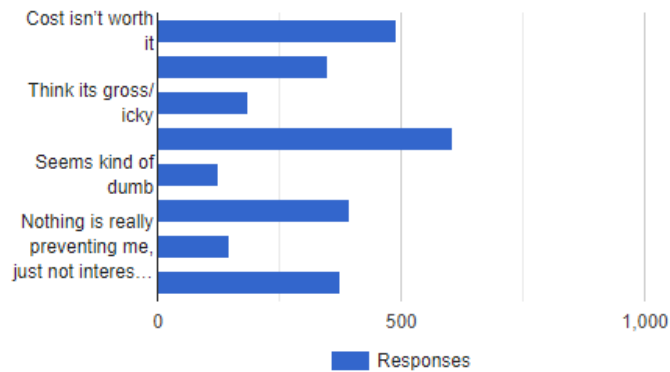
ANSWER CHOICES	RESPONSES	
Yes - and I'm already participating in curbside collection now	12.03%	197
Yes - I am not participating now, but I would in 2024	40.48%	663
No - I am not participating now and I would not in 2024	30.65%	502
Not sure	16.85%	276
TOTAL		1638



Curbside Organics Collection Survey
Website Survey Results
September 26, 2023

2. If you're not already participating, what, if anything, prevents you from doing curbside collection of food waste and other compostable organic material now? (Choose all that apply)

Answered: 1638 Skipped: 0 Left Blank: 0

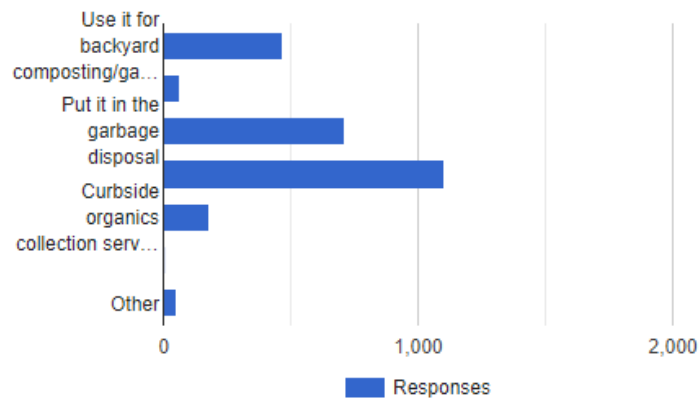


ANSWER CHOICES	RESPONSES	
Cost isn't worth it	18.33%	490
Already doing backyard composting	13.02%	348
Think its gross/icky	7.00%	187
Don't want another wheeled cart	22.67%	606
Seems kind of dumb	4.68%	125
Didn't know about the service option	14.78%	395
Nothing is really preventing me, just not interested	5.50%	147
Other	14.03%	375
TOTAL	2673 (1638 answered)	



3. Which of the following, if any, does your household currently do with food waste and other compostable organic material? (Choose all that apply)

Answered: 1638 Skipped: 0 Left Blank: 0

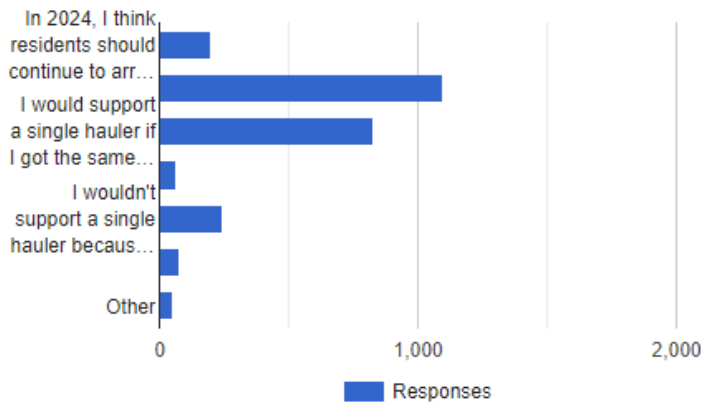


ANSWER CHOICES	RESPONSES	
Use it for backyard composting/gardening	18.08%	466
Take it to centralized collection sites	2.44%	63
Put it in the garbage disposal	27.59%	711
Throw it in the garbage	42.69%	1100
Curbside organics collection service	7.06%	182
Not sure	0.08%	2
Other	2.06%	53
TOTAL	2577 (1638 answered)	



**4. Which of the following, if any, are TRUE for you about collecting food waste and other compostable organic material?
(Choose all that apply, if any)**

Answered: 1638 Skipped: 0 Left Blank: 0



ANSWER CHOICES	RESPONSES	
In 2024, I think residents should continue to arrange collection services and fees with garbage haulers	7.66%	196
In 2024, I think the city should consider one hauler for everyone for organics collection, with fees paid through utility billing	42.93%	1099
I would support a single hauler if I got the same service at a potentially lower cost	32.42%	830
I wouldn't support a single hauler because I don't want the city to interfere with my organics pickup	2.46%	63
I wouldn't support a single hauler because I have no intention of participating in organics collection	9.41%	241
I'm not sure	3.05%	78
Other	2.07%	53
TOTAL		2560 (1638 answered)




5. Any other comments or suggestions about curbside collection of food waste and other compostable organic material in Plymouth?

Answered: 832 Skipped: 0 Left Blank: 806



Survey Results: Curbside Waste Service

 Survey Info - This survey was sent on behalf of the City of Plymouth to the FlashVote community for Plymouth, MN.

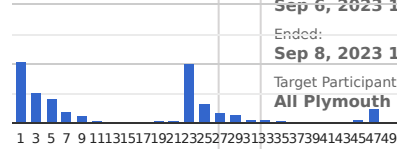
These FlashVote results are shared with local officials

941
Total
Participants

923 of 2047 initially invited (45%)
18 others
Margin of error: $\pm 3\%$

Applied Filter:
Locals only
Participants for
filter:
832

Response Time (hours)



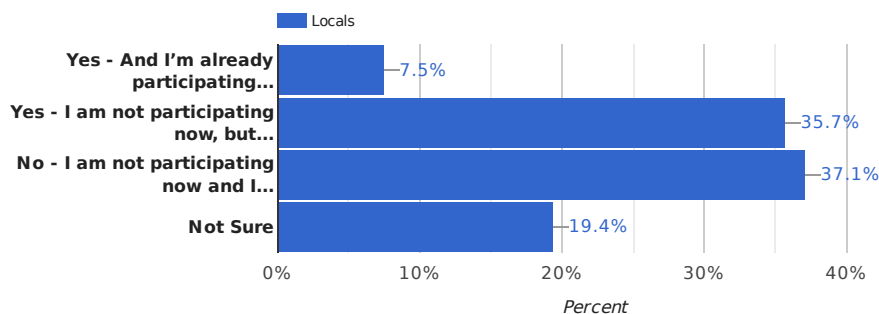
Started:
Sep 6, 2023 11:06am CDT
Ended:
Sep 8, 2023 11:00am CDT
Target Participants:
All Plymouth

Q1 Curbside collection of food waste and other compostable "organic" material has been an optional service through trash haulers in Plymouth since 2022. Due to state law and county mandate, all Plymouth households will be charged for this collection service in 2024 – whether they use it or not.

Knowing that you will be charged for organics collection – and that participation requires an additional wheeled cart – do you expect to sign up for a curbside organics collection service in 2024?

(832 responses by)

Options	Locals (832)
Yes - And I'm already participating in curbside organics collection now	7.5% (62)
Yes - I am not participating now, but I would in 2024	35.7% (297)
No - I am not participating now and I would not in 2024	37.1% (309)
Not Sure	19.4% (161)

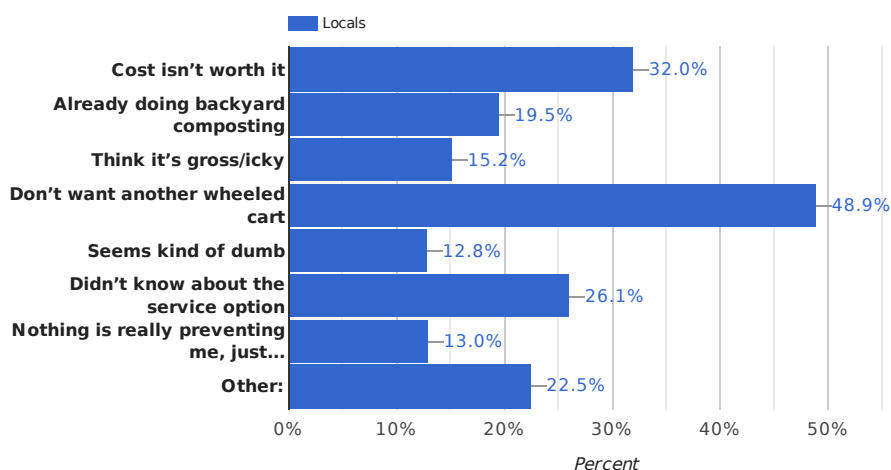


Q2 What, if anything, prevents you from doing curbside collection of food waste and other compostable organic material now? (Choose all that apply)

(728 responses by)

Options	Locals (728)
Cost isn't worth it	32.0% (233)
Already doing backyard composting	19.5% (142)
Think it's gross/icky	15.2% (111)

Options	Locals (728)
Don't want another wheeled cart	48.9% (356)
Seems kind of dumb	12.8% (93)
Didn't know about the service option	26.1% (190)
Nothing is really preventing me, just not interested	13.0% (95)
Other:	22.5% (164)



organic much use know food people material
 bugs compost cart enough
 sure disposal hoa separate already
 time live waste need little
 yard pay want anoth make
 work cost garbage like garage extra
 bag mandate participate force trash

I live in a Seniors Cooperative. I hope this will be available for such congregate housing as well

cost and effort of getting it set up.

i live in an apartment

Don't have room in my garage for another cart.

Cumbersome , want to use my own service if I choose

We're paying too much already

Reside in a townhouse and not permitted to keep receptacle outside garage. Smell & bugs

It was difficult to get set up with this service through our HOA and we self mulch our yard waste

I'm worried about the additional bugs and flies it will bring to my front door. Need More Info

environmental health and safety concerns

I'd rather feed the wildlife

Do not want to attract more rodents and insects around our property.

We had it and canceled due to unreliable and expensive service

I don't a 4th can. Garbage, recycling and yard waste are enough.

HOA does not offer this

Having to take the time to separate

more things to keep separate ahead of time, more hassle.

I live in an apartment.

Unsure of what can be included

Not sure enough about what can go in it

Benefit does not outweigh the cost

Could not find info for signing up on my haulers website

another forced charge

Just more work separating my trash and recyclables.

Gas of additional haulers adds pollution

Apartment living

We composed with Randy's and liked it, but the new options are way too expensive for the value

Unnecessary

I am the HOA President - we would really need to work with people to ensure it's done properly.

2 person HH with very little compostable organic material. However, I may not understand what the

Where am I supposed to store the third can? I already have covenants restricting outside storage.

Most people have garbage disposals. It's an unnecessary service and a waste of money.

live in Trillium

It would require another collection container inside my house

Don't regularly have anything to compost and when I do, compost in backyard

Based on my conversations with Waste Management, it's very expensive.

Requires extra storage in the house in addition to the extra rolling-outdoor bin

More government heavy handedness

HOA won't let me keep the cart outside and I don't want to invite bugs inside.

I have very little that can be composted. Waste of money. Let those who use it pay.

I live in an association and am not sure if I would have the option.

Garbage vendor doesn't pick it up.

Zero communication of the program

Don't want maggots and other insects a cart of rotting will attract. Not to mention the smell. Yuck

How many carts are we going to put out and when, it seems like there might be a better way.

Organics are not the problems; it is PLASTICS bags, wrappings, bottle, Cans,

Extra time

I need more information about the program and how it works.

Not enough organically generated to fill a 5 gallon bucket each week

Another stupid, wasteful government program that is irresponsible and won't work

Don't create that much waste to warrant another wheeled cart

HOA awareness and getting bins

Live in a condo

Don't know the method

I know nothing about this subject and how to do it.

To many trucks racing past my house.

Huge carbon footprint with almost no value to anyone.

Need more information about how to do it.

Hate Mandates!!!

Did not want extra cost for seniors to bear it. Garbage hauler include in his fees is OK. Don't want

Don't have room in my kitchen for another collecting container.

Don't know anything about it

Not sure we have space in garage for another wheeled cart... if it's small, yes.

My food waste goes down the garbage disposal & unsure what would be considered organic compostable

I thought our service provider no longer offered it.

Other members of household

Time to separate more items. We will need another waste basket in the kitchen.

I generate a very, very small amount of compostable waste

What is it

There's only 2 of us and we don't generate enough to do it for an extra fee.

how much will it cost??

Two person household of older people doesn't generate much organic waste.

We have garbage disposal for food waste and go take yard waste to Plymouth Recycling and waste disp

We have trash pick up through another company so would prefer to stick to same company

Small around the house during warm weather time

Our association pays for our garbage service and I don't believe we participate in this program.

The concept is ridiculous. If I want to compost I can do it myself.

Medina/Hamel does this without another container.

Don't really know the details, but imagine that it entails a good deal of additional work

Don't want to pay the extra cost. Guess we will have to now

Smell & critters/bugs

We live where there are a lot of animals

We are empty nesters with very little food waste.

We do backyard compost. Ridiculous to mandate and charge. Don't want 3rd cart & truck on my street

i'm producing very little of this waste now and the process will not produce enough of an effect to

I have a very long and often icy driveway. It's enough to get a garbage bin and 2 recycling out.

I will participate

Is there an option for a smaller wheeled cart? I love the idea of it, but we already have 3 bins

Don't need food waste attracting critters

Don't have enough waste to make it worthwhile, concerned about odor while stored in the garage

I think the HOA makes this decision for our townhouse development—so not sure I have a say in it.

I do my own composting now and always will. I don't see a reason why I should pay because other p

i compost myself

our service hasn't provided a cart for it

Don't know how to do it

I support it, but am concerned about both the cost and the provider. Please, not Republic

I use my garbage disposal

Why give away organic material, my garden needs it.

where do you store the contents/cart where animals won't get to it? I have pets, I dont need anoth

Wheeled cans do not fit in 1 car garage, don't want it outside for animals to get into.

No good reason, should start!

Extra work

gone 7 months a year

live in a multi-family building with commercial pickup. Would we be charged??

Being forced to pay for a service like this overboard

I don't want another added cost to my already skyrocketing bills and living expenses.

Effort isn't worth it. Another government mandate most citizens won't support. Would be a pain in t

I am in an HOA and they make the decision, not me.

Just more stuff to deal with.

live in an apartment - how with that work????

Rodents and bugs

Seems dumb to force people who might want to back yard compost to pay for something they won't use.

Previous option was a bag put in existing garbage and i doubted they did anything with it

Not sure how to do it efficiently inside my home, before taking outt

I strongly object to any mandated charge & service that I am just now hearing about.

I don't know how much it will cost and it will smell in my garage.

Town home association will decide

Should not be forced to pay for a service I don't need or want.

no physical room for another cart in the garage

Arranging it with the garbage haulers is a total pain.

I would if it was more convenient!

If i am paying next year anyway, will that include the cart? I didn't want to pay yet.

Haven't gotten around to it

It's just one more thing to do

Hard to collect food separately / no space in kitchen for another vessel

There are only two of us and we are in our late 70s, how much organic material can we have.

Should not be compulsory mandate

I don't like that you are forced to pay for this, even if you don't want to participate.

Don't know much about it, how it will protect from attracting animals, how complicated it will be.

need more info, i.e. cost, freq of pickup, parameters of use. We have 1 kitchen trash bag/wk only

I don't generate enough oil this waste. However, you're doing a good job of wasting our money.

I would love to do this but how can I fit another full size cart in my garage? Need small cart

I have a garbage disposal.

it is hard in the snowy winter months to deal with another curbside unit.

Voluntary is fine - Forced is totally not fine

An even smellier garage

Cost is not worth the price residents are taxed for road repairs for multiple trash haulers

Questionable cost / benefit / convenience of separating organic material from trash and recyclables

We don't have a lot of food waste. What we don't eat goes down the garbage disposal.

Wasn't available in townhome association

I have my own compost bin I use and then I get to keep the compost material to use for flower beds

Don't believe I have very many items that would be included in this collection.

In 2024 I do not expect my household to produce much food waste

I will not be charged for a service that I will not use

Still figuring out how to compost/ need more information

We have little organic waste, a sink food waste disposer, it's a BAD idea!!

We have been trying to get less trucks on our streets already, and this would ADD another truck. :(

I rent an apartment. I don't know if apartment occupants or the owners are eligible to participate

Honestly it is mostly because of laziness. But if I'm educated as to how to properly do it, fine.

Although I realize municipal composting will compost items that cannot be back yard composted. IE

Waiting for city provided service

I didn't want to pay another fee. And I did think it might be stinky in the summer or animals might

I think those who are interested are already doing it in their yard and others will not be bothered

Are there bags we have to purchase and how expensive are they? We don't have much food waste.

Medical Reason: Immune Disorder Can not inhail molding food.

don't know enough yet. How long does it sit around. Seems like it will stink and bring bugs etc

Meant to but haven't yet

honestly, it's the extra time we don't have currently

We only have a bag or so of garbage a week anyway and a very small portion of that would be compost

Republic will not do it for individuals in the community.

Makes no sense from environmental standpoint...not good for environment considering "costs" and ben

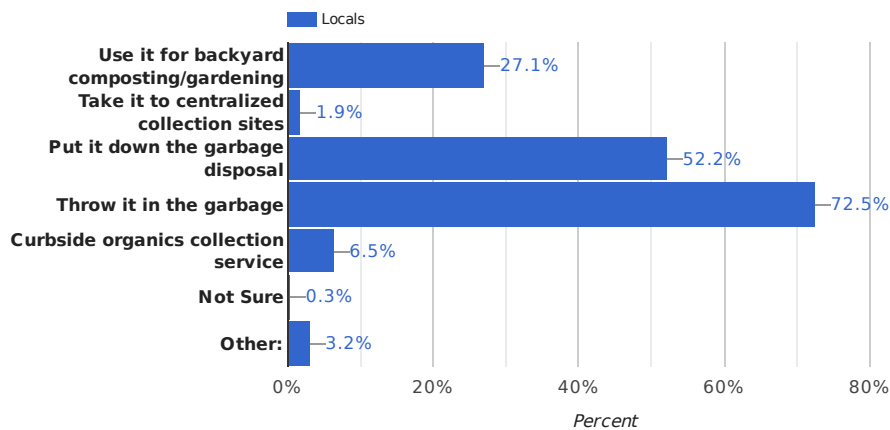
My service doesn't make it easy to participate.

Q3 Which of the following, if any, does your household currently do with food waste and other compostable organic material? (Choose all that apply)

(779 responses by)

Options	Locals (779)
Use it for backyard composting/gardening	27.1% (211)
Take it to centralized collection sites	1.9% (15)
Put it down the garbage disposal	52.2% (407)

Options	Locals (779)
Throw it in the garbage	72.5% (565)
Curbside organics collection service	6.5% (51)
Not Sure	0.3% (2)
Other:	3.2% (25)



control organic guidelines container material stop
generate feed chickens much simple drop
hamel eat waste friend justification
grounds coffee compost type puts
people amount garbage sick mandate son
cost bag tied dog business food supported
live bring honestly hardly garden spread page charge life

Feed it to pet

we self mulch our lawn clippings

Coffee grounds we spread in garden

We are empty nesters so there isn't that much food wasted

We do not have any to speak of.

I am sick and tied of more and more government cost and control over my life. It has to stop!!!re

Recycle papers and similar

Hardly have any amounts

What is compostable organic material?

Feed to chickens

Bring it to Hamel friend who puts it in hers Blue bag goes into garbage container

I live in a multi-family bldg. Will we be charged?

We have chickens

Two of us don't have much to compost.

Vermicomposting

Was going to start my own composting but now why would I.

My mom takes it

Any mandate should be supported by a one-page simple justification & guidelines.

Compost through garbage hauler

Honestly, none of your business

We do not waste food, we prepare the amount we will eat only. No waste.

I drop it in my son's compostables curbside pickup..

I'm assuming this service will be determined by inviting interested vendors to respond to a "RFP"

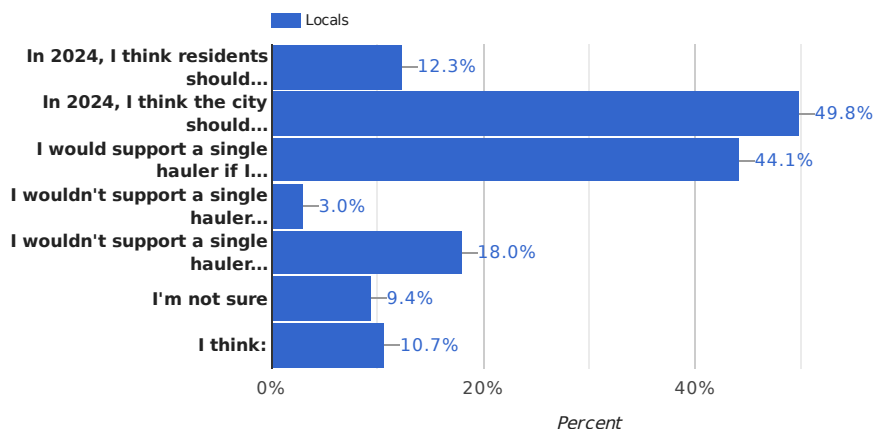
May be good for commercial businesses, not for residential. Creates more pollution.

Q4 With the state/county mandated charge coming and the potential for broader participation in curbside organics collection, the City of Plymouth is considering service options. Residents could continue to coordinate services and varying fees with garbage haulers, or the city could contract for organics collection with a single hauler (like curbside recycling), which may offer cost-savings and reduced truck traffic.

Which of the following, if any, are TRUE for you about collecting food waste and other compostable organic material? (Choose all that apply, if any)

(765 responses by)

Options	Locals (765)
In 2024, I think residents should continue to arrange collection services and fees with garbage haulers	12.3% (94)
In 2024, I think the city should consider one hauler for everyone for organics collection, with fees paid through utility billing	49.8% (381)
I would support a single hauler if I got the same service at a potentially lower cost	44.1% (337)
I wouldn't support a single hauler because I don't want the city to interfere with my organics pickup	3.0% (23)
I wouldn't support a single hauler because I have no intention of participating in organics collection	18.0% (138)
I'm not sure	9.4% (72)
I think:	10.7% (82)





That everyone should have a choice as to whether they want to participate or not.

Would a single hauler pick up organics the same day as the regular trash day?

Again- No room in my garage for another cart.

The city should stay out of the garbage business.

The city should lobby the state on residents' behalf to get rid of this silly mandate

TOO MANY GARBAGE TRUCKS ALREADY! OUR ROADS REALLY TAKE A BEATING

another fine example of government waste

It should be optional. If my HOA does not offer it, I do NOT want to pay for a service I can't use

Since we have composted on our property for MANY years. I don't really give a damn

Not interested

I disdain all of this government intrusion into my life!!!

This is important to reduce methane emissions so how do we both educate and make it affordable?

Definitely one hauler, one truck...please!!

The state/county should have asked residents about organic recycling

I support a single hauler but NOT if its Republic. They are awful at yard waste. w

This is a silly mandate and more government intervention. What is the point other than revenue?

forget organics collect plastic wrapping & bags

Consider one hauler who is inexpensive and listens to customer concerns - NOT REPUBLIC

We should have a single hauler for recycling, trash and organics. Current system sucks 2many truck

We do our own backyard composting so if it's mandatory, I would like the cheapest option available.

This is an individual decision and the city should not force their will on the residents

A single person's waste is vastly diff than a family. That needs consideration.

No extra cost to senior home owner. Either way .

One hauler one price if people want to participate.

Consolidated hauler with integrated billing into utility bills streamlines service & reduce traffic

The fewer trucks the better on neighborhood streets.

Backyard composting is the least expensive and invasive

I wouldn't support any city involvement.

The city should stay out of it. We have plenty of wasteful bureaucracy. The empire building is old

Contract with garbage hauler like Medina does.

We shouldn't be charged for something we don't want to participate in.

Govt should NOT mandate and charge. Over reach of govt!

Things are fine. Allow the free market to work as it currently is

if I am being taxed for it, it should be a City service

Provided prices aren't raised after accepting contract

The city should provide the service without a 3rd party

Lowest cost option

The city/state should not be mandating this.

I'd support single trash hauler so there's less noise, traffic and wear on the streets

I would like to see the city organize all pick up svcs (trash/recycle & organic) to reduce traffic

I would like to opt out and not pay for a service that is disadvantageous to me

Whatever is cheapest

I would participate if it was available in multi-family building.

Lower cost is of most importance

I am in an HOA and homeowners do not make individual decisions.

Any retired single person or couple should be allowed to be exempt. We create so little waste.

We should know the cost before making a decision

People should pay for a service they use, not force everyone to pay for their ideology

I would like to see less truck traffic

The overarching wise thing to do is reduce the number of trucks and costs. Should not be hard.

People should be able to choose their own hauler to allow for competition and lower prices.

When ever the government is involved the cost/expense is always higher and service is poorer

Multiple carriers with increased traffic contradicts environmental purpose of organics collection.

I want a single hauler for trash, recycling and organics

choose the collection method with the lowest fee, not gonna use it anyway

I think the city should push back on the legal interpretation being given.

people should be able to opt out and not be charged for a service they don't need or use

The City should contract ALL curbside pickups. The contract should provide good customer service

the city should negotiate one hauler for garbage, recycling and organics due to street wear & tear

I would support a single hauler if it is at a savings to us paying the bill

The idea that multiple haulers causes lower prices through competition is a falsehood.

I will not use this and I should not have to pay for it. very frustrating

City should look at the law and see what is actually required - I am not paying for forced service

city has done nothing with garbage haulers. Have multiple haulers. History does not support you

Curbside Waste is a poor service provider. They missed my garbage pickup many times.

I don't want either option: NOT fair to be forced to pay for something you don't want.

There's far too much truck traffic with Amazon, FedEx, UPS, trash, etc. It's a problem

Negotiate with service quality incentives and annual price increase limitations

it is counter productive

This is ridiculous and another example of government overreach!

City needs to consider 1 hauler for all trash garbage collection. Road repair costs exceeds organic

Why should I pay for this when I already backyard composting?

If it is going to be mandatory, then a single hauler due to truck traffic.

my HOA arranges everything

All compostables collected geographically by one provider or by separate districts bid out to poten

I would consider backyard composting before I'd support paying for pickup. Didn't know about this

I think the city should have one trash hauler also. Insanity is have 5 hauler damaging streets

I think the mandate & additional service fee is ridiculous. Taxes & fees are high enough in Plymouth

It's not practical to have 3 bins in the kitchen and garage. If we can't stop this, do what's cheap

It's a dumb mandate. Likely won't participate so would like to keep fees lowest.

I am environmentalist/conservationist. Res organic collection not good for environment.

Q5 Any other comments or suggestions about curbside collection of food waste and other compostable organic material in Plymouth?

(273 responses by)

go collect use think much cart pick
pay compost truck trash
fee want make resident
charge plymouth food single need
already waste city hauler idea
week service organic bin
like another garbage cost recycle please

We have far too much truck traffic now. I think trash should be contracted by the city as well. Different haulers could have different parts of the city to keep it fair to all current haulers.

We need more information for the congregate living buildings in Plymouth as to how this would work. I'm all in favor of doing it.

Speaking of waste-that's what this program is

I think a single hauler for all trash at a major discount for all trash services

This is over reach for the government. The cost benefit just does not add up. Running more vehicles, noise, mandated for a very small return. Recycling makes sense. This does not. Hard pass

Forcing people to collect compost is unfair. If they can document they have their own compost bin, they should not be charged. They should receive a credit. They are saving from excessive truck use.

This is a dumb rule and added cost, do away with it. No need to charge Plymouth residents for this. We pay enough in taxes already

I plan to vote against anyone who came up with this stupid program.

Must we do this?

I think there should be only one company used. Seems crazy to have all of these trucks running around the neighborhood doing the same thing.

If we are going to be charged for the service, regardless if we use this now, please send information on how to start and use this process we will be paying for. Thank you How do you even get started?

It would be great to make the participation process much easier. As an HOA member that negotiates our current curbside waste solution, it was difficult/cumbersome to set up and seemed a lot of expense for mainly food waste for our household. But if it's a required program, we will gladly participate and happy that it saves us from having to go to the centralized Plymouth yard waste collection (we mainly take our weeds there since we leave our clippings in our yard).

This is completely unneeded. The city should lobby the state to get this costly law reversed. It serves no purpose other than to increase the cost of living in the state.

My wife and I are retirees and snow birds. This is another example of our being charged for a service during times of being out of state for prolonged periods of time (already charged for recycling) and unable to start and restart service.

Please, City of Plymouth, take this on for everyone!

Haven't the faintest idea what goes in it?

I have very little garbage picked up as it is so another forced fee if frustrating and I may consider cancelling garbage pickup. The only thing of value to me is recycling pickup.

I'm currently composting and will continue to keep doing it for my use and don't want to pay for a service fee I don't use

This is difficult. As a retired single, I eat fresh produce but not enough to warrant a weekly pickup. I support organic collection, but not sure if it works for me and others in apartments or townhomes.

I think the idea will be beneficial simply for the effect of having less waste end up in landfills. I am in an association that handles waste (and water) bills right now, so I'm not sure how this change will affect me.

Please see my earlier comment.

one hauler, less disruption for the city.

Would it be possible to get smaller carts?

I'm fine with having another bin and support composting. I didn't know about the upcoming mandated charge for composting; would this show up on a bill from the city, rolled into the utilities if Plymouth didn't contract with a single hauler? Or would residents potentially be charged twice; once through Plymouth (to collect the fee but not provide a service) and again through the resident's choice of service provider (for example, Republic, Curbside Waste, etc.)?

Please consider subsidizing or providing green bags for residents if they will also be required!

The state and city should stay out of the garbage business!

What woke leftist governmentmental control freak came up with this stupid plan

I wish Plymouth had the service in the fall where you rake your leaves into the street and the city comes around and shreds it up in their machine and hauls it away in a big truck. Many cities do this.

If you are not going to provide a single handler, then don't make/let our normal garbage provider charge us for a non-used service. We do not have room for another container in our 1955 era garage.

why is it necessary Volume seems low to me

So glad the city is getting involved here. Methane from food waste not properly handled is a significant emissions source.

Who decided we needed this? Why do we just keep coming up with new requirements?

The downside of all this is more big trucks going thru my neighborhood!

We are 2 seniors with little organic material. We already have 3 carts(lawn waste) and to add a 4th is ridiculous. More trucks=more wear and tear on roads and more pollution.we are strongly opposed to this new mandate!

Why should I pay for my own composting I already do??????

Thanks for asking for input!

Please consider including organic bags and a weekly vs bi-weekly service (we will limit use other than winter otherwise).

I really don't like the idea of another container in our garage and I think the cost is kind of high but hopefully it would be less with a citywide hauler. It would be nice if they could figure a way to make a smaller container since it really doesn't amount to that much.

