

**CITY OF PLYMOUTH
AGENDA
Regular City Council
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
September 23, 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** Wayzata Youth Hockey Association donation to the Plymouth Ice Center
 - 4.2** Fusion Soccer donation to the City of Plymouth for the Four Seasons Sports Complex
- 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. September 9 Special
 2. September 9 Regular
 - 6.2** Approve disbursements
 1. Invoice Expense Distribution
 2. City Council Resolution 2025-237
 - 6.3** Approve application for Standalone Noise Barrier Program and cost sharing with MnDOT
 1. Noise Wall Location Map
 2. City Council Resolution 2025-238
 - 6.4** Approve encroachment agreement for a retaining wall and fence in a

drainage and utility easement at 4290 Inland Lane North

1. Location Map
2. Survey
3. Encroachment Agreement
4. City Council Resolution 2025-239

6.5 Approve final closeout for Schmidt Woods Park (PR240002)

1. Concept Plan
2. Pay App 7 & Final
3. City Council Resolution 2025-240

6.6 Approve conditional use permit for Summit Dance Shoppe to allow a 'sports and fitness club' use for dance instruction in an existing industrial building, for property located at 1940 Fernbrook Lane (Summit Dance Shoppe -- 2025-052)

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Aerial Map
5. Applicant's Narrative
6. Conditional Use Permit Standards
7. Plans
8. City Council Resolution 2025-241

6.7 Approve conditional use permit for Golf Specifics for a 'sports and fitness club' use within an existing industrial building for property at 12700 Industrial Park Boulevard (Golf Specifics - 2025054)

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Narrative
5. Plans
6. City Council Resolution 2025-242

6.8 Accept streets for continual maintenance in Hollydale 2nd Addition (2022023)

1. Location Map
2. City Council Resolution 2025-243

6.9 Approve purchase of the Kompan playground for Lake Camelot Park (PR260001)

1. Playground Layout
2. Kompan Quote
3. Kompan Agreement
4. City Council Resolution 2025-244

6.10 Approve Consumption and Display Permit for 4 Community Theatre at

2705 Annapolis Lane North

1. City Council Resolution 2025-245

6.11 Award contract for the 2025 Storm Maintenance Project (WR229002)

1. Bid Tabulation
2. Location Map
3. City Council Resolution 2025-246

6.12 Approve tobacco license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B

1. City Council Resolution 2025-247

6.13 Resolution supporting a bonding request to the Minnesota State Legislature for City Center improvements

1. City Council Resolution 2025-248

6.14 Award contract to ISG Inc. for schematic design for the Plymouth Ice Center Improvements and the Plymouth Community Center Fieldhouse Improvements

1. Proposal
2. City Council Resolution 2025-249

6.15 Approve PUPS (Pets Under Police Security) facility expansion and member city reinvestment memorandum of understanding

1. Memorandum of Understanding
2. City Council Resolution 2025-250

6.16 Authorize agreement with the Minnesota Department of Public Safety for DWI Officer Grant

1. Grant Agreement
2. City Council Resolution 2025-251

7. PUBLIC HEARINGS

7.1 Public hearing for certification of delinquent utility accounts, false alarms, tree removals and weed eradication charges

1. Presentation
2. Delinquent utility billing
3. Delinquent miscellaneous billing
4. City Council Resolution 2025-252

7.2 Public hearing on off-sale intoxicating liquor license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B

1. Buffer and Distance Map
2. Property Owners within 500'
3. City Council Resolution 2025-253

8. GENERAL BUSINESS

- 8.1** Approve Energy Action Plan
 - 1. Presentation
 - 2. Energy Action Plan
 - 3. Memorandum of Understanding
 - 4. City Council Resolution 2025-254

- 8.2** Consider ordinance to establish an Affordable Housing Trust Fund and take related funding actions
 - 1. Presentation
 - 2. AHTF Policy (St. Louis Park)
 - 3. City Council Ordinance 2025-10
 - 4. City Council Resolution 2025-255

- 8.3** Approve 2026 preliminary General Fund Budget, HRA Levy and General Property Tax Levy and set budget public hearing date
 - 1. Presentation
 - 2. Levy Summary
 - 3. Budget Summary reports
 - 4. City Council Resolution 2025-256
 - 5. City Council Resolution 2025-257
 - 6. City Council Resolution 2025-258

9. REPORTS AND STAFF RECOMMENDATIONS

10. ADJOURNMENT

To: Dave Callister, City Manager

Prepared by: Jennifer Tomlinson, Parks and Recreation Director

Reviewed by:

Item: **Wayzata Youth Hockey Association donation to the
Plymouth Ice Center**

1. Action Requested:

A formal motion to accept the donation will be included in the annual resolution accepting all parks and recreation donations.

2. Background:

The Wayzata Youth Hockey Association will present a check for \$200,000 for the proposed 4th sheet of ice at the Plymouth Ice Center.

3. Budget Impact:

Not applicable.

4. Attachments:

To: Dave Callister, City Manager

Prepared by: Jennifer Tomlinson, Parks and Recreation Director

Reviewed by:

Item: Fusion Soccer donation to the City of Plymouth for the Four Seasons Sports Complex

1. Action Requested:

A formal motion to accept the donation will be included in the annual resolution accepting all parks and recreation donations.

2. Background:

Fusion Soccer Club will present a check for \$200,000 for the proposed Four Seasons Sports Complex.

3. Budget Impact:

Not applicable

4. Attachments:



To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by:

Item: Adopt proposed minutes

1. Action Requested:

Adopt proposed minutes.

2. Background:

Not applicable.

3. Budget Impact:

Not applicable.

4. Attachments:

1. September 9 Special
2. September 9 Regular

Proposed Minutes Special Council Meeting September 9, 2025

Councilmember Gregor called a Special Meeting of the Plymouth City Council to order at 5:00 p.m. at Plymouth City Hall, 3400 Plymouth Boulevard, on September 9, 2025.

COUNCIL PRESENT: Mayor Wosje (arrived at 5:07 p.m.), Councilmembers Gregor, Pointner, Aldrich, Nelson, and Spoonheim.

COUNCIL ABSENT: Councilmember Peterson.

STAFF PRESENT: City Manager Callister, Public Safety Director Fadden, Fire Chief Coppa, Public Works Director Thompson, Community and Economic Development Director Fernelius, Parks and Recreation Director Tomlinson, Human Resources Director Timpone, Finance Director Rich, Assistant Finance Director Vadnais, Assistant Public Works Director/City Engineer Payne, Fleet and Facility Manager Hanson, Environmental Stewardship Coordinator Anderson, Public Safety Administrator Haapoja, and City Clerk/Administrative Coordinator Gallup.

Energy Action Plan Overview

Partners in Energy provided an overview of the community-led planning process to develop an Energy Action Plan which included five workshops to establish a vision, define an overarching goal, and identify strategies and tactics to achieve that goal.

Council members asked questions and provided feedback on the plan.

2026/2027 Budget Discussion

Finance Director Rich led the second 2026/2027 biennial budget meeting, which focused on the enterprise and internal service funds along with a follow-up discussion from the first budget meeting.

Mayor Wosje recessed the meeting at 6:45 p.m.
Mayor Wosje reconvened the meeting at 7:25 p.m.

Council members asked questions and provided feedback.

Set Future Study Sessions

The following study session was scheduled:

- Receive update on the Comprehensive Plan during the September 23 study session

Council also requested a future study session to review the park dedication and park replacement funds.

Adjournment

Mayor Wosje adjourned the meeting at 7:46 p.m.

Jodi M. Gallup, City Clerk/Administrative Coordinator

Proposed Minutes Regular City Council Meeting September 9, 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 September 9, 2025.

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

COUNCIL ABSENT: Councilmember Peterson.

STAFF PRESENT: City Manager Callister, Public Safety Director Fadden, Fire Chief Coppa, Public Works Director Thompson, Community and Economic Development Director Fernelius, Parks and Recreation Director Tomlinson, Human Resources Director Timpone, Finance Director Rich, Deputy Public Works Director/City Engineer Payne, City Attorney Mattick, and City Clerk/Administrative Coordinator Gallup.

Plymouth Forum

Dr. Kamal Ahmed, resident, expressed his concern regarding the community center's event catering policy and suggested the City Council review it.

Presentations and Public Information Announcements

(4.1) Proclaim Hispanic Heritage Month

Councilmember Gregor read the proclamation, stating that September 15 through October 15, 2025, be observed as Hispanic Heritage Month in the City of Plymouth.

Councilmember Spoonheim translated parts of the proclamation into Spanish.

Approval of Agenda

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

Consent Agenda

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

(6.1) Council minutes from special and regular meetings of August 26, 2025.

- (6.2)** Resolution approving disbursements ending August 29, 2025 (Res2025-227).
- (6.3)** Resolution accepting streets for continual maintenance for Hollydale (2021047) (Res2025-228), Resolution accepting streets for continual maintenance for Creekside Woods (2017033) (Res2025-229).
- (6.4)** Resolution approving tobacco license application of ABS Associates LLC d/b/a Vicksburg Liquor, 1115 Vicksburg Lane North #5 (Res2025-230).
- (6.5)** Resolution approving lawful gambling application of District #284 Youth Hockey Association Wayzata at Lago Tacos at 3500 Vicksburg Lane North #500 (Res2025-231).
- (6.6)** Resolution approving variances for a detached accessory building that would exceed the size regulation and encroach into the minimum setback specified for property located at 4870 Zachary Lane (2025044) (Res2025-232).
- (6.7)** Ordinance amending various sections of the city code concerning the Deputy City Manager and Chief Financial Officer (Ord2025-09), Resolution approving summary publication of Ordinance No. 2025-09 (Res2025-233).
- (6.8)** Resolution approving temporary liquor license application of St. Barnabas Lutheran Church (Res2025-234).

With all members voting in favor, the motion carried.

Public Hearings

(7.1) Public hearing on off-sale intoxicating liquor license application of ABS Associates LLC d/b/a Vicksburg Liquor, 1115 Vicksburg Lane North #5

City Clerk/Administrative Coordinator Gallup presented this item, stated law enforcement found no reason to deny the license, and property owners within 500 feet have been notified.

Mayor Wosje opened the public hearing.

Mayor Wosje closed the public hearing.

Motion was made by Councilmember Gregor, and seconded by Councilmember Pointner, to adopt Resolution approving off-sale intoxicating liquor license application of ABS Associates LLC d/b/a Vicksburg Liquor, 1115 Vicksburg Lane North #5 (Res2025-235). With all members voting in favor, the motion carried.

General Business

(8.1) Approve Change Order No. 1 for the Plymouth Boulevard Landscaping Project (ST240003)

Deputy Public Works Director/City Engineer Payne presented this item and described the landscaping efforts of the project. He also noted irrigation would be installed to support the landscaping designs. He provided the previously approved project costs and detailed the change order deduction of approximately \$490,000 to bring the project costs in alignment with the approved funding.

Deputy Public Works Director/City Engineer Payne provided information on the signage reduction, as part of the decreased cost, and stated it could be installed at a later date if needed. He also stated the cost reduction was due to the variability in bid items and material costs.

Motion was made by Councilmember Gregor, and seconded by Councilmember Nelson, to adopt Resolution Approving Change Order No. 1 for the Plymouth Boulevard Landscaping Project (ST240003) (Res2025-236). With all members voting in favor, the motion carried.

Reports and Staff Recommendations

There were no staff reports.

Adjournment

Mayor Wosje adjourned the regular meeting at 7:18 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 9/12/2025.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Invoice Expense Distribution
2. City Council Resolution 2025-237

Invoice Expense Distribution for Period Ended 9/12/25 Council Meeting 9/23/25

FUND	100	General Fund	306,981.14
	200	Recreation Fund	119,983.01
	210	Parker's Lake Cemetery Maint	0.00
	215	Destination Marketing Org Fund	3,865.12
	220	Transit System Fund	12,841.98
	234	Economic Development Fund	0.00
	240	Lawful Gambling	0.00
	250	Comm Dev Block Grant Fund	2,342.25
	254	HRA Section 8 Fund	0.00
	254	HAP Check Summary	0.00
	258	HRA General Fund	172.63
	280	Opioid Settlement Fund	0.00
	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	352,316.59
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	17,350.00
	406	Street Reconstruction Fund	0.00
	407	Project Administration Fund	0.00
	408	Park Construction	0.00
	409	Capital Improvement Fund	0.00
	412	Water Sewer Replace	0.00
	413	Improvement Project Construction	2,450,885.55
	417	Project Warranty Repairs	0.00
	418	Utility Trunk System Expansion	0.00
	420	Water Sewer Construction	0.00
	421	ENT-Water Resources Constrctn	0.00
	422	TIF 7-4 PTP Construction	0.00
	423	TIF 7-5 Rottlund (Const)	0.00
	424	TIF 7-6 Berkshire	0.00
	425	TIF Housing Assistance Program	0.00
	426	TIF 7-7 Stonecreek	0.00
	427	TIF 1-1 Shops at Plymth Crk	0.00
	428	TIF 1-2 Vicksburg Commons	0.00
	429	TIF HRA 1-3 Crossroads Station	0.00
	432	TIF 7-8 Quest	0.00
	433	TIF 7-9 Four Seasons	0.00
	434	TIF 7-10 Sands	0.00
	435	Plymouth Creek Center Expansion	0.00
	436	Doran Bassett Creek	0.00
	437	CON - Fire Stations	0.00
	438	TIF 7-12-Prudential/Blvd	0.00
	500	Water Fund	201,658.27
	510	Water Resources Fund	479,868.31
	520	Sewer Fund	747,305.53
	530	Solid Waste Management Fund	15,200.00
	540	Ice Center Fund	104,066.74
	550	Field House Fund	3,056.55
	600	Central Equipment Fund	103,512.30
	610	Public Facilities Fund	244,025.94
	620	Information Technology Fund	99,698.47
	630	Risk Management Fund	5,270.84
	640	Employee Benefits Fund	43,922.93
	660	Resource Planning	0.00
	700	Parkers's Lake Cemetery	0.00
	800	Investment Trust Fund	0.00
	850	Plymouth Town Square	0.00
	851	Vicksburg Crossing	0.00

Total Invoice Expense Distribution:

5,314,324.15

CITY OF PLYMOUTH

RESOLUTION No. 2025-237

RESOLUTION APPROVING DISBURSEMENTS ENDING SEPTEMBER 12, 2025

WHEREAS, a list of disbursements for the period ending September 12, 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	\$ 446,013.50
Construction & Debt Service	\$ 2,820,552.14
Enterprise & Internal Service	\$ 2,047,585.88
Housing Redevelopment	<u>\$ 172.63</u>
Check Register Total	\$ 5,314,324.15

US Bank – Housing Assistance Payments

Housing & Redevelopment Authority	<u>\$ 0.00</u>
	\$ 0.00
GRAND TOTAL FOR ALL FUNDS	\$ 5,314,324.15

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

EFT	97,730.33
Check (#178024-178388)	5,216,593.82
Total	\$ 5,314,324.15

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

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

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve application for Standalone Noise Barrier Program and cost sharing with MnDOT**

1. Action Requested:

Adopt attached resolution approving application for Standalone Noise Barrier Program and cost sharing with the Minnesota Department of Transportation.

2. Background:

In 1995, the State Legislature directed the Minnesota Department of Transportation (MnDOT) to develop a statewide priority list to direct state resources to mitigate traffic noise for locations not adjacent to new roadway construction, when mitigation may be required by federal law (Minn. Stat. § 161.125 – Sound Abatement Along Highways). MnDOT developed the Standalone Noise Barrier Program to address the legislative directive to provide funding for the construction of noise barriers along state highways in areas where noise abatement measures currently do not exist, and no major construction projects are currently programmed.

In 2018, MnDOT's Metro District implemented a solicitation-based process to select standalone noise barrier projects. Interested cities submit an application and provide information about the area where a noise barrier is being requested. MnDOT then conducts a noise study and ranks the applications received based on existing noise levels, length of barrier, number of benefited homes, and cost-effectiveness of a noise barrier. The top-ranking noise barrier project(s) are then programmed into the MnDOT four-year State Transportation Improvement Program (STIP). Applications for the Standalone Noise Barrier Program are received annually from September 1 to December 31, with projects selected during spring of the following year. Projects would typically be constructed four to five years from the time of selection. MnDOT Metro District currently provides \$3.5 million in annual discretionary funding for this program,

which typically only funds one to two projects each year in the entire metro area.

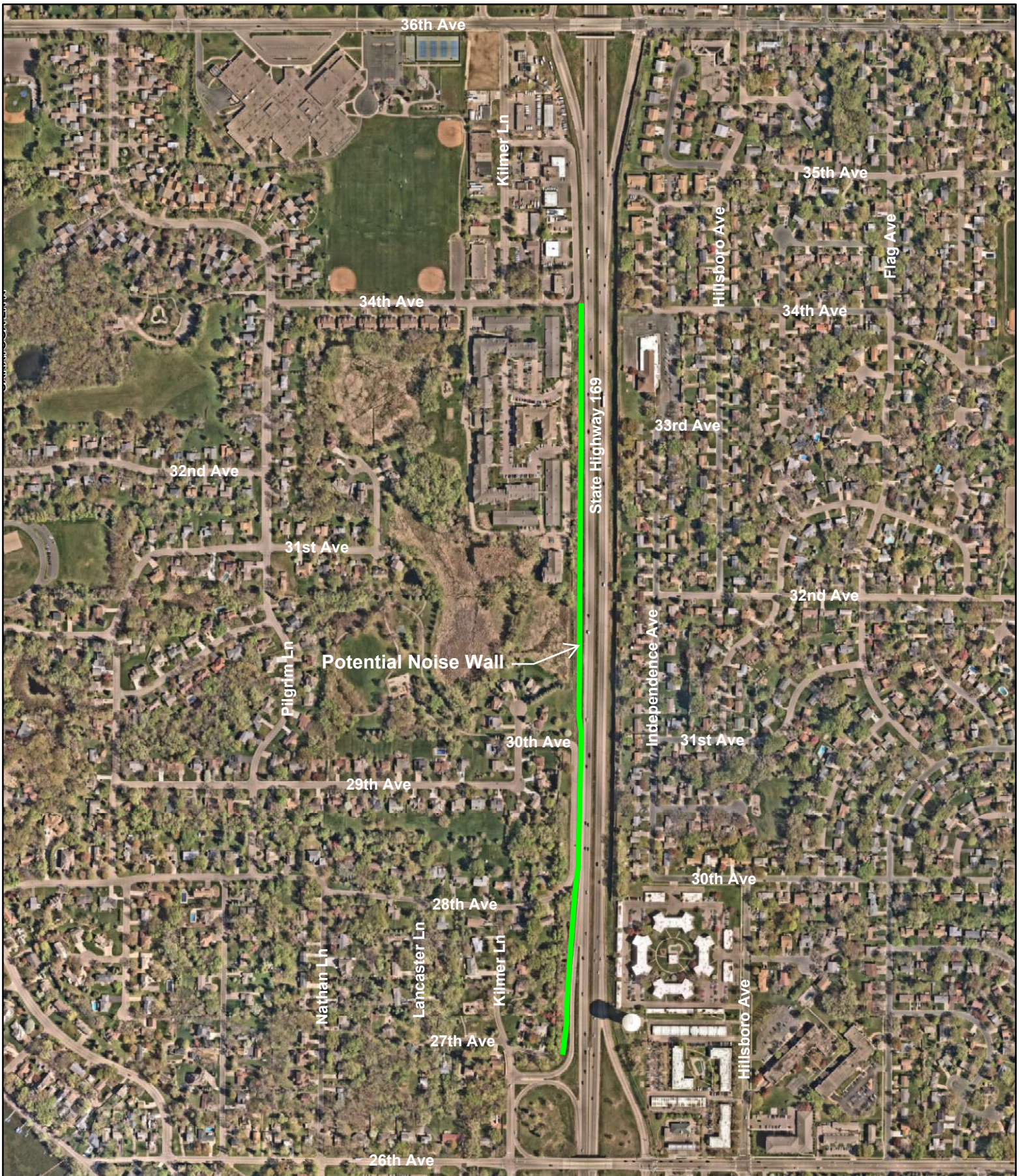
Staff received feedback from residents adjacent to Hwy 169 between 26th Ave and 34th Ave and are recommending submittal of this corridor for consideration. If selected by MnDOT, funding would be provided for construction in 2032 or 2033.

3. Budget Impact:

If the city's application is selected as a top-ranked project by MnDOT, the city would be responsible for a 10% cost share of the construction costs as well as an 8% cost share for construction engineering. The city's portion of the cost to construct the noise wall is estimated to be \$1,000,000 for a concrete wall. Funding would need to be identified in the Capital Improvement Plan if the application is successful.

4. Attachments:

1. Noise Wall Location Map
2. City Council Resolution 2025-238



MnDOT Metro Standalone Noise Barrier Program

Noise Wall Location Map State Highway 169 (26th Ave - 34th Ave)



0 800 Feet

CITY OF PLYMOUTH

RESOLUTION No. 2025-238

RESOLUTION APPROVING APPLICATION FOR STANDALONE NOISE BARRIER PROGRAM AND COST SHARING WITH THE MINNESOTA DEPARTMENT OF TRANSPORTATION

WHEREAS, the State of Minnesota, acting through its Commissioner of Transportation (MnDOT) and in accordance with Statute 161.25 – Sound Abatement Along Highways, studies, designs, and constructs noise walls to mitigate traffic noise; and

WHEREAS, MnDOT Metro District provides discretionary funding for the Standalone Noise Barrier Program and uses a solicitation based process to select project locations; and

WHEREAS, selected standalone noise barrier projects require a 10% cost share for construction costs from the city where the noise barrier is being proposed as well as associated construction engineering costs; and

WHEREAS, the city wishes to submit an application for the construction of a noise wall along the west side of State Highway 169, between 26th Avenue and 34th Avenue within the corporate City of Plymouth limits, for tentative construction in the year 2032 or 2033; and

WHEREAS, the city agrees to participate in sharing of the costs to construct the noise wall as well as associated construction engineering costs if the project is selected by MnDOT for construction through future capital improvement programming.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the application for the standalone noise barrier program and cost sharing with Minnesota Department of Transportation if the project is selected for construction is approved.

APPROVED by the City Council on this 23rd day of September, 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 retaining wall and fence in a drainage and utility easement at 4290 Inland Lane North**

1. Action Requested:

Adopt resolution approving an encroachment agreement for a retaining wall and fence in a drainage and utility easement at 4290 Inland Lane North.

2. Background:

Laura and Nicholas Lichtfuss, property owners of 4290 Inland Lane North, Plymouth, have requested approval of an encroachment agreement to allow a retaining wall and fence within the city's drainage and utility easement areas. The owners propose constructing a fence along the property's side lot lines and rear lot line and a retaining wall along the rear lot line that encroach on the city's drainage and utility easement areas. The retaining wall and fence locations are shown on the attached exhibit. City staff have reviewed the agreement and have no objections. Per the attached encroachment agreement, the property owners will be responsible for maintaining the retaining wall and fence, and if required by the city in the future, remove them to the extent they impact 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:

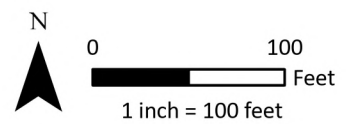
1. Location Map
2. Survey

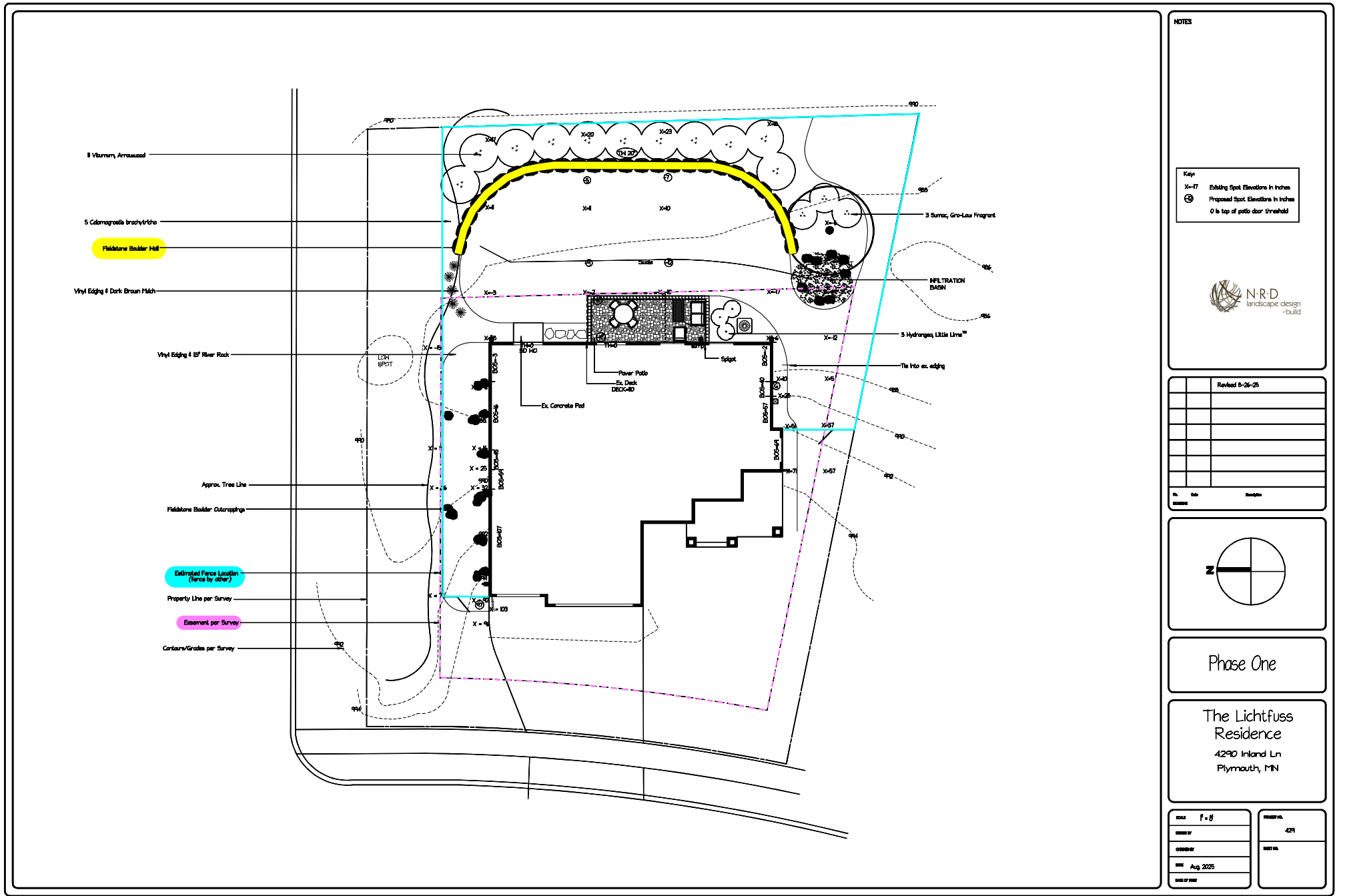
3. Encroachment Agreement
4. City Council Resolution 2025-239



4290 Inland Lane North

Location Map





ENCROACHMENT AGREEMENT

AGREEMENT made this _____ day of _____, 2025, by and between the **CITY OF PLYMOUTH**, a Minnesota municipal corporation (“City”), and **LAURA LICHTFUSS AND NICHOLAS LICHTFUSS**, (“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. 17-118-22-22-0024
Lot 1, Block 1, Creekside Woods, according
to the recorded plat thereof, Hennepin County, Minnesota
(*Abstract Property*)

having a street address of 4290 Inland Lane 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 retaining wall and fence on the Subject Property as depicted on the attached survey sketch. The proposed retaining wall and fence encroach 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 retaining wall and 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 retaining wall or fence located within the City’s easements. The retaining wall and 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. The Owner agrees that the retaining wall and 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

retaining wall and fence because of their placement in the City's easement areas. The Owner of the Subject Property will own and maintain the retaining wall and 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 retaining wall and 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 retaining wall and fence to the extent they impact 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 retaining wall and fence to extent they impact 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)

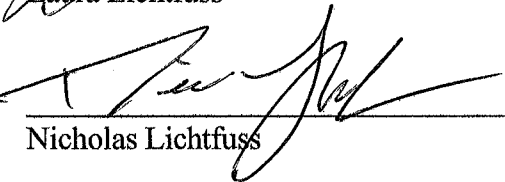
The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by Jeffry Wosje and by Dave Callister, respectively the Mayor and City Manager of the City of Plymouth, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City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

NOTARY PUBLIC

PROPERTY OWNER:



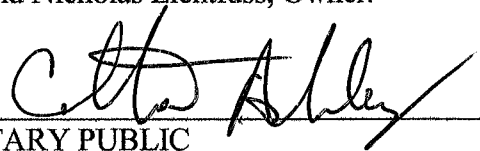
Laura Lichtfuss

AND 

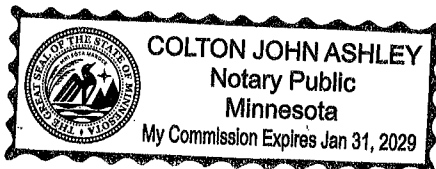
Nicholas Lichtfuss

STATE OF MINNESOTA)
)ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this 11 day of September, 2025, by Laura Lichtfuss and Nicholas Lichtfuss, Owner.



NOTARY PUBLIC



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

SEE ATTACHED SURVEY SKETCH

CITY OF PLYMOUTH

RESOLUTION No. 2025-239

RESOLUTION APPROVING AN ENCROACHMENT AGREEMENT FOR A RETAINING WALL AND FENCE ON PROPERTY LOCATED AT 4290 INLAND LANE NORTH

WHEREAS, Laura Lichtfuss and Nicholas Lichtfuss, the property owners, requested the city to approve an encroachment agreement allowing a retaining wall and fence within drainage and utility easement areas at 4290 Inland Lane North; and

WHEREAS, the encroachment agreement permits only the retaining wall and 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 1, Block 1, Creekside Woods.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the encroachment agreement allowing a retaining wall and fence within drainage and utility easement areas at 4290 Inland Lane North is approved.

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Approve final closeout for Schmidt Woods Park (PR240002)**

1. Action Requested:

Adopt attached resolution approving final closeout for Schmidt Woods Park (PR240002).

2. Background:

The project involved development of approximately 12 acres of park land including a discovery trail, flex lawn areas, hammock grove, naturalized areas, play features, shelter and sugar house, which will be used for educational opportunities about how to make maple syrup.

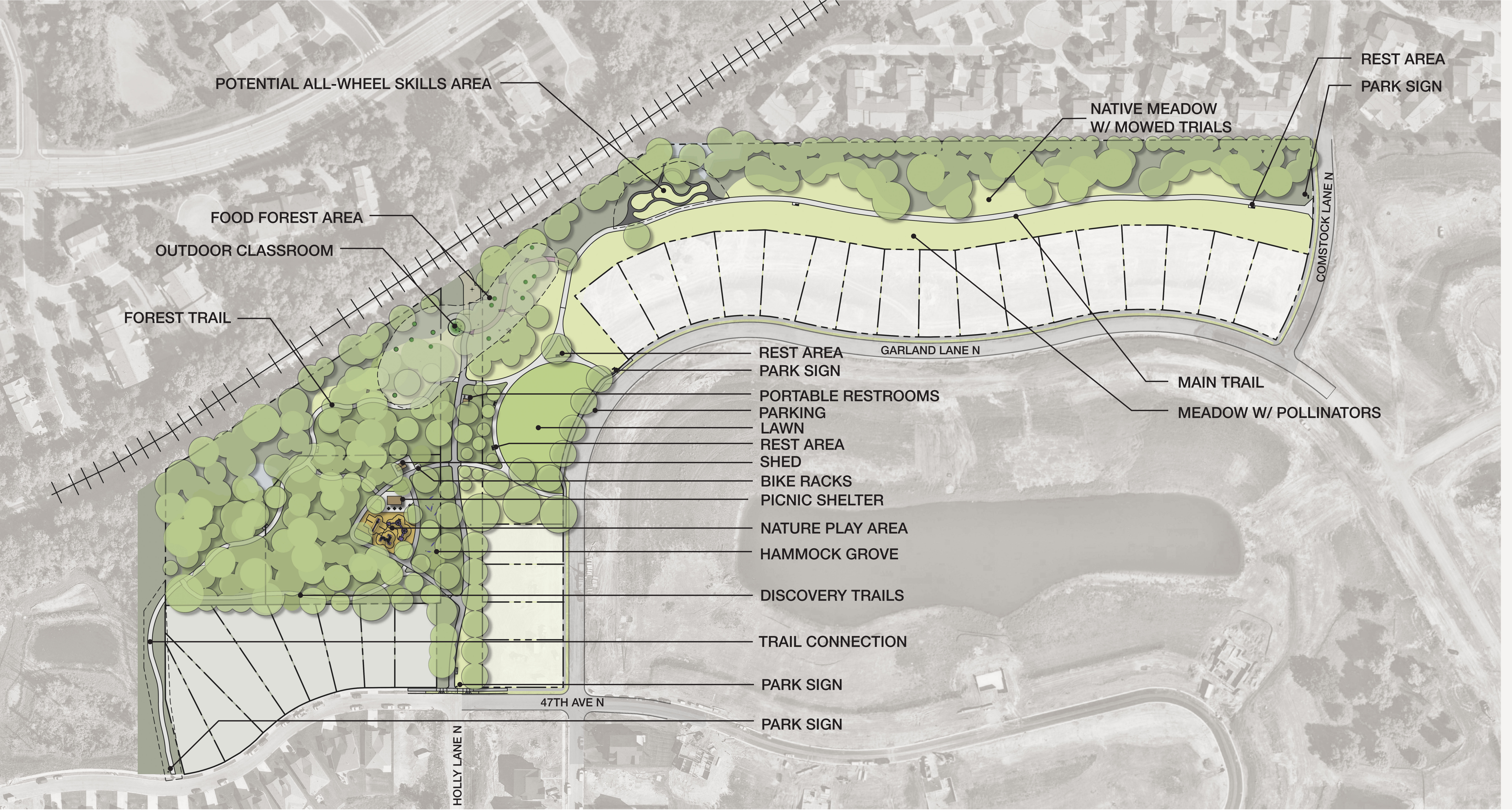
Work on the project has been completed and certified as meeting project specifications by the project supervisor. Any warranty items that arise will be completed as necessary throughout the warranty period.

3. Budget Impact:

Council previously approved a budget of \$2,045,237.07 for this project. At project completion, the total project cost was \$1,998,218.06 which includes development (\$1,797,645.14) and landscape architect and administration (\$200,572.92). The project is funded from the Park Dedication Fund (\$1,998,218.06).

4. Attachments:

1. Concept Plan
2. Pay App 7 & Final
3. City Council Resolution 2025-240



TO OWNER: City of Plymouth 3400 Plymouth Blvd, Plymouth, MN 55447 From Contractor: Custom Builders, Inc. 12383 234th St. Cold Spring, MN 56320	PROJECT: Schmidt Woods Park 4815 Holly Lane N., Plymouth, MN 55446 VIA ARCHITECT: Confluence 530 N 3rd St-Suit 120, Mpls, MN 55401	APPLICATION NO: 7 APPLICATION DATE: August 25, 2025 PERIOD TO: PROJECT NOS: Contract date ####	Distribution to: OWNER: ☐ ARCHITECT: ☐ CONTRACTOR: ☐ FIELD: ☐ OTHER: ☐
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SUBCONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Subcontract.
 AIA Document G703®S, Continuation Sheet, Subcontractor Version, is attached.

