

**CITY OF PLYMOUTH
AGENDA
Regular City Council
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
May 27, 2025, 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 three minutes is allotted per individual with a total of 15 minutes 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** Oaths of Office for Officers Lauren Irwin, Jacob Andersen, Blane McLaughlin and Carter Trom and recognize the promotion of Drew Gilmore to Deputy Police Chief (City Clerk/Administrative Coordinator Jodi Gallup and Public Safety Director Erik Fadden)
- 5. APPROVE AGENDA** - Council members 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 council member or individual so requests, in which event the item will be removed from the consent agenda and placed elsewhere on the agenda.
 - 6.1** Adopt proposed minutes
 1. May 13 Special
 2. May 13 Regular
 - 6.2** Approve disbursements
 1. Invoice Expense Distribution
 2. City Council Resolution 2025-145
 - 6.3** Approve encroachment agreement for a fence within drainage and utility easement areas at 14750 51st Avenue North
 1. Location Map
 2. Survey
 3. Encroachment Agreement
 4. City Council Resolution 2025-146

- 6.4** Approve temporary liquor license applications of Luce Line Brewing Co., LLC at Hilde Performance Center on July 2, East Medicine Lake Park on August 8 and Luce Line Brewing Co. on August 15, 16 and 17
1. City Council Resolution 2025-147
 2. City Council Resolution 2025-148
 3. City Council Resolution 2025-149
- 6.5** Approve conditional use permit to allow day care use in the C-3 zoning district at 10760 Highway 55 (Yakovlev -- 2025008)
1. PC Report
 2. PC Minutes
 3. Location Map
 4. Application
 5. City Council Resolution 2025-150
- 6.6** Approve fee updates to city code
1. City Council Ordinance 2025-05
 2. City Council Resolution 2025-151
- 6.7** Approve encroachment agreement for a fence within drainage and utility easement areas at 16945 47th Avenue North
1. Location Map
 2. Survey
 3. Encroachment Agreement
 4. City Council Resolution 2025-152
- 6.8** Authorize Livable Communities Grant Amendment
1. LCA Amendment
 2. City Council Resolution 2025-153
- 6.9** Accept a donation from the Plymouth Crime and Fire Prevention Fund
1. City Council Resolution 2025-154
- 6.10** Approve amendment to Chapter 14 of the Plymouth City Code entitled Municipal Cemetery
1. Parkers Lake Cemetery Aerial Map
 2. Grave Marker Examples
 3. City Council Ordinance 2025-06
 4. City Council Resolution 2025-155
- 6.11** Approve the financing of a multifamily housing project for Roers Plymouth Apartments, LLC
1. Letter of approval
 2. City Council Resolution 2025-156

7. PUBLIC HEARINGS

8. GENERAL BUSINESS

8.1 Accept findings of Northwest Transit Service Providers Study

1. Transit Presentation
2. City Council Resolution 2025-157

8.2 Award contract and approve supplemental agreement for the Station 73 TRIP Project (ST230003)

1. Presentation
2. Location Map
3. Design Layout
4. Award Recommendation Letter
5. Supplemental Agreement
6. Draft Resolution
7. City Council Resolution 2025-158

9. REPORTS AND STAFF RECOMMENDATIONS

10. ADJOURNMENT

To: Dave Callister, City Manager

Prepared by: Erik Fadden, Public Safety Director

Reviewed by:

Item: Oaths of Office for Officers Lauren Irwin, Jacob Andersen, Blane McLaughlin and Carter Trom and recognize the promotion of Drew Gilmore to Deputy Police Chief (City Clerk/Administrative Coordinator Jodi Gallup and Public Safety Director Erik Fadden)

1. Action Requested:

City Clerk to administer the Oath to Officers Lauren Irwin, Jacob Andersen, Blane McLaughlin and Carter Trom. Recognize the promotion of Drew Gilmore to the position of Deputy Police Chief.

2. Background:

N/A

3. Budget Impact:

N/A

4. Attachments:



To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Maria Solano, Deputy City Manager

Item: **Adopt proposed minutes**

1. Action Requested:

Adopt attached minutes.

2. Background:

Not applicable.

3. Budget Impact:

Not applicable.

4. Attachments:

1. May 13 Special
2. May 13 Regular

Proposed Minutes Special Council Meeting May 13, 2025

Mayor Wosje called a Special Meeting of the Plymouth City Council to order at 5:00 p.m. at Plymouth City Hall, 3400 Plymouth Boulevard, on May 13, 2025.

PLYMOUTH COUNCIL PRESENT: Mayor Wosje, Councilmembers Spoonheim, Gregor, Pointner, Peterson, Aldrich, and Nelson.

PLYMOUTH COUNCIL ABSENT: None.

PLYMOUTH STAFF PRESENT: City Manager Callister, Deputy City Manager Solano, Public Works Director Thompson, Public Safety Director Fadden, Fire Chief Coppa, Community and Economic Development Director Fernelius, Parks and Recreation Director Tomlinson, Finance Director Rich, Human Resources Director Timpone, City Engineer/Deputy Public Works Director Payne, Water Resources Supervisor Scharenbroich, Management Intern Nissen, and City Clerk/Administrative Coordinator Gallup.

Educational Information and tour of the regional stormwater pond

Water Resources Supervisor Scharenbroich and City Engineer/Deputy Public Works Director Payne provided educational information and a tour of the regional stormwater pond next to the U.S. Post Office.

Interview Housing and Redevelopment Authority Ward 2 candidates

Council interviewed candidates for the vacant Ward 2 seat on the Housing and Redevelopment Authority and selected their top candidate to be appointed during the regular meeting.

Set future study sessions

The following study sessions were scheduled:

- I-494/Hwy 55 Small Area Plan visioning session on June 10 at 5 p.m.
- Review HRA At-Large and DMO Advisory Board applications and select interview candidates on June 10 after regular meeting
- Interview HRA At-Large and DMO Advisory Board candidates on June 24 at 3:30 p.m.
- Fire services update on June 24 at 5 p.m.
- Community survey update on June 24 at 6:15 p.m.

Adjournment

Mayor Wosje adjourned the meeting at 6:54 p.m.

Jodi M. Gallup, City Clerk/Administrative Coordinator

Proposed Minutes Regular City Council Meeting May 13, 2025

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 May 13, 2025.

COUNCIL PRESENT: Mayor Wosje, Councilmembers Spoonheim, Gregor, Pointner, Peterson, Aldrich, and Nelson.

COUNCIL ABSENT: None.

STAFF PRESENT: City Manager Callister, Deputy City Manager Solano, Public Safety Director Fadden, Fire Chief Coppa, Public Works Director Thompson, Community and Economic Development Director Fernelius, Parks and Recreation Manager Tomlinson, Finance Director Rich, Human Resources Director Timpone, Planning Manager Sommers, City Engineer/Deputy Public Works Director Payne, Public Works Operations Manager Browen, Utilities Supervisor Przybylski, Utilities Supervisor Sedlacek, City Attorney Mattick, Management Intern Nissen, and City Clerk/Administrative Coordinator Gallup.

Plymouth Forum

Scott Johnson, 15420 3rd Avenue N., suggested a reduced speed limit around the Birchfield neighborhood to increase pedestrian safety and the use of solar panels on the city buildings.

Presentations and Public Information Announcements

(4.1) Proclamation recognizing National Public Works Week from May 18-24

Public Works Director Thompson and Parks and Recreation Manager Tomlinson presented this item and shared the work done by each of their departments. Both expressed their appreciation for employees and their hard work and passion for their jobs.

Mayor Wosje expressed his appreciation for both departments and read the proclamation declaring the week of May 18-24, 2025, as National Public Works Week in the City of Plymouth.

(4.2) Management Intern Program Recap

Deputy City Manager Solano provided a brief overview of the internship program and expressed her appreciation for Sarah Nissen. Ms. Nissen thanked city staff for their willingness to help her move forward with her dream of becoming a city manager and expressed sincere gratitude for the opportunity.

(4.3) Deputy City Manager Solano Outstanding Service Award

Mayor Wosje recognized Deputy City Manager Solano, who received the Outstanding Service Award at the Minnesota City County Management Association conference.

Approval of Agenda

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

Consent Agenda

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

- (6.1)** Council minutes from special and regular meetings of April 22, 2025.
- (6.2)** Resolution approving disbursements ending May 2, 2025 (Res2025-133).
- (6.3)** Resolution approving cooperative agreement and limited use permit for the Station 73 TRIP Project (ST230003) (Res2025-134).
- (6.4)** Resolution approving the replacement of the East Medicine Lake cube tower and playground surfacing (PR250004) (Res2025-135).
- (6.5)** Resolution designating consulting engineer for the Peony Lane and 10th Avenue Area Rehabilitation Project (ST269005) (Res2025-136).
- (6.6)** Resolution approving temporary liquor license application of Mount Olivet Lutheran Church of Plymouth (Res2025-137).
- (6.7)** Resolution approving temporary liquor license application of Plymouth Civic League for events on June 20, 2025, (Res2025-138), Resolution approving temporary liquor license application of Plymouth Civic League for events on July 11, 2025 (Res2025-139), Resolution approving temporary liquor license application of Plymouth Civic League for events on August 15, 2025 (Res2025-140), Resolution approving temporary liquor license application of Plymouth Civic League for events on October 9, 2025 (Res2025-141).
- (6.8)** Resolution approving tobacco license application of Cobra Corp d/b/a Cobra Convenience, 10730 Highway 55 (Res2025-142).
- (6.9)** Resolution awarding the contract for the 2025 Pavement Marking Project (ST25003) (Res2025-143).

Public Hearings

There were no public hearings.

General Business

(8.1) Preapplication sketch plan review for the property located at 1455 County Road 101 (Marco McClane Development – 2025012)

Planning Manager Sommers presented this item and noted the developer is looking to reguide the property from a commercial use to a mixed use and rezone the property from a C-2 to a PUD (planned unit development).

Per request of the City Council, Planning Manager Sommers explained that although there are other apartment buildings in the immediate area, most are buffered with amenities such as a pool or playground. Planning Manager Sommers also stated there will be a traffic light at 14th Avenue and Highway 101.

Tim Marco, speaking on behalf of applicants Marco McClaine Development, Tushie Montgomery Architects, expressed their excitement with this potential project and noted the continued changes and updates to the plan using feedback from residents and city leaders.

Tim Marco, representing applicants Marco McClaine Development, Tushie Montgomery Architects, and Mithun Companies, described the preliminary plan for housing, retail space, and parking. He discussed the plan for the existing tenants and sidewalks. He also described the plan for setbacks, connectivity, additional green space, and exterior materials.

In response to questions from the City Council, Tim Marco, speaking on behalf of applicants Marco McClaine Development, Tushie Montgomery Architects, and Mithun Companies, provided the following information:

- Parking totals increased from the preliminary plan, and the applicant is hoping for 179 parking spots
- Lease discussions and commitments are ongoing with tenants from the retail building A
- Development will be completed in phases, and some parts of the project will be done in separate transactions
- Will include as many middle housing units as possible
- Additional outdoor amenity space will be part of the plan
- Project will contain walk-up units on Olive Street
- Exterior of the existing building will be improved

The City Council expressed its concern about the height of the building and traffic safety. Mr. Marco stated he will revise the plan according to the comments and suggestions heard tonight.

(8.2) Approve appointment to the Housing and Redevelopment Authority

City Clerk/Administrative Coordinator Gallup announced the council's selection of Barbara Patrin to fill the vacant HRA Ward 2 seat.

Motion was made by Councilmember Peterson, and seconded by Councilmember Nelson, to adopt Resolution appointing vacant term on Housing and Redevelopment Authority (Res2025-144). 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 8:08 p.m.

Jodi Gallup, City Clerk/Administrative Coordinator



To: Dave Callister, City Manager

Prepared by: Tammy Geurkink, Accounting Specialist

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 5/16/2025.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Invoice Expense Distribution
2. City Council Resolution 2025-145

Invoice Expense Distribution for Period Ended 5/16/25 Council Meeting 5/27/25

FUND	100	General Fund	266,991.47
	200	Recreation Fund	47,587.01
	210	Parker's Lake Cemetery Maint	2,314.00
	215	Destination Marketing Org Fund	65,264.83
	220	Transit System Fund	0.00
	234	Economic Development Fund	0.00
	240	Lawful Gambling	0.00
	250	Comm Dev Block Grant Fund	1,875.00
	254	HRA Section 8 Fund	340.44
	254	HAP Check Summary	8,302.06
	258	HRA General Fund	324.00
	280	Opioid Settlement Fund	3,424.00
	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	229,575.66
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	3,928.76
	406	Street Reconstruction Fund	491.91
	407	Project Administration Fund	0.00
	408	Park Construction	2,924.80
	409	Capital Improvement Fund	0.00
	412	Water Sewer Replace	0.00
	413	Improvement Project Construction	1,061,134.46
	417	Project Warranty Repairs	0.00
	418	Utility Trunk System Expansion	301.70
	420	Water Sewer Construction	0.00
	421	ENT-Water Resources Constrctn	0.00
	422	TIF 7-4 PTP Construction	215.45
	423	TIF 7-5 Rottlund (Const)	215.45
	424	TIF 7-6 Berkshire	215.45
	425	TIF Housing Assistance Program	0.00
	426	TIF 7-7 Stonecreek	215.45
	427	TIF 1-1 Shops at Plymth Crk	215.45
	428	TIF 1-2 Vicksburg Commons	459.20
	429	TIF HRA 1-3 Crossroads Station	215.50
	432	TIF 7-8 Quest	215.45
	433	TIF 7-9 Four Seasons	0.00
	434	TIF 7-10 Sands	215.45
	435	Plymouth Creek Center Expansion	0.00
	436	Doran Bassett Creek	215.45
	437	CON - Fire Stations	0.00
	438	TIF 7-12-Prudential/Blvd	19,215.45
	500	Water Fund	99,750.15
	510	Water Resources Fund	87,286.44
	520	Sewer Fund	25,144.80
	530	Solid Waste Management Fund	45,481.65
	540	Ice Center Fund	24,516.96
	550	Field House Fund	9,812.73
	600	Central Equipment Fund	127,442.58
	610	Public Facilities Fund	105,069.77
	620	Information Technology Fund	303,630.70
	630	Risk Management Fund	20,998.73
	640	Employee Benefits Fund	398,207.69
	660	Resource Planning	994.80
	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:

2,964,730.85

CITY OF PLYMOUTH

RESOLUTION No. 2025-145

RESOLUTION APPROVING DISBURSEMENTS ENDING MAY 16, 2025

WHEREAS, a list of disbursements for the period ending May 16, 2025 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	\$ 387,456.31
Construction & Debt Service	\$ 1,319,971.04
Enterprise & Internal Service	\$ 1,248,337.00
Housing Redevelopment	<u>\$ 664.44</u>
Check Register Total	\$ 2,956,428.79

US Bank – Housing Assistance Payments

Housing & Redevelopment Authority	<u>\$ 8,302.06</u>
	\$ 8,302.06

GRAND TOTAL FOR ALL FUNDS \$2,964,730.85

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

EFT	100,686.69
Check (#175068-175453)	2,855,742.10
Total	\$ 2,956,428.79

APPROVED by the City Council on this 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Robert Glisky, Graduate Engineer

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve encroachment agreement for a fence within drainage and utility easement areas at 14750 51st Avenue North**

1. Action Requested:

Adopt resolution approving encroachment agreement for a fence within drainage and utility easement areas at 14750 51st Avenue North.

2. Background:

Adam Sweere and Erica Embury, property owners, requested approval of an encroachment agreement allowing a fence within drainage and utility easement areas at 14750 51st Avenue North. The owners propose constructing a fence along portions of the subject property's side lot lines and rear lot line that encroach on the city's drainage and utility easement areas. The proposed fence location is shown on the attached exhibit. Staff has reviewed the agreement and has no objections. Per the attached encroachment agreement, it will be the responsibility of the property owner to maintain the fence, and if required by the city in the future, remove the fence to the extent it impacts the easement areas at the owners' expense.

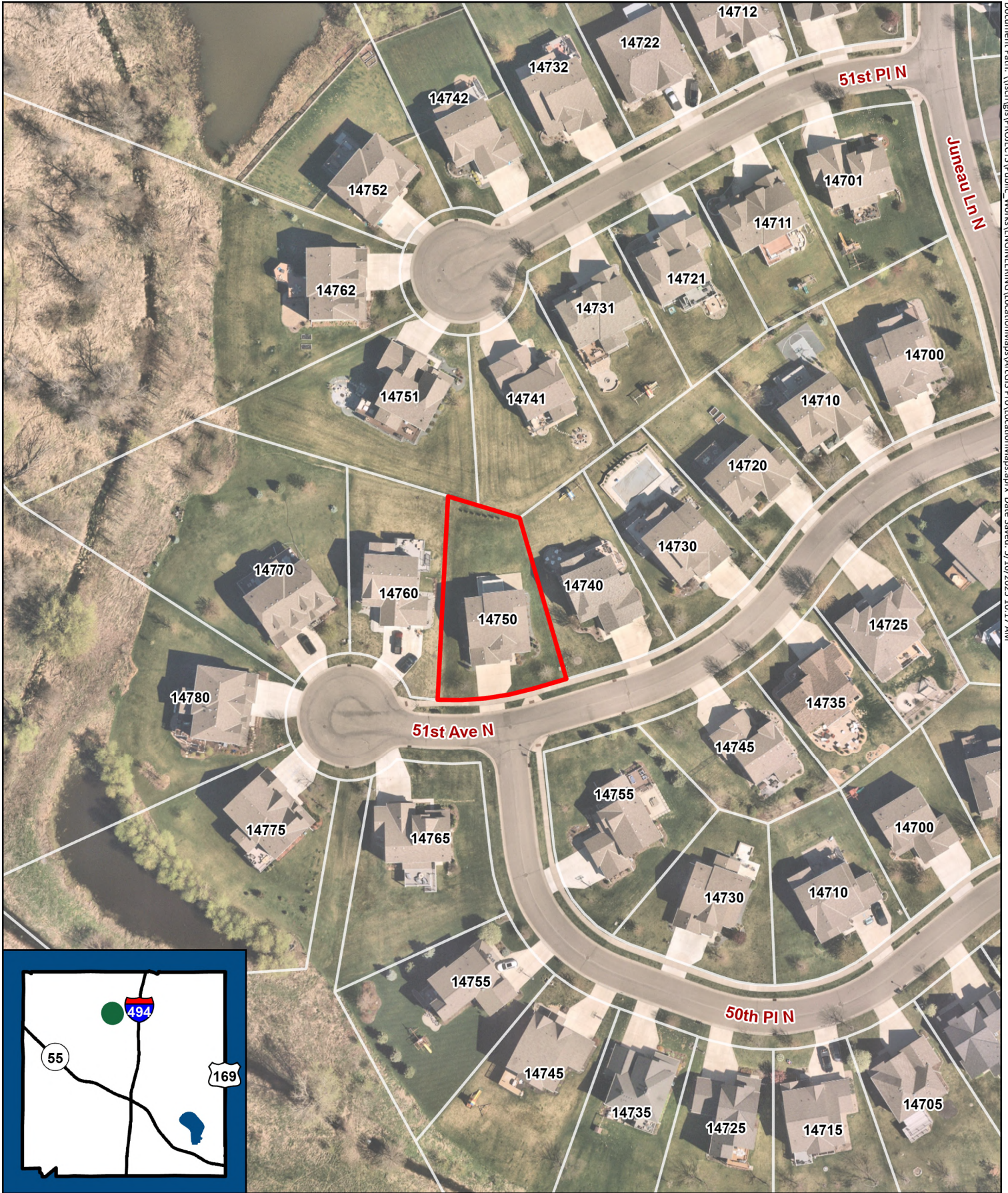
3. Budget Impact:

The \$300 fee was paid by the petitioner to cover the city's cost of administration of the agreement.

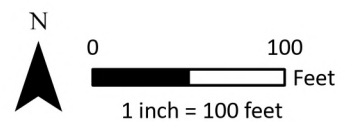
4. Attachments:

1. Location Map
2. Survey
3. Encroachment Agreement

4. City Council Resolution 2025-146



14750 51st Avenue North
Encroachment Agreement Location Map
Plymouth City Council May 27, 2025



FINAL GRADE AS-BUILT

FOR: RYLAND HOMES

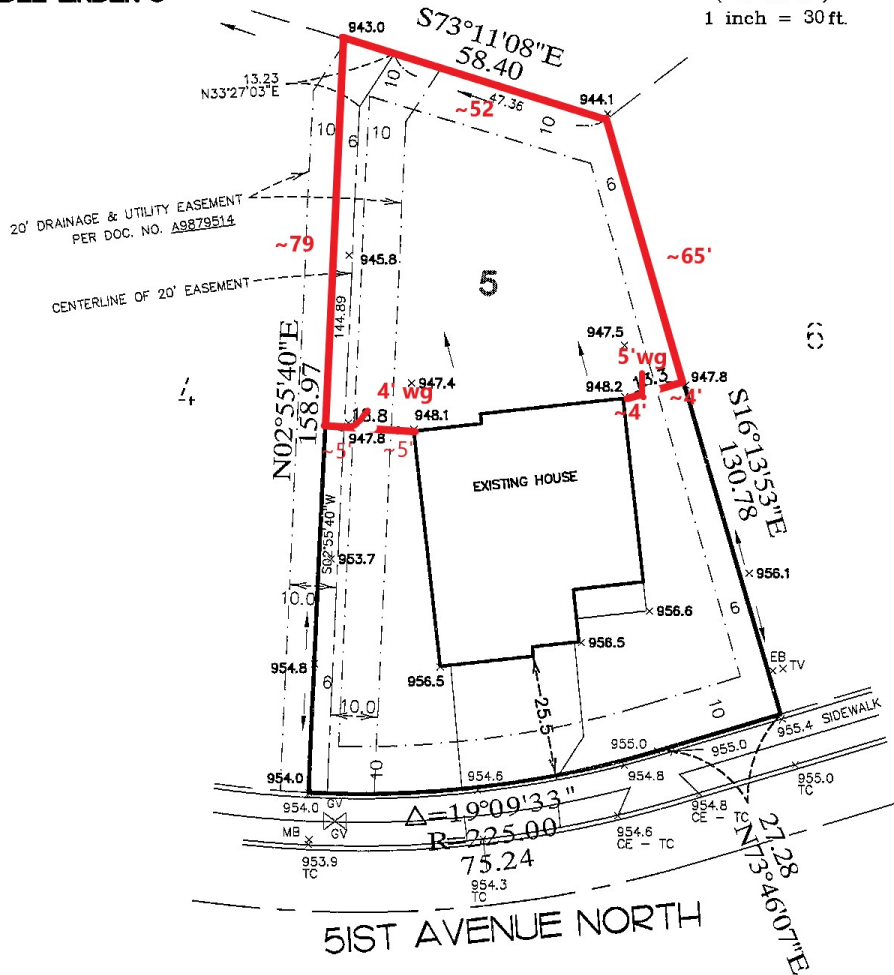
ADDRESS: 14750 - 51ST AVENUE NORTH, PLYMOUTH

MODEL: LINDEN C

0 30

 (IN FEET)
 1 inch = 30 ft.

NORTH



09-118-22-12-0040
 14750 51st Ave N
 201208809

NOTES

- FIELD WORK COMPLETED ON JULY 23RD, 2013.
- BEARING'S SHOWN ARE ON ASSUMED DATUM.

AS-BUILT ELEVATIONS

GARAGE FLOOR = 956.6
 TOP OF BLOCK = 957.4
 LOWEST FLOOR = 948.8

-  DENOTES PROPOSED 2.5" CALIPER TREE
-  DENOTES IRON MONUMENT FOUND
-  DENOTES IRON MONUMENT SET
-  DENOTES SANITARY SEWER MANHOLE
-  DENOTES PROPOSED ELEVATION
-  DENOTES EXISTING ELEVATION
-  DENOTES DIRECTION OF DRAINAGE
-  DENOTES METAL OFFSET SPIKE
-  DENOTES CATCH BASIN

LEGAL DESCRIPTION

Lot 5, Block 2, HAMPTON HILLS SOUTH PLATEAU, Hennepin County, Minnesota.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOB#12763GAB

JOSHUA P. SCHNEIDER

Date: 8-5-13 Reg. No. 44655



ACRE LAND SURVEYING

Blaine, MN 55449

763-238-6278 js.acrelandsurvey@gmail.com

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ENCROACHMENT AGREEMENT

AGREEMENT made this 26th day of April, 2025, by and between the **CITY OF PLYMOUTH**, a Minnesota municipal corporation (“City”), and **ADAM SWEERE AND ERICA EMBURY**, (“Owner”).

1. **BACKGROUND.** Owner is the fee owner of certain real property located in the City of Plymouth, County of Hennepin, State of Minnesota, legally described as follows:

Parcel ID No. 09-118-22-12-0040

Lot 5, Block 2, Hampton Hills South Plateau, according to the recorded plat thereof, Hennepin County, Minnesota
(*Abstract Property*)

having a street address of 14750 51st Avenue North, Plymouth, Minnesota (“Subject Property”). The City owns easements for drainage and utility purposes over portions of the Subject Property. The Owner intends to construct a fence on the east, north, and west sides of the Subject Property as depicted on the attached survey sketch. The proposed fence encroaches on the City’s easement areas.

2. **ENCROACHMENT AUTHORIZATION.** The City hereby approves the encroachment in its easement areas on the Subject Property for the construction of a fence as depicted on the attached survey sketch subject to the conditions set forth in this Agreement. The City shall have no responsibility to maintain or repair the fence located within the City’s easements. The fence located within the City’s easement areas on the Subject Property must not impact or increase water drainage on the abutting properties or cause any adverse drainage patterns or erosion to the abutting properties. Owner agrees that the fence will be constructed consistent with all applicable federal, state and local laws and regulations. The Owner is fully responsible and liable for any and all damage

caused to the fence because of its placement in the City's easement areas. The Owner of the Subject Property will own and maintain the fence.

3. HOLD HARMLESS AND INDEMNITY. In consideration of being allowed to encroach in the City's easement areas, Owner, for themselves, their heirs and assigns, hereby agree to indemnify and hold the City harmless from any damage caused to the Subject Property, including the fence in the City's easement areas, caused in whole or in part by the encroachment into the City's easement areas.

4. TERMINATION OF AGREEMENT. The City may, at its sole discretion, terminate this Agreement at any time by giving the then owner of the Subject Property thirty (30) days advance written notice, except that no notice period will be required in the case of an emergency condition as determined solely by the City and the Agreement may then be terminated immediately. The property owner shall remove the fence to the extent it impacts the easement areas to the effective date of the termination of this Agreement. If the owner fails to do so, the City may remove the fence to extent it impacts the easement areas and charge the cost of removal back to the owner for reimbursement.