Isn't life complicated enough?

Ideally, organics waste pickup would be combined with yard waste. More efficient and overall beneficial.

Love the idea! We participated through our hauler for a while, but it was expensive for the amount produced by only two people.

Probably a good idea if the sale of fertilizer will pay back the cost or most of it.

Since we don't do it now not sure how this would work. Only two of us so won't have much for another container.

The quantity of organic waste is small and the risk of spoilage is high. How will this be handled?

Dumb idea. Another stupid liberal policy.

I support all recycling efforts, provided all materials are in fact recycled. My family currently compost our organic waste, so why are we charged?

I fully support this but it needs to be reasonably priced and might need weekly pickup - especially in the summer. Might also need a container that can be kept inside and then easily moved outside. It's very complicated.

I don't think we generate enough compostable organic material to justify even monthly collection and having that odorous material out of sight (garaged) is not acceptable.

I'd do it with one hauler but Republic has terrible service. They'll be ip us off by charging for bins. We need a new hauler. A

Too much garbage, recycling and truck traffic already.

Residents should not be charged for a service they do not use. The city of Plymouth on behalf of its residents need to push back on the county and reject this new tax.

Really not happy about this being mandated. It should be our choice to participate or not and not be forced. The economy is already tough right now, taxes have gone up and now this. It's BS.

Concerned about animals accessing compost bins before collection pickup. Consider community located bins where we can drop off compostable material (such as grocery store lots or gas station lots).

This program and laws related to it are contrary to logical thought, which explains why our government is in support of mandating it.

If it is easy to do most people will do it -like recycling. No extra billing or arranging with my hauler. City handles it, so very easy. Will need educating as to what allowable for organic recycling. I'll have very little garbage I think with this program. Please handle like recycling!

I don't people should be charged if they don't use, seems unfair

Make it part of utilities billing and most people will use the service because they are paying for it, Its the only way to be truly successful.

Please be clear about what can be put in the curbside collection and what cannot-it can be confusing at times.

What is the net energy saving vs expenditure for this boondoggle?

For maximum participation, it should be as easy as recycling. Also - I want to know if residents will have access to the completed garden ready compost

Is the city doing anything with the recycling program in place? I'm not confident these programs are doing anything beyond standard land fill.

Charging everyone for something relatively few use is not right. I wonder how many citizens are aware that they are paying for this? This should not have been implemented. Some other individual participation-driven program makes more sense.

I think a single service option through the city is fantastic, but I'd prefer Suburban Waste and NOT Republic.

It's ridiculous to charge residents for a service they have no intention of using.

Forget organics, start charging 5 cents per plastic bag/bottle at any retailer and refundable by weight or each item. Organic waste can degrade itself not plastics. Our water ways are clogged with plastics not banana peels..

Having a city coordinated opt-in service would be potentially useful for people who aren't doing backyard composting already.

We are gone a lot at meal times and don't have much food waste

I would like to see a tutorial video before taking action.

Single hauler, fewer trucks. Why don't we reduce the garbage trucks by zoning which hauler goes to which neighborhoods. Less trucks, less pollution, less wear and tear on roads!

I'd really like to see the trucks kept to a minimum. Please coordinate this as a city service!

Republic is NOT customer oriented and too expensive. I would rather compost in my yard

Money is in short supply. Another way to get my money

Should only be one option- have the City contact it with one provider. Should be done for trash too! I hate garbage day with all the different haulers cruising thru at different times. Break the city into zones if you want to give the potential of more than one hauler to work in the city to spread the wealth. Just dumb to have every home get there own - more costly, not efficient and worse for our streets, environment and neighborhoods on garbage day.

It is stupid and dumb. It is ANOTHER fee the City of Plymouth is obligating on the residents. When is the City of Plymouth going to realize they CANNOT and SHOULD NOT force the will of a politician on the individual rights of a resident. We are already taxed too much and to pay for something an individual resident does NOT want should be our choice - NOT the City. STOP MANDATING AND FORCES THESE TAXES AND RULES ON RESIDENTS OF PLYMOUTH! IT IS TOO MUCH!

I had no idea this even existed.

There should still be an opt out choice or a smaller fee for those that don't partake.

We don't believe that residents should be charged for organics collection if they are not using that service- unfair.

The size of the cart and the frequency of the pick-ups would have been beneficial information for completing the survey.

I would like Plymouth to strongly consider a single hauler for trash also.

City contracted would limit truck traffic and wear & tear on the streets. Garbage pick up could be accomplished on a different week from recycle to further reduce truck traffic.

I hope educational information about organic composting will be sent out.

This is a really stupid idea.

I feel that I shouldn't have to pay for a service I do not want.

I don't think households need food recycling.

Why bother, our neighbor just throws it Outside in the back of his shed !!!

If the city chooses single source utility billing should only be additional fees for those with csrts utilizing the service.

Hate State Mandates!!!

Don't want to pay any extra cost either way.Extra cost burden on seniors

It's environmentally bad to have so many trash haulers running around the city. Let's go to one trash hauler for the city and reduce emissions!!

Waste of time commenting. Liberal agenda doesn't care about right from wrong.

It needs to be as EASY as possible. I would also love to see one garbage hauler vs all the trucks on the road.

In theory a good idea. However, if you think people are only going to put organic, non toxic materials in collection bins I think you're wrong. I think you will only get a nasty possibly toxic mess. Not sure how you would sort this to make sure.

This is great, thank you for this service! I am glad to know about it. I just wish we could either a) have recycling picked up weekly instead of every other week (I have way more recyclables than trash) or b) could get a bigger bin. My bin overflows by the end of two weeks.

We are being charged for collection of food waste whether we use this service or not?? What?! We have garbage disposals for a reason, this is absurd.

Believe the city needs to do a better education of what this would mean and why it is a good thing to do before adding another fee to people, especially those that are retired and on a fixed income!

This is just another instance where someone thinks they know better how their neighbors should live. Live your own life and let your neighbors live theirs.

Might consider food waste in the future ... container for it? ... we take care of all other organic waste

In the future, please consider consolidating regular trash service into a single, City-negotiated carrier with billing through our utility bills. This would reduce heavy hauling traffic and wear and tear on our streets while likely reducing costs. It's a win all around.

Less government is better than more government.

Need to sell the program again to the public. Why is it a good idea? Will it actually be recycled/composted? I am discouraged by finding out that not all plastics than can be recycled actually are. Is this another program like that?

Dumb that way have to pay for something we don't use but I guess it is what it is. At least limit the trucks in the 'hood.

Give me a list of what all can go into this

How much will it cost me?

Having the city negotiate with one hauler would be great as long as I will pay less than I do now for the small garbage can. And I don't want a 3rd can for organics!

We should combine all organics - yard waste and food waste - into a single composting solution.

I will try it since I'll be charged for it anyway. I'm not thrilled about a 3rd bin or the smell this will make in the summer when it's hot and humid. I'm not really sure we have that much organic waste, but I could be wrong, that's why I'm willing to give it a try.

Encourage good stewardship of the land and understanding of good land use practices is better quality of life and engagement with the land we are holding in trust for the next generation.

Would bins sitting out overnight be an attraction to animals?

Government is out of control. They just keep finding more "problems" for which they can pass laws which eventually increases the scope of government to the benefit of no one except those who are collecting related government paychecks. This is just another stupid wasteful boondoggle.

Hamel/Medina residents put in blue bag. This is put on top of the garbage bag inside garbage container. Blue bags are pulled out at the facility and composted. Plymouth should follow this model. It is easy.

I think we shouldn't be charged for something we do not want to participate in.

Please promote this service in a positive manner to educate residents on the benefits of organics composting (especially since all will be paying for it anyway). The wording of several of these survey questions/responses casts organic composting in a negative light already, so makes it seem like something Plymouth is forced to do and doesn't support. If we have to move forward with it regardless, might be better to take a positive attitude and emphasize the benefits to our community.

How much of this stuff is actually used? Recycling is a joke with only 5% used... is it really worth the work? More information on what Curbside is doing, stats (not cherry picked), etc. Would be helpful and interesting to review on a quarterly basis. Getting this in front of ppl may increase usage of these services.

Thank you for this sirvey

I am very concerned about wildlife getting into the containers and making a huge mess, destroying the cart... I do not want to have to pick up that mess or see it on our streets.

I hate the government overreach

Lower fees is better

I don't have enough organic waste to fill a big container. I'd would be much better if smaller containers were available.

This is a ridiculous govt mandate. I compost in my yard. Now you will charge me? Why participate? All negatives - I don't get the compost, I get a third cart and third truck on my street. All negatives and no positives. Repeal this stupid mandate! Who do we contact to repeal it? Insanity!

more fees, taxes, fines, nickle and dime us all everyday, filling fee, wheeler fee, shop fees, city fee, school fee, local fee, environmental fee etc.... and state tax, state income tax on our income

Government overreach. What about smell, rodents, etc. will we need to hire someone to monitor the adverse effects?

We are NOT happy to be charged for extra trash bags and we think recycling should be every week

If another cart is used, it better be sealed better than the trash cart

Please allow competition with vendors by splitting the city into multiple sectors. This will reduce traffic by still only having 1 truck per street and will give the vendors efficiency by not having to "jump around". Having multiple vendors will allow the city to evaluate multiple vendors accordingly and scale their future contracts accordingly. Most importantly, if a vendor cannot provide a high level of service, then we have built in backups in place that may be able to help. Last year we used Waste Management and they kept skipping us and telling us to leave our organics bin on the street for days at a time and they didn't come for over a month. We switched to Aspen and have a much greater level of service.

I would hope we would be provided a storage unit. I tried but had to store in a plastic bag in my garage for 2 weeks at a time, and had maggots

On garbage day, I counted 6 different vendors going up and down my street. What a waste of fuel and wear and tear on the roads. Can't the city negotiate a good rate and have one company pick up everything instead of so many vendors?

I Don't know if we would participate or not, but it makes sense to have the city negotiate with a single company to get better service, lower fees, and a more intentional and strategic plan.

1984

any organics left around more than a couple days will really smell. How would a program work to reduce smell? How often is pickup? Why would we have to pay for this when there was no publicity about this mandate that would allow public comment. A single person does not produce much in organics so how would fees be assessed fairly?

I'm participating with curbside for organic currently and they pick up every other week which is perfect, I think weekly pick up would be wasteful

This is stupid. The cost of fuel and pollution to Plymouth city outweighs any possible benefit.

How much will you be charging me for a "service" I don't want?

How many people have room for a third or fourth can in their garage, as Plymouth mandates they be kept inside. How often will it be picked up? How big will the can be? Where is it brought to and how is the waste used? As a single person, I have little organics.

The city should negotiate a city-wide price

These questions seem pretty loaded against organically collection it is too bad the city leadership doesn't see the value in it

This law is ridiculous. I shouldn't have to pay my own money for someone else's convenience when I'm already composting everything myself on my own. I will fight this law with all that is necessary.

Please consider any companies that allow a different color bag that goes in the standard trash vs having a separate bin - similar to what Randy's used to do.

Think it is silly to have, what, 10-15 different private firms trucks running around...strongly suggest Plymouth move to a single collector, if not for all of Plymouth, then maybe by zones.

It would be helpful to offer curbside recycling on a weekly basis.

Please make sure the waste company is actually separating materials some companies throw their recycling materials into the rest of the garbage.

Why should people collect organics?

I'm for single trash/recycling provider to reduce noise and traffic. Plymouth is so behind on preventing noise pollution

Would prefer small bin option for smaller households with limited space

I would like to see the city unify all pick up services (trash, recycle & organic). this would reduce truck traffic and simplify the pick up schedule significantly.

It seems wrong to double-charge residents - once through the trash hauler fees, and again through City fees - if we go with the one-hauler option. The City should find a way to make it no-additional-cost like curbside recycling. Even if the cost ends up being buried in taxes or someone. People will opt out if they can to save a buck, despite composting being a good thing. Also I think people will be skeptical that their compost won't just end up in a trash dump so some communication around that is important. Thanks!

I would love it if you would consider single hauler for garbage too to cut down on the amount of trucks and pollution

This is a good initiative and I totally support it.

A key point to this are compostable bags. If these are provided as a part of the service, more people will participate.

I'm unclear on the distinction between food waste and yard waste. Isn't it all compostable? Would they be collected separately?

This seems like a great service to have centralized.

The resources used to put up organic waste if they put more trucks on the road seems ridiculous.

Could neighbors share one container to reduce costs? Would trash costs reduce since they won't have as much to haul (I doubt it)? What is being done with this? What about flies/critters/bees being attracted?

I'm thrilled that Plymouth is considering doing a city-wide option--thank you! ALSO: I strongly urge you to consider every week recycling with trash moving to every other week. Since we have been participating in organics collection--along with recycling, of course--our trash has been dramatically reduced, but we often have an overflow of recycling. I think every other week trash would be sufficient and would be a push for people to participate in organics pick up. Yes, I know that Plymouth doesn't control the trash pick-up, but I still wonder if something like this would be an option for the future.

Will we be able to pick up this composted material later for garden use? If so then I potentially might be more willing to participate

Will there be a location residents can pick up (or have delivered) free compost made from all the organics?

Make a one hauler requirement for all garbage, yard waste, etc 12 trucks down my street on Wednesdays in both directions is ridiculous waste of fuel and road maintenance. Have the city contract with several haulers and assign areas vs what we have now.

my trash cart is hardly ever full. How about a flexible/divided cart that is picked up by the recycle hauler and directed to separated compartments in the truck. This would eliminated extra trips fuel, drivers, traffic and bins. Could bag be found that are antii stink for summer?

THIS IS ANOTHER EXPENSE THAT WE CAN'T AFFORD AS SENIORS ON A FIXED INCOME

Seeking the public education on this with visual aide on the process of organic waste disposal... instruct on ways to compost... i do not welcome another government mandate on increasing my living costs... why does my butter cost 6.00? and a box of protein bars 10.00,,,thats where my concern is ...

How big will the wheeled bin be?

Do any companies provide organic material pickup to multi-family buildings?

This is great! I'm confident the city can negotiate lower prices that what individual haulers were offering.

I prefer to composte in garden in backyard. For those who do this are being charged for something we have already been doing.

None at present

Would prefer weekly rather than bi-weekly, as our only storage option is in our garage (townhouse unit).

Please explain how you will handle HOAs where services are typically handled by the board, not by individuals.

needs to be viable for apartment buildings

More information is needed.

How is the city going to address HOAs who won't let people store carts outside but they don't have room for another cart in their garage?

Can't wait for this.

Will someone provide us with a smaller indoor collection receptacle to use?

This is nothing more than a transfer of wealth from poor people to rich ones. It's been proven that more wealthy people want to do this and poorer don't. This is the same process that played out in MPLS. If residents want this, make a compost site where they have to take their garbage to a city site instead of forcing the many that don't want or need this to pay for the very few that have the money to do this.

Very excited that Plymouth is taking another step towards environmental stewardship

Given there be a minimum of 3 haulers (trash, recycling, compostable), I believe it is time for the city to revisit having a single (or choice of 2) trash hauler (s) for the city, paid through utility billing. Adding in yard waste collection, my cul-de-sac already has a half dozen trucks each week for pickups. It is environmentally unsound, adds wear to city streets, adds to noise levels, and causes driving hazards.

I think it's a good idea. Better for the environment and less wasteful. I wonder about the smell in the summer. It's also hard to fit another wheeled cart in the garage.

It's a true conundrum, however, with the wear and tear on our streets, increased emissions and frankly the safety concerns (many of these heavy trucks speed down the road only to pick up ONE customer's bin!), my vote is for a single provider with negotiated lower cost for high volume/efficiency.

I'm too old to bother with all the different collections

Why haven't we been told what our cost will be? I want to know this information.

Part of the city contract should include the plan for the haulers to increase the actual recycling each year and any increase will depend on proven improvement. We know most recycling is just incinerated. Time to put the burden on the haulers.

How much will this cost and why does it require a new wheeled cart?

Regarding all curbside collection (trash, recycle, organic) the City of Plymouth should look at minimizing the number of trucks going through the city and neighborhoods and using the municipalities leverage to reduce costs. That would help the roads and environment as well as residents bank accounts. Work with all collections and reduce the number of companies to perhaps 3 total to still promote competition while better managing road traffic & pollution. Bid it out and re-bid every 3-5 years. The way it is now we have half a dozen trucks every collection day on our street and the companies raise prices at will and excessively.

I just want to emphasize that since we are collecting organics for environmental reasons/concerns, it makes absolutely no sense to then have multiple carriers that would increase traffic congestion and pollution.

As long as none of this impacts my ability to select my own garbage hauler.

It's a program that is only of interest to a handful of people but apparently being forced on everyone. Silly and unnecessary. If a person wants to do this, great! Do it yourself.

I think single provider will help reduce traffic and make it easy for residents.

1.) Separating food waste from trash would be just too difficult. 2.) Keeping food waste separate for a week before pickup would be stinky (and disgusting). 3.) Food waste in trash helps in decomposition of trash once in the huge trash pile. 4.) Not worth the effort. 5.) Another example of the "elite class" determining what's good for us "little people". Top down authority mandating.

We opted-in to curbside organically pickup. Having one hauler would make it a more reliable and efficient service. And having many different trucks doing the pickup is counter to the environmental benefits of composting

How do I join this service now?

This should not be forced on residents. Only those participating should pay fees.

residents may need to be able to have bins in front of their homes, visible from the street due to lack of space to "hide" additional bins, which would require an ordinance change

All curbside should be through one hauler via City contract. The contract should ensure superior customer service with chargebacks for poor service that goes back to customers as credits. All services should be picked up weekly to avoid overflowing and infestations.

City of Plymouth should promote the benefits of separating organic waste to ensure residents are aware of the value of the program, not that it's just a silly law that's costing them more.

I would like to see options for community gardens in my neighborhood and other neighborhoods, for example using some of the green spaces where the city is cultivating "bee lawns". The community gardens could have a city-supplied compost bin for neighbors to bring food waste as an alternative to curbside collection.

I think education is key to how to best compost organic waste through a vendor. We had this option in Minneapolis and we used it for a time but it was disgusting and discontinued.

I am very unhappy with this development. The state and country should not be able to force every single resident to pay for a service they don't want. We don't need more cans and more trucks racing around our neighborhoods

Single hauler would streamline the process, reduce traffic, and encourage adoption of the practice. It would also be wonderful if yard waste could be included in all that as well.

Yes - the city should negotiate ALL curbside collection due to wear and tear and noise and traffic on our streets. It is ridiculous with all the different haulers. Please just do it for us!

Make it convenient!

Does it have to be a cart? Could it be a bucket or something smaller that a truck could still pick up? Could there be more centralized places to drop organics? I loved the blue bag, can you do that?

it's not right forcing families who are already struggling to live to pay for this service. i compost, why should i pay for something i'm not going to use? plus how is the city going to prevent animals getting into the carts? who's going to clean the carts? who's going to clean if an animal tips it over? already the garbage collectors toss trash all over, now i'm going to have rotten food? that's going to end well with rodent, wasp and fly control

Can compostable include yard waste?

I hope we have the option to get free organic compost as part of the process.

I want the city to arrange both trash and organics for the whole city and bid it out on a yearly basis to get best pricing. I'm sick of the road and environmental damage due to all the trucks driving through the city. It's a true travesty. And unsafe as well.

I would rather have low cost materials made available to the individual to do their own backyard composting than charge us for a service we're not going to use.

I think it is a ridiculous law to make all pay for this service. If people compost they should be able to opt out.

I think we should do this, the city should do this, that would help bring Plymouth into the early 21st century. The idea that multiple haulers create competition and thus lower prices is a falsehood, because: 1) There ARE multiple haulers, and there IS competition across cities; 2) The competition works in an "ideal-free-market" which homeowners and HOAs collectively are NOT (because we are in the main ill informed and easily duped by trash haulers). The collection of cities in the region IS, however, a set of ideal, free, market actors, because cities are smart and powerful buyers of services. In addition, a single hauler means less money spent on public works. Another falsehood: That the money the city saves on public works going through a single hauler is not enough. From my point of view as a TAXPAYER I pay to the city, the county, and the state. I care about the costs of maintenance of ALL of the roads, not just the ones Plymouth fixes up.

I don't understand the benefits of having a centralized organics collection service. I do it for recycle and produce my own soil. I would do a centralized service if I had access to the soil product.

Save our street surfaces n have 1 truck do all pick up. Currently compostibles cans are way too large n get filthy. I found composable bags much more tidy n efficient

Someone needs to dissect the law and see what it says, because I doubt it says that people are required to have another cart or be charged extra on top of basic trash collection. Residents should have the option to compost on their own AT NO COST. I am a single widow who doesn't have room to store or deal with another cart or pay for it--don't need or want it. This is punishing those who already compost!

stop billing us for what we do not use.

I'm glad to see this service becoming widely available and easy to use. Vastly prefer the city contract for a single hauler. And would support the city moving to a single hauler for garbage as well.

I strongly disagree with this becoming a mandatory fee service. It feels like a punishment to our household that already decided to do our part to help the environment. We should be given the chance to opt out if we are doing the right thing!

Not happy this is being mandated...at a charge of course.

Glad organics recycling is being promoted

Cost is all over the place. I have "fired" haulers for cost and lack of service. Does not appear to be any rhyme or reason for how they are controlled. If they are.

I would expect a reduction in garbage hauler cost since they will be collecting less from the reduction of compostable material in their loads.

This should not be compulsory for people that own their own property. Too much government interference. Recycling companies lied about the other durable goods for decades and I do not trust this effort is more than consumer revenue gouging.

I'd a support single garbage hauler IF cost and SLAs are lower/better. But I don't feel food/compostable waste is really necessary for us, and don't think it warrants yet another army of 15 trucks coming through neighborhoods weekly.

Our little dead end street simply cannot handle yet more trucks. Keeping the number down is better. As it is we have 4 or 5 trucks every trash day, some for only one can. We all wish we had city wide trash collection as well!!!!!!

Why do t we just have one garbage hauler for the entire city- 5 different trucks though the streets seems crazy

The city is having to implement a stupid policy decision by the county. This really is another form of taxation and without having a say in the matter. Should I be surprised in this state? No, but the county calls it "optional" but that isn't legitimate because you cannot opt out to PAY for this. Plus, the burden of another truck racing through the neighborhoods on trash day. Idiocy.

It would be nice to combine yard waste and organics. This would reduce the number of bins needed and would promote greater buy-in from residents.

This is ridiculous. I highly doubt these organic products are going to be processed any different way than garbage. It is just another way for the state to mandate something and make us pay for it. Would love to see recycling pick up every week over this program.

The confusion of what is compostable is a major issue. The only items we do not currently compost are those with animal products, i.e. meat scraps, bacon fat, etc. The amount of food waste we would contribute is minimal. We already compost all veg/fruit scraps, coffee grounds/filters, tea bags, paper towels, etc. We produce one kitchen can bag of garbage per week for the entire household. What about a combined bin for several households or per block, similar to the garbage bins in our local parks?

Why are you doing this if it's organic? I can't even imagine that residents will generate enough waste to justify yet another layered cost to residents. Get a grip on your spending. Plus, the truck traffic from deliveries, waste, etc has become excessive in our neighborhood and is downright dangerous for kids playing.

I am not much know about those. Landlord knows.

A full size wheeled container is the biggest obstacle. We can't cut down on our recycle bin size or garbage size we would need a cart only about 18" square and it would have to be on our standard pickup day or we would forget.

Also provide lower-cost compost bags for sale. Require homeowners to clean/rinse their collection bins every few weeks to reduce insects.

It would be really nice if yard/organically could be combined. With both, I currently have 4 bins (garbage, recycling, organics, yard waste), which means 4 trucks on the roads regardless of consolidation of hauler companies.

We should use a single hauler for garbage collection too! Reducing the wear on our roads, noise & pollution would be great, along with likely cost savings.

I would like to know how this is going to benefit us.

I was interested in separate food waste collection but didn't get to it. I appreciate it being more 'incentivized'.

When promoting the new organics collection plan, please be very specific about what is and is not acceptable. For example, our household has an ongoing debate about whether or not the Ben and Jerry's cartons are compostable. We need clarity. Thanks!

Seriously, with the huge impact of inflation, gas prices, crime, tax increases, illegal immigration, and the ability for 'working' Americans to pay their bills - please explain why this is a priority!!!!

It would be great if the city could contract single haulers for everything. Use your bargaining power and reduce truck traffic and emissions. If no single hauler can handle the whole city, split up by neighborhoods.

Since the food waste and other compostable organic material collection is going to be mandatory, I think the City should work out the best deal for residents. Thanks.

NO ROOM FOR THREE TRASH CANS. Average Resident has does not buold garages to store three trash cans. Residents now fume about price of current haulers. Residents can bring organics to Plymouth waste site. Contain critter rodent to one location.

It's frustrating that we will be charged for something that we most likely will not use. I know this was not the city's choice. I would support any pushback they can give to the state.

Make the carts smaller than current garbage/recycling versions

I'd like a city contracted supplier for organics. I wish the city would consider a city-wide contracted trash hauler, as well. I live on a cul-de-sac and we have 4 different trash collectors come through every week. It's definitely not environmentally effective.

none

If the city is organizing this, why can't they organize single source garbage collection? It seems more important than compost

It would be great if we could pick up free compost to use in our gardens

Please provide information on how to compost

It is fine to put compostables in the garbage because as it rots it makes methane gas. Waste management is tapping their land fills and using the gas to run their trucks. We feel this is another "fool hearty" program government has started!

Just something else. No problems curbside collection. It's the right thing to do.

DON'T CHARGE PEOPLE WHO ARE NOT GETTING THE SERVICE. GAS IS EXPENSIVE AND SO ARE WAGES. PLEASE BE PRUDENT WITH THE MONEY OF YOUR RESIDENCES. LISTEN TO THE PEOPLE....PLEASE

Cost of all things has gone up so much. It is hard to pay for another service that we don't need becuae we already compost our own. I alos know sadly, that people do not compost properly just liek they don't recycle properly. Are we just going to create a huge, gross mess?

Would need to discuss with HOA

Composting for life!

Not Enough space was allowed for my Complete Response to item #4: All compostables collected geographically by one provider or by separate districts bid out to potentially separate haulers in order to promote competitive bidding including small bidders & limit truck traffic to a minimum. In addition to the above, I fully support single vendors to collect trash, recycling, & compostables to limit truck traffic & pollution. Competitive bidding by districts would enable smaller haulers to compete competitively with larger ones while also limiting additional truck traffic & pollution to an absolute minimum.

This is the first I've heard about composting waste. I'd like a back yard garden option.

I do not want to pay for this.

Thanks for surveying. Plymouth continues to be the best city? Perfect? No. Awesome? Yes.

Backyard composting works well without having to pay fees. Seems that all these state laws / mandates just continue to drive up the cost of living for residents. Considering how inflation is eating up more income every month, the cost of living will become unsustainable in the near future. Does government ever consider this?

We are excited about this GREEN, Environmentally-friendly option coming in 2024 to Plymouth, MN. Providing a hassle-free method of collecting and storage for pick-up will ensure greater participation. Thank you for this enhancement to living in Plymouth. Lee H.

Thank you for considering this important effort for our environment

Vote these idiots out it is just another tax we don't need.

I assume a vendor will be chosen through a competitive bidd

Less trucks through neighborhoods is optimum so centralize the service. Also would this service come weekly? I would hope that to be true.

How would the food waste be bagged? Compostable bags are expensive and we don't have much food waste so it would be excessive for our household to participate. Diesel and truck emissions would not be offset by our use. Maybe there could be more education on making wise purchases and healthy consumerism with a goal of less waste in the first place.

Love keeping costs down AND trucks to a minimum! There are already so many that come through, having twice as many would be so loud! Thanks for considering!

we need more detailed information

Can we please have just one garbage truck contracted by the city, also? This topic has been brought up repeatedly and gets wide support on nextdoor.com! Fewer trucks is a huge win for everyone.

Biggest concern for us at the moment is cost. No idea what to expect and it feels kinda heavy-handed that this is being mandated. However, I truly appreciate the reduction in waste. I would like to know what is done with the material when it's picked up.

Not interested. It should not be forced on us.

We should be able to opt out both of service and payment for said service.

We used to pay for blue bag organically but when Randy's sold that service option went away.

Too much government interference

People already are confused with the current recycling. Only a very small percent of the population will use the organic collection properly. The carbon cost of the trucks for collection will be significantly greater than any benefit this program will see. The city should raise its voice in opposition of the state mandating such an ineffective and damaging program. The exhaust and damage to our streets will outweigh any benefit.

I am moderate leaning conservative... I can't stand Trump or the people that support him and thus voted nearly straight ticket DFL last election (normally I'd be much more GOP). And now we're rewarded with things like this mandate. This needs to be overturned. I simply don't have room in my garage for another bin (literally... come over and check... I won't be getting rid of my power tools and equipment) so if given a bin I'll have to store it out back permanently and just eat the charge.

Would really love a city organics program!!! I would help educate my neighbors to get greater participation. In the past I have taken my organics to a collection site. When Fridley, where we lived, got curbside organic recycling I was thrilled to participate! I have been waiting for Plymouth to get on board!!! Thank you for this survey and I hope you get a great response!!!

Reduce--yes. Reuse--yes. Refuse--yes. Recycle if cost appropriate--yes. Residential organics collection not environmentally helpful. Support lower immigration--increasing U.S. population is major environmental problem. Most U.S. population growth comes from immig and births to recent immig.

[Additional survey reports](#)

CITY OF PLYMOUTH

RESOLUTION No. 2023-253

RESOLUTION AUTHORIZING CITY STAFF TO NEGOTIATE A THREE-YEAR EXTENSION TO THE CURRENT RECYCLING CONTRACT, INCLUDING A FOUR-YEAR TERM FOR CITY-ORGANIZED CURBSIDE COLLECTION OF SOURCE-SEPARATED ORGANIC MATERIALS WITH REPUBLIC SERVICES

WHEREAS, the current Municipal Recycling Services Agreement with Republic Services, effective January 1, 2019, is set to expire December 31, 2024, for traditional single sort curbside recycling; and

WHEREAS, the contract allows for a three-year extension; and

WHEREAS, neighboring cities recently bid municipal recycling services on the open market, with results that have not been favorable in terms of pricing; and

WHEREAS, if negotiations are not successful, there remains enough time to bid municipal recycling services without interruption to curbside services; and

WHEREAS, all residential customers will be charged a fee for curbside organics recycling collection – regardless of whether or not they utilize the offered service; and

WHEREAS, the city is exploring city-led organized curbside collection of source-separated organic materials; and

WHEREAS, the city is considering supplementing negotiations of the current Municipal Recycling Services Agreement by including curbside collection of source-separated organic materials, similar to the current curbside recycling program; and

WHEREAS, a majority of residents believe the city should lead single-hauler organized collection, with less than one-third of respondents opposed to city-led organized collection.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that city staff is authorized to negotiate a three-year extension to the current recycling contract; including a four-year term for city organized curbside collection of source-separated organic materials with Republic Services.