1. ORIGINAL SUBCONTRACT SUM.....	\$1,354,040.42
2. NET CHANGE BY CHANGE ORDERS.....	\$55,308.52
3. SUBCONTRACT SUM TO DATE (Line 1 ± 2)	\$1,409,348.94
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$1,409,348.94
5. RETAINAGE:	
a. 5 % of Completed Work (Column D + E on G703:)=	
b. % of Stored Material (Column F on G703: \$0.00)=	\$0.00
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	
6. TOTAL EARNED LESS RETAINAGE..... (Line 4 Less Line 5 Total)	\$1,409,348.94
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT..... (Line 6 from prior Certificate)	\$1,378,795.23
8. CURRENT PAYMENT DUE.....	\$30,553.71
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		\$0.00
Total approved this Month	-\$27,150.00	\$0.00
TOTALS	-\$27,150.00	\$0.00
NET CHANGES by Change Order		\$55,308.52

The undersigned Subcontractor certifies that to the best of the Subcontractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Subcontract Documents, that all amounts have been paid by the Subcontractor for Work for which previous Certificates for Payment were issued and payments received from the Contractor, and that current payment shown herein is now due.

CONTRACTOR: Custom Builders, Inc.

By: [Signature]
 State of: Minnesota
 County of: Stearns
 Subscribed and sworn to before
 me this 8th day of August, 2025.

Date: August 26, 2025



Notary Public: Melissa A. Grams
 My Commission expires: Jan. 31, 2031

Approved to Pay <u>[Signature]</u> Sonya L. Rippe PO #: 2024-1052 G/L #: Project #: PR240002 Amount: ID #: 5949 Date: 09/02/2025

Landscape Architect has been non-responsive since earlier this year; therefore no signature from Confluence.

Custom Builders and City have agreed to the final payout with the change orders as noted.

INVOICE TO:

City of Plymouth
City Project No.PR240002
From: Custom Builders Inc.
Work Completed: 8/25/2025

Final Pay Application # 8	P1 %	P1	P2%	P2	P3%	P3	P4%	P4	P5%	P5	P6%	P6	P7%	P7
Mobilization	\$138,000.00	0.3	\$41,400.00	0.2	\$ 27,600.00	0.2	\$27,600.00	0.2	\$27,600.00	0.05	\$6,900.00	0.05	\$6,900.00	
Bullock Excavating	\$205,270.37	0.3	\$61,581.11	0.5	\$102,635.19	0.1	\$20,527.04	0.1	\$20,527.04					
C&L Excavating(Utillities)	\$45,636.00	1	\$45,636.00											
Kamida Concrete Flatwoi	\$236,348.00			0.3	\$70,904.40	0.5	\$118,174.00	0.2	\$47,269.60					
CBI Building Installation/	\$161,046.00			0.3	\$48,313.80	0.2	\$32,209.20	0.3	\$48,313.80	0.2	\$32,209.20			
Custom Builders/Lattituc	\$55,815.00							0.2	\$11,163.00			0.8	\$44,652.00	
ACI Bituminous Trails	\$68,940.00							1	\$68,940.00					
Great Northern Landscap	\$87,161.50							1	\$87,161.50					
Prairie Restorations/Nati	\$98,332.95	0.1	\$9,833.30			0.1	\$9,833.30	0.4	\$39,333.18	0.17	\$16,983.17			
Honda Elect. Site Electric	\$25,905.00							1	\$25,905.00					
Custom Builders Site Furi	\$17,550.00							0.2	\$3,510.00	0.8	\$14,040.00			
EMC Landscaping	\$87,448.00					1	\$87,448.00							
Playground Surfacing	\$126,587.20							1	\$126,587.20					
Original Contract Amour	\$1,354,040.02													
Line 21 - 8" Corregate 50	\$1,000.00		\$1,000.00											
Line 24 - Precast Hear ##	\$1,840.00		\$1,840.00											
Change Order # 1	\$10,048.50		\$10,048.50											
Change Order # 2	\$36,995.21			1	\$36,995.21									
Change Order # 3	\$10,399.10					1	\$10,399.10							
Change Order # 4	\$14,347.03					1	\$14,347.03							
Change Order # 5	-\$7,100.00							1	-\$7,100.00					
Change Order # 6	\$14,929.08							1	\$14,929.08					
Revised Contract Price	\$1,436,498.94													
Subto	\$171,338.91													
5% RE	-\$8,566.95													
Pay Application # 1	\$162,771.96													
Subt	\$ 286,448.60													
5% F	-\$14,322.43													
Pay Application # 2	\$ 272,126.17													
Subto	\$320,537.67													
5% RET	-16026.88													
Pay Application # 3	\$304,510.79													
Subto	\$514,139.40													
5% RE	-\$25,706.97													
Pay Application # 4	\$488,432.43													
Subto	\$70,132.37													
5% RE	-3506.62													
Pay Application # 5	\$66,625.75													
Subtotal	\$51,552.00													
5% RET	-\$2,577.60													
Pay Application # 6 Subtotal	\$48,974.40													
50% Retainage	\$35,353.73													
Total Pay Application	\$84,328.13													
P7	50% Retainage												\$35,353.73	

Change Order # 7

Service Integrated Plant Management Native Seed Extended
Management of 3 years from Substantial Completion
Deduct \$ 22,350.00 from the Contract

Revised Contract Amount: 1,436,498.94

Change Order # 7 PR working with Plymouth -22,350.00

Change Order # 8 Credit for (4) Paw Paw & (4) Mulberry -4,800.00

Revised Contract Amount: 1,409,348.94

Remaining Retainage: 35,353.73

Credit 600 x 8 -4,800.00

Total Final Pay Application: 30,553.71

Contractor *Jeffrey M. Riste* 8/26/2025

Owner *S. J. Orop*

Date: 09/02/2025

Architect

Remit Payment To:

Custom Builders Inc.
12383 234th St. Cold Spring, MN 56320

CITY OF PLYMOUTH

RESOLUTION No. 2025-240

RESOLUTION APPROVING FINAL CLOSEOUT FOR THE SCHMIDT WOODS PARK (PR240002)

WHEREAS, the City of Plymouth as the owner, and Custom Builders Inc. as the contractor, have entered into an agreement for the Schmidt Woods Park Project. Said agreement was approved by the City Council on May 28, 2024; and

WHEREAS, the Project Supervisor has certified their acceptance of the work and their approval of the request for final payment.

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

1. That the original contract amount between the owner and the contractor was \$1,354,040.02 and the final contract amount is \$1,409,348.94 including change orders of \$55,308.92.
2. That the work performed by the contractor for Schmidt Woods Park and certified to the City Council by the project supervisor as acceptable, being the same, is released from the contract except as to the conditions of the performance bond, any and all legal rights of the owner, required guarantees, and correction of faulty work after final payment.
3. The total project cost is \$1,998,218.06, which includes the development improvements (\$1,797,645.14) and landscape architecture and administration (\$200,572.92).

BE IT FURTHER RESOLVED:

1. The funding for this project is from the Park Dedication Fund (\$1,998,218.06).

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve conditional use permit for Summit Dance Shoppe to allow a 'sports and fitness club' use for dance instruction in an existing industrial building, for property located at 1940 Fernbrook Lane (Summit Dance Shoppe -- 2025-052)**

1. Action Requested:

Adopt attached resolution approving conditional use permit for Summit Dance Shoppe to allow dance instruction within an existing industrial building, for property located at 1940 Fernbrook Lane.

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

2. Background:

On September 17, the Planning Commission reviewed the proposal, conducted the required public hearing, and subsequently voted unanimously to recommend approval. Other than the applicant, no one from the public wished to speak on the matter. The Planning Commission report is attached.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Aerial Map
5. Applicant's Narrative

6. Conditional Use Permit Standards
7. Plans
8. City Council Resolution 2025-241

Proposed Minutes Planning Commission Meeting September 17, 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 September 17, 2025.

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

COMMISSIONERS ABSENT: Marc Anderson and Neha Markanda

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Shawn Drill, 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

Chair Boo noted that Item 4.2 will be removed from the agenda and rescheduled for a future agenda.

Motion was made by Commissioner Willis and seconded by Commissioner Olson to approve the agenda as amended. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on August 6, 2025.

~~(4.2) Variance request for a detached garage in the front yard at 2319 West Medicine Lake Drive (Sandeon Remodeling, Inc.—2025055)~~

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

Public Hearing

(5.1) Conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 1940 Fernbrook Lane (Summit Dance Shoppe – 2025052)

Senior Planner Drill presented the staff report.

Chair Boo introduced Missy Olson-Elm, who spoke in representation of the applicant and stated that she was present to answer any questions that may arise.

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 the conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 1940 Fernbrook Lane, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

(5.2) Conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 12700 Industrial Park Boulevard (Golf Specifics – 2025054)

Associate Planner Kucera presented the staff report.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Motion was made by Fowler, and seconded by Commissioner Wixon, to recommend approval of a conditional use permit for a “sports and fitness club” use within an existing industrial building for property at 12700 Industrial Park Boulevard, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

New Business

Planning Manager Sommers provided an update on items of interest to the commission and noted upcoming meeting dates.

Adjournment

Chair Boo adjourned the meeting at 7:18 p.m.

To: Planning Commission

Prepared by: Shawn Drill, Senior Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Conditional use permit for a 'sports and fitness club' use within an existing industrial building, for property located at 1940 Fernbrook Lane (Summit Dance Shoppe -- 2025052)**

1. Action Requested:

Conduct the public hearing and move to recommend approval of the requested conditional use permit, subject to the findings and conditions listed in the attached resolution.

2. Background:

See attached Planning Report.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Report
2. Location Map
3. Aerial Map
4. Applicant's Narrative
5. Conditional Use Permit Standards
6. Plans
7. Resolution

To: Plymouth Planning Commission

From: Shawn Drill, Senior Planner (763-509-5456)
Community and Economic Development Department

Subject: Summit Dance Shoppe – Conditional use permit to allow a ‘sports and fitness club’ use within an existing industrial building, for property located at 1940 Fernbrook Lane (City File No. 2025-052)

Ward: 2

Deadline: December 19, 2025

SUMMARY

The applicant is requesting a conditional use permit to allow a ‘sports and fitness club’ use in the I-2 (general industrial) zoning district. Under the proposal, Summit Dance Shoppe would open a second satellite location for dance instruction (they presently operate at 2800 Fernbrook Lane). Summit Dance Shoppe would occupy a 3,700-square-foot lease space in the roughly 100,000 square foot multi-tenant office/warehouse building.

RECOMMENDED ACTION

Community and Economic Development Department staff is recommending approval of the request, subject to the findings and conditions outlined in the resolution.



SITE INFORMATION

Zoning and Land Use

The site is zoned I-2 (general industrial), and is guided IND (industrial) on the city's comprehensive plan.

	Use	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property	Industrial	I-2	IND
North (of 21st Ave)	Industrial	I-2	IND
West (of Fernbrook Ln)	Industrial	I-1 (light industrial)	IND
Southwest (of Fernbrook Ln)	Townhomes in Cimarron East	RSF-4 (1- & 2 family)	LA-2 (living area 2)
East (of I-494)	Industrial	I-2	IND
South	Industrial	I-2	IND

Site Characteristics

The site contains roughly 6.65 acres. The site: 1) lies in the Bassett Creek drainage district; 2) is not located within the flood plain or shoreland overlay district; and 3) does not contain any wetlands.

Previous Actions Affecting Site

The existing building was constructed circa 1974.

ANALYSIS

The applicant is requesting a conditional use permit to allow a 'sports and fitness club' use for dance instruction at 1940 Fernbrook Lane, which is located in the I-2 zoning district. Such uses are allowed in the I-2 district upon issuance of a conditional use permit. Under the proposal, there would be no physical changes to the site.

Sports and fitness clubs are defined by city code, as follows: “A club or activity where membership may be required and is directed toward the general public with the commercial promotion of sports and physical fitness, including cheerleading schools, dance studios, gymnastics studios, and similar uses.”

In their narrative, the applicant states: “To better accommodate our expanding student base and provide more accessible scheduling options, we seek to use an additional, smaller location. This new location will serve as a satellite studio, allowing us to offer more class times and provide a more comfortable, focused learning environment for our students. The space will be used for educational, rehearsal and dance instruction.”

Summit Dance Shoppe would occupy Suite 14209, which is located in the northwest portion of the building. This suite contains 3,700 square feet. See blue area below:

Building Layout



Hours of operation are anticipated to be from 10 AM to 8 PM, including weekends. Hours may vary throughout the year to accommodate school schedules. It is estimated that there would be 1-3 employees at this secondary satellite location. Summit Dance Shoppe anticipates 1 to 9 students on the site during peak operating times. Both one-on-one and small group training would be provided.

The zoning ordinance requires 13 parking spaces for this use. Based on the other uses within the building, the zoning ordinance would require a total of 123 parking spaces. There are 135 parking spaces on the site. Consequently, the proposal would comply with the city’s parking standards.

The traffic generated by Summit Dance Shoppe would not conflict with the truck court/loading dock area, which is located on the south side of the building – and which primarily gains access from Fernbrook Lane. Parking, drop off, and pick up for the use would be along the north side of the building – where there are two driveway access points to 21st Avenue. Drivers would enter at the west driveway, follow the one-way flow easterly, and exit at the east driveway. See graphic below:



LEVEL OF DISCRETION IN DECISION-MAKING

The city'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 permit. However, the level of discretion is affected by the fact that some of the standards are open to interpretation.

FINDINGS

The Planning Commission must review the requested conditional use permit for compliance with the standards listed in the zoning ordinance. A copy of the standards is attached. Staff used these standards to review the request and finds it would meet all applicable standards. Specifically, the proposed use: 1) would be consistent with the comprehensive plan; 2) would promote the general public welfare and would not endanger the public health or safety; 3) would not have negative effects on public improvements in the area; 4) would not impede the orderly development of the district; and 5) would not be detrimental to surrounding properties or the city as a whole.

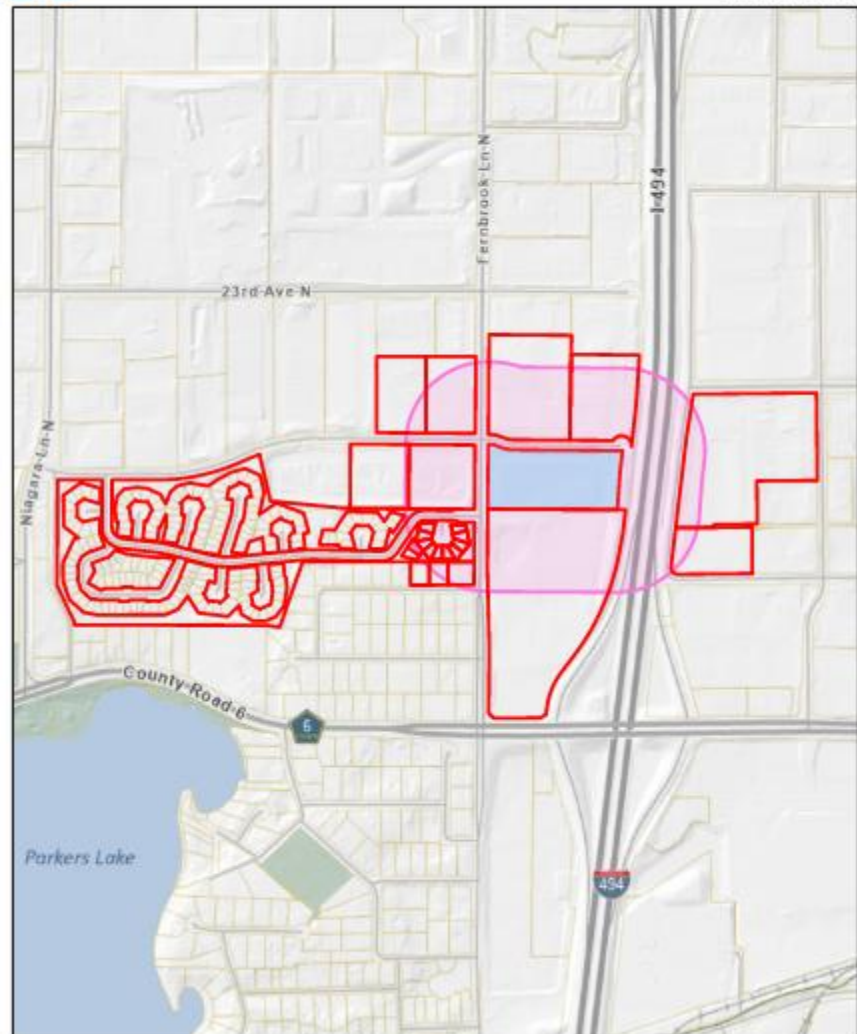
PUBLIC NOTICE

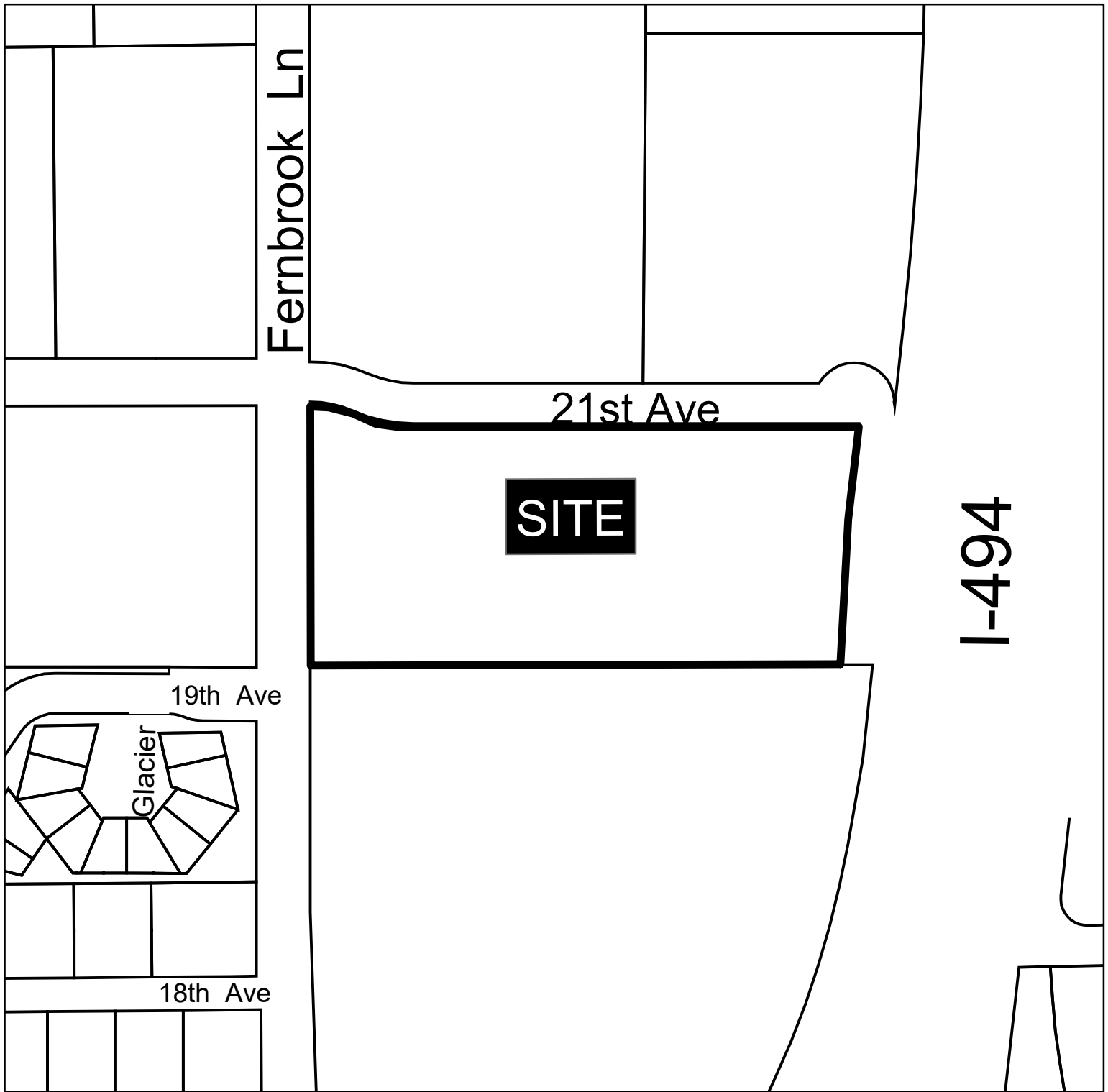
Notice of the public hearing was published in the city's official newspaper. Mailed notice of the public hearing was sent to all property owners within 500 feet of the site. Development signage has also been posted on the site.



Hennepin County Locate & Notify Map

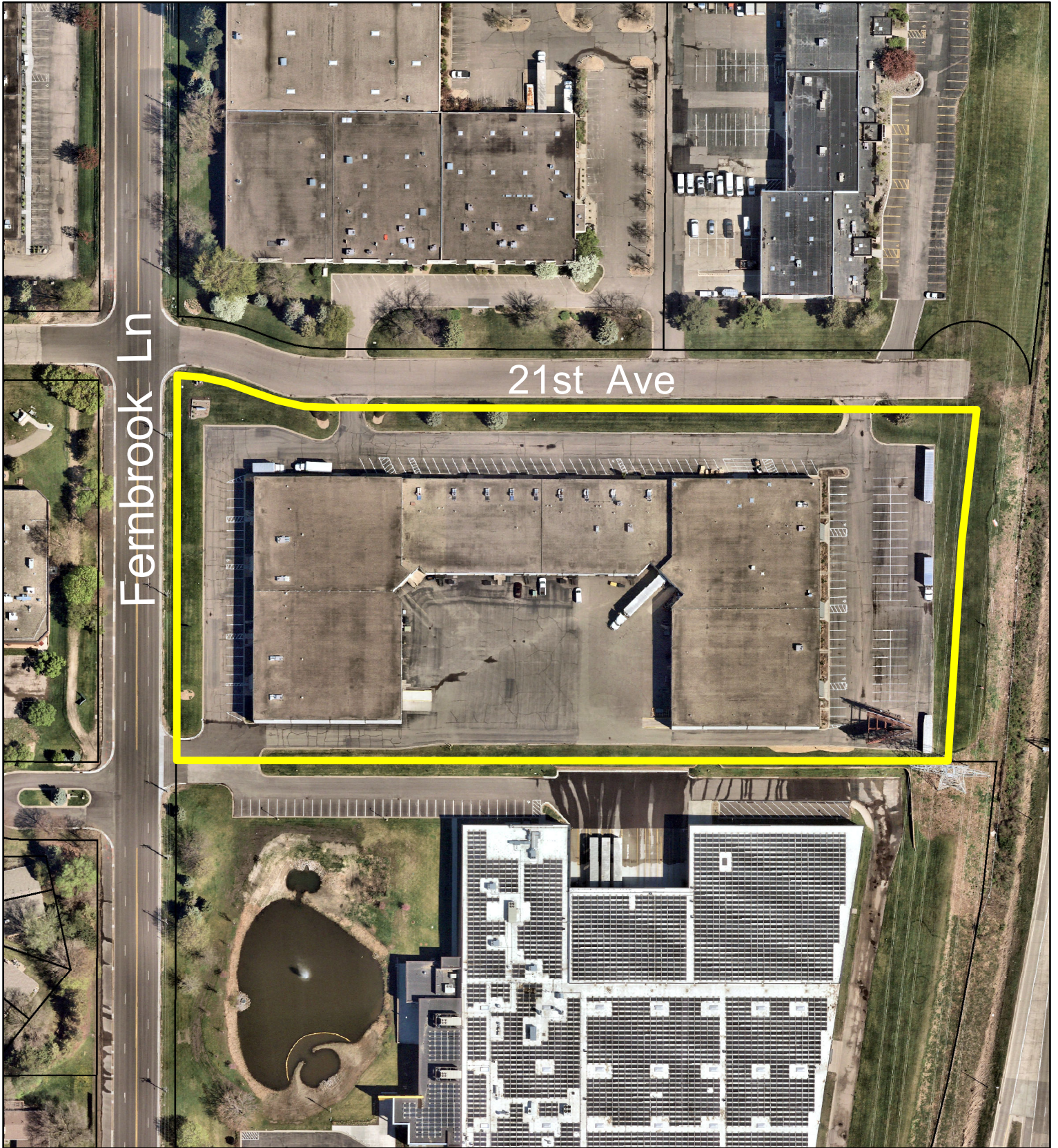
Date: 8/22/2025





2025-052
Summit Dance Shoppe
1940 Fernbrook Lane
Conditional Use Permit





2025-052 -- Aerial Map

200 100 0 200 400 Feet



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

We are a locally owned dance studio (Summit Dance Shoppe) currently experiencing significant growth in student enrollment. To better accommodate our expanding student base and provide more accessible scheduling options, we seek to use an additional, smaller location. This new location will serve as a satellite studio, allowing us to offer more class times and provide a more comfortable, focused learning environment for our students. The space will be used for educational, rehearsal and dance instruction. The main dance style focus will be ballet, but may also include jazz, hip-hop, and contemporary.

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

Our proposed expansion aligns with several key objectives in the Plymouth Comprehensive Plan, which emphasizes the importance of promoting community-oriented services and educational opportunities.

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.

The establishment and operation of our expanded dance studio will promote and enhance the general public welfare in several key ways - offering a positive community space, support for educational development, enhance local economy, and will create no negative impact on public health, safety, or morals

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.

Using the space as an additional dance studio is well-suited for the surrounding area, with minimal impact on the neighborhood. We are committed to fostering a positive, community-focused space that enhances the local environment. We will ensure effective management of parking, noise, and traffic. We are dedicated to being responsive to neighbors' concerns and ensuring we contribute to the area's overall well-being.

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.

The use of this space will not impede on the normal and orderly development of surrounding properties. The studio will be a low-impact use that complements the area. We are committed to maintaining the aesthetic and functional integrity of the neighborhood, and our expansion will not interfere with any future developments or improvements in the area. Instead, we believe our presence will contribute positively to the district's growth by providing a valuable community amenity.



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.

We have carefully planned the ingress, egress, and parking for our dance studio to ensure smooth traffic flow and minimize any potential congestion on public streets. The facility will provide adequate parking spaces for both staff and students. Additionally, the layout of the parking area is designed for easy entry and exit, reducing any disruptions to nearby streets. We are committed to monitoring and adjusting our parking arrangements as needed to maintain a safe and efficient flow of traffic.

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

Yes, our proposed use of the space will conform to the applicable regulations of the district in which it is located. We are committed to adhering to any additional conditions or guidelines set forth by the city to ensure full compliance with district regulations.

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

Yes, the use of space will comply with the general and specific performance standards outlined in Section 21015 of the Plymouth Zoning Ordinance. We have carefully reviewed the criteria and ensured that the use of space meets all relevant requirements, including traffic management, adequate parking, and noise mitigation. The site design has been planned to minimize any conflicts with surrounding properties, and the hours of operation and exterior lighting will be managed to avoid negative impacts on the neighborhood. Additionally, the architectural appearance and landscaping will not change, ensuring our use of the space will enhance the overall environment without impairing property values.



Conditional use permit standards

Subd. 5. The Planning Commission shall consider possible adverse effects of the proposed conditional use. Its judgment shall be based upon (but not limited to) the following factors:

- (a) Compliance with and effect upon the Comprehensive Plan, including public facilities and capital improvement plans.
- (b) The establishment, maintenance or operation of the 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.
- (c) The conditional use will 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.
- (d) 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.
- (e) Adequate public facilities and services are available or can be reasonably provided to accommodate the use which is proposed.
- (f) The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located.

Suite 14209 - Floor plan

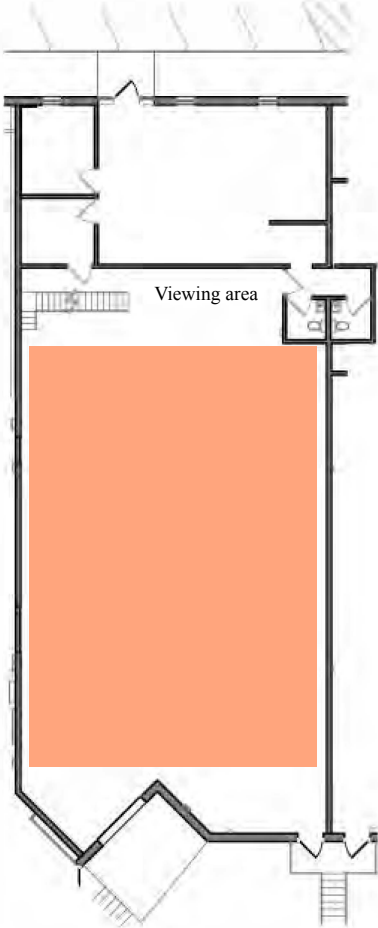
993 SF Office
2,707 SF Whse
3,700 SF Total

← Space used for dance instruction

Clear: Height 12'
Loading: 1 dock

Hours (approximately) - 10am to 8pm

Anticipated class size - 1 to 9 students



CITY OF PLYMOUTH

RESOLUTION No. 2025-241

RESOLUTION APPROVING CONDITIONAL USE PERMIT FOR SUMMIT DANCE SHOPPE TO ALLOW DANCE INSTRUCTION IN AN INDUSTRIAL DISTRICT, FOR PROPERTY LOCATED AT 1940 FERNBROOK LANE (2025052)

WHEREAS, Summit Dance Shoppe has requested approval of a conditional use permit to allow a Sports and Fitness Club use within an existing building in the I-2 (general industrial) zoning district; and

WHEREAS, the property is legally described as Lot 1, Block 1, Belmar's Industrial Park, 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 Summit Dance Shoppe for a conditional use permit to allow a Sports and Fitness Club use within an existing building in the I-2 (general industrial) zoning district for property located at 1940 Fernbrook Lane, subject to the following findings and conditions:

1. The requested conditional use permit is approved to allow a roughly 3,700 square foot lease space within the building for be used for dance instruction, in accordance with the application and plans received by the City on August 21, 2025, except as may be amended by this resolution.
2. The conditional use permit is approved with the findings that all applicable conditional use permit standards would be met. Specifically, the proposed use: 1) would be consistent with the comprehensive plan; 2) would promote the general public welfare and would not endanger the public health or safety; 3) would not have negative effects on public improvements in the area; 4) would not impede the orderly development of the district; and 5) would not be detrimental to surrounding properties or the city as a whole.
3. **A separate building permit is required prior to the commencement of the project.**
 - a. Building code items must be addressed prior to building permit issuance.
 - b. A Minnesota licensed architect will need to prepare the plans and specifications for building permit application submittal.
 - c. A sewer availability charge (SAC) determination letter will be required. Contact Metropolitan Council at: sacprogram@metc.state.mn.us
 - d. Ensure coverage of the sprinkler and fire alarm systems are adequate for the use based on the Minnesota State Fire Code.
4. 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 this 23rd day of September, 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 September 23, 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: Sophia Kucera, Associate Planner

Reviewed by: Grant Fernelius, CED Director

Item: **Approve conditional use permit for Golf Specifics for a 'sports and fitness club' use within an existing industrial building for property at 12700 Industrial Park Boulevard (Golf Specifics - 2025054)**

1. Action Requested:

Adopt attached resolution approving conditional use permit for Golf Specifics to allow indoor golf training facility within an existing industrial building, for property located at 12700 Industrial Park Boulevard. Approval requires a 4/7 vote of the City Council.

2. Background:

On September 17, the Planning Commission reviewed the proposal, conducted the required public hearing, and subsequently voted unanimously to recommend approval. Other than the applicant, no one from the public wished to speak on the matter. The Planning Commission report is attached.

3. Budget Impact:

N/A

4. Attachments:

1. Planning Commission Minutes
2. Planning Commission Report
3. Location Map
4. Narrative
5. Plans
6. City Council Resolution 2025-242

Proposed Minutes Planning Commission Meeting September 17, 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 September 17, 2025.

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

COMMISSIONERS ABSENT: Marc Anderson and Neha Markanda

STAFF PRESENT: Planning Manager Lori Sommers, Senior Planner Shawn Drill, 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

Chair Boo noted that Item 4.2 will be removed from the agenda and rescheduled for a future agenda.

Motion was made by Commissioner Willis and seconded by Commissioner Olson to approve the agenda as amended. With all Commissioners voting in favor, the motion carried.

Consent Agenda

(4.1) Planning Commission minutes from meeting held on August 6, 2025.

~~(4.2) Variance request for a detached garage in the front yard at 2319 West Medicine Lake Drive (Sandeon Remodeling, Inc.—2025055)~~

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

Public Hearing

(5.1) Conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 1940 Fernbrook Lane (Summit Dance Shoppe – 2025052)

Senior Planner Drill presented the staff report.

Chair Boo introduced Missy Olson-Elm, who spoke in representation of the applicant and stated that she was present to answer any questions that may arise.

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 the conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 1940 Fernbrook Lane, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

(5.2) Conditional use permit for a “sports and fitness club” use within an existing industrial building, for property located at 12700 Industrial Park Boulevard (Golf Specifics – 2025054)

Associate Planner Kucera presented the staff report.

Chair Boo opened the public hearing.

No comments.

Chair Boo closed the public hearing.

Motion was made by Fowler, and seconded by Commissioner Wixon, to recommend approval of a conditional use permit for a “sports and fitness club” use within an existing industrial building for property at 12700 Industrial Park Boulevard, subject to the conditions within the draft resolution. With all Commissioners voting in favor, the motion carried.

New Business

Planning Manager Sommers provided an update on items of interest to the commission and noted upcoming meeting dates.

Adjournment

Chair Boo adjourned the meeting at 7:18 p.m.

To: Plymouth Planning Commission

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

Subject: Golf Specifics, LLC
Conditional use permit for a sports and fitness club use in the I-1 (light industrial) zoning district located at 12700 Industrial Park Boulevard 2025-054

Deadline: December 18, 2025

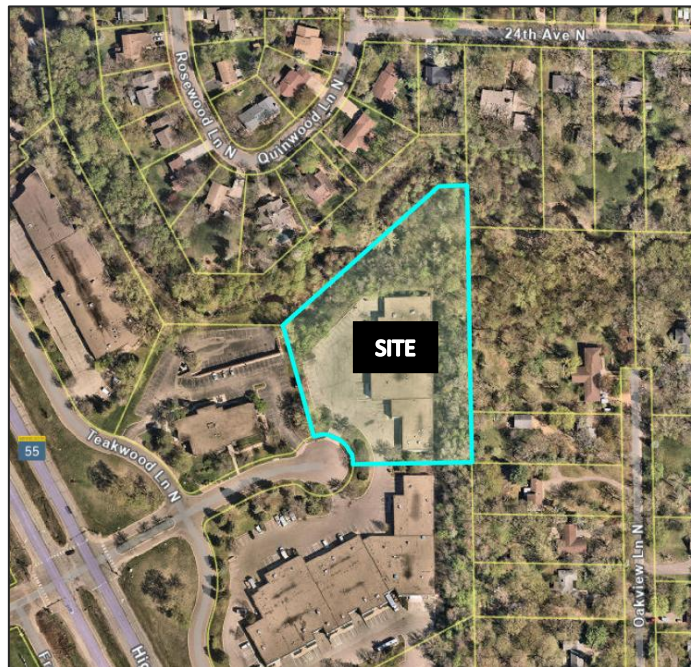
Summary

Request for a conditional use permit to allow for a sports and fitness club use in the I-1 (light industrial) zoning district, within the existing multitenant building at 12700 Industrial Park Boulevard. Under the proposed plan, a portion of the existing multi-tenant office/warehouse building would be remodeled into a golf training facility.

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 for Golf Specifics, LLC to allow for a sports and fitness club use in the I-1 (light industrial) zoning district.



Site Information

Zoning and Land Use

The property is zoned I-1 (Light Industrial) and guided IND (Industrial).

	Zoning	Land Use Designation (2040 Comprehensive Plan)
Subject Property(ies)	I-1	IND
North	RSF-1	LA-1, P-I
East	RSF-1	LA-1
South	I-1	IND
West	I-1	IND

School District

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

Natural Characteristics of Site

The roughly 3.3-acre site lies in the Bassett Creek watershed district. The site partially lies in a tributary stream shoreland overlay district. The site is not located within a flood plain, nor does it contain any wetlands.