5. RECORDING. This Agreement shall run with the land and shall be recorded against the title to the Subject Property.

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CITY OF PLYMOUTH

(SEAL) BY: _____
Jeffry Wosje, Mayor

AND _____
Dave Callister, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffry Wosje and by Dave Callister, respectively the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

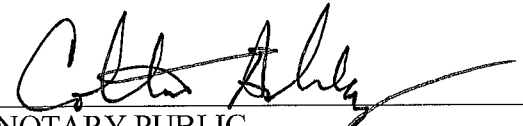
PROPERTY OWNER:

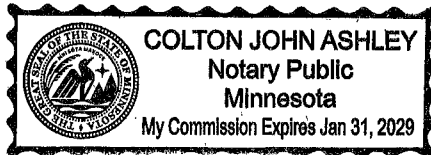

Adam Sweere

AND 
Erica Embury

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 28 day of
April, 2025, by Adam Sweere and Erica Embury, Owner.


NOTARY PUBLIC



DRAFTED BY:
City Engineer
City of Plymouth
3400 Plymouth Blvd.
Plymouth, MN 55447

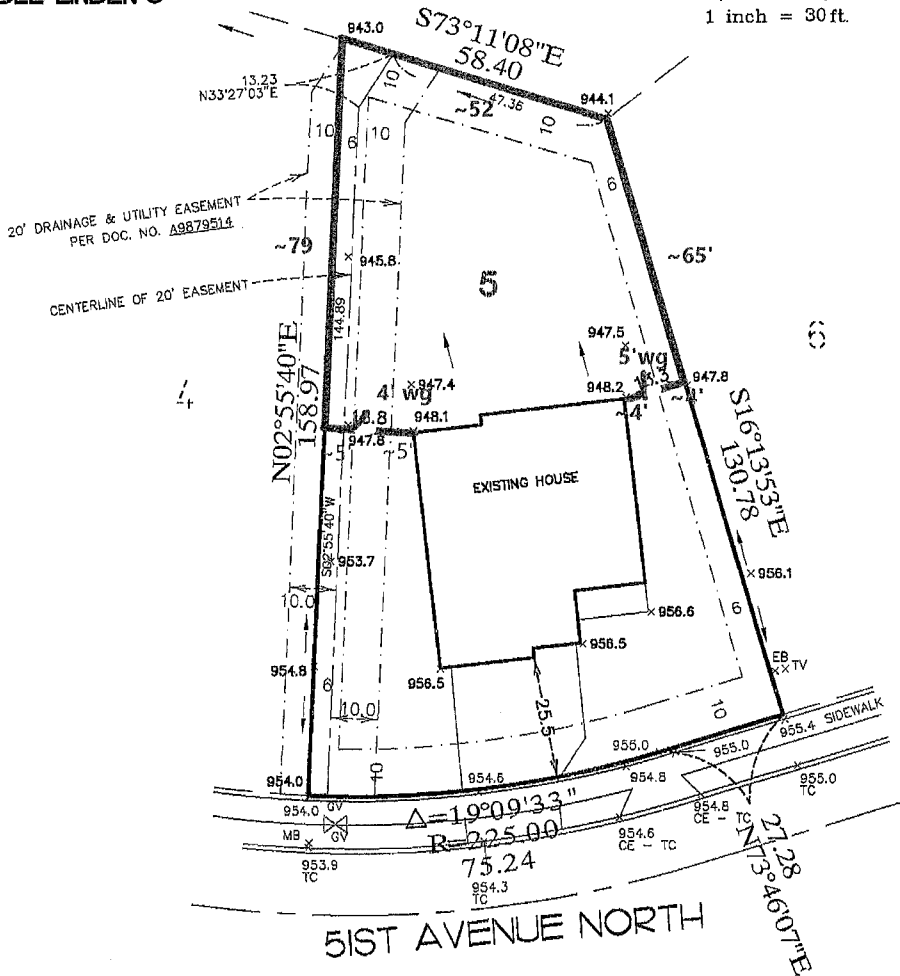
SEE ATTACHED SURVEY SKETCH

FINAL GRADE AS-BUILT

FOR: RYLAND HOMES
ADDRESS: 14750 - 51ST AVENUE NORTH, PLYMOUTH
MODEL: LINDEN C

0 30
(IN FEET)
1 inch = 30 ft.

NORTH



09-118-22-12-0040
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- ⊙ DENOTES SANITARY SEWER MANHOLE
- 1023 DENOTES PROPOSED ELEVATION
- x1011.2 DENOTES EXISTING ELEVATION
- ↗ DENOTES DIRECTION OF DRAINAGE
- ⊠ DENOTES METAL OFFSET SPIKE
- DENOTES CATCH BASIN

LEGAL DESCRIPTION

Lot 5, Block 2, HAMPTON HILLS SOUTH PLATEAU, Hennepin County, Minnesota.

I hereby certify that this plan, survey or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

JOB#12763GAB

JOSHUA P. SCHNEIDER

Date: 8-5-13 Reg. No. 44655



ACRE LAND SURVEYING

Blaine, MN 55449

763-238-6278 js.acrelandsurvey@gmail.com

C:\Land Projects 2008\12763hs-Hampton Hills South Plateau\dwg\12763gab.dwg 8/5/2013 8:55:10 AM CDT

CITY OF PLYMOUTH

RESOLUTION No. 2025-146

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A FENCE ON PROPERTY LOCATED AT 14750 51ST AVENUE NORTH

WHEREAS, Adam Sweere and Erica Embury, property owners, requested the city to approve an encroachment agreement allowing a fence within drainage and utility easement areas at 14750 51st Avenue North; and

WHEREAS, the encroachment agreement permits only the fence within the easement areas as depicted within the encroachment agreement, and all related facilities must still meet all applicable city codes; and

WHEREAS, the owner's property is legally described as: Lot 5, Block 2, Hampton Hills South Plateau.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the encroachment agreement allowing a fence within drainage and utility easement areas at 14750 51st Avenue North is approved.

APPROVED by the City Council on this 27th day of May, 2025.

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 May 27, 2025 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 _____, _____.

Jodi M. Gallup, City Clerk

To: Dave Callister, City Manager

Prepared by: Natalie Dorcy, Office Support Specialist

Reviewed by: Jodi Gallup, City Clerk

Item: **Approve temporary liquor license applications of Luce Line Brewing Co., LLC at Hilde Performance Center on July 2, East Medicine Lake Park on August 8 and Luce Line Brewing Co. on August 15, 16 and 17**

1. Action Requested:

Adopt attached resolutions approving temporary liquor license applications of Luce Line Brewing Co., LLC at Hilde Performance Center on July 2, East Medicine Lake Park on August 8 and Luce Line Brewing Co. on August 15, 16 and 17.

2. Background:

Luce Line Brewing Co, LLC has submitted temporary liquor license applications and certificate of liquor liability insurance coverage for:

- Music in Plymouth - city event on July 2
- Beaches, Bands and Brews - city event on August 8
- Harvest Fest - celebration of Plymouth's history and community spirit on August 15, 16 and 17

Staff has reviewed the applications and required insurance and has found no reason to deny the license.

3. Budget Impact:

License fee of \$50 per event and liability insurance have been received.

4. Attachments:

1. City Council Resolution 2025-147
2. City Council Resolution 2025-148

3. City Council Resolution 2025-149

CITY OF PLYMOUTH

RESOLUTION No. 2025-147

RESOLUTION APPROVING TEMPORARY LIQUOR LICENSE APPLICATION OF LUCE LINE BREWING CO., LLC

WHEREAS, Luce Line Brewing Co., LLC has submitted a Temporary Liquor License application for a city community event at the Hilde Performance Center, 3400 Plymouth Boulevard, on July 2, 2025; and

WHEREAS, this event is classified as a community event per Minnesota Statutes concerning Temporary Liquor Licenses; and

WHEREAS, the required fee and certificate of liquor liability insurance have been received.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Temporary Liquor License application of Luce Line Brewing Co., LLC for a city community event at the Hilde Performance Center on July 2, 2025 is approved.

APPROVED by the City Council on this 27th day of May, 2025.

CITY OF PLYMOUTH

RESOLUTION No. 2025-148

RESOLUTION APPROVING TEMPORARY LIQUOR LICENSE APPLICATION OF LUCE LINE BREWING CO., LLC

WHEREAS, Luce Line Brewing Co., LLC has submitted a Temporary Liquor License application for a city community event at East Medicine Lake Park, 1740 East Medicine Lake Boulevard, on August 8, 2025; and

WHEREAS, this event is classified as a community event per Minnesota Statutes concerning Temporary Liquor Licenses; and

WHEREAS, the required fee and certificate of liquor liability insurance have been received.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Temporary Liquor License application of Luce Line Brewing Co., LLC for a city community event at East Medicine Lake Park on August 8, 2025 is approved.

APPROVED by the City Council on this 27th day of May, 2025.

CITY OF PLYMOUTH

RESOLUTION No. 2025-149

RESOLUTION APPROVING TEMPORARY LIQUOR LICENSE APPLICATION OF LUCE LINE BREWING Co., LLC

WHEREAS, Luce Line Brewing Co., LLC has submitted a Temporary Liquor License application for an event at Luce Line Brewing Co., 12901 16th Avenue North, on August 15, 16 and 17, 2025; and

WHEREAS, the required fee and certificate of liquor liability insurance have been received.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Temporary Liquor License application of Luce Line Brewing Co., LLC for an event at Luce Line Brewery Co., on August 15, 16 and 17, 2025 is approved.

APPROVED by the City Council on this 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Sophia Kucera, Community & Economic Development Intern

Reviewed by: Grant Fernelius, CED Director

Item: **Approve conditional use permit to allow day care use in the C-3 zoning district at 10760 Highway 55 (Yakovlev -- 2025008)**

1. Action Requested:

Adopt resolution approving a conditional use permit for a day care use in the C-3 (highway commercial) zoning district at 10760 Highway 55.

2. Background:

On May 7, 2025, the Planning Commission voted unanimously to recommend approval. A copy of the Planning Commission meeting report is attached. The applicant's spouse was present in support of the request. Notice of the request was mailed to property owners within 500 feet of the site. Approval of the request requires a 4/7 vote.

3. Budget Impact:

N/A

4. Attachments:

1. PC Report
2. PC Minutes
3. Location Map
4. Application
5. City Council Resolution 2025-150

To: Plymouth Planning Commission

From: Sophia Kucera, Associate Planner (763-509-5285)
Community and Economic Development Department

Subject: Igor Yakovlev
10760 Highway 55 CUP – Good Day Adult Day Care
2024-008

Deadline: July 26, 2025

Summary

The applicant is requesting approval of a Conditional Use Permit to allow for the establishment of a day care use in the C-3 (highway commercial) zoning district, within the existing multitenant building located at 10760 Highway 55. Under the proposed plan, a portion of the existing building interior would be remodeled into an adult day care facility. The application is for:

- 1) Conditional use permit – day care use in the C-3 zoning district.

An aerial view of the site is included to the right for reference on the site context.

Recommended Action

Community and Economic Development Department staff is recommending approval of a conditional use permit (CUP) to allow for a day care use in the C-3 (highway commercial) zoning district.



Site Information

Zoning and Land Use

The property is zoned C-3 (highway commercial) and guided C (commercial).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	C-3	C
North	C-3	C
East	C-3	C
South (across Hwy 55)	C-2	C
West	C-3	C

School District

The site is in the Wayzata School District (#284).

Natural Characteristics of Site

The site lies in the Bassett Creek watershed district. The site is not located within the flood plain or shoreland overlay district. The site does not contain any wetlands.

Previous City Actions Affecting Site

- The building was constructed in 1970.
- In 1985, a Conditional Use Permit was approved by the City Council to allow for a furniture restoration business with retail sales of antique furniture, furniture supplies and upholstery fabrics.
- In 2022, a minor Site Plan Amendment was administratively approved to create additional off-street parking for a restaurant use. Under the plan, 1 on-site parking space would be created, and a wooden stairway and sidewalk would be installed to allow access to 14 shared parking spaces with the property to the north, as outlined by a shared parking agreement between Yakovlev and Aurora Towers, LLC. An hours of operation agreement between the three tenants, including a furniture store and a staffing services firm, stated that the restaurant would be open when the other 2 tenant spaces were closed.

Analysis of Request

The applicant is requesting approval of a conditional use permit to allow the operation of a day care facility as a principal use. The applicant is proposing to construct an adult day services facility, as licensed by the Minnesota Department of Human Services. The use would be confined to a 2,965 square foot tenant suite within the existing 7,580 square foot building; no exterior alterations are proposed. The facility would be open during normal commercial hours, Monday-Friday, 9am-1:30 pm.

Parking

Parking is generally the main item that is reviewed for this type of conditional use application.

	Floor Area	Parking Ratio	Required Parking Spaces
Subject Property (Day Care)	2,965 sf	1:1 employee 1:6 individuals of licensed capacity	19
Other	2,260 sf	1:400 sf	6
	2,140 sf	furniture store 1:250 sf office	9
Total Building	7,580 sf	-	26 on-site, 14 shared (north) 40 total

The zoning ordinance requires that a day care use provide 1 parking space for every employee, plus 1 space for every 6 individuals of licensed capacity. Based on the state's indoor space area requirements for determining maximum licensable capacity, the use would require 20 spaces (Maximum of 62 employees or participants, with a minimum staffing ratio of 1:5, rounded up). The subject property currently has 40 parking spaces, consisting of 26 off-street parking spaces and 14 shared spaces with the property to the north. Because the day care would be open during regular commercial hours, 15 of the 40 spaces are required for the other building tenants and 25 spaces are available for the day care, satisfying their parking needs.

Conditional Use Permit

To approve a conditional use permit, the City Council must make the following findings. The following findings are written for approval of the request. If the Planning Commission recommends denial, each of the following findings must be made by the Planning Commission for denial.

1. Would the conditional use permit (CUP), and its resulting construction or project, be in harmony with the general purposes and intent of the Zoning Ordinance and be consistent with the comprehensive plan?
Finding: Staff finds that the request is in harmony with the C-3 Zoning Ordinance, where day cares are an allowed conditional use, and consistent with the C Guiding.

2. Would the conditional use permit (CUP), and its resulting construction or project, promote and enhance the general public welfare and not be detrimental to or endanger the public health, safety, morals or comfort?

Finding: Staff finds that the request would not be detrimental to, or endanger, public health, safety, morals or comfort and would promote and enhance the general public welfare by providing a community space for adults with additional care needs.

3. Would the conditional use permit (CUP), and its resulting construction or project, be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, or substantially diminish and impair property values within the neighborhood?

Finding: Staff finds that the request would not be injurious to the use and enjoyment of other properties in the immediate vicinity, nor will it diminish or impair property values within the neighborhood. The facility would be open during normal commercial hours, Monday-Friday, 9am-1:30 pm.

4. Would the conditional use permit (CUP), and its resulting construction or project, impede the normal and orderly development and improvement of surrounding property for uses permitted in the district?

Finding: Staff finds that the request would not impede normal development and improvement of surrounding property for uses in the district.

5. Have adequate measures been taken, or will be taken, to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets?

Finding: Staff finds that the request has taken into consideration the parking needs of the proposed day care use and of the existing furniture store and office users within the building and have provided sufficient off-street parking, on-site and through a shared parking agreement, to meet the city's regulations. The tenant space is going from a more intense use (restaurant) to one with less parking needs.

6. Would the conditional use permit (CUP), and its resulting construction or project, conform to the applicable regulations of the district in which it is located?

Finding: Staff finds that the request would conform to the regulations of the C-3 zoning district.

7. Would the conditional use permit (CUP), and its resulting construction or project, comply with the general and specific performance standards as specified by Section 21015 and the Plymouth Zoning Ordinance?

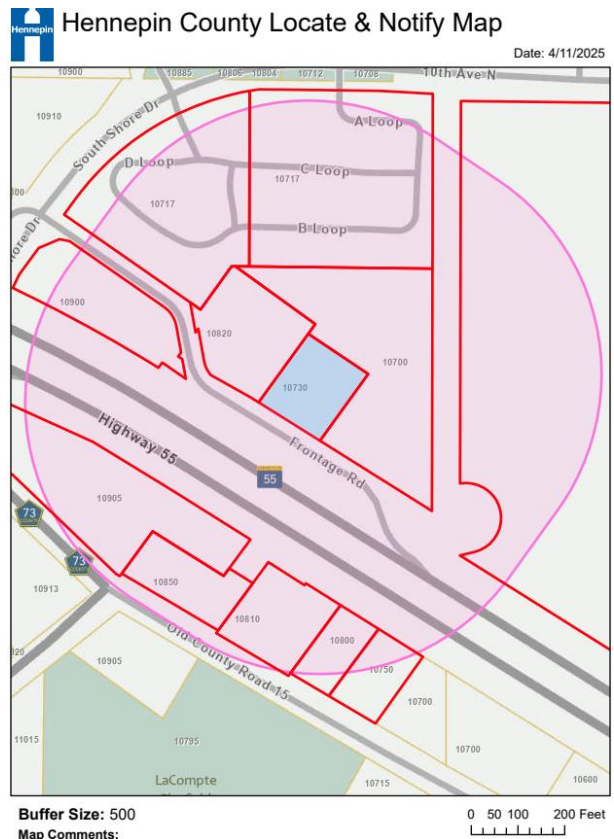
Finding: Staff finds that the request would comply with the general and specific performance standards, including performance standards for day care facilities as specified by Section 21150 of the Zoning Code. The facility would have access to municipal sewer and water, would not have an outdoor play area, and would have adequate off-street parking and loading space.

Level of Discretion in Decision-Making

The City Council's discretion in approving or denying a conditional use permit 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.

Public Notice

Notice of the public hearing was mailed to all property owners within 500 feet of the site. Staff also placed signage on the site which included notice of the application.



Proposed Minutes Planning Commission Meeting May 7, 2025

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 May 7, 2025.

COMMISSIONERS PRESENT: Chair Michael Boo, Bill Wixon, Josh Fowler, and Jim Willis

COMMISSIONERS ABSENT: Marc Anderson, Julie Olson, and Neha Markanda

STAFF PRESENT: Planning Manager Lori Sommers, Associate Planner Sophia Kucera, and City Council Liaison Julie Pointner

Chair Boo led the Pledge of Allegiance.

Call to Order

Public Forum

Approval of Agenda

Motion was made by Commissioner Wixon and seconded by Commissioner Fowler to approve the agenda. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on April 16, 2025.

Motion was made by Commissioner Fowler and seconded by Commissioner Wixon to approve the consent agenda. With all Commissioners voting in favor, the motion carried.

Public Hearing

(5.1) Conditional use permit to allow daycare use in the C-3 (highway commercial) zoning district located at 10760 Highway 55 (Yakovlev – 2025008)

Associate Planner Kucera presented the staff report.

Chair Boo introduced the applicant, Yuliya Yakovleva who stated that she would consider this more of an adult center than an adult daycare. She stated that they would provide activities,

social time, breakfast, and lunch, as well as occasional outings. She noted that on days the person is not able to attend, they can still drop off the meals.

Commissioner Wixon asked if the applicant lives in Minneapolis and whether she has experience with an adult center.

Mrs. Yakovleva replied that she lives in Plymouth and she and her husband will be running the center. She commented that this will be her first center, but she has a background in food services. She believed that this would be a fun endeavor, and she would be changing from working with children to older people. She commented that the facility is currently a banquet facility that is open on occasion, and she has operated in that manner for the past three years.

Commissioner Wixon asked how extensive it would be to renovate the building from its current use to the proposed use.

Mrs. Yakovleva replied that she does not have to do many renovations as the facility already has a commercial kitchen. She commented that they had already renovated the space previously when they leased it.

Commissioner Wixon asked how they gauge the market to determine if this will be successful.

Mrs. Yakovleva replied that she is confident there is a market for this service, as there are a lot of people who feel lonely and do not have family visits as often as they should. She stated that she has invited people she knows to the facility for social events, which is what moved her to this concept. She commented that as someone who has lost her parents, providing this service also fills a gap for her.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Motion was made by Willis, and seconded by Commissioner Fowler, to recommend approval of a conditional use permit to allow for a daycare use in the C-3 (highway commercial) zoning district for the property located at 10760 Highway 55, subject to the conditions within the draft resolution. Upon a roll call vote, with all Commissioners voting in favor, the motion carried.

New Business

Adjournment

Chair Boo adjourned the meeting at 7:15 p.m.



2025008

Igor Yakovlev

10760 Highway 55

Request for Conditional Use Permit



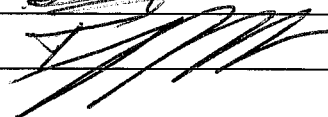
Community and Economic
Development Department
3400 Plymouth Blvd
Plymouth, MN 55447
(763) 509-5450

Brief Description of Request: TRYING TO OPEN
ADULT DAY SOCIAL CENTER
M-FRIDAY 9-130 PM.
ELDERLY WITH SOCIAL ACTIVITIES, BREAKFAST/LUNCH,
GAMES,

I hereby apply for the above consideration and declare that the information and materials submitted with this application are complete and accurate per city code and ordinance requirements. I understand that the city will process the application once the planning division finds that it is complete. I understand and agree that the city may place a sign on my property for purposes of notification that an application is under consideration and enter the property to inspect as it relates to this application.

I agree that the City of Plymouth may transfer my application fee(s) and/or escrow(s) payments provided in this application to a new application if the terms and conditions of this application have been satisfied.

Please note: If the property fee owner is not the applicant, the applicant must provide written authorization from the property fee owner in order to make application.

Property Owner(s) Signature(s): 
Applicant(s) Signature(s): 
Date: 3/13/25

For City Use Only

Application Fee: \$ 600.00
Sign Fee: \$ 165.00
~~Wetland-Related Fees:~~ \$
~~Escrow (400-2800):~~ \$
Total Fees Due: \$ 765.00

Fees Approved for Deposit By: _____



What is the proposed project? Explain what you're doing and why you need a conditional use permit.

ADULT DAY SERVICES

How does the use, and associated conditional use permit, comply with, and effect, the Plymouth Comprehensive Plan?

COMMERCIAL USE ONLY

Explain how the establishment, maintenance, or operation of this conditional use will promote and enhance the general public welfare and will not be detrimental to or endanger the public health, safety, morals or comfort.

PROVIDING SERVICE FOR SENIORS

Explain how the conditional use permit would not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.

NO

Explain how the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

NO WOULD NOT IMPACT
SURROUNDING PROPERTIES



Explain how adequate measures have been, or will be, taken to provide ingress, egress, and parking so designed as to minimize traffic congestion in public streets.

I DO HAVE CONTRACT WITH
10700 HWY 55 FOR ADDITIONAL PARKING

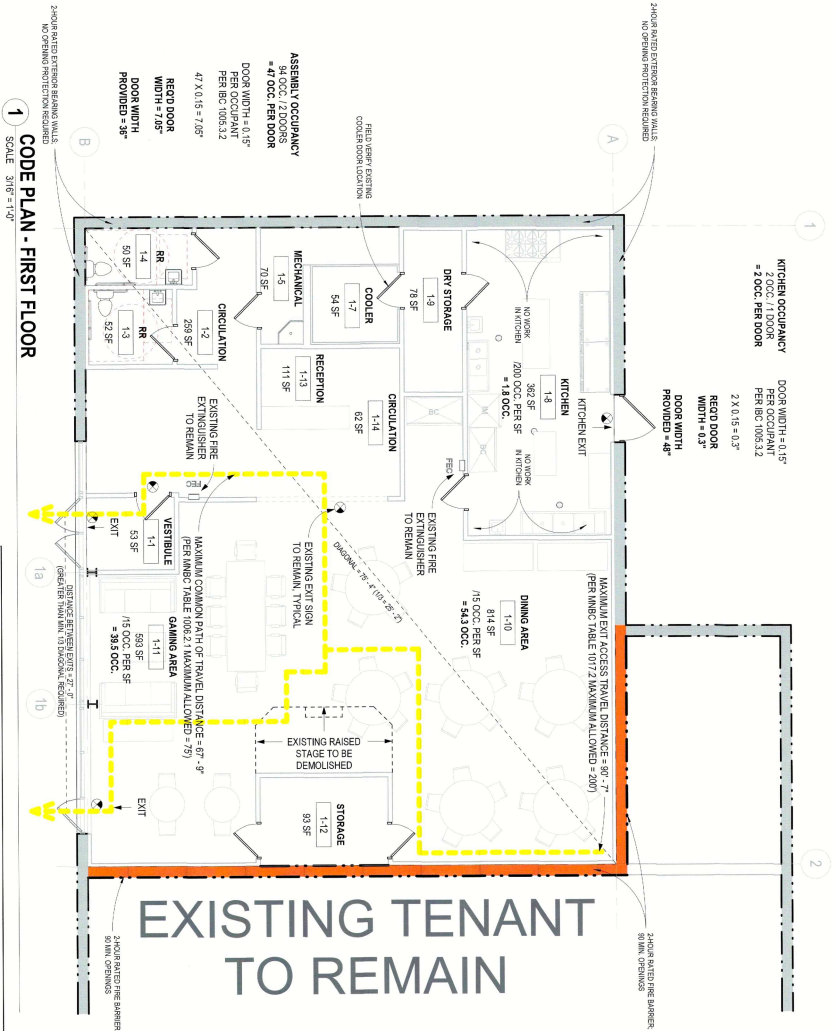
Will the conditional use conform to the applicable regulations of the district in which it is located?
Explain.

AS DAY CARE FACILITY AS PRINCIPAL USE

Does the conditional use comply with the general and specific performance standards as specified by
Section 21015 and the Plymouth Zoning Ordinance?

YES. IT DOES COMPLY





CITY OF PLYMOUTH

RESOLUTION No. 2025-150

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR PROPERTY LOCATED AT 10760 HIGHWAY 55 (2025008)

WHEREAS, Igor Yakovlev has requested approval of a conditional use permit to allow an adult day care use within the existing building located at 10760 Highway 55; and

WHEREAS, the property is legally described as:

Lot 2, Block 4, Schiebe's Highland View Addition, Hennepin County, Minnesota; and

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 Igor Yakovlev for a conditional use permit to allow an adult day care use at 10760 Highway 55, subject to the following conditions:

1. A conditional use permit is approved in accordance with the application received by the city on March 28, 2025, except as may be amended by this resolution.
2. A separate building permit is required prior to the commencement of the project. Building code-related items will be addressed under the building permit.
3. Prior to occupancy, the applicant shall obtain any required licenses and permits from the Minnesota Department of Human Services.
4. A shared parking agreement must remain in place for the duration of the use.
5. The requested conditional use permit is approved with the findings that all applicable conditional use permit standards would be met, as outlined in the zoning ordinance.
6. Standard Conditions:
 - a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - b. The conditional use permit 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 Section 21015.07 of the Zoning Ordinance.