BE IT FURTHER RESOLVED, Republic Services has offered the city single sort recycling collection starting at \$4.75 monthly in 2025, with a 4.5% annual increase through 2027, and organics curbside collection based on participation percentage, ranging from 2024 pricing of \$3.00 per month for up to 10% participation, to \$6.00 per month for up to 50% participation. Organics curbside collection will have a 4% annual increase through 2027.

BE IT FURTHER RESOLVED that Municipal Recycling Services Agreement for curbside services contract extension for single sort recycling plus organics collection will be brought to the City Council for approval once finalized contract language is agreed upon.

APPROVED by the City Council on this 26th day of September 2023.

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Shawn Drill, Senior Planner**Reviewed by:** Grant Fernelius, Community and Economic Development Director**Item:** **Approve comprehensive plan amendment request by Scannell Properties LLC to reguide roughly 75 acres to MXD (mixed use) for property located at 13001 County Road 10 (2023052)**

1. Action Requested:

Adopt attached resolution approving a comprehensive plan amendment request by Scannell Properties LLC to reguide roughly 75 acres to MXD (mixed use) for the former Prudential Insurance site, 13001 County Road 10, as recommended by the Planning Commission.

Approval requires a 5/7 vote of the City Council.

2. Background:

On September 6, the Planning Commission reviewed the proposal, conducted the public hearing, and subsequently voted unanimously to recommend approval. In addition to the applicant, six people spoke at the hearing. Two of the speakers also provided written correspondence (attached). Concerns raised included traffic, noise, walkability, and wages for construction workers. Regarding traffic, staff noted that the traffic study has found that the surrounding road system could accommodate the traffic generated by the development with improvements to be incorporated into the project. Regarding noise, staff notes that compliance with state and city noise standards would be required. Regarding walkability, staff said the future PUD submittal would address sidewalks, trails, crosswalk design, and traffic calming measures. Regarding wages for construction workers, that issue may be addressed in the TIF development agreement which is outside the purview of the Planning Commission. The Planning Commission report and minutes are attached.

3. Budget Impact:

N/A

4. Planning Review Deadline: *

December 9, 2023

5. Attachments:

[Planning Commission Report](#)

Planning Commission Minutes
Location Map
Aerial Map
Hennepin County Locate & Notify Map
CO Guiding Description (current guiding)
MXD Guiding Description (proposed guiding)
Applicant's Narrative
Correspondence Received
Sketch Layout
Survey
City Council Resolution 2023-254

**Regular
Planning
Commission****To:** Planning Commission**Prepared by:** Shawn Drill, Senior Planner**September 6, 2023****Reviewed by:** Grant Fernelius, Community and Economic Development Director**File No:** 2023-052

1. Applicant:

Scannell Properties LLC

2. Proposal:

Comprehensive plan amendment to reguide roughly 75 acres to MXD (mixed use) on the city's land use guide plan map.

3. Location:

13001 County Road 10 (former Prudential Insurance site)

4. Guiding:

Current guiding is CO (commercial office)

5. Zoning:

Current zoning is B-C (business campus)

6. School District:

ISD 279 (Osseo)

7. Review Deadline:

December 9, 2023

8. Description:

See attached Planning Commission Report Information.

Planning Commission Report Information

Scannell Properties LLC (2023-052)

INTRODUCTION

The applicant is requesting approval of a comprehensive plan amendment to reguide four parcels of land comprising the former Prudential Insurance site at 13001 County Road 10. The site contains roughly 75 acres and is bounded by County Road 10 (Bass Lake Road) to the north, Interstate 494 to the west, County Road 61 (Northwest Boulevard) to the east, and Chankahda Trail (formerly known as County Road 47) to the south. Under the proposal, the land use guide plan map in the city's comprehensive plan would be amended to reguide the site from CO (commercial office) to MXD (mixed-use).

The requested reguiding is the first step in allowing the site to be redeveloped with a mixture of multi-family housing, retail/commercial uses, and a medical-technical (med-tech) business park. If the reguiding is approved, future requests would be made for rezoning, platting, and PUD (planned unit development) general plan.

Notice of the public hearing was published in the city's official newspaper. Two mailed notices were sent out to all property owners within 750 feet of the site. One notice was sent upon receipt of the application, and the other notice was sent 12 days prior to the public hearing. A copy of the Hennepin County Locate & Notify Map is attached. Development signage has also been posted on the site.

CONTEXT

Surrounding Land Uses

	Adjacent Land Use	Guiding	Zoning
North (<i>across County Road 10</i>)	<u>In Maple Grove:</u> Childcare center, bank with drive-thru teller service, & strip retail center <u>In Plymouth:</u> Holiday Gas Station with car wash, and Culver's with drive-thru. ---- The Quinn Apartments	-- C (commercial) ---- LA-4 (living area 4)	-- C-4 (community commercial) ---- RMF-4 (multi-family 4)
West (<i>across I-494</i>)	Lake Camelot Villa Condominiums (townhomes)	LA-2 (living area 2)	RMF-3 (multi-family 3)
East (<i>across County Road 61</i>)	Single-family homes	LA-1 (living area 1)	RSF-1 (single-family 1)
South (<i>across Chankahda Trail</i>)	Bass Lake Hills Rental Townhomes	LA-3 (living area 3)	RMF-4

Natural Characteristics

The site lies in the Shingle Creek drainage district. The site is not located within the flood plain or shoreland overlay district. The site contains two wetlands: one in the southwest corner and one in the east portion of the site. The water body in the central portion of the site is a stormwater pond.

Previous Actions

Construction of the existing 4-story, 450,000-square-foot office building and relating parking areas was completed in the northerly portion of the site in 1980. Under the plan, the existing building and parking would be removed. The southerly portion of the site presently remains undeveloped.

In 2022/2023, the applicant requested a review of sketch layouts for redevelopment of the site. Both the Planning Commission and City Council have previously reviewed the sketch layouts and provided their informal comments to the applicant.

In July 2023, the City Council adopted an Alternative Urban Areawide Review (AUAR) for the site, based on the highest amount of development the site could support. An AUAR is a scoping document that identifies potential environmental concerns and develops a mitigation plan to address any such concerns. The mitigation would be incorporated into any future redevelopment plans.

LEVEL OF CITY DISCRETION IN DECISION-MAKING

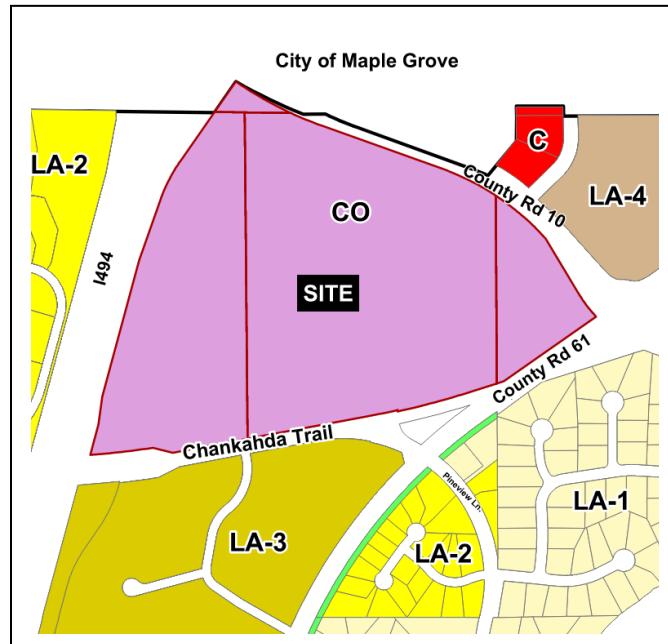
The guiding of land is a legislative action (enactment of policy). Consequently, the city has a high level of discretion in approving or denying an application to reguide property. The land use guide plan is the city's long-range planning tool that indicates what type of development should occur on all land within the city. In other words, it is the city's plan for how it wants to direct future development and growth. The City Council may guide property as it deems necessary to protect and promote the health, safety, and general welfare of the community. Under state law, a city may not put a reguiding into effect until the Metropolitan Council has reviewed and responded to the proposed reguiding. State law also mandates that all cities in the Twin Cities metropolitan area adopt a 20-year comprehensive plan and review that plan every ten years. State law and city regulations explicitly allow amendments to the comprehensive plan outside of the required decennial comprehensive plan update. It is not uncommon to receive applications to amend the comprehensive plan outside of the required decennial update. The city has approved over 30 such reguiding requests in the past 20 years.

ANALYSIS

The applicant is requesting to amend the land use guide plan map of the city's comprehensive plan. Under the proposal, the site would be reguided from CO (commercial office) to MXD (mixed use). Refer to graphics on Page 3.

Current Guiding:

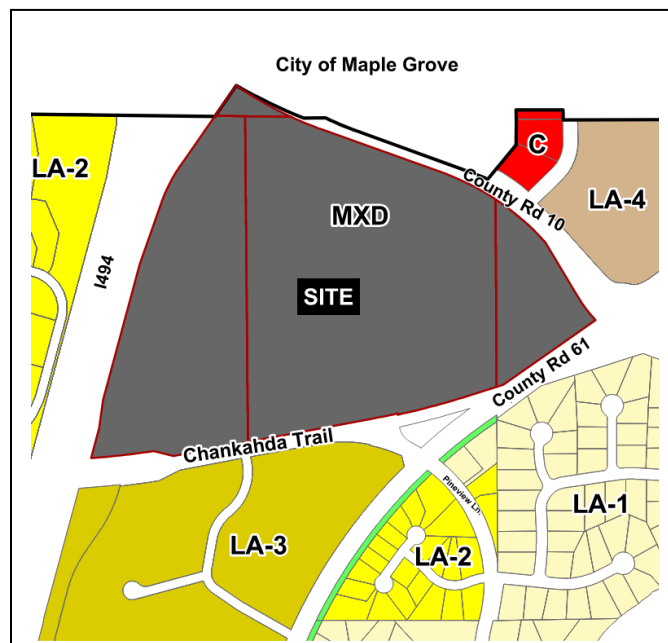
The site is currently guided CO (commercial office). Refer to the graphic below.



Current Guiding

Requested Guiding:

The applicant is requesting to reguide the site to MXD (mixed use). Refer to the graphic below.



Requested Guiding

Except for specialized housing such as nursing care, the current CO guiding does not allow residential uses. The proposed MXD guiding would allow the site to be redeveloped with a mixture of multi-family housing, retail/commercial uses, and a med-tech business park. The descriptions for both the CO and MXD guiding designations are attached.

The corresponding zoning district for MXD-guided areas is PUD (planned unit development). PUDs are customized zoning districts unique to each development. If the site is reguided to MXD, the applicant would request to rezone the site from B-C (business campus) to PUD. A separate public hearing process would be required for any such rezoning request.

The residential density range allowed within MXD-guided areas is 12 to 35 units per acre, based upon net acreage of the overall site. Net acreage excludes wetlands, wetland buffers, areas below the high water level of ponds, and areas to be dedicated as public park or right-of-way for arterials roadways.

Based on approximate net acreage calculations, the site should accommodate roughly 600 to 1,750 dwelling units under MXD guiding. The previous preliminary sketch layouts indicated a range of roughly 900 to 1,320 apartment-style dwelling units (in multiple buildings), which lies within the allowable density range. The applicant is partnering with Roers Companies to construct the residential component of the redevelopment project.

When reviewing a request for an amendment to the land use guide plan map, the city must analyze and consider the following:

- extent to which the location criteria of the existing and proposed guiding designations are satisfied;
- information supporting a re-examination of the current guiding;
- impact on land supply and demand;
- demonstration that the amendment has merit beyond the interests of the applicant;
- possible impacts of the amendment on other comprehensive plan elements including transportation, housing, sewers, water supply, surface water, parks, and capital improvement program; and
- fiscal impacts on the city.

Location Criteria – The site meets the specified location criteria for both CO and MXD guiding. Due to the size of the site, however, it is better suited for MXD guiding – allowing it to be redeveloped with a mixture of land uses. The housing component and retail/commercial/med-tech components would result in a “right-sized” blend of uses and efficiencies in infrastructure, while creating synergy for the benefit of all land uses within and near the site.

Re-examination of the Comprehensive Plan – Since the 2040 comprehensive plan was enacted in 2019, new information has come forward. Prudential Insurance has decided to sell the site, as they no longer require the amount of office space provided within the existing building. Other office users were not interested in purchasing or maintaining the site when it went up for sale. This new information is relevant and provides the city with an opportunity to determine what the future land uses should be for the site.

Land Supply and Demand – The proposed reguiding would have minimal effect on land supply and demand. Under the requested reguiding, the amount of MXD-guided land in the city would increase to 110 acres (or 0.5 percent of the overall land within the city), and the amount of CO-guided land in the city would decrease to 525 acres (or 2.3 percent of the overall land within the city).

Merit of the Amendment – The proposed reguiding has merit beyond the interests of the applicant. The reguiding would provide for needed housing and retail/commercial/med-tech uses in this area of the city. The apartment-style housing component would assist the city in meeting its goals for providing a diverse housing supply. The proposed redevelopment would also provide for a new public park and related public trail system (not presently located on the site) to serve this area of the city. Lastly, the proposed redevelopment would increase the city's tax base and provide employment opportunities.

Impacts on other Comprehensive Plan Elements –

- 1) *Transportation:* As part of the Alternative Urban Areawide Review (AUAR), a traffic study was commissioned by the city, but paid for by the applicant. The traffic study was based on 1,320 residential units and 700,000 square feet of retail/commercial/med-tech development – which was the highest amount of development contemplated for the site under the AUAR (actual development numbers are projected to be lower based on the sketch layout). The traffic study concluded that, with modifications to be incorporated into the redevelopment plans, the surrounding road system could readily accommodate the anticipated traffic that would be generated by redevelopment of the site. In addition, the city would review extending Plymouth Metrolink bus service to this site upon its redevelopment.
- 2) *Sewer and water:* As part of the AUAR, a utility study was commissioned by the city, but paid for by the applicant. The utility study analyzed: a) the anticipated increase in sanitary sewer flows if the site is redeveloped; b) the downstream capacity of the local sanitary sewer system; and c) the capacity of the water system to accommodate anticipated volume, pressure needs, and flow demands upon site redevelopment. The applicant would need to address the issues identified in the utility study as part of any future redevelopment plans. Additionally, existing public utilities within the site would need to be relocated by the applicant to accommodate redevelopment.
- 3) *Housing:* The proposed reguiding and related redevelopment would add to the city's housing stock and would also include a level of affordability (yet to be determined), in support of the city's housing goals.

- 4) *Surface Water Management*: Any redevelopment proposal for the site would need to demonstrate compliance with all standards for rate control and water quality, as set forth by city standards and watershed requirements. Additionally, the applicant would be required to secure Minnesota Pollution Control Agency approval of a storm water pollution prevention plan. Surface water management would be reviewed in detail as part of the analysis of any future platting and PUD general plan application.
- 5) *Parks*: Redevelopment of the site would result in dedication of a new roughly 20-acre public park to be located around the existing pond in the central portion of the site. New public trails would also be installed to provide pedestrian and bicycle connectivity – both within the site and to the broader community. The new park and trails would help to fulfill the park needs generated by the redevelopment and would serve this area of the city.
- 6) *Capital Improvement Program (CIP)*: No impacts to the city’s CIP have been identified at this time. The segment of Chankahda Trail that abuts the site is programmed to be reconstructed in 2024. The proposed reguinding would not impact that reconstruction project, however, the city and applicant would need to work together to coordinate timing of improvements.

Fiscal Impacts – The proposed reguinding would not have negative fiscal impacts on the city. Additional property taxes would be collected if the site is redeveloped. Taxes are based on the value of the land and buildings. Construction with a mixture of multi-family housing and retail/commercial/med-tech uses would increase the value of the site over current conditions.

REQUIREMENTS FOR FUTURE DEVELOPMENT

If the City Council approves the reguinding, the applicant would need to obtain the following city approvals in the future, prior to redevelopment of the site:

- Rezoning to PUD (planned unit development) – public hearing required
- Preliminary plat – public hearing required
- PUD general plan – public hearing required
- Final platting/development contract – City Council action required
- PUD final plan – administrative approval required

RECOMMENDATION

Community and Economic Development Department staff recommends approval of the request by Scannell Properties LLC to reguide the former Prudential Insurance site located at 13001 County Road 10 from CO to MXD, subject to the conditions listed in the resolution.

If new information is brought forward at the public hearing, staff may alter or reconsider its recommendation.

Proposed Minutes Planning Commission Meeting September 6, 2023

Chair Boo called a Meeting of the Plymouth Planning Commission to order at 7:00 p.m. in the Council Chambers of City Hall, 3400 Plymouth Boulevard, on September 6, 2023.

COMMISSIONERS PRESENT: Chair Michael Boo, Bill Wixon, Marc Anderson, Neha Markanda, and Josh Fowler

COMMISSIONERS ABSENT: Jennifer Jerulle and Julie Olson

STAFF PRESENT: Planning and Development Manager Chloe McGuire, Senior Planner Shawn Drill, and City Council Liaison Julie Pointner

Public Hearings

(5.1) Request for comprehensive plan amendment by Scannell Properties LLC to reguide roughly 75 acres to MXD (mixed use) for property located at 13001 County Road 10 (2023052).

Senior Planner Drill presented the staff report.

Commissioner Anderson referenced the statement that there would not be an impact on traffic, utilities, etc. He asked if that was determined by the Alternative Urban Areawide Review (AUAR) which was presented to and approved by the city council.

Senior Planner Drill confirmed that the AUAR was approved by the council in July and included the traffic and utility studies. He commented that typically a large-scale development such as this would include an environmental assessment worksheet, but the alternative was to complete the AUAR. He explained that the AUAR would need to be revisited and updated every five years.

Commissioner Wixon asked the number of multi-family housing units.

Senior Planner Drill replied that the applicant is still determining the number of units that they would propose but noted that could range from roughly 700 to 1,000 units or more.

Commissioner Wixon commented that the schools would be considerably impacted by that number of people and asked if that has been considered.

Senior Planner Drill replied that the school district is aware of the potential development and noted that as a part of the AUAR process the schools commented that they do not have concerns.

Commissioner Markanda asked if the primary component would be housing compared to commercial/retail.

Senior Planner Drill replied that in terms of building square footage, the apartments would be the largest, but noted that in terms of land area housing would be less than 50 percent of the total land area.

Commissioner Anderson asked if it would be possible that the applicant could come back with just one use, or whether it would be a requirement to have multiple uses.

Senior Planner Drill replied that the requested MXD guiding requires a mix of uses.

Chair Boo asked for input on whether there would be any concerns removing this land from CO (commercial office) and placing it under MXD (mixed use).

Senior Planner Drill replied that the property is currently guided for office uses. He provided details on the amount of land that would remain in the CO guiding category after this change. He stated that there would not be a negative impact in making this reguiding change.

Chair Boo invited the applicant to address the commission.

Chair Boo introduced Andy Bollig, Roers Companies, and Dan Salzer, Scannell Properties, who represent the applicants for this proposal. Mr. Bollig thanked staff for their work on this matter, noting that they have been doing a lot of work to identify tenants for the property as they have many interested parties. He commented that they are excited to bring a mix of users to the site with preservation of natural space as well.

Commissioner Anderson asked how optimistic the applicant is about being able to secure the desired tenants and buyers.

Mr. Bollig replied that they are very optimistic, recognizing that this is a long-term partnership that will not happen overnight. He stated that Roers will be doing the multi-family development and will begin to bring in requests for next year. He commented that they want to find the highest and best use for the property.

Commissioner Anderson referenced the area along I-494, noting that previous plans identified warehouse or office/warehouse. He stated that is now identified as med tech and asked if that is simply a change in terminology or whether that is a different use.

Mr. Salzer replied that a variety of users could fall under that use. He commented that it would be more of a corporate campus type user, and they are excited about the interest that has been expressed.

Chair Boo asked for details on the timeline of development.

Mr. Bollig replied that it would be completed in phases, with changes beginning on the site next year, but recognized that it would be a year-long process as the right users come forward.

Commissioner Wixon asked if the Prudential office building would be removed and whether that would be done early in the process.

Mr. Bollig confirmed both of those statements to be correct.

Commissioner Markanda commented that in a post-COVID world, many corporations have scaled back on the need for a large corporate office. She asked the mitigation plan in the case that type of clientele is not there for the med tech space.

Mr. Salzer commented that space would not necessarily be just office and would be a combination of office, lab, and R & D space. He agreed that the need for only office space has gone away.

Commissioner Fowler asked for the order of the phasing, recognizing that would be somewhat market dependent. He asked for details on the process for review by staff in terms of mixed-use development if the residential development were to come first.

Mr. Salzer stated that the next step would be preliminary plat and a zoning application which would identify certain areas for the different uses. He commented that if everything goes well, he would anticipate breaking ground on a few projects in the spring.

Senior Planner Drill noted that the PUD general plan would identify the allowed uses and if the applicant desired to change something after that point, it would require an amendment with another public hearing.

Chair Boo opened the public hearing.

Chair Boo introduced Rob Hastings, 5830 Oakview Lane N, who stated that he has recently noticed a lot more traffic because of the work being done on Bass Lake Road. He was concerned with additional traffic from this development and suggested that perhaps there could be a dead end in his neighborhood to prevent cut through traffic. He noted that perhaps there could still be a pedestrian connection through.

Chair Boo introduced Jim and Lisa Pavich, 5805 Rosewood Ln N, who had questions about the increased traffic that would result from that number of residential units. He raised concerns with health and safety as well as noise.

Chair Boo introduced Amy Marie Lemanski, 5955 Wedgewood Lane N, who stated that she is excited about this project. She commented that although a grocery store would be a lovely idea, there are already many different grocery options within a five-mile radius. She asked for details on the housing and whether it would be apartments and/or affordable.

Chair Boo introduced Elaine Anderson, 16905 49th Place N, who implored the city and planners to consider walkability and human friendliness seriously. She commented that the layout seems friendly for parking and vehicles. She commented on the lack of walkability between the movie theater and nearby restaurant and did not want to see that pattern repeated. She encouraged parking on the outside with the buildings and walkability on the inside.

Chair Boo introduced Deb Peterson, 13445 60th Place N, who expressed concern with the traffic. She noted that people often do not stop for the pedestrian crossings and requested a pedestrian stoplight which would ensure vehicles stop to allow crossing.

Chair Boo introduced Andy Snope, 200 Nathan Lane, who stated that he represents the electrical worker's union. He commented that several people are present from the construction industry. He supported the proposal and believed it to be a good use for the site with mixed use. He recognized that the final plans are not yet before the commission but believed that this would be a good use of a tired property. He noted that this would be a great place for future and current residents to live, shop, work and recreate. He noted that this development would increase the tax base while also creating jobs. He stated that the developer would also request tax dollars to help with the improvement. He commented that he believes that this would be a good use of tax dollars to create the end result. He stated that with larger projects sometimes come issues with wages and craftsmanship and therefore asked that there is assurance that workers are paid fairly for the construction portion of the project and that the craftsmanship would be at the required level as well. He asked what the PUD would be used for if this were to be rezoned mixed use.

Chair Boo closed the public hearing.

Senior Planner Drill commented that a traffic study has been completed based on this plan and the highest use of the site and it was determined that this site could accommodate the traffic with some improvements. He stated that he could provide a copy of the study to anyone that is interested. He stated that the development contract would address access routes for construction traffic. He commented that there are certain warrants for traffic lights and other traffic measures and, therefore, they would need to investigate further about the pedestrian crossing concerns raised by the resident tonight.

Chair Boo asked the applicant about thoughts on a grocery store after the comments made tonight.

Mr. Bollig replied that the likelihood of a grocer is strong as they have multiple companies interested. He noted that grocers go through an extensive market study to identify locations and there is demand for another grocer in this area. He stated that they would include affordable housing in line with the city's affordable housing policy.

Chair Boo asked how the city addresses the concern with walkability.

Senior Planner Drill commented that the thought is to create a development where people can live, work, play and shop without getting into a vehicle. He commented that there would be an extensive trail system with sidewalks along public streets and a city trail and potentially boardwalk through the central portion of the pond and patterned crosswalks. He noted that the multi-family housing would have underground parking.

Planning and Development Manager McGuire commented that when more specific site design comes forward, the commission would have the opportunity to review that and provide input. She noted that the goal is for people to park and then walk throughout the site, but recognized that people would most likely want to drive to a grocery store.

Chair Boo asked how the city would address the concerns with wages for contractors.

Senior Planner Drill stated that he would have to look into that. He noted that money would not be taken out of the city's tax coffers, but rather, any financial aid would be provided through tax increment financing (TIF). He stated that perhaps they could address the concerns in the TIF development agreement.

Mr. Bollig commented that they would be happy to update the industry numbers used in their narrative. He stated that many of the tenants would be building their own projects and they would be happy to have those conversations.

Chair Boo recognized that a PUD provides flexibility but also ensures that the city able to gain the desired amenities and type of development as well.

Commissioner Anderson recognized the concern with traffic raised tonight. He stated that Prudential existed on the site with 450,000 square feet of office space and a huge parking lot. He asked if there would be a comparison to that use versus the proposed use.

Senior Planner Drill commented that the AUAR and traffic study are posted on the city website for those interested. He confirmed that the traffic study compared the previous development to the development proposed and also looked at it from the perspective of full site development. He stated that a traffic study would be included with the PUD review. He stated that the mitigation measures identified in the AUAR have been adopted by the council and would need to be implemented in future plans submitted by the developer.

Chair Boo recognized that this is very early in the development process, noting that this change would be for regarding the site from CO (commercial office) to MXD (mixed use).

Commissioner Anderson commented that it is refreshing to see just the comprehensive plan amendment at this time, as that breaks down the review process and allows them to focus on the individual steps as they move forward. He noted that this would also refresh the site. He agreed that changing the use of the site would make sense and mixed use would provide the city with a lot of control. He stated that a grocery use would be market dependent and if there are 1,000 housing units, that would provide demand for a grocer.

Commissioner Markanda commented that this is a great layout and change is inevitable. She requested that the developers keep safety and traffic in the forefront, as those will dictate whether the site will be successful.

Commissioner Fowler commented that this is an extremely appropriate site for mixed use development, and a more appropriate use of the site than office development. He appreciated the concerns related to traffic as he commutes near this site daily. He hoped that the metro link bus extension would help and noted that the phased development plan would also assist in traffic management. He commented that walkability is a big concern as this moves forward, noting that this has the opportunity to be a well-connected community rather than a field of parking lots.

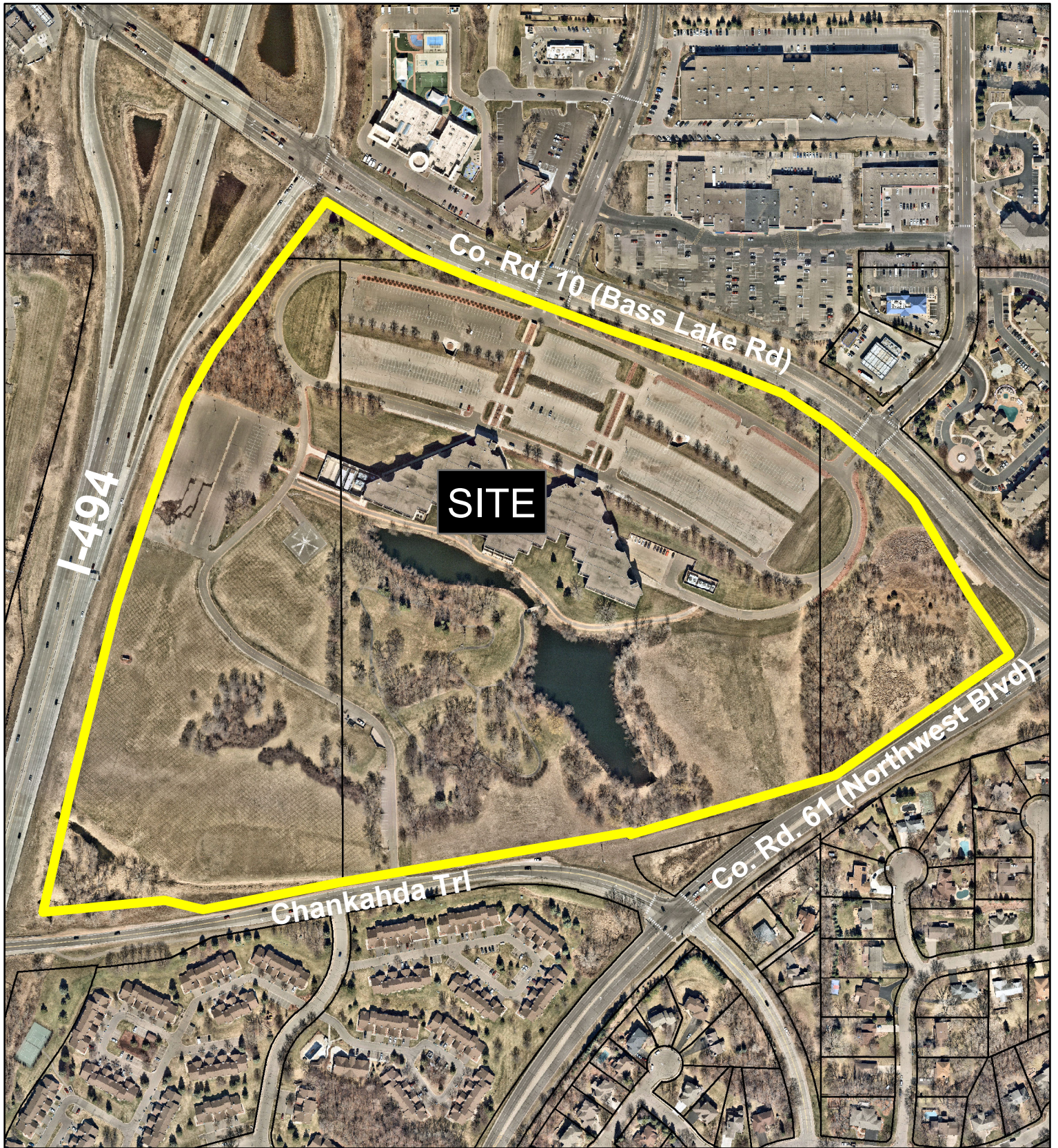
Motion was made by Commissioner Anderson and seconded by Commissioner Markanda to recommend approval of a resolution approving a comprehensive plan amendment for Scannell Properties LLC to reguide roughly 75 acres located at 13001 County Road 10 from CO (commercial office) to MXD (mixed use). With all Commissioners voting in favor, the motion carried.