Previous City Actions Affecting Site

The subject property was built in 1984 as part of the Minneapolis Industrial Park 3rd Addition plat.

In 1983, the City Council approved a site plan to construct a 29,600 square foot office and warehouse facility, with a variance to waive proof-of-parking requirements subject to the condition that a perpetual non-exclusive easement for parking and driveway purposes be filed between the properties at 12700, 12800, and 12805 Industrial Park Boulevard (Lot 4, Lots 5 & 6 (consolidated), and Lot 7, Block 1, Minneapolis Industrial Park 3rd Addition, respectively). At the time of site plan approvals, the subject property at 12700 Industrial Pk. Blvd. required 47 stalls and was approved with 45 stalls. Through the joint parking agreement, the total of 142 required parking stalls between the subject property and the neighboring building was satisfied with 150 total shared stalls.

Analysis of Request

The applicant is requesting approval of a conditional use permit for a sports and fitness club use to allow the operation of an indoor golf training facility at 12700 Industrial Park Boulevard. Such uses are allowed in the I-1 district upon issuance of a conditional use permit. The applicant is proposing to construct a training facility whose use would be confined to the 4,385 square foot tenant suite of the existing 29,600 square foot multi-tenant building. No external changes to the site are proposed.

Parking

The Plymouth Zoning Ordinance requires sports and fitness club uses to provide 1 parking space for every 300 square feet of building space based on 90 percent of gross floor area, unless an applicant demonstrates that their parking needs are less than required by the ordinance. Based on this calculation, 13 parking spaces would be required for this use. The subject property's existing site plan approvals include a joint parking facilities agreement, which allows shared use of parking and drive aisles between the subject property and the neighboring property to the south. The combined parking requirement of 142 stalls for these two properties is satisfied with the provided 150 shared parking stalls. The proposal would comply with the city's parking standards.

Golf Specifics has indicated that their hours of operations would be from 5:30 AM to 8:30 PM to accommodate adults who may wish to train before work, and high school students, their primary clients, after school hours. The applicant plans to keep class sizes capped at 8 students and would have one class at a time, with the opportunity to add one trainer for 1-on-1 training sessions. They anticipate 10-13 total employees and clients during their peak operating times, also noting that the majority of their high school clients carpool to and from training at their current Maple Grove location. Drop-off and pick-up would be able to utilize the two existing street connections to the cul-de-sac to help circulate traffic. Neighboring tenants have standard office and manufacturing operation hours, ending generally between 4 pm and 6 pm on weekdays and closed or reduced hours on weekends.

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 general purposes and intent of the Zoning Ordinance, where sports facilities are a conditional use in the I-1 district, and consistent with the comprehensive plan.
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 promoting sports and fitness to the general public. The specialized fitness facility will promote public welfare by supporting health and injury prevention for golfers of all ages and abilities.

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.

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 sports use and of other users within the building and have provided sufficient on-site parking to meet the city's regulations.

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 I-1 (light industrial) 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?

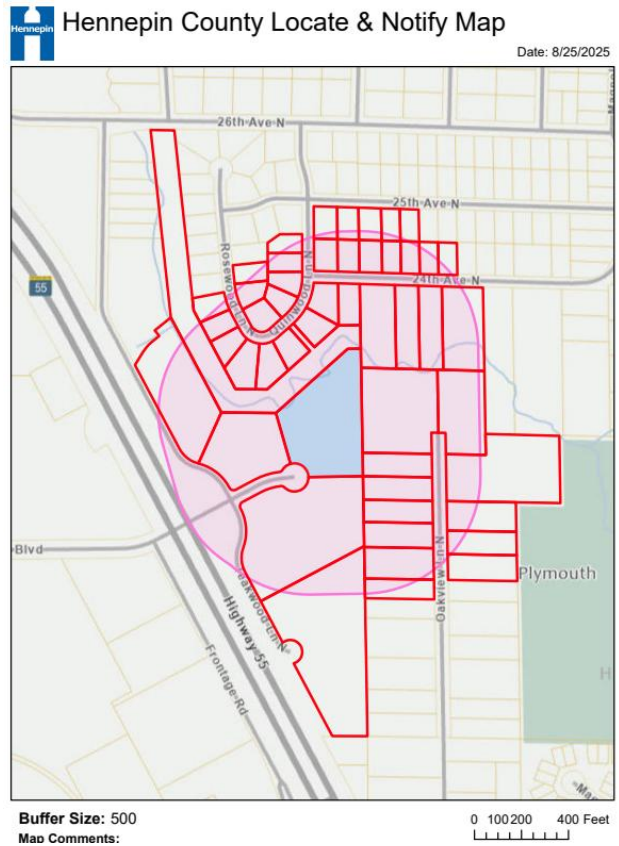
Finding: Staff finds that the request would comply with the general and specific performance standards of the Zoning Ordinance.

Level of Discretion in Decision-Making

The City'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.





2025-054
Golf Specifics
12700 Industrial Park Boulevard
Conditional Use Permit



Conditional Use Permit Application Checklist

Please submit digital (emailed, USB) copies of the following items via email to planning@plymouthmn.gov to submit your application.

Applications will be processed once all items on this checklist are submitted.

Requirements

- **Completed [Application Form](#)**, signed by the property owner.
- **Accurate Certified Survey** showing the proposal, drawn to scale, including all dimensions and square footages, and the complete legal description of all parcels affected.
- **Site Plan** showing principal and accessory buildings, parking, landscaping, signage, lighting, and grading. Any alteration to a parcel of land to accommodate a conditional use may also require an application for a site plan amendment. Refer to the site plan checklist.
- **Answers** to the questions on page 2.
- **Wetland Report**, via email (if applicable).
- **Application Fee** payable to the City of Plymouth:
 - \$400 for 1 and 2 family lots
 - \$600 for all other lots, plus for non-residential uses within 500 lineal feet of any residential property, an additional \$165 fee for a development sign on one street frontage and \$50 per sign for each additional street frontage.
 - \$200 wetland fee, if applicable.

The fee for staff-prepared mailing labels is included in the application fee. Please contact planning@plymouthmn.gov to set up online payment. Or submit a check or cash with the request.

Additional information may be requested concerning operational factors or to retain expert testimony with the consent and at the expense of the applicant as necessary to establish performance conditions in relation to all pertinent sections of the zoning ordinance.

For a complete list of required materials, refer to Section 21030 of the Plymouth Zoning Ordinance.



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

I own a specialized golf fitness gym currently operating in Maple Grove, where I focus on helping golfers improve strength, mobility, and performance through targeting training. Due to growing demand, I ' m looking to relocate to a slightly larger space in Plymouth. There ' s curenly nothing like this in the area, and I believe it would add unique value to the community. I ' m applying for a conditional use permit because this type of business doesn ' t fit neatly into a standard zoning categories for this

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

The use aligns with the Plymouth Comprehensive Plan by promoting health, wellness and active lifestyles - key community goals. As a unique fitness service not currently offered in the area, it enhances the variety of local businesses and supports economic growth. The facility will operate responsibly within the zoning guidelines, adding value without negatively impacting surrounding properties or infastructure.

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.

This specialized golf fitness facility will promote public welfare by supporting health, wellness and injury prevention for golfers of all ages and abilites. By focusing on strength, mobility and functional movement, it encourages an active lifestyle in a safe, supportive enviroment. There are no activies that pose risks to public health, safety, morals, or comfort, and the facility will be professional maintained to positively contribute to the community.

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.

The proposed use will not be injurious to neighboring properties, as the facility will operate quietly with no disructive activies. There will be no hazardous materials, or high-impact operations. In fact this will compliment the next door golf business very wel The professional appearance and operation of the gym will be consistent with the surrounding area and may even enhance nearby property values by contributing to a diverse and health-focused business environment for other businesses and commur

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.

The establishment of this conditional use will not be impede the normal and orderly development of surrounding properties, as the gym will operate within existing zoning regulations and maintain a professional, well-kept appearance. Its use is compatible with other permitted commercial or light industrial activities in the district and will not create noise, traffic, or environmental concerns that could hinder nearby development. Instead, it may support growth by attracting complementary businesses and contributing to a well-rounded, active community environment.



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.

Adequate measures are already in place to provide safe and efficient ingress, egress and parking, as the building includes 4 existing parking spots. With 2-3 more spots in front of a loading dock and drive in bay that will not be in use. The landlord also provides overflow parking 40-50 yards from the building with plenty of extra spots. They also own many other surrounding lots by the nature of my clientele being high school kids and or younger, there is a lot of car pooling and or drop offs at the front door. I don't foresee there being any congestion on main roads or side roads

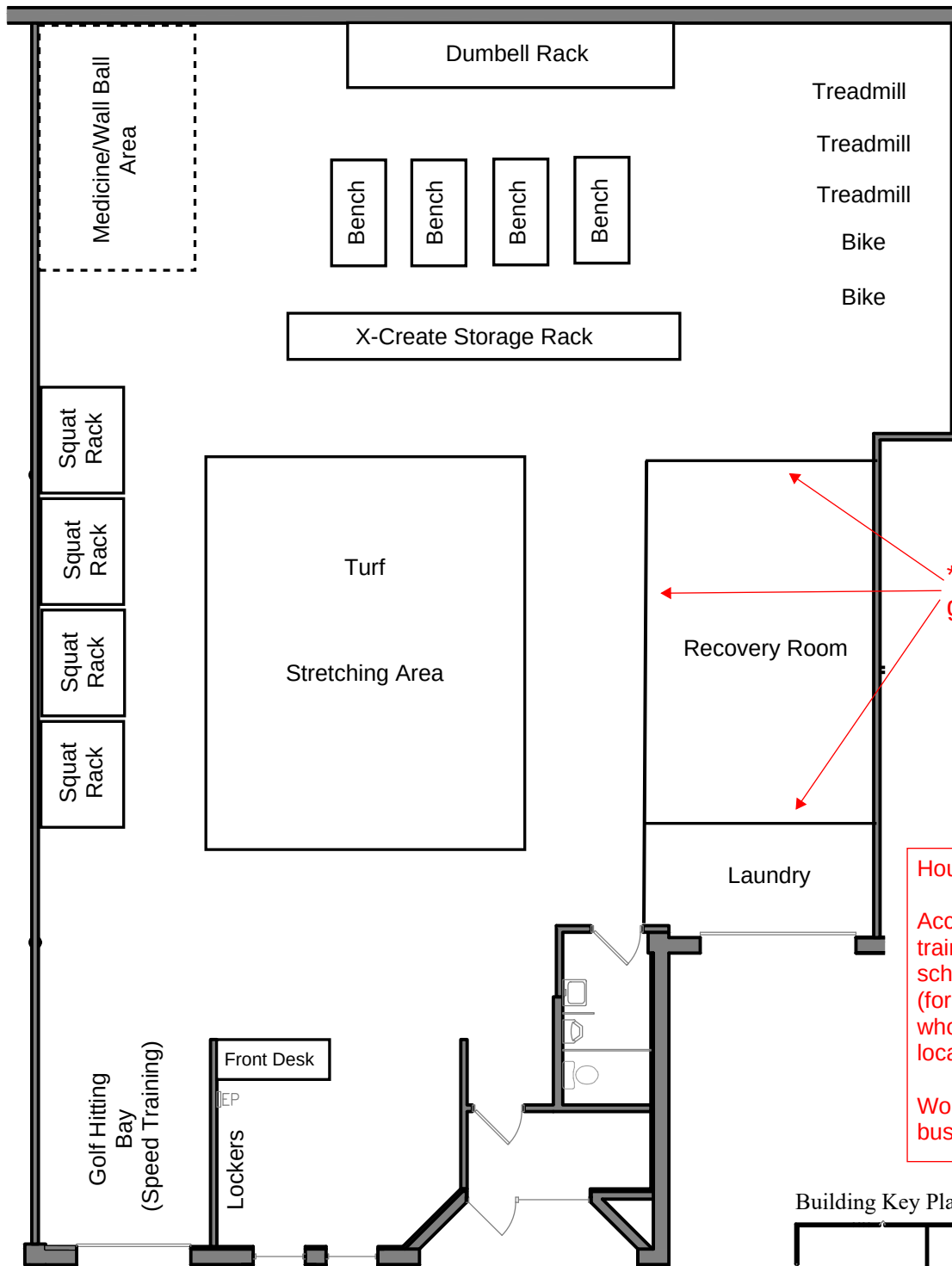
Will the conditional use conform to the applicable regulations of the district in which it is located?
Explain.

Yes, the conditional use will fully conform to all applicable regulations of the district. The gym's operations, including its size, hours, parking and noise levels, comply with zoning requirements. The business fits within the district's intended commercial or light industrial uses and will maintain all safety and building codes, ensuring it aligns with local standards and community guidelines.

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

Yes, the conditional use complies with the general and specific performance standards outlined in Section 21015 and the Plymouth Zoning Ordinance. The gym will operate in a manner that minimizes noise, odors, traffic and other impacts on neighboring properties. It will adhere to all safety, health, and building regulations, ensuring a clean, safe and well-maintained environment that meets or exceeds the city's performance standards.





Floor Plan

Scale: 3/32" = 1'-0"

Square Footages:

Office = 0 Sq. Ft.

Whse. = 4,385 Sq. Ft.

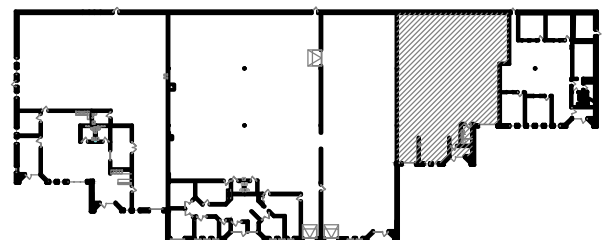
Total = 4,385 Sq. Ft.

Hours of Operation: 5:30am - 8:30pm

Accommodate adults who want to train before work, and students after school. One class of up to 8 at a time (for high school kids, majority of whom carpool to and from current location), plus one 1-on-1 trainer.

Would anticipate 12-13 people at busiest times of day.

Building Key Plan



NOTES CORRESPONDING TO SCHEDULE B - 2

Items corresponding to Schedule B Section 2 as provided in Commercial Partners Title, LLC, Commitment No. 56687A which has an effective date of November 4, 2014 at 7:00 A.M.

Items 1, 2, 4-8 are not survey related and are not addressed herein.

Item 3. Rights or claims of parties in possession and easements or claims of easements not shown by this survey may exist. The Surveyor has no knowledge of any such rights or claims. The Surveyor would be disclosed by an accurate survey of the premises: "THE SURVEYOR HAS MADE A GOOD FAITH EFFORT TO DISCLOSE ANY ISSUES DESCRIBED ABOVE THAT WERE OBSERVED DURING THE COURSE OF THE SURVEY."

Item 9. Easement for utilities and drainage as shown on the recorded plat of Minneapolis Industrial Park 3rd Addition. - EASEMENTS ARE SHOWN HEREON.

Item 10. Terms and conditions of and right to construct and maintain snow fences and installation of April 6, 1984, as Document No. 2871705; and In Final Certificate dated August 11, 1987, filed September 20, 1987, as Document No. 3678575. - EXISTING R/W IS SHOWN HEREON

Item 11. Terms and conditions of and easements contained in Agreement dated July 29, 1966, filed July 19, 1967, as Document No. 3685931; (Parcel 2) - EASEMENT DOES NOT AFFECT SUBJECT PROPERTY

Item 12. Easement for drainage and utility purposes, in favor of the City of Plymouth, a Minnesota municipal corporation, contained in Drainage and Utility Easement dated November 30, 1983, filed December 8, 1983, as Document No. 4650203. - SAID EASEMENT IS SHOWN HEREON

Item 13. Terms and conditions of and easement for drainage and ponding purposes, in favor of the City of Plymouth, a Minnesota municipal corporation, contained in Drainage Easement dated November 30, 1983, filed December 8, 1983, as Document No. 4650203. - EASEMENT DOES NOT AFFECT SUBJECT PARCEL AND IS NOT SHOWN HEREON (SEE PARCEL 2)

Item 14. Terms and conditions of and easements for driveway and parking purposes contained in Draining and Driveway Easement dated December 4, 1983, filed December 22, 1983, as Document No. 4533556. - EASEMENT IS SHOWN HEREON

Item 16. Terms and conditions of Resolution No. 83-630 dated November 21, 1983, filed December 14, 1983, as Document No. 4851756. - CONSOLIDATES LOTS 5 & 6 AS SHOWN HEREON.

Item 17. Terms and conditions of various Proceedings, regarding Resolution No. 83-626 dated November 21, 1983, filed December 20, 1983, as Document No. 4853923. -

- VARIANCE AFFECTS SUBJECT PROPERTY.

Item 18. Terms and conditions of Resolution by the City Council of the City of Plymouth No. 86-192, Conditional Use Proceedings dated August 4, 1986, filed August 7, 1986, as Document No. 5140093. - VARIANCE AFFECTS SUBJECT PROPERTY.

Item 21. Easement for drainage and utility purposes, in favor of the City of Plymouth, a Minnesota municipal corporation, as created in Drainage and Utility Easement dated November 30, 1983, filed December 8, 1983, as Document No. 4650203. - EASEMENT IS SHOWN HEREON

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notes are intended to draw the users attention only, the suringer does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown hereon.

NONE OBSERVED

STATEMENT OF POSSIBLE ENCROACHMENTS

The following possible encroachment notes are intended to draw the users attention only, the suringer does not guarantee that the items noted below are in fact encroachments or that all possible encroachments are shown hereon.

NONE OBSERVED



WENCK
ASSOCIATES

SCANNELL PROPERTIES

PROJECT TITLE

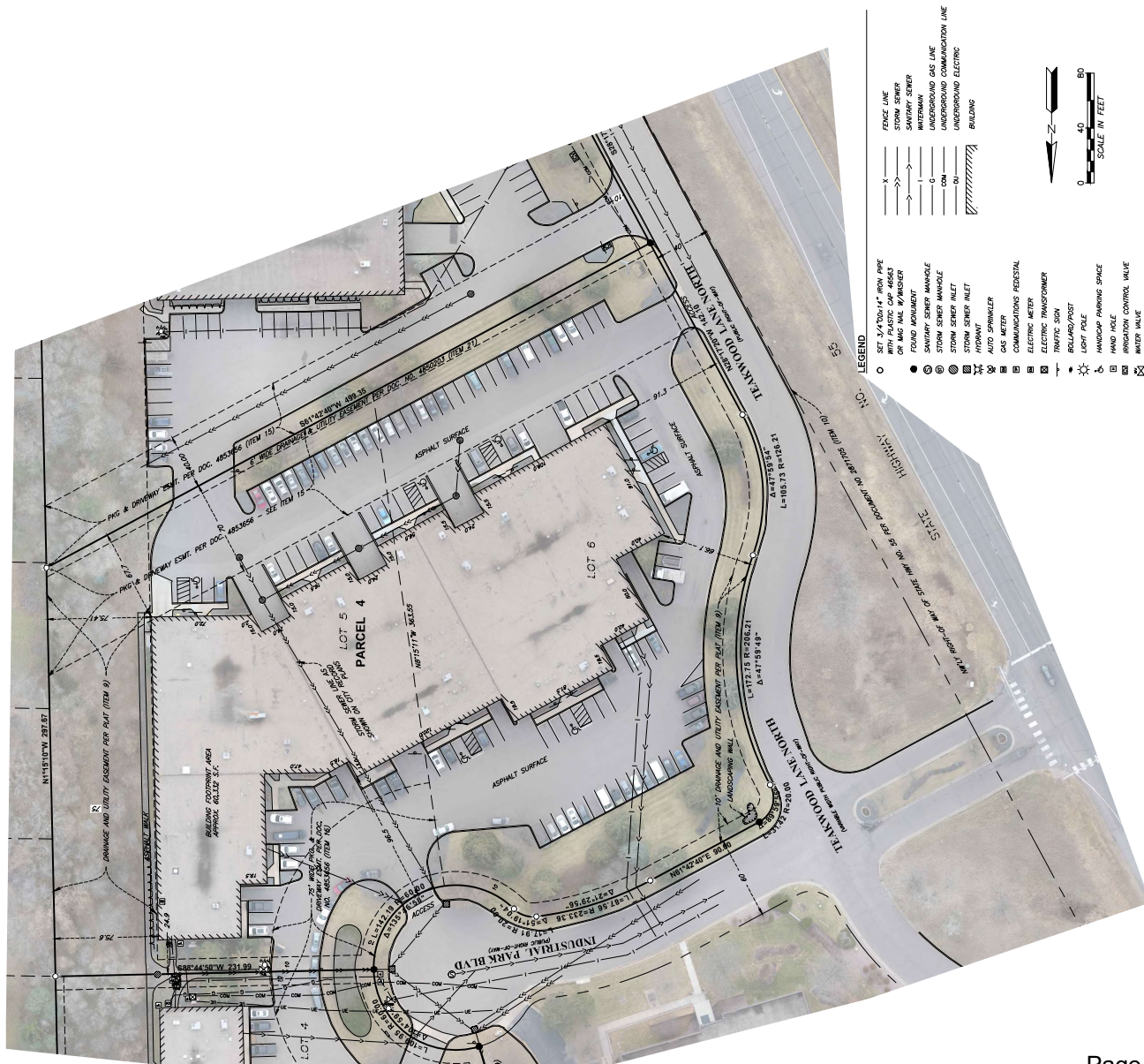
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5 OF 5



CITY OF PLYMOUTH

RESOLUTION No. 2025-242

RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR GOLF SPECIFICS, LLC FOR PROPERTY LOCATED AT 12700 INDUSTRIAL PARK BOULEVARD (2025054)

WHEREAS, Golf Specifics, LLC has requested approval of a conditional use permit to allow a sports and fitness club use in the I-1 (light industrial) zoning district at 12700 Industrial Park Boulevard; and

WHEREAS, the subject site is presently legally described as Lot 4, Block 1, Minneapolis Industrial Park 3rd 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 Golf Specifics, LLC for a conditional use permit to allow a golf training facility (sports and fitness club) in the I-1 zoning district at 12700 Industrial Park Boulevard, subject to the following conditions:

1. The requested conditional use permit is hereby approved to allow a 4,385 square foot tenant space within the building to be used as a golf training facility, in accordance with the application and plans received by the city on August 20, 2025, and additional information on September 4, 2025, except as amended by this resolution.
2. 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.
3. **A separate building permit is required prior to the commencement of the project.** Prior to issuance of the permit, the applicant shall fulfill the requirements, submit the required information, and revise the plans as indicated below, consistent with the applicable city code, zoning ordinance, and engineering guidelines:
 - a. Building code related items will be addressed at building permit application submittal.
 - b. Plans, specifications, and a building code analysis will need to be prepared by a Minnesota licensed architect.
 - c. Sewer Availability Charge (SAC) determination letter will be required. Contact Metropolitan Council at: sacprogram@metc.state.mn.us
4. The permit is subject to all applicable building and fire codes, and to all city regulations and ordinances. Any violation thereof shall be grounds for revocation.
5. Standard Conditions:
 - a. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
 - b. Ensure fire lanes are maintained and drive aisles kept clear.

- c. The site shall remain in conformance with section 2025 of the city code regarding noise regulations.
- d. All signage shall require separate permits and shall be in conformance with the sign regulations in section 21155 of the zoning ordinance.
- e. 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.=

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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: Chris McKenzie, Engineering Services Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **Accept streets for continual maintenance in Hollydale 2nd Addition (2022023)**

1. Action Requested:

Adopt resolution accepting streets in Hollydale 2nd Addition (2022023).

2. Background:

Staff received a request to accept streets in Hollydale 2nd Addition, which reflects completed work in the development. Staff inspected the completed work and determined that it is acceptable. The funds the city will retain are for the required one-year warranty period for the streets.

3. Budget Impact:

N/A

4. Attachments:

1. Location Map
2. City Council Resolution 2025-243



Location Map Hollydale Phase 2

CITY OF PLYMOUTH

RESOLUTION No. 2025-243

RESOLUTION ACCEPTING STREETS FOR CONTINUAL MAINTENANCE FOR HOLLYDALE 2ND ADDITION (2022023)

WHEREAS, in accordance with the development contract dated June 28, 2022, Hollydale GC Development, Inc, developer of Hollydale 2nd Addition (2022023), has agreed to install certain improvements for said development; and

WHEREAS, the developer has completed portions of the street, utility and site grading as noted below; and

WHEREAS, the developer has requested a reduction of the required financial guarantee to reflect the completed work.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the financial guarantee requirements are reduced and released as follows below and that the required guarantee and Letter of Credit No. 1389 for the items be reduced from \$1,548,323 to \$676,145:

Item	Original Amount	Current Amount	New Amount	% of Original Amount
Street Construction	\$1,138,800	\$683,280	\$284,700	25%
Sanitary Sewer System	\$858,500	\$214,625	\$0	0%
Watermain System	\$530,650	\$132,663	\$0	0%
Storm Sewer System	\$722,100	\$252,735	\$252,735	35%
Boulevard and Drainage Swale Sod	\$36,000	\$36,000	\$36,000	100%
Street and Traffic Control Signs	\$3,900	\$0	\$0	0%
Buffer/Park Posts & Signs (\$100 per buffer post)	\$1,200	\$0	\$0	0%
Sidewalk Improvements	\$105,300	\$63,180	\$26,325	25%
Trail Improvements	\$28,000	\$16,800	\$7,000	25%
Landscaping	\$43,000	\$15,050	\$0	0%
Street Lighting	\$13,000	\$0	\$0	0%
Setting Iron Monuments (\$100 per iron)	\$19,300	\$19,300	\$19,300	100%
Subtotal	\$3,499,750	\$1,433,633	\$626,060	18%
Design, Admin, Insp, As-Builts (8%)	\$279,980	\$114,691	\$50,085	
Total	\$3,779,730	\$1,548,323	\$676,145	18%

BE IT FURTHER RESOLVED that the streets are accepted for continuous maintenance as of September 23, 2025, subject to the one-year guarantee by the Developer per Letter of Credit No. 1389.

APPROVED by the City Council on this 23rd day of September, 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 September 23rd, 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: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Approve purchase of the Kompan playground for Lake Camelot Park (PR260001)**

1. Action Requested:

Adopt the attached resolution approving the purchase of the Kompan playground for Lake Camelot Park (PR260001).

2. Background:

Lake Camelot Park is located at 14105 Chankahda Trail east of the intersection of Chankahda Trail and Cheshire Parkway developed between 2002-2003 and totals approximately 48 acres.

As part of the Lake Camelot Park Renovation Project, the City Council approved the master plan on November 26, 2024, following two open house events (August 22 & September 19, 2024) and an online survey for community input.

A key component of the approved master plan is the replacement of the existing playground, originally installed in 2002. Playground equipment is typically replaced every 17–20 years due to wear, safety considerations, and evolving standards. This ensures compliance with:

- Consumer Product Safety Commission (CPSC)
- American Society for Testing and Materials (ASTM)
- Certified Playground Safety Inspector (CPSI)
- Americans with Disabilities Act (ADA)

The new playground will be purchased directly from Kompan under OMNIA Partners

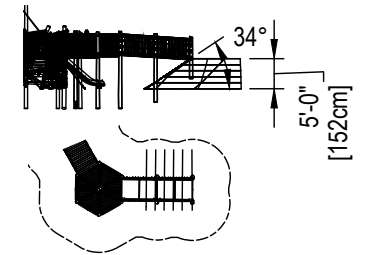
Contract #2017001135. Early purchase is required to ensure delivery in spring 2026, aligning with the park renovation construction schedule. The full renovation project is expected to be rebid in winter 2025 for spring 2026 construction.

3. Budget Impact:

This project was included in the 2025-2034 Capital Improvement Plan with a funding source as TBD. The identified funding source is now the Capital Improvement Fund.

4. Attachments:

1. Playground Layout
2. Kompan Quote
3. Kompan Agreement
4. City Council Resolution 2025-244



ELEVATIONS (1/32" = 1' 0")

TOTAL PIP SURFACING: 11,080 SF
 GREEN: 5,398 SF
 BLUE: 3,952 SF
 ORANGE/YELLOW: 1,730 SF

6" CONCRETE RIBBON CURB (CENTERLINE LENGTH):
 386 LF

EXPOSED TREE ROOTS MUST REMAIN OUTSIDE OF
 USE ZONE. BRANCHES MUST BE AT LEAST 84-INCHES
 FROM THE HIGHEST DESIGNATED PLAY SURFACE.

HILLTOP CURB REQUIRED AT TOP OF MOUND WHEN
 WHEELCHAIR ACCESS IS PROVIDED TO PREVENT
 INADVERTENT FALLS PER ASTM F1487-21, 7.5.5.2(4).

ADA ACCESSIBLE PATH TO SITE IS REQUIRED, PER
 2010 ADA STANDARDS (SECTION 206)

#	Product Number	Product Name	M.F.H.	Count
A	KRS8201310	Custom Pirate Ship	8'6"	1
B	NRO3002-xx01	Robinia Cliff Rider, 8ft H	6'11"	1
C	NRO892-CUSTOM_20360457	Hill Climber Rope	0'0"	1
D	NRO110-xx01	Spinner Plate	1'7"	1
E	NRO310-CUSTOM_20352257	Embankment Slide	3'4"	1
F	NRO104-xx02	Spring Board	1'6"	1
G	PCM157-Xx01	Universal Carousel	1'3"	1
H	NRO926-CUSTOM_20359447	Three Bay Swing	7'11"	1
I	KRS8201309	Custom Tall Castle, Medium	11'9"	1
J	NRO605-Xx21	Dress Up Cottage	0'0"	1
K	NRO418-xx01	Little Fox Shop	1'11"	1

Lake Camelot Park Playground 14105 Chankahda Trl Plymouth, MN 55446 Site Plan- Age 2-5, 5-12



MANUFACTURER'S SHOP DRAWING:

FOR USE BY CONTRACTOR, ENGINEER, OR DESIGN PROFESSIONAL OF RECORD. SEE SIGNED SALES PROPOSAL FOR COMPLETE SCOPE TO BE PROVIDED BY KOMPAN OR REPRESENTING AGENCY. CONFIRM FINAL PLAN AND SCOPE WITH KOMPAN SALES REP OR PROJECT MANAGER PRIOR TO USE FOR REVIEW, PERMITTING, OR CONSTRUCTION.

TO BE READ CONTINGENTLY WITH KOMPAN'S STANDARDS FOR SITE PREPARATION, MATERIALS AND INSTALLATION PROCESSES. PROVIDED AFTER EQUIPMENT PURCHASE. A COMPLAINT PLAYGROUND TO KOMPAN'S STANDARDS MUST SATISFY ALL REQUIREMENTS IN THE CODE OF CONDUCT.

SLAB BY OTHERS UNLESS OTHERWISE NOTED. FOR SURFACE MOUNT OPTIONS, THE CONCRETE REQUIREMENTS MAY BE UP TO 51/2\"/>

DIMENSIONS OF PLAY AREA, SIZE AND ORIENTATION, LOCATIONS OF ALL EXISTING UTILITIES, EQUIPMENT AND SITE FURNISHINGS TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.

PREPARED AND PRINTED IN USA BY KOMPAN © 2025 KOMPAN, INC. AUSTIN, TX. USA 800-426-9788

SALES REPRESENTATIVE			SHEET	
John Engfer			K1.0	
REVIEW BY	DRAWN BY	DATE	REVISION NOTES	
DESIGN	JulLem	31 Mar 25	Misc. site updates	
REV. NO.	REV. BY	REV. DATE		
08	RyaChe	27 Aug 25		

LAYOUT IS IN ACCORDANCE WITH ASTM F1487

Sales Proposal

City of Plymouth (MN)
Sonya Rippe
3400 Plymouth Boulevard
Plymouth, MN 55447

Quote No. SP155047-5
Customer No. 440357
Document Date 09/03/2025
Expiration Date 11/02/2025

Sales Representative John Engfer
Email JohEng@Kompan.com

Project Name US326807 City of Plymouth- Lake Camelot Park

No.	Description	Qty Unit	Unit Price	Net Price
<u>OMNIA Partners Contract #2017001135</u>				
Equipment				
US-KRS-CUSTOM	CUSTOM - Pirate Ship KRS8201310	1 Pieces	198,000.00	198,000.00
<u>NRO300201-1001</u>	Robinia Cliff Rider, H:178Cm Untreated - Wood In-Ground Total CO ₂ Emission 2,364.1 LB (2,364.1 LB/Pieces)	1 Pieces	27,665.00	27,665.00
				
<u>NRO892-CUSTOM</u>	CUSTOM - Hill Climber Rope 20360457	1 Pieces	902.00	902.00
				
<u>NRO110-0901</u>	Spinner Plate - Untreated In-ground 90cm Total CO ₂ Emission 116.9 LB (116.9 LB/Pieces)	1 Pieces	737.00	737.00
				
<u>NRO310-CUSTOM</u>	CUSTOM - Embankment Slide 20352257	1 Pieces	3,085.50	3,085.50
				
<u>NRO104-0902</u>	Multi Springer - Untreated In-ground 90cm. Steel Footing. Total CO ₂ Emission 442.2 LB (442.2 LB/Pieces)	1 Pieces	2,194.50	2,194.50
				

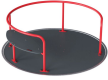
Sales Proposal

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No.	Description	Qty Unit	Unit Price	Net Price
<u>PCM157-0201</u>	UNIVERSAL CAROUSEL-RED HPL DECK PLATE, IN-GROUND 20CM Total CO ₂ Emission 1,476.9 LB (1,476.9 LB/Pieces)	1 Pieces	8,800.00	8,800.00
				
<u>NRO926-CUSTOM</u>	Swing Frame, 3 bay, 6 seats: 2 Baby, 2 Belt, 1 Rope Seat 20359447	1 Pieces	8,008.00	8,008.00
				
KRS-CUSTOM	NRO429 - CUSTOM - Tall Castle Medium 8201309	1 Pieces	303,484.50	303,484.50
				
<u>NRO60501-0601</u>	Dress-Up Cottage Untreated - Wood In-Ground Total CO ₂ Emission 222.2 LB (222.2 LB/Pieces)	1 Pieces	9,240.00	9,240.00
				
<u>NRO418-1001</u>	Little Fox' Shop - Untreated In-ground 100cm Total CO ₂ Emission 548.3 LB (548.3 LB/Pieces)	1 Pieces	14,740.00	14,740.00
				
FREIGHT	Freight	1 Pieces	96,365.77	96,365.77

Sales Proposal

City of Plymouth (MN)
Sonya Rippe
3400 Plymouth Boulevard
Plymouth, MN 55447

Quote No. SP155047-5
Customer No. 440357
Document Date 09/03/2025
Expiration Date 11/02/2025

Sales Representative John Engfer
Email JohEng@Kompan.com

Project Name US326807 City of Plymouth- Lake Camelot Park

No.	Description	Qty	Unit	Unit Price	Net Price
US ROBINIA SERVICE	Robinia Service Program included in sales price				

This quote is for equipment only. No site work, surfacing or installation is included.

Customer is responsible for safety surfacing appropriate to the max fall height of equipment.

Please allow 35 to 37 weeks for product delivery upon order placement.

Description	Qty	Net Price
No. of Products	11	
Subtotal - Products		576,856.50
Subtotal - Freight		96,365.77
Total USD		673,222.27

Business Agreement OMNIA Partners Contract
Payment Terms 50% Prepayment , 50% Net 30 days

Installation Site Address

City of Plymouth- Lake Camelot Park
14105 Chankahda Tri
Minneapolis, MN 55446

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability. Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within this Master Agreement, which is hereby acknowledged.

Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

This information required for order placement:

Accepted By (Please Print): _____

Accepted By (Title): _____

Accepted By (signature): _____

Date: _____

Date Equipment needed on site: _____

Bill To: _____

Ship To: _____

Address: _____

Address: _____

City, State, Zip: _____

City, State, Zip: _____

Contact: _____

Contact: _____

Contact Email: _____

Contact Email: _____

Contact Phone (Office): _____

Contact Phone (Office): _____

Contact Phone (Cell): _____

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Sales Proposal

City of Plymouth (MN)
Sonya Rippe
3400 Plymouth Boulevard
Plymouth, MN 55447

Quote No. SP155047-5
Customer No. 440357
Document Date 09/03/2025
Expiration Date 11/02/2025

Sales Representative John Engfer
Email JohEng@Kompan.com

Project Name US326807 City of Plymouth- Lake Camelot Park

**AGREEMENT BETWEEN CITY OF PLYMOUTH AND
KOMPAN, INC. FOR LAKE CAMELOT PARK
PLAYGROUND EQUIPMENT
(PR260001)**

THIS AGREEMENT made this 23rd day of September, 2025 by and between the **CITY OF PLYMOUTH**, a Minnesota municipal corporation ("Owner" or "City") and **KOMPAN, INC.**, ("Contractor"). Owner and Contractor, in consideration of the mutual covenants set forth herein, agree as follows:

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

A. This Agreement.

B. Contractor's Proposals dated September 3, 2025.

In the event of a conflict among the provisions of the Contract Documents, the order in which they are listed above shall control in resolving any such conflicts. Contract Document "A" has the first priority and Contract Document "B" has the last priority.

- 2. OBLIGATIONS OF THE CONTRACTOR.** The Contractor shall provide the goods, services, and perform the work in accordance with the Contract Documents. Contractor shall not begin any work until the City has received the signed contract and has reviewed and approved the insurance certificates and has given the Contractor a written notice to proceed. Contractor shall exercise the same degree of care, skill, and diligence in the performance of the services as is ordinarily possessed and exercised by a contractor under similar circumstances. City shall not be responsible for discovering deficiencies in the accuracy of Contractor's services.

- 3. CONTRACT PRICE.** Owner shall pay Contractor for completion of the Work, in accordance with the Contractor's Proposal. Additional work performed without the City's written approval will not entitle Contractor to an increase in the Contract Price or an extension of the Contract Time.

4. PAYMENT PROCEDURES.

- A. Contractor shall submit Applications for Payment. Applications for Payment will be processed by the Parks and Recreation Director.
- B. Progress Payments; Retainage. Owner shall make 95% progress payments on account of the Contract Price on the basis of Contractor's Applications for Payment during performance of the Work.

C. Payments to Subcontractors.

- (1) Prompt Payment to Subcontractors. Pursuant to Minn. Stat. § 471.25, Subd. 4a, the Contractor must pay any subcontractor within ten (10) days of the Contractor's receipt of payment from the City for undisputed services provided by the subcontractor. The Contractor must pay interest of 1 ½ percent per month or any part of a month to the subcontractor on any undisputed amount not paid on time to the subcontractor. The minimum monthly interest penalty payment for an unpaid balance of \$100.00 or more is \$10.00. For an unpaid balance of less than \$100.00, the Contractor shall pay the actual penalty due to the subcontractor.
- (2) Form IC-134 (attached) required from general contractor. Minn. Stat. § 290.92 requires that the City of Plymouth obtain a Withholding Affidavit for Contractors. Form IC-134, before making final payments to Contractors. This form needs to be submitted by the Contractor to the Minnesota Department of Revenue for approval. The form is used to receive certification from the state that the vendor has complied with the requirement to withhold and remit state withholding taxes for employee salaries paid.

- D. Final Payment. Upon final completion of the Work, Owner shall pay the remainder of the Contract Price as recommended by the Parks and Recreation Director. Final completion shall be when all of the work is completed per the contract, as determined by the Parks and Recreation Director.

5. **COMPLETION DATE; DAMAGES.** The playground must be completed and shipped by July 1, 2026. The City and Contractor may agree in writing to a reasonable extension of the Completion Date. Because the value of the harm to the City for Contractor's failure to complete the Work by the Completion Date is very difficult to accurately estimate, Contractor shall pay to the City as liquidated damages \$1,200 per calendar day that the Work remains incomplete. Contractor shall not be required to pay such liquidated damages if the delay in completion is the result of circumstances beyond Contractor's reasonable control.

6. **CONTRACTOR'S REPRESENTATIONS.**

- A. Contractor has examined and carefully studied the Contract Documents and other related data identified in the Contract Documents.
- B. Contractor has visited the Site and become familiar with and is satisfied as to the general, local, and Site conditions that may affect cost, progress, and performance of the Work.
- C. Contractor is familiar with and is satisfied as to all federal, state, and local laws and regulations that may affect cost, progress, and performance of the Work.
- D. Contractor has carefully studied all: (1) reports of explorations and tests of subsurface conditions at or contiguous to the Site and all drawings of physical conditions in or

relating to existing surface or subsurface structures at or contiguous to the **Site** (except Underground Facilities) which have been identified in the General Conditions and (2) reports and drawings of a Hazardous Environmental Condition, if any, at the site.

- E. Contractor has obtained and carefully studied (or assumes responsibility for doing so) all additional or supplementary examinations, investigations, explorations, tests, studies, and data concerning conditions (surface, subsurface, and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by Contractor, including any specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents, and safety precautions and programs incident thereto.
- F. Contractor does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the performance of the Work at the Contract Price, within the Contract Times, and in accordance with the other terms and conditions of the Contract Documents.
- G. Contractor is aware of the general nature of work to be performed by Owner and others at the Site that relates to the Work as indicated in the Contract Documents.
- H. Contractor has correlated the information known to Contractor, information and observations obtained from visits to the Site, reports and drawings identified in the Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Contract Documents.
- I. The Contract Documents are generally sufficient to indicate and convey understanding of all terms and conditions for performance and furnishing of the Work.
- J. Subcontracts:
 - (1) Unless otherwise specified in the Contract Documents, the Contractor shall, upon receipt of the executed Contract Documents, submit in writing to the Owner the names of the Subcontractors proposed for the work. Subcontractors may not be changed except at the request or with the consent of the Owner.
 - (2) The Contractor is responsible to the Owner for the acts and omissions of the Contractor's subcontractors, and of their direct and indirect employees, to the same extent as the Contractor is responsible for the acts and omissions of the Contractor's employees.
 - (3) The Contract Documents shall not be construed as creating any contractual relation between the Owner and any subcontractor.

(4) The Contractor shall bind every subcontractor by the terms of the Contract Documents.

7. **WORKER'S COMPENSATION.** The Contractor shall obtain and maintain for the duration of this Contract, statutory Worker's Compensation Insurance and Employer's Liability Insurance as required under the laws of the State of Minnesota.
8. **INSURANCE.** Prior to the start of the project, Contractor shall furnish to the City a certificate of insurance showing proof of the required insurance required under this Paragraph. Contractor shall take out and maintain or cause to be taken out and maintained until six (6) months after the City has accepted the public improvements, such insurance as shall protect Contractor and the City for work covered by the Contract including workers' compensation claims and property damage, bodily and personal injury which may arise from operations under this Contract, whether such operations are by Contractor or anyone directly or indirectly employed by either of them. The minimum amounts of insurance shall be as follows:

Commercial General Liability (or in combination with an umbrella policy)

\$2,000,000 Each Occurrence

\$2,000,000 Products/Completed Operations Aggregate

\$2,000,000 Annual Aggregate

The following coverages shall be included:

Premises and Operations Bodily Injury and Property Damage

Personal and Advertising Injury

Blanket Contractual Liability

Products and Completed Operations Liability

Automobile Liability

\$2,000,000 Combined Single Limit - Bodily Injury & Property Damage Including Owned, Hired & Non-Owned Automobiles

Workers Compensation

Workers' Compensation insurance in accordance with the statutory requirements of the State of Minnesota, including Employer's Liability with minimum limits are as follows:

\$500,000 - Bodily Injury by Disease per employee

\$500,000 - Bodily Injury by Disease aggregate

\$500,000- Bodily Injury by Accident

The Contractor's insurance must be "Primary and Non Contributory".

All insurance policies (or riders) required by this Contract shall be (i) taken out by and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of

Minnesota, (ii) shall name the City, its employees and agents as additional insureds (CGL and umbrella only) by endorsement which shall be filed with the City. **A copy of the endorsement must be submitted with the certificate of insurance.**

Contractor's policies and Certificate of Insurance shall contain a provision that coverage afforded under the policies shall not be cancelled without at least thirty (30) days' advanced written notice to the City, or ten (10) days' notice for non-payment of premium.

An Umbrella or Excess Liability insurance policy may be used to supplement Contractor's policy limits on a follow-form basis to satisfy the full policy limits required by this Contract.

9. **WARRANTY.** The Contractor shall be held responsible for any and all defects in workmanship and materials which may develop in any part of the contracted service, and upon proper notification by the City shall immediately replace, without cost to the City, any such faulty work.
10. **INDEMNIFICATION.** To the fullest extent permitted by law, Contractor agrees to defend, indemnify and hold harmless the City, and its employees, officials, and agents from and against all claims, actions, damages, losses and expenses, including reasonable attorney fees, arising out of Contractor's negligence or its performance or failure to perform its obligations under this Contract. Contractor's indemnification obligation shall apply to subcontractor(s), or anyone directly or indirectly employed or hired by Contractor, or anyone for whose acts Contractor may be liable. Contractor agrees this indemnity obligation shall survive the completion or termination of this Contract.
11. **PERFORMANCE AND PAYMENT BONDS.** Performance and Payment Bonds are not required.
12. **MISCELLANEOUS.**
 - A Terms used in this Agreement have the meanings stated in the General Conditions.
 - B. Owner and Contractor each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements, and obligations contained in the Contract Documents.
 - C. Any provision or part of the Contract Documents held to be void or unenforceable under any law or regulation shall be deemed stricken, and all remaining provisions shall continue to be valid and binding upon Owner and Contractor, who agree that the Contract Documents shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provisions.

D. Data Practices/Records.

- (1) All data created, collected, received, maintained or disseminated for any purpose in the course of this Contract is governed by the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, any other applicable state statute, or any state rules adopted to implement the act, as well as federal regulations on data privacy.
 - (2) All books, records, documents and accounting procedures and practices to the Contractor and its subcontractors, if any, relative to this Contract are subject to examination by the City.
- E. All reports, plans, models, software, diagrams, analyses, and information generated in connection with performance of this Agreement shall be the property of the City. The City may use the information for its purposes.
- F. Patented devices, materials and processes. If the Contract requires, or the Contractor desires, the use of any design, devise, material or process covered by letters, patent or copyright, trademark or trade name, the Contractor shall provide for such use by suitable legal agreement with the patentee or owner and a copy of said agreement shall be filed with the Owner. If no such agreement is made or filed as noted, the Contractor shall indemnify and hold harmless the Owner from any and all claims for infringement by reason of the use of any such patented designed, device, material or process, or any trademark or trade name or copyright in connection with the Project agreed to be performed under the Contract, and shall indemnify and defend the Owner for any costs, liability, expenses and attorney's fees that result from any such infringement.
- G. In providing services hereunder, Contractor shall abide by all statutes, ordinances, rules and regulations pertaining to the provisions of services to be provided.
- H. Assignment Neither party may assign, sublet, or transfer any interest or obligation in this Contract without the prior written consent of the other party, and then only upon such terms and conditions as both parties may agree to and set forth in writing.
- I. Waiver. In the particular event that either party shall at any time or times waive any breach of this Contract by the other, such waiver shall not constitute a waiver of any other or any succeeding breach of this Contract by either party, whether of the same or any other covenant, condition or obligation.
- J. Governing Law/Venue. The laws of the State of Minnesota govern the interpretation of this Contract. In the event of litigation, the exclusive venue shall be in the District Court of the State of Minnesota for Hennepin County.

- K. Severability. If any provision, term or condition of this Contract is found to be or become unenforceable or invalid, it shall not affect the remaining provisions, terms and conditions of this Contract, unless such invalid or unenforceable provision, term or condition renders this Contract impossible to perform. Such remaining terms and conditions of the Contract shall continue in full force and effect and shall continue to operate as the parties' entire contract.
- L. Entire Agreement. This Contract represents the entire agreement of the parties and is a final, complete and all-inclusive statement of the terms thereof, and supersedes and terminates any prior agreement(s), understandings or written or verbal representations made between the parties with respect thereto.
- M. Permits and Licenses; Rights-of-Way and Easements. The Contractor shall give all notices necessary and incidental to the construction and completion of the Project. The City will obtain all necessary rights-of-way and easements. The Contractor shall not be entitled to any additional compensation for any construction delay resulting from the City's not timely obtaining rights-of-way or easements.
- N. If the work is delayed or the sequencing of work is altered because of the action or inaction of the Owner, the Contractor shall be allowed a time extension to complete the work but shall not be entitled to any other compensation.

CITY OF PLYMOUTH

By: _____
Jeffry Wosje, Mayor

Date: _____

By: _____
Dave Callister, City Manager

Date: _____

KOMPAN, INC.

By: _____
Eric Lewis, Finance Director

Date: _____

CITY OF PLYMOUTH

RESOLUTION No. 2025-244

RESOLUTION APPROVING THE PURCHASE OF THE KOMPAN PLAYGROUND FOR LAKE CAMELOT PARK (PR260001)

WHEREAS, Lake Camelot Park Playground was installed in 2002; and

WHEREAS, it has met its useful life and should be replaced; and

WHEREAS, Kompan has provided a quote for playground equipment through OMNIA Partners Contract #2017001135; and

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 agreement with Kompan (\$673,222.27) in the name of the City of Plymouth for the Lake Camelot Park playground (PR260001).
2. This project is included in the 2025-2034 Capital Improvement Plan.

BE IT FURTHER RESOLVED, that the project would be funded from the Capital Improvement Fund.

APPROVED this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Natalie Dorcy, Office Support Specialist

Reviewed by: Jodi Gallup, City Clerk

Item: **Approve Consumption and Display Permit for 4 Community Theatre at 2705 Annapolis Lane North**

1. Action Requested:

Adopt attached resolution approving Consumption and Display Permit for 4 Community Theatre at 2705 Annapolis Lane North.

2. Background:

4 Community Theatre has applied for a Consumption and Display permit with the Minnesota Department of Public Safety, which expires annually on March 31st. MN Statute 340A.414, Subd. 5 requires local consent of the governing body of the city or county where the establishment is located prior to the state's approval/renewal.

A Consumption and Display permit (also known as a "set up" permit) allows for patrons of the restaurant to consume and display intoxicating liquor on the premises. The permit does not authorize the sale of intoxicating liquor.

4 Community Theatre also holds an active wine and 3.2 beer license, which was renewed and approved by the City Council at the January 14th meeting.

3. Budget Impact:

The applicant has paid the \$75 non-profit prorated permit fee.

4. Attachments:

1. City Council Resolution 2025-245

CITY OF PLYMOUTH

RESOLUTION No. 2025-245

RESOLUTION APPROVING CONSUMPTION AND DISPLAY PERMIT FOR 4 COMMUNITY THEATRE, 2705 ANNAPOLIS LANE NORTH

WHEREAS, City Code 1201.07 allows Consumption and Display Permits to be issued to a business establishment or bottle club; and

WHEREAS, 4 Community Theatre, has applied for a Consumption and Display Permit and paid the application fee.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Consumption and Display Permit for 4 Community Theatre for the license period of September 23, 2025 through March 31, 2026 is approved.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Chris McKenzie, Engineering Services Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **Award contract for the 2025 Storm Maintenance Project (WR229002)**

1. Action Requested:

Adopt attached resolution awarding contract for the 2025 Storm Maintenance Project (WR229002).

2. Background:

The 2025 Storm Maintenance Project will address critical infrastructure stormwater management needs. This project includes maintenance and debris removal from storm pond flared ends, minor sediment delta removal, rip rap installation to prevent erosion, and clearing and grubbing of trees to improve access for future inspections and maintenance activities. These improvements are essential to ensure proper stormwater flow, reduce localized flooding risks, and maintain the long-term functionality of the stormwater system.

Bids were opened on September 11, 2025, with multiple submissions received and evaluated. The lowest responsible bid was submitted by Vada Contracting, LLC. Staff has reviewed the bid for compliance with the city's procurement requirements and determined the submittal to be acceptable. Vada Contracting, LLC has successfully completed similar stormwater maintenance projects in the city in recent years and has demonstrated the necessary capability to carry out the scope of work.

3. Budget Impact:

This project is included in the Capital Improvement Plan at an estimated cost of \$200,000. The total estimated cost of the project based on the low bid by Vada Contracting, LLC is \$209,000 and includes the improvements (\$190,012.00) and administration and contingency (\$18,988.00). The project will be funded by the Water

Resources Fund.

4. Attachments:

1. Bid Tabulation
2. Location Map
3. City Council Resolution 2025-246



Work Order 317: 2025 Storm Maintenance Project

CITY PROJECT: WR229002
Bids Opened: 9/11/2025 - 10:00 AM

				Engineer Estimate		Vada Contracting, LLC		Husky Construction		New Look Contracting, Inc.		
Line Item	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	
SCHEDULE A - BASIN 04221-NU01												
1	MOBILIZATION	L.S.	1	\$2,000.00	\$2,000.00	\$3,300.00	\$3,300.00	\$2,500.00	\$2,500.00	\$15,000.00	\$15,000.00	
2	TRAFFIC CONTROL	L.S.	1	\$1,000.00	\$1,000.00	\$500.00	\$500.00		\$1,000.00	\$1,000.00	\$750.00	\$750.00
3	CLEARING	L.S.	1	\$2,500.00	\$2,500.00	\$3,350.00	\$3,350.00		\$10,000.00	\$10,000.00	\$31,650.00	\$31,650.00
4	GRANITE RIPRAP CLASS III	CU. YD.	21	\$150.00	\$3,150.00	\$240.00	\$5,040.00		\$175.00	\$3,675.00	\$225.00	\$4,725.00
5	GEOTEXTILE FILTER TYPE 4	SQ. YD.	53	\$8.00	\$424.00	\$2.50	\$132.50		\$4.00	\$212.00	\$8.00	\$424.00
6	EXCAVATION - CHANNEL AND POND (EV) (P)	CU. YD.	10	\$85.00	\$850.00	\$125.00	\$1,250.00		\$1,000.00	\$10,000.00	\$150.00	\$1,500.00
7	REMOVE TRASH GUARD	EACH	2	\$50.00	\$100.00	\$250.00	\$500.00		\$250.00	\$500.00	\$1,500.00	\$3,000.00
8	STORM DRAIN INLET PROTECTION	EACH	2	\$200.00	\$400.00	\$200.00	\$400.00		\$100.00	\$200.00	\$200.00	\$400.00
9	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	1650	\$3.00	\$4,950.00	\$4.50	\$7,425.00		\$2.15	\$3,547.50	\$3.25	\$5,362.50
10	SEEDING	ACRE	0.34	\$6,000.00	\$2,040.00	\$10,000.00	\$3,400.00		\$750.00	\$255.00	\$4,600.00	\$1,564.00
11	SEED MIXTURE WET DITCH	POUND	7	\$50.00	\$350.00	\$50.00	\$350.00		\$100.00	\$700.00	\$100.00	\$700.00
		SCHEDULE A TOTAL:			\$17,764.00		\$25,647.50		\$32,589.50		\$65,075.50	
SCHEDULE B - BASIN 14243-NB02												
12	MOBILIZATION	L.S.	1	\$2,000.00	\$2,000.00	\$5,100.00	\$5,100.00	\$3,000.00	\$3,000.00	\$11,500.00	\$11,500.00	
13	TRAFFIC CONTROL	L.S.	1	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$750.00	\$750.00	
14	CLEARING	L.S.	1	\$1,000.00	\$1,000.00	\$2,750.00	\$2,750.00	\$3,000.00	\$3,000.00	\$15,850.00	\$15,850.00	
15	GRANITE RIPRAP CLASS III	CU. YD.	15	\$150.00	\$2,250.00	\$190.00	\$2,850.00	\$175.00	\$2,625.00	\$225.00	\$3,375.00	
16	GEOTEXTILE FILTER TYPE 4	SQ. YD.	55	\$8.00	\$440.00	\$2.50	\$137.50	\$4.00	\$220.00	\$8.00	\$440.00	
17	SALVAGE AND REINSTALL 30" RC APRON	EACH	1	\$2,000.00	\$2,000.00	\$1,860.00	\$1,860.00	\$3,500.00	\$3,500.00	\$2,750.00	\$2,750.00	
18	STORM DRAIN INLET PROTECTION	EACH	2	\$200.00	\$400.00	\$200.00	\$400.00	\$100.00	\$200.00	\$200.00	\$400.00	
19	REMOVE 12" RC SEWER PIPE (STORM)	LIN. FT.	8	\$20.00	\$160.00	\$58.00	\$464.00	\$200.00	\$1,600.00	\$150.00	\$1,200.00	
20	12" RC PIPE APRON	EACH	1	\$1,750.00	\$1,750.00	\$1,437.00	\$1,437.00	\$2,500.00	\$2,500.00	\$3,275.00	\$3,275.00	
21	12" RC PIPE SEWER DESIGN 3006 CL V	LIN. FT.	8	\$75.00	\$600.00	\$125.00	\$1,000.00	\$200.00	\$1,600.00	\$215.00	\$1,720.00	
22	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	485	\$3.00	\$1,455.00	\$4.50	\$2,182.50	\$2.50	\$1,212.50	\$3.25	\$1,576.25	
23	SEEDING	ACRE	0	\$6,000.00	\$600.00	\$10,000.00	\$1,000.00	\$750.00	\$75.00	\$4,600.00	\$460.00	
24	SEED MIXTURE RESIDENTIAL TURFGRASS	POUND	19	\$50.00	\$950.00	\$10.00	\$190.00	\$5.00	\$95.00	\$8.00	\$152.00	
25	SEED MIXTURE WET DITCH	POUND	2	\$50.00	\$100.00	\$50.00	\$100.00	\$100.00	\$200.00	\$100.00	\$200.00	
		SCHEDULE B TOTAL:			\$15,205.00		\$20,221.00		\$20,827.50		\$43,648.25	
SCHEDULE C - BASIN 14243-NB03												
26	MOBILIZATION	L.S.	1	\$2,000.00	\$2,000.00	\$4,550.00	\$4,550.00	\$3,000.00	\$3,000.00	\$13,500.00	\$13,500.00	
27	TRAFFIC CONTROL	L.S.	1	\$2,000.00	\$2,000.00	\$1,500.00	\$1,500.00	\$1,000.00	\$1,000.00	\$950.00	\$950.00	
28	CLEARING	L.S.	1	\$1,500.00	\$1,500.00	\$2,750.00	\$2,750.00	\$5,500.00	\$5,500.00	\$12,250.00	\$12,250.00	
29	GRANITE RIPRAP CLASS III	CU. YD.	30	\$150.00	\$4,500.00	\$175.00	\$5,250.00	\$350.00	\$10,500.00	\$225.00	\$6,750.00	
30	GEOTEXTILE FILTER TYPE 4	SQ. YD.	114	\$8.00	\$912.00	\$2.50	\$285.00	\$5.00	\$570.00	\$8.00	\$912.00	



Work Order 317: 2025 Storm Maintenance Project

CITY PROJECT: 25-WR259002
Bids Opened: 9/11/2025 - 10:00 AM

				Engineer Estimate		Vada Contracting, LLC		Husky Construction		New Look Contracting, Inc.	
Line Item	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
31	STORM DRAIN INLET PROTECTION	EACH	2	\$200.00	\$400.00	\$200.00	\$400.00	\$100.00	\$200.00	\$200.00	\$400.00
32	REMOVE PIPE APRON	EACH	2	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	\$1,200.00	\$2,400.00
33	12" RC PIPE APRON	EACH	1	\$1,750.00	\$1,750.00	\$1,525.00	\$1,525.00	\$5,000.00	\$5,000.00	\$3,275.00	\$3,275.00
34	18" RC PIPE APRON	EACH	1	\$2,500.00	\$2,500.00	\$2,125.00	\$2,125.00	\$7,000.00	\$7,000.00	\$3,750.00	\$3,750.00
35	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	730	\$3.00	\$2,190.00	\$4.50	\$3,285.00	\$3.00	\$2,190.00	\$3.25	\$2,372.50
36	SEEDING	ACRE	0.15	\$6,000.00	\$900.00	\$10,000.00	\$1,500.00	\$750.00	\$112.50	\$4,600.00	\$690.00
37	SEED MIXTURE RESIDENTIAL TURFGRASS	POUND	29	\$50.00	\$1,450.00	\$10.00	\$290.00	\$5.00	\$145.00	\$8.00	\$232.00
38	SEED MIXTURE WET DITCH	POUND	3	\$50.00	\$150.00	\$50.00	\$150.00	\$85.00	\$255.00	\$100.00	\$300.00
		SCHEDULE C TOTAL:			\$21,252.00		\$24,610.00		\$37,472.50		\$47,781.50
SCHEDULE D - BASIN 29131-NB01											
39	MOBILIZATION	L.S.	1	\$3,500.00	\$3,500.00	\$5,280.00	\$5,280.00	\$4,000.00	\$4,000.00	\$23,500.00	\$23,500.00
40	TRAFFIC CONTROL	L.S.	1	\$2,000.00	\$2,000.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$950.00	\$950.00
41	CLEARING	L.S.	1	\$1,500.00	\$1,500.00	\$3,850.00	\$3,850.00	\$5,000.00	\$5,000.00	\$15,350.00	\$15,350.00
42	GRANITE RIPRAP CLASS III	CU. YD.	32	\$150.00	\$4,800.00	\$285.00	\$9,120.00	\$350.00	\$11,200.00	\$225.00	\$7,200.00
43	GEOTEXTILE FILTER TYPE 4	SQ. YD.	124	\$8.00	\$992.00	\$2.50	\$310.00	\$4.00	\$496.00	\$8.00	\$992.00
44	EXCAVATION - CHANNEL AND POND (EV) (P)	CU. YD.	10	\$85.00	\$850.00	\$125.00	\$1,250.00	\$1,000.00	\$10,000.00	\$150.00	\$1,500.00
45	REMOVE PIPE APRON	EACH	2	\$500.00	\$1,000.00	\$500.00	\$1,000.00	\$1,000.00	\$2,000.00	\$1,200.00	\$2,400.00
46	REMOVE TRASH GUARD	EACH	1	\$50.00	\$50.00	\$275.00	\$275.00	\$500.00	\$500.00	\$750.00	\$750.00
47	12" RC PIPE APRON	EACH	1	\$1,500.00	\$1,500.00	\$2,100.00	\$2,100.00	\$5,000.00	\$5,000.00	\$3,275.00	\$3,275.00
48	15" RC PIPE APRON	EACH	1	\$2,000.00	\$2,000.00	\$2,380.00	\$2,380.00	\$6,000.00	\$6,000.00	\$3,500.00	\$3,500.00
49	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	485	\$3.00	\$1,455.00	\$4.50	\$2,182.50	\$3.00	\$1,455.00	\$3.25	\$1,576.25
50	SEEDING	ACRE	0.10	\$6,000.00	\$600.00	\$10,000.00	\$1,000.00	\$750.00	\$75.00	\$4,600.00	\$460.00
51	SEED MIXTURE RESIDENTIAL TURFGRASS	POUND	14	\$50.00	\$700.00	\$10.00	\$140.00	\$5.00	\$70.00	\$8.00	\$112.00
52	SEED MIXTURE WET DITCH	POUND	1	\$50.00	\$25.00	\$50.00	\$25.00	\$150.00	\$75.00	\$100.00	\$50.00
		SCHEDULE D TOTAL:			\$20,972.00		\$29,662.50		\$46,871.00		\$61,615.25
SCHEDULE E - 4655 BALSAM LANE											
53	MOBILIZATION	L.S.	1	\$2,000.00	\$2,000.00	\$4,800.00	\$4,800.00	\$4,000.00	\$4,000.00	\$14,000.00	\$14,000.00
54	TRAFFIC CONTROL	L.S.	1	\$1,500.00	\$1,500.00	\$750.00	\$750.00	\$1,000.00	\$1,000.00	\$750.00	\$750.00
55	CLEARING AND GRUBBING	L.S.	1	\$1,000.00	\$1,000.00	\$2,210.00	\$2,210.00	\$5,000.00	\$5,000.00	\$15,350.00	\$15,350.00
56	GRANITE RIPRAP CLASS III	CU. YD.	22	\$150.00	\$3,300.00	\$235.00	\$5,170.00	\$175.00	\$3,850.00	\$225.00	\$4,950.00
57	GEOTEXTILE FILTER TYPE 4	SQ. YD.	77	\$8.00	\$616.00	\$2.50	\$192.50	\$4.00	\$308.00	\$8.00	\$616.00
58	STORM DRAIN INLET PROTECTION	EACH	1	\$200.00	\$200.00	\$200.00	\$200.00	\$100.00	\$100.00	\$200.00	\$200.00
59	REMOVE TRASH GUARD	EACH	1	\$50.00	\$50.00	\$275.00	\$275.00	\$500.00	\$500.00	\$750.00	\$750.00
60	REMOVE PIPE APRON	EACH	1	\$500.00	\$500.00	\$860.00	\$860.00	\$1,000.00	\$1,000.00	\$1,750.00	\$1,750.00
61	REMOVE 27" RC PIPE SEWER (STORM)	LIN. FT.	35	\$25.00	\$875.00	\$24.00	\$840.00	\$100.00	\$3,500.00	\$90.00	\$3,150.00



Work Order 317: 2025 Storm Maintenance Project

CITY PROJECT: 25-WR259002
Bids Opened: 9/11/2025 - 10:00 AM

				Engineer Estimate		Vada Contracting, LLC		Husky Construction		New Look Contracting, Inc.	
Line Item	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
62	30" HPDE PIPE APRON	EACH	1	\$2,000.00	\$2,000.00	\$1,620.00	\$1,620.00	\$5,000.00	\$5,000.00	\$5,750.00	\$5,750.00
63	30" DUAL WALL HDPE PIPE SEWER	LIN. FT.	35	\$85.75	\$3,001.25	\$157.00	\$5,495.00	\$200.00	\$7,000.00	\$160.00	\$5,600.00
64	CONNECT TO EXISTING DRAINAGE STRUCTURE	EACH	1	\$1,250.00	\$1,250.00	\$800.00	\$800.00	\$5,000.00	\$5,000.00	\$2,750.00	\$2,750.00
65	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	485	\$3.00	\$1,455.00	\$4.50	\$2,182.50	\$3.00	\$1,455.00	\$3.25	\$1,576.25
66	SEEDING	ACRE	0	\$6,000.00	\$600.00	\$10,000.00	\$1,000.00	\$750.00	\$75.00	\$4,600.00	\$460.00
67	SEED MIXTURE RESIDENTIAL TURFGRASS	POUND	18	\$50.00	\$900.00	\$10.00	\$180.00	\$5.00	\$90.00	\$8.00	\$144.00
68	SEED MIXTURE WET DITCH	POUND	1	\$50.00	\$25.00	\$50.00	\$25.00	\$150.00	\$75.00	\$100.00	\$50.00
		SCHEDULE E TOTAL:			\$19,272.25		\$26,600.00		\$37,953.00		\$57,846.25
SCHEDULE F - BASIN 02441-NB01											
69	MOBILIZATION	L.S.	1	\$5,000.00	\$5,000.00	\$7,265.00	\$7,265.00	\$5,000.00	\$5,000.00	\$26,000.00	\$26,000.00
70	TRAFFIC CONTROL	L.S.	1	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$500.00	\$500.00	\$950.00	\$950.00
71	CLEARING AND GRUBBING	L.S.	1	\$10,000.00	\$10,000.00	\$7,425.00	\$7,425.00	\$6,500.00	\$6,500.00	\$44,500.00	\$44,500.00
72	GRANITE RIPRAP CLASS III	CU. YD.	6	\$150.00	\$900.00	\$223.00	\$1,338.00	\$200.00	\$1,200.00	\$225.00	\$1,350.00
73	GRANITE RIPRAP CLASS IV	CU. YD.	78	\$210.00	\$16,380.00	\$195.00	\$15,210.00	\$275.00	\$21,450.00	\$250.00	\$19,500.00
74	GEOTEXTILE FILTER TYPE 4	SQ. YD.	227	\$8.00	\$1,816.00	\$2.50	\$567.50	\$4.00	\$908.00	\$8.00	\$1,816.00
75	SALVAGE AND REINSTALL ENERGY DISSIPATOR	EACH	3	\$2,000.00	\$6,000.00	\$1,400.00	\$4,200.00	\$5,000.00	\$15,000.00	\$1,000.00	\$3,000.00
76	REMOVE PIPE APRON	EACH	1	\$500.00	\$500.00	\$860.00	\$860.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
77	18" RC PIPE APRON	EACH	1	\$2,500.00	\$2,500.00	\$3,458.00	\$3,458.00	\$7,000.00	\$7,000.00	\$3,750.00	\$3,750.00
78	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	1210	\$3.00	\$3,630.00	\$4.50	\$5,445.00	\$3.00	\$3,630.00	\$3.25	\$3,932.50
79	SEEDING	ACRE	0.25	\$6,000.00	\$1,500.00	\$10,000.00	\$2,500.00	\$500.00	\$125.00	\$4,600.00	\$1,150.00
80	SEED MIXTURE WET DITCH	POUND	5	\$50.00	\$250.00	\$50.00	\$250.00	\$85.00	\$425.00	\$100.00	\$500.00
		SCHEDULE F TOTAL:			\$49,976.00		\$50,018.50		\$62,738.00		\$107,948.50
SCHEDULE G - BASIN 08133-NB01											
81	MOBILIZATION	L.S.	1	\$1,000.00	\$1,000.00	\$4,550.00	\$4,550.00	\$2,000.00	\$2,000.00	\$8,750.00	\$8,750.00
82	TRAFFIC CONTROL	L.S.	1	\$1,000.00	\$1,000.00	\$750.00	\$750.00	\$500.00	\$500.00	\$750.00	\$750.00
83	CLEARING AND GRUBBING	L.S.	1	\$2,000.00	\$2,000.00	\$2,750.00	\$2,750.00	\$2,500.00	\$2,500.00	\$18,000.00	\$18,000.00
84	GRANITE RIPRAP CLASS III	CU. YD.	5	\$150.00	\$750.00	\$225.00	\$1,125.00	\$200.00	\$1,000.00	\$225.00	\$1,125.00
85	GEOTEXTILE FILTER TYPE 4	SQ. YD.	20	\$8.00	\$160.00	\$2.50	\$50.00	\$4.00	\$80.00	\$8.00	\$160.00
86	REMOVE PIPE APRON	EACH	1	\$500.00	\$500.00	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$1,500.00	\$1,500.00
87	12" RC PIPE APRON	EACH	1	\$1,500.00	\$1,500.00	\$1,800.00	\$1,800.00	\$5,000.00	\$5,000.00	\$3,275.00	\$3,275.00
88	ROLLED EROSION PREVENTION, CAT. 20	SQ. YD.	245	\$3.00	\$735.00	\$4.50	\$1,102.50	\$3.00	\$735.00	\$3.25	\$796.25
89	SEEDING	ACRE	0.05	\$6,000.00	\$300.00	\$10,000.00	\$500.00	\$500.00	\$25.00	\$4,600.00	\$230.00
90	SEED MIXTURE RESIDENTIAL TURFGRASS	POUND	5	\$50.00	\$250.00	\$20.00	\$100.00	\$5.00	\$25.00	\$8.00	\$40.00
91	SEED MIXTURE WET DITCH	POUND	1	\$50.00	\$25.00	\$50.00	\$25.00	\$150.00	\$75.00	\$100.00	\$50.00
		SCHEDULE A TOTAL:			\$8,220.00		\$13,252.50		\$12,940.00		\$34,676.25

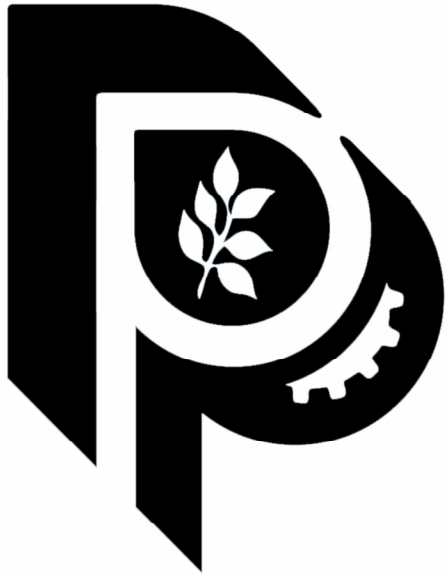


Work Order 317: 2025 Storm Maintenance Project

CITY PROJECT: 25-WR259002
Bids Opened: 9/11/2025 - 10:00 AM

				Engineer Estimate		Vada Contracting, LLC		Husky Construction		New Look Contracting, Inc.	
Line Item	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
CONSTRUCTION TOTAL:					\$152,661.25		\$190,012.00		\$251,391.50		\$418,591.50

O:\Projects\Current Projects\2020-2029\22-WR229002 - Work Order 317 - Storm Maintenance Project\Design\CAD\1_PLANSHEETS\1 - COVERSHEET.dwg 4/11/2025 12:46 PM



CITY OF PLYMOUTH
HENNEPIN COUNTY, MINNESOTA
WORK ORDER 317:
2025 STORM MAINTENANCE PROJECT
CITY PROJECT NO. WR229002

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY LEVEL QUALITY D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

NOTE: THE EXACT LOCATION OF UNDERGROUND UTILITIES SUCH AS GAS, TELEPHONE, WATER, ETC. ARE UNKNOWN. THE CONTRACTOR SHALL CONTACT THE APPROPRIATE UTILITIES BEFORE COMMENCING EXCAVATION.