ADOPTED by the City Council on this 27th day of May, 2025.

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 May 27, 2025, 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

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Maria Solano, Deputy City Manager

Item: **Approve fee updates to city code**

1. Action Requested:

Adopt attached ordinance and resolution approving updates to the city code.

Approval of the ordinances requires a 4/7 vote of the City Council, and approval of the summary publication resolution requires a 6/7 vote.

2. Background:

The city sewer and water connection and area charge fees were missed during the last fee schedule update. The updated fees are shown in red in section one of the attached code.

In section two of the attached code are updates to the massage fee scale, which sets a fee for a sole proprietor of a massage enterprise with no employees. Under the city code, sole proprietors are required to obtain both a massage therapist license and an enterprise license. Since a sole proprietor has no employees, staff recommends reducing the fee for their enterprise license to half the rate of an enterprise license for a massage therapist business with multiple employees.

Currently, the fees are as follows:

- Enterprise License: \$600 initial (\$300 license + \$150 background), \$300 annual renewal
- Massage Therapist License: \$225 initial (\$75 license + \$150 background), \$75 annual renewal

The amended fee scale now shows the Sole Proprietor fees: \$375 initial (\$150 license + \$150 background + \$75 massage therapist license), \$150 annual renewal for the sole proprietor business license only.

3. Budget Impact:

Not applicable.

4. Attachments:

1. City Council Ordinance 2025-05
2. City Council Resolution 2025-151

CITY OF PLYMOUTH

ORDINANCE No. 2025-05

ORDINANCE AMENDING FEES

THE CITY OF PLYMOUTH, MINNESOTA ORDAINS:

SECTION 1. Section 1015.19 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

Water and sanitary sewer permit fees are as follows:

(a)	Residential Water Connection or Disconnection	\$40.00 plus cost of meter
(b)	Commercial Water Connection or Disconnection	1% of Job Cost, \$40.00 minimum plus cost of meter
(c)	Residential Sewer Connection or Disconnection	\$40.00
(d)	Commercial/Industrial Sewer Connection or Disconnection	1% of Job Cost, \$40.00 minimum
(e)	Alteration or Repair of any Private Underground Sewer or Water System	1% of Job Cost, \$40.00 minimum
(f)	Commercial/Industrial Plan Review Fee for Inspection of Private Underground Utility Installation (when submittal documents are required)	\$100.00
(g)	Water Turn-Off-/Turn-On Charge	
	(1) Scheduled during regular business hours	\$40.00
	(2) Unscheduled during regular business hours	\$80.00
	(3) Outside regular business hours	\$160.00
(h)	Industrial, Commercial, Public and Institutional Property, and Private Fire Hydrant Inspection Fee	\$35.00 per year each
(i)	Reinspection Fee	\$15.00
(j)	Violation of Water Sprinkling Ban	\$100.00 for each day of violation of Section 720.37
(k)	City Sewer Connection Charge (REC)	\$594.00 per unit <u>\$606.00</u>
(l)	City Water Connection Charge (REC)	\$1,523.00 per unit <u>\$1,553.00</u>
(m)	City Water Area Charge	\$5,237.00 per acre <u>\$5,342.00</u>
(n)	City Sewer Area Charge	\$1,410.00 per acre <u>\$1,438.00</u>

SECTION 2. Section 1010.01, Subd. 7 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

Type of License	Fee
A. Kennel License	\$75.00 with no prorating of license fee
B. Multiple Animal License	\$50.00 for first applications with inspection \$15.00 for general renewals with no inspection
C. Late License Penalty	\$12.00
D. Impound fees—Administrative fine plus	\$28.00/day actual boarding costs
Administrative Fines:	
1st offense	\$33.00 (plus boarding)
2nd offense	\$66.00 (plus boarding)
3rd offense	\$99.00 (plus boarding)
4th offense and each additional	\$150.00 (plus boarding)
E. Dangerous Dog License	\$350.00
F. Peddlers	\$60.00/month \$300.00/six months
G. Trap Shooting Range	\$110.00
H. Tobacco and Related Products	\$300.00
I. Fireworks, Selling Fireworks Only	\$350.00
J. Fireworks, Other Vendors	\$100.00
K. Sign Contractor	\$75.00
L. Motorized Golf Cart Operator	\$25.00
M. Therapeutic Massage Licenses	
Massage Therapist	\$75.00 annual license fee \$150.00 investigation fee (new applications)
Therapeutic Massage Enterprise	\$300.00 annual license fee \$300.00 investigation fee (new applications)
<u>Sole Proprietor Massage Enterprise</u>	<u>\$150.00 annual license fee</u> <u>\$150.00 investigation fee</u> <u>(new applications)</u>
N. Sexually Oriented Business — Primary	
On premises uses	\$5,000.00 annual license fee
Off premises uses	\$1,000.00 annual license fee
Investigation fee	Actual costs, not to exceed \$3,000.00
Sexually Oriented Business — Accessory	No license fee
O. Hospitality Accommodations	
Level I	\$150.00 annual license fee
Level II	\$1,000.00 annual license fee
Level III	\$5,000.00 annual license fee
P. Chickens	\$100.00
Q. Beekeeping License	\$100 biennial license fee (every two years)

SECTION 3. This ordinance shall become effective immediately upon passage with new fee changes.

ADOPTED by the City Council this 27th day of May, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2025-151

RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2025-05

ORDINANCE AMENDING FEES

Ordinance No. 2025-05 amends fees in the City Code.

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 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Robert Glisky, Graduate Engineer

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve encroachment agreement for a fence within drainage and utility easement areas at 16945 47th Avenue North**

1. Action Requested:

Adopt resolution approving encroachment agreement for a fence within drainage and utility easement areas at 16945 47th Avenue North.

2. Background:

Tyler and Rachel Cremisino, property owners, requested approval of an encroachment agreement allowing a fence within drainage and utility easement areas at 16945 47th Avenue North. The owners propose constructing a fence along portions of the subject property's side lot lines and rear lot line that encroach on the city's drainage and utility easement areas. The proposed fence location is shown on the attached exhibit. Staff has reviewed the agreement and has no objections. Per the attached encroachment agreement, it will be the responsibility of the property owners to maintain the fence, and if required by the city in the future, remove the fence to the extent it impacts the easement areas at the owners' expense.

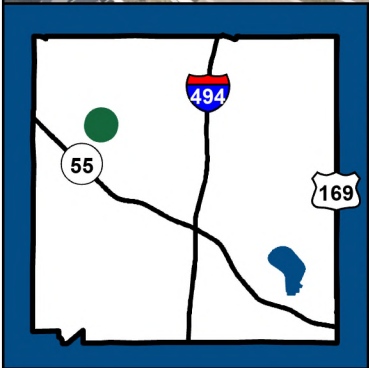
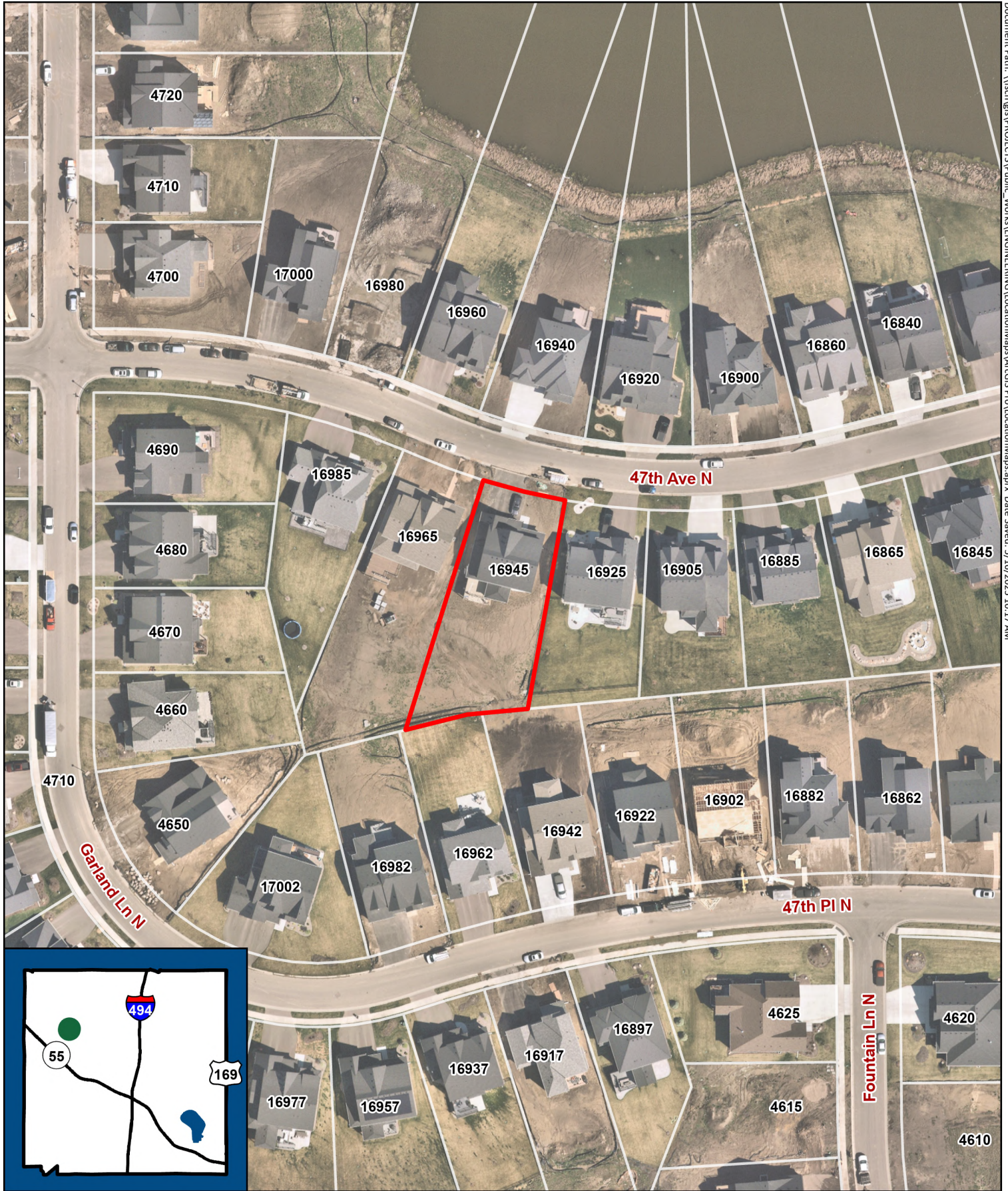
3. Budget Impact:

The \$300 fee was paid by the petitioner to cover the city's cost of administration of the agreement.

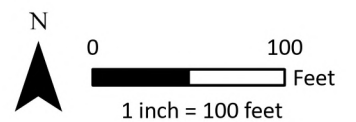
4. Attachments:

1. Location Map
2. Survey
3. Encroachment Agreement

4. City Council Resolution 2025-152



16945 47th Avenue North
Encroachment Agreement Location Map
Plymouth City Council May 27, 2025



SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE
- BITUMINOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DRAIN TILE
- FENCE
- BUILDING SETBACK LINE



APPROVED
 DATE: 05/24/2023
 PLANNER: SBD
 PLANNING DIVISION
 CITY OF PLYMOUTH, MN

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN
 HEREON FROM RECORDED PLAT AND
 LABELED AS SUCH

Setbacks
 Min. Street Setback = 25'
 Min. Side Setback = 8'
 Min. Rear Setback = 25'

Development Plan Data - WO

Garage Floor Elevation
 Top of Foundation Elevation
 Basement Floor Elevation

Proposed Elevations - WO

Proposed Garage Floor Elevation
 Proposed Top of Foundation Elevation
 Proposed Basement Floor Elevation

= 997.0
 = 997.3
 = 988.6
 = 997.0
 = 997.3
 = 989.3

Property Description: Lot 26, Block 2, HOLLYDALE, according to the recorded plat thereof, Hennepin County, Minnesota.

- Address: 16945 47th Avenue North, Plymouth, Minnesota 55446.
- We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of its failure to exactly locate and preserve any and all existing utilities.
- Must maintain a minimum 2% slope gradient to accommodate positive drainage.
- All set offset irons are measured to hundredths of a foot and can be used as benchmarks.
- The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.
- A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted hereon.
- Proposed grades shown adjacent to building foundation refers to top of black dirt.
- Verify sanitary service invert prior to any concrete work.
- House not yet staked in field at time of certification.

20 10 0 10 20 40
 SCALE IN FEET

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of May, 2023.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
 schmidt@sathre.com

Minnesota License No. 26147



SATHRE-BERGQUIST, INC.
 14000 25th Avenue North, Suite 120, Plymouth MN. 55447
 (952) 478-0000

Section 8 - Township 118 - Range 22
CERTIFICATE OF SURVEY
 PREPARED FOR
HANSON BUILDERS

JOB #: 3279-1470

REVISIONS

FIELD CREW:

DRAWN BY: ML

CHECKED BY: DLS

DATE: 05-11-2023

ENCROACHMENT AGREEMENT

AGREEMENT made this 13 day of May, 2025, by and between the **CITY OF PLYMOUTH**, a Minnesota municipal corporation ("City"), and **TYLER CREMISINO AND RACHEL CREMISINO**, ("Owner").

1. **BACKGROUND.** Owner is the fee owner of certain real property located in the City of Plymouth, County of Hennepin, State of Minnesota, legally described as follows:

Parcel ID No. 08-118-22-31-0037
Lot 26, Block 2, Hollydale, according
to the recorded plat thereof, Hennepin County, Minnesota
(*Abstract Property*)

having a street address of 16945 47th Avenue North, Plymouth, Minnesota ("Subject Property"). The City owns easements for drainage and utility purposes over portions of the Subject Property. The Owner intends to construct a fence on the east, south, and west sides of the Subject Property as depicted on the attached survey sketch. The proposed fence encroaches on the City's easement areas.

2. **ENCROACHMENT AUTHORIZATION.** The City hereby approves the encroachment in its easement areas on the Subject Property for the construction of a fence as depicted on the attached survey sketch subject to the conditions set forth in this Agreement. The City shall have no responsibility to maintain or repair the fence located within the City's easements. The fence located within the City's easement areas on the Subject Property must not impact or increase water drainage on the abutting properties or cause any adverse drainage patterns or erosion to the abutting properties. Owner agrees that the fence will be constructed consistent with all applicable federal, state and local laws and regulations. The Owner is fully responsible and liable for any and all damage

caused to the fence because of its placement in the City's easement areas. The Owner of the Subject Property will own and maintain the fence.

3. HOLD HARMLESS AND INDEMNITY. In consideration of being allowed to encroach in the City's easement areas, Owner, for themselves, their heirs and assigns, hereby agree to indemnify and hold the City harmless from any damage caused to the Subject Property, including the fence in the City's easement areas, caused in whole or in part by the encroachment into the City's easement areas.

4. TERMINATION OF AGREEMENT. The City may, at its sole discretion, terminate this Agreement at any time by giving the then owner of the Subject Property thirty (30) days advance written notice, except that no notice period will be required in the case of an emergency condition as determined solely by the City and the Agreement may then be terminated immediately. The property owner shall remove the fence to the extent it impacts the easement areas to the effective date of the termination of this Agreement. If the owner fails to do so, the City may remove the fence to extent it impacts the easement areas and charge the cost of removal back to the owner for reimbursement.

5. RECORDING. This Agreement shall run with the land and shall be recorded against the title to the Subject Property.

[Remainder of Page Intentionally Left Blank]

CITY OF PLYMOUTH

(SEAL)

BY: _____
Jeffry Wosje, Mayor

AND _____
Dave Callister, City Manager

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffry Wosje and by Dave Callister, respectively the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

NOTARY PUBLIC

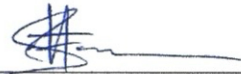
PROPERTY OWNER:

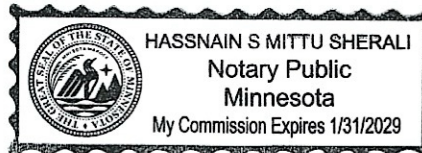

Tyler Cremisino

AND 
Rachel Cremisino

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 13th day of
MAY, 2025, by Tyler Cremisino and Rachel Cremisino, Owner.


NOTARY PUBLIC



DRAFTED BY:
City Engineer
City of Plymouth
3400 Plymouth Blvd.
Plymouth, MN 55447

SEE ATTACHED SURVEY SKETCH

SURVEY LEGEND

- STORM DRAIN
- CATCH BASIN
- GATE VALVE
- HYDRANT
- IRON PIPE SET
- IRON PIPE FOUND
- SANITARY MANHOLE
- GROUND ELEVATION
- PROPOSED ELEVATION
- WETLAND BUFFER POST
- HAND HOLE
- ELECTRIC TRANSFORMER
- TELEPHONE PEDESTAL
- UTILITY PEDESTAL
- SEWER SERVICE ELEVATION
- EXISTING TREE
- PROPOSED TREE
- PROPOSED TREE
- BITUMENOUS
- CONCRETE
- CONTOUR PROPOSED
- CONTOUR EXISTING
- DRAINAGE ARROW
- CONCRETE CURB
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- PROPOSED SILT FENCE
- DT - DRAIN TILE
- FENCE
- BUILDING SETBACK LINE



APPROVED

DATE: 05/24/2023

PLANNER: SBD

PLANNING DIVISION

CITY OF PLYMOUTH, MN

DRAINAGE AND UTILITY ELEVATIONS ARE SHOWN
TYPED FROM RECORDING PLAT AND
LABELLED AS SUCH

Setbacks

Min. Street Setback = 25'

Min. Side Setback = 8'

Min. Rear Setback = 25'

Development Plan Data - WO

Garage Floor Elevation

Top of Foundation Elevation

Basement Floor Elevation

Proposed Elevations - WO

Proposed Garage Floor Elevation

Proposed Top of Foundation Elevation

Proposed Basement Floor Elevation

= 997.0

= 997.3

= 988.6

= 997.0

= 997.3

= 989.3

Property Description: Lot 26, Block 2, HOLLYDALE, according to the recorded plat thereof, Hennepin County, Minnesota.

1. Address: 16945 47th Avenue North, Plymouth, Minnesota 55446.

2. We have shown the location of utilities on the surveyed property by observed evidence only and by available plans. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visually observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651-434-0002. The contractor shall determine the exact location of any and all existing utilities before commencing work and is responsible for any and all damages arising out of his failure to exactly locate and preserve any and all existing utilities.

3. Must maintain a minimum 2% slope gradient to accommodate positive drainage.

4. All set offset irons are measured to hundredths of a foot and can be used as benchmarks.

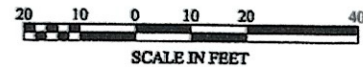
5. The proposed driveway shown is conceptual only and does not purport to show exactly how the driveway shall be built.

6. A title opinion was not furnished to the surveyor as part of this survey. Only easements per the recorded plat are shown unless otherwise denoted herein.

7. Proposed grades shown adjacent to building foundation refers to top of black dirt.

8. Verify sanitary service invert prior to any concrete work.

9. House not yet raised in field at time of certification.



SCALE IN FEET

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 11th day of May, 2023.

Daniel L. Schmidt

Daniel L. Schmidt, PLS
schmidt@sathre.com

Minnesota License No. 26147



SATHRE-BERGQUIST, INC.

14000 25th Avenue North, Suite 120, Plymouth MN, 55447
(952) 478-8000

Section 8 - Township 118 - Range 22
CERTIFICATE OF SURVEY
PREPARED FOR
HANSON BUILDERS

JOB #: 3270-1470

FIELD CREW:

DRAWN BY: ML

CHECKED BY: DLS

DATE: 05-11-2023

REVISIONS

CITY OF PLYMOUTH

RESOLUTION No. 2025-152

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A FENCE ON PROPERTY LOCATED AT 16945 47TH AVENUE NORTH

WHEREAS, Tyler Cremisino and Rachel Cremisino, the property owners, requested the city to approve an encroachment agreement allowing a fence within drainage and utility easement areas at 16945 47th Avenue North; and

WHEREAS, the encroachment agreement permits only the fence within the easement areas as depicted within the encroachment agreement, and all related facilities must still meet all applicable city codes; and

WHEREAS, the owner's property is legally described as: Lot 26, Block 2, Hollydale.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the encroachment agreement allowing a fence within drainage and utility easement areas at 16945 47th Avenue North is approved.

APPROVED by the City Council on this 27th day of May, 2025.

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 May 27, 2025 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 _____, _____.

Jodi M. Gallup, City Clerk

To: Dave Callister, City Manager

Prepared by: Steven Schmidt, Housing Manager

Reviewed by: Grant Fernelius, CED Director

Item: **Authorize Livable Communities Grant Amendment**

1. Action Requested:

Authorize the mayor and city manager to execute the amendment on behalf of the city.

2. Background:

HRA staff were contacted by the Metropolitan Council regarding an August 2024 update on the Livable Communities Act (LCA) grant program funds that were deployed as 0% loans.

The key updates include:

- **Use of Loan Repayments:** Grantees who receive future repayments from loans made with LCA grants are authorized to either reinvest these funds to extend the affordability commitment of the original project or use them to advance their affordable and life-cycle housing goals.
- **Reporting Requirement:** Grantees must provide an annual informational report to the council detailing the receipt and redeployment of repaid loan principal and interest.
- **Non-Reinvestment of Funds:** If repaid grant funds are not reinvested for one of the approved purposes, they must be returned to the Metropolitan Council.

The City of Plymouth has three outstanding loans through the LCA Grant program with the next maturity date coming due in 2041.

Met Council is requesting amendments to previous grant agreements to align with the updated guidance. The amendment allows the city to redeploy grant proceeds that

were used as a loan for either the underlying project or another affordable housing project. Signing the amendment will give the city greater flexibility in the use of the grant proceeds and will simplify the process for redeploying loan funds and support the city's goal of advancing affordable housing. It is important to note that nothing changes from a practical standpoint. Any loan proceeds will not be realized until the underlying maturity dates are reached.

3. Budget Impact:

N/A

4. Attachments:

1. LCA Amendment
2. City Council Resolution 2025-153

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

GRANTEE: CITY OF PLYMOUTH

THIS AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR GRANT FUNDS AS LOAN PROCEEDS (“Redeployment Proceeds Agreement”) is made and entered into by the Metropolitan Council (“Council”) and the Municipality, County, or Development Authority identified above as “Grantee.”

WHEREAS, the Grantee has previously received grant program funds for the Livable Communities Demonstration Account, Tax Base Revitalization Account, and/or the Local Housing Incentives Account grant programs (“Grant Funds”) and has used the Grant Funds made available under the agreements identified on Exhibit A to help fund the projects identified in the agreements (the “Prior Grant Agreements”), which are subject to any terms, conditions, and clarifications stated in the Prior Grant Agreements’ Council business items; and

WHEREAS, the Council, pursuant to Business Item 2024-210 had recently clarified its policy that all Metropolitan Livable Communities Fund grants, including the Prior Grant Agreements, deployed as loans to permit recipients such as Grantee to use the loan proceeds to either:

- (1) repay any loan principal or interest proceeds to the Council;
- (2) reinvest loan proceeds to extend the affordability commitment in the Project; or
- (3) use the loan proceeds to advance its affordable and life-cycle housing goals

regardless of whether the Prior Grant Agreements expressly permitted such repayment, reinvestment, or use.

NOW THEREFORE, in reliance on the above statements and in consideration of the mutual promises and covenants contained in this Agreement, the Grantee and the Council agree as follows:

- 1. Notwithstanding any language in the Prior Grant Agreements to the contrary or absence of any language with respect to the same, the Parties expressly agree and acknowledge that as an alternative to repaying any loan principal or interest proceeds (“Repaid Grant Funds”) to the Council, the Grantee may either reinvest the loan proceeds to extend the affordability of the Project or use loan proceeds to advance its other affordable and life-cycle housing goals (“Redeployment of Repaid Grant Funds”).
- 2. The Parties expressly agree that, if the Grantee pursues Redeployment of Repaid Grant Funds, the Grantee shall report the Redeployment of Repaid Grant Funds to the Council in its next annual Housing Policy and Production Survey.
- 3. Upon the Council’s review of any Redeployment of Repaid Grant Funds identified in the Grantee’s Housing Policy or Production Survey or otherwise, the Council reserves the right to request return of such funds if, after review, the Council determines such Redeployment of

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

Repaid Grants Funds does not comply with the Livable Communities Act program requirements, or affordable and life-cycle housing goals. Upon the Council's request, the Grantee shall promptly return the Repaid Grant Funds.

4. The Parties agree that the provisions of Paragraphs 1 through 3 shall be deemed to be included as if fully stated and set forth in the Prior Grant Agreements and have the full force and effect as if set forth therein.
5. This Agreement may be executed in multiple counterparts, all of which when taken together shall comprise one (1) document. Delivery of an executed counterpart of a signature page of this Agreement by DocuSign (or similar electronic signature application), facsimile transmission or electronic transmission (e.g., "pdf" or "tif") shall be effective as delivery of a manually executed counterpart of this Agreement.

IN WITNESS WHEREOF, the Grantee and the Council have caused this Agreement to be executed by their duly authorized representatives. This Agreement is effective on the date of final execution by the Council.

This space intentionally left blank. Signature page follows.

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

CITY OF PLYMOUTH

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

By: _____

Title: _____

Date: _____

Approved as to form:

By: _____

City Attorney's Office

Date: _____

METROPOLITAN COUNCIL

By: _____

LisaBeth Barajas, Executive Director
Community Development Division

Date: _____

**METROPOLITAN LIVABLE COMMUNITIES ACT
AGREEMENT PERMITTING REDEPLOYMENT OF REPAYMENT PROCEEDS FOR
GRANT FUNDS AS LOAN PROCEEDS**

**Exhibit A
Prior Grant Agreements**

Grant Number	Project Name	Program Area	Funding Year
SG-13611	Element	LHIA	2019
SG-2010-124	West View Estates	LHIA	2010
SG-2011-140	Plymouth City Flats (9805 Highway 55 Apartments)	LCDA Development	2011

CITY OF PLYMOUTH

RESOLUTION No. 2025-153

RESOLUTION AUTHORIZING THE MAYOR AND CITY MANAGER TO EXECUTE THE LIVABLE COMMUNITIES GRANT AMENDMENT ON BEHALF OF THE CITY

WHEREAS, the Metropolitan Council Community Development Committee implemented changes to the Livable Communities Grant Program in August 2024; and

WHEREAS, the Metropolitan Council is requesting amendments to previous grant agreements to align with the updated guidance; and

WHEREAS, the City of Plymouth has three outstanding loans utilizing Livable Communities Grant Program funds; and

WHEREAS, the amendment allows the city to redeploy grant proceeds that were used as a loan for either the underlying project or another affordable housing project; and

WHEREAS, signing the amendment will give the city greater flexibility in the use of the grant proceeds and will simplify the process for redeploying loan funds and will support the city's goal in advancing affordable housing.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Plymouth City Council does Authorize the mayor and city manager to execute the Livable Communities Grant Amendment on behalf of the city.