Plymouth / Maple Grove Border



2023-052
Scannell Properties, LLC
13001 County Road 10
Comprehensive Plan Amendment





2023-052 -- Aerial Map

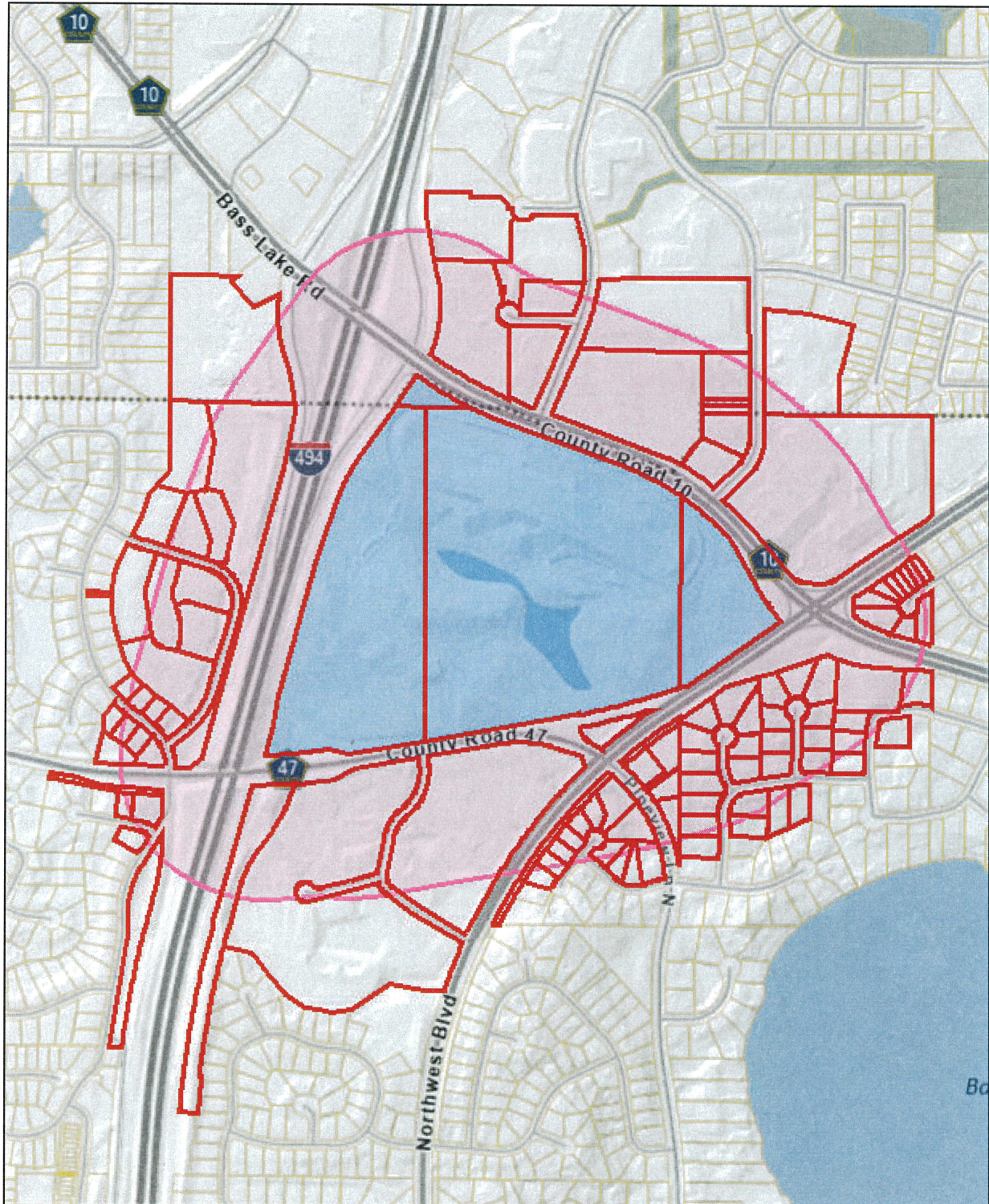
660 330 0 660 1,320 Feet





Hennepin County Locate & Notify Map

Date: 8/16/2023



Buffer Size: 750

Map Comments:

0 205 410 820 Feet
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This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

For more information, contact Hennepin County GIS Office
300 6th Street South, Minneapolis, MN 55487 / gis.info@hennepin.us

COMMERCIAL OFFICE (CO)

The commercial office (CO) guiding designation allows a variety of uses, including professional offices, administrative offices, research and laboratory facilities, wholesale showrooms, service facilities (e.g., conference centers, lodging and reception halls), residential care facilities (e.g., nursing homes and assisted living), senior citizen housing, and business uses having limited contact with the general public. Based on the specialized nature of potential residential uses, the City does not project the level of residential use on any of its CO sites.

CO sites may provide for limited retail sale of convenience-type products and services for the immediately surrounding area. Commercial uses in this classification are expected to develop with the highest standards of design and performance. Consequently, they should have a higher level of amenities such as landscaping, preservation of natural features, architectural controls, pedestrian trails and other features. Office parks and campus-style developments are encouraged in these areas. Commercial offices, residential facilities, and senior citizen housing can also serve as, and provide for, an orderly and progressive transition between higher and lower intensity land uses.

Guidelines and Criteria	
Minimum Area:	<ul style="list-style-type: none"> • Ten acres for office parks and business campus developments • One acre for smaller projects that serve as a transition between business and residential areas
Density Range:	<ul style="list-style-type: none"> • 6 to 20 dwelling units per acre if residential use included
City Utilities:	<ul style="list-style-type: none"> • Required in all areas
Corresponding Zoning Districts	<ul style="list-style-type: none"> • B-C (Business Campus District) • O (Office District) • Other zoning districts as may be appropriate
Types of Development:	<ul style="list-style-type: none"> • High amenity office facilities (e.g., administrative, executive, medical, research, professional and government offices, financial institutions and research and development laboratories) • Residential facilities (e.g., nursing homes and assisted living) and senior citizen housing
Development Location Criteria:	<ul style="list-style-type: none"> • Abuts or has reasonably direct access to arterials • In conjunction with major commercial centers • The high amenity development expected renders the CO areas very suitable as “gateways” to the city • Residential care facilities and senior citizen housing should be near parks or permanent open space (city park, community playfield, special use park, school recreation facility, conservation area, etc.) • Residential facilities and senior citizen housing should be near neighborhood shopping facilities

Desirable Facilities:	<ul style="list-style-type: none"> • Park within ½ mile for residential facilities and senior citizen housing developments • Sidewalks or trails connecting residential care facilities and senior citizen housing developments to other services and facilities, such as parks, churches and shopping centers • Transit facilities on residential facility sites and senior citizen housing sites or within ½ mile walking distance of such developments
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MIXED USE (MXD)

Development within the Mixed Use (MXD) classification is expected to demonstrate a higher standard of site and building design. Evaluation of building design will be based on the building's relationship to its surroundings and the following architectural characteristics: materials; texture; colors; massing; building components and details; articulation of roof lines and exterior walls; height; and setbacks.

In meeting a higher standard of site design, mixed use developments should include such things as: well-defined pedestrian walkways; transit improvements; decorative paving materials; street furniture; public plazas; decorative pedestrian-scale lighting; the screening of parking and loading areas; and a quality landscape design that ties together all of the individual elements of the development.

To encourage pedestrian movement and reduce impervious surfaces, parking for either residential or non-residential uses should not dominate the site. Reducing the amount of surface parking should be accomplished through structured parking, shared parking or by locating a portion of the parking beneath the building.

Guidelines and Criteria	
Minimum Area:	<ul style="list-style-type: none"> Five acres
Density Range:	<ul style="list-style-type: none"> 12 to 35 units per acre (residential density is calculated using the total land area for the development) <p>Note: 35 units/acre approved via Resolution 2021-081</p>
City Utilities:	<ul style="list-style-type: none"> Required in all areas.
Corresponding Zoning Districts	<ul style="list-style-type: none"> PUD (Planned Unit Development)
Types of Development:	<ul style="list-style-type: none"> Multiple dwellings (apartments, townhouses and similar attached housing – all market-driven) Commercial uses that offer basic convenience type goods and services Community-scale commercial uses that are not oriented toward the motorist Office facilities (professional, medical, dental and similar uses) No single use shall dominate the site Both vertical and horizontal mixing of uses is permitted
Development Location Criteria:	<ul style="list-style-type: none"> Abuts or has reasonably direct access to major collectors or minor arterials Mixed use developments may provide a transition between low density residential and more intense land uses
Desirable Facilities:	<ul style="list-style-type: none"> Adequate recreation facilities available to the site Sidewalks and trails connecting the development to other services and facilities, including parks, schools, churches and shopping centers Transit facilities on the site or within ½ mile walking distance

**COMPREHENSIVE PLAN AMENDMENT
PROJECT NARRATIVE
FOR
PROPOSED REDEVELOPMENT
13001 BASS LAKE ROAD, PLYMOUTH, MN**

August 9th, 2023

- The Developer is proposing a new construction, mixed-use re-development at the ~75-acre, former Prudential Campus site that will bring needed diversification of uses within the existing Bass Lake corridor. The Developer's plans will require a Comprehensive Plan amendment to guide the property Mixed Use (MXD) and a rezoning of the property to Planned Unit Development (PUD). This project will bring new life and vitality to the currently underutilized vacant land on the property and continue to support a diversified housing stock of new residential development in the city of Plymouth.

The extent to which the location criteria of applicable existing or proposed land use guide plan classifications are satisfied.

- The subject property is currently zoned Business Campus (BC) and is guided Commercial Office (CO) in the Comprehensive Plan 2040 Land Use Map. Under the current Land Use Plan Classifications, the Commercial Office guiding designation allows for a variety of uses, including professional offices, administrative offices, research and laboratory facilities, wholesale showrooms, service facilities, residential care facilities, senior citizen housing, and business uses having limited contact with the general public. The Developer believes Commercial Office is the highest and best use for the majority of the West side of the site along I-494, which is currently considered in design plans. Along with uses that will conform to the Commercial Office guiding designation, the Developer is seeking a variety of mixed-uses including multifamily living, grocery, retail and restaurants, which requires the requested Comprehensive Plan Amendment.

Evidence submitted by the applicant demonstrating the reason(s) that the plan should be changed, including but not limited to whether new information has become available since the comprehensive plan was adopted that supports reexamination of the plan, or that existing or proposed development offer new opportunities or constraints that were not previously considered by the plan.

- To begin, it is the Developer's understanding that the City of Plymouth was not aware that the former owner and tenant of the property, Prudential Financial, had any intention of selling the building /property when the current Comprehensive Plan was adopted July 23, 2019. Because the City was not privy to the former owner's plans prior to adopting the current Comprehensive plan, it is logical that the property's Commercial Office guidance was adopted.

Since the adoption of the Comprehensive Plan, the property has been purchased by the Developer and is no longer actively being used as an office campus. The unique size and location of the property poses a significant opportunity to provide the community with solutions to its current parks & recreation, housing and commercial business needs. Plymouth, MN supports a population over 81,026 and held an apartment vacancy rate of 3.4% in quarter 4 of 2021 and a population growth rate of 14.4% in just the last nine years alone, adding 9,254 people*. Looking forward, an April 2018 Comprehensive Rental Housing Market Study for the city of Plymouth HRA projected demand for approximately 972 general occupancy rental units

needed to meet housing demands into the future. Additionally, the Developer completed an updated market study in Q1 of 2023 that projected a need of approximately 704 units at the site specifically when contemplating other projects in the pipeline of the primary market area. Through initial site planning, the Developer believes the subject site can support approximately 1,000 units of multifamily housing, which could make a significant contribution to the City's growing need for housing. The site's rolling topography, existing trees & ponds also offer the ability to create new community parks and trails, which support the City's growth forecasts, trends, and goals. The site's unique location along I-494 and Bass Lake Road also provides a great opportunity to add a variety of commercial, retail, and business uses to support the existing and proposed residences in the area. I-494 boasts approximately 84,000 VPD and Bass Lake Road boasts over 20,400 VPD which makes it an attractive site to retail users and traditional business park users alike where companies can attract and retain talent.

Overall, the Developer believes the proposed amendment and re-development of the dated office campus supports the City's Land Use Goals and Policies (Chapter 3 – pg. 1-3 Land Use Plan) including (but not limited to):

- Establish and maintain a land use pattern that reflects the community's desire to provide for a variety of land uses, including residential neighborhoods of varying densities and housing types, retail commercial and office areas, industrial developments, civic uses and parks and open spaces.
- Pursue complementary economic growth and redevelopment opportunities that serve to further enhance the community's economic and social vitality and in turn help sustain Plymouth's high quality of life.
- Support efforts that strengthen community identity, contribute to a high quality of life and enhance Plymouth as a desirable place to live, work and play.

If the amendment affects a particular site, whether or not the change is needed to allow reasonable development of the site.

- As stated previously, the current zoning and Comprehensive Plan guidance does not allow for all of the Developer's proposed uses. An amendment to the Comprehensive Plan and rezoning of the site is necessary to maximize the site's opportunity and support the Developer's plans to incorporate a variety of high-quality mixed-uses including multifamily living, grocery, retail, restaurants and business campus.

The relationship of the proposed amendment to the supply and demand for particular land uses within the city and the immediate vicinity of the site.

- There is significant pent-up demand for housing both in the immediate vicinity of the site and the primary market area as a whole. The City's 2040 comprehensive plan calls for the creation of a variety of housing types within the City which this proposal will accomplish a multitude of. Additionally, there are known neighborhood desires including grocery, restaurant, and other service uses as demonstrated by both previous Plymouth resident surveys. Lastly, the demand for office/med-tech users is extremely high along the I-494 corridor, and the inclusion of these uses will enable the success of all other uses at the site.

A demonstration by the applicant that the proposed amendment has merit beyond the interests of the proponent.

- Beyond the interests of the Developer, the proposed Comprehensive Plan amendment and development will provide many community enhancements. To begin, the proposed development will bring a variety housing options that will accommodate the City’s growing population and increase the City’s annual tax revenue. To add, the retail, restaurants, and commercial business portions of the site will not only support the proposed on-site housing and nearby residences, but it will also create a variety of jobs to help boost the City’s economy and retain members of the community. The proposed development will also create a safer, more desirable community by upgrading and adding necessary public infrastructure components such as sewer & water systems, stop lights, and roads.

The possible impacts of the amendment on all specific elements of the comprehensive plan as may be applicable, including but not limited to:

- Transportation, as demonstrated by a traffic study to be conducted by the city at the expense of the applicant:
 - A Traffic Impact Analysis was completed as part of the AUAR by TC2 dated 05/17/2023 for the proposed development. The proposed redevelopment is expected to generate approximately 1,004-1,231 am peak hour trips, 1,706-1,961 pm peak hour trips, and 18,642 – 19,342 daily trips end.
 - Based on the detailed findings of this study, the area’s transportation network is expected to support development within the AUAR study area with mitigation. The following mitigations will be evaluated in more detail with each phase of development and would be constructed when warranted by traffic increases related to phases of the development.
 - 1) Sycamore Lane at Bass Lake Road (CR 10)
 - The intersection operates at an acceptable LOS C during the peak hours, but the northbound left-turn queues extend approximately 350 feet during the p.m. peak hour and impact the Sycamore Lane/Quinwood Lane intersection
 - Mitigation: Construct a second northbound left-turn lane (to provide dual left-turn lanes) with approximately 225 feet of storage
 - 2) Sycamore Lane at Quinwood Lane (Internal Intersection)
 - The intersection operates at an unacceptable LOS E during the p.m. peak hour with stop control (i.e., either side-street stop or all-way stop control)
 - Mitigation: Construct a single lane roundabout at this intersection; a northbound right-turn bypass lane could be added to reduce northbound queuing during the p.m. peak hour
 - 3) Quinwood Lane at Bass Lake Road (CR 10)
 - There is no eastbound right-turn lane along Bass Lake Road (CR 10) at Quinwood Lane, which creates potential conflicts between right-turning and thru motorists.
 - Mitigation: Construct an eastbound right-turn lane; consider reconfiguration of the north approach from a 4-lane undivided roadway to a single northbound lane exiting the intersection and single southbound left-, thru, and right-turn lanes; a median north of the intersection may be needed to restrict access to the southern Holiday Gas Station access located approximately 100 feet north of Bass Lake Road (CR 10) to reduce potential conflicts and maintain safe operations
 - 4) Sycamore Lane/Teakwood Lane at Chankahda Trail
 - The intersection operates at an unacceptable LOS E or worse during the p.m. peak hour with stop control (i.e., either side-street stop or all-way stop control)

- Mitigation: Construct a single lane roundabout; westbound and southbound right-turn bypass lanes could be added to reduce queuing during the p.m. peak hour
 - 5) Bass Lake Road (CR 10) at Northwest Boulevard (CR 61)
 - Eastbound and westbound left-turn lane queues along Bass Lake Road (CR 10) extend beyond the existing turn lane storage by approximately 50 feet.
 - Mitigation: Extend the eastbound and westbound left-turn lanes by at least 50 feet; the westbound left-turn lane along Bass Lake Road (CR 10) at Quinwood Lane could be shortened accordingly without creating an issue
 - 6) Signal Infrastructure
 - The addition of more traffic within the study area, along with intersection improvements will necessitate signal infrastructure, timing, and phasing modifications.
 - Mitigation: Modify and/or optimize signal infrastructure, timing, and phasing throughout the study area relative to the identified mitigation.
- The site is served by Click and Ride on-demand transit service operated by Plymouth Metrolink, and the potential for future routes with Plymouth Metrolink will be investigated through the development phase.
- Sanitary sewer, including existing and proposed sanitary sewer flows as compared to the adopted plan;

The proposed development is expected to generate approximately 462,786 gallons per day (GPD) of wastewater. Wastewater will be conveyed by the City of Plymouth's existing sanitary sewer network that bisects the study area from west to east. This system has a main trunk line that ranges in size from 10-inch to 24-inch in diameter. This line begins northwest of the site, running southeast along Bass Lake, where it ultimately reaches the Bass Lake lift station on 54th Avenue. Based on the Sanitary Sewer Flow Monitoring Memorandum in Appendix D, some segments of the downstream gravity sewers may require upsizing once sewer flow from the development is in excess of 350 gallons per minute (GPM).

The Site is located within the Metropolitan Urban Service Area (MUSA). The property will be served by the publicly owned Metropolitan Wastewater Treatment Plant in Saint Paul. The plant currently treats approximately 160 million GPD, with a total capacity of 314 million GPD according to the Metropolitan Council Environmental Services Plant Inflow Summary Report for the period ending in June 2022. Based on the Twin Cities Metropolitan Council Sewer Availability Charge Guidelines, the estimated wastewater from the proposed development is anticipated to consist primarily of normal domestic sewage. The Metropolitan Council's Metropolitan Wastewater Treatment Plant has the capacity to treat the proposed project without pretreatment or other plant facility improvements.

- Housing, including the extent to which the proposal contributes to the city's adopted housing goals;

The development will address the city's adopted housing goals in multiple ways. First, the project will address the 2040 comprehensive plan's first goal of providing housing at a variety of income levels and specifically affordable housing. The Developer plans to pursue a 4% workforce affordable project at the site in addition to having each project within the development include some level of affordability in accordance with the city's affordable housing policy. Second, the project will fulfill the goal of having housing adjacent to other services including employment and retail services.

Specifically, the project also has the potential to fulfill the goal of being transit connected as the Developer plans to work with the city on connecting with the city managed public transport. The development will also address the city's goals of creating lifecycle housing by providing a multitude of housing types including standard market rate, 55+, and tax credit affordable housing. The incorporation of 3BR units and walkup units where possible will help target families. Lastly, the master site redevelopment including numerous projects under one development entity will enable both preservation and top-quality maintenance of the projects for the coming years. The residential projects will be managed upon completion by the developer.

- Surface water, including compliance with the city's goals for water quality as well as water quantity management;

The site generally drains from northwest to southeast with discharges to the onsite wetlands. No surface water with any type of special designation is present on the site. Two WCA-regulated wetlands exist on the eastern side of the site.

The existing Prudential Campus provides on-site stormwater management through constructed ponds and low-areas. It is assumed that these existing features do not meet current stormwater design standards. The runoff from the building and parking lot is routed to the existing pond in the center of the site. The pond has an upper and lower pool controlled by an overflow weir/bridge through the central portion. A pump system fills the upper pool with additional water from the lower pool as an amenity. An earthen berm controls the water level in the lower pool. In the event that the earthen berm overtops, the water flows to an outlet structure in the south-eastern corner of the lower pool and is routed to the existing city storm sewer. There is a smaller water quality basin in the northwestern corner of the intersection of Chankahda Trail and Northwest Blvd that was installed as part of the previous realignment of Chankahda Trail and Northwest Blvd. This smaller basin serves the existing street runoff and is routed to the same existing city storm sewer. The existing impervious area within the study area is around 19.1 acres, approximately 25% of the AUAR study area.

Bass Lake is the receiving water body for the site. Bass Lake is impaired for nutrients.

During construction, erosion and sediment control best management practices (BMPs) will be implemented to prevent impacts to aquatic ecosystems.

The proposed development within the AUAR study area will require compliance with the stormwater rules and standards of the City of Plymouth, the Shingle Creek/West Mississippi Watershed Management Commissions, and the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for water quality, volume control, rate control, erosion control, and maintenance/monitoring. Treatment of 1-inch of runoff for the new impervious area since more than one acre of disturbance will occur. Additionally, the post-development discharge rates would be less than or equal to the existing runoff rates for the 2-, 10-, and 100-year, 24-hour rainfall events, as required by the Shingle Creek/West Mississippi Watershed Management Commissions. The proposed development will provide 1.1 inch of volume reduction over the proposed impervious surface coverage for the development through an infiltration BMPs. If infiltration of stormwater is not practical due to existing site conditions, filtration of stormwater will be used. The proposed development scenario will also be required to incorporate effective non-point source pollution reduction BMPs to achieve either 60% (Redevelopment) or 75% (New Development) percent total

phosphorus removals for the stormwater runoff. Treatment is currently planned to be provided through a wet pond in the central portion of the site and a filtration basin south-east of the wet pond. These BMPs are currently sized to meet and exceed the site requirements for pretreatment and filtration volumes while providing rate control and allowable freeboard to the currently proposed surrounding buildings. Additional biofiltration basins may be constructed throughout the proposed site to provide additional stormwater treatment above the required volumes. Stormwater runoff will be routed to this central water feature via underground piping and overland flow. Small biofiltration areas may be placed throughout the development to further increase the water quality and provide additional detention for rate control downstream. Areas that are not able to be routed to the central water feature will be captured and routed to smaller BMPs to the greatest extent possible. The central water feature outlets in the south-east corner of the site into the existing storm sewer. This storm sewer discharges downstream to Bass Lake.

- Water supply;

The water supply will be obtained from the City of Plymouth's water system, which is a groundwater based public water supply. Water mains to service the Site are provided within adjacent roadway right-of-way, and a preliminary review indicates that the existing infrastructure is sufficient for the anticipated development scenario. New water mains will be placed in the roads to serve the development needs, and potentially upsized based on City system modeling.

The estimated demand needed to support the new development is 163,333 gallons per day. Water appropriation for new wells or an increase in authorized volume is not anticipated for the project as the city's current system can accommodate the development. The water supply will be obtained from the groundwater wells that currently supply the City of Plymouth water system. The groundwater wells draw water from 17 municipal wells ranging from 302 to 473 feet deep that draw water from the Prairie Du Chien-Jordan, Prairie Du Chien Group and Jordan aquifers

- Parks and open space; and

- The amendment will allow for an unprecedented opportunity to accomplish the City's goal of adding parks and open space to the community. The site offers over 70 acres of open space, ponds and trees that will be easily accessible to the surrounding residences. The Developer has been consciously working close with the City of Plymouth to preserve green space, hills, trees and ponds, create open greenspace for the purpose of community activation, and design the site with as much pedestrian access and walkability as possible.

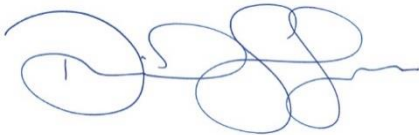
- Capitol improvement program (CIP).

- While the project does not explicitly impact specific desired projects listed in the most recent Capitol Improvement Plan (CIP, 2023-2032), the project will capitalize on the reconstruction of Chankahda Trail and will require coordination of a new intersection providing access to the site, the project will fulfill the goals set forth by the City Council including providing high quality services for existing residents, and, lastly, the project will create an additional City park which, although not called out in the CIP, is expressed as a continual goal. Additionally, offsite sewer upgrades related to the project will be addressed in a revised CIP as necessary.

Consideration of the impact of the proposed amendment upon current and future special assessments and utility area charges, future property tax assessments or other fiscal impacts upon the City of Plymouth.

The project will generate a large increase in the tax base. While the Developer will be requesting financial assistance for the public improvements, park, and infrastructure improvements, the overall tax increment generated from the project will be substantive. The potential assessed value of the fully developed project will be anywhere from \$250mm to \$400mm. Additionally, the construction of the project, assuming half of the construction cost is labor and an average construction salary of \$60k, will generate 1,500 to 2,000 construction jobs. The site will attract permanent businesses and retail that will generate additional taxable income for the city.

Andy Bollig, Developer
Roers Companies
2 Carlson Pkwy #400
Plymouth, MN 55447



Dan Salzer, Director of Development
Scannell Properties
294 Grove Lane, Suite 140
Wayzata, MN 55391

The Property consists of 74.58 total acres comprised of four adjacent parcels located at 13001 Bass Lake Road, Plymouth, Minnesota as particularly described as PIDs: 34-119-22-44-0002, 03-118-22-12-0002, 03-118-22-11-0007 and 02-118-22-22-0005, as generally depicted below:



Project Site Legal Description

Parcel 1: That part of Government Lot 4 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10, Plat 8.

Parcel 2: That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

Parcel 3: That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.

Parcel 4: The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last-described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

Shawn Drill

From: Lisa Murphy <lisa.murphy@wallensteinequipment.com>
Sent: Thursday, September 7, 2023 3:18 PM
To: Shawn Drill
Subject: Re: Prudential site development and noise concern along Northwest Blvd

You don't often get email from lisa.murphy@wallensteinequipment.com. [Learn why this is important](#)

Thank you, Shawn. After I sent the email, I wanted to elaborate on safety and the speed with which people traveled down Northwest Boulevard currently. If you could communicate that and the noise we neighbors would be greatly appreciative.

Lisa

Sent from my iPhone

On Sep 7, 2023, at 3:03 PM, Shawn Drill <SDrill@plymouthmn.gov> wrote:

Hello Lisa. Thank you for your comments. I will include them in the Council packet. Sincerely,

Shawn B. Drill, AICP | Senior Planner
City of Plymouth, MN
Phone: 763.509.5456

From: Lisa Murphy <lisa.murphy@wallensteinequipment.com>
Sent: Thursday, September 7, 2023 11:03 AM
To: Shawn Drill <sdrill@plymouthmn.gov>
Subject: Prudential site development and noise concern along Northwest Blvd

You don't often get email from lisa.murphy@wallensteinequipment.com. [Learn why this is important](#)

Hi Shawn. Thanks for taking time to talk with us after the Public hearing last night.

As mentioned, Jim and I are both excited for the tentative plans for the Prudential site and feel it can certainly provide an impressive "front door" to the city of Plymouth.

As residents located within 750 feet of the site and with Northwest Boulevard as our back yard, (5805 Rosewood Lane) our concern is for safety due to increased traffic on Northwest Blvd and for the increased decibel level that comes with the increased traffic, most affecting the quality of life for those that live in the immediate area. This is the second home I have owned that started out with a street that turned into a major throughfare as populations grew. (The other was Weaver Lake Road in Maple Grove). It absolutely affects the immediate residents both from a noise and safety level. With increased cars comes increased opportunities for traffic and accidents, and although the site can handle the traffic, the neighborhoods will suffer with quality of life due to traffic and noise.

Northwest Blvd seems to be the main thoroughfare for emergency vehicles and assorted drag racers in addition to regular commuters. The noise level can be heard from pre-dawn to dark. The enjoyment of

any type of outdoor activities in our backyard is really difficult and not at all relaxing. Our next-door neighbors have let their backyard go to total wild overgrowth due to the noise and they sit in the front yard as the backyard noise is too loud. Living next door to this isn't actually attractive.

Our ask is that the city of Plymouth request the developers to incorporate some type of calm barrier/noise barrier for those of us whose quality of life and property values are most affected by the noise level of the increased traffic along Northwest Boulevard and Chakanda trail. There aren't that many properties right along the two roads, so hopefully the request is not that significant.

We love living in the area and are in support of this project, we just ask that our quality of life and investments not be negatively affected by the increased traffic and noise that it will bring.

Thank you very much.

Lisa Murphy and Jim Davich
763-337-4504

Lisa Murphy

Business Development Manager USA | Wallenstein Equipment Inc.
[612-965-1861](tel:612-965-1861) (cell)
www.wallensteinequipment.com

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Rec. at PC mtg.
9/6/23

What are the plans to control traffic?

The intersection of Yucca Lane and Chankahda Trail has become increasingly dangerous over the years due to the increased traffic.

- The only traffic controls between Northwest Boulevard and Cheshire Lane, since I moved to my current residence in 1999, has been to put in a flashing pedestrian cross walk at Dallas Lane and replace the four-way stop sign with stoplights at the intersection of Northwest Boulevard and Chankahda Trail.
- Hundreds of homes have been built west of Cheshire Lane making it a heavily traveled road. The proposed buildout of the current Prudential location will further increase traffic.
- When the bridge was replaced at 494 and Chankahda Trail, it reduced visibility at the intersection of Chankahda Trail and Yucca Lane. This is due to short distance from 494 and Yucca Lane and the bridge pillars being much wider. In the winter, it is a bit better because you can peek between the pillar and the slope of the bridge's hill. However, in the summer you are not able to do so because of the foliage and the trees planted on this slope. Because of this you cannot see westbound traffic until right before vehicles go under the bridge which is very close to the Yucca Lane intersection.
- Eastbound traffic is also a problem. The speed limit is 45 mph east of Cheshire Lane; however, many people do not adhere to the speed limit because on the west side of Cheshire Lane it is 50 mph and people do not slow down once, they are on the east side. Also, it appears people are traveling much faster than 50 mph.
- Before making a left-hand turn onto Chankahda Trail from Yucca Lane, one must determine the speed of traffic coming from the west, while trying to navigate if cars are coming from the east.
- When traveling east on Chankahda Trail and turning north onto Yucca Lane, there have been times when I have nearly been rear-ended despite using my blinker.

The pedestrian cross-walks are ineffective.

- In the past 24 years, despite there being pedestrian cross walks at the intersection of Yucca Lane and Chankahda Trail, only three people have stopped for me. There are no sidewalks on the north side of Chankahda Trail but there are sidewalks on the south side, so you are forced to cross the road if you want to use the sidewalks.
- A flashing pedestrian light has been put in place at Dallas Lane. However, I have seen many times where people have not stopped. When I am stopped at this cross walk, I am afraid of being rear-ended because of the speed and people not realizing they need to stop.