GOPHER STATE ONE CALL: (651) 454-0002



PLAN REVISIONS		
DATE	SHEET NO.	APPROVED BY



PROJECT LOCATION MAP

GOVERNING SPECIFICATIONS

THE FOLLOWING SPECIFICATIONS SHALL GOVERN THIS PROJECT, EXCEPT AS MODIFIED BY THE PROJECT MANUAL SPECIAL PROVISIONS:

THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION",

THE JANUARY 2024 CITY OF PLYMOUTH ENGINEERING GUIDELINES & STANDARD DETAIL SPECIFICATIONS FOR SANITARY SEWER, WATERMAIN, STORM SEWER & STREET CONSTRUCTION,

THE CONTRACT DOCUMENTS, INCLUDING THE SPECIAL PROVISIONS,

ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC DEVICES SHALL CONFORM TO THE MN MUTCD, INCLUDING "FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS" - CURRENT EDITION.

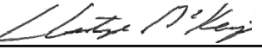
SHEET DESCRIPTION	
SHEET NO.	TITLE
1	COVERSHEET
2	GENERAL NOTES
3	SCHEDULE A - BASIN 04221-NU01
4	SCHEDULE B - BASIN 14243-NB02
5	SCHEDULE C - BASIN 14243-NB03
6	SCHEDULE D - BASIN 29131-NB01
7	SCHEDULE E - 4655 BALSAM LANE
8	SCHEDULE F - BASIN 02441-NB01
9	SCHEDULE G - BASIN 08133-NB01
10	SCHEDULE H - 4530 WELLINGTON LANE

THIS PLAN SET CONTAINS 10 SHEETS



3400 PLYMOUTH BLVD.
PLYMOUTH, MN 55447
763-509-5500

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

ENGR. 
CHRISTOPHER MCKENZIE, P.E.

Reg. No. 48260 Date 08/20/2025

STATE AID
PROJECT NO.
N/A

CITY
PROJECT NO.
WR229002

SHEET
1
OF
10

CITY OF PLYMOUTH

RESOLUTION No. 2025-246

RESOLUTION AWARDING CONTRACT FOR THE 2025 STORM MAINTENANCE PROJECT (WR229002)

WHEREAS, pursuant to an advertisement for bids for the 2025 Storm Maintenance Project, bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Vada Contracting, LLC	\$190,012.00
Husky Construction	\$251,391.50
New Look Contracting, Inc.	\$418,591.50
<i>Engineer's Estimate</i>	<i>\$152,661.25</i>

WHEREAS, Vada Contracting from Cokato, Minnesota is the lowest responsible bidder complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Vada Contracting, LLC.

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

- 1) The Mayor and City Manager are authorized and directed to enter into a contract with Vada Contracting LLC, in the name of the City of Plymouth for the 2025 Storm Maintenance Project according to the plans and specifications on file in the office of the City Engineer in the amount \$190,012.
- 2) The total cost of the project is \$209,000 and includes the improvements in the amount of \$190,012 and administration and contingency in the amount of \$18,988.

BE IT FUTHER RESOLVED, that the project shall be funded from the Water Resources Fund.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Natalie Dorcy, Office Support Specialist

Reviewed by: Jodi Gallup, City Clerk

Item: **Approve tobacco license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B**

1. Action Requested:

Adopt attached resolution approving tobacco license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B.

2. Background:

Green X LLC d/b/a Wandering Spirits has submitted an application for a tobacco license located at 3435 Highway 169 North #B. This is an existing establishment that has a current off-sale liquor license and tobacco license held by Freedom Team LLC d/b/a Wandering Spirits and is changing ownership to Green X LLC. The current site meets the zoning criteria and the new applicant meets the licensing requirements per City Code 1150.

Green X LLC has also submitted an application for an off-sale liquor license which will be considered for approval under Public Hearing agenda item 7.2. The tradename of the establishment will remain the same under the new ownership.

3. Budget Impact:

License fee has been received.

4. Attachments:

1. City Council Resolution 2025-247

CITY OF PLYMOUTH

RESOLUTION No. 2025-247

RESOLUTION APPROVING TOBACCO LICENSE APPLICATION OF GREEN X LLC D/B/A WANDERING SPIRITS, 3435 HIGHWAY 169 NORTH #B

WHEREAS, Green X LLC d/b/a Wandering Spirits, has submitted a tobacco license application for Wandering Spirits located at 3435 Highway 169 North #B; and

WHEREAS, the applicant meets the licensing requirements per City Code 1150; and

WHEREAS, the license fee has been received.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the tobacco license application submitted by Green X LLC for Wandering Spirits at 3435 Highway 169 North #B is approved for a license period to expire December 31, 2025.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Jennifer Tomlinson, Parks and Recreation Director

Reviewed by:

Item: Resolution supporting a bonding request to the Minnesota State Legislature for City Center improvements

1. Action Requested:

Adopt resolution supporting a bonding request to the Minnesota State Legislature for City Center improvements.

2. Background:

The State of Minnesota's capital budget process begins in odd-numbered years with the collection of requests from state agencies and local units of government. Local Government capital requests for 2026 are due to the Minnesota Management and Budget office by October 17, 2025. Staff is in the process of exploring and analyzing funding options. One option for funding is requesting state bond dollars for the improvements to the area. The total project cost is estimated at \$52 million, and the state requires projects to have at least a 50% nonstate funding match. Staff recommends that the city submit a state bonding request for the maximum allowed at half the project cost (\$26 million) for funding of the City Center redevelopment and revitalization project. Funding will cover expenses related to the expansion of the regional ice complex (\$32 million), parking ramp (\$10 million), roadway realignment (\$5 million) and regional storm water (\$5 million).

3. Budget Impact:

Not applicable.

4. Attachments:

1. City Council Resolution 2025-248

CITY OF PLYMOUTH

RESOLUTION No. 2025-248

RESOLUTION ESTABLISHING THE 2026 STATE BONDING REQUEST FOR THE CITY CENTER REDEVELOPMENT AND REVITALIZATION PROJECT

WHEREAS, the City of Plymouth's City Center Redevelopment and Revitalization project is the city's long-term vision to explore land uses and improve infrastructure to encourage redevelopment that will draw people to the area and support commerce, art, recreation, inclusion and community vitality; and

WHEREAS, the City of Plymouth's City Center Redevelopment and Revitalization project to reimagine Plymouth's central corridor remains a top strategic priority for the City Council; and

WHEREAS, the City of Plymouth desires to submit a state bonding request to support funding of the project; and

WHEREAS, the funding will cover expenses related to the expansion of the regional ice complex, parking ramp, roadway realignment, regional storm water and Plymouth Boulevard infrastructure improvements; and

WHEREAS, the City Council wishes to act in the best long-term interest of the citizens of Plymouth in maintaining a regional and statewide balance in financial resources available to communities to address the costs of service delivery, public infrastructure and regional economic tourism.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that Plymouth's 2026 request for \$26 million in state bonding be advanced to the Minnesota State Legislature.

APPROVED by the City Council on this 23rd day of September 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 September 23, 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: Jennifer Tomlinson, Parks and Recreation Director

Reviewed by:

Item: **Award contract to ISG Inc. for schematic design for the Plymouth Ice Center Improvements and the Plymouth Community Center Fieldhouse Improvements**

1. Action Requested:

Adopt resolution awarding contract to ISG Inc. for schematic design for the Plymouth Ice Center Improvements and the Plymouth Community Center Fieldhouse Improvements.

2. Background:

On July 22, 2025, City Council approved a resolution authorizing up to \$1.2 million from surplus for schematic design associated with projects proposed for a sales tax vote in November 2026.

A Request for Proposal was issued for schematic design consultant services in August 2025 for designs for Plymouth Ice Center improvements including the fourth sheet of ice and Plymouth Community Center improvements including a permanent structure to replace the aging dome. Proposals were received from three firms and interviews were held the week of September 9, 2025.

ISG, Inc. was chosen as the preferred vendor to assist staff with development of schematic designs to ensure accurate cost estimating for the upcoming legislative session. These numbers will be used for an anticipated ballot initiative requesting voter approval for a sales tax referendum in November 2026.

The scope of services includes schematic design, visualizations and cost estimates. This phase of the design is intended to be completed by January 1, 2026.

3. Budget Impact:

The cost of \$499,370 for architectural services for schematic design of the Plymouth Ice Center Improvements and the Plymouth Community Center Fieldhouse improvements will come from surplus funds.

4. Attachments:

1. Proposal
2. City Council Resolution 2025-249

City of Plymouth

ICE CENTER + COMMUNITY CENTER FIELDHOUSE RENOVATIONS

Professional Architectural Services Proposal

Information Statement

The City of Plymouth continues to invest in its parks and recreation offerings, proving its commitment to the well-being of residents and visitors. From numerous park projects to ice center and community center fieldhouse renovations, the City has demonstrated dedication to creating welcoming, high-quality community spaces.

I & S Group, Inc. (ISG) is excited to continue supporting this vision. As a 100% employee-owned, multi-disciplinary firm with over 50 years of history, ISG brings strong collaboration and creativity to this effort. Our business philosophy is centered on building relationships and constantly adding value through new technology, expertise, and ideas. Flexibility makes it possible; focus and innovative solutions make it happen.

With our full-service team, familiarity with the City, and relevant experience, ISG is ready to be the capable, organized partner needed to achieve success for the City's next chapter of recreation improvements.

FOR



3400 Plymouth Boulevard
Plymouth, MN 55447

Jennifer Tomlinson

Parks and Recreation Director

763.509.5201 | jtomlinson@plymouthmn.gov

FROM



6465 Wayzata Boulevard + Suite 970
St. Louis Park, MN 55426

Amanda Prosser, PLA, CLARB

Vice President, Sports + Recreation

952.426.0699 | Amanda.Prosser@ISGInc.com

Bob Mickelson

Senior Project Manager

507.387.6651 | Bob.Mickelson@ISGInc.com

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Architecture

Architecture
Interior Design
Landscape Architecture
Planning

Engineering

Civil
Drone
Electrical
Land Surveying
Mechanical
Municipal
Refrigeration
Structural
Technology
Telecommunications
Transportation
Water/Wastewater
3D Scanning

Environmental

Assessments + Review
Geographic Information
Systems (GIS)
Permitting + Compliance
Planning + Feasibility
Testing + Monitoring

Planning

Development
Engagement
Funding
Planning
Project Evaluation

DESIGN TEAM

LEADERSHIP TEAM

At the core of success is a **leadership team that has worked together across numerous projects**, building a strong foundation of trust, collaboration, and shared expertise. Their history of working side by side results in **seamless coordination, clear communication, and a unified approach**. This team will confirm that project scope is met, supported quality assurance and quality control, and streamline communication. Their collective experience strengthens project delivery and creates a consistent, reliable process. Together, the leadership team will bring the knowledge, creativity, and teamwork necessary to deliver a successful project.

ICE CENTER TEAM

Chris has **supported over \$800 million dollars of ice facility design and construction**. His experience includes the University of Minnesota 3M Arena at Mariucci ice replacement, Bloomington Ice Gardens renovation, the MidAmerican Energy Company RecPlex expansion, Colorado College Ed Robson Arena, Sacred Heart University Martire Family Arena, and Mosaic Quarters. In coordination with the leadership team, Chris will lead the Ice Center renovation, backed by a top-tier project team.

COMMUNITY CENTER FIELDHOUSE + GYMNASIUM TEAM

John brings nearly 15 years of experience completing community projects, including **dozens of community centers, fieldhouses, and gymnasiums**. His background includes leading renovations and additions to athletic facilities with a focus on creating flexible spaces that serve a wide range of users. With guidance from the leadership team, John will lead the Community Center Fieldhouse renovation, supported by the project and support team.

Cost Estimating Subconsultant



RJM CONSTRUCTION

ISG will partner with RJM Construction to provide accurate, informed cost estimates. As the Community Center construction manager, RJM brings extensive knowledge of the facility and its operations. Coupled with their ice arena portfolio, this expertise positions RJM to provide reliable budgeting.



To progress our [hockey] program, we needed a place to call home. ISG crossed off every one of our needs, one by one, and it has allowed our program to take a tremendous step. Their execution and focus to kept us on track so that we could have a quality product, delivered on time.

Mike Hastings, Former Men's Hockey Head Coach
Minnesota State University, Mankato



LEADERSHIP TEAM



Bob Mickelson

Role: Project Management



Jeremy Wiesen, AIA, NCARB, LEED AP

Role: Architecture Design Lead



Nathan Hermer, PE

Role: Site Design Lead

ICE CENTER TEAM

Chris Heidrich, AIA, BECxP, CxA+BE

Role: Architecture

Nathan Hermer, PE

Role: Civil + Transportation Engineering

Josh Kvasnicka, PE

Role: Structural Engineering

Alex Gregor, PE

Role: Electrical Engineering

Adam Puls, PE

Role: Mechanical Engineering

Eric Persinger

Role: Refrigeration Engineering

Brandon Fettig

Role: Technology Design

COMMUNITY CENTER FIELDHOUSE + GYMNASIUM TEAM

John Kretchmer, AIA

Role: Architecture

Amanda Thomas, PE

Role: Civil Engineering + Sport Field Designer

Chantal Nack, PE

Role: Structural Engineering

Tony Effenberger, PE, LEED AP

Role: Mechanical Engineering

Alex Gregor, PE

Role: Electrical Engineering

Brandon Fettig

Role: Technology Design

COST ESTIMATING

Brad Barickman

Role: Cost Estimating

Brian Pogalz

Role: Cost Estimating

SUPPORT TEAM

Amanda Prosser,

PLA, CLARB

Role: QA/QC

Darren Blue

Role: Ice +

Athletics Expertise

**Mitchell
Workmon, PLA**

Role: Landscape Architecture

**Michael
Blank**

Role: Visualizations

Cortney Rosenthal

IIDA, NCIDQ

Role: Interior Design

**Stephanie
Merdan**

Role: Permitting

PROJECT EXPERIENCE

ICE ARENA, FIELDHOUSE, AND GYMNASIUM EXPERIENCE

ISG brings extensive experience in planning and designing for ice arenas, fieldhouses, and gymnasiums, with an understanding of the operational and community considerations that drive success. Our portfolio includes municipal ice centers with complex refrigeration systems, upgrades to meet energy efficiency goals, gymnasium improvements that support competitive and recreational programming, and fieldhouse enhancements that increase flexibility for sports and community uses.

Beyond facility design, ISG provides municipal partners with consulting services to help them evaluate existing assets, identify long-term needs, and prioritize improvements that balance community benefits and fiscal responsibility. Through this work, we recognize the importance of developing solutions that meet project goals and align with available funding and financial constraints. By combining our technical expertise with thoughtful fiscal planning, ISG has delivered projects that are within budget, sustainable, and adaptable for growth.

500+
Sports + Recreation
Projects Since 2015

40
Projects
In Plymouth

17
Projects For The
City of Plymouth

230+
Sports + Entertainment
Projects Since 2015

20
Ice Arena
Projects

100+
Fieldhouse +
Gymnasium Projects



Project Spotlight

MIDAMERICAN ENERGY COMPANY RECplex EXPANSION

To address an increased demand for ice time and recreation space, the City of West Des Moines partnered with ISG to explore expanding the MidAmerican Energy Company RecPlex. The 100,000-square-foot expansion will have a third sheet of ice, off-ice support spaces, spectator seating with capacity for 3,000, and club-level viewing areas. The project also includes meeting and locker rooms, training areas, and the exterior site, and converting an esports space into a grab-and-go market.

The new sheet of ice will serve as the home rink for the Des Moines Buccaneers, while building on the RecPlex's immense success. Adding spectator and player amenities and expanding programming capacity will allow the City to continue to meet the region's recreational needs for years to come.

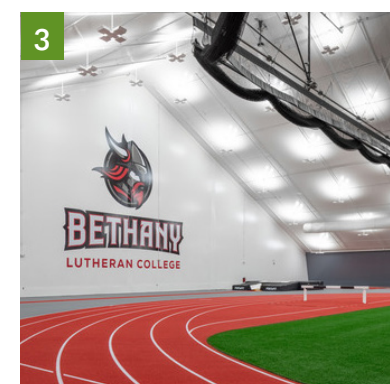
Relevance To Plymouth

The RecPlex is highlighted for its strong relevance to the Plymouth Ice Center renovation in terms of scope, user groups, complexities, and impact. Similar to Plymouth, the RecPlex serves a suburban population within a metropolitan area and supports diverse users, including regional tournaments, youth hockey associations, and the public.

During the schematic design phase, our team demonstrated the ability to be fluid and flexible, adapting to uncertainty around arena capacity and key user groups while keeping the design process on track. We bring proven experience working with high-population municipalities, maintaining schedules and budgets, and navigating the visibility that comes with public projects, all while working toward steady, transparent progress.

Project Name, Location, and Owner's Representative		Total Construction Cost	Price Per Square Foot	Year Completed
MidAmerican Energy Company RecPlex Expansion	1			
West Des Moines, IA Shayne Ratcliff 515.440.4775 shayne.ratcliff@wdm.iowa.gov		\$40 M	\$400	In Progress*
All Seasons Arena Renovation + Expansion	2			
Mankato, MN Parker Skophammer 507.387.8739 pskophammer@mankatomb.gov		\$13 M	\$435	2025
Mayo Clinic Health System Event Center Ice + Team Space Upgrades				
Mankato, MN Parker Skophammer 507.387.8739 pskophammer@mankatomb.gov		\$6 M	\$230	2023
Bethany Lutheran College Activity Center	3			
Mankato, MN Daniel Mundahl 507.344-7739 dmundahl@blc.edu		\$12 M	\$195	2023
Graham Ice Arena Complex Building Systems Renovation				
Rochester, MN Mat Miller 507.328.6002 mathew.miller@olmstedcounty.gov		\$2.3 M	N/A	2021
Meskwaki Nation Recreation + Community Center				
Tama, IA Brett Westphal 641.481.0493 cm.exec@meskwaki-nsn.gov		\$26 M	\$376	2023
MASH				
Savage, MN Tom Buske 952.454.8641 tom@mnmarsh.com		\$14.5 M	\$216	2023
Maverick All-Sports Dome				
Mankato, MN Paul Corcoran 507.389.6802 paul.corcoran@mnsu.edu		\$6 M	\$56	2020

■ Ice Arena ■ Fieldhouse *Design Completed In 2025





PROJECT UNDERSTANDING

The City is seeking an experienced, multi-disciplinary design firm to advance two significant community projects funded through a proposed local sales tax initiative: the addition of a fourth NHL-sized rink at the Plymouth Ice Center and the transformation of the City's seasonal dome into a permanent, year-round fieldhouse facility. Both projects are critical community assets, serve diverse user groups, and require thoughtful schematic design to inform accurate cost estimating in preparation for a November 2026 ballot initiative. Acknowledging the significant work completed, we will verify the program through our in-house ice, fieldhouse, and gymnasium expertise lens.

Ice Center

Currently home to three NHL-sized rinks serving Wayzata High School, Providence Academy, and the Wayzata Youth Hockey Association, the addition of a fourth rink presents opportunities and challenges. The mechanical and building systems lack capacity to support an additional sheet of ice, requiring a new, independent system. The project scope also includes rehabilitation of existing building systems and roadway realignment. Coordination with major stakeholders, including Wayzata Youth Hockey, potentially another high-profile user group, private training companies, and private groups looking to lease space will be essential to meeting community and elite-level expectations.

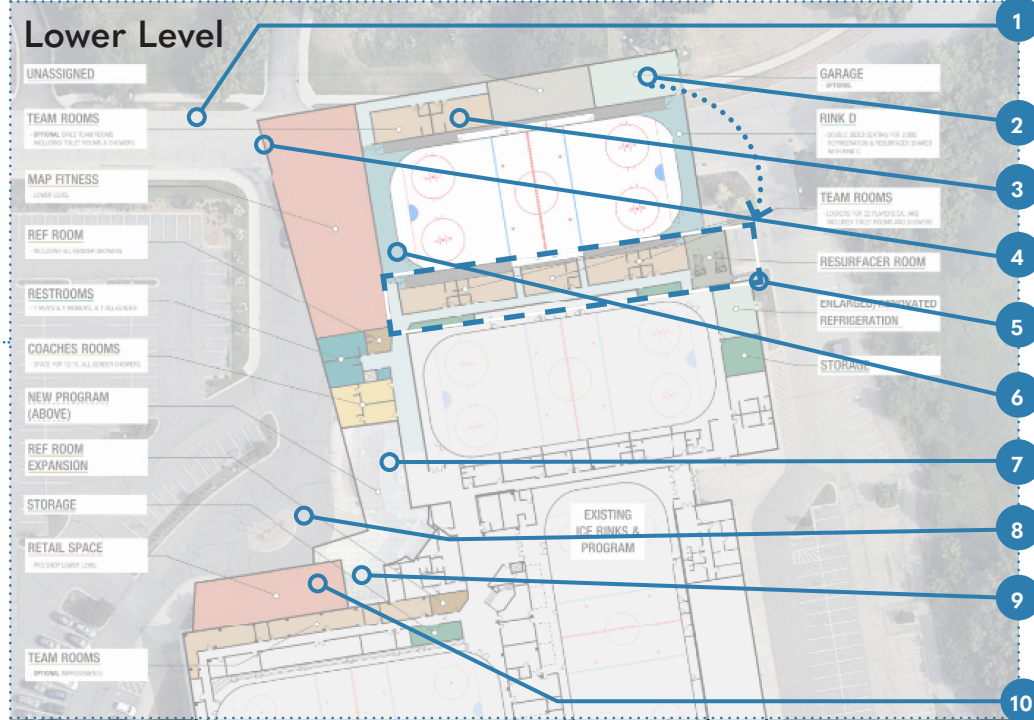
Community Center Fieldhouse + Gymnasium

The adjacent fieldhouse represents another opportunity to enhance the community's year-round recreation options. Currently operating as a dome-covered synthetic turf facility in colder months, the fieldhouse will be replaced with a permanent structure designed for flexibility, connectivity to the recently expanded Plymouth Community Center, and responsiveness to user group needs. A third gymnasium will further expand programming capacity, support additional competitions, and strengthen the facility's role within the community.

Project Phases

Schematic design for both facilities must consider existing site and facility constraints, the complexities of retrofitting high-performance athletic spaces, and competing priorities within the City. Schematic documents, cost estimates, and project scheduling will serve as the foundation to build consensus with user groups, the City, and the broader community ahead of the ballot initiative. ISG understands that the schematic design phase must be completed within a condensed three- to four-month time frame and be delivered before January 1, 2026.

BUILD ON GREAT WORK + IMAGINE THE POSSIBILITIES



- 1 Re-align 37th Avenue to minimize impact to adjacent properties and infrastructure.
- 2 Consider shifting the proposed garage south to serve rinks 3 and 4.
- 3 Explore an exterior tenant entrance for direct team room access.
- 4 Enhance branding and signage on the northwest corner of the building.
- 5 Explore centralizing support spaces to directly serve rinks 3 and 4.
- 6 Review wayfinding and building circulation for users and operations.
- 7 Consider expanding the entry for additional prefunction space.
- 8 Address site overall circulation for all modes of traffic.
- 9 Explore concessions placement at the main-floor entry to eliminate congestion and view more of rink 3.
- 10 Explore visual exterior connections so retail is prominent from the street.



- 1 Explore a shared entry for fieldhouse and gymnasium users.
- 2 Explore how support spaces can serve courts, such as adding a food and beverage area.
- 3 Connect adjacent courts to have flexible practice and tournament uses and provide great sight lines across the entire gym.
- 4 Modify exterior circulation to provide accessible, continuous routes and strong pedestrian connections from all entries to parking.
- 5 Extend the entry corridor for additional prefunction use.

APPROACH

THE POWER PLAY

With three months to complete schematic design, ISG's approach centers on precision, efficiency, and clear communication. Our team will assign discipline-specific experts to each facility, ensuring the right technical depth is applied where it is needed most. These efforts will be orchestrated by a senior project manager, Bob Mickelson. He will serve as a single point of contact for the City, keeping all work coordinated, responsive, and accountable to the accelerated schedule.

We will structure the schematic design process around early alignment on priorities, discipline milestone check-ins, and proactive engagement with stakeholders to confirm visions, budget, and schedule in real time. ISG's architects and engineers, along with RJM's cost estimators, will work side-by-side to streamline decision-making, limit rework, and deliver accurate, actionable schematic designs within the time frame.

Expectations of the City

ISG assumes the City will provide electronic files of the proposed floor plans, preferably in REVIT and AutoCAD formats; site survey; any previous geotechnical reports or investigation findings; and any past programming documentation or user group input.



Meet

BOB MICKELSON, SENIOR PROJECT MANAGER

With over 40 years of experience leading project management and construction administration for a wide variety of municipalities and recreation partners, Bob has a proven record of providing dependable and practical solutions to meet client needs. His vast project experience includes new construction and renovation of city-owned athletic facilities. Conscious of funding, planning, operational, and cost efficiency demands, he works with stakeholders to ensure designs are sustainable as well as functional for users and staff.

Exemplifying ISG's client-focused approach, Bob tackles projects with a forward-thinking and comprehensive project management style that allows him to solve problems quickly and keep projects on track. Bob will provide day-to-day coordination and communication, including coordination between disciplines. He will also provide schematic design oversight and support to RJM during constructability reviews.



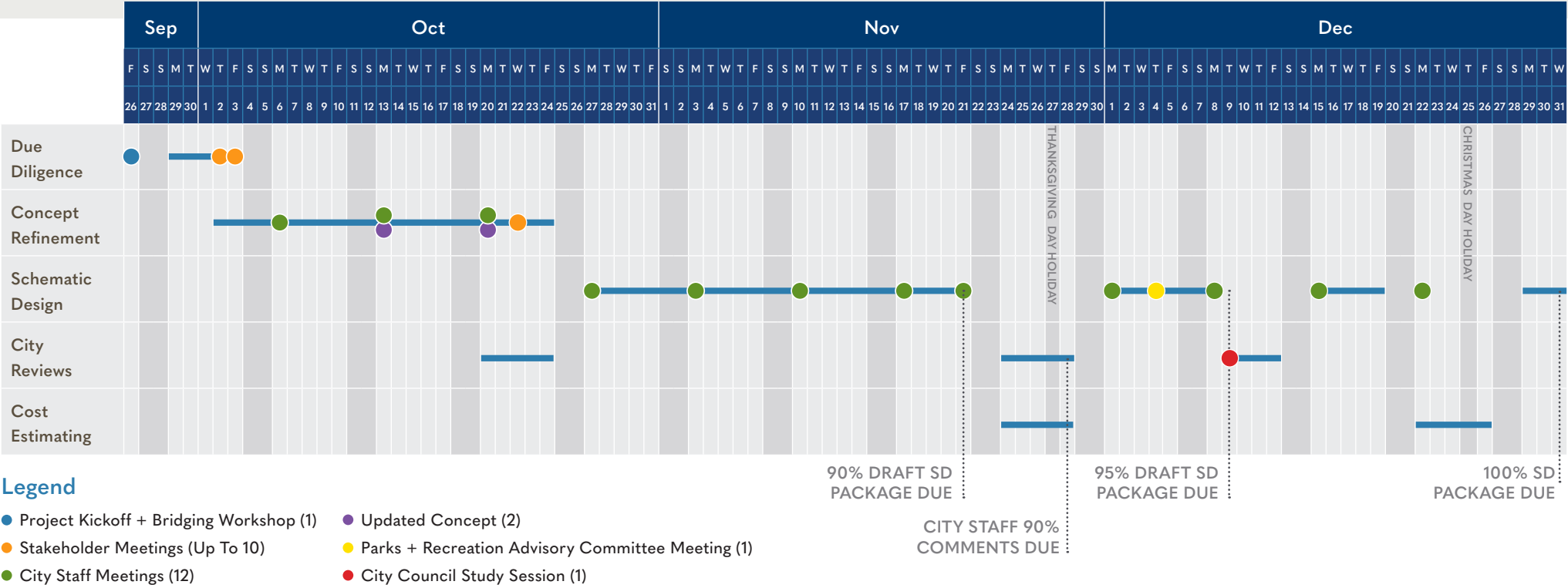
SCOPE OF SERVICES

TIMELINE

Our skates are sharp, our shoes are laced, and we are ready to complete the project by January 1, 2026. We acknowledge the schedule will require commitment from all parties, so we laid out a proposed schedule below with weekly working City staff meetings to work through the design process and most efficiently make decisions along the way. Prior to starting the work, we will confirm this schedule with the City.

DELIVERABLES

- Refined concept plans
- 90% and 95% draft schematic design (SD) packages
- 100% SD package, including site, architectural, and structural drawings, as well as mechanical, electrical, technology, and refrigeration narratives
- One (1) interior and one (1) exterior visualization of proposed fieldhouse renovations
- Two (2) interior and two (2) exterior visualizations of proposed ice arena renovations
- Cost estimates



SCOPE OF SERVICES

1. Due Diligence

- Provide City stakeholders with a pre-design worksheet to confirm all project facilities, amenities, and program elements ahead of a bridging session.
- Facilitate a project kickoff and bridging workshop with City staff.
- Review the completed worksheet at the bridging session to confirm design understanding, expectations, and explore alternate considerations.
- Facilitate up to 10 one-on-one user group meetings over a two (2) consecutive days

2. Concept Refinement

- Refine concept plans based on provided feedback.
- Share revised plans with City staff and user groups.
- Provide three (3) review meetings with City staff.

3. Schematic Design

- Provide nine (9) City Staff review meetings, one (1) Parks and Recreation Advisory Committee meeting, and one (1) City Council meeting.
- Develop the SD package, building on preliminary design efforts.
- Provide project cost estimates from RJM.
- Include the following professional services in developing the schematic design package for all facilities and sites.

Structural Engineering

- Provide a design narrative of proposed materials, foundation system, design criteria, and design loads.
- Provide structural schematic drawings.
- Determine preliminary structural sizing.

Site: Civil, Electrical, and Landscape Architecture

- Review parking requirements and site circulation including realigning and rerouting 37th and 38th Avenue North.
- Review existing conditions and special site conditions.
- Confirm property lines with dimensions.
- Review setback requirements.
- Confirm loading dock, service entrance, waste, and recycling collection locations.
- Develop emergency vehicle access showing turnarounds, width, code compliance verification, and fire department connection points.
- Develop preliminary grading plan
- Facilitate a stormwater management review.
- Identify transformer and generator locations.
- Develop preliminary site lighting, power, landscaping, restoration, signage, and wayfinding plans.

Mechanical Engineering

- Provide a systems narrative.
- Provide plumbing fixture and equipment legends.
- Develop fire suppression system requirements.
- Provide a zoning plan.

Electrical Engineering

- Provide system, light fixture, and fire alarm narratives.
- Review specialty lighting scenarios.

Technology Design

- Review existing site fiber distribution.
- Identify telecommunication room locations for the site's backbone and horizontal cabling.
- Provide telecommunication spaces and pathways plan.
- Provide security, access, structured cabling, data, audiovisual, and public address design narratives.

Refrigeration Engineering

- Provide NH3 refrigeration system design, hydronic (glycol) system and tubing for in-sheet ice floor, and under-floor warming system narratives.
- Coordinate safety requirements with the local fire marshal and code authorities.

Architecture + Interior Design

- Review programming information and verify City requirements for building functions.
- Confirm space programming with square footages.
- Confirm exterior and interior circulation needs.
- Perform a building code review that includes a description of compliance requirements for major code issues and building systems.
- Identify and determine the planning and building authorities having jurisdiction (AHJs).
- Determine applicable building codes, regulations, and ordinances.
- Determine occupancy classifications, construction type, fire protection, building height and area, area separations, occupant loads, egress requirements, plumbing fixture requirements, and accessibility requirements.
- Meet with AHJs for project introduction and a preliminary plan review.
- Identify areas of vertical circulation.
- Identify building service areas and infrastructure locations for mechanical and electrical systems.
- Develop building exterior envelope design, including typical elevations and material designations.
- Develop overall building cross sections.
- Determine roof layout.
- Develop schematic level finish plan with material types, casework locations, and reflected ceilings plans.
- Verify items furnished and/or installed by the City.

WHY ISG

Ice Expertise

ISG has completed 20 new facilities, renovations, and expansions to ice arenas. These projects have improved player performance, boosted recruitment and retention, and served the greater community. We optimize spectator amenities, enhance ice and building system efficiency, and integrate flexible spaces to maximize year-round value.

Multi-Disciplinary

With a full range of in-house architecture, engineering, planning, and environmental services, we streamline the process to help cities achieve their goals and make better decisions faster. We avoid the middle man scenario and are able to mitigate added cost by avoiding multiple sub-consultants.

Visionary

The ability to understand the greater context and see the bigger picture of a project allows us to turn ideas into reality. We incorporate project goals, community culture, history, and best practices to create visionary designs that are grounded in context. In addition, strong communication contributes to visions that are clearly articulated and understood.

Adaptive

A forward-thinking approach is critical to anticipating future needs and delivering solutions. Our multi-disciplinary team allows us to remain flexible and able to accommodate changes. We are also committed to transparency and acknowledging when adjustments are needed or when mistakes occur. This adaptability strengthens solutions and relationships and moves us forward with confidence.

Familiar

ISG brings a strong familiarity with the City of Plymouth, having partnered on 17 projects, including The Meadows Playfield, Lake Camelot Park, and Prudential Park. This history gives our team a clear understanding of the City's processes, priorities, and expectations, allowing us to move efficiently into schematic design.



COMPENSATION

Basic Services

- Project Management
- Architecture
- Civil Engineering
- Landscape Architecture
- Structural Engineering
- Mechanical Engineering
- Electrical Engineering
- Refrigeration Engineering
- Visualizations
- Interior Design
- Permitting
- Cost Estimating

Reimbursable Expenses

Anticipated reimbursable expenses such as travel time, mileage expenses, and printing costs are included.

Professional Fees

ISG proposes to provide the scope of work described within this proposal for compensation not to exceed **\$499,370** in accordance with the following schedule.