APPROVED by the City Council on this 27th day of May, 2025.

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 May 27, 2025, 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

To: Dave Callister, City Manager

Prepared by: Michael Reed, Police Captain

Reviewed by: Erik Fadden, Public Safety Director

Item: **Accept a donation from the Plymouth Crime and Fire Prevention Fund**

1. Action Requested:

Accept donation from the Plymouth Crime and Fire Prevention Fund (PC&FPF) of ten single-system ballistic vests for use by the Plymouth Police Department officers, assigned to Platoon 5 of the West Command Public Order (WCPO) unit.

2. Background:

In response to widespread civil unrest in late 2020, the West Command Public Order (WCPO) unit was established as a collaborative regional task force composed of police departments from the West metro suburbs. The unit was created to address incidents of civil disorder and provide mutual aid in member communities.

WCPO currently comprises approximately 130 officers and has been deployed on numerous occasions across the metro area. To date, officers in WCPO have been issued padded protective equipment to shield them from thrown projectiles. While this equipment offers protection to the shins, forearms, chest, shoulders, and head, it does not provide ballistic protection.

To address this gap, the Plymouth Crime and Fire Prevention Fund has offered to donate ten ballistic, padded protective vests for use by Plymouth Police Department's officers assigned to Platoon 5 of the WCPO contingent. These vests will significantly enhance officer safety by offering protection against both gunfire and impact from thrown objects.

3. Budget Impact:

The Plymouth Police Department will incorporate the replacement of these vests into its ongoing Resource Planning Fund to ensure continued protective readiness in future budget cycles.

4. Attachments:

1. City Council Resolution 2025-154

CITY OF PLYMOUTH

RESOLUTION No. 2025-154

RESOLUTION ACCEPTING A DONATION FROM THE PLYMOUTH CRIME AND FIRE PREVENTION FUND

WHEREAS, the Plymouth Police Department currently supports participation in the West Command Public Order group; and

WHEREAS, The West Command Public Order group is tasked with keeping communities safe during times of civil unrest; and

WHEREAS, the Plymouth Crime and Fire Prevention Fund has pledged to donate ten single system ballistic vests for officers assigned to the West Command Public Order group.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, accepts this donation with gratitude.

APPROVED by the City Council on this 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Sarah Nissen, Management Intern

Reviewed by: Lori Sommers, Planning Manager
Michael Thompson, Public Works Director

Item: **Approve amendment to Chapter 14 of the Plymouth City Code entitled Municipal Cemetery**

1. Action Requested:

Adopt ordinance amending chapter 14 of the Plymouth City Code.

2. Background:

Section 1400.21 of the City Code prohibits vertical grave markers in Section N4 of Parker's Lake Cemetery, stating: "In Section N4, all monuments must be flat." Plymouth resident, Carol Klick, has submitted a request to amend this provision and allow vertical grave markers in Section N4.

City staff believe this restriction may have originally been put in place due to operational considerations, as Section N4 borders the tree line along Niagara Lane and may have presented maintenance challenges at the time. However, staff note that this shaded area already experiences limited grass growth and currently requires minimal upkeep.

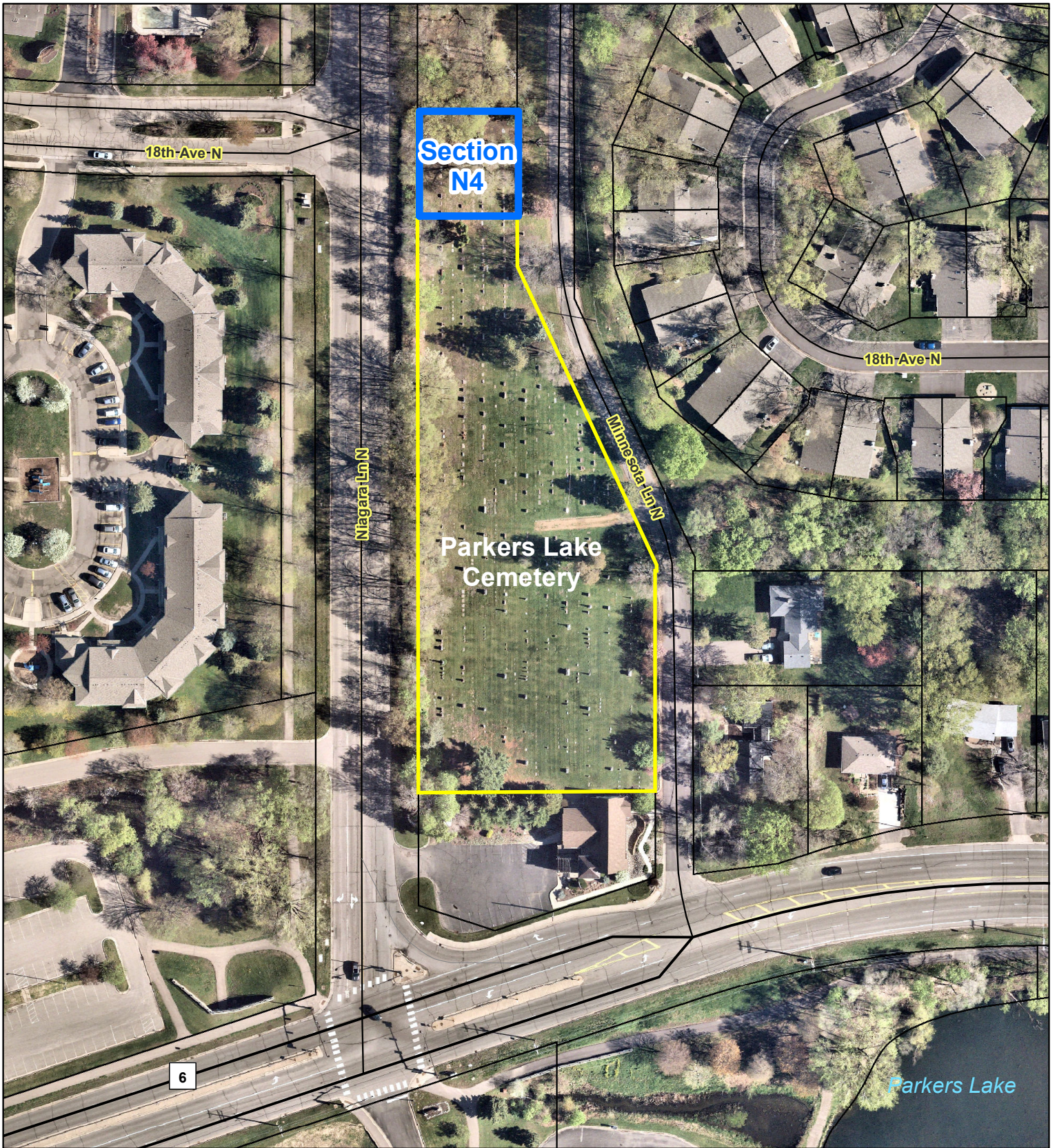
City staff recommend approving the requested amendment to permit vertical grave markers in Section N4. Both Michael Thompson, Director of Public Works, and Torrey Keith, Street Supervisor and Manager of Parkers Lake Cemetery, reviewed the request and had no objections to allowing vertical grave markers in Section N4, expressing support for the change.

3. Budget Impact:

N/A

4. Attachments:

1. Parkers Lake Cemetery Aerial Map
2. Grave Marker Examples
3. City Council Ordinance 2025-06
4. City Council Resolution 2025-155



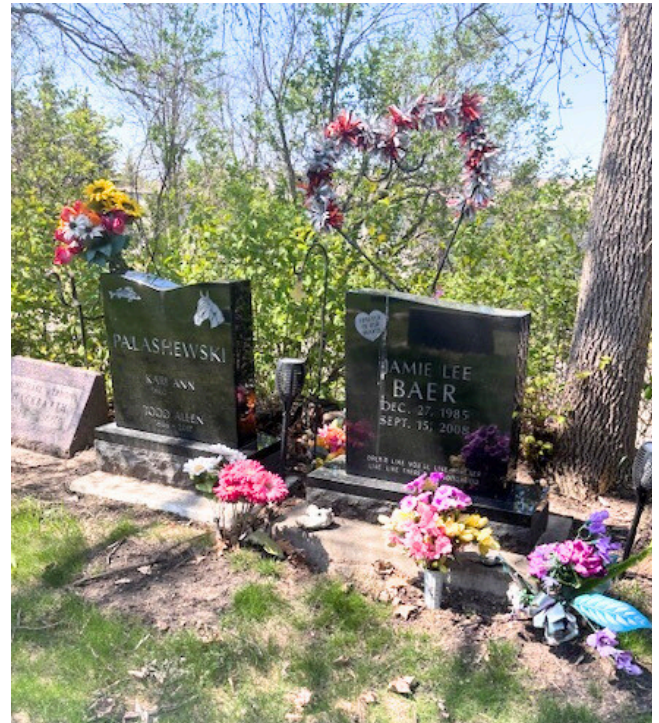
Parkers Lake Cemetery Ordinance Amendment

Grave Marker Examples

Flat



Vertical



Photos provided by Plymouth resident Carol Klick

CITY OF PLYMOUTH

ORDINANCE NO. 2025-06

ORDINANCE AMENDING CHAPTER 14 ENTITLED MUNICIPAL CEMETERY OF THE PLYMOUTH CITY CODE

THE CITY OF PLYMOUTH ORDAINS:

SECTION 1. Section 1400.21 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1400.21 – Monuments and Markers.

Every monument and marker must be placed in the space reserved therefore as shown upon the plat of such lot or as directed by the Superintendent. No monument will be allowed upon a lot platted for less than four burials and none will be allowed covering more than one percent of the total area for each burial site. Monuments shall not exceed three feet in height above the ground. ~~In Section N4, all monuments must be flat.~~

Section 2. Effective Date. This amendment shall take effect immediately upon its passage.

ADOPTED by the City Council this 27th day of May, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi M. Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2025-155

RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2025-06

ORDINANCE AMENDING CHAPTER 14 OF THE PLYMOUTH CITY CODE ENTITLED MUNICIPAL CEMETERY

Ordinance No. 2025-155 amends the code to allow the permitted use of vertical grave markers in Section N4 of Parker's Lake Cemetery.

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 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Maria Solano, Deputy City Manager

Reviewed by: Dave Callister, City Manager

Item: **Approve the financing of a multifamily housing project for Roers Plymouth Apartments, LLC**

1. Action Requested:

Approve resolution for the financing of a multifamily housing project for Roers Plymouth Apartments.

2. Background:

Roers Plymouth Apartments will be issuing taxable revenue bonds to finance or refinance costs for their apartment project at the Boulevard development. Roers is required to obtain approval from the City of Plymouth before issuing the bonds.

The city's bond counsel has reviewed the request. Council approval does not constitute an endorsement of the project.

3. Budget Impact:

N/A

4. Attachments:

1. Letter of approval
2. City Council Resolution 2025-156

[PRINT ON MUNICIPALITY LETTERHEAD]

May 27, 2025

Public Finance Authority
22 E. Mifflin Street, Suite 900
Madison, WI 53703

Re: Public Finance Authority bond issue to finance certain projects
located in the City of Plymouth, Minnesota

To Whom It May Concern:

The Public Finance Authority (“Authority”) proposes to issue not to exceed \$37,850,000 principal amount of its taxable revenue bonds captioned above (the “Bonds”) to finance or refinance certain costs of a project for Roers Plymouth Apartments, LLC to be located in the City of Plymouth, Hennepin County, State of Minnesota (the “Project”). Pursuant to Section 66.0304(11)(a) of the Wisconsin Statutes, the Authority is required to obtain approval by the City of Plymouth for such financing and this letter shall constitute such approval.

The undersigned certifies that he/she is the highest ranking executive or administrator of the City of Plymouth.

This approval does not constitute an endorsement of the Project.

This letter may be produced as evidence, and shall be conclusive proof, of the approval granted herein in connection with any proceedings relating to the issuance of the Bonds and may be relied upon by any party thereto in connection therewith.

Sincerely

Jeffrey Wosje

CITY OF PLYMOUTH

RESOLUTION No. 2025-156

RESOLUTION APPROVING THE FINANCING OF A MULTIFAMILY HOUSING PROJECT FOR ROERS PLYMOUTH APARTMENTS, LLC TO BE LOCATED IN THE CITY OF PLYMOUTH, HENNEPIN COUNTY, STATE OF MINNESOTA BY THE ISSUANCE OF THE PUBLIC FINANCE AUTHORITY TAXABLE REVENUE BONDS

WHEREAS, the Public Finance Authority (the "Authority") proposes to issue bond in a principal amount not to exceed of \$37,850,000 in taxable revenue bonds (the "Bonds") to finance or refinance certain costs of a project for Roers Plymouth Apartments, LLC to be located in the City of Plymouth; and

WHEREAS, the Authority is required to obtain the approval of the City of Plymouth prior to issuing the Bonds; and

WHEREAS, in order to document such approval, the Authority has requested that the highest-ranking executive or administrator of the City of Plymouth sign a local approval letter (the "Approval"); and

WHEREAS, the form of the Approval has been provided to the City Council for its review; and

WHEREAS, the Mayor would be the highest ranking executive.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Mayor is authorized to execute and deliver the Approval.

APPROVED by the City Council on this 27th day of May, 2025.

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 May 27, 2025, 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

To: Dave Callister, City Manager

Prepared by: Nur Kasin, Transit Administrator

Reviewed by: Michael Thompson, Public Works Director

Item: **Accept findings of Northwest Transit Service Providers Study**

1. Action Requested:

Accept findings of the joint transit study conducted by Plymouth Metrolink and Maple Grove Transit.

2. Background:

Please refer to the attached presentation.

3. Budget Impact:

N/A

4. Attachments:

1. Transit Presentation
2. City Council Resolution 2025-157

NW Service Providers Study





Agenda

1. Study Overview
2. Transit Analysis
3. Network Strategy Development
4. Recommendations



1

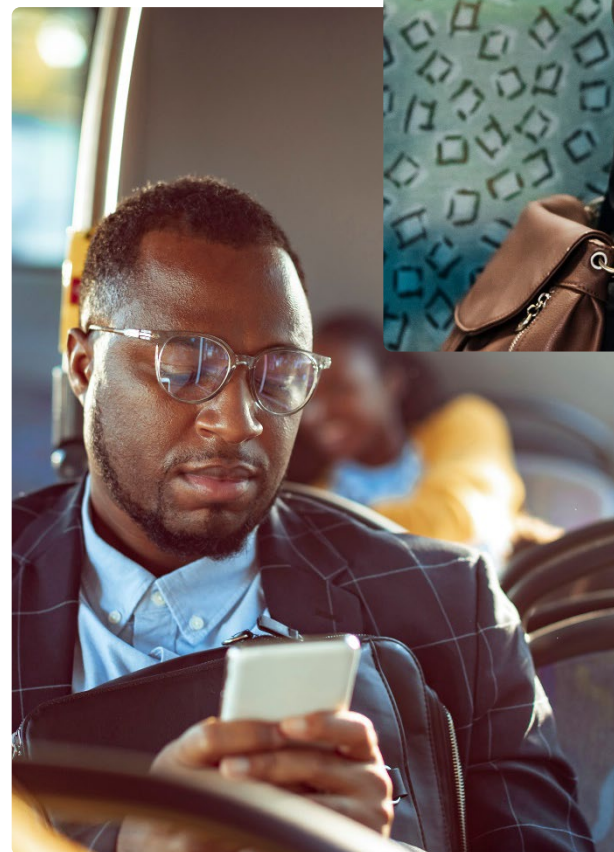
Study Overview



Northwest Service Providers 2025-2035 Transit Study

Study Goals:

- To review transit system efficiency, service areas and hours
- To develop a vision for evolving the agency's individual services to meet the needs of riders today & in the future – adapt to post-COVID trends
- To identify strategies to further collaborate on microtransit service

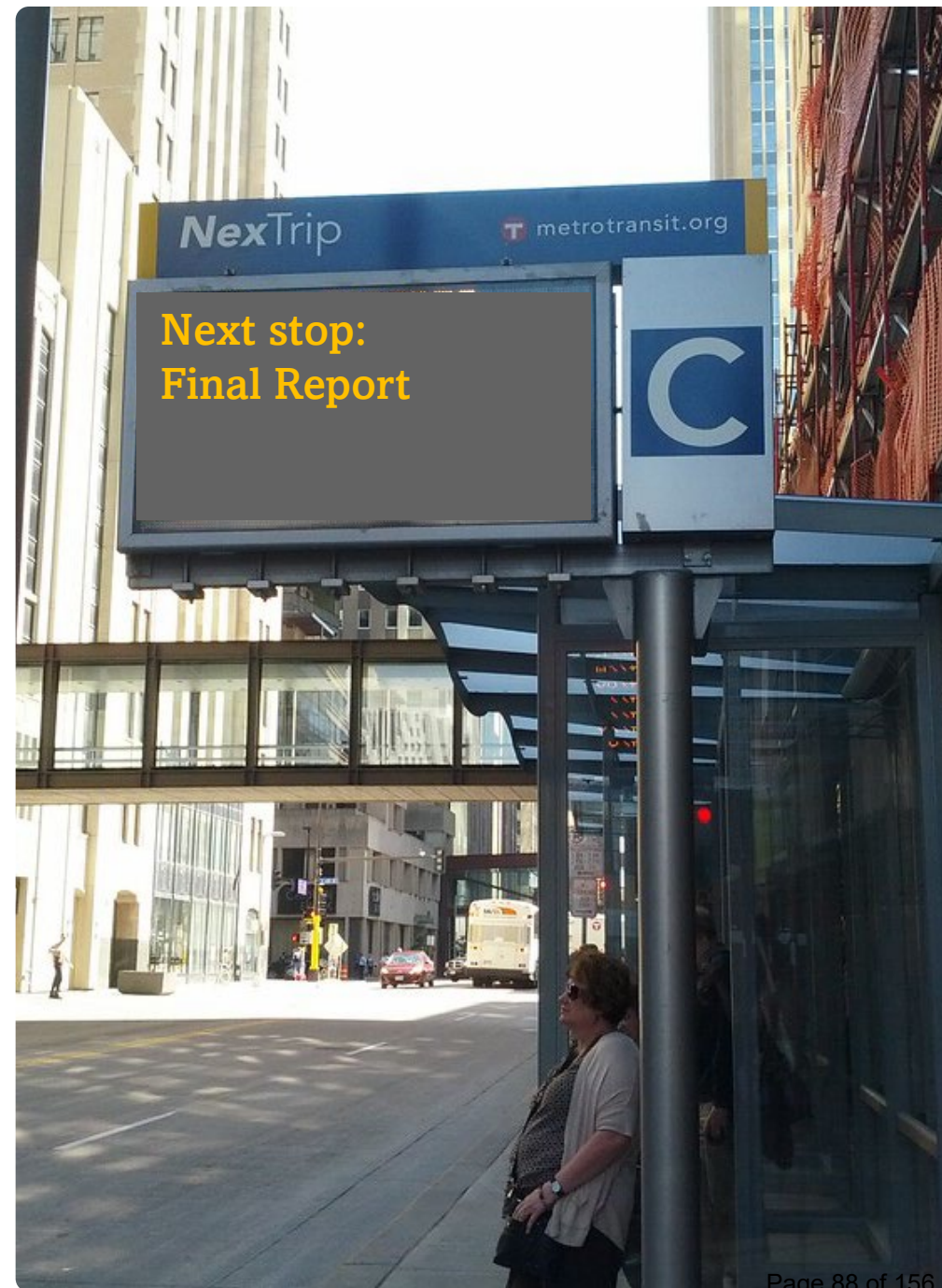




Northwest Service Providers 2025-2035 Transit Study

Timeline for the Study:

- Project Start November 2024
- Existing Conditions & Data Evaluation Nov-Dec 2024
- Stakeholder Engagement Round 1 Dec 2024-Jan 2025
- Express Bus Analysis & Draft Recommendations Jan-Feb 2025
- Microtransit Review & Draft Recommendations Jan-Feb 2025
- Stakeholder Engagement Round 2 **March 2025**
- Finalize Recommendations March-April 2025
- Stakeholder Engagement Round 3 April-May 2025
- Final Report April-May 2025





Engagement Strategies

Phase I

- Operator Interviews
- Regional Stakeholders Focus Group
- Transit Riders Focus Group

Phase 2

- Online survey
- On-site survey promotion
- Interactive Storymap
- Online Open house
- Regional Stakeholders Focus Group



2

Transit Analysis



Historical Maple Grove Transit Ridership

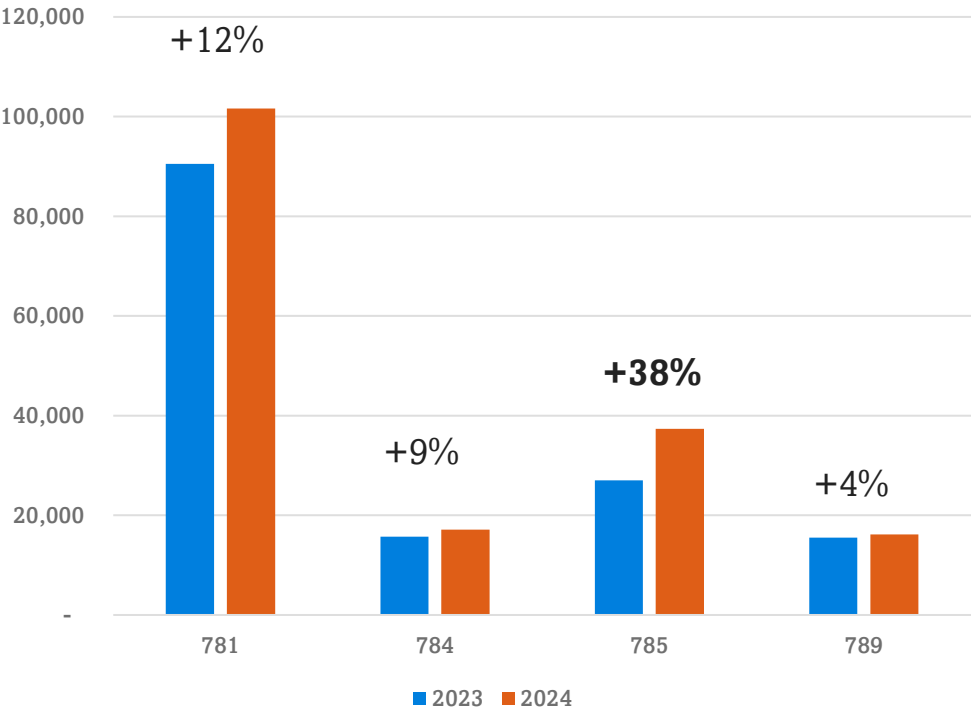




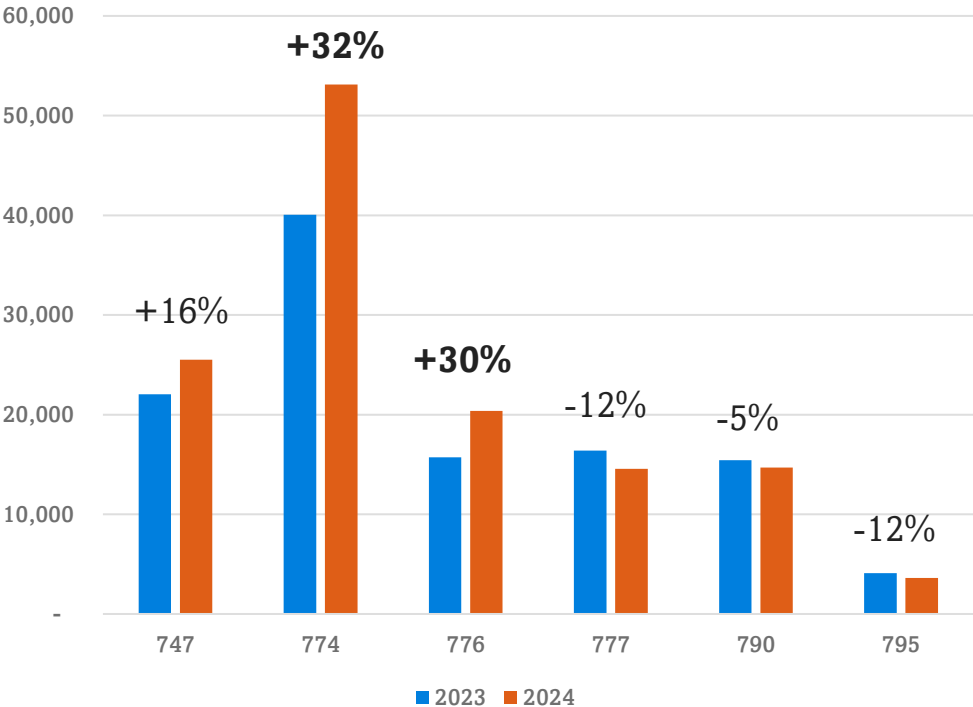
Express Route Ridership Changes

+16% ridership over 2023

Maple Grove Ridership Change 2023-2024
(Jan-Oct)