My request

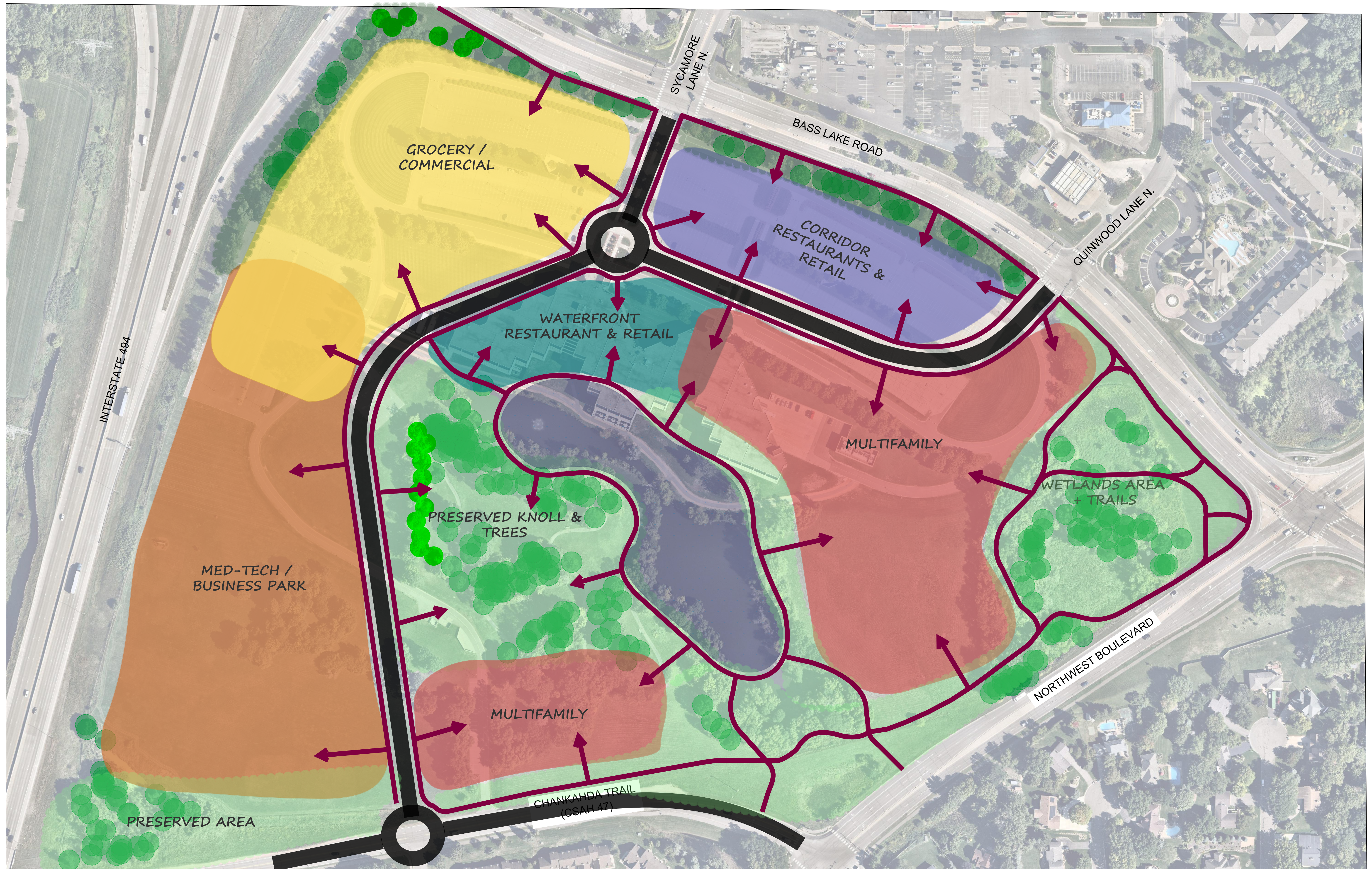
- Put in stop lights at the Yucca Lane intersection
- Replace the flashing pedestrian light at Dallas Lane with a stop light similar to the light by the Bass Lake Play Fields on Northwest Boulevard.

Sincerely,

Debra Peterson

13445 60th Place North, #88

Plymouth, MN 55446



LEGAL DESCRIPTION

Real property in the City of Plymouth, County of Hennepin, State of Minnesota, described as follows:

PARCEL 1:
That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10 as platted in the recorded plat of Hennepin County State Aid Highway No. 10, Plat 8.

PARCEL 2:
That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

PARCEL 3:
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PARCEL 4:
The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No. 10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line: Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last-described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

All Abstract Property

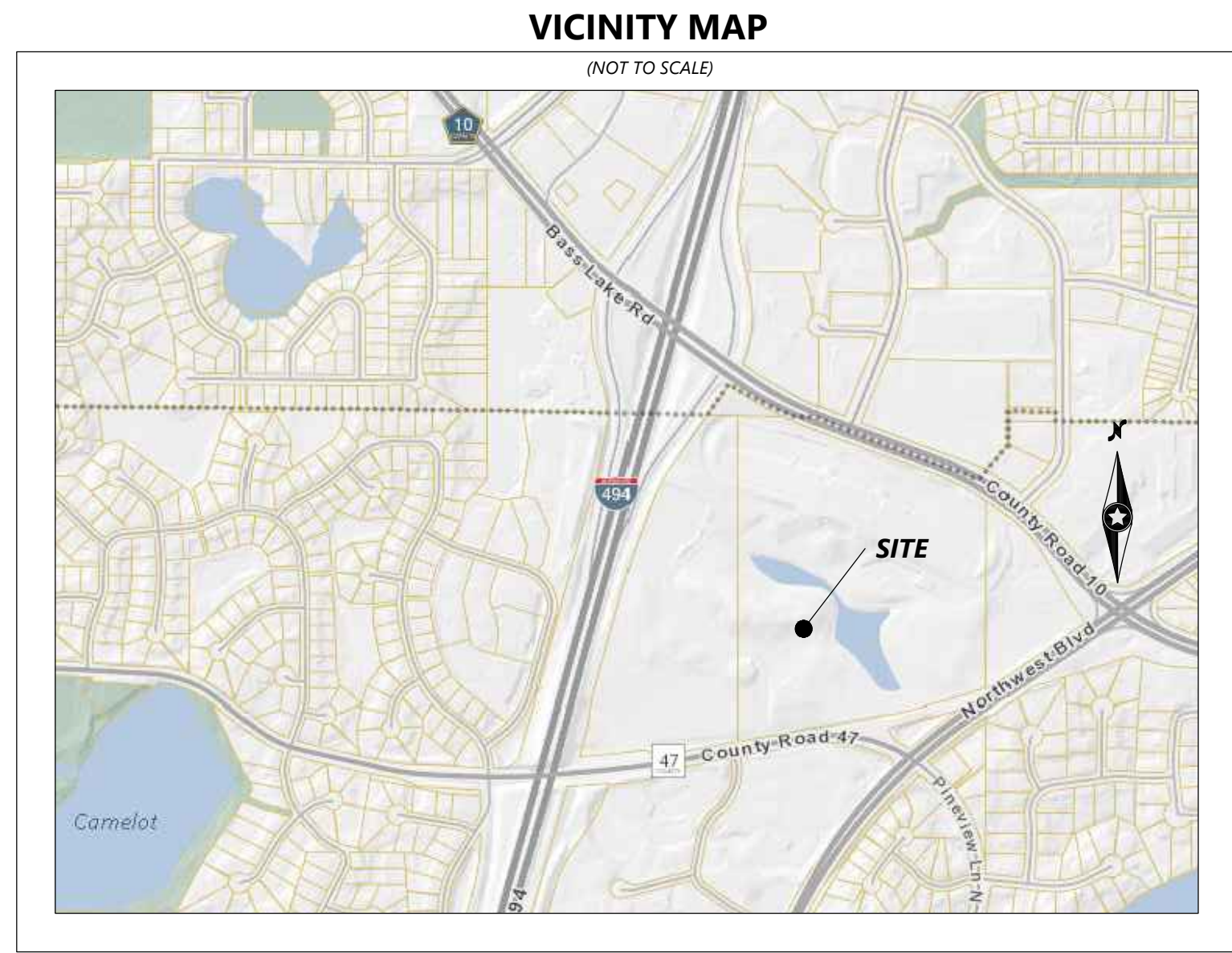


TABLE A OPTIONAL ITEM NOTES

- Monuments have been found or placed as shown hereon
- The address of the surveyed property is 13001 Bass Lake Road, Plymouth, MN 55442.
- The subject property appears to lie within Zone X according to FEMA Flood Insurance Rate Map Community - Panel Number 27053C0180F which has an effective date of 11/4/2016.
- The subject property contains 3,596,303 Sq.Ft. or 82.560 acres
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- There were no Zoning Reports or Letters provided by the title company, client or owner.
- Exterior dimensions of buildings are shown hereon and were measured at the exterior fascade of the building. There may be eaves, overhangs and canopies which extend beyond the lines shown. Also, there may be underground footings and building space that are not shown on this survey.
- Areas of buildings are shown hereon and are subject to the notes stated in Item 7(a).
- Building Heights are shown hereon at the location indicated, building heights are variable around the perimeter of the footprint.
- The surveyor has made a good faith effort to show all substantial, above ground, visible, and permanent features observed during the course of the survey. AT THE TIME OF SURVEY THERE WAS SNOW AND ICE COVERING ALL OR PARTS OF THE SUBJECT PROPERTY, FEATURES OBSCURED BY SNOW OR ICE MAY NOT BE SHOWN.
- The subject property contains 1026 regular parking stalls, 28 handicapped stalls, 4 charging stalls and 6 motorcycle stalls.
- The utility lines shown within the subject property are based on plans and/or reports provided by the City of Plymouth, Westwood is not liable for inaccuracies in said plans/reports.
- A private utility marking request was made by the surveyor (One Call Ticket No. 220520235). The underground utility lines shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned nor do we guarantee the accuracy or completeness of the markings and maps provided.
- Names of adjoining owners are shown according to the Hennepin County GIS Map.
- The subject property lies at the intersection of Bass Lake Road(County Road 10) and Northwest Boulevard(County Road 61) shown hereon.
- On the date the field work was completed for this survey, there was no observable evidence of current earth moving work, exterior building construction or building additions.
- As of the date of this survey, there are no proposed changes in street right of way lines, based on a conversation with the proper official with the City of Plymouth. On the date the field work was completed for this survey, there was no observable evidence of recent street or sidewalk construction or repairs.
- Any plottable offsite easements provided in the Title Insurance Commitment are shown hereon.
- Westwood Professional Services, Inc. has obtained a Professional Liability Insurance policy to be in effect throughout the contract term. A Certificate of Insurance can be furnished upon request.

GENERAL NOTES

- Bearings of property lines shown hereon are based on the Hennepin County coordinate system, (NAD 83 - 1986 Control Adjustment).
- Lengths of lines and distances between features are measured in US-Survey Feet
- Elevations and ground contours shown hereon are relative to the NAVD88
- Field data collection on which this map is based was performed while snow was covering all or part of the subject property. There is a possibility that existing improvements that would normally be observable without the snow cover may exist.

POSSIBLE ENCROACHMENTS

- I-494 STORMWATER POND LIES ON SUBJECT PROPERTY
- PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

SCHEDULE B II TITLE ITEM NOTES (Commitment No. NCS-11096565-CHI2)

The following notes correspond to the numbering system of Schedule B II of the above mentioned title commitment. Items 1-8 are not survey matters.

- Interest of James Harvey Proehl as created by Trustees' Deed dated May 19, 1986, filed June 10, 1986, as Document Number 5117722; and Interest of Jean Louise Neumann formerly Jean Louise Proehl (married to Bruce E. Neumann) as created by Trustees' Deed dated March 28, 1988, filed August 11, 1988, as Document Number 5441637.

NOTE: Decree of Distribution in the matter of the estate of Harold Charles Proehl, deceased, dated February 19, 1982, filed April 22, 1982, as Document Number 4712289, vested the interest of said decedent in Jean Louise Proehl and Richard J. Gunn, as Trustees, for the uses and purposes as set forth in the Will of the deceased as to that part of the west Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying south and East of Interstate Highway No. 494. Said decree of distribution was dated and filed after the conveyance by said decedent of the land described in Parcel 3 hereof. Said trustees then conveyed an undivided one-half interest in said land to James Harvey Proehl by deed filed as Document Number 5117722; and an undivided one-half interest in said land to Jean Louise Neumann by deed filed as Document Number 5441637. James Harvey Proehl, single, and Jean Louise Neumann (formerly Jean Louise Proehl) and Bruce E. Neumann, her husband, conveyed that portion of the property described above lying South of the center line of County Road No. 47 by deed filed as Document Number 5450105. (as to Parcel 3) **(PARCEL 3 AS SHOWN ON SURVEY)**

- Interest of Blyscio, Inc., a Minnesota corporation, as acquired by deeds dated December 22, 1976, filed January 5, 1977, as Document Numbers 4258481, 4258482, 4258486, and 4258487. Said interest was not conveyed by Quit Claim Deed dated December 22, 1976, filed January 4, 1977, as Document Number 4258039. (as to Parcel 4) **(PARCEL 4 AS SHOWN ON SURVEY)**

- Highway and drainage easements conveyed to the County of Hennepin as set forth in Quit Claim Deed dated July 20, 1992, filed August 19, 1992, as Document Number 5957258. (as to Parcels 1, 2 and 4) **(SHOWN ON SURVEY)**

- Numerous easements conveyed to the City of Plymouth as set forth in Easement dated May 6, 1985, filed May 10, 1985, as Document Number 4992689. (as to all Parcels) **(SHOWN ON SURVEY)**

- Right of way for public roadway as set forth in Hennepin County State Aid Highway No. 10, Plat 8, filed as Document Number 3867013. (as to Parcels 1, 2 and 4) **(SHOWN ON SURVEY)**

- Right of way for public roadway as set forth in Hennepin County Highway No. 47, Plat 13, filed as Document Number 3933700.(as to Parcels 1, 3 and 4) **(SURVEY ON SURVEY)**

- Reservation of 50 percent of all minerals and mineral rights by The Federal Land Bank of Saint Paul as set forth in conveyance dated September 9, 1941, filed September 18, 1941, in Book 1520 of Deeds on page 10, as Document Number 2107563, and restated as evidenced by Statement of Mineral Ownership dated November 8, 1974, filed December 20, 1974, as Document Number 4120531. (as to Parcel 1) **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE , NOT SHOWN)**

- Limitation of access onto Trunk Highway No. 494 and highway easement conveyed to the State of Minnesota, as set forth in warranty Deed dated August 27, 1964, filed September 22, 1964, in Book 2460 of Deeds on page 33 as Document Number 3499559; and as acquired by the State of Minnesota as set forth in Final Certificate dated April 27, 1973, filed September 6, 1973, as Document Number 4040272. By Quit Claim Deed dated June 29, 1984, filed March 17, 1989, as Document Number 5516228, executed by the State of Minnesota, in favor of the City of Plymouth, a portion of the land taken for highway purposes was conveyed to the City of Plymouth reserving access restrictions. (as to Parcels 2 and 3) **(SHOWN ON SURVEY)**

- Snow-fence easement conveyed to the County of Hennepin as set forth in Highway Easement dated March 18, 1929, filed March 20, 1929, in Book 1184 of Deeds on page 200, as Document Number 1531703. (as to Parcel 3 and 4) **(EASEMENT NOT ON SUBJECT PROPERTY)**

- Undefined transmission line easement in favor of Northern States Power Company as referenced by recital in Warranty Deeds filed as Document Numbers 4260055 and 4260057. (as to Parcel 3) **(EASEMENT UNDEFINED, AFFECTS SUBJECT PROPERTY, NOT SHOWN)**

- Terms, conditions and restrictions as set forth in Warranty Deed dated June 28, 1991, recorded December 11, 1991, as Document No. 5853936. **(AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE, NOT SHOWN)**

- Interest of Jerome P. Begin and Elizabeth A. Begin, husband and wife, as created in Warranty Deed dated April 22, 1971, and filed May 10, 1971, as Document Number 3882914, conveying the land described in Parcel 2 of Schedule C hereof.

Note: The interest conveyed by Jerome P. Begin and Elizabeth A. Begin, husband and wife, in favor of Blyscio, Inc., a Minnesota corporation, by deed dated December 22, 1976, filed January 3, 1977, as Document Number 4257427, incorrectly described the document establishing the northwest lot line as being described in Document Number 4040272 rather than Document Number 3499559. **(PARCEL 2 AS SHOWN ON SURVEY)**

SURVEYOR'S CERTIFICATE

To: Prudential Insurance Company of America, a New Jersey corporation, Scannell Properties, LLC, an Indiana limited liability company, First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-14, 6(a)(b), 7(b)(1), 7(c) 8, 9, 11(a), 13, 14, and 16-19 of Table A thereof. The fieldwork was completed on March 9, 2022.

Date of Plat or Map: 04/12/22

Christopher Ambourn
Christopher Ambourn No. 43005
chris.ambourn@westwoodps.com

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: _____
CHECKED: CNA
DRAWN: JMM/BJY
CREW: JFW/SSL/MVG/BDK/KCS

INITIAL ISSUED: 04/04/2022
REVISIONS: _____
PREPARED FOR: _____

SCANNEL PROPERTIES

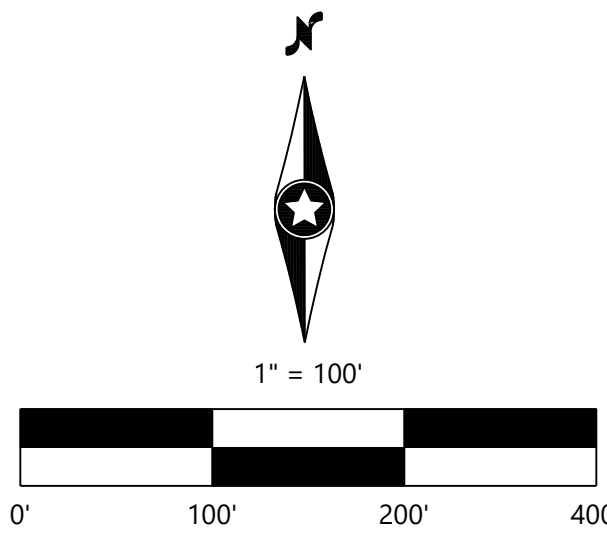
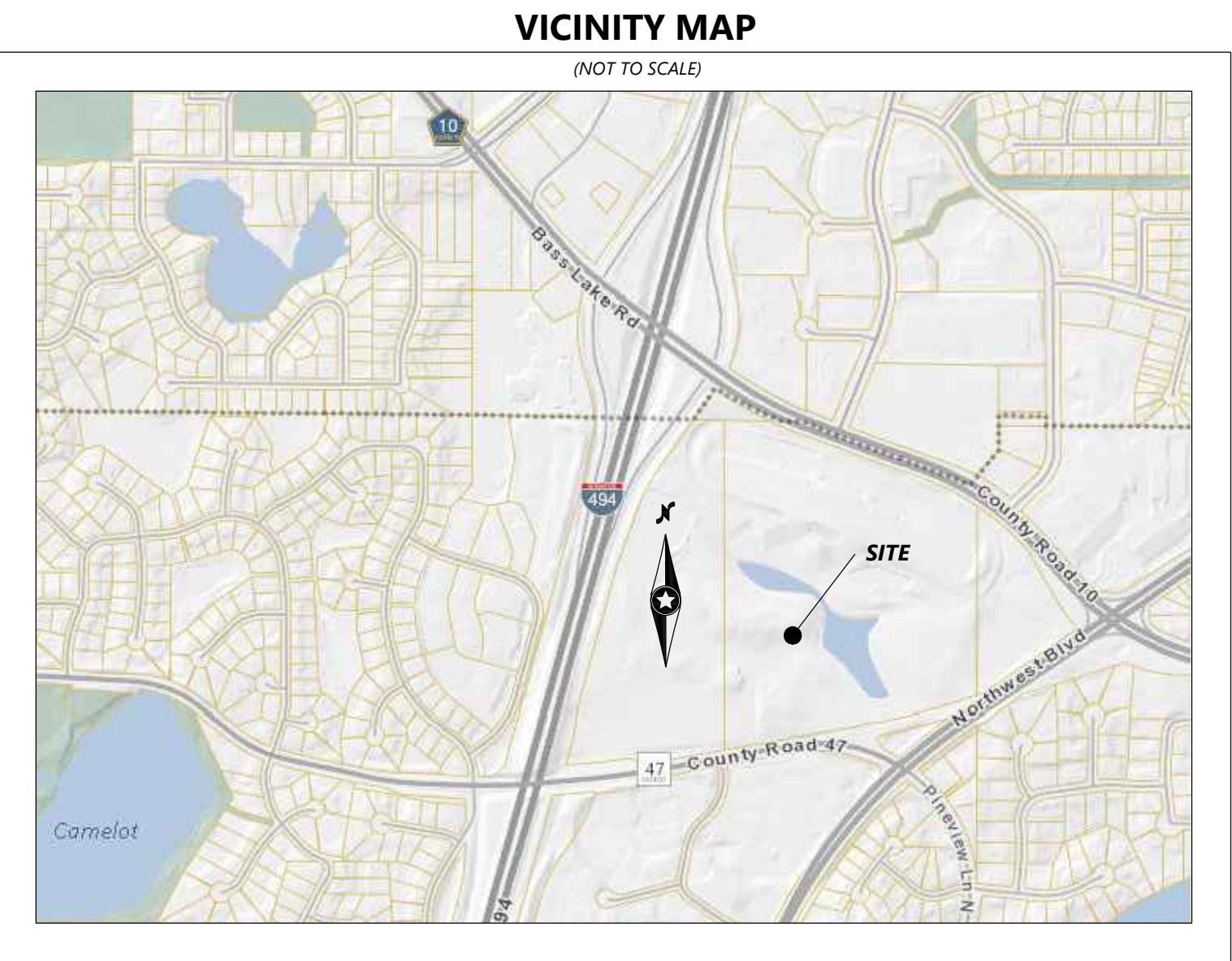
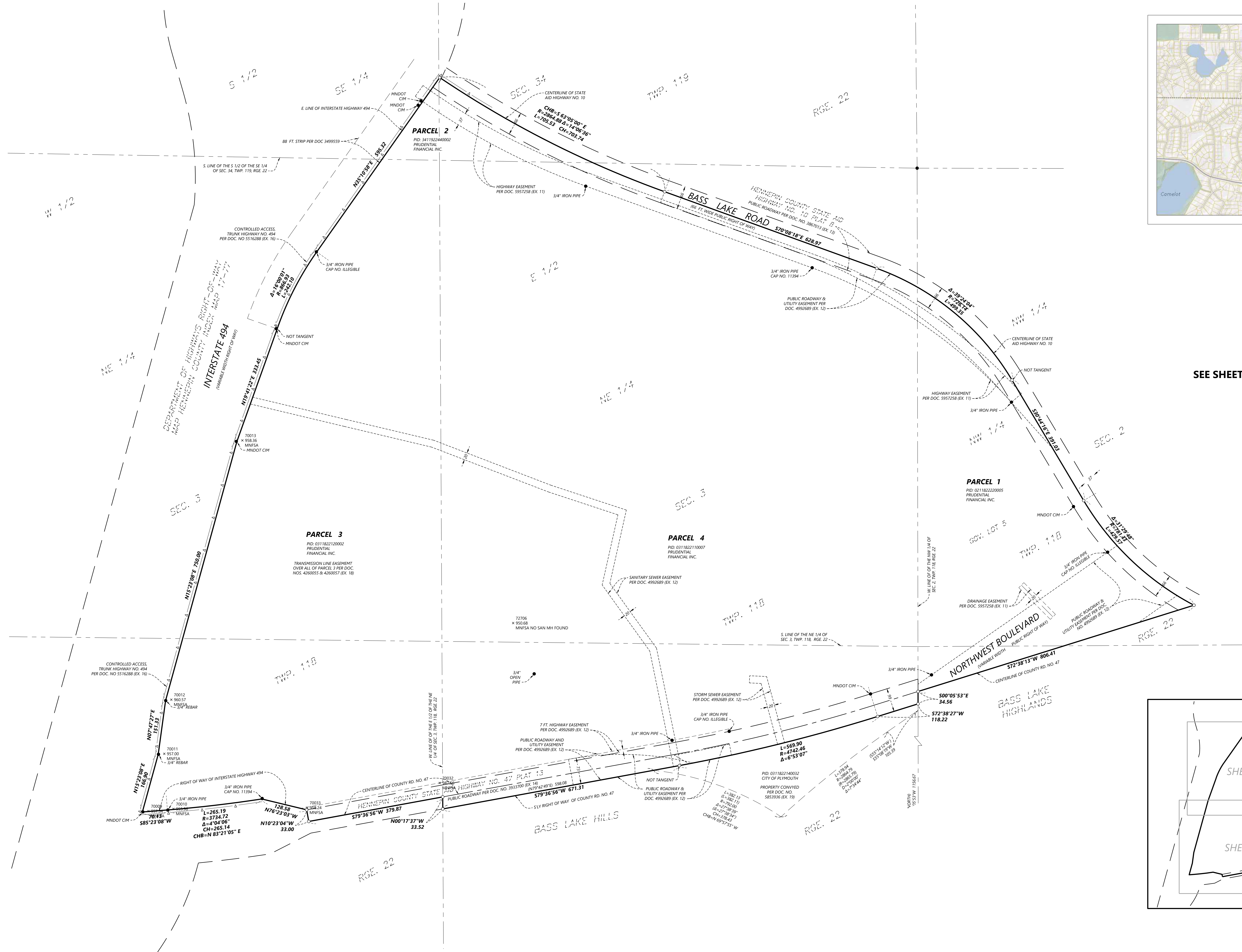
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Westwood
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Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com
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ALTA/NSPS LAND TITLE SURVEY

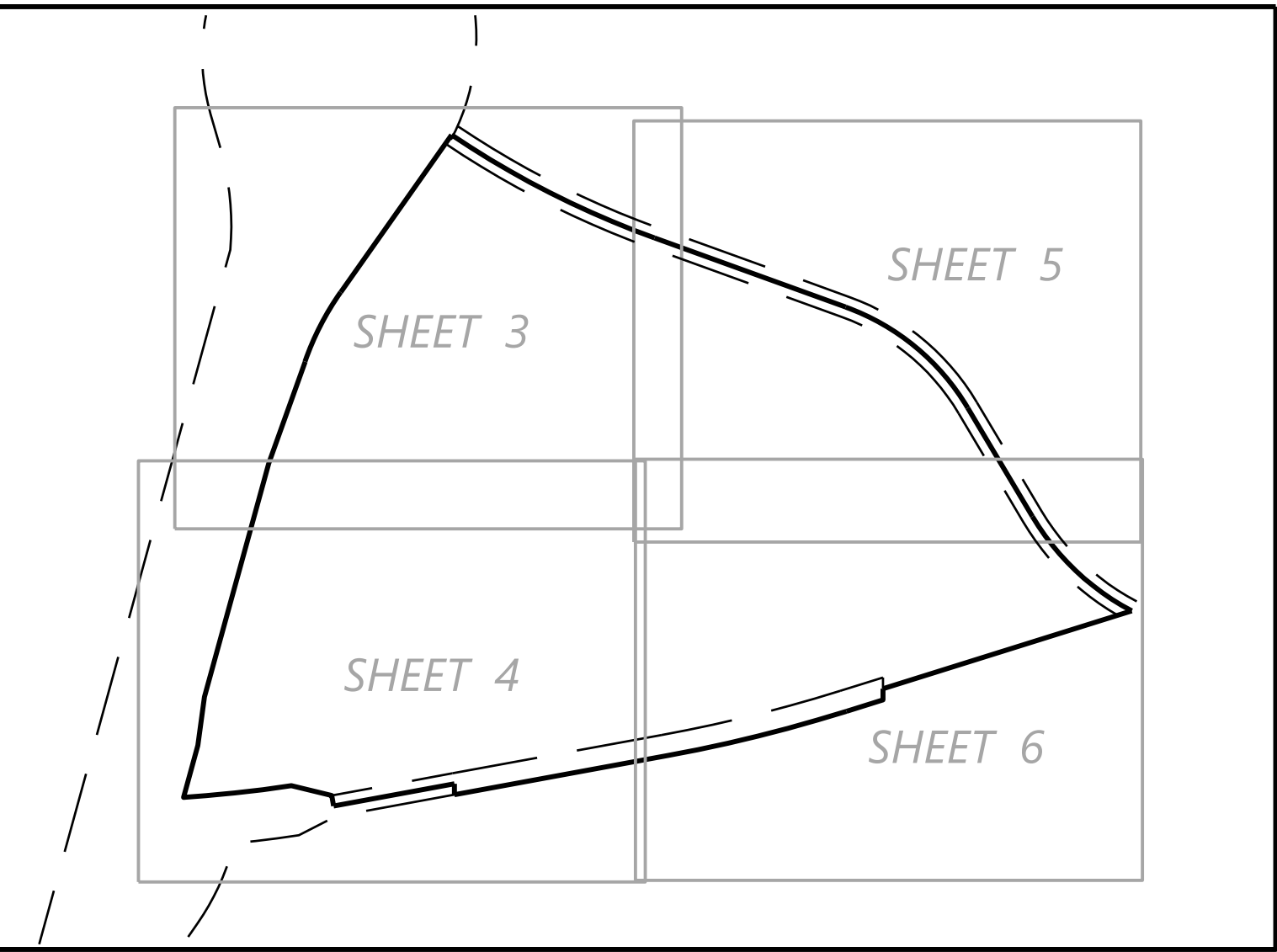
PROJECT NUMBER: 0035764.00 DATE: 04/04/22

SHEET NUMBER:
1 OF 6



SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

SHEET LEGEND
(NOT TO SCALE)



DESIGNED: _____
CHECKED: CNA
DRAWN: JMM/BJY
CREW: JFW/SSL/MVG/BDK/KCS

INITIAL ISSUE: 04/04/2022
REVISIONS: _____

PREPARED FOR:

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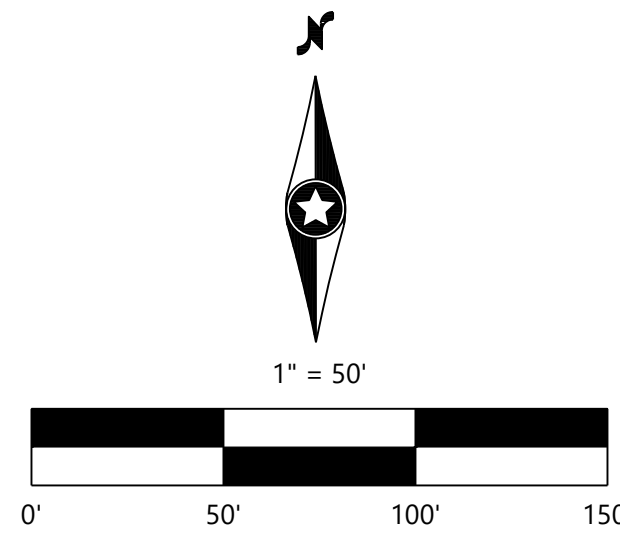
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:
2 OF **6**