Team Member	Hourly Rate
Bob Mickelson	\$230
Jeremy Wiesen, AIA, NCARB, LEED AP	\$235
Nathan Hermer, PE	\$200
Chris Heidrich, AIA, BECxP, CxA+BE	\$235
John Kretchmer, AIA	\$200
Josh Kvasnicka, PE	\$240
Adam Puls, PE	\$190
Alex Gregor, PE	\$220
Eric Persinger	\$195
Chantal Nack, PE	\$170
Tony Effenberger, PE, LEED AP	\$250

Team Member	Hourly Rate
Amanda Thomas, PE	\$200
Brandon Fettig	\$150
Amanda Prosser, PLA	\$215
Darren Blue	\$190
Michael Blank	\$220
Cortney Rosenthal, IIDA, NCIDQ	\$155
Stephanie Merdan	\$200
Mitchell Workmon, PLA	\$190
Brad Barickman	\$200
Brian Pogalz	\$185



Our time spent with ISG was incredibly valuable as they listened to our needs and helped guide us through design and fundraising. Then they were by our side as a trusted partner through the completion of a truly transformational project, benefiting our athletes and everyone associated with the recruiting, retention, and well being for Bethany Lutheran College.

Ryan Kragh, *Athletic Director*
Bethany Lutheran College



CITY OF PLYMOUTH

RESOLUTION No. 2025-249

RESOLUTION AWARDING CONTRACT FOR SCHEMATIC DESIGN FOR THE PLYMOUTH ICE CENTER IMPROVEMENTS AND THE PLYMOUTH COMMUNITY CENTER FIELDHOUSE IMPROVEMENTS

WHEREAS, pursuant to a request for proposals for architectural services for schematic design services for improvements to the Plymouth Ice Center and the Plymouth Community Center Fieldhouse; and

WHEREAS, ISG, INC. St. Louis Park, Minnesota was chosen as the best qualified and most appropriately priced proposal by a panel including the Parks and Recreation Director, Plymouth Community Center Manager, Plymouth Ice Center Manager, and City Manager; and

WHEREAS, the panel recommends awarding the project to ISG, INC.

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

- 1) The Mayor and City Manager are authorized and directed to enter a contract with ISG, Inc., in the name of the City of Plymouth for architectural services for schematic design of the Plymouth Ice Center improvements and the Plymouth Community Center Fieldhouse improvements according to the scope of work on file in the office of the Parks and Recreation Director in the amount \$499,370.
- 2) That plans and specifications will be completed by January 1, 2026.

BE IT FUTHER RESOLVED that the project shall be funded from surplus funds.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Erik Fadden, Public Safety Director

Reviewed by:

Item: **Approve PUPS (Pets Under Police Security) facility expansion and member city reinvestment memorandum of understanding**

1. Action Requested:

Adopt resolution approving PUPS (Pets Under Police Security) facility expansion and member city reinvestment memorandum of understanding.

2. Background:

The Pets Under Police Security (PUPS) facility, established in December 1990 and owned by the City of Maple Grove, has long served as a regional animal impound and shelter. Plymouth has been a partner city since its inception.

In June 2025, the Plymouth City Council approved \$764,326.32 in surplus funds for the city's share of a proposed \$7.85 million renovation and expansion project. At that time, Crystal had already submitted notice of its intent to withdraw from PUPS, and since then, additional partner cities of Brooklyn Park, Brooklyn Center, and Champlin have announced their intent to withdraw, leaving Maple Grove, Plymouth, New Hope, and Robbinsdale as the remaining participants.

The City of Maple Grove, working with BKV Architects, has revised the project to reflect reduced capacity needs. The updated estimated total project cost was reduced from \$7,852,074 to \$3,000,000, and Plymouth's share has risen slightly from \$764,326.32 to \$810,584.96.

Staff has reviewed available alternatives and continues to find PUPS the best option for shelter and impound services.

Additional Background

The facility currently serves over 331,000 residents, or roughly one-quarter of Hennepin County's population. Governed by a board with representatives from each member city, Plymouth is represented by Public Safety Director Erik Fadden.

Originally designed to house 20 dogs and 20 cats, PUPS has since grown into a full-service shelter offering impoundment, reunification, re-homing, medical care, and community education. Its regional model provides high-quality animal care at a lower cost than if cities operated individual facilities.

In July 2023, following the facility's first temporary closure due to capacity issues, the PUPS advisory board discussed operational guidelines to help reduce intakes. These included promoting Trap-Neuter-Return (TNR) programs, discouraging live trapping, purchasing microchip scanners for field use, and increasing the use of social media before bringing animals to the shelter.

Police staff rely heavily on PUPS services for stray, abandoned, or temporarily unhomed pets, and efforts are made to contact or identify owners to minimize shelter stays.

A facility assessment conducted prior to council's June 2025 action recommended a 4,600-square-foot expansion with renovations and upgraded kennel systems at an estimated \$7.85 million. That plan has now been revised due to reduced participation.

3. Budget Impact:

The proposed contributions towards the capital costs for the member cities are based on the average percentage of impounds from the last three years. The attached memorandum of understanding highlights the impounds per city, percent of impounds and estimated contribution towards capital cost.

Staff recommends using surplus dollars to pay for the city's estimated capital share of the PUPS facility renovation and expansion project for a total of \$810,584.96.

4. Attachments:

1. Memorandum of Understanding
2. City Council Resolution 2025-250

**Memorandum of Understanding
P.U.P.S. Facility Expansion and Member City Reinvestment**

This MEMORANDUM OF UNDERSTANDING (“MOU”) is made by and entered into on the Effective Date stated herein by and among the cities of Maple Grove, Plymouth, New Hope, and Robbinsdale (collectively “Members”) for the expansion of and reinvestment in the Maple Grove P.U.P.S. facility (“PUPS Facility”).

WHEREAS, the current PUPS Facility, located at 11350 89th Avenue N, Maple Grove, MN 55369, consisting of a 4,500 square foot building including 20 dog kennels and 20 cat cages and 8 parking spaces for staff and visitors, was constructed in 1991;

WHEREAS, the current PUPS Facility requires renovations to meet the current and future needs of its Members and has a backlog of deferred maintenance costs ranging from immediate to longer-term needs for which renovation plans have been prepared;

WHEREAS, four Members each have made a long-term commitment to remain Members and to participate financially in the renovation of the PUPS Facility and are relying to their detriment on the collective commitment of the other Members;

WHEREAS, those four Members seek to formalize their commitment and agreements;

NOW, THEREFORE, in consideration of the mutual commitments and agreements set forth in this MOU, the Members agree as follows:

1. **Effective Date.** This MOU shall be effective as of the latest date on which a Member’s city council approves. Such action to approve shall be considered by each respective Member’s city council no later than September 30, 2025.
2. **Expansion and Renovation Plan.** BKV Group and RJM Construction have provided a plan for an addition to and remodel of the existing PUPS Facility, including HVAC upgrades and new kennel equipment. The plan also includes a bid alternate for additional parking at the facility. See EXHIBIT A and B.
3. **Project Management.** The City of Maple Grove will select and retain the architect and construction manager to complete the Expansion and Renovation Plan and Maple Grove staff will work with and direct the architect and construction manager to complete the project.
4. **Estimated Cost and Financial Commitment.** The estimated budget for the Expansion and Renovation Plan is \$2.4 to \$2.6 million, which includes contingencies and an escalation factor of 3% to begin to account for the high level of uncertainty in the construction materials market. The bid alternate for additional parking is in an estimated amount of \$10,000. A target amount of \$3 million to calculate each Members’ responsibility and commitment has been used to assure sufficient funding available to complete the project.

The financial commitment to the project by each Member corresponds to the average number of impounded animals originating in each Member city based on 2022¹, 2023, and 2024 data. See EXHIBIT C.

5. **Payment and Reconciliation.** Each Member's non-contingent financial commitment to the project and full payment of its estimated financial share, based on the amounts specified in EXHIBIT C, shall be provided to the City of Maple Grove as follows: (a) 30% of the total amount due no later than November 1, 2025; and (b) the remaining 70% no later than April 1, 2026. Upon receipt, the City of Maple Grove will place all such funds in a capital project construction fund for use exclusively for the PUPS Facility project. Any interest generated will be placed in a capital reserve fund dedicated to PUPS. Upon substantial completion, the final cost of design and construction will be determined and each Members' financial contribution will be calculated according to the same percentage specified in Exhibit B. Members' estimated financial contributions will be reconciled and remaining amounts collected from each Member within 30 days, and any overpayment will be placed in the capital reserve fund dedicated to PUPS.
6. **Membership Commitment.** Each contributing Member shall have a right to maintain membership and participation in PUPS under an amended Joint Powers Agreement to be entered for a period of not less than 25 years after the effective date of the JPA amendment. Each Member's financial commitment stated herein is not subject to change and its payment hereunder is nonrefundable.
7. **Miscellaneous**
 - a. *Modifications.* This MOU constitutes the entire agreement between the Members and supersedes any prior oral or written understandings or agreements relative to the subjects of this MOU. This MOU may be amended only by written instrument agreed to and executed by all Members.
 - b. *No Assignment.* The rights and obligations contained in this MOU may not be assigned from any Member to any other party without prior written consent of all other Members.
 - c. *Governing Law and Venue.* This MOU shall be governed by and enforced in accordance with the laws of the State of Minnesota and any legal action or proceeding in any way arising out of or related to this MOU shall be litigated in a Hennepin County court of competent jurisdiction.
 - d. *Nature of Relationships.* It is understood by the Members that this MOU does not create any agency or employment relationship between any Members or among Members.
 - e. *Data Practices.* All of the Members are subject to the Minnesota Government Data Practices Act, Minn. Stat. § 13.01 et seq., and agree to cooperate to the degree necessary to comply with the obligations imposed thereunder as it relates to this MOU and the PUPS Facility.
 - f. *Time is of the Essence.* Members agree that time is of the essence in the performance of all terms and conditions of this MOU.

¹ No data is available for Robbinsdale for 2022. The average for 2023 and 2024 was used to calculate Robbinsdale's contribution.

- g. *Notices.* All notices, requests, consents, claims, demands, waivers, and other communications that may be required by this MOU shall be in writing and shall be deemed to have been given when delivered by hand (with written confirmation of receipt) or upon receipt or rejection by addressee if sent by a nationally recognized overnight courier (receipt requested) at the respective address below:

i. **Maple Grove**

City of Maple Grove
c/o City Administrator
12800 Arbor Lakes Parkway N
Maple Grove, MN 55369-7064

With copy to: hnelson@maplegrovern.gov

- ii. City of New Hope
c/o City Manager
4401 Xylon Avenue N
New Hope, MN 55428

- iii. City of Plymouth
c/o City Manager
3400 Plymouth Boulevard
Plymouth, MN 55-447-1482

- iv. City of Robbinsdale
c/o of City Manager
4100 Lakeview Avenue North
Robbinsdale, MN 55422

- h. *Authority.* The signatories to this MOU have been duly and fully authorized by the respective entities to sign on behalf of and bind the respective Member.

IN WITNESS WHEREOF, the Members have agreed to the foregoing.

City of Maple Grove

By: _____
Its: Mark Steffenson
Mayor

and

By: _____
Its: Heidi Nelson
City Administrator

on this _____ date of _____, 2025.

City of Plymouth

By: _____
Its: Jeffrey Wosje
Mayor

and

By: _____
Its: Dave Callister
City Manager

on this _____ date of _____, 2025.

City of New Hope

By: _____
Its: John Elder
Mayor

and

By: _____
Its: Reece Bertholf
City Manager

on this _____ date of _____, 2025.

City of Robbinsdale

By: _____
Its: Brad Sutton
Mayor

and

By: _____
Its: Tim Sandvik
City Manager

on this _____ date of _____, 2025.

Re: Geo/survey information - PUPS project costs

From Michael Healy <mhealy@bkggroup.com>

Date Mon 8/25/2025 1:10 PM

To Eric Werner <ewerner@maplegrovern.gov>; Brian Pogalz <brian.pogalz@rjmconstruction.com>

Cc Adam Lindquist <ALindquist@maplegrovern.gov>

 2 attachments (2 MB)

Maple Grove PUPS Animal Shelter_Revised-25-0814.pdf; PUPS Revised Budget Update 8-22-25.pdf;

[EXTERNAL EMAIL] Do not click links or attachments unless you recognize the sender and know the content is safe.

Hi Chief,

Attached are the current cost estimate and concept plans for the PUPS facility. The cost estimate attached does not include soft costs for items such as A/E & CM fees, Geotechnical Engineering, Site Survey, Testing/Inspections, Furniture, AV/SEC, etc. I recommend 18-20% of the probable construction cost for the soft costs. This would result in a total project cost of around \$3M.

It is possible we could have the geotechnical report updated for the current project needs, but likely would not be able to reuse the old report in its current form. When we obtain a copy of it, we can review further. A site survey will need to be completed for as-built conditions. I have requested a quote from the civil team so we can have this ready when needed.

Mike



MICHAEL HEALY AIA
Project Manager, Partner

BKV Group
222 North 2nd Street, Suite 101
Minneapolis, MN 55401

o +1 612.373.9514
m +1 651.955.7555
www.bkggroup.com

ARCHITECTURE
INTERIOR DESIGN
URBAN DESIGN
LANDSCAPE ARCHITECTURE
ENGINEERING
CONSTRUCTION ADMIN
BRANDED ENVIRONMENTS
SUSTAINABLE DESIGN





August 22, 2025

Mr. Michael Healy
Project Manager
BKV Group
222 North 2nd Street
Suite 101
Minneapolis, MN 55401

RE: PUPS Budget Update

Mr. Healy,

RJM has reviewed the revised drawings AS100 and A100 that were received on 8/15/25. The following budgets are very preliminary estimates that will need to be refined once final design, schedule and phasing scenarios are finalized.

For the Addition, Remodel, Kennel Equipment, and HVAC Upgrades we suggest a budget range of \$2.4M to \$2.6M. This budget range includes design and construction contingencies as well as a 3% escalation factor due to current unrest in the construction materials market.

Alternate 1- Add additional parking

Add \$10,000

As the design and specifications for the project continue to be refined, we look forward to the opportunity to dial in the overall scope, schedule and budget for the project.

Please let us know if you have any questions.

Thank you,

A handwritten signature in black ink, appearing to read 'B. Pogalz', is written over a light blue horizontal line.

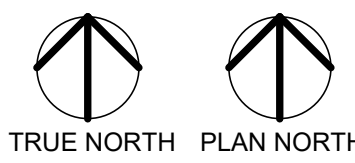
Brian Pogalz
Chief Estimator

Autodesk Docs://1125-12 Maple Grove PUPS Animal Shelter/Maple Grove PUPS Animal Shelter_AI_2023 NEW.rvt
8/14/2025 9:08:15 AM

Exhibit B
BKV Group Maple Grove PUPS Facility and Floor Plans



1 SITE PLAN
AS100 SCALE: 3/32" = 1'-0"



Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS



PROJECT TITLE

MAPLE GROVE
PUPS FACILITY

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

NOT FOR
CONSTRUCTION

DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

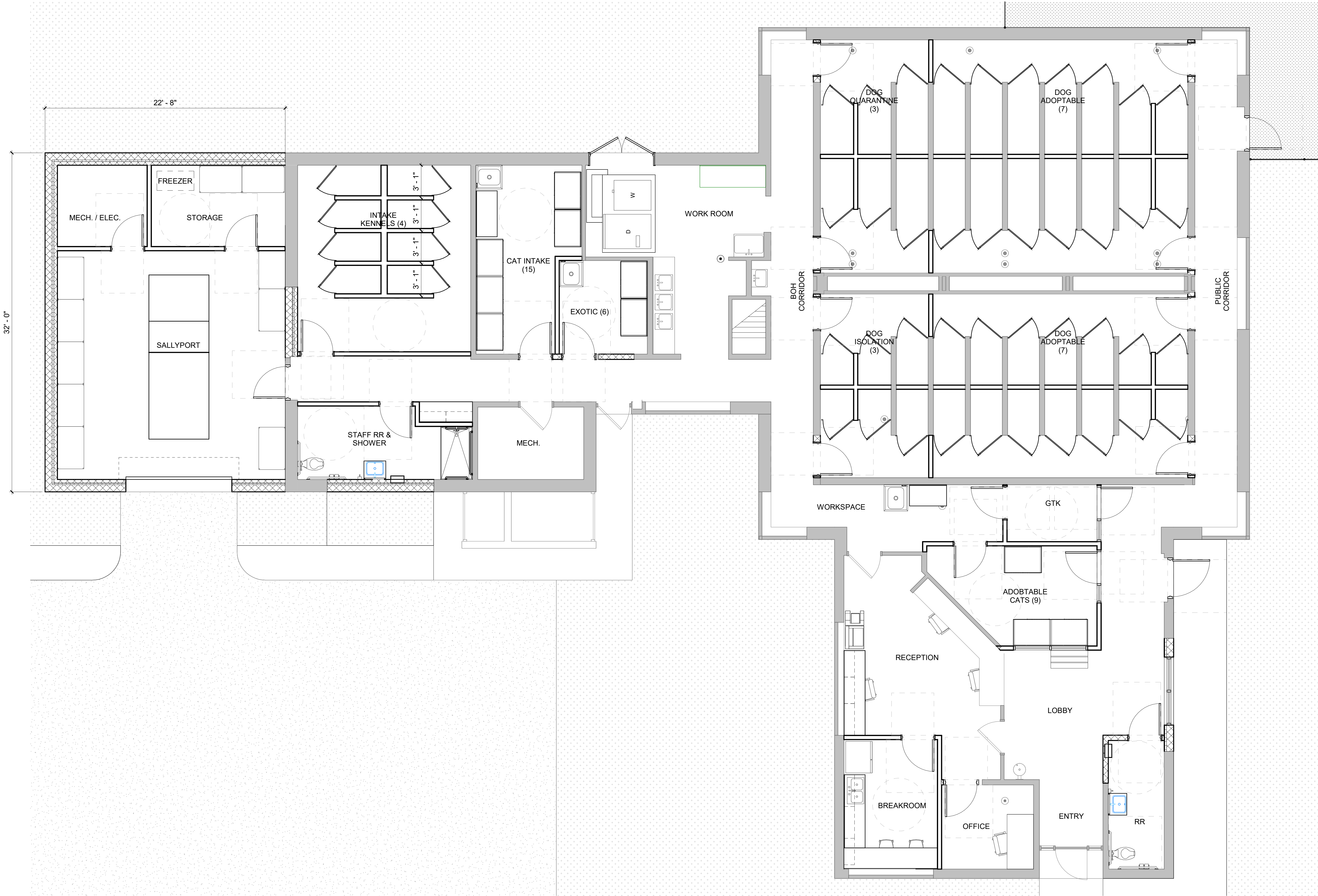
SHEET TITLE

SITE PLAN

SHEET NUMBER

AS100

Autodesk Docs://1125-12 Maple Grove PUPS Animal Shelter/Maple Grove PUPS Animal Shelter_AI_2023 NEW.rvt
8/14/2025 9:08:14 AM



BUILDING SIZE	
EXISTING	4,581 SF
NEW ADDITION	726 SF
TOTAL	5,307 SF
ANIMAL CAPACITY	
DOGS:	
ADOPTABLE	14
INTAKE	4
ISOLATION	3
QUARANTINE	3
TOTAL DOGS	24
CATS:	
ADOPTABLE	9
INTAKE	15
TOTAL CATS	24

BKV
GROUP

Architecture
Interior Design
Landscape Architecture
Engineering

222 North Second Street
Long & Kees Bldg
Suite 101
Minneapolis, MN
55401
612.339.3752

www.bkvgroup.com

CONSULTANTS

quorum
ARCHITECTURE · INTERIOR DESIGN

PROJECT TITLE

MAPLE GROVE
PUPS FACILITY

ISSUE #	DATE	DESCRIPTION
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CERTIFICATION

NOT FOR
CONSTRUCTION

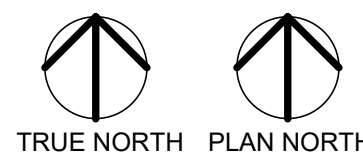
DRAWN BY	Author
CHECKED BY	Checker
COMMISSION NUMBER	XXXX-XXX

SHEET TITLE

FLOOR PLAN

SHEET NUMBER

A100



1 FLOOR PLAN

A100 SCALE: 1/4" = 1'-0"

**PUPS project cost sharing percentages for Maple Grove, Plymouth,
New Hope, and Robbinsdale**

	**Impounds	%	Amt per City
Maple Grove	146	40.67%	1,220,055.71
New Hope	66	18.29%	548,746.52
Plymouth	97	27.02%	810,584.96
Robbinsdale	50	13.79%	413,649.03
TOTAL	359	99.77%	3,000,000.00

	Impound per City			
	2022	2023	2024	**Average
Maple Grove	137	153	149	146
New Hope	54	85	58	66
Plymouth	94	100	97	97
Robbinsdale		43	56	50
TOTAL	285	381	360	359

CITY OF PLYMOUTH

RESOLUTION No. 2025-250

RESOLUTION APPROVING THE FACILITY EXPANSION COSTS FOR PETS UNDER POLICE SECURITY (PUPS)

WHEREAS, the City of Plymouth utilizes Pets Under Police Security (PUPS) for animal impoundment, reunification and rescue; and

WHEREAS, the City of Plymouth has been a member of PUPS since its inception in 1991; and

WHEREAS, the PUPS facility has operated within its current building since 1991 while managing growing needs of the approximately 331,000 residents it serves; and

WHEREAS, the PUPS Administrative Board has recommended an expansion to the PUPS facility to adequately address the needs of the communities it serves; and

WHEREAS, the estimated capital share of the PUPS facility expansion is \$810,584.96; and

WHEREAS, the funds will be paid using the city's surplus.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the payment of \$810,584.96 for the PUPS Facility expansion is approved.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Erik Fadden, Public Safety Director

Reviewed by:

Item: **Authorize agreement with the Minnesota Department of Public Safety for DWI Officer Grant**

1. Action Requested:

Adopt the attached resolution authorizing the execution of an agreement with the Minnesota Department of Public Safety for a DWI officer grant.

2. Background:

The Police Department was awarded the DWI Officer Grant through the MN Department of Public Safety, Office of Traffic Safety, for the upcoming fiscal year. This is the fifth year that the Police Department has been awarded the grant. Due to the enforcement efforts made possible through this grant, the city has seen a positive impact in curbing impaired driving in the City of Plymouth. Law enforcement agencies from counties with the most impaired driving related injuries and deaths are eligible to apply for this grant. The grant funds cover one full-time sworn officer including fringe benefits. The DWI officer works a schedule that coincides with peak times when impaired driving crashes occur based on statewide crash data.

3. Budget Impact:

The Police Department was awarded \$150,000 for the upcoming fiscal year to cover the full cost of wages and fringe benefits for one licensed police officer.

4. Attachments:

1. Grant Agreement
2. City Council Resolution 2025-251



Minnesota Department of Public Safety (“State”) Office of Traffic Safety 445 Minnesota Street, Suite 1620 Saint Paul, MN 55101	Grant Program: 2026 NHTSA: DWI / Traffic Safety Officer Grant Contract Agreement No.: A-OFFICR26-2026-PLYMOUPD-032
Grantee: Plymouth Police Department 3400 Plymouth Boulevard Plymouth, MN 55447-1482	Grant Contract Agreement Term: Effective Date: 10/01/2025 Expiration Date: 09/30/2026
Grantee’s Authorized Representative: Sergeant Mitchell Martinson 3400 Plymouth Boulevard Plymouth, MN 55447-1482 (763)509-5149 mmartinson@plymouthmn.gov	Grant Contract Agreement Amount: Original Agreement \$ 150,000.00 Matching Requirement \$ 0.00
State’s Authorized Representative: Duane Siedschlag, Impaired Driving Program Coordinator 445 Minnesota Street, Suite 1620 Saint Paul, MN 55101 (651)221-7078 Duane.siedschlag@state.mn.us	Federal Funding: CFDA/ALN: 20.608 & 20.608 & 20.600 FAIN: 69A37525300001640MNA & 69A37525300001640MNA & 69A37525300004020MNO State Funding: N/A Special Conditions: None

Under Minn. Stat. § 299A.01, Subd 2 (4) the State is empowered to enter into this grant contract agreement.

Term: The creation and validity of this grant contract agreement conforms with Minn. Stat. § 16B.98 Subdivision 5. Effective date is the date shown above or the date the State obtains all required signatures under Minn. Stat. § 16B.98, Subdivision 7, whichever is later. Once this grant contract agreement is fully executed, the Grantee may claim reimbursement for expenditures incurred pursuant to the Payment clause of this grant contract agreement. Reimbursements will only be made for those expenditures made according to the terms of this grant contract agreement. Expiration date is the date shown above or until all obligations have been satisfactorily fulfilled, whichever occurs first.

The Grantee, who is not a state employee, will:
Perform and accomplish such purposes and activities as specified herein and in the Grantee’s approved 2026 NHTSA: DWI / Traffic Safety Officer Application [“Application”] which is incorporated by reference into this grant contract agreement and on file with the State at 445 Minnesota Street, Suite 620, Saint Paul, MN 55101. The Grantee shall also comply with all requirements referenced in the 2026 NHTSA: DWI / Traffic Safety Officer Guidelines and Application which includes the Terms and Conditions and Grant Program Guidelines (<https://app.dps.mn.gov/EGrants>), which are incorporated by reference into this grant contract agreement.

Budget Revisions: The breakdown of costs of the Grantee’s Budget is contained in Exhibit A, which is attached and incorporated into this grant contract agreement. As stated in the Grantee’s Application and Grant Program Guidelines, the Grantee will submit a written change request for any substitution of budget items or any deviation and in accordance with the Grant Program Guidelines. Requests must be approved prior to any expenditure by the Grantee.

Matching Requirements: (If applicable.) As stated in the Grantee’s Application, the Grantee certifies that the matching requirement will be met by the Grantee.



Payment: As stated in the Grantee's Application and Grant Program Guidance, the State will promptly pay the Grantee after the Grantee presents an invoice for the services actually performed and the State's Authorized Representative accepts the invoiced services and in accordance with the Grant Program Guidelines. Payment will not be made if the Grantee has not satisfied reporting requirements.

Certification Regarding Lobbying: (If applicable.) Grantees receiving federal funds over \$100,000.00 must complete and return the Certification Regarding Lobbying form provided by the State to the Grantee.

1. ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minn. Stat. § 16A.15.

Signed: _____

Date: _____

3. STATE AGENCY

Signed: _____
(with delegated authority)

Title: _____

Date: _____

Grant Contract Agreement No./ P.O. No. A-OFFICR26-2026-PLYMOUPD-032 / 3000107360

Project No.26-03-03

2. GRANTEE

The Grantee certifies that the appropriate person(s) have executed the grant contract agreement on behalf of the Grantee as required by applicable articles, bylaws, resolutions, or ordinances.

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Signed: _____

Print Name: _____

Title: _____

Date: _____

Distribution: DPS/FAS
Grantee
State's Authorized Representative

Organization: Plymouth Police Department

A-OFFICR26-2026-PLYMOUPD-032

Budget Summary

Budget				
Budget Category	State Reimbursement	Local Match		
Salary				
Salary and Fringe for DWI enforcement	\$150,000.00	\$0.00		
Total	\$150,000.00	\$0.00		
Operating Expenses				
Operating Expense	\$0.00	\$0.00		
Total	\$0.00	\$0.00		
Total	\$150,000.00	\$0.00		

CITY OF PLYMOUTH

RESOLUTION No. 2025-251

RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH THE DEPARTMENT OF PUBLIC SAFETY, OFFICE OF TRAFFIC SAFETY FOR THE DWI OFFICER GRANT

WHEREAS, the City of Plymouth submitted an application to the Minnesota Department of Public Safety, Office of Traffic Safety for a DWI Officer grant; and

WHEREAS, the City of Plymouth was awarded the DWI Officer grant agreement in the amount of up to \$150,000 for the period of October 1, 2025 through September 30, 2026; and

WHEREAS, the grants do not require a matching dollar amount by the financial agent; and

WHEREAS, the City Manager is hereby authorized to execute such agreements and amendments as are necessary to implement the project on behalf of Plymouth Police Department and to be the fiscal agent and administer the grant.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the agreement with the Minnesota Department of Public Safety for the DWI Officer grant is approved and the Mayor and Manager are authorized to execute the agreement.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Andrea Rich, Finance Director

Reviewed by: Dave Callister, City Manager

Item: **Public hearing for certification of delinquent utility accounts, false alarms, tree removals and weed eradication charges**

1. Action Requested:

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

2. Background:

Each year, the City Council conducts a public hearing to review delinquent utility accounts and other delinquent miscellaneous billing (e.g., false alarms, diseased tree removal, weed eradication, etc.). After the hearing, council is authorized to certify the delinquent charges of the benefiting property to the county for collection with property taxes.

Letters are mailed to the individual property owners in advance of the public hearing date advising each property owner of the proposed assessment and their right to be heard before the Council. This year, staff mailed 1,399 letters to accounts that were considered past due. In comparison, 1,560 letters were mailed in 2024.

Property owners have until October 31 to pay the outstanding balance to avoid the proposed assessment. Many residents pay the delinquent amount before the certification deadline to avoid interest and fees. Each year, approximately half of the accounts are paid in full, reducing the final amount actually certified to the county. To date, 910 delinquent accounts remain with a total dollar amount outstanding of \$538,356 compared to 1,034 delinquent accounts and \$534,023 outstanding in 2024.

The property owners identified as delinquent were provided a city service and were billed through the regular invoice process. Staff recommends collecting the past due

balances by certifying the amount to the owner's property taxes payable in 2026. The attached list includes the past due balance as of Monday, September 15th, and excludes an administrative penalty fee of \$27.50 (\$25 city and \$2.50 Hennepin County) and interest of 2.72% which will be applied if not paid by the October 31 deadline.

The deadline to submit a request for public hearing appearance was September 12. Staff did not receive any such requests.

3. Budget Impact:

N/A

4. Attachments:

1. Presentation
2. Delinquent utility billing
3. Delinquent miscellaneous billing
4. City Council Resolution 2025-252



PUBLIC HEARING - DELINQUENT CHARGES

September 23, 2025



Delinquent Overview

- Key dates
 - August – notification is sent to property owners
 - Sept – public hearing
 - October 31 – balances may be paid up to this date to avoid assessment to taxes
- Numbers

	2025		2024		2023		2022	
	#	\$	#	\$	#	\$	#	\$
Notifications	1,399	\$ 716,470	1,560	\$ 677,750	1,346	\$ 541,293	1,377	\$ 476,408
As of public hearing	910	\$ 538,356	1,034	\$ 534,023	833	\$ 411,431	761	\$ 330,253
Certified	TBD	TBD	487	\$ 329,744	464	\$ 280,903	484	\$ 246,064