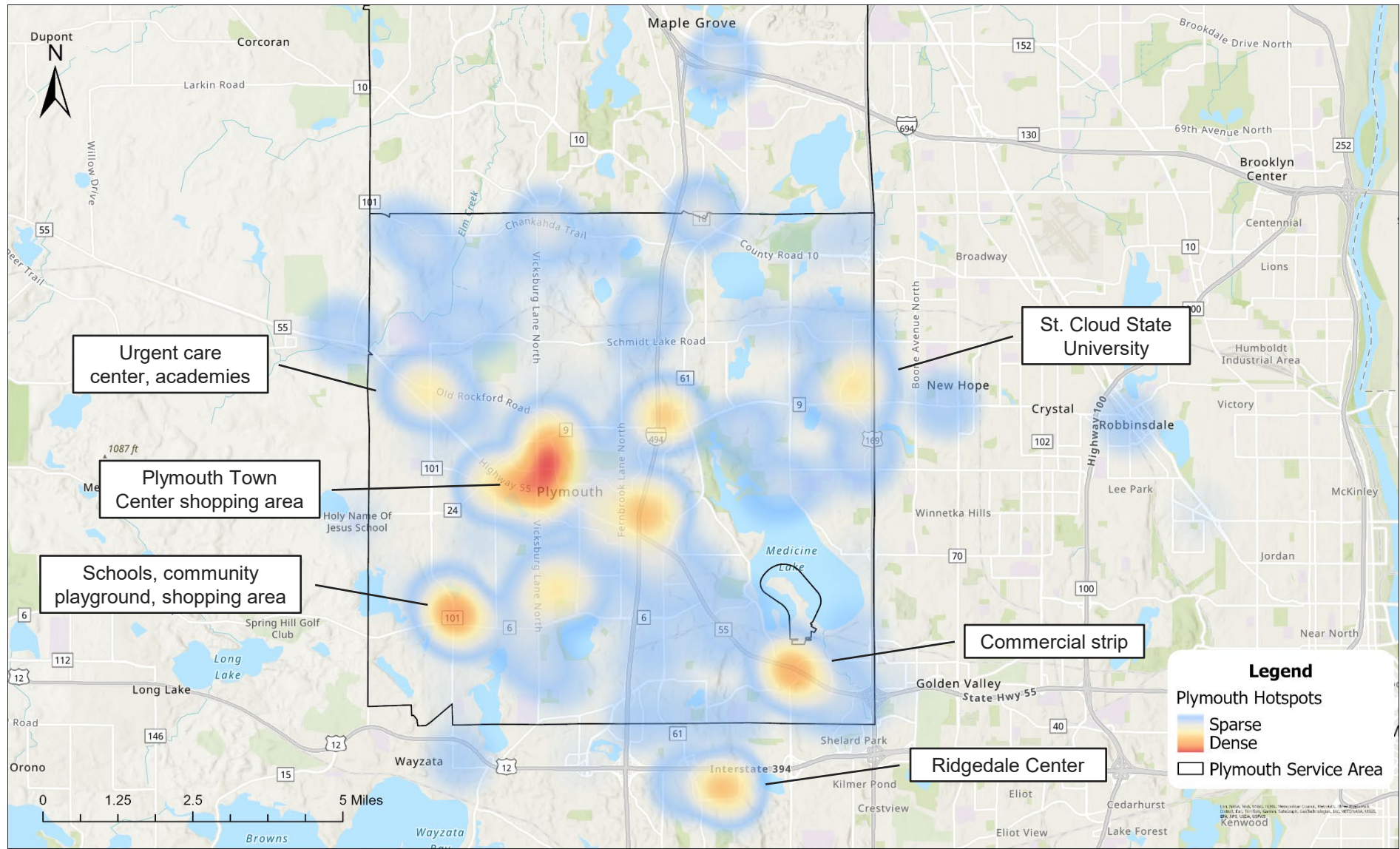


Plymouth Ridership Change 2023-2024 (Jan-Oct)



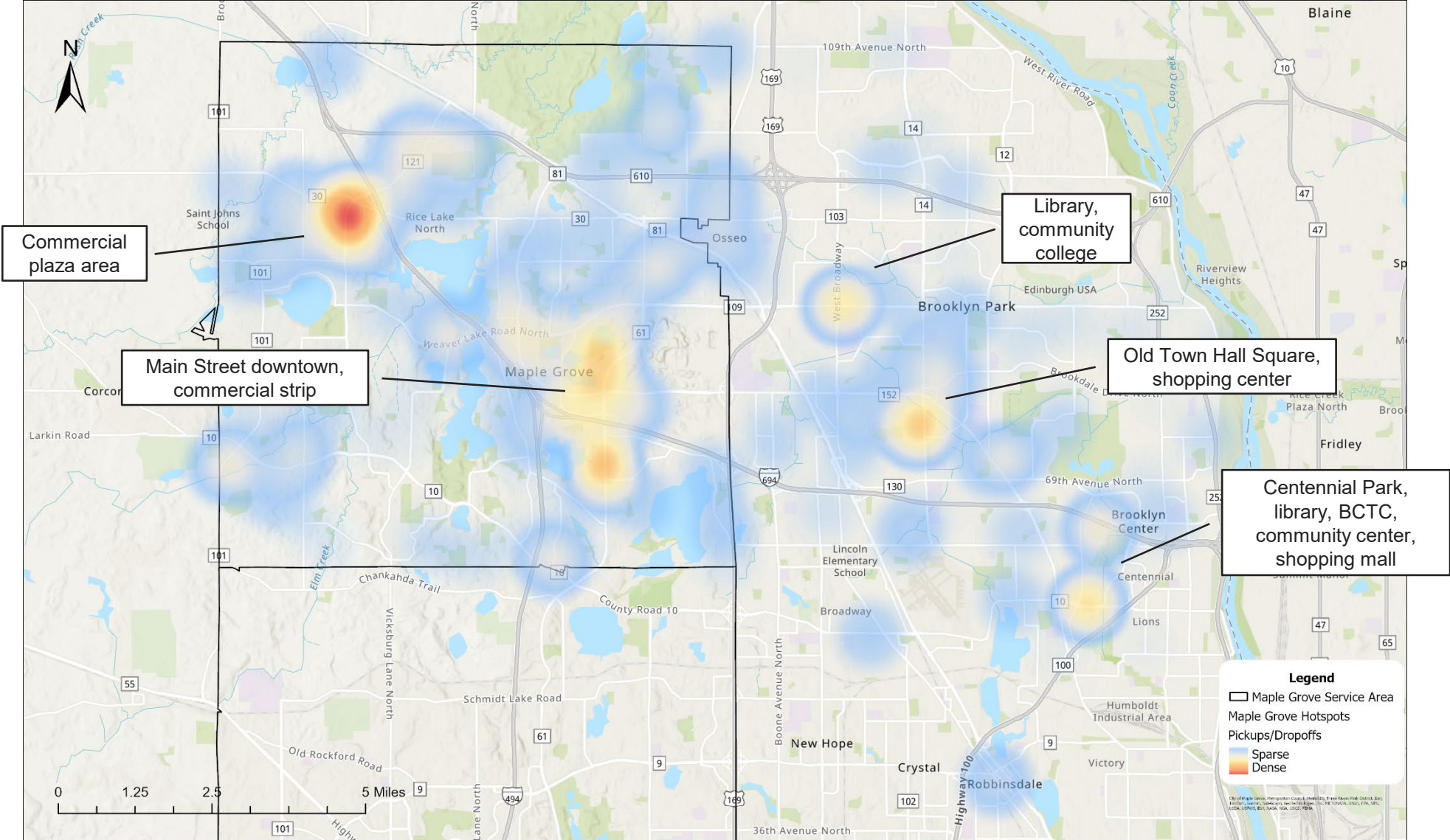


Plymouth Microtransit Hot Spots





Maple Grove Microtransit Hot Spots

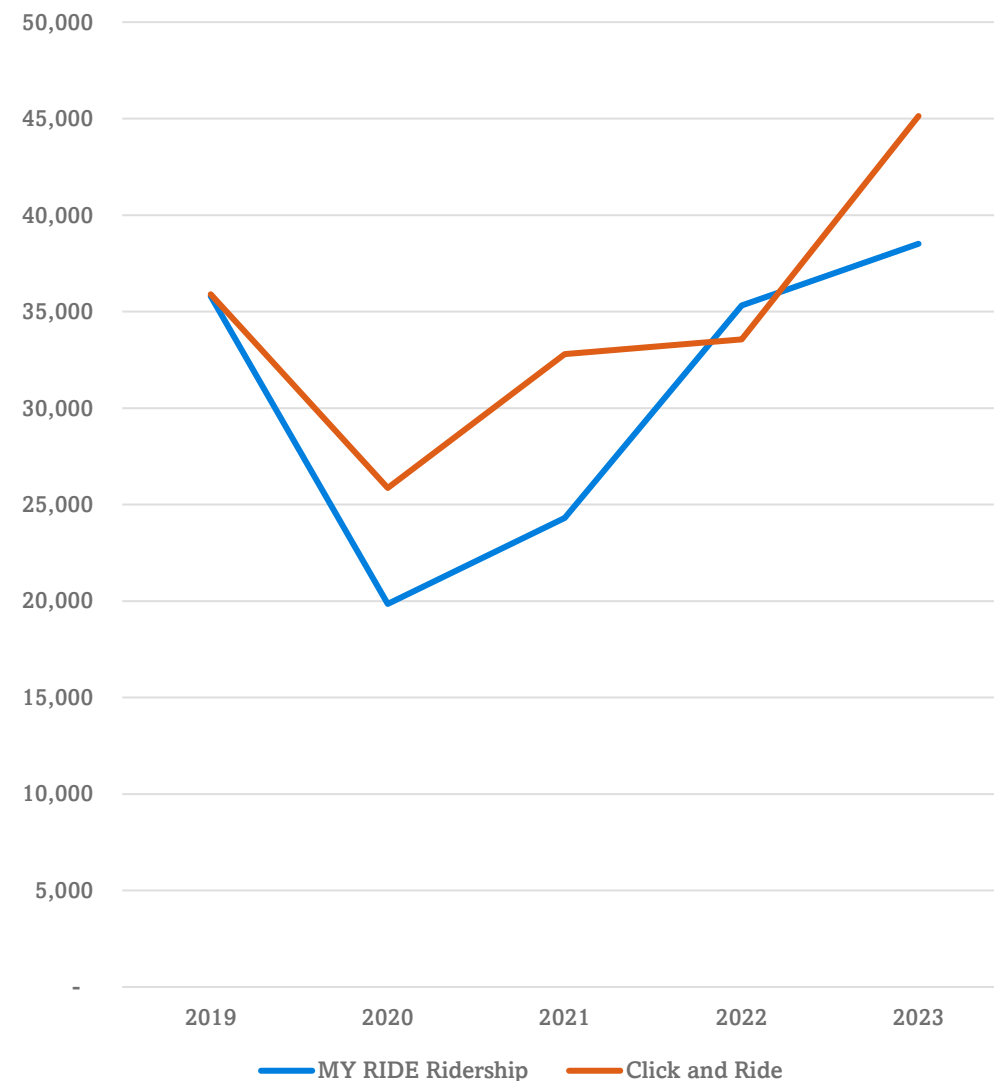




Microtransit Popularity on the Rise

- Microtransit service has increased in popularity, providing door-to-door, on demand service to transit customers.
- More people ride microtransit today than they did in 2019 before the COVID-19 pandemic.

Microtransit Annual Ridership





3

Network Strategy Development



How We Developed Scenarios



1) Package improvements to address key trends



2) Uses existing resources to adapt to new trends



3) Results in positive impact on ridership

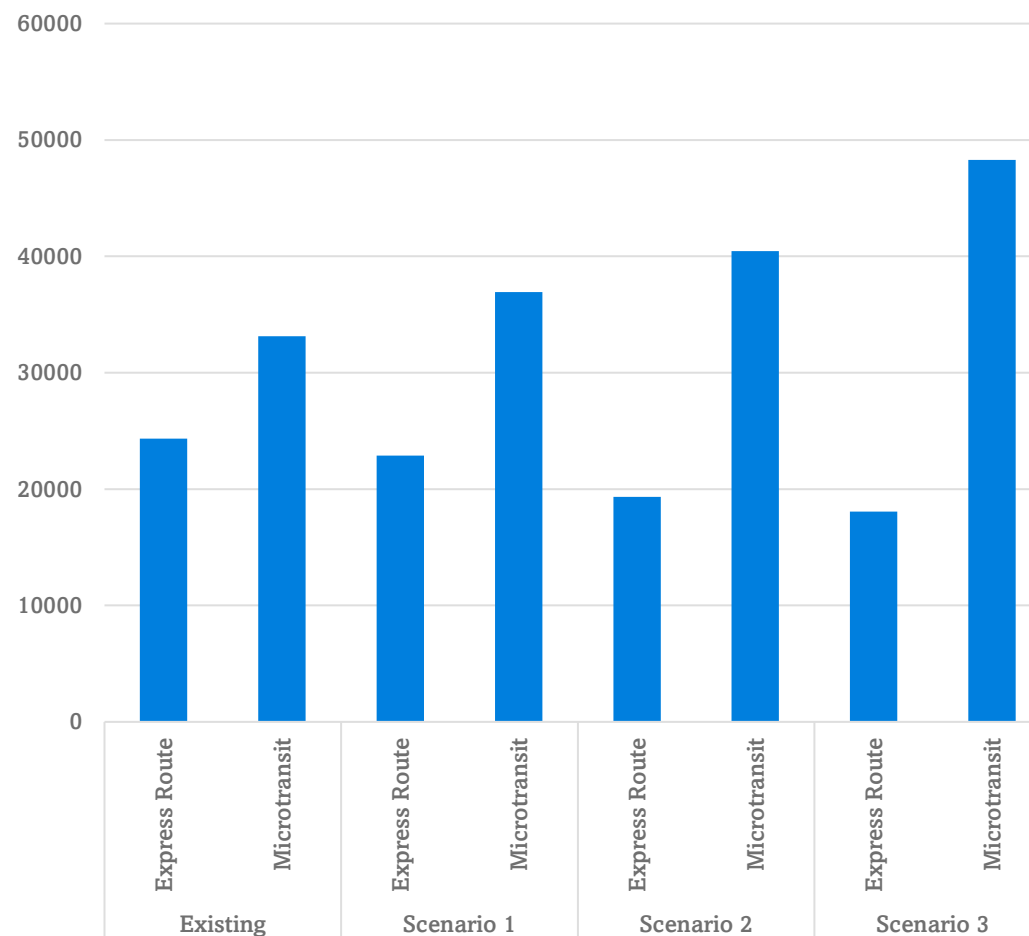


Network Scenarios

Each scenario represents a different strategy for reacting to identified trends for Maple Grove & Plymouth's transit services.

- **Scenario 1** - Increase Efficiency on Express Routes, Shorten Microtransit Wait Times
- **Scenario 2** - Reduce Friday Express Routes, Expand Hours of Service for Microtransit
- **Scenario 3** - Consolidate to Fewer Express Routes that Run More Often, Shorten Microtransit Wait Times & Expand Hours

Revenue Service Hours by Scenario



Engagement

3.6
stars

2.9
stars

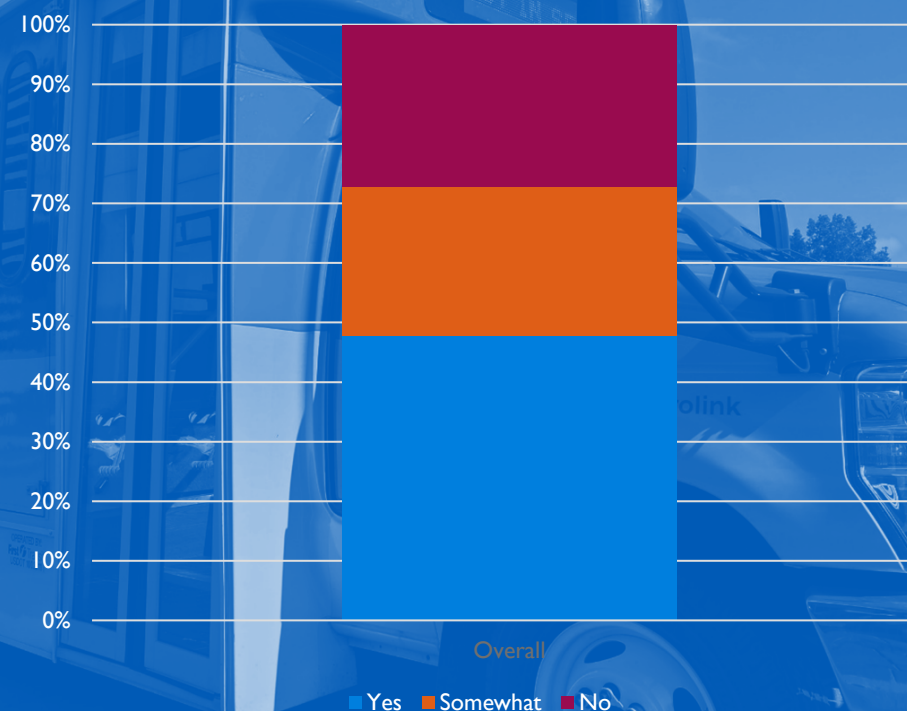
3.0
stars



Microtransit Operations Solutions

- Developed robust suite of operations improvements & best practices
- Two potential pathways to a more unified microtransit service option for NW Suburbs
 - Option A: Service Coordination on Separate Platforms
 - Option B: Service Integration on a Single Platform

In Favor of Combined Microtransit Service Area



*Uncertain and Other responses left out of graphic



Engagement Feedback

Express Route Priorities

1. More frequent service (more trips per hour)
2. More mid-day trips
3. Adding new express bus stops in Maple Grove or Plymouth to make it easier to walk to a stop
4. More later evening trips
5. More early morning trips

Microtransit Priorities

1. Consistency in pick-up windows or arrival at your scheduled drop-off time
2. Consistency in wait times when booking a ride
3. Ability to see where the vehicle is in the app
4. Improved ease of payment
5. Communications around potential delays or early pickup





Principles for Maple Grove Transit & Plymouth Metrolink Networks

- **Access** | Providing access to employment, day-to-day essentials and key regional destinations
- **Equal Opportunity** | Providing transportation options that foster individual independence and equal opportunity
- **Stewardship** | Using transit resources strategically to best serve customers and align with evolving trends



Service Strategies

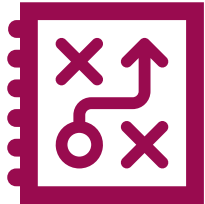


Service Strategy #1 - Less Waiting

- More frequent express trips at key transit stations
- Microtransit wait times that align with express bus headways (time between trips)



Service Strategies



Service Strategy #2 - More Flexibility

- More express trips all day to provide you more commute options
- Expanded microtransit service hours to be able to fit in errands, medical appointments, and educational opportunities at flexible times



Service Strategies

Service Strategy #3 – Smart Solutions to Improve Rider Experience



- Use performance data and technology tools to adapt to new conditions
- Leverage opportunities to find efficiencies, increase collaboration across agencies and make using transit more convenient





4

Recommendations



Evaluating Scenarios

Evaluation Metric	Scenario 1	Scenario 2	Scenario 3
Less Waiting	Meets Goal	Meets Goal	Meets Goal
More Flexibility	No Change	Meets Goal	Best Outcome
Smart Solutions	No Change	Best Outcome	Meets Goal
Engagement Feedback	Best Outcome	Some Challenges	Some Challenges
Technical Feasibility	Best Outcome	Some Challenges	Some Challenges
Overall Analysis	Best rider feedback and technical feasibility but would need additional service features to add flexibility and smart solutions for the changing trends in the transit system.	Best smart solution for change in transit trends, but rider feedback on changing Friday service is still mixed at this point. Long term, this may be worth pursuing but will require additional study to overcome implementation hurdles.	Best flexibility outcomes but could present challenges around not addressing desire for express bus frequency and other implementation hurdles.

Strategic Recommendations



Less Waiting

- Increased frequency for high ridership express buses
- Increased capacity for microtransit
- Efficiency improvements to both services



More Flexibility

- Increased mid-day and evening express route trips
- Expanding microtransit service hours to allow more flexible access to key local destinations



Smart Solutions

- Continued exploration of combined service areas for microtransit
- More in-road stops for microtransit in commercial areas
- Long term schedule changes for Fridays that preserve peak service but reduce inefficiency
- Better app & software experiences in microtransit to help lower barriers
- Further investment in real-time displays and other priority bus stop maintenance



Route Modifications

All Day Service: 30 minute headway/wait time service all day from 5:00am to 6:30pm

Commuter Express: 30+ minute headway service during peak hours 6:00am-8:30am and 3:30-6:00pm

Specialty Service: 60+ minute headway service to special destination or at special time of day

All Day Service

Commuter Express Service

Specialty Service

781

784

789

My Ride

785

795

770*

747

Click-and-Ride

774

776

777

790

*770 is new proposed Plymouth route from Station 73 to Downtown Mpls



All Day Route & Synchronized Schedule

All Day Route in Maple Grove & Plymouth

- 781
- 770

Support Commuter Express Routes

- 784
- 785
- 774
- 777

Primary Station

- Maple Grove Transit Station
- Station 73

30 minute headway service on an all day express route

Time	Route A – 30 Minute Headway	Route B – 30 Minute Headway	Route C – 30 Minute Headway
7:00am			
7:10am			
7:20am			
7:30am			
7:40am			

Effective 10 minute headways at primary station with synchronized schedules



Thank you.

CITY OF PLYMOUTH

RESOLUTION No. 2025-157

RESOLUTION APPROVING FINDINGS OF NORTHWEST TRANSIT SERVICE PROVIDERS STUDY

WHEREAS, Plymouth Metrolink and Maple Grove Transit conducted a joint transit study reviewing the transit system efficiency, service areas and hours; and

WHEREAS, to develop a vision for evolving the agency's individual services to meet the needs of riders today and in the future; and

WHEREAS, to identify strategies to further collaborate on microtransit service; and

WHEREAS, the City accepts the findings of Northwest Transit Service Providers Study.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the findings of Northwest Transit Service Providers Study is approved.

APPROVED by the City Council on this 27th day of May, 2025.

To: Dave Callister, City Manager

Prepared by: Michael Payne, City Engineer/Deputy Public Works Director

Reviewed by: Michael Thompson, Public Works Director

Item: **Award contract and approve supplemental agreement for the Station 73 TRIP Project (ST230003)**

1. Action Requested:

Adopt attached resolution awarding the contract and approving supplemental agreement for the Station 73 TRIP Project (ST230003).

2. Background:

The 2025 construction season will bring a significant project to the area around Highway 55 and County Road 73 – Station 73 TRIP (Transit and Regional Improvement Program). Set to kick off in early June, the project includes regionally impactful improvements that will increase safety and mobility for pedestrians, bicyclists, motorists and transit users. A final layout is attached detailing the area improvements which will be constructed over a two year period.

On May 9, 2025, bids were publicly opened for this project. A total of six bids were received as detailed in the attached bid tabulation. The low bid was under the final engineer's estimate. Staff reviewed the information submitted by Eureka Construction, Inc. of Lakeville, MN, to comply with the responsible bidder criteria and find the information acceptable. Eureka Construction, Inc. has previously worked in Plymouth on similar projects such as the first phase of the Chankhada Trail corridor reconstruction project. Eureka Construction, Inc. is capable of constructing the project in accordance with the plans and specifications. If awarded, construction is expected to start in June and be substantially completed by the end of 2026.

Kimley-Horn and Associates (KHA) is the designated engineer for the project. Due to the size and the scope of the project, a proposal was solicited from KHA to provide construction administration, inspection, construction surveying, and material testing

services.

An alternate resolution is provided in the event MnDOT Office of Civil Rights (OCR) approval is not received by the evening of May 27. This version authorizes contract execution only upon confirmation by the City Manager and City Engineer that all OCR requirements have been satisfied. The city cannot formally execute (award) the contract until OCR approval is secured, necessitating the inclusion of this alternate resolution.

3. Budget Impact:

This project is included in the approved Capital Improvement Plan which was estimated at \$28M, which assumed approximately \$19M in construction costs during the preliminary design phase. After final design and bidding, the anticipated construction-related cost (based on low bid), including anticipated railroad upgrades, and prior tree removal, is \$24M. The final design includes similar components to Plymouth Boulevard, such as lighting and landscaping enhancements throughout the project. The total estimated project cost based on the low bid by Eureka Construction, Inc. is \$34,949,657 and includes the construction improvements (\$24,023,034), engineering and indirects (\$6,365,874), easement acquisition (\$3,491,987), and contingency (\$1,068,762).