PROJECT NUMBER: 0035764.00 DATE: 04/04/22

Call 48 Hours before digging:
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Common Ground Alliance

MATCHLINE - SEE SHEET 3



SEE SHEET 2 FOR BOUNDARY &
TITLE COMMITMENT INFORMATION
SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

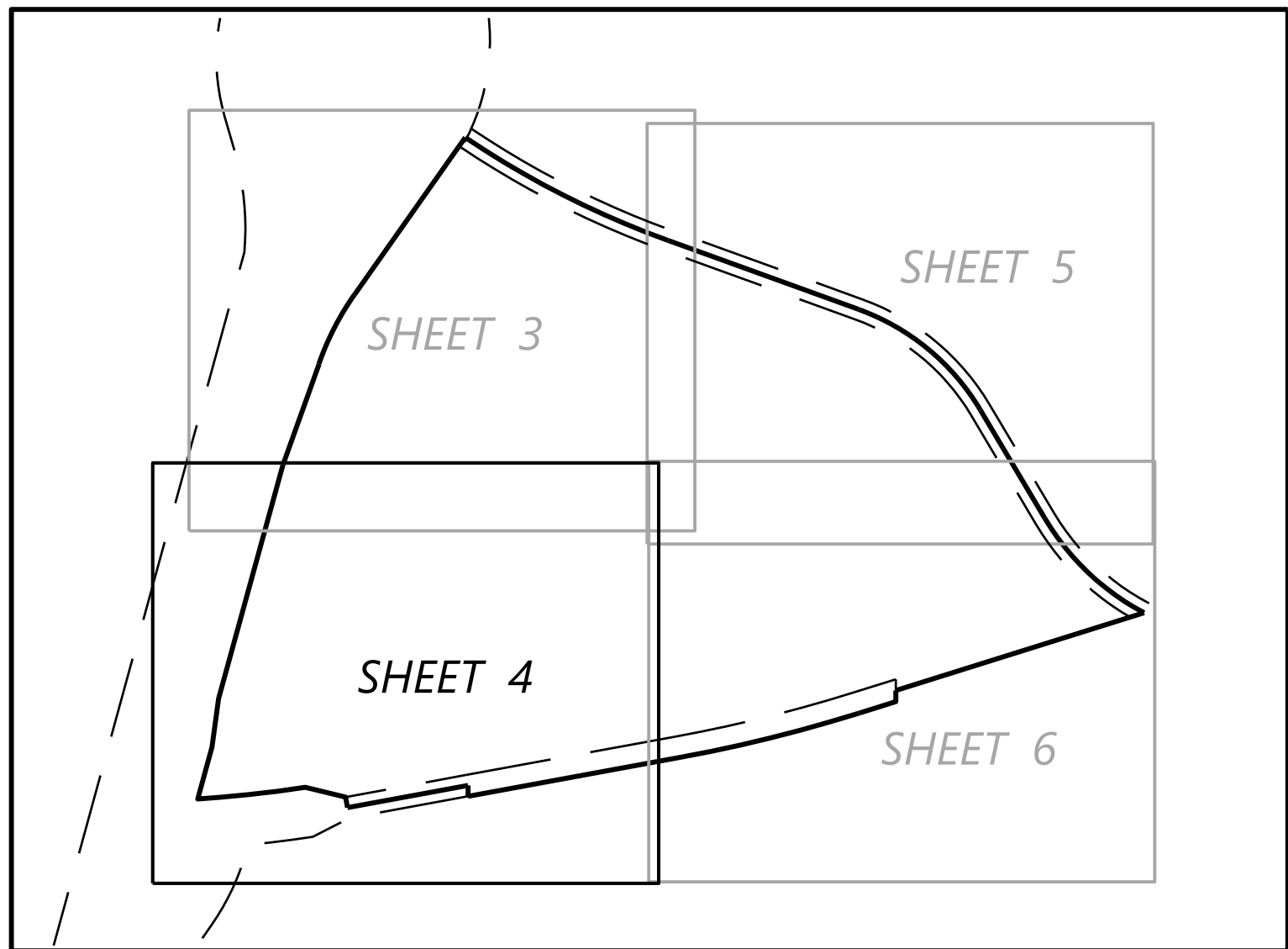
LEGEND

	SANITARY MANHOLE		STEEL/WOOD POST
	STORM MANHOLE		SIGN
	BEEHIVE CATCH BASIN		FLAG POLE
	CATCH BASIN		HANDICAPPED STALL
	FLARED END SECTION		BENCH
	CATCH BASIN MANHOLE		CABLE TELEVISION LINE
	HYDRANT		GAS LINE
	GATE VALVE		POWER UNDERGROUND
	FIRE DEPARTMENT CONNECTION		SANITARY SEWER
	WELL		STORM SEWER
	ELECTRIC BOX		TELEPHONE UNDERGROUND
	ELECTRIC MANHOLE		WATERMAIN
	LIGHT POLE		FIBER OPTIC
	TRAFFIC SIGNAL ARM STOP LIGHT		FENCE LINE
	POWER POLE-ARM		CONTROLLED ACCESS
	TELEPHONE BOX		CURB & GUTTER
	TELEPHONE MANHOLE		CONCRETE SURFACE
	HAND HOLE/JUNCTION BOX		BITUMINOUS SURFACE
	FIBER OPTIC PEDESTAL		GRAVEL SURFACE
	NATURAL GAS METER		
	NATURAL GAS VALVE		
	NATURAL GAS RISER/SERVICE		

MATCHLINE - SEE SHEET 6

SHEET LEGEND

(NOT TO SCALE)



POSSIBLE ENCROACHMENTS

- 1-494 STORMWATER POND LIES ON SUBJECT PROPERTY
- PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

DESIGNED: _____
CHECKED: CNA
DRAWN: JMM/BJY
CREW: JFW/SSL/MVG/BD/AYCS

INITIAL ISSUE: 04/04/2022
REVISIONS: _____

PREPARED FOR:

SCANELL PROPERTIES

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Westwood

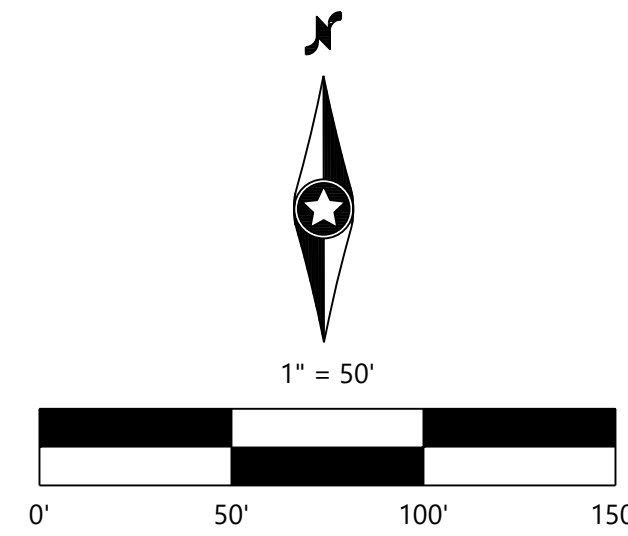
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Fax (952) 937-5822 Minneapolis, MN 55434
Toll Free (888) 937-5150 westwoodps.com
Westwood Professional Services, Inc.

ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

4 OF 6

PROJECT NUMBER: 0035764.00 DATE: 04/04/22



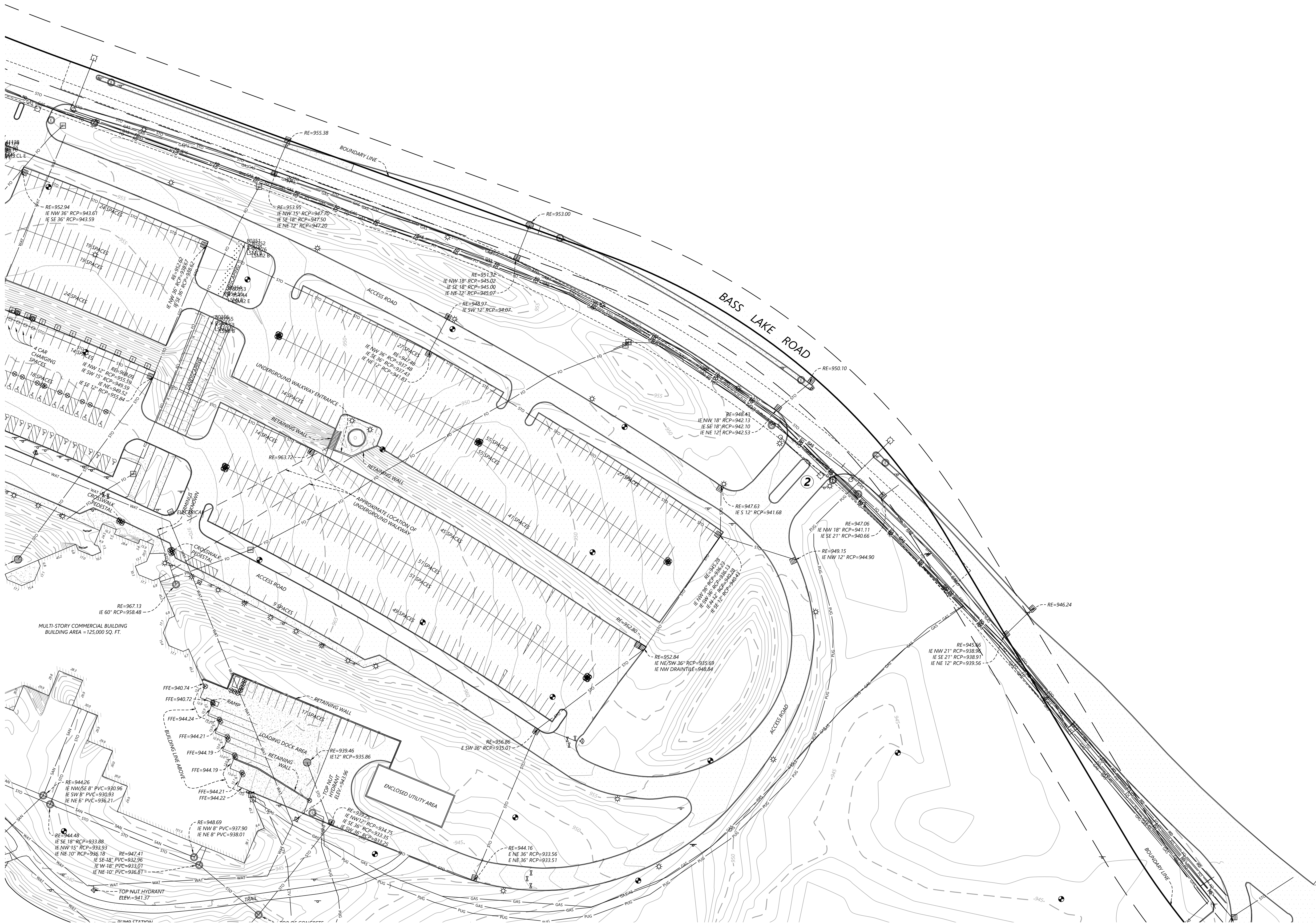
SEE SHEET 2 FOR BOUNDARY &
TITLE COMMITMENT INFORMATION

SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

POSSIBLE ENCROACHMENTS

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- PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

MATCHLINE - SEE SHEET 3



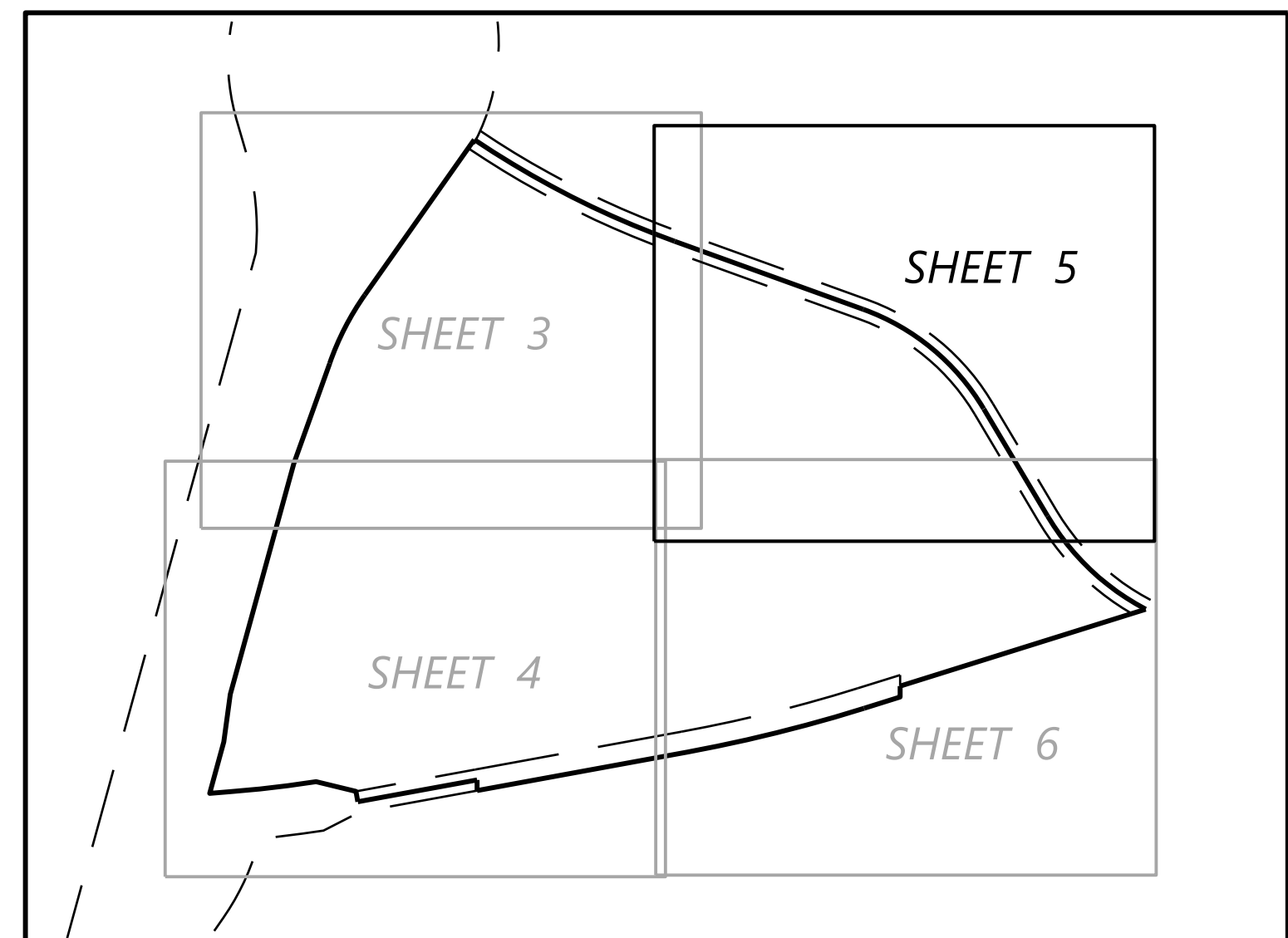
MATCHLINE - SEE SHEET 6

LEGEND

	SANITARY MANHOLE		STEEL/WOOD POST
	STORM MANHOLE		SIGN
	BEEHIVE CATCH BASIN		FLAG POLE
	CATCH BASIN		HANDICAPPED STALL
	FLARED END SECTION		BENCH
	CATCH BASIN MANHOLE		CABLE TELEVISION LINE
	HYDRANT		GAS LINE
	GATE VALVE		POWER UNDERGROUND
	FIRE DEPARTMENT CONNECTION		SANITARY SEWER
	WELL		STORM SEWER
	ELECTRIC BOX		TELEPHONE UNDERGROUND
	ELECTRIC MANHOLE		WATERMAIN
	LIGHT POLE		FIBER OPTIC
	TRAFFIC SIGNAL ARM STOP LIGHT		FENCE LINE
	POWER POLE ARM		CONTROLLED ACCESS
	TELEPHONE BOX		CURB & GUTTER
	TELEPHONE MANHOLE		CONCRETE SURFACE
	HAND HOLE/JUNCTION BOX		BITUMINOUS SURFACE
	FIBER OPTIC PEDESTAL		GRAVEL SURFACE
	NATURAL GAS METER		
	NATURAL GAS VALVE		
	NATURAL GAS RISER/SERVICE		

SHEET LEGEND

(NOT TO SCALE)



Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED: _____
CHECKED: CNA
DRAWN: JMM/BJY
CREW: JFW/SSL/MVG/BDAY/KCS

INITIAL ISSUE: 04/04/2022
REVISIONS: _____

PREPARED FOR:

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Westwood

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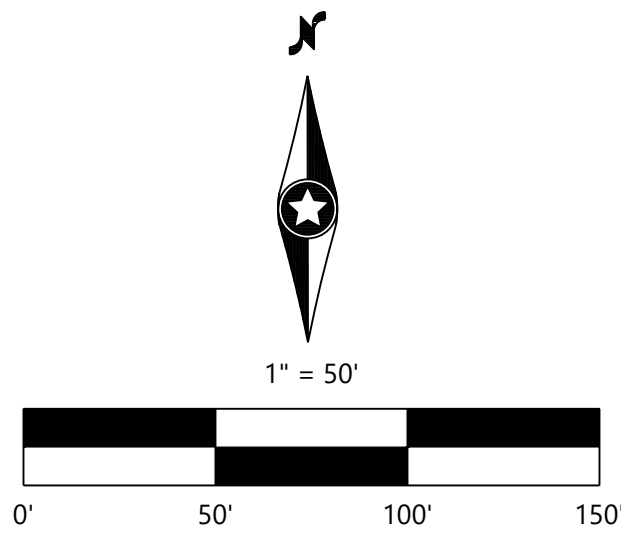
ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

5 OF 6

PROJECT NUMBER: 0035764.00 DATE: 04/04/22

MATCHLINE - SEE SHEET 5



SEE SHEET 2 FOR BOUNDARY &
TITLE COMMITMENT INFORMATION

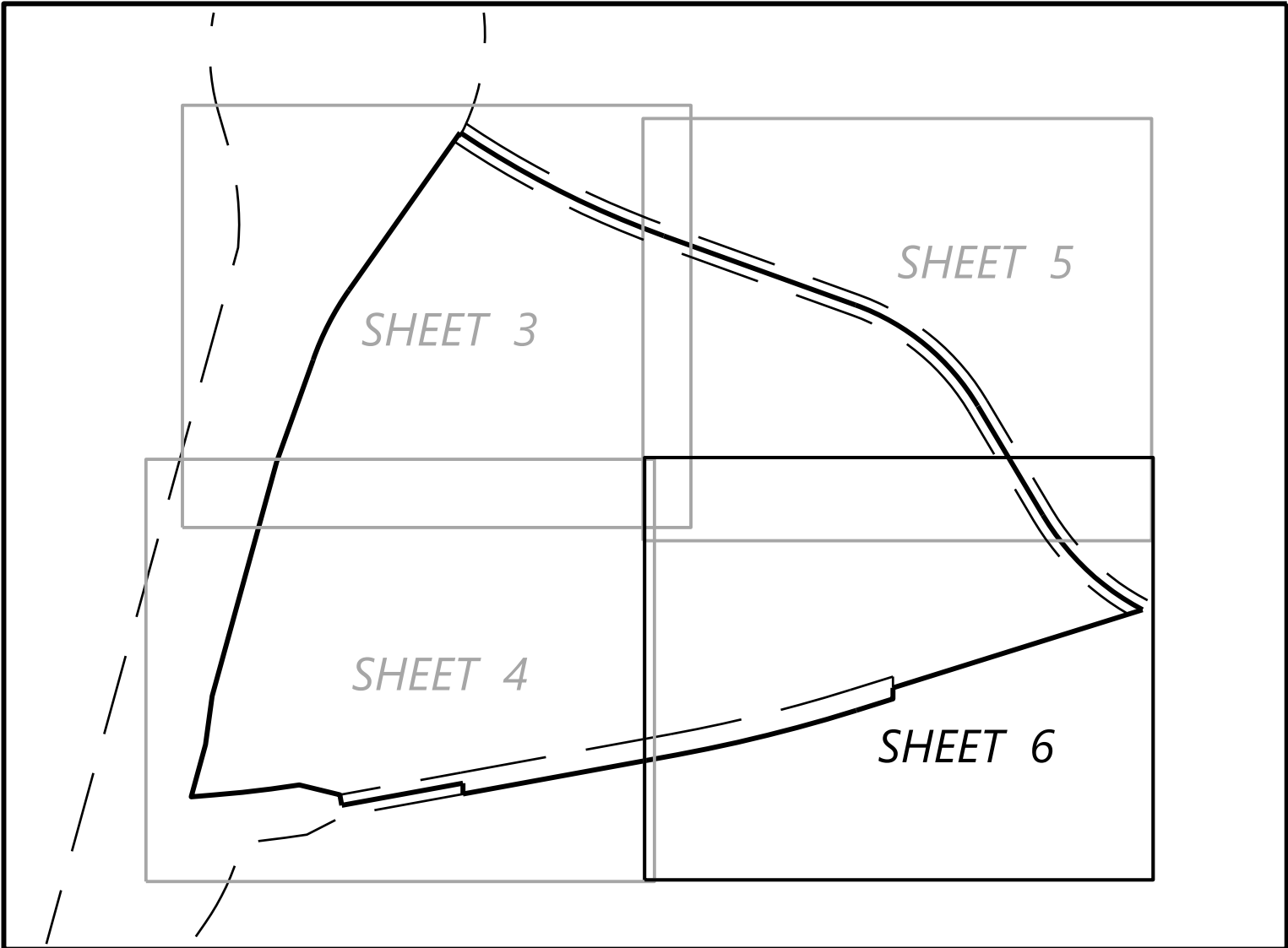
SEE SHEETS 3-6 FOR TOPOGRAPHIC DETAIL

LEGEND

	SANITARY MANHOLE		STEELWOOD POST
	STORM MANHOLE		SIGN
	BEEHIVE CATCH BASIN		FLAG POLE
	CATCH BASIN		HANDICAPPED STALL
	FLARED END SECTION		BENCH
	CATCH BASIN MANHOLE		CABLE TELEVISION LINE
	HYDRANT		GAS LINE
	GATE VALVE		POWER UNDERGROUND
	FIRE DEPARTMENT CONNECTION		SANITARY SEWER
	WELL		STORM SEWER
	ELECTRIC BOX		TELEPHONE UNDERGROUND
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	NATURAL GAS METER		
	NATURAL GAS VALVE		
	NATURAL GAS RISER/SERVICE		

SHEET LEGEND

(NOT TO SCALE)



POSSIBLE ENCROACHMENTS

- 1-494 STORMWATER POND LIES ON SUBJECT PROPERTY
- PRIVATE UNDERGROUND UTILITY LINES CROSS SUBJECT PROPERTY
- FIRE HYDRANTS AND WATER LINES LIE OUTSIDE PUBLIC RIGHT WAY

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

MATCHLINE - SEE SHEET 4

NORTHWEST BOULEVARD

HENNEPIN COUNTY STATE AID HIGHWAY NO. 47

PINEVIEW LANE

DESIGNED: _____
CHECKED: CNA
DRAWN: JMM/BJ
CREW: JFW/SSL/MVG/BD/AYCS

INITIAL ISSUE: 04/04/2022
REVISIONS: _____

PREPARED FOR:

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ALTA/NSPS LAND TITLE SURVEY

SHEET NUMBER:

6 OF 6

PROJECT NUMBER: 0035764.00 DATE: 04/04/22

CITY OF PLYMOUTH

RESOLUTION No. 2023-254

RESOLUTION APPROVING COMPREHENSIVE PLAN AMENDMENT FOR SCANNELL PROPERTIES LLC TO REGUIDE ROUGHLY 75-ACRES LOCATED AT 13001 COUNTY ROAD 10 FROM CO (COMMERCIAL OFFICE) TO MXD (MIXED USE) (2023052)

WHEREAS, Scannell Properties LLC has requested a comprehensive plan amendment to reguide roughly 75-acres located at 13001 County Road 10 from CO (commercial office) to MXD (mixed use); and

WHEREAS, the land affected by the reguiding includes the following four parcels: Hennepin County Property Identification Numbers 03-118-22-11-0007 (13001 County Road 10); 34-119-22-44-0002 (address unassigned); 03-118-22-12-0002 (address unassigned); and 02-118-22-22-0005 (address unassigned), and is presently legally described as follows:

PARCEL 1:

That part of Government Lot 5 and that part of the Northwest Quarter of the Northwest Quarter of Section 2, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 as platted in the recorded plat of Bass Lake Highlands and lying Westerly and Southerly of the center line of county State Aid Highway No. 10 as platted in the recorded plat of Hennepin County State Aid Highway No. 10, Plat 8.

PARCEL 2:

That part of the South Half of the Southeast Quarter of Section 34, Township 119, Range 22, Hennepin County, Minnesota, lying Southeasterly of the East line of Interstate Highway 494 as described in warranty Deed filed in Book 2460 of Deeds on page 33, as Document Number 3499559, and lying Southwesterly of the Southerly line of Hennepin County State Aid Highway No. 10 as shown on Highway Plat Document No. 3867013.

PARCEL 3:

That part of the West Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, lying North of the center line of County Road No. 47 and lying North and East of Interstate Highway 494 as described in Final certificate filed as Document Number 4040272.

PARCEL 4:

The East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, EXCEPT that part of the Northeast Quarter of the Northeast Quarter of Section 3, Township 118, Range 22, lying Northerly and Easterly of the centerline of Hennepin County State Aid Highway No.

10 and its extension Northwesterly; and EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, lying southerly of the following-described line:

Commencing at the Southeast corner of said East Half of the Northeast Quarter; thence on an assumed bearing of North along the East line of said East Half of Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence South 55 degrees 14 minutes 12 seconds west, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve concave to the Southeast having a central angle of 7 degrees 34 minutes 44 seconds; thence Westerly 382.11 feet along a non-tangential curve concave to the Southwest having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and a chord bearing North 69 degrees 52 minutes 02 seconds west to the Southerly line of Hennepin County Highway No. 47, Plat 13; thence South 79 degrees 42 minutes 49 seconds West, along said Southerly line and not tangent to last-described curve, 598.08 feet to the west line of said East Half of the Northeast Quarter and there terminating; and also EXCEPT that part of the East Half of the Northeast Quarter of Section 3, Township 118, Range 22, Hennepin County, Minnesota, described as commencing at the Southeast corner of said East Half of the Northeast Quarter; thence northerly along the East line of said East Half of the Northeast Quarter, 1,156.67 feet to the point of beginning of the line to be described; thence Southwesterly deflecting to the left 124 degrees 45 minutes 48 seconds, 105.39 feet; thence Southwesterly 378.94 feet along a 2-degree tangential curve, concave to the Southeast, having a central angle of 7 degrees 34 minutes 44 seconds, and a radius of 2,865.79 feet; thence Westerly 382.11 feet along a non-tangential curve, concave to the Southwest, having a central angle of 27 degrees 38 minutes 34 seconds, a radius of 792.00 feet and the chord of said curve deflects to the right 62 degrees 28 minutes 30 seconds to a point on the southerly line of Hennepin county Highway No. 47, Plat 13, on file and of record in the office of the Hennepin County Recorder; thence Northeasterly along said Southerly line and not tangent to last described curve to the East line of said East half of the Northeast Quarter; thence South along said East line to the point of beginning.

WHEREAS, the Planning Commission has reviewed said request at a duly called public hearing and recommends approval.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that it should and hereby does approve an amendment to the comprehensive plan to reguide roughly 75-acres located at 13001 County Road 10 from CO (commercial office) to MXD (mixed use).

FURTHER, to incorporate the changes, the city will modify Figure 3-2, 2040 Land Use Plan in Chapter 3 of the Plymouth Comprehensive Plan; and

FURTHER, approval of the comprehensive plan amendment is contingent upon, and subject to, the required review and response by the Metropolitan Council.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023, with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the city this _____ day of _____, _____.

City Clerk

**Regular City
Council**

September 26, 2023

To: Dave Callister, City Manager**Prepared by:** Chris LaBounty, Deputy Public Works Director/City Engineer**Reviewed by:** Michael Thompson, Public Works Director**Item:** Review Plymouth Boulevard streetscaping plan

1. Action Requested:

Provide feedback on the streetscaping plan for Plymouth Boulevard.

2. Background:

Plymouth Boulevard (Highway 55 to Rockford Road) is scheduled to be rehabilitated in 2024. Staff has been working with a landscape architecture firm to incorporate the City Center 2.0 vision into the project. The attached schematics include streetscape and landscape concepts for the Plymouth Boulevard corridor and enhancements to the main entrance of the Hilde Performance Center, located at 35th Avenue. The concepts include the opportunity for public art, activating portions of Plymouth Boulevard during large community events, and creating a more functional entrance for ticketed events. A high-level plaza sketch near City Hall is also included in the staff report but is for longer term visioning only. If approved, the project would be constructed in 2024/2025, with landscaping and regional storm water management improvements to be bid as a separate package for 2025.

3. Budget Impact:

The total estimated project cost is \$12,850,000 and includes the improvements (\$8,050,000), trail upgrades and small plazas (\$1,500,000), street lighting upgrades (\$1,300,000), and landscape elements (\$2,000,000). Funding is anticipated to be from the Street Reconstruction Fund (\$4,900,000), Municipal State Aid Fund (\$2,400,000), Special Assessments (\$400,000), Water Fund (\$200,000), Sewer Fund (\$150,000), Reforestation Fund (\$50,000) and \$4,750,000 from other sources.

The additional placemaking and landscape elements will require an additional level of year-round maintenance. Those costs have already been included in the draft 2024-2025 biennial budget.