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
33-118-22-44-0037	230621-002	\$ 33,844.55	210 Carlson Pkwy N	Country Inn & Suites By Radisson	Plymouth Commercial LLC	210 Carlson Pkwy N			Plymouth	MN	55447
35-118-22-24-0005	226134-001	\$ 17,231.09	12001 State Hwy 55	Honeywell Inc	Honeywell Inc	C/O Grant Thornton			Atlanta	GA	30309
22-118-22-34-0005	227422-002	\$ 16,180.58	2705 Annapolis Ln N	Plymouth Hospitality LLC	Plymouth Hospitality LLC	Attn: Mahtab Khan	1100 Peachtree St NE Ste 1200		Plymouth	MN	55447
19-118-22-42-0052	163862-001	\$ 7,995.67	2815 Ranier Ln N	Ellis, Susan C	Susan C Ellis	2815 Ranier Ln N	12805 Hwy 55 Ste 208		Plymouth	MN	55447
28-118-22-13-0044	227793-001	\$ 6,645.56	14905 23rd Ave N	Upsher-Smith Laboratories LLC	Upsher-Smith Laboratories LLC	Attn: Accounts Payable	6701 Evenstad Dr		Maple Grove	MN	55369
21-118-22-44-0014	227954-002	\$ 2,768.52	14600 28th Ave N	TSCT LLC	TSCT LLC	900 Ottawa Ave N			Golden Valley	MN	55422
28-118-22-11-0004	228136-001	\$ 2,647.35	2525 Fernbrook Ln N	Fernbrook North LLC	Fernbrook North LLC	2525 Fernbrook Ln N			Plymouth	MN	55447
14-118-22-23-0036	139509-002	\$ 2,508.85	12625 42nd Pl N	Giama, Alia	Alia Giama	Mohamed Samatar	12625 42nd Pl N		Plymouth	MN	55442
04-118-22-22-0216	256402-002	\$ 2,438.54	15755 61st Ave N	Kada Food	Winvest LLC	18933 64th Ave N			Maple Grove	MN	55311
18-118-22-11-0079	156694-003	\$ 2,304.23	4380 Merrimac Ln N	Warfa, Ali	C4D LLC	PO Box 232			Sartell	MN	56377
22-118-22-43-0015	229039-001	\$ 2,107.13	2700 Campus Dr	Plymouth Real Estate Holdings LLC	Plymouth Real Estate Holdings LLC	2700 Campus Dr			Plymouth	MN	55441
35-118-22-41-0008	219834-003	\$ 2,101.31	11210 Sunset Trl N	Mujir, Ibrahim A	Ibrahim A Mujir	4375 Shorewood Trl			Medina	MN	55340
31-118-22-23-0040	202264-001	\$ 2,023.88	710 Alvarado Ln N	Theissen, Carter W	Carter W Theissen	Melanie A Theissen	710 Alvarado Ln N		Plymouth	MN	55447
05-118-22-42-0012	257910-001	\$ 1,996.43	16420 57th Ave N	Nwokocha, Bonaventure C	Bonaventure C Nwokocha	Shirgiri Nwokocha	16420 57th Ave N		Plymouth	MN	55446
11-118-22-22-0045	123010-002	\$ 1,859.03	12310 53rd Ave N	Crouch, Timothy	Timothy Crouch	Angela Crouch	12310 53rd Ave N		Plymouth	MN	55442
34-118-22-31-0046	216992-002	\$ 1,827.15	13624 5th Ave N	Hughes, Porshia	Porshia Hughes	Shirley Carpenter	13624 5th Ave N		Plymouth	MN	55441
22-118-22-12-0027	173522-001	\$ 1,822.23	13300 33rd Ave N	Hill, Jonathan D	Jonathan D Hill	Nancy B Hill	13300 33rd Ave N		Plymouth	MN	55441
06-118-22-21-0073	301110-007	\$ 1,686.01	18417 60th Ave N	Ghandi, Abdul	Abdul Ghandi	832 Wheaton Way			St. Louis	MO	63141
03-118-22-41-0067	107372-002	\$ 1,660.85	12985 57th Ave N	Nguyen, Moses V N	Moses V N Nguyen	Britney Nguyen	12985 57th Ave N		Plymouth	MN	55442
20-118-22-33-0028	168482-001	\$ 1,634.74	2635 Jewel Ln N	Mills, Melissa L	Melissa L Mills	Tramayne D Mills	2635 Jewel Ln N		Plymouth	MN	55447
03-118-22-31-0072	301187-002	\$ 1,634.56	13679 56th Pl N	Kadiye, Abdikadir	Abdikadir Kadiye	13679 56th Pl N			Plymouth	MN	55446
31-118-22-11-0016	202089-001	\$ 1,626.18	17715 12th Ave N	Breyfogle, Todd M	Todd M Breyfogle	17715 12th Ave N			Plymouth	MN	55447
02-118-22-32-0019	105286-002	\$ 1,579.54	5650 Pineview Ln N	Harding Trustee, Timothy	Timothy Harding Trustee	Tye J Klooster, Trustee	Emily & Casey Hayden	5650 Pineview Ln N	Plymouth	MN	55442
31-118-22-11-0018	201473-003	\$ 1,566.77	17615 12th Ave N	Marks/Michaels Plymouth Prop	Marks/Michaels Plymouth Prop	2735 Emerson Ave S			Minneapolis	MN	55408
29-118-22-31-0064	196650-001	\$ 1,530.15	1840 Garland Ln N	Nabedrick, Jack	Jack Nabedrick	Annette S Nabedrick	1840 Garland Ln N		Plymouth	MN	55447
15-118-22-44-0044	143996-002	\$ 1,502.65	3750 Rosewood Ln N	Nguyen, Son	Son Nguyen	3750 Rosewood Ln N			Plymouth	MN	55441
22-118-22-14-0044	173928-002	\$ 1,497.88	12725 31st Ave N	Gajapathy, Prakash	Prakash Gajapathy	Sheela Rangamani	3908 Everest Ln N		Plymouth	MN	55446
06-118-22-24-0064	301724-002	\$ 1,468.39	5855 Walnut Grove Ln N	Xaashi, Khadra	Khadra Xaashi	5855 Walnut Grove Ln N			Plymouth	MN	55446
20-118-22-22-0054	166837-002	\$ 1,463.44	3440 Holly Ln N	Acharya, Paruj	Paruj Acharya	Jamie Acharya-Montoya	3440 Holly Ln N		Plymouth	MN	55447
06-118-22-14-0021	300191-002	\$ 1,438.14	17810 58th Cir N	Soderquist, Andrew R	Andrew R Soderquist	Jessica M Soderquist	17810 58th Cir N		Plymouth	MN	55446
09-118-22-43-0023	113973-002	\$ 1,421.84	4600 Juneau Ln N	Peters, Kara	Kara Peters	Timothy Peters	4600 Juneau Ln N		Plymouth	MN	55446
04-118-22-22-0103	251103-004	\$ 1,392.56	15844 60th Ave N	Singh, Kuljit	Tajinder Kaur	Fauzia S Shaik	6615 Coach House Ln		Corcoran	MN	55340
16-118-22-42-0044	151325-001	\$ 1,386.43	14805 39th Ave N	Shaik, Basha M	Basha M Shaik	Assefa Ayalew	18984 64th Ave N		Maple Grove	MN	55311
05-118-22-13-0019	257450-002	\$ 1,382.74	16502 59th Pl N	Dejene, Beza	Beza Dejene	Gulnaaz Khan	16407 46th Ct N		Plymouth	MN	55446
04-118-22-12-0028	249731-001	\$ 1,374.79	14915 60th Pl N	Khan, Raza A	Raza A Khan	Jill E Jones-Owen	14915 60th Pl N		Plymouth	MN	55446
17-118-22-24-0027	152851-001	\$ 1,373.67	4070 Everest Ln N	Owen, Kenneth D	Kenneth D Owen	Sarah E Spencer	4070 Everest Ln N		Plymouth	MN	55446
03-118-22-22-0005	105993-002	\$ 1,372.74	14215 60th Pl N	Spencer, Brandon A	Brandon A Spencer	Kimberly A Berling	14215 60th Pl N		Plymouth	MN	55446
04-118-22-32-0072	257200-001	\$ 1,369.56	15500 56th Ave N	Berling, Michael	Michael Berling	Attn: Tax Dept	15500 56th Ave N		Plymouth	MN	55446
25-118-22-41-0032	226694-001	\$ 1,359.85	1605 State Hwy 169	Joseph T Ryerson & Son Inc	Joseph T Ryerson & Son Inc	Christina M Nash	227 W Monroe St 27th Fl		Chicago	IL	60606
26-118-22-22-0037	182888-001	\$ 1,355.70	2500 Magnolia Ln N	Reisner, Cody	Cody Reisner	7640 Douglas Dr N	2500 Magnolia Ln N		Plymouth	MN	55441
12-118-22-22-0041	127406-006	\$ 1,348.53	10779 53rd Ave N	Coleman, Careese	Careese Coleman	1161 Wayzata Blvd Ste 167			Brooklyn Park	MN	55443
07-118-22-22-0032	301804-002	\$ 1,340.05	4265 Inland Ln N	Uppal, Naresh	Naresh Uppal	Jessica A Campbell-Ciavarella	4700 Urbandale Ln N		Wayzata	MN	55391
07-118-22-31-0011	109304-001	\$ 1,322.81	4700 Urbandale Ln N	Campbell, Mary W	Mary W Campbell	Eunhee So	10005 48th Ave N		Plymouth	MN	55446
12-118-22-42-0024	128827-001	\$ 1,322.50	10005 48th Ave N	So, Song H	Song H So	Christopher J Perrine			Plymouth	MN	55442
16-118-22-41-0171	149316-002	\$ 1,306.91	14500 40th Pl N	Perrine, Christopher J	Christopher J Perrine	Prasanna L Kamatham	15000 43rd Pl N		Plymouth	MN	55446
18-118-22-31-0006	156827-002	\$ 1,298.48	3905 Urbandale Ln N	Kamattham, Prasanna L	Prasanna L Kamatham	Anton Matwiejko	3905 Urbandale Ln N		Plymouth	MN	55446
20-118-22-43-0007	167796-001	\$ 1,295.11	2701 Comstock Ln N	Matwiejko, Anton	Anton Matwiejko	Brenda Dussl	2701 Comstock Ln N		Plymouth	MN	55447
11-118-22-43-0042	123920-001	\$ 1,282.40	4600 Deerwood Ln N	Dussl, Michael	Michael Dussl	Juan M R Pliego	4600 Deerwood Ln N		Plymouth	MN	55442
16-118-22-24-0017	148035-002	\$ 1,280.04	15330 41st Pl N	Pliego, Scott M R	Juan M R Pliego	Amber L Morgan	15330 41st Pl N		Plymouth	MN	55446
24-118-22-43-0012	131403-001	\$ 1,279.44	2750 Pilgrim Ln N	Mullan, Scott W	Mullan, Scott W	Beatrice Emery	2750 Pilgrim Ln N		Plymouth	MN	55441
17-118-22-31-0146	233064-002	\$ 1,277.71	3901 Garland Ln N	Emery, Beatrice	Beatrice Emery	Clarence K Smith	3901 Garland Ln N		Plymouth	MN	55446
11-118-22-14-0113	122261-002	\$ 1,271.72	5078 Arrowwood Ln N	Smith, Clarence K	Clarence K Smith	Casey Kirschner	5078 Arrowwood Ln N		Plymouth	MN	55442
31-118-22-23-0046	204350-001	\$ 1,268.74	635 Alvarado Ln N	Kirschner, Casey	Casey Kirschner	Angela O Ativie	635 Alvarado Ln N		Plymouth	MN	55447
01-118-22-31-0075	245594-001	\$ 1,258.40	5762 Trenton Ln N	Ativie, Angela O	Angela O Ativie	Stan Minustin	5762 Trenton Ln N		Plymouth	MN	55442
08-118-22-13-0070	240008-001	\$ 1,248.17	5014 Archer Ln N	Minustin, Stan	Stan Minustin	Krishna Kumar Muthusamy	5014 Archer Ln N		Plymouth	MN	55446
04-118-22-22-0136	252440-006	\$ 1,242.19	15610 60th Ave N	Muthusamy, Arun	Arun Muthusamy	Dianne S Chirpich	15610 60th Ave N		Plymouth	MN	55446
09-118-22-41-0067	116066-001	\$ 1,240.81	14500 48th Pl N	Chirpich, Robert L	Robert L Chirpich	Danielle M Igbanugo	14500 48th Pl N		Plymouth	MN	55446
22-118-22-14-0023	173648-001	\$ 1,235.53	12900 32nd Ave N	Igbanugo, Herbert A	Herbert A Igbanugo	Steven M Larson	12900 32nd Ave N		Plymouth	MN	55441
11-118-22-23-0022	121568-001	\$ 1,231.84	12320 51st Ave N	Larson, Steven M	Steven M Larson	Debra J Pearson	12320 51st Ave N		Plymouth	MN	55441
11-118-22-43-0033	136569-001	\$ 1,220.67	11590 44th Pl N	Pearson, Vernon L	Vernon L Pearson	Jenny Hong	11590 44th Pl N		Plymouth	MN	55442
17-118-22-24-0017	152788-003	\$ 1,219.07	16815 41st Ave N	Odumade, Oluseun A	Oluseun A Odumade	Aasha Wanless	16815 41st Ave N		Plymouth	MN	55446
24-118-22-34-0019	181572-002	\$ 1,217.50	10410 28th Ave N	Wanless, Fletcher	Fletcher Wanless	Majid Inayat	10410 28th Ave N		Plymouth	MN	55441
04-118-22-24-0027	248380-004	\$ 1,199.81	15311 60th Ave N	Inayat, Majid	Majid Inayat	2200 Niagara Ln LLC	6556 Prairie Sage Ln		Medina	MN	55340
28-118-22-13-0043	226722-001	\$ 1,194.51	2200 Niagara Ln N	Upsher-Smith Laboratories LLC	Upsher-Smith Laboratories LLC	Matthew Harris			Plymouth	MN	55447
10-118-22-44-0006	117214-003	\$ 1,181.51	4520 Quinwood Ln N	Harris, Matthew	Matthew Harris	Olympic Steel	4520 Quinwood Ln N		Plymouth	MN	55442
34-118-22-24-0005	227681-001	\$ 1,154.92	625 Xenium Ln N	Olympic Steel	Olympic Steel	David A Winter	625 Xenium Ln N		Plymouth	MN	55441
11-118-22-11-0032	120770-001	\$ 1,151.21	11230 52nd Ave N	Winter, David A	David A Winter	Rajesh K Selvaraj	11230 52nd Ave N		Plymouth	MN	55442
05-118-22-12-0013	255366-001	\$ 1,148.69	6065 Zanzibar Ln N	Selvaraj, Rajesh K	Rajesh K Selvaraj	Jay C Miller	6065 Zanzibar Ln N		Plymouth	MN	55446
04-118-22-34-0019	257344-001	\$ 1,147.30	5425 Polaris Ln N	Wagner, Bradley N	Bradley N Wagner	Kenneth B Barkow	201 S 11th St Unit 1630		Minneapolis	MN	55403
19-118-22-24-0021	160089-003	\$ 1,142.15	18445 33rd Ave N	Barkow, Kenneth B	Kenneth B Barkow	Olefemi Oriogun	18445 33rd Ave N		Plymouth	MN	55447
26-118-22-33-0018	185471-001	\$ 1,140.13	12610 15th Ave N	Oriogun, Olefemi	Olefemi Oriogun	Kristin Oriogun	12610 15th Ave N		Plymouth	MN	55441

<u>Parcel Number</u>	<u>Account Number</u>	<u>Amount Due</u>	<u>Service Address</u>	<u>Customer Name</u>	<u>Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>	<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
19-118-22-11-0073	162357-001	\$ 1,139.88	3460 Merrimac Ln N	Radermacher, Christopher N	Christopher N Radermacher	3460 Merrimac Ln N			Plymouth	MN	55447
24-118-22-12-0051	178625-002	\$ 1,134.00	3469 Pilgrim Ln N	Kengere, Justus	Justus Kengere	Esther Nyanyuki	3469 Pilgrim Ln N		Plymouth	MN	55441
11-118-22-42-0055	126223-002	\$ 1,132.62	11730 48th Pl N	Michael, Brian	Brian Michael	Melissa Michael	11730 48th Pl N		Plymouth	MN	55442
03-118-22-41-0082	107512-001	\$ 1,131.22	10735 56th Ave N	Lamere, Adam	Adam Lamere	Renee Lamere	13035 56th Ave N		Plymouth	MN	55442
13-118-22-33-0083	135750-001	\$ 1,130.29	3655 Ximines Ln N	Mahlum, Rick G	Rick G Mahlum	Patricia Y Mahlum	3655 Ximines Ln N		Plymouth	MN	55441
11-118-22-41-0089	122688-001	\$ 1,127.47	11247 49th Ave N	Chavan, Edward	Edward Chavan	Cindy B Chavan	11247 49th Ave N		Plymouth	MN	55442
03-118-22-42-0029	108142-001	\$ 1,124.51	5585 Vinewood Ln N	Woods, Shonda L	Shonda L Woods	Kevin Thomas	5585 Vinewood Ln N		Plymouth	MN	55442
05-118-22-13-0120	257900-004	\$ 1,121.85	5850 Zanzibar Ln N	Pandey, Abhishek	Abhishek Pandey	Smriti Shekhar	5850 Zanzibar Ln N		Plymouth	MN	55446
09-118-22-32-0020	112426-001	\$ 1,109.57	15725 48th Ave N	Kristensen, Hildania	Hildania Kristensen	15725 48th Ave N			Plymouth	MN	55446
07-118-22-34-0017	109276-001	\$ 1,098.96	4585 Urbandale Ln N	Williams, Montreal R	Montreal R Williams	Dana L Williams	4585 Urbandale Ln N		Plymouth	MN	55446
28-118-22-44-0072	189286-001	\$ 1,095.37	1530 Glacier Ln N	Zylka, Tammy M	Tammy M Zylka	1530 Glacier Ln N			Plymouth	MN	55447
32-118-22-21-0052	207990-001	\$ 1,085.82	1034 Garland Ln N	Freeman, Charles D	Charles D Freeman	1034 Garland Ln N			Plymouth	MN	55447
14-118-22-41-0036	136191-001	\$ 1,078.15	4025 Cottonwood Ln N	Hampel, Mark W	Mark W Hampel	Barbara A Hampel	4025 Cottonwood Ln N		Plymouth	MN	55441
03-118-22-43-0077	108520-002	\$ 1,077.95	13205 55th Ave N	Patterson, Brett S	Brett S Patterson	Lindsey J Patterson	13205 55th Ave N		Plymouth	MN	55442
30-118-22-24-0006	196923-002	\$ 1,077.42	2205 Troy Ln N	Patton, Patrick	Patrick Patton	Amy Patton	2205 Troy Ln N		Plymouth	MN	55447
17-118-22-21-0049	152228-001	\$ 1,074.58	4345 Fountain Ln N	Ogrin, Patrick E	Patrick E Ogrin	Gina M Ogrin	4345 Fountain Ln N		Plymouth	MN	55446
03-118-22-31-0067	301256-002	\$ 1,070.49	13754 56th Pl N	Mohamed, Feisal	Feisal Mohamed	Samira Haji-Sufi	PO Box 46161		Plymouth	MN	55446
34-118-22-14-0003	217531-002	\$ 1,068.46	625 Windemere Cur N	Berg, Kelly R	Kelly R Berg	Paul Berg	625 Windemere Cur N		Plymouth	MN	55441
33-118-22-23-0011	209943-001	\$ 1,064.89	640 Vicksburg Ln N	Kuehnell, Peter M	Peter M Kuehnell	Danielle M Kuehnell	640 Vicksburg Ln N		Plymouth	MN	55447
29-118-22-41-0031	193703-001	\$ 1,061.85	16100 16th Ave N	Brumfield, John D	John D Brumfield	Judy A Brumfield	16100 16th Ave N		Plymouth	MN	55447
17-118-22-31-0090	232826-004	\$ 1,061.61	3905 Everest Ln N	Amba Homes Plymouth LLC	Amba Homes Plymouth LLC	C/O Hitesh Patel	8995 Preserve Blvd		Eden Prairie	MN	55347
06-118-22-22-0067	301519-002	\$ 1,058.28	18820 61st Ave N	Hussein, Isse A	Isse A Hussein	18820 61st Ave N			Plymouth	MN	55446
31-118-22-21-0014	201704-002	\$ 1,058.09	1130 Vagabond Ln N	McKinney, Joshua	Joshua McKinney	Samantha McKinney	1130 Vagabond Ln N		Plymouth	MN	55447
14-118-22-42-0095	141399-001	\$ 1,057.70	3925 Evergreen Ln N	Korstad, Gregory E	Gregory E Korstad	Connie L Korstad	3925 Evergreen Ln N		Plymouth	MN	55441
17-118-22-42-0028	154965-001	\$ 1,056.83	16605 40th Ave N	Niaz, Joseph	Joseph Niaz	16605 40th Ave N			Plymouth	MN	55446
07-118-22-43-0035	109535-002	\$ 1,053.75	18015 46th Ave N	Steelman, Mark	Mark Steelman	Josel E Steelman	18015 46th Ave N		Plymouth	MN	55446
10-118-22-11-0010	116290-002	\$ 1,053.09	12910 54th Ave N	Byellin, Jeremy Louis	Jeremy Louis Byellin	Susan Byellin	12910 54th Ave N		Plymouth	MN	55442
29-118-22-13-0052	191407-002	\$ 1,050.65	2205 Archer Ln N	JSW Properties LLC	JSW Properties LLC	1200 Mendelssohn Ave N Ste			Golden Valley	MN	55427
05-118-22-31-0041	258011-001	\$ 1,046.87	16810 56th Pl N	Johnson-Lind, Joy	Joy Johnson-Lind	Robert S Lind	16810 56th Pl N		Plymouth	MN	55446
12-118-22-23-0025	127917-001	\$ 1,042.37	5090 Ximines Ln N	Segal, Frederick B	Frederick B Segal	Pamela L Azine	5090 Ximines Ln N		Plymouth	MN	55442
26-118-22-33-0026	184883-001	\$ 1,039.18	1315 Oakview Ln N	Makepeace, Dana O	Dana O Makepeace	1315 Oakview Ln N			Plymouth	MN	55441
13-118-22-33-0008	135169-002	\$ 1,039.17	10800 38th Ave N	Rodriguez, Carlos A R	Rodriguez, Carlos A R	Rosa M S Padilla	10800 38th Ave N		Plymouth	MN	55441
20-118-22-41-0024	169980-002	\$ 1,027.53	2850 Zanzibar Ln N	Abumayaleh, Fatimah	Fatimah Abumayaleh	2850 Zanzibar Ln N			Plymouth	MN	55447
08-118-22-32-0019	231671-003	\$ 1,024.93	17440 49th Ave N	Naidou, Saladi	Saladi Naidou	Himabindu Moram	6407 Alvarado Ln N		Maple Grove	MN	55311
16-118-22-31-0289	150597-004	\$ 1,024.49	3976 Orchid Ln N	Talbi, Aicha	Aicha Talbi	3976 Orchid Ln N			Plymouth	MN	55446
24-118-22-12-0007	177918-002	\$ 1,018.57	3561 Pilgrim Ln N	Momoh, Francis	Francis Momoh	Isha Conteh	3561 Pilgrim Ln N		Plymouth	MN	55441
04-118-22-22-0180	253616-006	\$ 1,015.56	15662 60th Ave N	Thangavelu, Gajendhar P	Gajendhar P Thangavelu	Prathiba Dorairaj	5625 Xene Ln N		Plymouth	MN	55446
29-118-22-22-0033	189650-005	\$ 1,013.48	17310 24th Ave N	Grove, Matthew	Matthew Grove	Takeyah Grove	17310 24th Ave N		Plymouth	MN	55447
18-118-22-31-0020	157142-001	\$ 1,005.76	3880 Walnut Grove Ln N	Weber, Matthew	Matthew Weber	3880 Walnut Grove Ln N			Plymouth	MN	55446
30-118-22-41-0005	200507-001	\$ 1,003.13	17845 18th Cir N	Sarles, Jeffrey R	Jeffrey R Sarles	Anne L Sarles	17845 18th Cir N		Plymouth	MN	55447
05-118-22-12-0037	257650-001	\$ 991.72	6070 Archer Ln N	Goodland, James D	James D Goodland	6070 Archer Ln N			Plymouth	MN	55446
14-118-22-12-0042	138067-002	\$ 989.87	4330 Goldenrod Ln N	Alsharawneh, Nedal	Nedal Alsharawneh	4330 Goldenrod Ln N			Plymouth	MN	55442
13-118-22-13-0035	131921-002	\$ 985.32	4225 Nathan Ln N	Puella, JackieLou	Jackielou Puella	Richard A Puella	4225 Nathan Ln N		Plymouth	MN	55441
33-118-22-44-0014	212778-003	\$ 984.44	14612 Gleason Lake Dr	Rollins, Steve F	Steve F Rollins	14612 Gleason Lake Dr			Plymouth	MN	55447
04-118-22-22-0202	253903-007	\$ 983.50	15591 60th Ave N	Meesala, Srinivasa	Srinivasa Meesala	Deepa Meesala	5832 Humber Ln		Aubrey	TX	76227
26-118-22-32-0022	185478-005	\$ 981.59	12425 18th Ave N	Kennedy, Franklin	Franklin Kennedy	Rosetta Kennedy	12425 18th Ave N		Plymouth	MN	55441
18-118-22-31-0015	157065-001	\$ 980.66	18620 39th Ave N	Worley, Kelly R	Kelly R Worley	James J Worley	18620 39th Ave N		Plymouth	MN	55446
26-118-22-21-0067	183056-003	\$ 979.64	12115 24th Ave N	Millard, Charles N	Charles N Millard	Brittany B Millard	12115 24th Ave N		Plymouth	MN	55441
30-118-22-43-0024	200024-001	\$ 975.06	1450 Ranier Ln N	Waage, Eric D	Eric D Waage	Krismar H Waage	1450 Ranier Ln N		Plymouth	MN	55447
04-118-22-21-0053	252657-002	\$ 972.15	15537 60th Ave N	Sadasiva, Anupama	Anupama Sadasiva	Rajeev Tarimila	6035 Jewel Ln N		Plymouth	MN	55446
27-118-22-43-0017	230586-001	\$ 971.01	13100 15th Ave N	Olympic Steel	Olympic Steel	625 Xenium Ln N			Plymouth	MN	55441
24-118-22-24-0055	178485-001	\$ 965.36	3300 Saratoga Ln N	Loddigs, Alice L	Alice L Loddigs	Paul A Loddigs	3300 Saratoga Ln N		Plymouth	MN	55441
17-118-22-44-0004	154153-002	\$ 964.73	3690 Weston Ln N	Schroepfer, Andrew	Andrew Schroepfer	Jill Schroepfer	3690 Weston Ln N		Plymouth	MN	55446
09-118-22-44-0050	114918-003	\$ 962.91	4605 Glacier Ln N	Ciumac, Stefan	Stefan Ciumac	Yelena Ciumac	4605 Glacier Ln N		Plymouth	MN	55446
08-118-22-14-0119	246777-001	\$ 962.42	5161 Yuma Ln N	Pratha, Ramesh	Ramesh Pratha	Padmaja Korrapati	5161 Yuma Ln N		Plymouth	MN	55446
29-118-22-41-0020	193731-001	\$ 960.94	1635 Yuma Ln N	Mahbub, Maksud	Maksud Mahbub	9881 94th Ave N			Maple Grove	MN	55369
03-118-22-43-0002	108219-001	\$ 959.67	13105 55th Ave N	Benjamin, Joshua	Joshua Benjamin	Holly Benjamin	13105 55th Ave N		Plymouth	MN	55442
19-118-22-33-0039	165318-001	\$ 959.53	18725 27th Ave N	Meneses, Hector	Hector Meneses	Michele G Lehtis	18725 27th Ave N		Plymouth	MN	55447
32-118-22-22-0062	205246-001	\$ 956.28	17115 11th Ave N	Davidson, David J	David J Davidson	Stacey R Davidson	17115 11th Ave N		Plymouth	MN	55447
21-118-22-13-0020	170918-001	\$ 954.63	14825 31st Ave N	Waltz, Tabitha J	Tabitha J Waltz	Ronald G Kuechle	14825 31st Ave N		Plymouth	MN	55447
20-118-22-44-0041	169378-004	\$ 952.62	15900 27th Pl N	Harding, Dwight	Dwight Harding	Tomeca Harding	15900 27th Pl N		Plymouth	MN	55447
07-118-22-41-0072	231790-001	\$ 952.40	17510 48th Pl N	Subramaniam, Gayathree	Gayathree Subramaniam	17510 48th Pl N			Plymouth	MN	55446
08-118-22-14-0139	247540-004	\$ 948.66	5124 Yuma Ln N	GHRR MN LLC	GHRR MN LLC	13221 Country Trl Ln			Austin	TX	78732
12-118-22-32-0012	130346-003	\$ 948.33	4850 Wellington Ln N	Cuma, Jacklyn	Jacklyn Cuma	4850 Wellington Ln N			Plymouth	MN	55442
35-118-22-44-0044	219890-002	\$ 945.52	115 Zachary Ln N	Loveless, Deyon	Deyon Loveless	115 Zachary Ln N			Plymouth	MN	55441
05-118-22-41-0052	300224-002	\$ 943.94	5700 Yuma Ln N	Faruque, Kaiser	Kaiser Faruque	Jannat Begum	5700 Yuma Ln N		Plymouth	MN	55446
33-118-22-24-0010	210230-001	\$ 937.92	15200 9th Ave N	Noonan Lawn Care LLC	Noonan Lawn Care LLC	15200 9th Ave N			Plymouth	MN	55447
04-118-22-24-0116	251404-001	\$ 935.78	15450 58th Pl N	Basava, Srinivas	Srinivas Basava	Swapna Chodavarapu	15450 58th Pl N		Plymouth	MN	55446
30-118-22-33-0022	200871-001	\$ 935.19	1405 Yellowstone Ln N	Terry, Jon L	Jon L Terry	Heather M Terry	1405 Yellowstone Ln N		Plymouth	MN	55447
29-118-22-41-0014	194634-001	\$ 935.11	16205 18th Ave N	Weber-Taylor, Mary B	Mary B Weber-Taylor	Douglas Novy	16205 18th Ave N		Plymouth	MN	55447
16-118-22-41-0141	149379-002	\$ 932.27	14605 39th Ave N	Thayer, David	David Thayer	Kirsten Thayer	14605 39th Ave N		Plymouth	MN	55446

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
11-118-22-42-0084	126790-001	\$ 930.53	11630 48th Ave N	Bailey, Douglas J	Douglas J Bailey	Amy S Bailey	11630 48th Ave N		Plymouth	MN	55442
13-118-22-42-0006	131788-001	\$ 925.39	10115 40th Ave N	Wilson, Ryan B	Ryan B Wilson	Heather A Wilson	10115 40th Ave N		Plymouth	MN	55441
28-118-22-42-0011	187165-001	\$ 920.18	14816 Co Rd 6	Miller, Jeremy L	Jeremy L Miller	Stori M Makon-Miller	14816 Co Rd 6		Plymouth	MN	55447
05-118-22-34-0086	301612-002	\$ 919.42	5370 Fountain Ln N	Abdi, Barlin M	Barlin M Abdi	5370 Fountain Ln N			Plymouth	MN	55446
06-118-22-41-0005	301049-002	\$ 913.24	17890 56th Ave N	Barhayiga, Yannick M	Yannick M Barhayiga	Zlatija Z Barhayiga	17890 56th Ave N		Plymouth	MN	55446
31-118-22-13-0026	201011-002	\$ 912.69	1235 Peony Ln N	Resendiz, Elsa P	Elsa P Resendiz	1235 Peony Ln N			Plymouth	MN	55441
16-118-22-42-0022	151171-003	\$ 911.57	14800 40th Ave N	Bieri-Martini, Lucas	Lucas Bieri-Martini	Brent Bieri-Martini	14800 40th Ave N		Plymouth	MN	55446
08-118-22-13-0017	110249-002	\$ 910.95	16170 49th Pl N	Bennett, Kathryn	Kathryn Bennett	Daniel Green	16170 49th Pl N		Plymouth	MN	55446
29-118-22-41-0036	193773-001	\$ 909.80	16145 16th Ave N	Swaningson, Peter A	Peter A Swaningson	Lisa M Swaningson	16145 16th Ave N		Plymouth	MN	55447
30-118-22-42-0060	199772-001	\$ 909.26	1825 Shadyview Cir N	Pickenpack, Joan E	Joan E Pickenpack	234 Juniper Ln NW			Bemidji	MN	56601
05-118-22-13-0027	257456-001	\$ 905.89	5920 Black Oaks Ln N	Uptain Living Trust	Uptain Living Trust	5920 Black Oaks Ln N			Plymouth	MN	55446
09-118-22-42-0076	114470-001	\$ 904.97	4740 Kingsview Ln N	Defren, Jeffrey E	Jeffrey E Defren	Kelley Defren	4740 Kingsview Ln N		Plymouth	MN	55446
24-118-22-12-0105	178856-003	\$ 903.51	3538 Pilgrim Ln N	Shurslep, Alexander	Alexander Shurslep	Lina Shurslep	3240 Rosewood Ln N		Plymouth	MN	55441
11-118-22-33-0019	123976-001	\$ 902.93	4540 Magnolia Ln N	Oste, Michael	Michael Oste	Cecilie Oste	4540 Magnolia Ln N		Plymouth	MN	55442
01-118-22-12-0003	230635-003	\$ 902.57	6055 Nathan Ln N	6055 Nathan Owner LLC	6055 Nathan Owner LLC	Attn: Dan Ruehl	200 Southdale Ctr		Edina	MN	55435
09-118-22-12-0073	257605-001	\$ 900.91	14701 51st Pl N	Langer, Christa M	Christa M Langer	Chad Langer	14701 51st Pl N		Plymouth	MN	55446
12-118-22-33-0024	130094-003	\$ 898.72	10715 45th Ave N	Anthony Dahmes	Anthony Dahmes	Sarah Dahmes	10715 45th Ave N		Plymouth	MN	55442
24-118-22-12-0124	178359-001	\$ 898.57	3500 Pilgrim Ln N	Schlaeger, John	John Schlaeger	Denise A Schlaeger	3500 Pilgrim Ln N		Plymouth	MN	55441
20-118-22-24-0081	170505-001	\$ 896.42	17005 Co Rd 24	Hedlund, Jason L	Jason L Hedlund	17005 Co Rd 24			Plymouth	MN	55447
14-118-22-22-0050	138697-001	\$ 893.28	4445 Oakview Ln N	Crandall, Richard A	Richard A Crandall	Nancy T Crandall	4445 Oakview Ln N		Plymouth	MN	55442
10-118-22-22-0105	241905-001	\$ 890.78	5344 Empire Ln N	Septon, Chris	Mallory Family Trust	5344 Empire Ln N			Plymouth	MN	55446
02-118-22-12-0038	104327-001	\$ 888.77	12320 61st Ave N	Roepke, Michael A	Michael A Roepke	Jennifer Roepke	12320 61st Ave N		Plymouth	MN	55442
18-118-22-11-0020	156687-003	\$ 886.13	4385 Lawndale Ln N	Drasher, Christine	Christine Drasher	Thomas E Drasher	4385 Lawndale Ln N		Plymouth	MN	55446
02-118-22-12-0040	103431-001	\$ 884.84	11670 61st Ave N	Webber, Jerry	Jerry Webber	11670 61st Ave N			Plymouth	MN	55442
08-118-22-12-0051	257810-002	\$ 881.61	5290 Black Oaks Ln N	Pandey, Ravi S	Ravi S Pandey	Shikha Tiwari	5290 Black Oaks Ln N		Plymouth	MN	55446
17-118-22-42-0093	155371-004	\$ 881.54	3820 Zanzibar Ln N	Looper , Naasira	Naasira Looper	3820 Zanzibar Ln N			Plymouth	MN	55446
26-118-22-43-0015	184519-001	\$ 878.18	1525 Evergreen Ln N	Archambeault, Heather	Arthur J Archambeault	Bonita L Archambeault	1525 Evergreen Ln N		Plymouth	MN	55441
23-118-22-32-0017	176259-001	\$ 876.89	12530 30th Ave N	Rankin, Berinda A	Berinda A Rankin	12530 30th Ave N			Plymouth	MN	55441
09-118-22-32-0040	112461-002	\$ 873.57	4740 Upland Ln N	Brooks, Nicole O	Nicole O Brooks	Baron C Brooks	4740 Upland Ln N		Plymouth	MN	55446
14-118-22-41-0057	141182-001	\$ 871.73	3970 Balsam Ln N	Loosbrock, Alex S	Alex S Loosbrock	Tanya E Loosbrock	3970 Balsam Ln N		Plymouth	MN	55441
22-118-22-22-0008	172822-001	\$ 871.49	14210 35th Ave N	Meyer, Amy J	Amy J Meyer	14210 35th Ave N			Plymouth	MN	55447
24-118-22-14-0020	241499-001	\$ 870.80	9815 34th Ave N	Williamson, Desi C	Desi C Williamson	9815 34th Ave N			Plymouth	MN	55441
12-118-22-22-0075	127581-001	\$ 869.95	10620 52nd Ave N	Washington, Barbara	Barbara Washington	10620 52nd Ave N			Plymouth	MN	55442
31-118-22-31-0022	203762-002	\$ 868.75	18300 5th Ave N	Born, Richard A	Richard A Born	3120 North Shore Dr			Orono	MN	55391
30-118-22-21-0014	197588-001	\$ 867.76	18410 25th Ave N	Luhm, Stuart	Stuart Luhm	18410 25th Ave N			Plymouth	MN	55447
11-118-22-32-0024	126160-001	\$ 867.61	12425 48th Ave N	Bonk, Ivan J	Ivan J Bonk	Jill A Bonk	12425 48th Ave N		Plymouth	MN	55442
05-118-22-12-0040	257624-004	\$ 866.10	6045 Archer Ln N	Herzi, Dekka J	Dekka J Herzi	Mohamed Ahmed	5032 Girard Ave N		Brooklyn Center	MN	55430
12-118-22-32-0015	131340-001	\$ 864.92	4820 Wellington Ln N	Eckholdt, Peter B	Peter B Eckholdt	4820 Wellington Ln N			Plymouth	MN	55442
02-118-22-33-0020	121981-002	\$ 864.53	12446 54th Ave N	Jauriqui, Manny	Manny Jauriqui	12446 54th Ave N			Plymouth	MN	55442
03-118-22-44-0029	107456-001	\$ 863.97	12925 55th Ave N	Meimer, Daniel D	Daniel D Meimer	Revocable Living Trust		12925 55th Ave N	Plymouth	MN	55442
29-118-22-14-0089	192618-001	\$ 856.40	2140 Weston Ln N	Engdahl, Charles Q II	Charles Q Engdahl II	Leigh E Engdahl	2140 Weston Ln N		Plymouth	MN	55447
10-118-22-42-0063	246371-004	\$ 855.30	4820 Underwood Ln N #A	Garg, Mukul	Mukul Garg	201 Ripptide Way			Hayward	CA	94545
24-118-22-13-0062	180634-001	\$ 851.41	9905 31st Ave N	Bomchill, Mark	Mark Bomchill	Judith K Bomchill	9905 31st Ave N		Plymouth	MN	55441
30-118-22-14-0010	197987-001	\$ 850.10	17800 19th Ave N	Lee, Ricky	Ricky Lee	17800 19th Ave N			Plymouth	MN	55447
29-118-22-23-0055	192709-002	\$ 849.85	2080 Kimberly Ln N	Schultz, Courtney	Courtney Schultz	2080 Kimberly Ln N			Plymouth	MN	55447
11-118-22-12-0026	118817-002	\$ 847.00	11605 53rd Ave N	Boza-Berrios, Christopher	Christopher Boza-Berrios	Christina Boza	11605 53rd Ave N		Plymouth	MN	55442
31-118-22-43-0026	204238-002	\$ 842.51	17915 2nd Ave N	Koroloff, Andrew J	Andrew J Koroloff	Georgette S Koroloff	17915 2nd Ave N		Plymouth	MN	55447
10-118-22-42-0105	247169-001	\$ 840.96	4825 Underwood Ln N #C	Nguyen, Tac T	Tac T Nguyen	Cam Hong T Diep	4825 Underwood Ln N Unit C		Plymouth	MN	55442
21-118-22-13-0045	170869-001	\$ 839.13	3315 Minnesota Ln N	Pearson, Bruce E	Bruce E Pearson	3315 Minnesota Ln N			Plymouth	MN	55447
12-118-22-42-0034	128834-001	\$ 838.13	4730 Pilgrim Ln N	Brown, Stephen	Stephen Brown	Jessica Brown	4730 Pilgrim Ln N		Plymouth	MN	55442
09-118-22-42-0062	115842-001	\$ 835.76	4670 Juneau Ln N	Eisenberg, Bradley J	Bradley J Eisenberg	Terri A Eisenberg	4670 Juneau Ln N		Plymouth	MN	55446
20-118-22-31-0020	167684-002	\$ 834.20	2910 Everest Ln N	WLD CRD LLC	WLD CRD LLC	Stacy Hollmann	2910 Everest Ln N		Plymouth	MN	55447
24-118-22-43-0057	179990-001	\$ 834.17	2650 Pilgrim Ln N	Petersen, Kurtis K	Kurtis K Petersen	Rebecca M Petersen	2650 Pilgrim Ln N		Plymouth	MN	55441
32-118-22-21-0027	205967-003	\$ 833.57	16831 12th Ave N	Otteson, Erik A	Erik A Otteson	16831 12th Ave N			Plymouth	MN	55447
08-118-22-32-0020	231615-004	\$ 830.44	17430 49th Ave N	Endapally, Madhuri	Madhuri Endapally	3144 Magnolia Dr			Medina	MN	55340
15-118-22-32-0003	143842-002	\$ 827.71	14015 Rockford Rd	Sogdiana, LLC	Sogdiana LLC	13500 Grove Dr Ste 1418			Maple Grove	MN	55311
08-118-22-24-0145	246196-008	\$ 825.55	16916 51st Ave N	Chang, Yu-Li	Yu-Li Chang	Yilin Chang	2955 Everest Ln N		Plymouth	MN	55447
14-118-22-44-0061	140797-004	\$ 825.36	11315 37th Ave N	Fontaine, Denver	Denver Fontaine	Kendal Fontaine	11315 37th Ave N		Plymouth	MN	55441
33-118-22-24-0040	210454-001	\$ 825.21	610 Orchid Ln N	Clark, Kent	Kent Clark	610 Orchid Ln N			Plymouth	MN	55447
16-118-22-12-0026	147097-001	\$ 822.24	15015 43rd Pl N	Podraza, Steven J	Steven J Podraza	15015 43rd Pl N			Plymouth	MN	55446
18-118-22-21-0045	257915-001	\$ 816.78	4270 Walnut Grove Ln N	Brindley, Thomas D	Thomas D Brindley	Leslie A Brindley	4270 Walnut Grove Ln N		Plymouth	MN	55446
25-118-22-14-0033	182363-002	\$ 816.65	2240 Kilmer Ln N	Johnson, Roger L	Roger L Johnson	2240 Kilmer Ln N			Plymouth	MN	55441
29-118-22-23-0051	192681-002	\$ 816.58	2040 Kimberly Ln N	Gaetti, Joseph	Joseph Gaetti	Ashley Gladden	2040 Kimberly Ln N		Plymouth	MN	55447
27-118-22-44-0026	186171-002	\$ 816.00	12905 15th Ave N	Reece-Benson, Dustin	Dustin Reece-Benson	12905 15th Ave N			Plymouth	MN	55441
32-118-22-23-0064	236732-001	\$ 815.92	17425 8th Ave N	Piering, Scott T	Scott T Piering	Angela M Piering	17425 8th Ave N		Plymouth	MN	55447
07-118-22-14-0062	256213-001	\$ 813.78	5003 Merrimac Ln N	Hlavacek, Pamela P	Pamela P Hlavacek	5003 Merrimac Ln N			Plymouth	MN	55446
14-118-22-43-0035	139936-001	\$ 812.20	11515 37th Ave N	Baker, Brian J	Brian J Baker	Lori S Mommesen-Baker	11515 37th Ave N		Plymouth	MN	55441
11-118-22-12-0005	119853-002	\$ 808.10	5330 Goldenrod Ln N	Meade, Laura L	Laura L Meade	5330 Goldenrod Ln N			Plymouth	MN	55442
24-118-22-23-0013	177344-005	\$ 807.89	10724 32nd Ave N	Bouchard, Katherine O	Katherine O Bouchard	Revocable Trust	3201 Lanewood Ln N		Plymouth	MN	55447
03-118-22-34-0083	243004-002	\$ 807.50	13715 54th Ave N	Suggs, Rickey	Rickey Suggs	Starr Suggs	13715 54th Ave N		Plymouth	MN	55446
11-118-22-12-0031	119146-001	\$ 805.63	11830 52nd Ave N	Burns, Shannon R	Shannon R Burns	Shannon E Burns	11830 52nd Ave N		Plymouth	MN	55442