The project cost and funding sources are listed below:

Project Cost	\$	% of Total
Construction	24,023,034	69
Pre-Design, Design, Final Design, Testing, Inspections, Staking, Construction Engineering, Indirects	6,365,874	18
Easement Acquisition	3,491,987	10
Contingency	1,068,762	3
Total	34,949,657	

Project Funding	\$	% of Total
Federal RAISE Grant	15,000,000	43.0
Plymouth Transit	6,000,000	17.2
State IIJA Match Grant	5,077,600	14.5
Plymouth Local	2,395,057	6.9
Met Council RTC	2,000,000	5.7
MnDOT	1,177,000	3.4
Reg. Solicitation via TRPD	800,000	2.3
Met Council via TRPD	750,000	2.1
Three Rivers Park Dist.	750,000	2.1

(TRPD) CIP		
Hennepin County via TRPD	500,000	1.4
Hennepin County	500,000	1.4
Total	34,949,657	

4. Attachments:

1. Presentation
2. Location Map
3. Design Layout
4. Award Recommendation Letter
5. Supplemental Agreement
6. Draft Resolution
7. City Council Resolution 2025-158

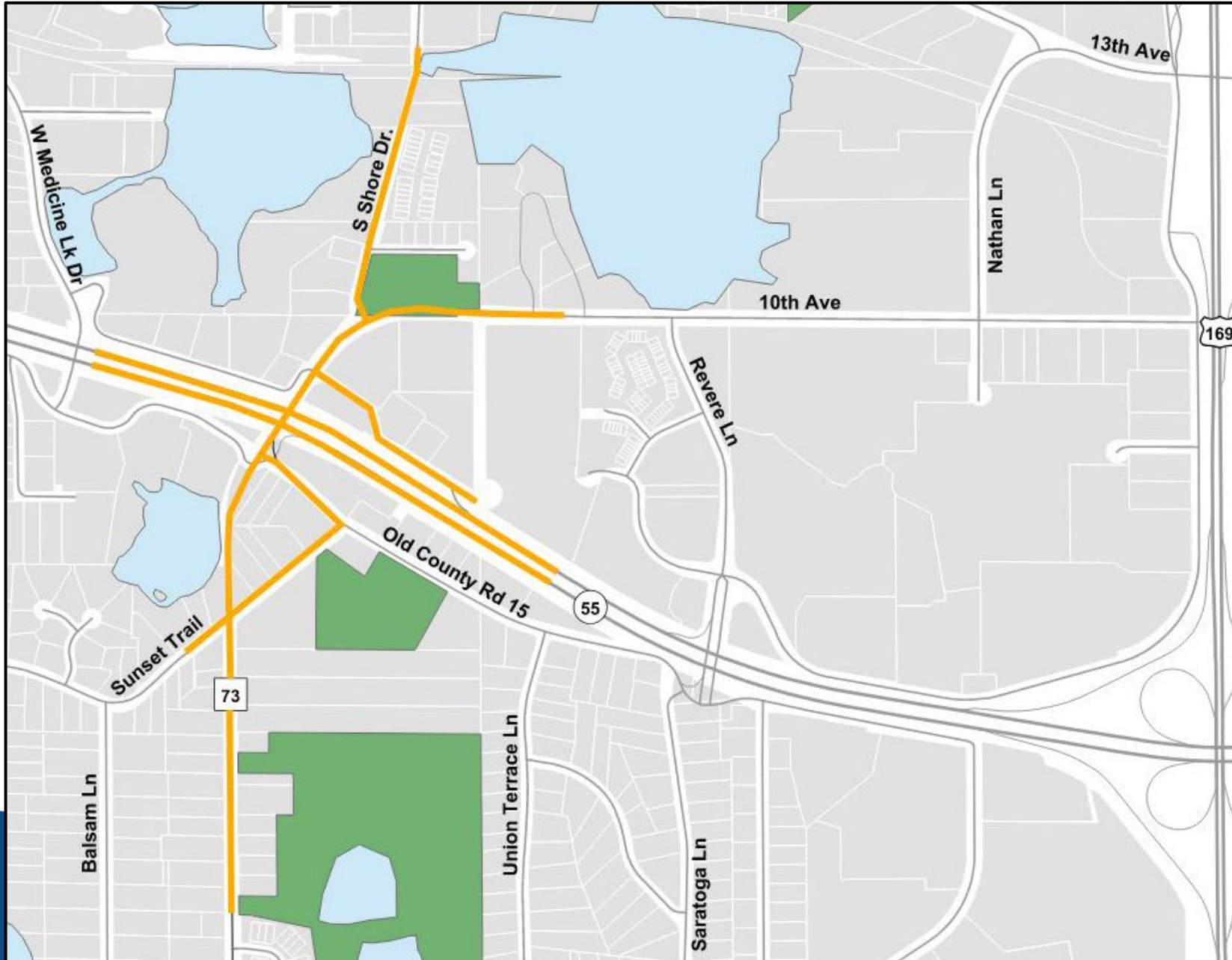


Item 8.2 - Station 73 TRIP

City Council Meeting - May 27, 2025



Project Area

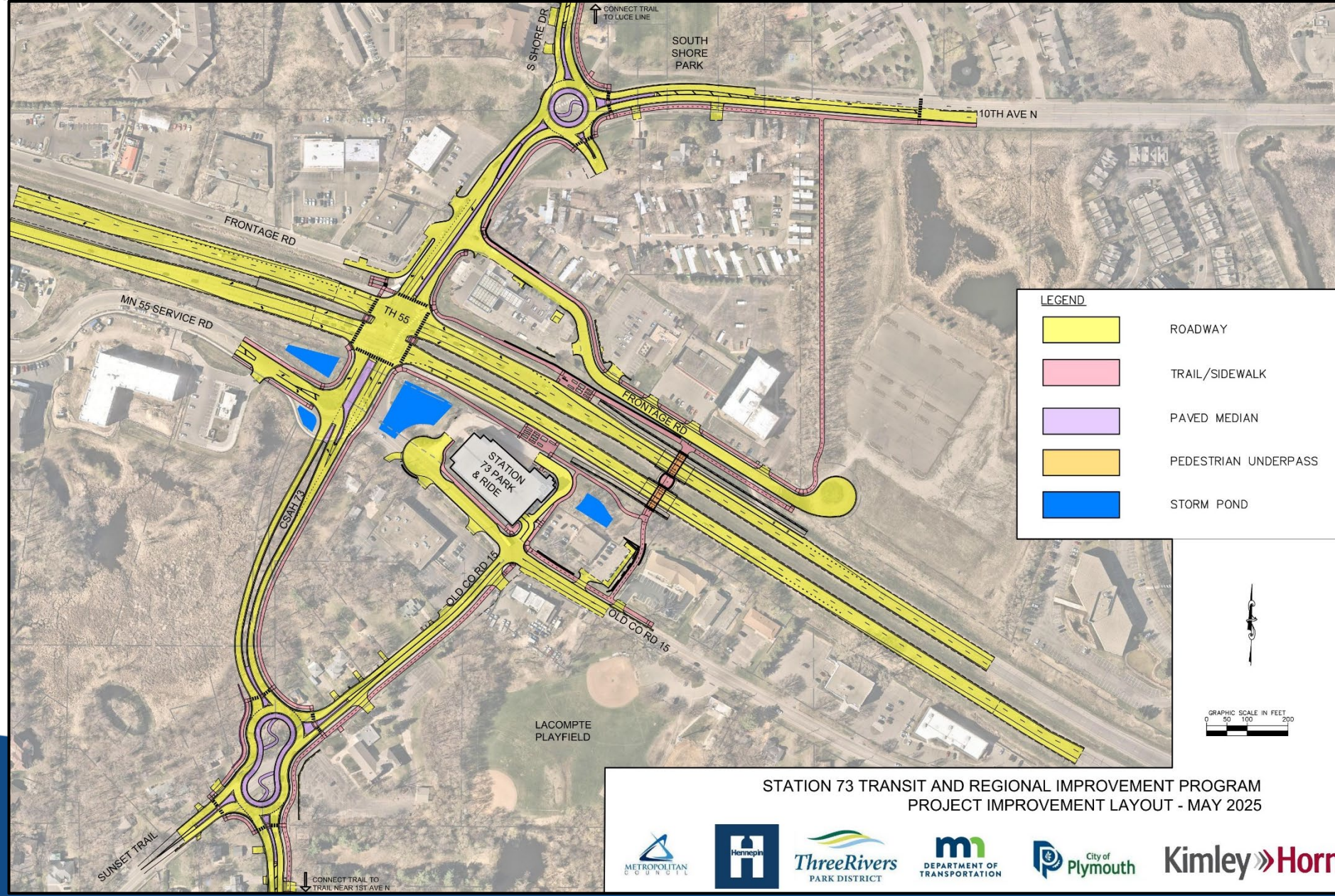


Project Improvements

- Regionally impactful improvements that will increase safety and mobility for pedestrians, bicyclists, motorists, and transit users
 - Reconstruction of Hwy 55 with inline bus stops
 - Regional Trail under Hwy 55
 - Realignment of County Road 73
 - Roundabouts at South Shore/10th Ave, Sunset Trail/Zachary/Old County 73
 - Construction of 1.2 miles of Eagle Lake Regional Trail
 - Site improvements at Station 73 transit center



Project Layout



Amenities



Maglin: Pixel Bench



Maglin: Pixel Bench



Ceiling Lighting



Bega: Bollard Lighting



Pedestrian Lighting



Dero: Arc Bike Rack



Alternate Bike Rack: Sportworks Oahu



OCP: Shear with Back Bench



MDF: Drinking Fountain (with bottle filler and pet fountain)



Site Pieces: Monoline Edge Litter Bin



Alternate Bike Rack: Sportworks Oahu

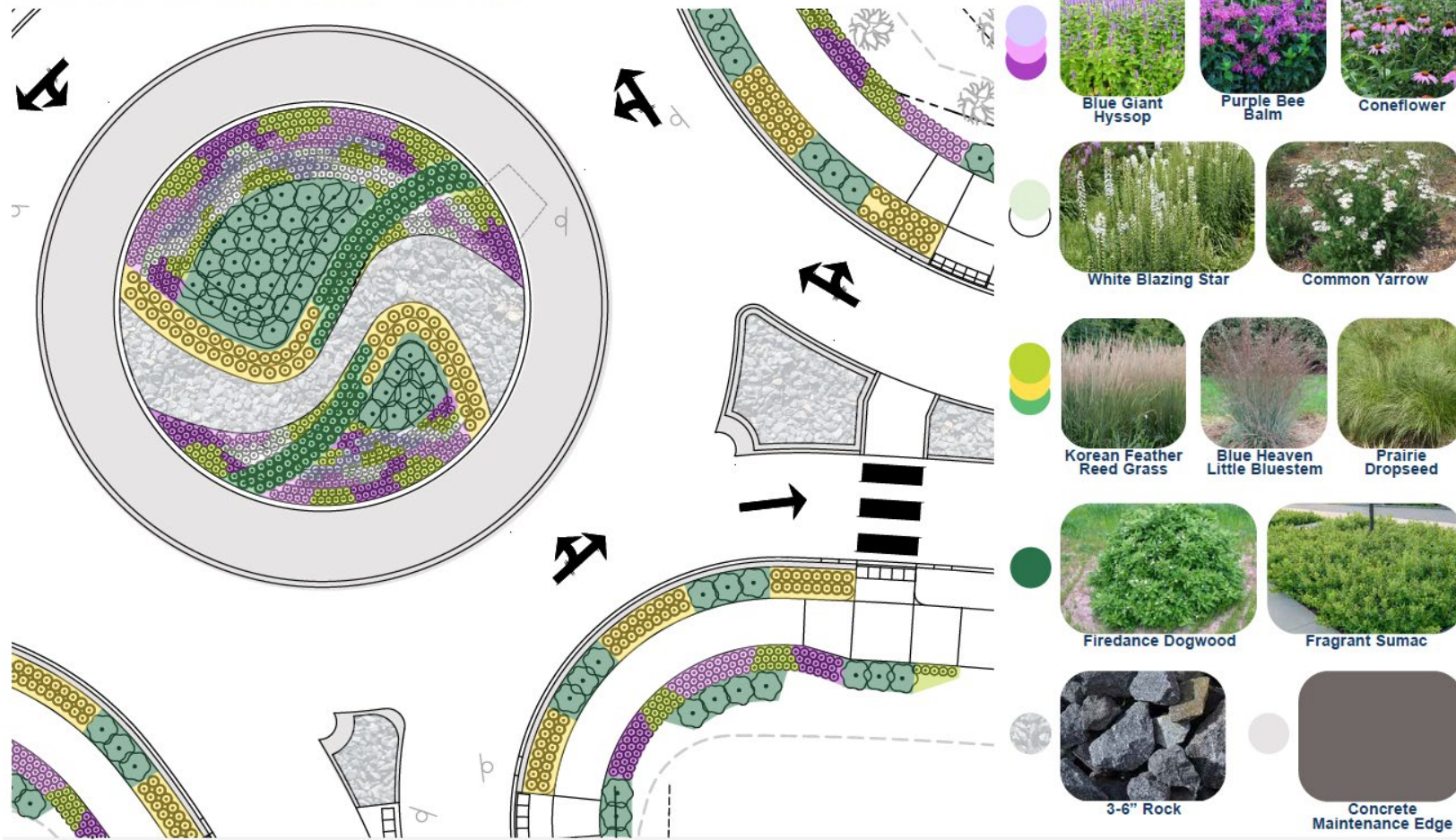
Tree Plantings

- Extents of improvements
- Tree quantities and placement
- Wayfinding
- Refined plaza areas and planting plan
- Clear zone verification
- Material selection and amenities
- Shelter design
- Lighting design
- Railing design



Amenities

Round-About Planting Concept



Contractor Bids

<u>Contractor</u>	<u>Total Base Bid Amount</u>
Eureka Construction Inc.	\$23,750,252.50
Ames Construction	\$24,278,575.09
New Look Contracting Inc.	\$24,310,793.50
Veit & Company Inc.	\$24,879,321.17
Park Construction Company	\$25,408,839.25
<u>C. S. McCrossan Construction, Inc.</u>	<u>\$25,767,368.20</u>
Engineer's Opinion of Probable Cost	\$25,457,550.55

Project Cost

- \$34.95M based on low bid by Eureka Construction, Inc.

Item	Amount	Percent of Total
Construction	\$24,023,034	69
Pre-Design, Design, Final Design, Testing, Inspections, Staking, Construction Engineering, Indirects	\$6,365,874	18
Easement Acquisition	\$3,491,987	10
Contingency	\$1,068,762	3
Total	\$34,949,657	

Project Funding

Source	Amount	Percent of Total
Federal RAISE Grant	\$15,000,000	43.0
Plymouth Transit	\$6,000,000	17.2
State IIJA Match Grant	\$5,077,600	14.5
Plymouth Local	\$2,395,057	6.9
Met Council RTC	\$2,000,000	5.7
MnDOT	\$1,177,000	3.4
Regional Solicitation via TRPD	\$800,000	2.3
Met Council via TRPD	\$750,000	2.1
Three Rivers Park District (TRPD) CIP	\$750,000	2.1
Hennepin County via TRPD	\$500,000	1.4
Hennepin County	\$500,000	1.4
Total	\$34,949,657	

Construction Schedule



LEGEND



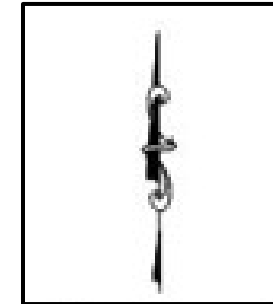
PHASE 1 (2025)



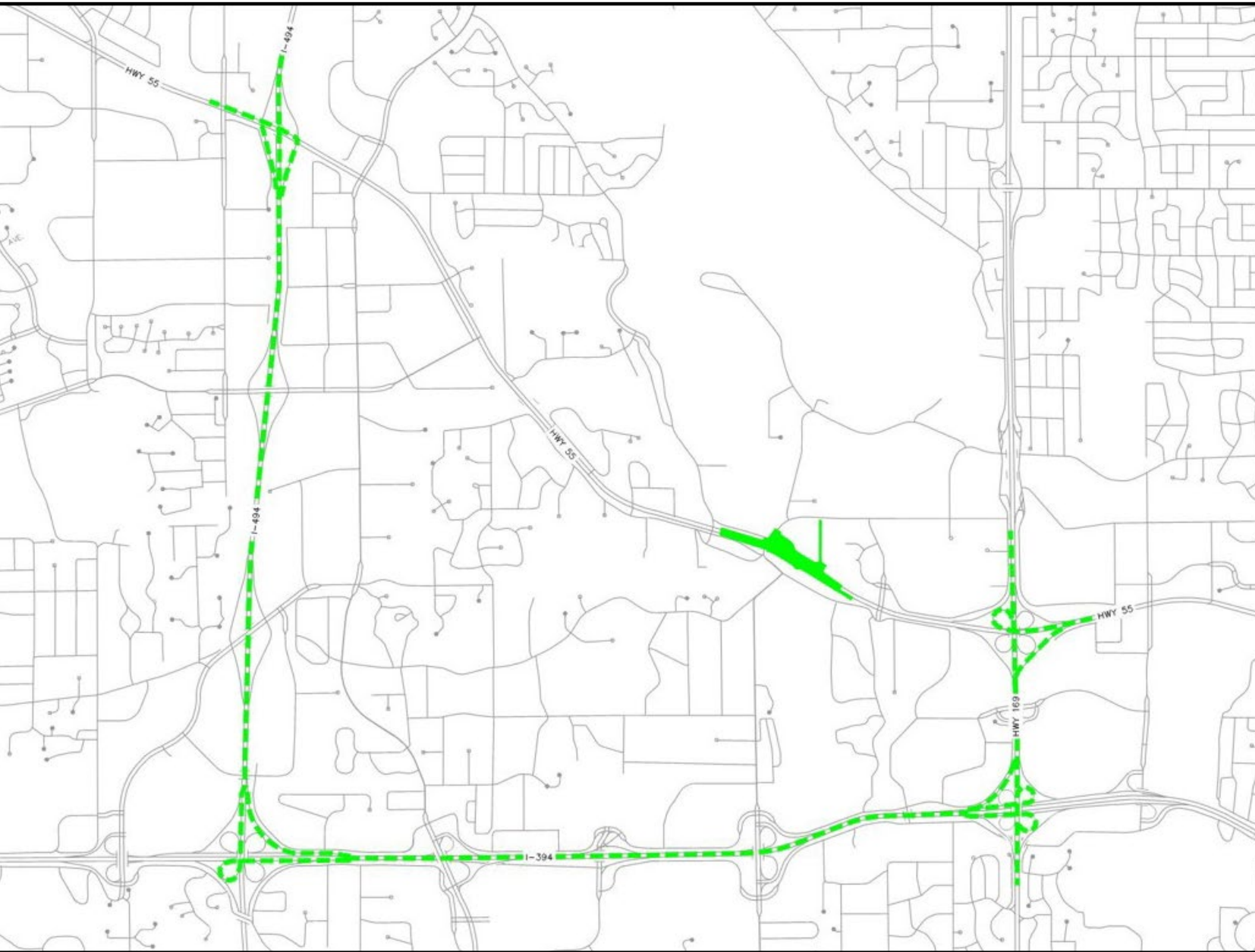
PHASE 2A (FIRST HALF 2026)



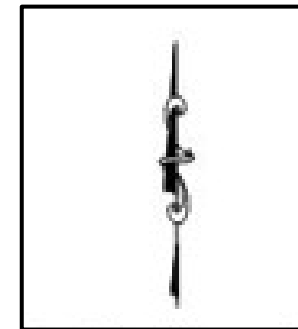
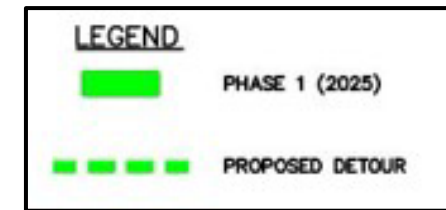
PHASE 2B (SECOND HALF 2026)



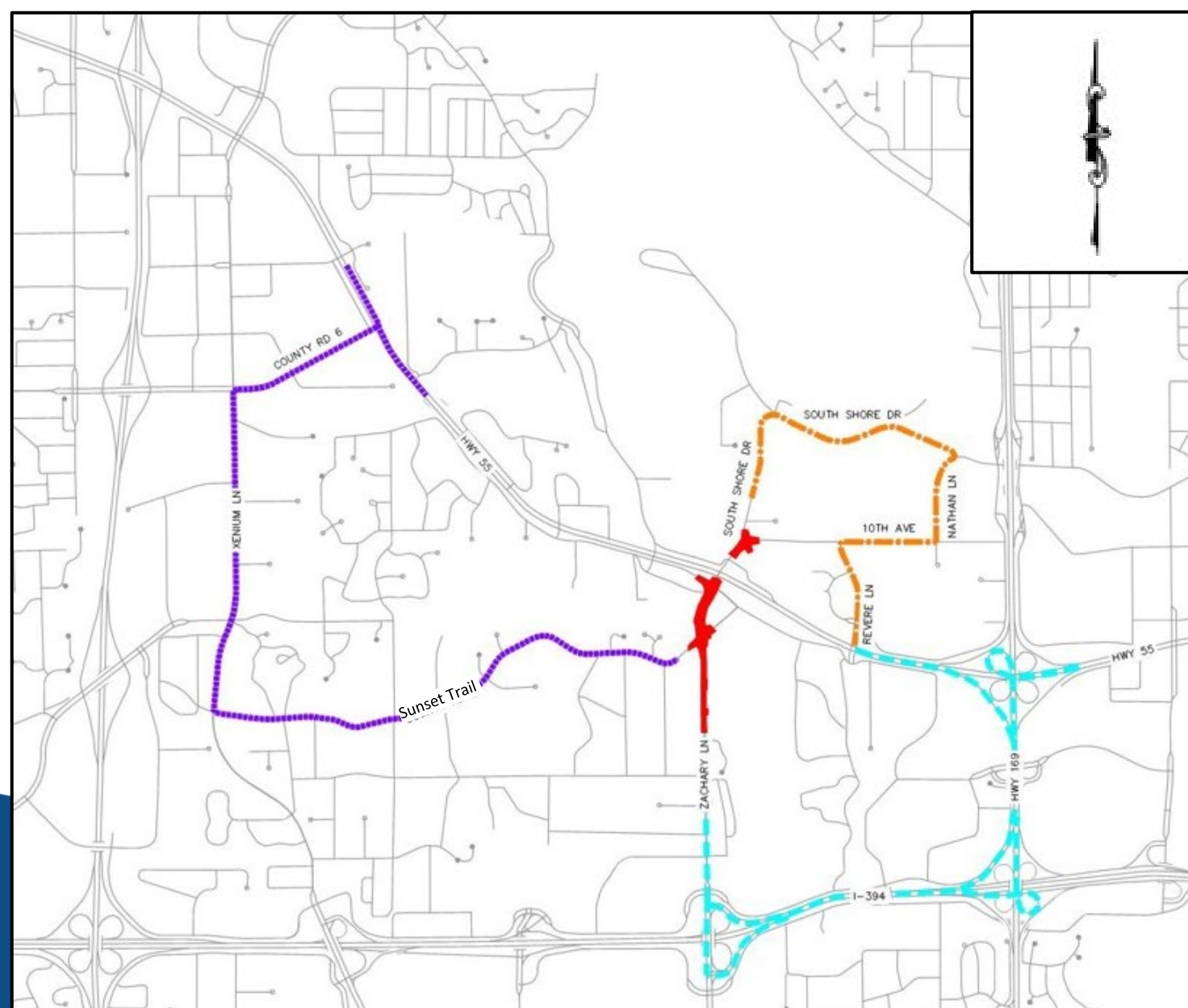
Detour (2025 - Phase 1)



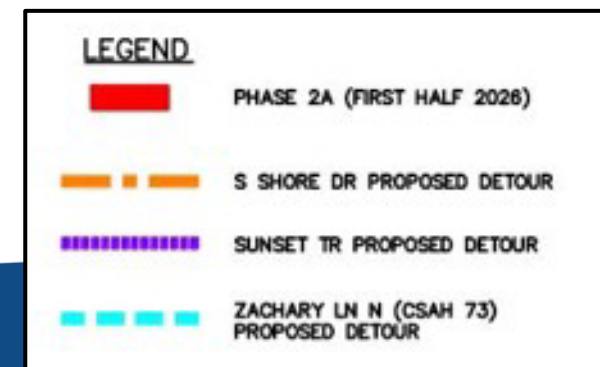
- Regional Detour
 - Interstate 494
 - Interstate 394
 - Highway 169



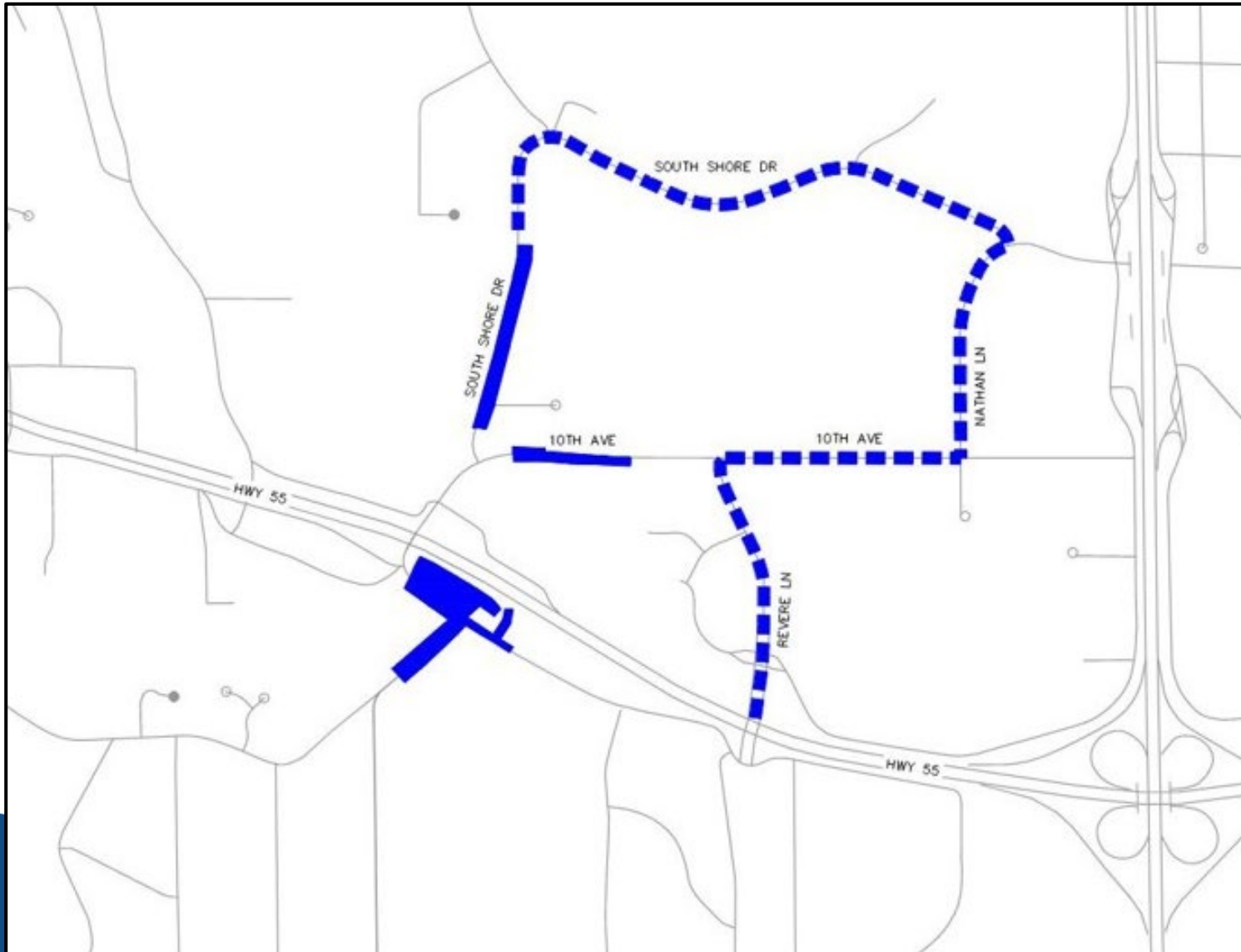
Detour (First Half 2026 - Phase 2A)



- South Shore Drive
 - Revere Ln, 10th Ave, Nathan Ln, S. Shore Dr.
- Sunset Trail
 - Sunset Tr, Xenium Ln, County Rd 6, Hwy 55
- Zachary Lane
 - Zachary Ln, I-394, Hwy 169, Hwy 55

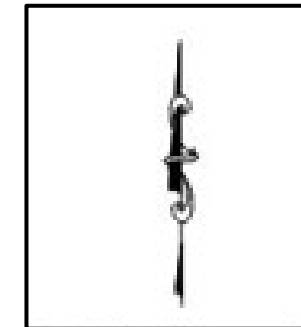
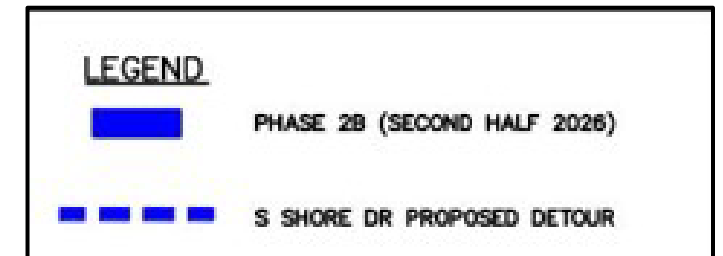


Detour (Second Half 2026 - Phase 2B)



- South Shore Drive

- Revere Ln, 10th Ave, Nathan Ln, S. Shore Dr.