4. Attachments:[Location Map](#)[Streetscape Schematics](#)



0 960 Feet

2024 Plymouth Blvd Rehabilitation City Project #ST240003

Project Area



THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

GOALS



SYNTHESIZE AND BUILD UPON THE GREAT PLANNING WORK THAT HAS BEEN DONE



FRAME + CONNECT IMPORTANT COMMUNITY RESOURCES + DESTINATIONS



DEVELOP A STRONG CITY CORE + HIERARCHY WHILE ALLOWING FLEXIBILITY FOR FUTURE DEVELOPMENT



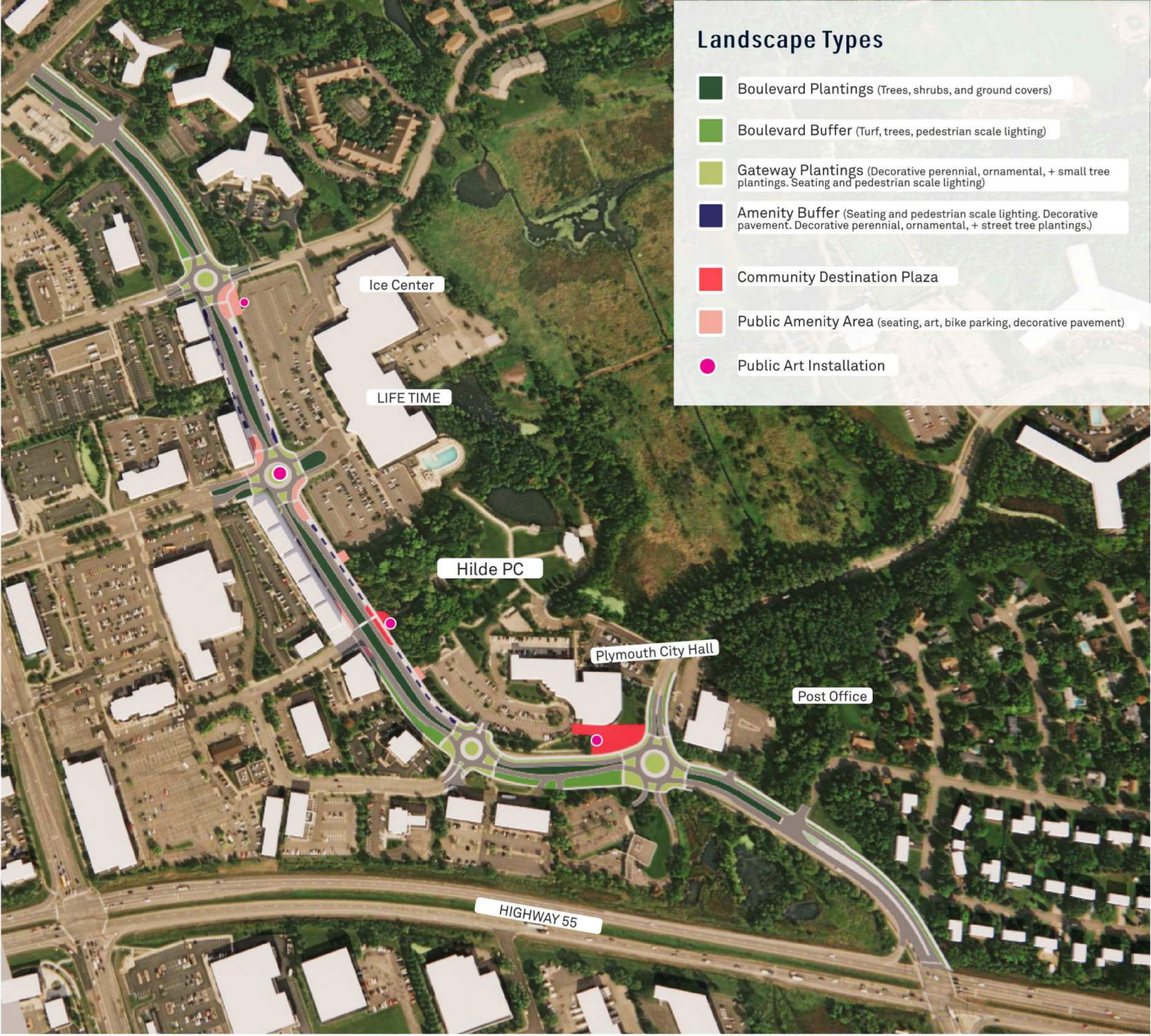
BALANCE ACTIVATED AND NON-ACTIVATED SPACES



CREATE A ROBUST CHARACTER THAT INTEGRATES ART, PLYMOUTH'S NATURAL CHARACTER, AND HAS YEAR ROUND INTEREST



CREATE PEOPLE SCALED, PERSONALIZED SPACES THAT ARE ENJOYABLE TO USE AND MAKE IT EASIER TO GET FROM A TO B ON FOOT AND BY BIKE



COMMUNITY CORE: AMENITIES



ARTFUL
ROUNDBOUTS



UNIQUE
PUBLIC ART

RICH AMENITY
BUFFERS



PLAYFUL
CROSSWALKS

DESTINATION
INTERSECTIONS



FOCAL POINT ENTRY
PLAZA

COMMUNITY
PLAZA TO SUPPORT
GATHERING



HILDE ENTRANCE



HILDE ENTRANCE



REDESIGNED ENTRY

BIKE PARKING

LIGHT COLUMNS

RAISED PLANTERS

ELECTRICAL PEDESTAL

CENTRAL ART

SEAT WALLS

PLAYFUL CROSSINGS

HILDE ENTRANCE : EVENT





ZONE 1: CORE

- Walkways aligned with curb line with consistent boulevard widths
- Amenity areas/pedestrian pathways every 150' along boulevard
- Boulevard a mix of amenity areas, turf, and swaths of native planting
- Trees every 30-40'
- Pedestrian Lights every 60'
- Mirrored design on east and west sides of street
- Use of bump outs to create mirror between 36th and 35th Streets
- Swaths of understory native plantings for length of median
- Larger amenity areas at intersections

ZONE 2: ENTRANCE EXPERIENCE

- Walkways aligned to current alignment when possible - boulevard of variable width
- Turf boulevard
- Trees every 50' along boulevard
- Pedestrian lights every 75'
- Understory native plantings at 100' off of intersections. Turf for the remainder of the median with overstory trees.

Rhythm and keys



ZONE 1: CORE

- Walkways aligned with curb line with consistent boulevard widths
- Amenity areas/pedestrian pathways every 150' along boulevard
- Boulevard a mix of amenity areas, turf, and swaths of native planting
- Trees every 30-40'
- Pedestrian Lights every 60'
- Mirrored design on east and west sides of street
- Use of bump outs to create mirror between 36th and 35th Streets
- Swaths of understory native plantings for length of median
- Larger amenity areas at intersections

concrete

pavement treatment 1: finish 1 light

pavement treatment 1: finish 2 dark

pavement treatment 2

mixed planting bed

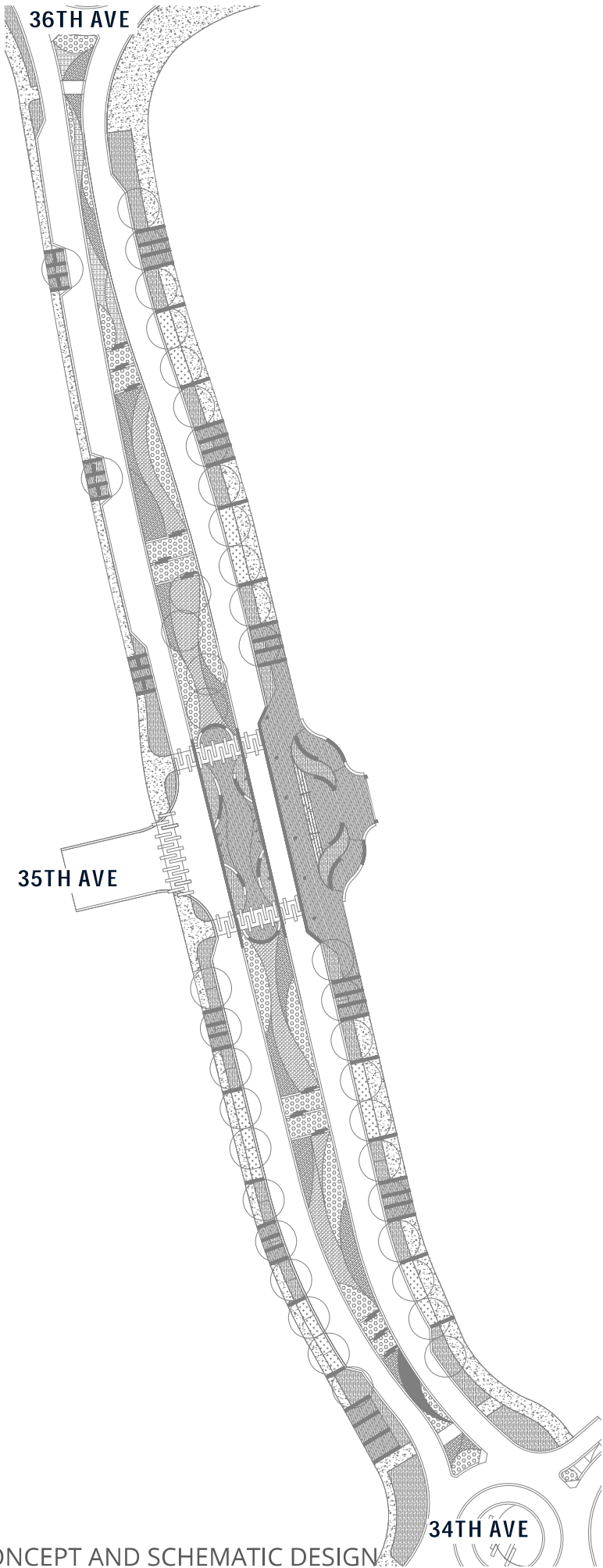
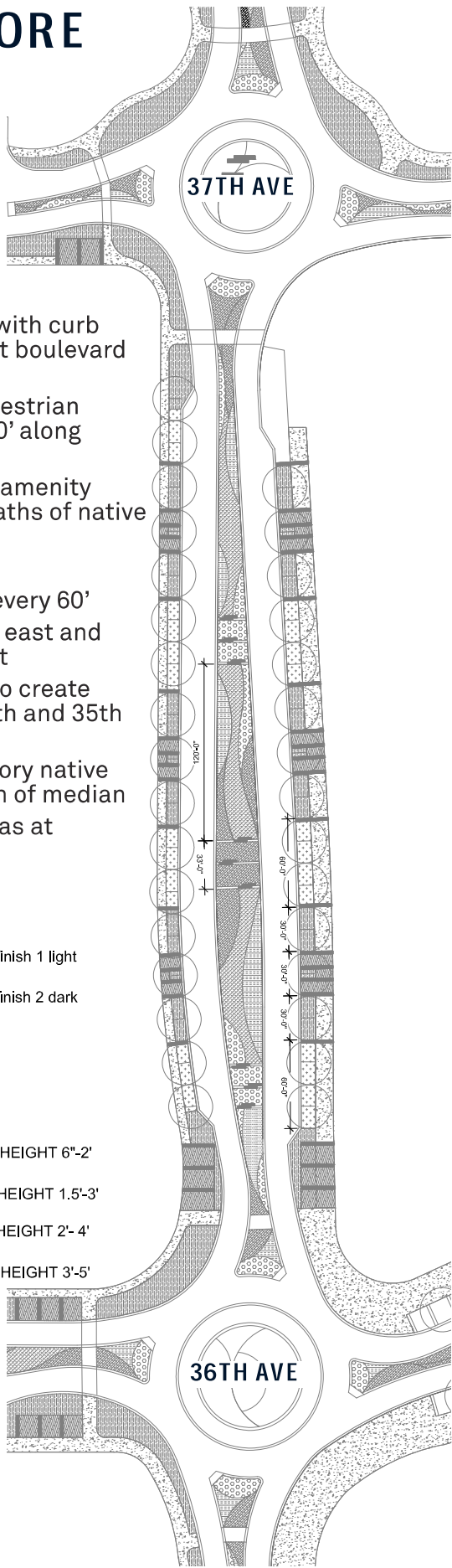
turf

Plant bed type 1 : MAX HEIGHT 6"-2'

Plant bed type 2: MAX HEIGHT 1.5'-3'

Plant bed type 3: MAX HEIGHT 2'- 4'

Plant bed type 4 : MAX HEIGHT 3'-5'



ZONE 1: CORE



ZONE 2: ENTRY

- Walkways aligned to current alignment when possible - boulevard of variable width
- Turf boulevard
- Trees every 50' along boulevard
- Pedestrian lights every 75'
- Understory native plantings at 100' off of intersections. Turf for the remainder of the median with overstory trees.

concrete

pavement treatment 1: finish 1 light

pavement treatment 1: finish 2 dark

pavement treatment 2

mixed planting bed

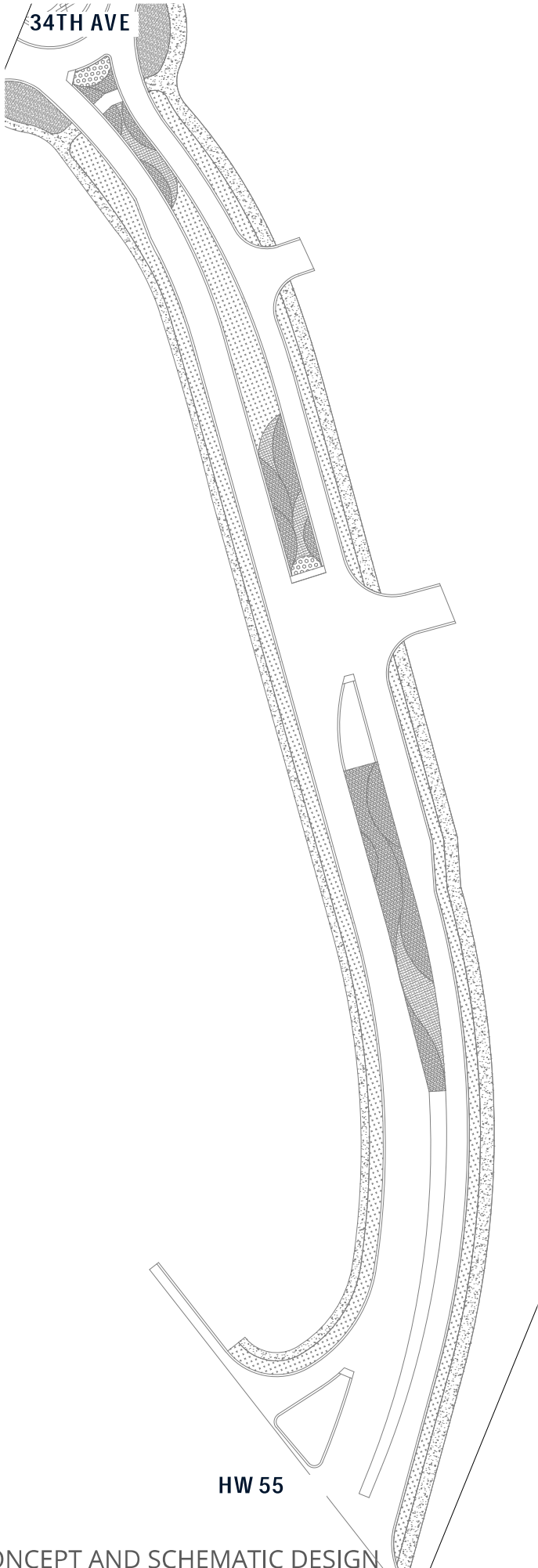
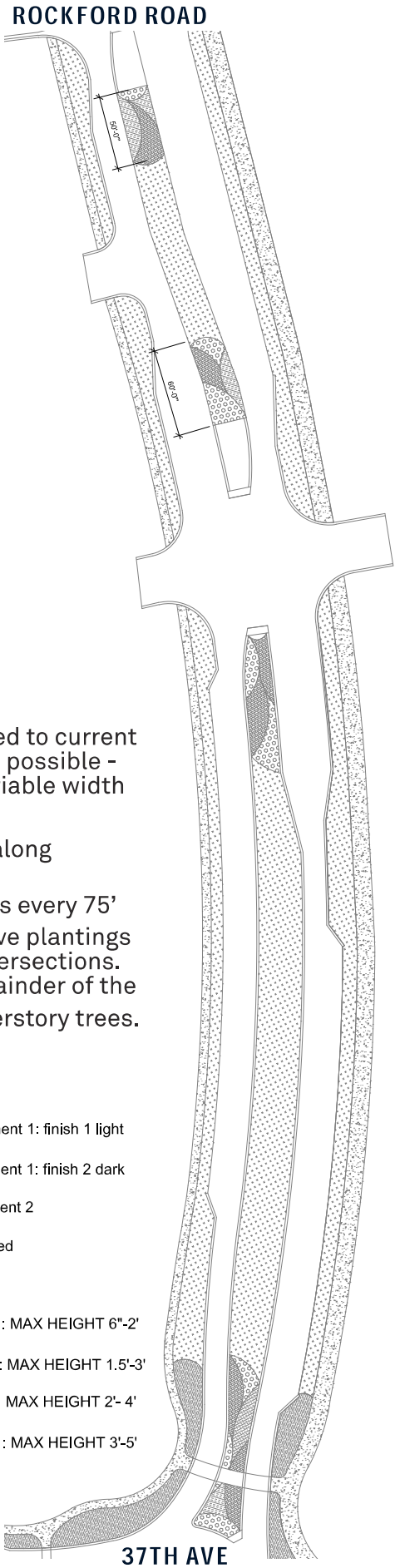
turf

Plant bed type 1 : MAX HEIGHT 6"-2'

Plant bed type 2: MAX HEIGHT 1.5'-3'

Plant bed type 3: MAX HEIGHT 2'- 4'

Plant bed type 4 : MAX HEIGHT 3'-5'



ZONE 2: ENTRY





CITY HALL PLAZA

**Regular City
Council****September 26, 2023****To:** Dave Callister, City Manager**Prepared by:** Andrea Rich, Finance Director**Reviewed by:** Andrea Rich, Finance Director**Item:** **Consider 2024 proposed General Fund Budget, HRA Levy, Preliminary General Property Tax Levy and set budget public hearing date**

1. Action Requested:

Three actions are requested:

- Adopt the 2024 proposed General Fund budget
- Adopt preliminary HRA levy and property tax levy
- Set public hearing on December 12, 2023 at 7 p.m.

2. Background:

State statute requires council to annually adopt the budget and tax levy. The preliminary levy must be certified with Hennepin County by September 30. The final levy certified in December may not be increased from the preliminary levy, but council could choose to reduce it.

The proposed 2024 levy is \$50,680,345 or a 7.5% increase from 2023. The proposed levy detail is attached.

The General Fund budget of \$53,907,649 is an increase of \$3,809,686 (7.6%) from 2023. Significant changes in the General Fund are primarily related to personnel costs (including impact of compensation study), inflation, capital requests, training (including new cadet program) and legislative impacts (new election requirements).

The state legislature requires a budget public hearing, which must occur after November 24, must not begin before 6 p.m., and must be properly noticed to the public. The council may adopt the final budget on the same night as the public hearing.

3. Budget Impact:

See attachments for detailed budget impacts.

4. Attachments:

[2024 General Fund summary](#)
[2024 Preliminary Levy](#)
[2024 General Fund budget detail](#)
[City Council Resolution 2023-255](#)
[City Council Resolution 2023-256](#)
[City Council Resolution 2023-257](#)

All Departments - General Fund

Financial Summary

	2022 Actual	2023 Budget	2024 Proposed	2025 Proposed	Variance 2023 Budget to 2024 Proposed	% Variance 2023 Budget to 2024 Proposed	Variance 2024 Budget to 2025 Proposed	% Variance 2024 Budget to 2025 Proposed
Revenues								
Taxes	35,700,992	37,922,777	40,878,873	43,814,363	2,956,096	7.8%	2,935,490	7.2%
Permits and Licenses	3,935,273	3,616,360	3,693,210	3,699,085	76,850	2.1%	5,875	0.2%
Intergovernmental	10,399,504	3,261,172	3,803,534	3,968,034	542,362	16.6%	164,500	4.3%
Charges for Services	1,687,601	2,328,870	2,386,370	2,453,715	57,500	2.5%	67,345	2.8%
Billings to Departments	1,669,899	2,085,584	2,001,562	2,069,957	(84,022)	-4.0%	68,395	3.4%
Fines & Forfeitures	314,918	415,000	415,000	415,000	-	0.0%	-	0.0%
Special Assessments	8,947	10,000	10,000	10,000	-	0.0%	-	0.0%
Contributions & Donations	57,439	36,300	36,300	36,300	-	0.0%	-	0.0%
Interest Income	(458,510)	225,500	225,500	225,500	-	0.0%	-	0.0%
Other	62,805	36,400	36,500	36,500	100	0.3%	-	0.0%
Transfers In	241,072	160,000	420,800	247,066	260,800	163.0%	(173,734)	-41.3%
	53,619,940	50,097,963	53,907,649	56,975,520	3,809,686	7.6%	3,067,871	5.7%
Expenditures								
Personal Services	28,652,650	32,261,727	33,499,641	34,614,155	1,237,914	3.8%	1,114,514	3.3%
Materials and Supplies	1,164,033	1,312,686	1,473,130	1,475,424	160,444	12.2%	2,294	0.2%
Employee Development & Meetings	402,340	522,300	691,880	705,097	169,580	32.5%	13,217	1.9%
Dues & Subscriptions	202,426	320,665	233,323	260,520	(87,342)	-27.2%	27,197	11.7%
Contractual Services	6,094,603	5,894,125	6,681,965	6,757,615	787,840	13.4%	75,650	1.1%
Equipment	155,019	133,900	329,000	199,800	195,100	145.7%	(129,200)	-39.3%
Capital Improvements	287,003	51,924	325,000	430,000	273,076	525.9%	105,000	32.3%
Allocations	7,619,019	8,231,362	8,179,243	9,222,854	(52,119)	-0.6%	1,043,611	12.8%
Transfers Out	6,814,500	202,500	178,666	300,000	(23,834)	-11.8%	121,334	67.9%
Other Expense	970,361	1,166,774	2,315,801	3,010,055	1,149,027	98.5%	694,254	30.0%
	52,361,954	50,097,963	53,907,649	56,975,520	3,809,686	7.6%	3,067,871	5.7%
Net Total	1,257,986	-	-	-				

Authorized FTE's	2022 Actual	2023 Budget	2024 Proposed	2025 Proposed
Total*	302.50	312.90	321.60	329.60

*this includes FTEs for all funds

2024 Proposed to 2023 Budget Changes	8.70
2025 Proposed to 2024 Budget Changes	8.00



CITY OF PLYMOUTH PROPERTY TAX LEVIES

<u>Levy Type</u>	<u>2023</u>	<u>2024 Proposed Prelim Levy</u>	<u>% Increase / Decrease over 2023</u>	<u>2025 Proposed Prelim Levy</u>	<u>% Increase / Decrease over 2024</u>
Levy Base					
General Fund Base	37,922,777	40,878,873	7.8%	43,814,363	7.2%
Street Reconstruction	2,852,950	2,938,538	3.0%	3,026,694	3.0%
Recreation Fund	944,640	973,449	3.0%	1,002,652	3.0%
Park Replacement	981,195	1,010,631	3.0%	1,040,950	3.0%
Capital Improvement Fund	<u>496,142</u>	<u>511,026</u>	<u>3.0%</u>	<u>526,357</u>	<u>3.0%</u>
Total Levy Base	43,197,704	46,312,517	7.2%	49,411,016	6.7%
Special Levies					
2015A Open Space*	268,767	-	-100.0%	-	0.0%
2020A Plymouth Community Center	2,267,392	2,360,910	4.1%	2,361,540	0.0%
2021A Fire Stations	<u>787,241</u>	<u>1,348,095</u>	<u>71.2%</u>	<u>1,347,728</u>	<u>0.0%</u>
Total Special Levies	<u>3,323,400</u>	<u>3,709,005</u>	<u>11.6%</u>	<u>3,709,268</u>	<u>0.0%</u>
TOTAL CITY LEVY	46,521,104	50,021,522	7.5%	53,120,284	6.2%
HRA Levy	<u>639,634</u>	<u>658,823</u>	<u>3.0%</u>	<u>678,588</u>	<u>3.0%</u>
TOTAL LEVY	\$47,160,738	\$50,680,345	7.5%	\$53,798,872	6.2%
Total City Tax Rate (not including HRA)	24.3%	24.4%		24.7%	

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Revenue									
4000.100 - Taxes - Property		\$35,700,992	\$37,922,777	\$40,878,873	\$43,814,363	\$2,956,096	7.80 %	\$2,935,490	7.18 %
4100.200 - Licenses - Tobacco		12,650	10,500	11,000	16,875	500	4.76 %	5,875	53.41 %
4100.300 - Licenses - Pet		1,194	1,000	1,000	1,000	-	0.00 %	-	0.00 %
4100.500 - Licenses - Liquor		210,623	220,000	220,000	220,000	-	0.00 %	-	0.00 %
4100.600 - Licenses - Investigation Fee		4,300	12,000	9,000	9,000	(3,000)	(25.00 %)	-	0.00 %
4100.700 - Licenses - Rental Dwelling		160,539	145,000	145,000	145,000	-	0.00 %	-	0.00 %
4100.710 - Licenses - Hotel		1,350	1,400	1,400	1,400	-	0.00 %	-	0.00 %
4100.740 - Licenses - Target & Trap Shooting		330	110	110	110	-	0.00 %	-	0.00 %
4100.750 - Licenses - Fireworks		1,000	1,000	1,000	1,000	-	0.00 %	-	0.00 %
4100.850 - Licenses - Peddler		9,060	13,000	7,000	7,000	(6,000)	(46.15 %)	-	0.00 %
4100.860 - Licenses - Sign Contractor		2,925	3,100	3,100	3,100	-	0.00 %	-	0.00 %
4100.900 - Licenses - Massage		15,600	15,000	15,000	15,000	-	0.00 %	-	0.00 %
4150 - Permits		1,018	1,100	700	700	(400)	(36.36 %)	-	0.00 %
4150.100 - Permits - Building		1,738,438	1,550,000	1,596,000	1,596,000	46,000	2.97 %	-	0.00 %
4150.200 - Permits - Plumbing		267,238	233,000	240,000	240,000	7,000	3.00 %	-	0.00 %
4150.300 - Permits - Mechanical Permits		378,636	315,000	325,000	325,000	10,000	3.17 %	-	0.00 %
4150.350 - Permits - Electrical		334,889	299,250	307,000	307,000	7,750	2.59 %	-	0.00 %
4150.410 - Permits - Water/Sewer		27,541	32,400	32,400	32,400	-	0.00 %	-	0.00 %
4150.500 - Permits - Fire Protection		55,180	65,000	60,000	60,000	(5,000)	(7.69 %)	-	0.00 %
4150.600 - Permits - Plan Checking		701,588	687,500	707,500	707,500	20,000	2.91 %	-	0.00 %
4150.700 - Permits - Sign & Billboard		8,200	9,000	9,000	9,000	-	0.00 %	-	0.00 %
4150.750 - Permits - Grading		1,374	1,500	1,500	1,500	-	0.00 %	-	0.00 %
4150.900 - Permits - Burning Permit		300	500	500	500	-	0.00 %	-	0.00 %
4150.950 - Permits - Chickens		1,300	-	-	-	-	0.00 %	-	0.00 %
4200 - Intergovern- Federal - Operating		7,172,010	178,730	354,510	360,510	175,780	98.35 %	6,000	1.69 %
4230 - Intergovern-State-Operating		34,176	96,089	33,171	116,671	(62,918)	(65.48 %)	83,500	251.73 %
4230.100 - Intergovern-State-Operating - Mkt Value Credit (HACA)		306	-	-	-	-	0.00 %	-	0.00 %
4230.102 - Intergovern-State-Operating - MSA Maint		1,066,936	1,020,000	1,180,000	1,250,000	160,000	15.69 %	70,000	5.93 %
4230.103 - Intergovern-State-Operating - Police State Aid		746,224	700,000	900,000	900,000	200,000	28.57 %	-	0.00 %

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Revenue	4230.104 - Intergovern-State-Operating - Disabled Officer Reimb	9,076	14,000	77,000	77,000	63,000	450.00 %	-	0.00 %
	4230.105 - Intergovern-State-Operating - Fire State Aid	674,691	615,000	620,000	625,000	5,000	.81 %	5,000	.81 %
	4230.106 - Intergovern-State-Operating - Police Training Reimb	83,911	76,000	76,000	76,000	-	0.00 %	-	0.00 %
	4230.200 - Intergovern-State-Operating - Haz Mat Grant (RAD)	96,796	43,479	43,479	43,479	-	0.00 %	-	0.00 %
	4270 - Intergovern-Local-Operating	14,078	-	1,500	1,500	1,500	100.00 %	-	0.00 %
	4270.100 - Intergovern-Local-Operating - School Liaison	502,056	517,874	517,874	517,874	-	0.00 %	-	0.00 %
	4310 - Program Fees	42,849	300,000	300,000	310,000	-	0.00 %	10,000	3.33 %
	4320 - Rental Fees	61,506	80,000	81,000	81,240	1,000	1.25 %	240	.30 %
	4320.104 - Rental Fees - Millennium Garden	13,150	13,000	15,000	15,000	2,000	15.38 %	-	0.00 %
	4320.200 - Rental Fees - Meeting Rooms	199,808	581,000	600,000	618,000	19,000	3.27 %	18,000	3.00 %
	4320.202 - Rental Fees - Catering Rebate	33,717	90,000	90,000	90,000	-	0.00 %	-	0.00 %
	4320.203 - Rental Fees - Rental Chair Rebate	835	2,000	2,000	2,060	-	0.00 %	60	3.00 %
	4320.204 - Rental Fees - Gymnasium	20	5,000	-	-	(5,000)	(100.00 %)	-	0.00 %
	4330.500 - Utility Charges - Street Lighting	750,286	750,000	788,000	827,000	38,000	5.07 %	39,000	4.95 %
	4330.800 - Utility Charges - Penalties	5,803	7,000	7,000	7,000	-	0.00 %	-	0.00 %
	4350 - General Services	2,620	2,000	2,000	2,000	-	0.00 %	-	0.00 %
	4350.100 - General Services - Photocopies	6	-	-	-	-	0.00 %	-	0.00 %
	4350.102 - General Services - Alarm Fees	62,904	39,000	42,000	42,000	3,000	7.69 %	-	0.00 %
	4350.103 - General Services - Accident Reports	1,356	1,500	1,500	1,500	-	0.00 %	-	0.00 %
	4350.104 - General Services - Police Services	136,768	123,000	123,000	123,000	-	0.00 %	-	0.00 %
	4350.105 - General Services - Towing	1,560	2,000	2,000	2,000	-	0.00 %	-	0.00 %
	4350.106 - General Services - Weeds	2,544	2,000	2,000	2,000	-	0.00 %	-	0.00 %
	4350.107 - General Services - Tree Removal	12,563	5,000	5,000	5,000	-	0.00 %	-	0.00 %
	4350.108 - General Services - Advertisements	980	1,500	1,500	1,545	-	0.00 %	45	3.00 %
	4350.113 - General Services - Grave Openings	355	300	300	300	-	0.00 %	-	0.00 %
	4350.119 - General Services - Antennae Charges	221,763	210,570	210,570	210,570	-	0.00 %	-	0.00 %
	4350.123 - General Services - Application Fees	26,185	26,000	20,500	20,500	(5,500)	(21.15 %)	-	0.00 %
	4350.128 - General Services - Encroachment Fees	900	600	600	600	-	0.00 %	-	0.00 %
	4350.130 - General Services - Development Sign Fee	2,580	-	-	-	-	0.00 %	-	0.00 %
	4355 - Developer Fees	145,024	87,000	92,000	92,000	5,000	5.75 %	-	0.00 %