Construction Communications Plan

- Citywide Newsletter
- Project Webpage
- Project Hotline
- Email Blasts
- Flyers/Postcards
- Press Releases
- Social Media
- Personalized Business Outreach
- Open House Thursday 4:30-6:30 p.m. City Hall



JOIN US Station 73 TRIP Open House

Meet the project team, ask questions and view final design plans and construction phasing for the proposed improvements.

WHEN

Thursday, May 29
Anytime between 4:30-6:30 p.m.

WHERE

Plymouth City Hall
Medicine Lake Conference Room
3400 Plymouth Blvd.



STATION 73 TRIP (COUNTY ROAD 73 AND HIGHWAY 55)

ABOUT THE PROJECT

A significant project involving roadway, transit, trail and utility improvements is slated to begin this summer in the area of Highway 55 and County Road 73. Known as Station 73 TRIP, the project will include a **full closure of Highway 55 in June 2025**.

The City of Plymouth has partnered with Hennepin County, Three Rivers Park District and the Minnesota Department of Transportation to complete the project, which is slated to continue through fall 2026.

LEARN MORE

View project materials, learn more and sign up for email updates:
plymouthmn.gov/Station73TRIP



For questions or comments, contact:

Project Hotline

☎ (763) 251-1010

✉ Info@Station73TRIP.com

Michael Thompson

City of Plymouth Public Works Director

☎ (763) 509-5501

✉ MThompson@plymouthmn.gov



Recommendation

- Approve resolution to designate Eureka Construction as lowest responsible bidder and to execute the contract for the Station 73 TRIP project upon approval of City Manager and City Engineer and approving Supplemental Agreement

Questions or Comments?

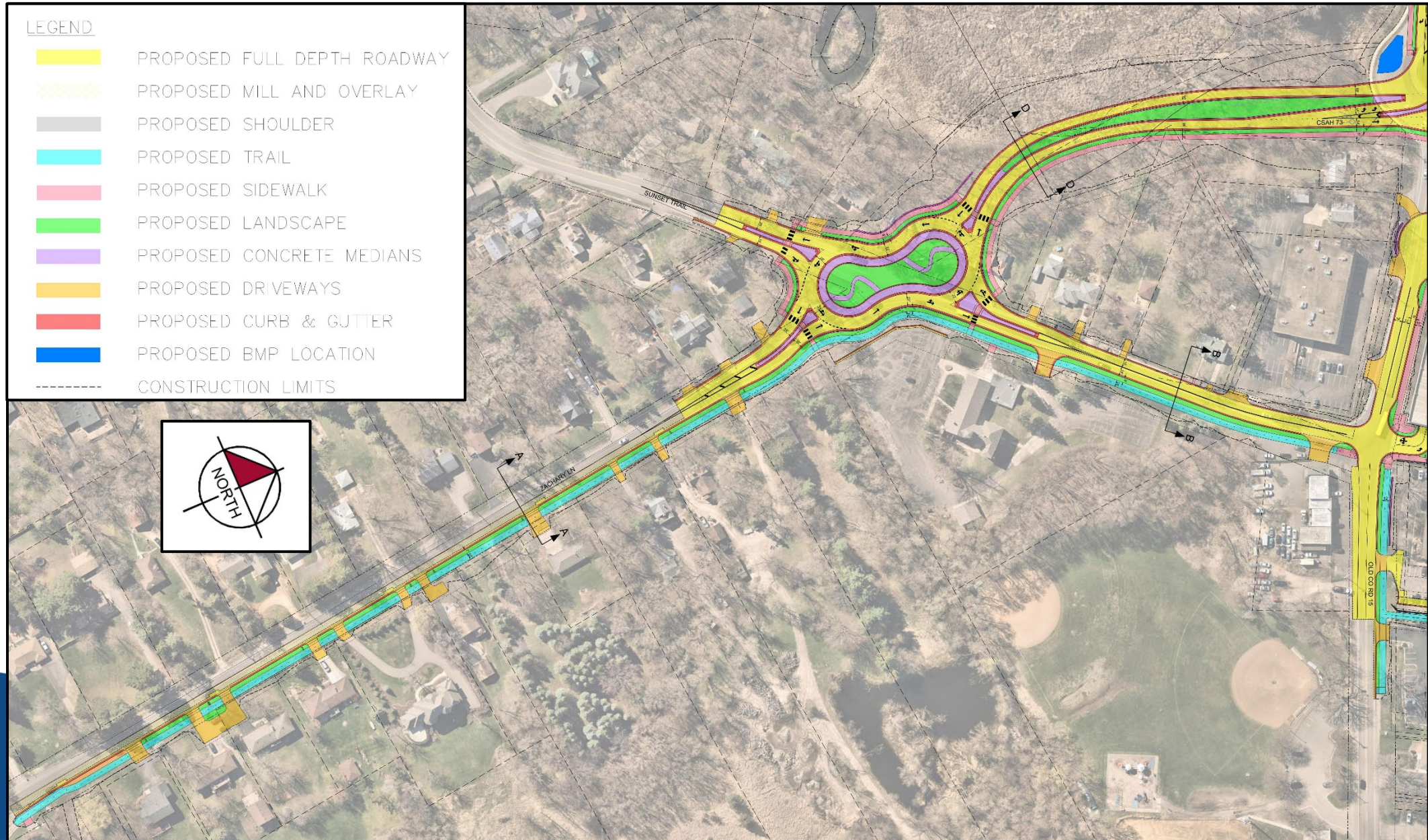


Recommendation

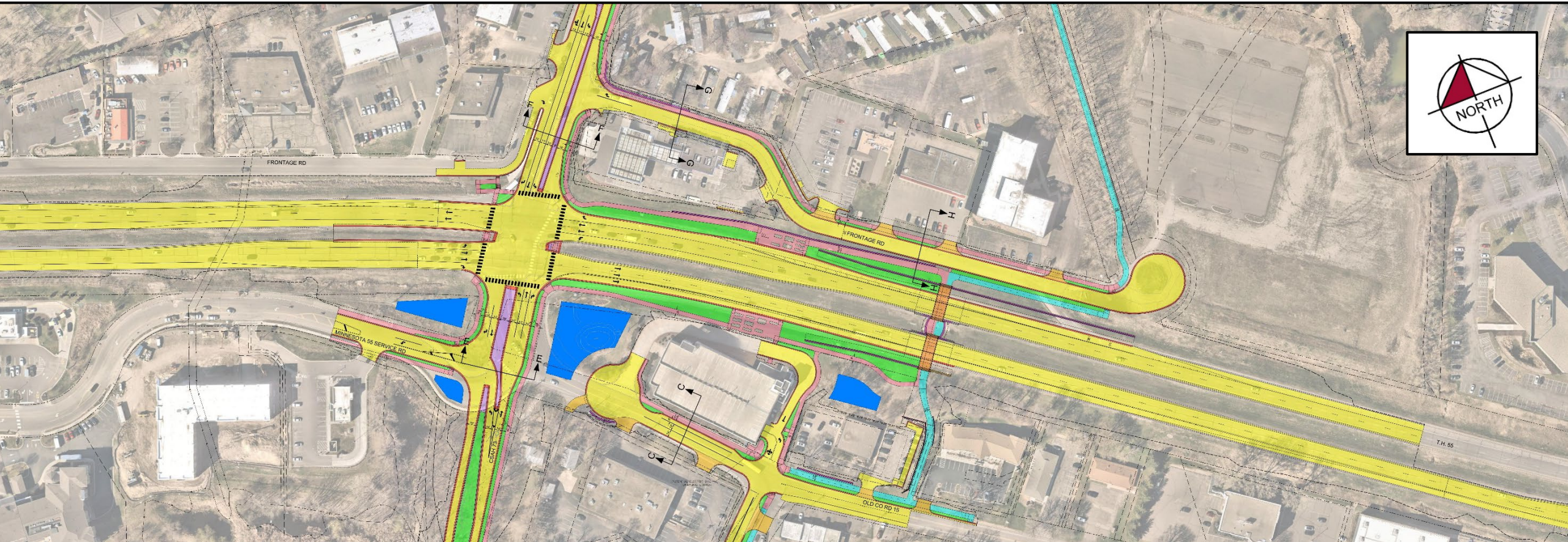
- Approve resolution awarding contract and approving Supplemental Agreement for Station 73 TRIP project



Project Layout (South - 1 of 3)

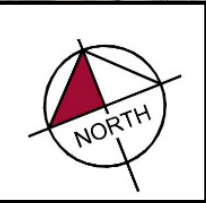


Project Layout (Hwy 55 - 2 of 3)

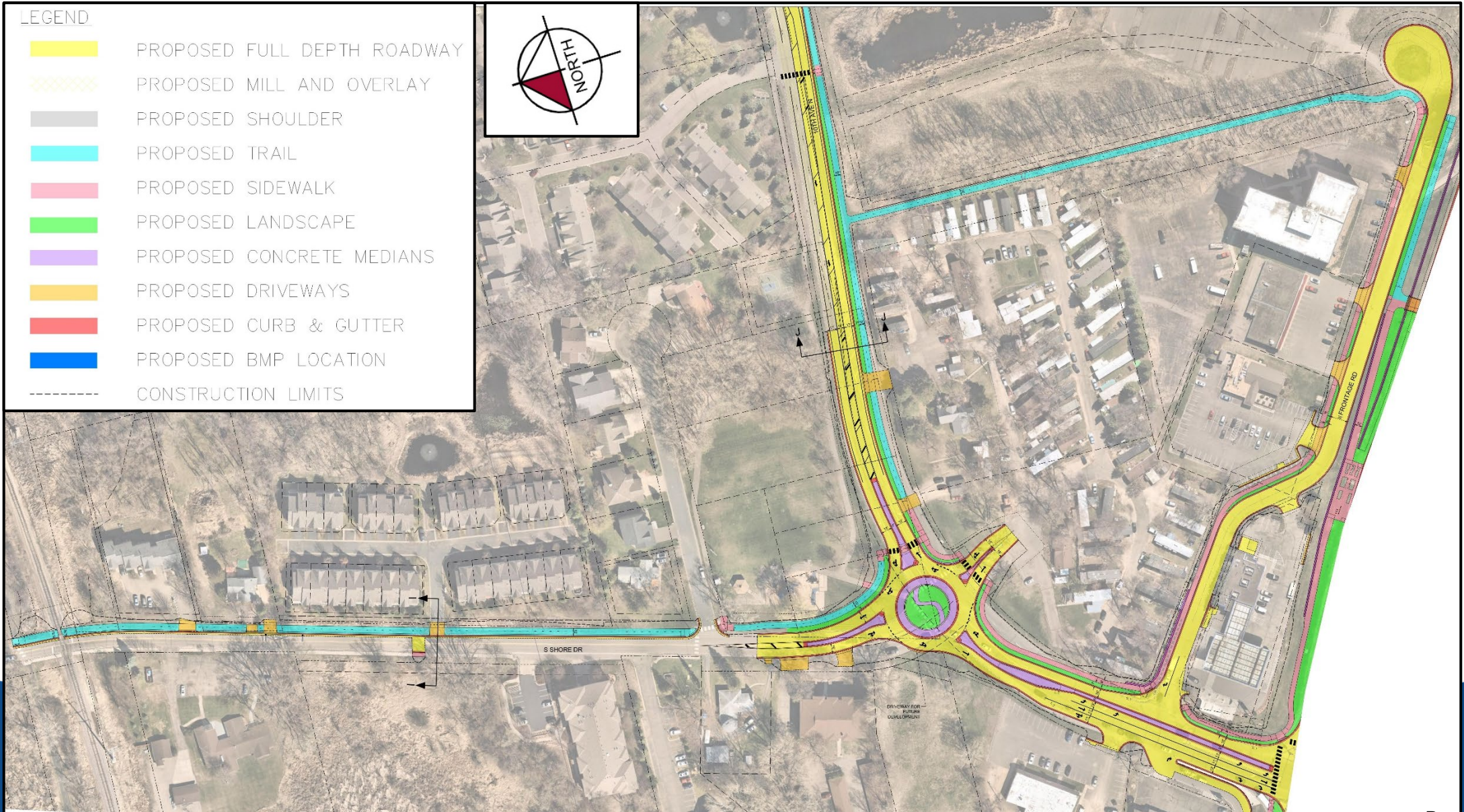


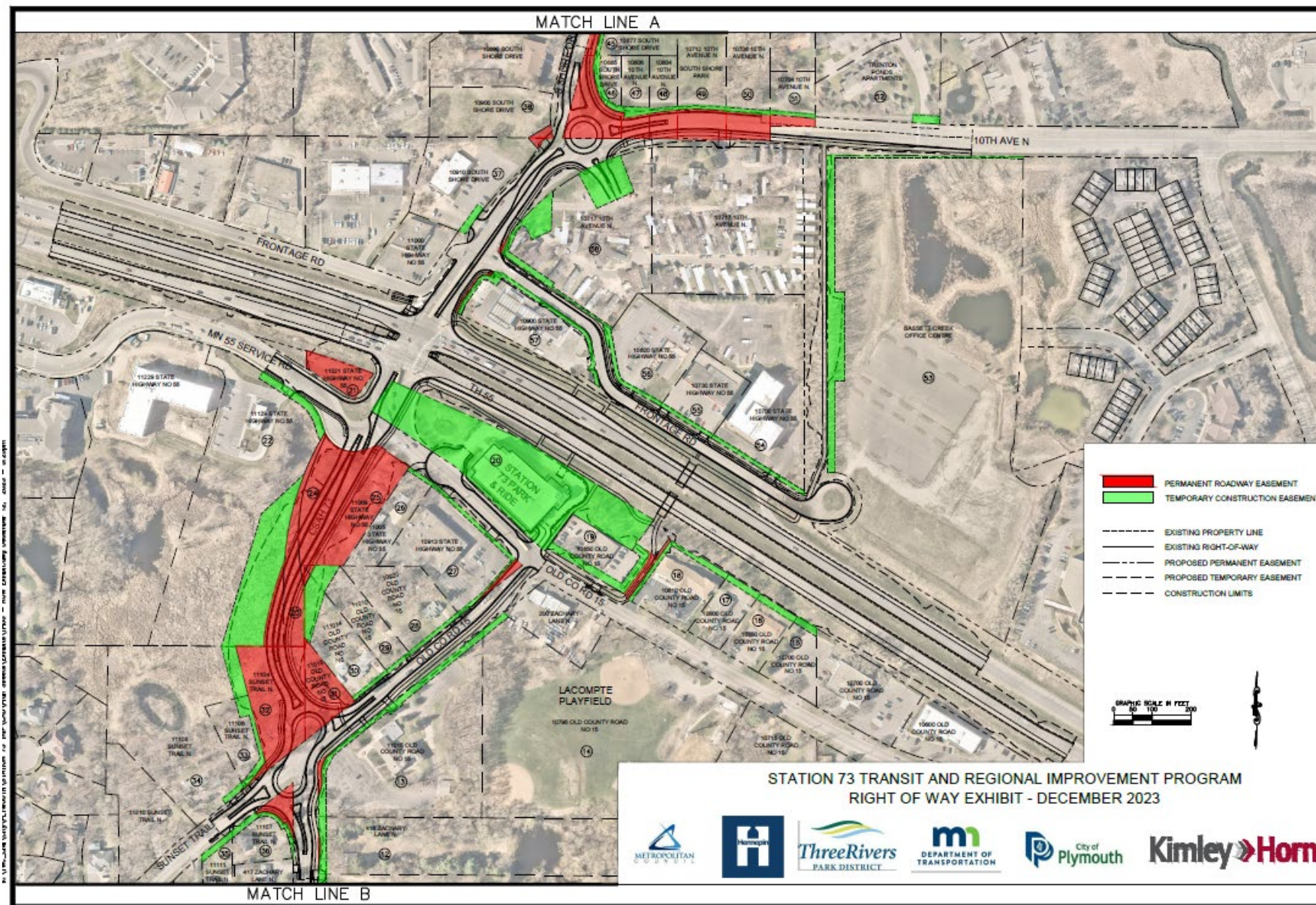
LEGEND

	PROPOSED FULL DEPTH ROADWAY		PROPOSED CONCRETE MEDIANS
	PROPOSED MILL AND OVERLAY		PROPOSED DRIVEWAYS
	PROPOSED SHOULDER		PROPOSED CURB & GUTTER
	PROPOSED TRAIL		PROPOSED BMP LOCATION
	PROPOSED SIDEWALK		CONSTRUCTION LIMITS
	PROPOSED LANDSCAPE		



Project Layout (North - 3 of 3)

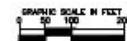




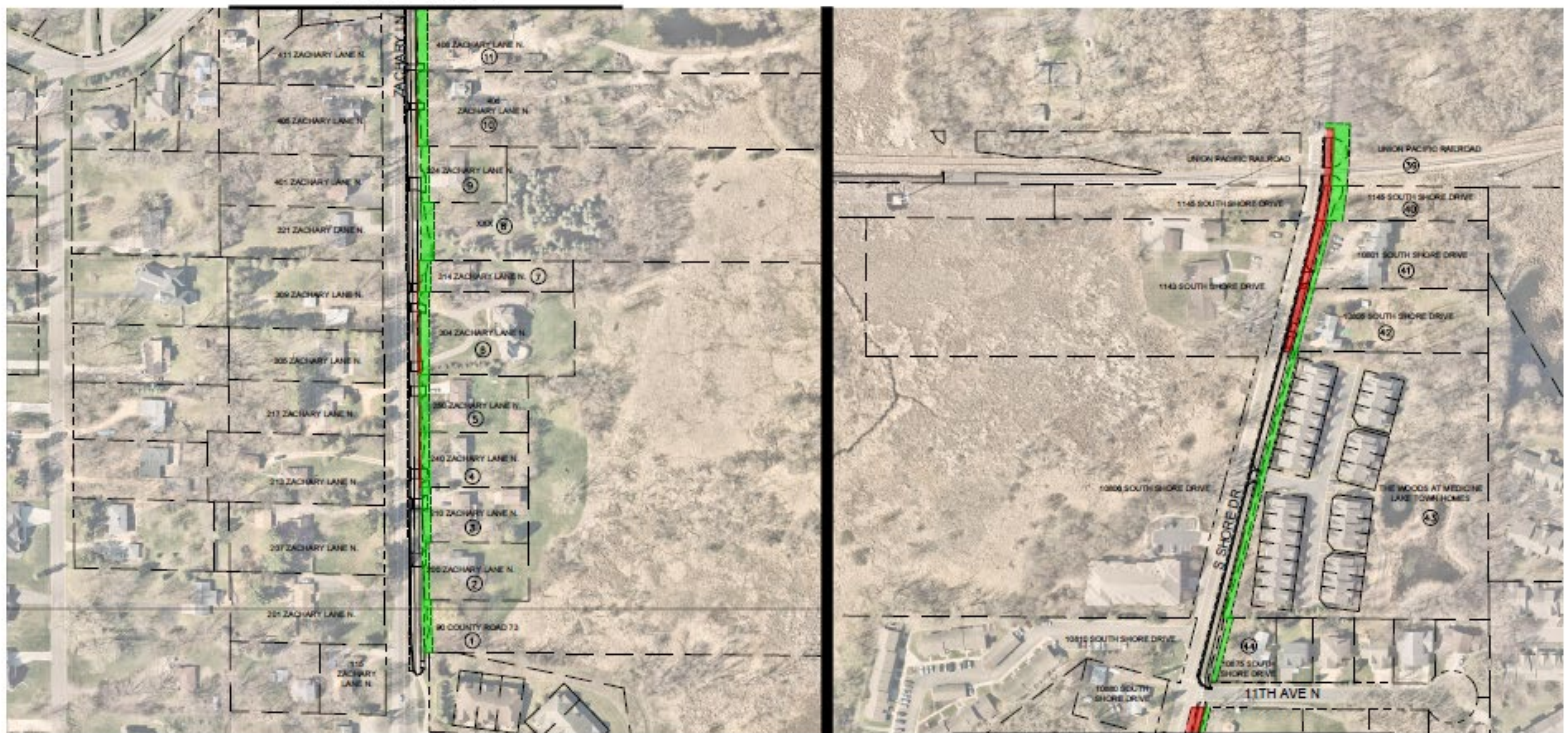
STATION 73 TRANSIT AND REGIONAL IMPROVEMENT PROGRAM
RIGHT OF WAY EXHIBIT - DECEMBER 2023



- PERMANENT ROADWAY EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED PERMANENT EASEMENT
- PROPOSED TEMPORARY EASEMENT
- CONSTRUCTION LIMITS



MATCH LINE B



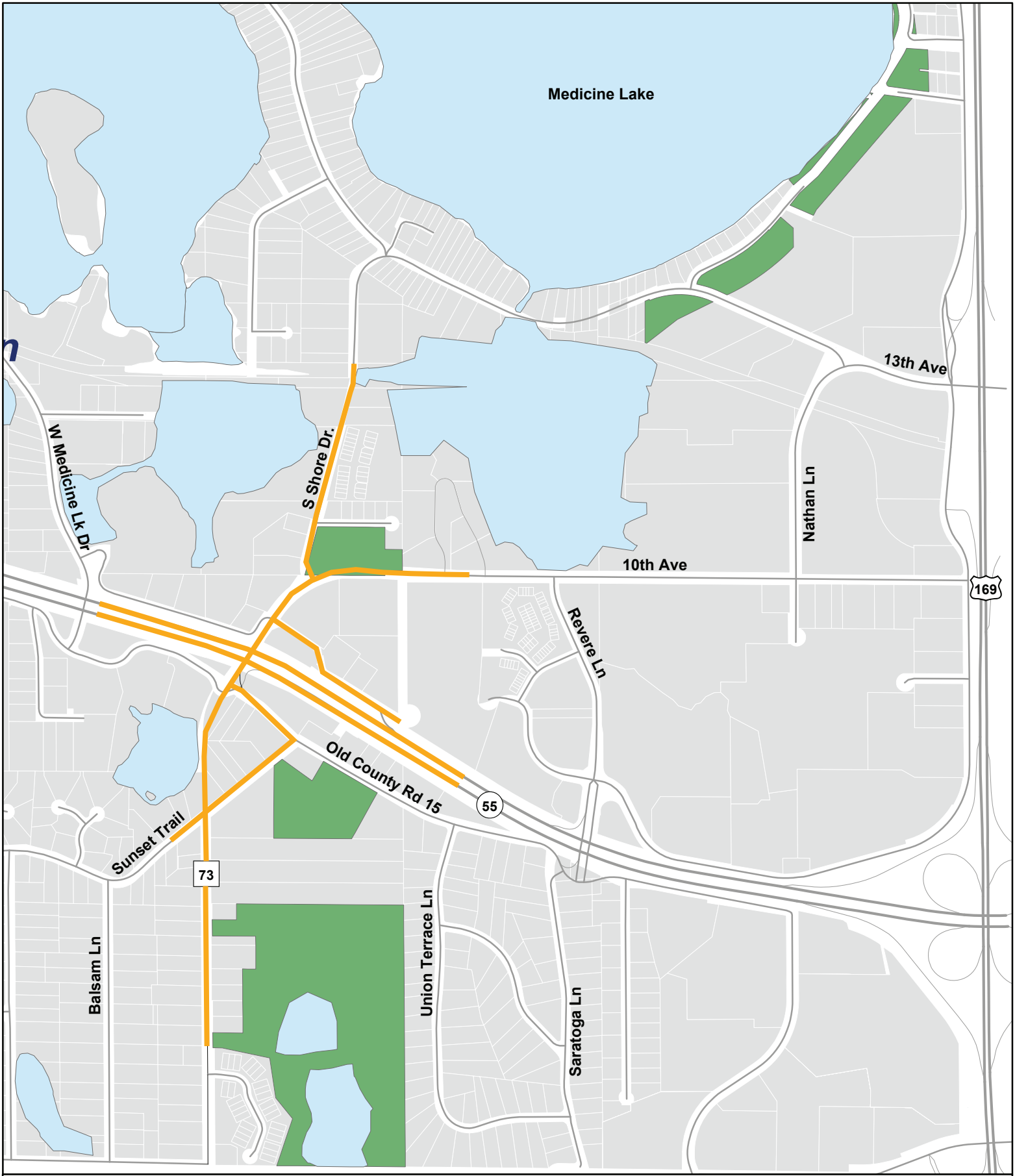
MATCH LINE A

Project History Information

- [Highway 55 Feedback Postcard \(PDF\)](#) – postcard mailed to properties along Highway 55 requesting feedback.
- [Preliminary Notification Letter \(PDF\)](#) – preliminary survey and project notification mailed on November 10, 2021.
- [Project Survey Letter \(PDF\)](#) – preliminary project survey and notification letter mailed on November 15, 2022.
- [Design Pamphlet \(PDF\)](#) – information pamphlet mailed on July 24, 2023.
- [Public Engagement Board \(PDF\)](#) – information board posted at Metrolink facilities and on buses.
- [Tree Clearing Notification Letter \(PDF\)](#) – notification mailed to affected properties.

Additional Construction Costs vs. CIP Estimate

- 1) Transit stop elements, Enhanced shelters, seating, landscaping, trees - \$1,800,000 increase (This was greatly underestimated, and costs became clearer as we worked with stakeholders on placemaking for this locations).
- 2) South Shore Park - \$150,000 increase (investing additional into this area in coordination with our parks department including city park sign, wayfinding signage, and regional park kiosk, since the regional trail is placed adjacent to the park property at the northeast corner of S. Shore and 10th).
- 3) Public Utilities (Sanitary Sewer) - \$400,000 increase (We didn't have the full scope of sewer costs until later in design. As we got into the final design, we realized that the sanitary sewer on the south side of the Holiday Gas Station needs to be relocated to the north frontage road to avoid conflicting with the proposed retaining walls/major impacts to the Holiday Gas Station parking lot. The whole project it is partial sanitary sewer replacement for areas identified for replacement by our maintenance team).
- 4) Public Utilities (Water Main) - \$1,300,000 increase (At early design we didn't have watermain costs identified except for adjusting to the new roadway elevation. Watermain reconstruction was needed along the north frontage road due to the sanitary sewer reconstruction. Watermain at a few other locations on the project are being replaced due to poor conditions/direction from maintenance staff. The whole project it is partial watermain replacement).
- 5) Contaminated Materials - \$300,000 increase (Found in the Phase 2 Environmental Analysis during final design).
- 6) Specialty Lighting (Street and Pedestrian to Match Plymouth Blvd) - \$850,000 increase (Heard from stakeholders that aesthetics was important to the investment so upgraded to specialty lighting from typical Xcel Lighting standards).
- 7) MnDOT TMS Improvements due to grade changes from tunnel install - \$150,000 increase (MnDOT added coordinated traffic management systems to better time traffic flows).