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Revenue									
4360.105 - Items for Resale - Caps & Apparel		155	-	-	-	-	0.00 %	-	0.00 %
4360.116 - Items for Resale - Buffer Signs		188	-	-	-	-	0.00 %	-	0.00 %
4360.118 - Items for Resale - Lockboxes		(348)	400	400	400	-	0.00 %	-	0.00 %
4380.300 - Allocation Charges - General Fund Administrative		1,099,596	1,132,584	1,166,562	1,201,557	33,978	3.00 %	34,995	3.00 %
4380.301 - Allocation Charges - Project Administrative Fee		570,303	953,000	835,000	868,400	(118,000)	(12.38 %)	33,400	4.00 %
4400 - General Fines & Forfeitures		4,000	3,000	3,000	3,000	-	0.00 %	-	0.00 %
4410 - Court Fines		294,831	400,000	400,000	400,000	-	0.00 %	-	0.00 %
4420 - Animal Impound Fees		4,837	7,000	7,000	7,000	-	0.00 %	-	0.00 %
4430 - Liquor/Tobacco Violations		11,250	5,000	5,000	5,000	-	0.00 %	-	0.00 %
4500 - Special Assessments		3,473	-	-	-	-	0.00 %	-	0.00 %
4500.200 - Special Assessments - County Fees		5,474	10,000	10,000	10,000	-	0.00 %	-	0.00 %
4600 - Contributions - Operating		57,439	36,300	36,300	36,300	-	0.00 %	-	0.00 %
4700 - Interest Income		1,078	-	-	-	-	0.00 %	-	0.00 %
4700.100 - Interest Income - Investments		309,133	200,000	200,000	200,000	-	0.00 %	-	0.00 %
4700.101 - Interest Income - Mrkt Value Adjust - Investments		(805,696)	-	-	-	-	0.00 %	-	0.00 %
4700.150 - Interest Income - Operating Account		(90)	5,000	5,000	5,000	-	0.00 %	-	0.00 %
4700.200 - Interest Income - Special Assessments		453	500	500	500	-	0.00 %	-	0.00 %
4700.250 - Interest Income - Delinquent Property Taxes		9,474	20,000	20,000	20,000	-	0.00 %	-	0.00 %
4700.500 - Interest Income - Leases		27,139	-	-	-	-	0.00 %	-	0.00 %
4800 - Other Revenues		11,887	5,000	5,200	5,200	200	4.00 %	-	0.00 %
4800.400 -Other Revenues - Commissions		507	100	-	-	(100)	(100.00 %)	-	0.00 %
4801 - Administrative Fee		12,427	13,500	13,500	13,500	-	0.00 %	-	0.00 %
4807 - Refunds & Reimbursements		37,288	16,300	16,300	16,300	-	0.00 %	-	0.00 %
4807.103-Refunds & Reimbursements-Utility Reimbursement		-	1,500	1,500	1,500	-	0.00 %	-	0.00 %
4809 - Sales of Equipment (non-asset)		696	-	-	-	-	0.00 %	-	0.00 %
4900.240 - Transfers In - Lawful Gambling		88,683	65,000	-	-	(65,000)	(100.00 %)	-	0.00 %
4900.413 - Transfers In - Improvement Project Construction		69,534	40,000	70,000	70,000	30,000	75.00 %	-	0.00 %
4900.660 - Transfers In - Resource Planning		82,856	55,000	350,800	177,066	295,800	537.82 %	(173,734)	(49.53 %)

City of Plymouth
2024/2025 Biennial Budget Detail

Account Number - Description	Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Total	\$53,659,170	\$50,097,963	\$53,907,649	\$56,975,520	\$3,809,686	7.60 %	\$3,067,871	5.69 %

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	6000 - Salaries	(\$212,325)	-	(\$689,691)	(\$1,415,499)	(\$689,691)	100.00 %	(\$725,808)	105.24 %
	6000.100 - Salaries - Regular	20,039,501	22,704,530	24,334,898	25,878,788	1,630,368	7.18 %	1,543,890	6.34 %
	6000.200 - Salaries - Temporary	1,045,430	1,145,632	1,620,878	1,439,705	475,246	41.48 %	(181,173)	(11.18 %)
	6000.300 - Salaries - Court Time - Stand by	11,409	7,507	7,507	7,507	-	0.00 %	-	0.00 %
	6010 - Salary Vacancies	-	(200,000)	(518,000)	(518,000)	(318,000)	159.00 %	-	0.00 %
	6020.100 - Overtime/Comp Time	749,710	590,590	545,710	534,860	(44,880)	(7.60 %)	(10,850)	(1.99 %)
	6020.200 - Overtime - Court Time - Court appearance	11,172	15,500	12,750	12,750	(2,750)	(17.74 %)	-	0.00 %
	6020.300 - Overtime - Holiday	68,738	69,017	71,200	71,200	2,183	3.16 %	-	0.00 %
	6020.400 - Overtime - Contractual	70,070	67,000	75,000	75,000	8,000	11.94 %	-	0.00 %
	6030.200 - Other Pay - Premium Pay	4,525	8,000	8,000	-	-	0.00 %	(8,000)	(100.00 %)
	6030.300 - Other Pay - Equipment Pay	949	2,800	2,800	-	-	0.00 %	(2,800)	(100.00 %)
	6050 - Benefits	(35,378)	(318,000)	-	-	318,000	(100.00 %)	-	0.00 %
	6050.100 - Benefits - Social Security	658,914	774,329	829,477	863,525	55,148	7.12 %	34,048	4.10 %
	6050.101 - Benefits - Medicare	311,680	359,828	387,857	407,257	28,029	7.79 %	19,400	5.00 %
	6050.200 - Benefits - PERA	2,669,463	2,989,965	3,191,566	3,378,661	201,601	6.74 %	187,095	5.86 %
	6050.201 - Benefits - Deferred Compensation	14,725	-	-	-	-	0.00 %	-	0.00 %
	6050.302 - Benefits - Unemployment	46,067	32,500	32,500	32,500	-	0.00 %	-	0.00 %
	6050.500 - Benefits - Clothing Allowance	88,650	95,900	94,650	96,700	(1,250)	(1.30 %)	2,050	2.17 %
	6050.550 - Benefits - Cell Phone Allowance	82,610	101,844	83,232	83,232	(18,612)	(18.28 %)	-	0.00 %
	6050.560 - Benefits - IPAD allowance	1,675	1,800	1,800	1,800	-	0.00 %	-	0.00 %
	6050.570 - Benefits - Car Allowance	3,835	5,760	-	-	(5,760)	(100.00 %)	-	0.00 %
	6050.800 - Benefits - Years of Service Award	6,200	9,880	6,500	7,300	(3,380)	(34.21 %)	800	12.31 %
	6060.100 - Medical Insurance - Employer Contribution	2,811,677	3,443,901	3,041,789	3,277,329	(402,112)	(11.68 %)	235,540	7.74 %
	6060.400 - Medical Insurance - Disabled Officer	82,746	79,541	83,511	89,812	3,970	4.99 %	6,301	7.55 %
	6070.100 - Dental Insurance - Employer Contribution	124,505	228,003	238,256	251,707	10,253	4.50 %	13,451	5.65 %
	6080.100 - Group Life Insurance - Employer Contribution	35,761	45,900	37,451	38,021	(8,449)	(18.41 %)	570	1.52 %
	6100 - Office Supplies	27,239	33,850	48,690	34,327	14,840	43.84 %	(14,363)	(29.50 %)
	6120 - Operating Supplies	129,899	196,500	197,000	197,450	500	.25 %	450	.23 %
	6120.100 - Operating Supplies - Photography	6,855	1,500	2,500	2,500	1,000	66.67 %	-	0.00 %
	6120.101 - Operating Supplies - Public Ed & Outreach Prj	10,823	7,600	7,600	7,600	-	0.00 %	-	0.00 %
	6120.102 - Operating Supplies - Motor Fuels & Lubricants	20,371	18,700	21,350	21,750	2,650	14.17 %	400	1.87 %

City of Plymouth
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General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	6120.103 - Operating Supplies - Janitorial	1,139	2,500	2,500	2,500	-	0.00 %	-	0.00 %
	6120.104 - Operating Supplies - Shooting Range	1,973	6,000	8,000	8,000	2,000	33.33 %	-	0.00 %
	6120.105 - Operating Supplies - Fire Fighting	30,333	36,000	38,200	38,300	2,200	6.11 %	100	.26 %
	6120.106 - Operating Supplies - Ammunition	28,496	24,000	35,000	35,000	11,000	45.83 %	-	0.00 %
	6120.108 - Operating Supplies - Twin City Tree Trust	-	6,000	6,000	6,000	-	0.00 %	-	0.00 %
	6120.109 - Operating Supplies - Community Education	13,123	14,000	17,000	17,510	3,000	21.43 %	510	3.00 %
	6120.110 - Operating Supplies - DARE Program	5,827	15,000	15,000	15,000	-	0.00 %	-	0.00 %
	6120.112 - Operating Supplies - Survey	980	2,500	3,000	3,000	500	20.00 %	-	0.00 %
	6120.117 - Operating Supplies - CFMH Program	931	1,500	3,750	3,750	2,250	150.00 %	-	0.00 %
	6120.121 - Operating Supplies - SWAT Team	15,122	36,000	30,390	26,792	(5,610)	(15.58 %)	(3,598)	(11.84 %)
	6120.122 - Operating Supplies - Reserve Program	5,995	8,000	9,000	9,000	1,000	12.50 %	-	0.00 %
	6120.123 - Operating Supplies - Explorer Program	-	8,000	8,000	8,000	-	0.00 %	-	0.00 %
	6120.125 - Operating Supplies - Resale	184	-	-	-	-	0.00 %	-	0.00 %
	6120.126 - Operating Supplies - K9 Unit	9,122	8,000	8,000	8,000	-	0.00 %	-	0.00 %
	6120.128 - Operating Supplies - Property Room	6,507	5,500	11,000	6,000	5,500	100.00 %	(5,000)	(45.45 %)
	6120.129 - Operating Supplies - Training	4,799	5,000	7,000	8,000	2,000	40.00 %	1,000	14.29 %
	6120.130 - Operating Supplies - CSO	1,586	4,000	6,000	7,000	2,000	50.00 %	1,000	16.67 %
	6120.134 - Operating Supplies - Recruitment	-	7,500	15,000	15,000	7,500	100.00 %	-	0.00 %
	6130 - Repair & Maint Supplies	474	-	-	-	-	0.00 %	-	0.00 %
	6130.100 - Repair & Maint Supplies - Equipment Parts	27,077	27,400	32,000	34,000	4,600	16.79 %	2,000	6.25 %
	6130.101 - Repair & Maint Supplies - Horticulture	140,304	94,100	152,500	152,500	58,400	62.06 %	-	0.00 %
	6130.102 - Repair & Maint Supplies - Traffic & Park Signs	51,136	41,500	47,500	50,000	6,000	14.46 %	2,500	5.26 %
	6130.103 - Repair & Maint Supplies - Invasive Control	44,910	50,000	50,000	50,000	-	0.00 %	-	0.00 %
	6130.104 - Repair & Maint Supplies - Sand and Gravel	-	3,000	500	500	(2,500)	(83.33 %)	-	0.00 %
	6130.105 - Repair & Maint Supplies - Paint	984	500	500	500	-	0.00 %	-	0.00 %
	6130.106 - Repair & Maint Supplies - Lumber	228	1,000	1,000	1,000	-	0.00 %	-	0.00 %
	6130.107 - Repair & Maint Supplies - Concrete & Asphalt	82,620	100,000	100,000	100,000	-	0.00 %	-	0.00 %
	6130.111 - Repair & Maint Supplies - Chemicals	262,014	300,000	300,000	300,000	-	0.00 %	-	0.00 %
	6130.118 - Repair & Maint Supplies - Playstructure	37,429	27,000	27,000	27,000	-	0.00 %	-	0.00 %
	Repair Parts								
	6130.120 - Repair & Maint Supplies - Mailbox Repairs	7,483	10,000	9,000	10,000	(1,000)	(10.00 %)	1,000	11.11 %

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Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	6130.121 - Repair & Maint Supplies - Sprinkler Head Repairs	45	-	100	100	100	100.00 %	-	0.00 %
	6140 - Miscellaneous Supplies	53	500	500	500	-	0.00 %	-	0.00 %
	6140.100 - Miscellaneous Supplies - Medical	8,709	7,500	7,500	7,500	-	0.00 %	-	0.00 %
	6140.101 - Miscellaneous Supplies - Clothing	46,969	68,700	85,050	85,345	16,350	23.80 %	295	.35 %
	6140.102 - Miscellaneous Supplies - Safety Equipment	129,640	126,636	152,800	168,800	26,164	20.66 %	16,000	10.47 %
	6140.104 - Miscellaneous Supplies - Chaplain/Sr Corp	2,650	700	700	700	-	0.00 %	-	0.00 %
	6140.105 - Miscellaneous Supplies - CERT	-	6,500	6,500	6,500	-	0.00 %	-	0.00 %
	6500 - Employee Development	3,813	-	-	-	-	0.00 %	-	0.00 %
	6500.100 - Employee Development - Training	276,053	366,225	495,500	504,900	129,275	35.30 %	9,400	1.90 %
	6500.101 - Employee Development - City Wide Training	5,450	20,000	30,000	35,000	10,000	50.00 %	5,000	16.67 %
	6500.103 - Employee Development - EE Recognition	28,863	30,000	31,405	33,322	1,405	4.68 %	1,917	6.10 %
	6500.105 - Employee Development - Shooting Range Training	67,550	72,000	75,000	75,000	3,000	4.17 %	-	0.00 %
	6500.200 - Employee Development - Wellness	6,735	16,000	30,700	30,700	14,700	91.88 %	-	0.00 %
	6550 - Mileage & Parking Reimbursement	2,738	3,825	5,325	5,225	1,500	39.22 %	(100)	(1.88 %)
	6600 - Meetings	11,137	14,250	23,950	20,950	9,700	68.07 %	(3,000)	(12.53 %)
	6700 - Dues & Subscriptions	109,009	78,950	118,590	142,115	39,640	50.21 %	23,525	19.84 %
	6700.100 - Dues & Subscriptions - MN League of Cities	36,540	37,406	40,579	42,356	3,173	8.48 %	1,777	4.38 %
	6700.101 - Dues & Subscriptions - Metro Cities	14,518	14,559	14,754	15,049	195	1.34 %	295	2.00 %
	6700.102 - Dues & Subscriptions - Municipal Legislative Comm	-	10,500	10,500	10,500	-	0.00 %	-	0.00 %
	6700.103 - Dues & Subscriptions - Suburban Rate Authority	7,520	7,400	8,800	9,400	1,400	18.92 %	600	6.82 %
	6700.107 - Dues & Subscriptions	1,101	600	600	600	-	0.00 %	-	0.00 %
	6700.108 - Dues & Subscriptions - Wright County Hwy 55 Coalition	-	250	-	-	(250)	(100.00 %)	-	0.00 %
	6700.109 - Dues & Subscriptions - Software	33,739	171,000	39,500	40,500	(131,500)	(76.90 %)	1,000	2.53 %
	7000 - Professional Services	1,548,158	1,663,200	2,071,850	2,029,750	408,650	24.57 %	(42,100)	(2.03 %)
	7000.110 - Professional Services - Investigations	-	10,000	10,000	10,000	-	0.00 %	-	0.00 %
	7000.400 - Professional Services - Development Studies	15,091	-	35,000	35,000	35,000	100.00 %	-	0.00 %
	7001 - Consulting Engineer	24,471	30,000	-	-	(30,000)	(100.00 %)	-	0.00 %
	7003 - Legal	112,962	110,000	115,000	120,000	5,000	4.55 %	5,000	4.35 %

City of Plymouth
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General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	7003.100 - Legal - Retainer	329,340	320,000	335,000	340,000	15,000	4.69 %	5,000	1.49 %
	7003.101 - Legal - Criminal Prosecution	7,192	20,000	20,000	20,000	-	0.00 %	-	0.00 %
	7003.102 - Legal - Lobbying	40,000	42,000	42,000	42,000	-	0.00 %	-	0.00 %
	7004 - Audit Fees	38,217	31,500	51,700	54,600	20,200	64.13 %	2,900	5.61 %
	7006 - Medical Fees	29,088	39,675	39,675	62,475	-	0.00 %	22,800	57.47 %
	7007 - Drug and Alcohol Testing	5,586	5,600	5,600	5,600	-	0.00 %	-	0.00 %
	7008 - Veterinary Fees	1,155	5,500	5,600	5,600	100	1.82 %	-	0.00 %
	7011 - Soil Boring & Testing	3,461	-	-	-	-	0.00 %	-	0.00 %
	7016 - Animal Control	45,537	36,500	37,500	37,500	1,000	2.74 %	-	0.00 %
	7017 - Laundered Uniforms	7,460	9,600	21,500	21,500	11,900	123.96 %	-	0.00 %
	7100 - Communications	642	-	-	-	-	0.00 %	-	0.00 %
	7100.100 - Communications - Postage	60,852	71,300	69,600	69,700	(1,700)	(2.38 %)	100	.14 %
	7100.102 - Communications - Data Communications	2,278	1,500	1,500	1,500	-	0.00 %	-	0.00 %
	7100.104 - Communications - Mobile Telephone	3,082	7,900	3,250	3,250	(4,650)	(58.86 %)	-	0.00 %
	7100.105 - Communications - Community Identity	2,811	3,300	4,000	4,000	700	21.21 %	-	0.00 %
	7200 - Printing & Publishing	19,893	27,500	35,890	32,990	8,390	30.51 %	(2,900)	(8.08 %)
	7200.100 - Printing & Publishing - Plymouth News	42,067	40,000	45,000	47,000	5,000	12.50 %	2,000	4.44 %
	7200.102 - Printing & Publishing - Truth In Taxation Notices	-	6,300	8,500	8,750	2,200	34.92 %	250	2.94 %
	7400.100 - Utilities - Street Lights	4,758	-	-	-	-	0.00 %	-	0.00 %
	7400.101 - Utilities - Traffic Lights	46,913	80,000	65,000	70,000	(15,000)	(18.75 %)	5,000	7.69 %
	7400.102 - Utilities - Natural Gas	235,765	6,600	6,600	6,600	-	0.00 %	-	0.00 %
	7400.103 - Utilities - Water & Sewer	141,728	76,000	76,000	76,000	-	0.00 %	-	0.00 %
	7400.104 - Utilities - Solid Waste	26,197	27,000	27,000	27,000	-	0.00 %	-	0.00 %
	7400.108 - Utilities - Electric	351,633	44,400	46,400	46,400	2,000	4.50 %	-	0.00 %
	7400.109 - Utilities Street Lights - Billable	819,879	900,000	861,000	895,000	(39,000)	(4.33 %)	34,000	3.95 %
	7400.110 - Utilities Street Lights - Nonbillable	77,961	60,000	80,000	95,000	20,000	33.33 %	15,000	18.75 %
	7500 - Repair & Maint Services	70,784	19,000	19,000	19,000	-	0.00 %	-	0.00 %
	7500.100 - Repair & Maint Services - Landscape	60,548	-	-	-	-	0.00 %	-	0.00 %
	7500.101 - Repair & Maint Services - Lawn Maint	181,959	160,000	150,000	150,000	(10,000)	(6.25 %)	-	0.00 %
	7500.102 - Repair & Maint Services - Weed Control	134,175	150,000	150,000	150,000	-	0.00 %	-	0.00 %
	7500.104 - Repair & Maint Services - Electrical	31,008	31,000	31,000	31,000	-	0.00 %	-	0.00 %

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	7500.107 - Repair & Maint Services - Asphalt/Concrete	17,369	211,000	211,000	211,000	-	0.00 %	-	0.00 %
	7500.108 - Repair & Maint Services - Snow Plowing	333,876	418,500	504,000	530,000	85,500	20.43 %	26,000	5.16 %
	7500.110 - Repair & Maint Services - Street Striping	120,922	125,000	172,000	180,000	47,000	37.60 %	8,000	4.65 %
	7500.114 - Repair & Maint Services - Retaining Walls/Guard Rails/Fence	39,309	44,000	44,000	44,000	-	0.00 %	-	0.00 %
	7500.129 - Repair & Maint Services - Static Testing	15,351	20,000	14,900	15,850	(5,100)	(25.50 %)	950	6.38 %
	7500.130 - Repair & Maint Services - Building Maint	23,567	70,000	90,000	90,300	20,000	28.57 %	300	.33 %
	7500.134 - Repair & Maint Services - Crack Sealing	182,449	200,000	225,000	225,000	25,000	12.50 %	-	0.00 %
	7500.140 - Repair & Maint Services - Traffic Signals	110,141	40,000	75,000	80,000	35,000	87.50 %	5,000	6.67 %
	7500.142 - Repair & Maint Services - SIU	66	2,000	2,000	2,000	-	0.00 %	-	0.00 %
	7500.143 - Repair & Maint Services - Median Maint	37,908	60,000	100,000	100,000	40,000	66.67 %	-	0.00 %
	7500.146 - Repair & Maint Services - Fog Sealing	37,708	150,000	125,000	125,000	(25,000)	(16.67 %)	-	0.00 %
	7500.149 - Repair & Maint Services - Bridge Maint	82,021	50,000	50,000	50,000	-	0.00 %	-	0.00 %
	7500.200 - Repair & Maint Services - Software	-	200	-	-	(200)	(100.00 %)	-	0.00 %
	7500.201 - Repair & Maint Services - Departmental Software Maint	1,575	-	-	-	-	0.00 %	-	0.00 %
	7500.202 - Repair & Maint Services - Equipment Maint	135,944	122,300	127,500	128,000	5,200	4.25 %	500	.39 %
	7500.203 - Repair & Maint Services - Turn Out Gear Repair	11,436	22,000	22,000	22,000	-	0.00 %	-	0.00 %
	7500.204 - Repair & Maint Services - Hennepin County Radio Fees	32,795	38,500	40,250	43,000	1,750	4.55 %	2,750	6.83 %
	7500.300 - Repair & Maint Services - Tree Maintenance	192,386	154,000	200,000	200,000	46,000	29.87 %	-	0.00 %
	7500.302 - Repair & Maint Services - Forced Tree Removal	8,233	10,000	10,000	10,000	-	0.00 %	-	0.00 %
	7500.304 - Repair & Maint Services - Tree Grinding	64,823	17,000	70,000	80,000	53,000	311.76 %	10,000	14.29 %
	7600 - Rentals	33,167	29,250	53,350	29,250	24,100	82.39 %	(24,100)	(45.17 %)
	7600.100 - Rentals - Portable Toilets	90,909	75,000	75,000	75,000	-	0.00 %	-	0.00 %
	8000 - Non-Cap Equip (< 5K)	151,464	129,900	323,500	194,300	193,600	149.04 %	(129,200)	(39.94 %)
	8000.110 - Non-Cap Equip (< 5K) - SIU	3,554	4,000	5,500	5,500	1,500	37.50 %	-	0.00 %
	8050 - Cap Equip (\$5K - \$25K)	-	9,000	30,000	30,000	21,000	233.33 %	-	0.00 %
	8100.200 - Capital Outlay (> 5K) - Infrastructure	162,207	-	-	-	-	0.00 %	-	0.00 %
	8100.400 - Capital Outlay (> 5K) - Improv Other Than Buildings	61,745	-	-	-	-	0.00 %	-	0.00 %

City of Plymouth
2024/2025 Biennial Budget Detail
General Fund - Budgeted Revenues and Expenditures

Account Number - Description		Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Expenses	8100.500 - Capital Outlay (> 5K) - Machinery & Equipment	63,051	42,924	295,000	400,000	252,076	587.26 %	105,000	35.59 %
	8930 - Special Assessments	13,543	75,000	150,000	25,000	75,000	100.00 %	(125,000)	(83.33 %)
	9000.101 - Allocations - Information Technology	2,102,851	2,165,936	2,165,936	2,328,462	-	0.00 %	162,526	7.50 %
	9000.102 - Allocations - Facilities Management	1,699,052	2,151,150	2,051,150	2,301,276	(100,000)	(4.65 %)	250,126	12.19 %
	9000.107 - Allocations - Central Equipment	3,182,298	3,277,766	3,277,766	3,570,943	-	0.00 %	293,177	8.94 %
	9000.109 - Allocations - 800 MHz Radios	155,000	155,000	155,000	155,000	-	0.00 %	-	0.00 %
	9000.110 - Allocations - Risk Mgmt - OH, Premium	278,975	280,667	386,958	640,404	106,291	37.87 %	253,446	65.50 %
	9000.111 - Allocations - Risk Mgmt - Claims	200,843	200,843	142,433	226,769	(58,410)	(29.08 %)	84,336	59.21 %
	9500.400 - Transfers Out - General Capital Projects	6,665,000	-	-	-	-	0.00 %	-	0.00 %
	9500.600 - Transfers Out - Central Equipment	39,500	-	-	-	-	0.00 %	-	0.00 %
	9500.660 - Transfers Out - Resource Planning	110,000	202,500	178,666	300,000	(23,834)	(11.77 %)	121,334	67.91 %
	9900 - Miscellaneous	452	-	-	50,000	-	0.00 %	50,000	100.00 %
	9900.100 - Miscellaneous - Cash Over/Short	574	-	-	-	-	0.00 %	-	0.00 %
	9901 - Care of Prisoners	3,492	20,000	20,000	20,000	-	0.00 %	-	0.00 %
	9902 - Booking of Prisoners	33,291	50,000	50,000	50,000	-	0.00 %	-	0.00 %
	9904 - Real Estate Taxes	1	-	-	-	-	0.00 %	-	0.00 %
	9906 - Donations & Contributions	597,963	536,500	635,000	640,000	98,500	18.36 %	5,000	.79 %
	9906.100 - Donations & Contributions - Music In Plymouth	55,680	32,000	-	-	(32,000)	(100.00 %)	-	0.00 %
	9906.101 - Donations & Contributions - Social Services	109,702	109,072	109,072	109,072	-	0.00 %	-	0.00 %
	9907 - Historical Society	4,466	10,000	10,000	15,000	-	0.00 %	5,000	50.00 %
	9913 - Licenses, Permits & Registrations	2,381	3,750	4,000	4,120	250	6.67 %	120	3.00 %
	9918 - Contingency	21,050	191,527	1,041,576	1,795,951	850,049	443.83 %	754,375	72.43 %
	9919 - Administration Fees	19,579	27,250	24,900	27,450	(2,350)	(8.62 %)	2,550	10.24 %
	9920 - Bank Fees	1	100	100	100	-	0.00 %	-	0.00 %
	9920.100 - Bank Fees - Credit Card	99,406	99,475	109,975	111,125	10,500	10.56 %	1,150	1.05 %
	9920.150 - Bank Fees - PSN	743	1,000	1,550	1,809	550	55.00 %	259	16.71 %
	9920.160 - Bank Fees - Operating Acct	1,994	1,200	1,200	1,200	-	0.00 %	-	0.00 %
	9920.170 - Bank Fees - Investments	661	400	400	400	-	0.00 %	-	0.00 %
	9925 - Recognition Events	5,381	9,500	10,500	10,500	1,000	10.53 %	-	0.00 %
	9950 - Grant & Award Fiscal Agent Pass-Through	-	-	148,328	148,328	148,328	100.00 %	-	0.00 %

City of Plymouth
2024/2025 Biennial Budget Detail

Account Number - Description	Actual 2022	Budget Amended 2023	Budget Proposed 2024	Budget Proposed 2025	Budget Variance \$ 2023-2024	Budget Variance % 2023-2024	Budget Variance \$ 2024-2025	Budget Variance % 2024-2025
Total	\$52,401,614	\$50,097,963	\$53,907,649	\$56,975,520	\$3,809,686	7.60 %	\$3,067,871	5.69 %

CITY OF PLYMOUTH

RESOLUTION No. 2023-255

RESOLUTION APPROVING THE 2024 PRELIMINARY BUDGET

WHEREAS, in 2007, the City Council directed staff to implement a biennial budget cycle with a proposed current budget year and an in concept budget proposal; and

WHEREAS, the 2024 budget reflects the first year of the 2024/2025 biennial budget; and

WHEREAS, 2024 budget resolution and the accompanying proposed 2024 tax levies contained in Resolution No. 2023-257 are submitted by the city in accordance with Minnesota Statutes and other applicable laws in effect on this date.

THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the preliminary 2024 operating budget for the General Fund funds are given approval in the amount of \$53,907,649.

BE IT FURTHER RESOLVED, that the City Council declares its intent to take all necessary actions legally permissible to the submission and approval of the City's General Fund budget and property tax levies.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2023-256

RESOLUTION AUTHORIZING THE 2024 HRA LEVY

WHEREAS, pursuant to Minnesota Statutes, Section 469.090 to 469.108 (the EDA Act), the City of Plymouth City Council, created the Housing and Redevelopment Authority in and for the City of Plymouth, Minnesota (the Authority); and

WHEREAS, pursuant to the HRA Act, the City Council granted to the Authority all of the powers and duties of a housing and redevelopment authority under the provisions of Minnesota statutes; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act permits the Authority to levy a tax upon all taxable property within the City to be expended for the purposes authorized by the Act; and

WHEREAS, such levy may be in an amount not to exceed 0.0185 percent of estimated market value of the City; and

WHEREAS, the Authority has filed its budget for the special benefit levy in accordance with the budget procedures of the City; and

WHEREAS, based upon such budgets, the Authority will levy all or such portion of the authorized levy as it deems necessary.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that authorization is given for the Authority to levy for taxes payable in 2024, such tax upon the taxable property of the City as the Authority may determine, subject to the limitations contained in the HRA Act.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2023-257

RESOLUTION ADOPTING PRELIMINARY TAX LEVIES FOR TAXES PAYABLE 2024

WHEREAS, the City Council has given preliminary approval to the proposed operating budgets for calendar year 2024. The proposed budgets require monies to be raised from property taxes on taxable property in the City of Plymouth.

	<u>Proposed 2024</u>
Levy Base	
General Fund Base	40,878,873
Street Reconstruction	2,938,539
Recreation Fund	972,979
Park Replacement	1,010,631
Capital Improvement Fund	511,026
Total Levy Base	<u>46,312,048</u>
Special Levies	
2015A Open Space	-0-
2020A Plymouth	
Community Center	2,360,910
2021A Fire Stations 2&3	1,348,095
Total Special Levies	<u>3,709,005</u>
TOTAL CITY LEVY	<u>\$50,021,053</u>
HRA Levy	658,823
TOTAL LEVY	<u>\$50,679,876</u>

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the amounts listed above be raised by property tax on taxable property in the City of Plymouth for taxes payable in 2024 as set out in the proposed 2024 budget.

BE IT FURTHER RESOLVED, that the said preliminary property tax levy be certified to the County Auditor of Hennepin County on or before September 30, 2023.

APPROVED by the City Council on this 26th day of September, 2023.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on September 26, 2023 with the original thereof on file in my office, and the same is a correct transcription thereof.

WITNESS my hand officially as such City Clerk and the Corporate seal of the City this _____ day of _____, _____.

City Clerk