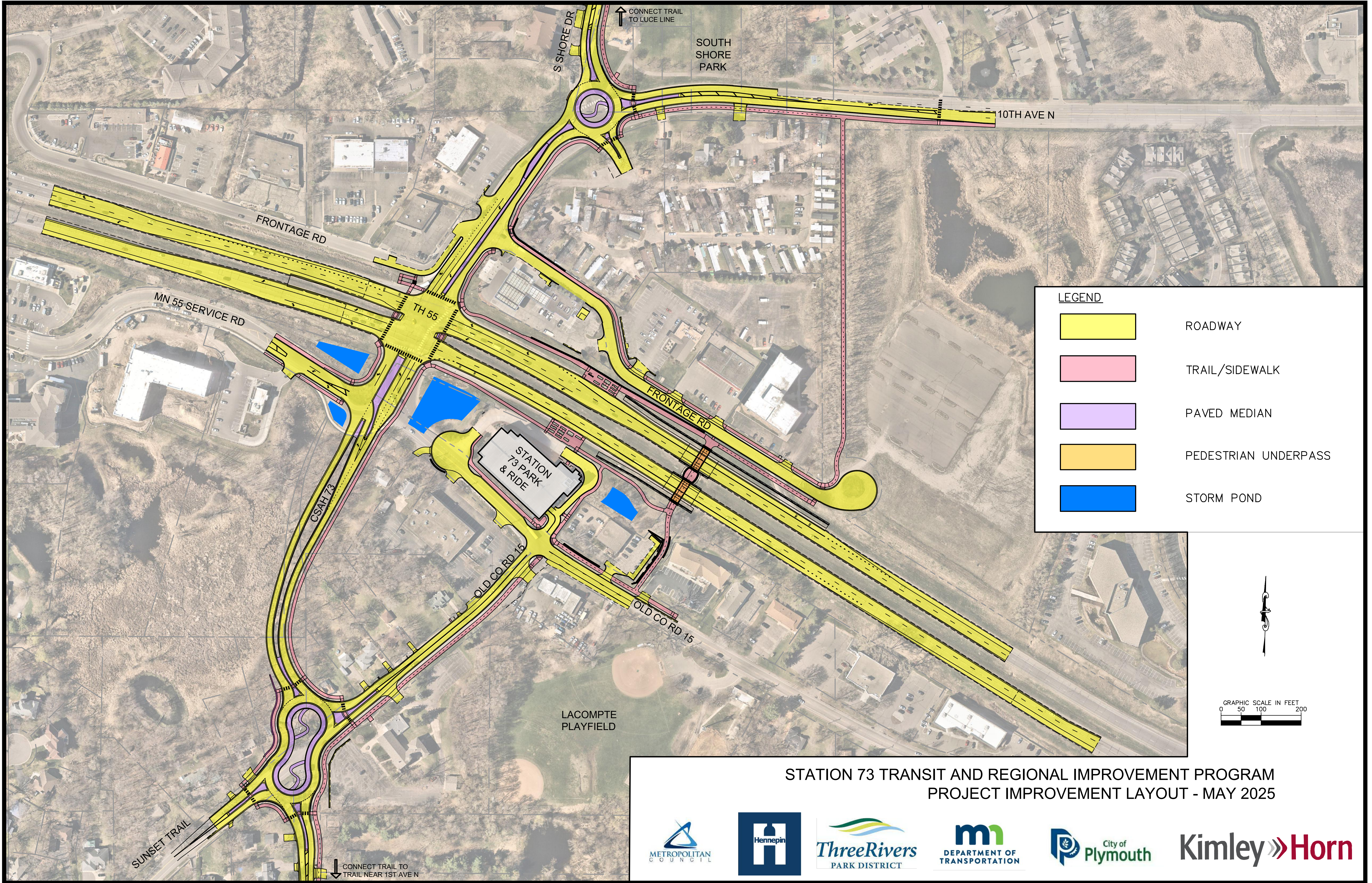
0 1,150 Feet

**Station 73 Transit and Regional Improvement Program
City Project #ST230003**

Project Location Map



K:\TWC_CMA\City\PLYMOUTH\STATION 73 TRIP\CAD\Plan Sheets\Exhibits\TH55 - Public Engagement Board Exhibit.dwg May 02, 2025 - 12:44pm





May 20th, 2025

Mr. Michael Thompson, P.E.
Public Works Director
City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

RE: *Summary of Bids*
Station 73 – Transit and Regional Improvement Program
City Project ST230003
S.P. 155-090-003
S.P. 027-673-010
S.P. 155-020-023
S.P. 155-169-002
S.P. 2723-149 (TH 55=188)
S.P. 155-010-007
S.P. 155-080-002
County Project 2850700

Dear Mr. Thompson:

On Friday, May 9, 2025, at 10:00 AM, bids were received and opened for the above-referenced project. Bids were received from six (6) contractors as follows:

<u>Contractor</u>	<u>Total Base Bid Amount</u>
Eureka Construction Inc.	\$23,750,252.50
Ames Construction	\$24,278,575.09
New Look Contracting Inc.	\$24,310,793.50
Veit & Company Inc.	\$24,879,321.17
Park Construction Company	\$25,408,839.25
C. S. McCrossan Construction, Inc.	\$25,767,368.20
Engineer's Opinion of Probable Cost	\$25,457,550.55

All bids were submitted with proper guarantees in the amount of five percent (5%) of the total bid as required by the Project Manual. All bids acknowledged the two (2) addendums that were prepared for the project. The low total bid amount is approximately 7% less than the Engineer's Opinion of Probable Cost.

No errors were found in the apparent low bidder, Eureka Construction, Inc.'s, bid. No errors were found in Ames, New Look, Veit, Park Construction, or C. S. McCrossan's bids as well.

Eureka Construction Inc. was the low bidder in the amount of \$23,750,252.50.

Kimley-Horn has worked with Eureka Construction Inc. on previous projects around the Twin Cities metro and believe they are qualified and capable of completing the work included as part of this project.

Please contact me at (612) 294-9732 or kyle.imholte@kimley-horn.com should you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink that reads "Kyle Imholte". The signature is written in a cursive, flowing style.

Kyle Imholte
Project Engineer

SUPPLEMENTAL AGREEMENT FOR PROFESSIONAL ENGINEERING SERVICES

1. MASTER AGREEMENT. The parties have previously entered into a Master Agreement for Professional Engineering Services which is incorporated herein by reference. In the event of a conflict between the Master Agreement and this Supplemental Agreement the Supplemental Agreement shall control with respect to the project for which it applies.

2. BACKGROUND.

- A. Date of Supplemental Agreement: May 27, 2025
- B. Owner: City of Plymouth
- C. Engineer: Kimley-Horn and Associates, Inc.
- D. Project: Station 73 Transit and Regional Improvement Program
City Project No. ST230003

3. SERVICES. The Engineer shall perform the following services for the Owner as per the Agreement for Engineering Services dated September 14, 2023, Supplemental Agreement dated October 8, 2024, and the Scope Amendment dated May 27, 2025 (attached).

4. PAYMENT. The Owner shall pay the Engineer for services rendered under the Supplemental Agreement as follows:

- ☐ Lump sum of: \$ _____
- ☐ Standard hourly rate pursuant to rate schedule on file with the City as of the date of this Supplemental Agreement.
- ☒ Standard hourly rate pursuant to rate schedule included in the proposal with a not to exceed of \$5,016,615, including reimbursable expenses.
Agreement for Engineering Services: \$1,503,365.00
Supplemental Agreement (9/16/2024): \$659,250.00
 - Amendment Number 1Supplemental Agreement (5/27/2024): \$2,854,000
 - Amendment Number 2 (Construction Services)Total, not to exceed: \$5,016,615

5. COMPLETION DATE. Services performed by Engineer pursuant to this Supplemental Agreement must be completed on or before December 31, 2027.

Dated: _____, 2025.

CITY OF PLYMOUTH

BY: _____
Jeffry Wosje, Mayor

BY: _____
David Callister, City Manager

Dated: _____, 2025.

KIMLEY-HORN AND ASSOCIATES, INC.

BY: _____

ITS: _____

REVIEWED BY: _____

Michael Thompson, Public Works Director

**AMENDMENT NUMBER 2 TO THE AGREEMENT BETWEEN THE CLIENT AND KIMLEY-
HORN AND ASSOCIATES, INC.**

This is Amendment number 2 dated May 27, 2025 to the agreement between City of Plymouth ("Client") and Kimley-Horn and Associates, Inc. ("Consultant") dated November 29, 2023 ("the Agreement") concerning Station 73 Transit and Regional Improvement Program (the "Project").

The Consultant has entered into the Agreement with Client for the furnishing of professional services, and the parties now desire to amend the Agreement.

The Agreement is amended to include services to be performed by Consultant for compensation as set forth below in accordance with the terms of the Agreement, which are incorporated by reference.

CLIENT:

CITY OF PLYMOUTH

By: _____

Title: _____

Date: _____

CONSULTANT:

KIMLEY-HORN AND ASSOCIATES, INC.

By: _____

Title: _____

Date: _____

SCOPE OF WORK

Kimley-Horn will provide the following construction phase services for the project.

TASK 6 - CONSTRUCTION PHASE SERVICES

Kimley-Horn will provide the following construction phase services for the project.

1) Construction Inspection

- *Kimley-Horn will provide full-time on-site construction inspection services for the duration of the project. These services will include the following:*
 - o *Provide visual oversight of all construction activities.*
 - o *Coordinate with MnDOT on construction activities within the trunk highway right-of-way.*
 - o *Coordinate with Hennepin County staff on improvements within County right-of-way.*
 - o *Coordinate with City staff on all aspects of the project.*
 - o *Provide on-site coordination of private utility relocation activities and contractor activities.*
 - o *Complete MnDOT-formatted weekly construction summary reports.*
 - o *Review weekly contractor SWPPP logs and perform erosion control quality assurance inspections.*
 - o *Perform signal and lighting inspections, and coordinate with the respective City and County staff as requested for commissioning and acceptance.*
 - o *Maintain record of project photos and/or video documentation of the construction progress.*
 - o *Perform monthly payroll compliance field interviews with contractor, subcontractor, and trucking staff.*
 - o *Organize, schedule and complete inspections of sewer structures with City/County/MnDOT staff prior to pavement placement.*
 - o *Communicate with adjacent property owners and businesses to address construction-related concerns or issues, relay information to and from the communications team as appropriate.*
 - o *Complete daily inspection of traffic control devices and layout.*
 - o *Complete daily review of TPAR for ADA compliance.*
 - o *Maintain inventory of all material and load tickets.*
 - o *Coordinate on-site material testing activities.*
 - o *Coordinate MnDOT plant inspections based on the Laboratory Services and Plant Inspection Services Request for the project.*
 - o *Maintain quality documentation for MnDOT Local Agency DCP compliance.*
 - o *Complete daily reports and documentation of material quantities and pay items (i.e., Item Record Accounts).*
 - o *Prepare an interim punch list following substantial completion.*
 - o *Prepare final punch list and address any items needing resolution with the Contractor prior to project acceptance.*
 - o *Track plan and contract changes in the form of red lines for as-built/ record drawing compilation*
 - o *Provide all documentation required by the State Aid Construction Manual for MnDOT Local Agency DCP compliance to the City.*
 - o *Provide project closeout documentation to terminate the National Pollutant Discharge Elimination System (NPDES) permit.*

- This amendment assumes one full-time inspector for 55 hours/week and one part-time inspector for 30 hours/week for 60 weeks in 2025 and 2026 and 400 hours over the winter 2026/2027 for final closeout activities.

2) Construction Administration

- Kimley-Horn will provide construction administration services for the duration of the project. These services will include the following:
 - o Coordinate, lead, and create meeting minutes for all project construction meetings, including the preconstruction meeting and weekly construction meetings.
 - o Coordinate, lead and create meeting minutes for issue focused construction meetings as project activities may require.
 - o Coordinate with the construction communications team on a weekly basis to discuss construction activities and contractor schedule.
 - o Coordinate with environmental team on any contaminated soil or groundwater discovered during construction.
 - o Administer all federal MnDOT Local Agency DCP paperwork, as outlined in the State Aid Construction Manual.
 - o Review and document submittals and shop drawings.
 - o Track construction status and cost progress.
 - o Review and respond to contractor schedule updates.
 - o Prepare and recommend for approval, monthly contractor pay vouchers.
 - o Collect and review all required contractor payroll and Equal Employment Opportunity (EEO) documents for labor compliance requirements.
 - o Respond to contractor requests for information.
 - o Answer questions from field personnel during the construction activities.
 - o Provide support to City staff in the preparation of documentation for RAISE and IJA funding, as well as agency partner funding reimbursement.
 - o Change Orders
 - Review contractor change proposals, negotiate costs, identify alternative solutions.
 - Coordinate, prepare, and recommend approvals for change orders, including MnDOT State Aid approvals.
 - o Utility Coordination
 - Invite impacted utilities to preconstruction meeting and weekly construction meetings.
 - Perform on-site meetings to review utility relocation plans and schedule coordination.
 - Document utility-related delays or issues that may impact contractor's construction activities.
 - Verify utility relocations and obstructions in relation to planned construction elements to reduce or eliminate conflicts with the project work.
- Upon completion of the construction, Kimley-Horn will prepare as-builts for the project. Hard copies and electronic files will be provided to the City of their records.

3) Design Assistance During Construction

- Kimley-Horn will provide the following design support for the Construction Administration and Inspection of the project.
 - o Shop drawing review for the following materials.
 - Traffic control and detours
 - Storm sewer
 - Sanitary sewer
 - Water main
 - Grading materials
 - Bituminous pavement
 - Concrete

- *Box Culvert*
- *Retaining Walls*
- *Landscape/streetscape*
- *Lighting*
- o *Prepare responses to RFIs submitted by the contractor.*
- o *Prepare modifications to the design and plan changes based on input from field staff.*
- o *Attend site meetings as requested to review work progress and conformance to plans, discuss construction details, and develop solutions to unresolved construction issues.*

4) Construction Staking

- *Kimley-Horn will provide construction staking services for the project. Kimley-Horn will utilize a sub-consultant, Pioneer Engineering, to perform this work. These services will include the following:*
 - o *Provide staking for the construction limits and silt fence.*
 - o *Provide staking for road centerline for grading.*
 - o *Provide staking for pond grading.*
 - o *Provide staking for water main.*
 - o *Provide staking for sanitary sewer.*
 - o *Provide staking for storm sewer and drain tile.*
 - o *Provide blue top staking for road at intersections.*
 - o *Provide staking for curb and gutter at 25-foot intervals.*
 - o *Provide staking for trail and sidewalk*
 - o *Provide staking for retaining walls.*
 - o *Provide staking for signal poles and hand holes.*
 - o *Provide right-of-way staking, as requested, to facilitate private utility relocations.*
 - o *Provide as-built survey.*

5) Construction Material Testing

- *Kimley-Horn will provide construction material testing services for the project. Kimley-Horn will utilize a sub-consultant, Braun Intertec, to perform this work. These services will include the following:*
 - o *Project management*
 - o *Soil testing*
 - *Excavation observations*
 - *Box culvert*
 - *Retaining Walls*
 - *Exploratory excavation*
 - *Proof roll observations*
 - *Nuclear gauge density tests*
 - *Utility trenches*
 - *MSE/Retaining Wall backfill*
 - *Embankment/Subgrade prep*
 - *Box culvert backfill*
 - *Compaction testing – DCPs*
 - *Aggregate base*
 - *Retaining wall*
 - *Select granular borrow*
 - *Moisture content tests on subgrade*
 - *Gradation tests on import materials*
 - *Aggregate base*
 - *Aggregate surfacing*
 - *Select granular embankment*
 - *Structural backfill*

- Aggregate bedding
 - Fine filter aggregate
 - Retaining wall leveling pad
 - Clay liner
- Proctor tests on fill materials
- Prepare preliminary and final grading and base report
- o Concrete testing
 - Concrete testing
 - Curb and gutter
 - Flatwork/pavement
 - Structural concrete
 - Pole/sign foundations
 - Concrete cylinder testing
 - Pole/sign foundations
 - Structural concrete
 - Flatwork/pavement
 - Curb and gutter
- o Bituminous pavement testing
 - Collect MnDOT verification samples to run quality assurance testing
 - Determine bituminous core locations
 - Observe contractor coring and core testing
 - Collect companion cores and perform testing for density and thickness
- o Infiltration testing
 - Double-ring infiltration test for infiltration basins
- o Instrumentation and Monitoring Services for Preload and Surcharge Areas
 - Project management
 - Provide instrumentation
 - Monitor instrumentation devices during preload and surcharge operations

A final report will be prepared upon completion of construction which will summarize all data collected and material testing performed during construction.

6) Environmental Services

- Kimley-Horn will provide environmental testing services for the project. Kimley-Horn will utilize a sub-consultant, Braun Intertec, to perform this work. The following Response Action Areas (RAAs) will be monitored and tested during construction:
 - o RAA 1 – Intersection of TH 55 and CSAH 73 Excavation
 - o RAA 2 – Intersection of South Shore Drive and North Frontage Road Excavation
 - o RAA 3 – TH 55 North Frontage Road Excavation
 - o RAA 4 – TH 55 and CSAH 73 Groundwater
 - o RAA 5 – TH 55 North Frontage Road Groundwater
- The environmental testing services will include the following:
 - o Project management
 - o Excavation monitoring – Assumed durations
 - RAA 1 – 10 days
 - RAA 2 – 5 days
 - RAA 3 – 2 days
 - RAA 4 – 2 days
 - RAA 5 – 1 day
 - o Soil sampling and testing
 - o Groundwater sampling and testing

A final RAP implementation report will be prepared upon completion of construction which will summarize all data sampling and testing performed during construction.

7) Construction Communication

- Kimley-Horn will provide construction communication and outreach services for the project, to include the following:
 - o Public open house support (up to 2 open houses – 2025 and 2026)
 - Prepare sign-in sheets and welcome/directional signage
 - Design and print up to 8 display boards
 - Attend open house (up to 2 consultant staff)
 - o Set up and monitor a construction hotline and construction email
 - Respond to comments within 48 hours
 - Coordinate responses with city
 - Provide summary of comments/themes to city on weekly basis
 - o Prepare construction updates
 - Attend weekly construction meetings (up to 48 meetings, up to 10 in person, most virtual)
 - Provide text and supporting images to the city for website, social media, and emails
 - o Conduct business outreach
 - Compile list of businesses in project area
 - Prepare project fact sheet (one each for 2025 and 2026 construction)
 - Visit businesses and provide follow-ups via email and phone
 - Prepare business/area-specific detour maps
 - o Conduct resident/neighborhood outreach with emphasis on multi-family buildings and pocket neighborhoods
 - Distribute one-pagers
 - Compile property management/owner contact information
 - Prepare area-specific detour maps
 - Two postcard mailers (up to 2,000 for each mailing)

ESTIMATED FEES

We propose to perform the additional services for the project on an hourly (cost plus) basis at an additional estimated not-to-exceed cost as summarized below.

<i>Task</i>	<i>Amendment 2 Fees</i>
Task 6 Construction Phase	
Construction Inspection	\$1,064,500
Construction Administration	\$ 659,200
Design Support During Construction	\$ 231,500
Construction Staking	\$ 212,000
Construction Material Testing	\$ 390,000
Environmental Services	\$ 75,000
Construction Communication	\$ 96,800
Expenses	\$ 125,000
Total	\$2,854,000

A fee estimate spreadsheet is included with this amendment providing additional details of our proposed fees.

AMENDMENT 2
DETAILED FEE ESTIMATE
STATION 73 TRANSIT AND REGIONAL IMPROVEMENT PROGRAM
CITY OF PLYMOUTH

PREPARED BY: KIMLEY-HORN & ASSOCIATES, INC.
May 20, 2025

TASK	PROJECT/TASK MANAGER	PROFESSIONAL ENGINEER	GRADUATE PROFESSIONAL	SENIOR CONSTRUCTION OBSERVER	JUNIOR CONSTRUCTION OBSERVER	SUB-CONSULTANT	TOTAL KHA COST	TOTAL HOURS
ENGINEERING SERVICES								
TASK 6: CONSTRUCTION PHASE								
1. Construction Inspection				3700	1800		\$1,064,500	5500
2. Construction Administration	300	2620	240				\$659,200	3160
3. Design Support During Construction	200	700	200				\$231,500	1100
4. Construction Staking						\$212,000	\$0	2120
5. Construction Material Testing						\$390,000	\$0	3900
6. Environmental Services						\$75,000	\$0	750
7. Construction Communication	100		420				\$96,800	520
Expenses							\$125,000	
TASK 6 SUBTOTAL	600	3320	860	3700	1800	\$677,000	\$2,177,000	17,050
TOTALS	600	3320	860	3700	1800	\$677,000	\$2,177,000	17,050
PROJECT TOTALS							\$2,854,000	17,050

CITY OF PLYMOUTH

RESOLUTION No. 2025-

RESOLUTION AWARDING CONTRACT AND APPROVING SUPPLEMENTAL AGREEMENT FOR STATION 73 TRIP PROJECT (ST230003)

WHEREAS, pursuant to an advertisement for bids for the Station 73 TRIP Project, bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Eureka Construction, Inc.	\$23,750,252.50
Ames Construction	\$24,278,575.09
New Look Contracting, Inc.	\$24,310,793.50
Veit & Company, Inc.	\$24,879,321.17
Park Construction Company	\$25,408,839.25
C.S. McCrossan Construction, Inc.	\$25,767,368.20
<i>Engineers Estimate</i>	<i>\$25,457,550.55</i>

WHEREAS, Eureka Construction, Inc. of Lakeville, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Eureka Construction, Inc; and

WHEREAS, Kimley Horn and Associates, Inc. has been designated as engineer for the project; and

WHEREAS, it is in the best interest of the city to approve the supplemental agreement with Kimley Horn and Associates, Inc. to provide construction engineering services including construction administration, inspection, and construction staking at a cost of \$2,854,000.

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 Eureka Construction, Inc. of Lakeville, MN, in the name of the City of Plymouth for the Station 73 TRIP 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 \$23,750,252.50.
2. The supplemental agreement with Kimley Horn and Associates, Inc. is hereby approved at a cost of \$2,854,000.

3. The total cost of the project is \$34,949,657 and includes the improvements in the amount of \$24,023,034, easement acquisition in the amount of \$3,491,987, engineering in the amount of \$6,365,874, and contingency in the amount of \$1,068,762.

BE IT FURTHER RESOLVED, that the project would be funded from Federal RAISE Grant Funds (\$15,000,000), State IJIA Match Grant funds (\$5,077,600), Met Council RTC funds (\$2,000,000), MnDOT (\$1,177,000), Regional Solicitation funds via Three Rivers Park District (TRPD) (\$800,000), Metropolitan Council via TRPD (\$750,000), TRPD CIP funding (\$750,000), Hennepin County via TRPD (\$500,000), Hennepin County (\$500,000), Plymouth Transit funds (\$6,000,000), and Plymouth local funds (\$2,395,057).

APPROVED by the City Council on this ___ day of _____, ____.

CITY OF PLYMOUTH

RESOLUTION No. 2025-158

RESOLUTION TO DESIGNATE EUREKA CONSTRUCTION, INC. AS THE LOWEST RESPONSIBLE BIDDER AND TO EXECUTE THE CONTRACT FOR THE STATION 73 TRIP PROJECT (ST230003) UPON CITY MANAGER AND CITY ENGINEER APPROVAL AND APPROVING SUPPLEMENTAL AGREEMENT FOR STATION 73 TRIP PROJECT (ST230003)

WHEREAS, pursuant to an advertisement for bids for the Station 73 TRIP Project, bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Eureka Construction, Inc.	\$23,750,252.50
Ames Construction	\$24,278,575.09
New Look Contracting, Inc.	\$24,310,793.50
Veit & Company, Inc.	\$24,879,321.17
Park Construction Company	\$25,408,839.25
C.S. McCrossan Construction, Inc.	\$25,767,368.20
<i>Engineers Estimate</i>	<i>\$25,457,550.55</i>

WHEREAS, Eureka Construction, Inc. of Lakeville, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, upon approval of the City Manager and City Engineer the construction contract can be executed with Eureka Construction, Inc; and

WHEREAS, Kimley Horn and Associates, Inc. has been designated as engineer for the project; and

WHEREAS, it is in the best interest of the city to approve the supplemental agreement with Kimley Horn and Associates, Inc. to provide construction engineering services including construction administration, inspection, and construction staking at a cost of \$2,854,000.

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

1. The City Council authorizes execution of the construction contract with Eureka Construction, Inc. of Lakeville, MN, in the name of the City of Plymouth upon City Manager and City Engineer approval for the Station 73 TRIP Project according to the plans and specifications therefore in the amount of \$23,750,252.50.

2. The supplemental agreement with Kimley Horn and Associates, Inc. is hereby approved at a cost of \$2,854,000.
3. The total cost of the project is \$34,949,657 and includes the improvements in the amount of \$24,023,034, easement acquisition in the amount of \$3,491,987, engineering in the amount of \$6,365,874, and contingency in the amount of \$1,068,762.

BE IT FURTHER RESOLVED, that the project would be funded from Federal RAISE Grant Funds (\$15,000,000), State IJJA Match Grant funds (\$5,077,600), Met Council RTC funds (\$2,000,000), MnDOT (\$1,177,000), Regional Solicitation funds via Three Rivers Park District (TRPD) (\$800,000), Metropolitan Council via TRPD (\$750,000), TRPD CIP funding (\$750,000), Hennepin County via TRPD (\$500,000), Hennepin County (\$500,000), Plymouth Transit funds (\$6,000,000), and Plymouth local funds (\$2,395,057).

APPROVED by the City Council on this 27th day of May, 2025.