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
28-118-22-22-0185	187039-006	\$ 804.92	15830 25th Ct N	Seibert, Alyssa	Alyssa Seibert	15830 25th Ct N			Plymouth	MN	55447
06-118-22-23-0022	301732-002	\$ 804.83	5947 Alvarado Ct N	Ravula, Venkatesh R	Venkatesh R Ravula	5947 Alvarado Ct N			Plymouth	MN	55446
13-118-22-43-0040	132999-001	\$ 804.62	10030 36th Pl N	Lemieux, Edward P	Edward P Lemieux	Kerry E Lemieux	10030 36th Pl N		Plymouth	MN	55441
04-118-22-24-0017	248233-005	\$ 803.89	15351 60th Ave N	Farber, Yuri	Yuri Farber	9801 34th Ave N			Plymouth	MN	55441
23-118-22-33-0103	175097-006	\$ 803.21	2625 Larch Ln N	Ness, Richard S	Richard S Ness	Karen C Besst	2615 Magnolia Ln N		Plymouth	MN	55441
02-118-22-13-0087	234135-001	\$ 800.01	5821 Forestview Ln N	Striker, Ronald K	Ronald K Striker	Bonnie J Striker	5821 Forestview Ln N		Plymouth	MN	55442
09-118-22-32-0049	113413-001	\$ 798.68	4710 Terraceview Ln N	Bergeron, Andrea M	Andrea M Bergeron	4710 Terraceview Ln N			Plymouth	MN	55446
19-118-22-42-0009	162560-002	\$ 794.88	18120 30th Pl N	Duwana, Loretta	Loretta Duwana	18120 30th Pl N			Plymouth	MN	55447
08-118-22-14-0111	246119-004	\$ 790.91	5129 Yuma Ln N	Sarwar, Raiya	Raiya Sarwar	Khurram Shakoor	15 Washington Ave		Summit	NJ	7901
31-118-22-11-0008	201256-001	\$ 789.86	17630 11th Ave N	Oberembt, Joseph M	Joseph M Oberembt	Amy R Oberembt	17630 11th Ave N		Plymouth	MN	55447
19-118-22-42-0020	163092-001	\$ 783.29	17915 30th Pl N	Ruffin, Tyrone	Tyrone Ruffin	Ruthann Ruffin	17915 30th Pl N		Plymouth	MN	55447
05-118-22-34-0083	301246-002	\$ 783.16	16796 54th Pl N	Charles, Demetrius B	Demetrius B Charles	Linda C Charles	16796 54th Pl N		Plymouth	MN	55446
16-118-22-24-0056	148357-001	\$ 782.73	4170 Polaris Ln N	Mevissen, Susan L	Susan L Mevissen	4170 Polaris Ln N			Plymouth	MN	55446
28-118-22-32-0033	188642-002	\$ 782.49	15715 17th Ave N	Pan, Yue	Yue Pan	Xingquan Li	15715 17th Ave N		Plymouth	MN	55447
06-118-22-13-0023	300745-002	\$ 779.51	18100 58th Ave N	Hansen, Richard B	Richard B Hansen	Allison L Hansen	18100 58th Ave N		Plymouth	MN	55446
24-118-22-12-0076	177442-004	\$ 776.21	3419 Pilgrim Ln N	707 LLC	707 LLC	3419 Pilgrim Ln N			Plymouth	MN	55441
18-118-22-21-0070	257936-004	\$ 764.10	18625 43rd Ave N	Salapu, Sreekala	Sreekala Salapu	Divakar Pendyala	18625 43rd Ave N		Plymouth	MN	55446
17-118-22-31-0126	232966-001	\$ 762.91	17016 39th Ave N	Kuria, Catherine N	Catherine N Kuria	17016 39th Ave N			Plymouth	MN	55446
13-118-22-13-0079	132236-002	\$ 761.54	4220 Nathan Ln N	Balderas, David Jr.	David Balderas Jr.	Sheila Austin	4220 Nathan Ln N		Plymouth	MN	55441
19-118-22-33-0038	164688-002	\$ 758.48	18715 27th Ave N	Hoblitt, Andrew J	Andrew J Hoblitt	Karin L Hoblitt	18715 27th Ave N		Plymouth	MN	55447
06-118-22-12-0058	300628-002	\$ 753.91	6091 Troy Ln N	Milgrom, Shai	Shai Milgrom	Roni Milgrom	6091 Troy Ln N		Plymouth	MN	55446
35-118-22-32-0031	219477-001	\$ 753.04	400 Magnolia Ln N	Scherschligt, Jason	Jason Scherschligt	Marjorie Scherschligt	400 Magnolia Ln N		Plymouth	MN	55441
14-118-22-43-0054	140538-002	\$ 745.73	11755 38th Ave N	Sierra, Augustine T II	Augustine T Sierra II	Kathleen N Sierra	11755 38th Ave N		Plymouth	MN	55441
14-118-22-22-0047	138396-001	\$ 743.40	12430 44th Pl N	Ovaska, David E	David E Ovaska	Jean A Ovaska	12430 44th Pl N		Plymouth	MN	55442
28-118-22-44-0028	187221-001	\$ 742.48	14400 14th Ave N	Isenberg, Gerald D	Gerald D Isenberg	Debra J Isenberg	14400 14th Ave N		Plymouth	MN	55447
29-118-22-33-0010	194018-003	\$ 741.55	1330 Co Rd 101	Sanchez, Nemesis C	Nemesis C Sanchez	1330 Co Rd 101			Plymouth	MN	55447
30-118-22-24-0065	197217-001	\$ 741.30	2010 Xanthus Ln N	Turtinen, Scott D	Scott D Turtinen	Laurel H Turtinen	2010 Xanthus Ln N		Plymouth	MN	55447
36-118-22-34-0011	221353-001	\$ 740.57	20 Saratoga Ln N	Lillemo, Richard D	Richard D Lillemo	Janet H Lillemo	20 Saratoga Ln N		Plymouth	MN	55441
13-118-22-34-0023	133846-001	\$ 739.89	3740 Union Terrace Ln N	Anderson, Richard A	Richard A Anderson	3740 Union Terrace Ln N			Plymouth	MN	55441
23-118-22-33-0052	176091-001	\$ 733.57	2660 Magnolia Ln N	Reuer, Donald	Donald Reuer	Karen Reuer	2660 Magnolia Ln N		Plymouth	MN	55441
33-118-22-24-0013	210216-001	\$ 733.28	15120 9th Ave N	Weickert-Bevis, Nichole M	Nichole M Weickert-Bevis	Corry R Bevis	15120 9th Ave N		Plymouth	MN	55447
19-118-22-43-0004	163827-002	\$ 733.24	17930 28th Ave N	Gearen, James P	James P Gearen	17930 28th Ave N			Plymouth	MN	55447
10-118-22-12-0010	116367-002	\$ 731.26	5425 Underwood Ln N	Lamm, Michael D	Michael D Lamm	James D Lamm	5425 Underwood Ln N		Plymouth	MN	55442
35-118-22-12-0022	217580-003	\$ 720.97	1120 Forestview Ln N	Kelley, Michael	Michael Kelley	1120 Forestview Ln N			Plymouth	MN	55441
08-118-22-14-0157	240176-003	\$ 720.30	16273 50th Ave N	Tchuinkwa, Charles	Charles Tchuinkwa	Iya Tchuinkwa	16273 50th Ave N		Plymouth	MN	55446
04-118-22-22-0032	252643-005	\$ 719.34	15533 60th Ave N	Conteh, Philomina	Philomina Conteh	Muva Trust LLC	303 Beaver Xing		Oswego	IL	60543
11-118-22-12-0006	119209-001	\$ 718.83	11725 54th Ave N	Fitch, Robert	Robert Fitch	Norgean Fitch	11725 54th Ave N		Plymouth	MN	55442
21-118-22-13-0033	171100-003	\$ 716.00	3245 Lanewood Ln N	Gallaty, Christopher M	Christopher M Gallaty	3245 Lanewood Ln N			Plymouth	MN	55447
31-118-22-32-0046	203916-002	\$ 715.70	510 Zircon Ln N	Langolier Family Meeting LLC	Langolier Family Meeting LLC	510 Zircon Ln N			Plymouth	MN	55447
08-118-22-23-0204	256157-001	\$ 715.56	5045 Jewel Ln N	Chandra, Haribabu	Haribabu Chandra	Swapna Movva	5045 Jewel Ln N		Plymouth	MN	55446
26-118-22-42-0013	184680-003	\$ 715.21	1707 W Medicine Lake Dr	Hanna, Steven M	Steven M Hanna	1109 Meadowwood Dr N			Brooklyn Park	MN	55444
11-118-22-22-0068	122940-004	\$ 714.22	12335 53rd Ave N	Savolainen, Joshua S	Joshua S Savolainen	Jennifer M Barth	12335 53rd Ave N		Plymouth	MN	55442
14-118-22-24-0104	138172-001	\$ 713.15	4288 Magnolia Ln N	Fuller, Mary K	Mary K Fuller	4288 Magnolia Ln N			Plymouth	MN	55441
08-118-22-22-0057	242234-004	\$ 712.49	5215 Holly Ln N #5	Endapally, Madhuri	Madhuri Endapally	Rowdheer Kapidi	3144 Magnolia Dr		Medina	MN	55340
33-118-22-31-0008	212736-001	\$ 710.49	415 Niagara Ln N	Yeager, Chad	Chad Yeager	Diana Yeager	415 Niagara Ln N		Plymouth	MN	55447
32-118-22-22-0056	205162-001	\$ 709.92	1120 Co Rd 101	Gutierrez, Richard	Richard Gutierrez	Tamara M Gutierrez	1120 Co Rd 101		Plymouth	MN	55447
22-118-22-44-0020	174145-001	\$ 709.44	12810 26th Ave N	Carlstrom, Vernon H	Vernon H Carlstrom	Terri A Carlstrom	12810 26th Ave N		Plymouth	MN	55441
29-118-22-44-0076	196608-001	\$ 707.21	16025 Co Rd 6	Vanscoyk, Corey S	Corey S Vanscoyk	16025 Co Rd 6			Plymouth	MN	55447
08-118-22-22-0040	241702-002	\$ 706.53	5125 Holly Ln N #4	Miller, Irene	Irene Miller	Dmitriy Miller	5125 Holly Ln N Unit 4		Plymouth	MN	55446
12-118-22-32-0081	131354-001	\$ 703.76	10735 48th Ave N	Carroll, Dane	Dane Carroll	Marti Carroll	10735 48th Ave N		Plymouth	MN	55442
17-118-22-11-0001	152088-003	\$ 703.30	4465 Vicksburg Ln N	Dhavileswarapu, Mohan	Mohan Dhavileswarapu	Sailaja Dhavileswarapu	17625 72nd Ave N		Maple Grove	MN	55311
15-118-22-43-0027	144458-001	\$ 700.32	3710 Vinewood Ln N	Gilbert, Jonathon J	Jonathon J Gilbert	Panayola M Kottas Gilbert	3710 Vinewood Ln N		Plymouth	MN	55441
17-118-22-42-0079	155287-001	\$ 699.73	16420 39th Pl N	Anyanyu, Blessing	Blessing Anyanyu	16420 39th Pl N			Plymouth	MN	55446
20-118-22-43-0002	169098-001	\$ 697.00	2751 Comstock Ln N	Pryor, Alfred L	Alfred L Pryor	2751 Comstock Ln N			Plymouth	MN	55447
29-118-22-41-0104	195215-001	\$ 694.49	1851 Yuma Ln N	Benshoof, Kevin J	Kevin J Benshoof	Dawn G Benshoof	1851 Yuma Ln N		Plymouth	MN	55447
07-118-22-34-0009	109234-001	\$ 693.29	4665 Urbandale Ct N	Chada, Prakash R	Prakash R Chada	Swarna E Latha	4665 Urbandale Ct N		Plymouth	MN	55446
33-118-22-31-0058	212960-002	\$ 693.01	530 Quantico Ln N	Frickstad, Kathryn L	Kathryn L Frickstad	530 Quantico Ln N			Plymouth	MN	55447
05-118-22-24-0019	300870-002	\$ 691.27	16820 59th Ave N	Olu-Onanuga, Folashade	Afolake Mobolaji	Oluwatosin Onanuga	16820 59th Ave N		Plymouth	MN	55446
03-118-22-34-0080	242479-005	\$ 690.94	13721 54th Ave N	Onwonga, Dorine G	Dorine G Onwonga	13721 54th Ave N			Plymouth	MN	55446
34-118-22-14-0054	215165-001	\$ 690.85	720 Sycamore Ln N	Flanery, Barbara J	Barbara J Flanery	720 Sycamore Ln N			Plymouth	MN	55441
18-118-22-32-0018	157233-001	\$ 689.44	3885 Yellowstone Ln N	Hu, Xianhui	Xianhui Hu	3885 Yellowstone Ln N			Plymouth	MN	55446
09-118-22-12-0043	257415-004	\$ 689.06	14720 51st Ave N	Harris, DeWarren	DeWarren Harris	Revocable Trust	14720 51st Ave N		Plymouth	MN	55446
16-118-22-41-0062	149176-001	\$ 687.54	14430 40th Ave N	Hofman, Jason L	Jason L Hofman	Maizoua Hofman	14430 40th Ave N		Plymouth	MN	55446
10-118-22-44-0070	116997-001	\$ 687.28	4491 Quinwood Ln N	Miller, Freda K	Freda K Miller	4491 Quinwood Ln N			Plymouth	MN	55442
26-118-22-24-0015	184029-001	\$ 687.09	12013 23rd Ave N	Clover Valley Properties LLC	Clover Valley Properties LLC	2039 Sheridan Ave S			Minneapolis	MN	55405
29-118-22-22-0047	190084-010	\$ 685.18	17415 24th Ave N	Lee-Ohalloran, Patrick J	Patrick J Lee-Ohalloran	Alicia F Lee-Ohalloran	17530 Creek Ridge Pass		Minnetonka	MN	55345
15-118-22-33-0020	143604-001	\$ 683.74	14095 37th Pl N	Ojala, James C	James C Ojala	Jill L Ojala	14095 37th Pl N		Plymouth	MN	55447
06-118-22-21-0054	301229-003	\$ 682.51	18362 60th Ave N	Barwu, Boyee	Boyee Barwu	18362 60th Ave N			Plymouth	MN	55446
15-118-22-32-0057	143107-001	\$ 682.06	14015 39th Ave N	Thompson, Alan M	Alan M Thompson	Kristin M Thompson	14015 39th Ave N		Plymouth	MN	55447
26-118-22-21-0023	183112-001	\$ 681.33	2446 Hemlock Ln N	Forrest, Pamela	Pamela Forrest	2446 Hemlock Ln N			Plymouth	MN	55441
13-118-22-43-0012	133118-002	\$ 676.73	3740 Nathan Ln N	Greene, Bruce	Bruce Greene	3740 Nathan Ln N			Plymouth	MN	55441

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
03-118-22-33-0083		\$ 676.34	242374-002	Joyner, Kesha	Kesha Joyner	13875 54th Ave N			Plymouth	MN	55446
05-118-22-24-0016	300347-002	\$ 672.80	16730 59th Ave N	Jebadurai, Devasudan	Devasudan Jebadurai	Lynda E S Premkumar	16730 59th Ave N		Plymouth	MN	55446
08-118-22-13-0117	247694-004	\$ 668.23	16636 50th Ct N	Dudek, Steven	Steven Dudek	16636 50th Ct N			Plymouth	MN	55446
14-118-22-22-0074	138816-002	\$ 665.30	4335 Oakview Ln N	Wilcox, William K	William K Wilcox	4335 Oakview Ln N			Plymouth	MN	55442
34-118-22-31-0045	217076-001	\$ 663.91	13636 5th Ave N	Malmquist, Bryan	Bryan Malmquist	Rebecca L Malmquist	13636 5th Ave N		Plymouth	MN	55441
08-118-22-22-0034	241000-002	\$ 662.79	5130 Holly Ln N #2	Kessler, Donlee	Donlee Kessler	5130 Holly Ln N Unit 2			Plymouth	MN	55446
18-118-22-41-0077	235962-002	\$ 662.53	17704 38th Ave N	Davis, Jennifer	Jennifer Davis	16220 48th Ave N			Plymouth	MN	55446
24-118-22-22-0025	179717-001	\$ 661.26	10710 35th Pl N	Smith, Adam J	Adam J Smith	10710 35th Pl N			Plymouth	MN	55441
04-118-22-23-0120	250130-003	\$ 660.80	15565 58th Pl N	Amani, Kristie	Kristie Amani	Paris Amani	15565 58th Pl N		Plymouth	MN	55446
08-118-22-24-0193	249997-003	\$ 658.02	5029 Dunkirk Pl N	Singh, Gurdeep	Gurdeep Singh	Harpreet Kaur	6496 Alvarado Ln N		Maple Grove	MN	55311
33-118-22-24-0005	210258-002	\$ 657.98	15240 9th Ave N	Sowers, Mark	Mark Sowers	15240 9th Ave N			Plymouth	MN	55447
10-118-22-44-0041	117382-003	\$ 654.62	4605 Rosewood Ln N	Rudolph, Naomi A	Naomi A Rudolph	4605 Rosewood Ln N			Plymouth	MN	55442
19-118-22-24-0083	159571-003	\$ 653.60	3240 Walnut Grove Ln N	Weld, Tyler J	Kassandra L Weld	3240 Walnut Grove Ln N			Plymouth	MN	55447
04-118-22-22-0013	250739-010	\$ 652.14	15530 60th Ave N	Khan, Kashif A	Kashif A Khan	4119 Brannon Branch Ct			Fulshear	TX	77441
30-118-22-11-0014	198302-001	\$ 651.60	17830 24th Ave N	Zobel, Dwight D	Dwight D Zobel	Kelly A Zobel	17830 24th Ave N		Plymouth	MN	55447
29-118-22-42-0015	194242-005	\$ 651.38	1885 Black Oaks Ln N	Bishop, Tanya	Tanya Bishop	1885 Black Oaks Ln N			Plymouth	MN	55447
11-118-22-14-0126	122303-001	\$ 650.98	11259 50th Pl N	Moore, Susan J	Susan J Moore	11259 50th Pl N			Plymouth	MN	55442
03-118-22-24-0027	106427-007	\$ 650.06	5810 Annapolis Ln N	Clifton Properties LLC	Clifton Properties LLC	8445 Ctr Dr NE			Fridley	MN	55432
29-118-22-41-0148	193276-003	\$ 648.69	1605 Weston Ln N	Anderle, Matthew N	Matthew N Anderle	1605 Weston Ln N			Plymouth	MN	55447
09-118-22-13-0016	257362-004	\$ 648.33	14685 50th Pl N	Bui, Nicolas T	Nicolas T Bui	14685 50th Pl N			Plymouth	MN	55446
08-118-22-13-0049	239861-002	\$ 646.77	5013 Archer Ln N	Dubbs, Rose	Rose Dubbs	5013 Archer Ln N			Plymouth	MN	55446
11-118-22-33-0023	124851-002	\$ 641.18	12365 45th Pl N	Spore, Jessica	Jessica Spore	12365 45th Pl N			Plymouth	MN	55442
29-118-22-21-0009	189881-001	\$ 641.05	17015 24th Ave N	Sisk, Jeremiah W	Jeremiah W Sisk	Joanne M Sisk	17015 24th Ave N		Plymouth	MN	55447
32-118-22-42-0033	208263-002	\$ 639.86	455 Black Oaks Ln N	Jiang, Yan Q	Yan Q Jiang	Wenjie Weng	455 Black Oaks Ln N		Plymouth	MN	55447
09-118-22-33-0051	111684-005	\$ 639.52	15625 46th Ave N	Shelke, Archana	Archana Shelke	756 Mcrae Rd			Cary	NC	27519
07-118-22-33-0042	300268-003	\$ 637.14	4650 Zircon Ln N	Swan, Amanda	Amanda Swan	4650 Zircon Ln N			Plymouth	MN	55446
09-118-22-43-0068	114421-003	\$ 630.41	4635 Juneau Ln N	Blanchette, Gilbert	Gilbert Blanchette	Andree Iden	4635 Juneau Ln N		Plymouth	MN	55446
08-118-22-24-0165	246819-004	\$ 629.90	5004 Everest Ln N	Amba Homes Plymouth LLC	Amba Homes Plymouth LLC	C/O Hitesh Patel	8995 Preserve Blvd		Eden Prairie	MN	55347
35-118-22-12-0020	217622-004	\$ 624.95	11708 State Hwy 55	Bothun, Robert R	Brad Boehmer	15450 Lucerne Cir			Burnsville	MN	55306
19-118-22-21-0042	160313-002	\$ 624.32	3430 Urbandale Ln N	Anderson, Morgan	Morgan Anderson	3552 Pillsbury Ave S			Minneapolis	MN	55408
15-118-22-32-0004	143800-002	\$ 621.10	14019 Rockford Rd	Sunderland, Eli	Eli Sunderland	14019 Rockford Rd			Plymouth	MN	55447
13-118-22-24-0046	132621-002	\$ 621.00	4240 Trenton Ln N	Sue, Christopher J	Christopher J Sue	Stacey Sue	4240 Trenton Ln N		Plymouth	MN	55441
14-118-22-24-0051	137157-001	\$ 621.00	4240 Larch Pl N	Zuest, Barbara	Barbara Zuest	Paul Zuest Jr	4240 Larch Pl N		Plymouth	MN	55442
18-118-22-32-0013	156792-001	\$ 619.22	3935 Yellowstone Ln N	Pihlstrom, Thomas D	Thomas D Pihlstrom	Armetha A Pihlstrom	3935 Yellowstone Ln N		Plymouth	MN	55446
20-118-22-21-0016	166844-001	\$ 619.18	3410 Holly Ln N	Zecevic, Goran	Goran Zecevic	Ljubica Zecevic	3410 Holly Ln N		Plymouth	MN	55447
24-118-22-42-0033	180865-002	\$ 618.75	3005 Quaker Ln N	Hill Shimizu, Catherine H	Catherine H Hill Shimizu	3005 Quaker Ln N			Plymouth	MN	55441
34-118-22-14-0031	215207-004	\$ 614.47	920 Windemere Dr	O'Halloran, Kelly	Kelly O'Halloran	Brian Olson	920 Windemere Dr		Plymouth	MN	55441
08-118-22-44-0014	110641-001	\$ 614.01	4560 Weston Ln N	Fredrickson, Bonni I	Bonni I Fredrickson	4560 Weston Ln N			Plymouth	MN	55446
08-118-22-41-0007	110739-003	\$ 613.37	15905 48th Ave N	Liu, Xiaoyan	Xiaoyan Liu	Huajie Deng	2472 Parkview Dr		Medina	MN	55340
11-118-22-31-0022	123381-002	\$ 603.55	12285 48th Ave N	Turner, Jarrod	Jarrod Turner	Tiffani Turner	12285 48th Ave N		Plymouth	MN	55442
02-118-22-23-0025	104257-002	\$ 595.53	5835 Oakview Ln N	Bergman, Tyler J	Tyler J Bergman	5835 Oakview Ln N			Plymouth	MN	55442
35-118-22-33-0021	219771-011	\$ 595.23	12630 Ridgemount Ave N	Inyang, Aniefok F	Aniefok F Inyang	Scholastica Inyang	15196 Stillfield Pl		Centreville	VA	20120
16-118-22-41-0052	149673-001	\$ 592.33	3900 Harbor Ln N	Walrath, Erich	Erich Walrath	3900 Harbor Ln N			Plymouth	MN	55446
13-118-22-23-0015	132369-001	\$ 590.97	10980 40th Pl N	Von Dohlen, Christopher	Christopher Von Dohlen	Mary Von Dohlen	10980 40th Pl N		Plymouth	MN	55441
24-118-22-12-0111	178744-001	\$ 590.03	3526 Pilgrim Ln N	Chapman, Patrick A	Patrick A Chapman	3526 Pilgrim Ln N			Plymouth	MN	55441
04-118-22-24-0081	249451-002	\$ 588.53	15312 60th Ave N	Ude, Charles	Charles Ude	Lindiwe C Mumbai'ude	15312 60th Ave N		Plymouth	MN	55446
15-118-22-43-0078	145221-001	\$ 586.91	13264 39th Ave N	Tres, Vadim	Vadim Tres	Zilya Tres	13264 39th Ave N		Plymouth	MN	55441
08-118-22-24-0208	247897-004	\$ 585.31	16708 50th Ct N	Dalal, Arihant	Arihant Dalal	5265 Ranchview Ln N			Plymouth	MN	55446
06-118-22-21-0092	301384-002	\$ 585.19	18582 61st Ave N	Kienholz, Derrick	Derrick Kienholz	J Rhoades	18582 61st Ave N		Plymouth	MN	55446
29-118-22-43-0086	196524-002	\$ 585.08	16620 14th Ave N	Fiergola, Charles	Charles Fiergola	Elizabeth Fiergola	16620 14th Ave N		Plymouth	MN	55447
35-118-22-21-0005	217790-002	\$ 584.10	1025 Ives Ln N	Phelps, Boyd J	Boyd J Phelps	1025 Ives Ln N			Plymouth	MN	55441
04-118-22-13-0056	255597-002	\$ 580.10	14790 59th Ave N	Bush, John F	John F Bush	Vickie Bush	3119 The Peaks Ln		Las Vegas	NV	89138
14-118-22-13-0025	136660-001	\$ 577.72	4204 Goldenrod Ln N	Champlin, Deanne	Deanne Champlin	4204 Goldenrod Ln N			Plymouth	MN	55441
29-118-22-42-0063	193997-002	\$ 577.10	1777 Archer Ct N	Finch, Henry James Edward	Henry James Edward Finch	1777 Archer Ct N			Plymouth	MN	55447
29-118-22-44-0006	194802-001	\$ 576.47	16210 15th Ave N	Stephan, Margarita S	Margarita S Stephan	16210 15th Ave N			Plymouth	MN	55447
04-118-22-23-0090	249857-004	\$ 574.59	15661 60th Ave N	Meredith, Andrea J	Andrea J Meredith	Thomas R Jokinen	245 Avenida Santa Barbara	Unit G	San Clemente	CA	92672
08-118-22-34-0030	301834-002	\$ 570.50	4625 Fountain Ln N	Nelson, Sean	Sean Nelson	Lindsey Nelson	4625 Fountain Ln N		Plymouth	MN	55446
17-118-22-43-0029	154699-002	\$ 566.33	3605 Archer Ln N	Gran, Debra	Debra Gran	Joel Gran	3605 Archer Ln N		Plymouth	MN	55446
05-118-22-12-0068	257679-003	\$ 564.03	6095 Comstock Ln N	Rogers, Christopher	Christopher Rogers	6095 Comstock Ln N			Plymouth	MN	55446
16-118-22-12-0027	148595-001	\$ 563.48	15005 43rd Pl N	Michael, Engy J	Engy J Michael	15005 43rd Pl N			Plymouth	MN	55446
25-118-22-14-0005	182237-002	\$ 563.39	2025 Kilmer Ln N	Ghandi, Abdul S	Abdul S Ghandi	832 Wheaton Way			Creve Coeur	MO	63141
15-118-22-42-0024	145305-001	\$ 561.88	3839 Xenium Ct N	Allyn, John G	John G Allyn	Janet D Allyn	9333 Heathridge Dr		West Palm Beach	FL	33411
15-118-22-33-0098	144122-001	\$ 559.39	14065 36th Ave N	Mikkelsen, Jonathan L	Jonathan L Mikkelsen	14065 36th Ave N			Plymouth	MN	55447
14-118-22-13-0039	136555-002	\$ 557.21	4121 Goldenrod Ln N	Jibunor, Ann	Ann Jibunor	4121 Goldenrod Ln N			Plymouth	MN	55441
11-118-22-24-0008	119048-001	\$ 554.96	5080 Larch Ln N	Davidowski, Jay M	Jay M Davidowski	5080 Larch Ln N			Plymouth	MN	55442
32-118-22-11-0069	207472-001	\$ 553.29	1025 Yuma Ln N	Waterbury, Nancy M	Nancy M Waterbury	1025 Yuma Ln N			Plymouth	MN	55447
22-118-22-42-0013	230992-003	\$ 552.23	2920 Northwest Blvd	2920 Northwest Owner LLC	2920 Northwest Owner LLC	Attn: Dan Ruehl	200 Southdale Ctr		Mpls	MN	55435
29-118-22-34-0002	193059-001	\$ 552.23	1525 Dunkirk Ln N	Clark, Charles B	Charles B Clark	1525 Dunkirk Ln N			Plymouth	MN	55447
18-118-22-41-0050	235773-003	\$ 550.84	17876 38th Ave N	Fisher, Janis	Janis Fisher	17876 38th Ave N			Plymouth	MN	55446
18-118-22-31-0014	156799-002	\$ 550.40	18385 37th Pl N	Threinen, Emily	Emily Threinen	Luke Threinen	18385 37th Pl N		Plymouth	MN	55447
21-118-22-33-0035	172031-005	\$ 550.21	2753 Upland Ct N	Roelike, David L	David L Roelike	8533 Chanhassen Hills Dr S			Chanhassen	MN	55317

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
23-118-22-33-0062	174817-001	\$ 549.55	2715 Magnolia Ln N	Feisthamel, Gary E	Gary E Feisthamel	Carol A Feisthamel	2715 Magnolia Ln N		Plymouth	MN	55441
23-118-22-34-0045	174978-006	\$ 548.64	2705 Kirkwood Ln N	Kvasnik, Jacob	Jacob Kvasnik	2705 Kirkwood Ln N			Plymouth	MN	55441
15-118-22-33-0014	143569-001	\$ 544.78	14100 37th Pl N	American Motherland Homes LLC	American Motherland Homes LLC	14100 37th Pl N			Plymouth	MN	55447
21-118-22-33-0096	172080-005	\$ 544.70	2740 Terraceview Ct N	Mateyka, Bridget	Bridget Mateyka	2740 Terraceview Ct N			Plymouth	MN	55447
05-118-22-13-0071	257573-001	\$ 543.46	5875 Archer Ln N	Petzold, Ashley	Ashley Petzold	Mark Petzold	5875 Archer Ln N		Plymouth	MN	55446
18-118-22-32-0059	157520-001	\$ 542.57	3885 Zircon Ln N	Kyllo, Scott D	Scott D Kyllo	Laura B Kyllo	3885 Zircon Ln N		Plymouth	MN	55446
24-118-22-22-0022	179633-001	\$ 539.32	10715 35th Pl N	Arvig, Nathan	Nathan Arvig	10715 35th Pl N			Plymouth	MN	55441
29-118-22-44-0046	195894-002	\$ 539.22	16115 Co Rd 6	Urquhart, Kraig	Kraig Urquhart	16115 Co Rd 6			Plymouth	MN	55447
25-118-22-14-0036	182209-002	\$ 538.28	1950 Lancaster Ln N	Haley, Joseph	Joseph Haley	1950 Lancaster Ln N			Plymouth	MN	55441
08-118-22-43-0015	301839-001	\$ 535.24	16407 46th Ct N	Ayalew, Assefa	Assefa Ayalew	Beza Dejene	16407 46th Ct N		Plymouth	MN	55446
18-118-22-21-0072	258090-001	\$ 534.55	18605 43rd Ave N	Mohammed, Ehtaisham U	Mohammed, Ehtaisham U	Arfat U Begum	18605 43rd Ave N		Plymouth	MN	55446
35-118-22-22-0019	217741-001	\$ 533.27	1015 Kirkwood Ln N	Evenson, Dustin R	Dustin R Evenson	1015 Kirkwood Ln N			Plymouth	MN	55441
12-118-22-33-0074	130444-001	\$ 532.74	4775 Valley Forge Ln N	Russ, Chester Jr.	Chester Russ Jr.	4775 Valley Forge Ln N			Plymouth	MN	55442
29-118-22-41-0105	195222-002	\$ 530.59	1853 Yuma Ln N	Galagedera, Neeralini	Neeralini Galagedera	1853 Yuma Ln N			Plymouth	MN	55447
14-118-22-13-0072	139173-001	\$ 530.34	11445 42nd Ave N	Moe, Jeffrey A	Jeffrey A Moe	11445 42nd Ave N			Plymouth	MN	55441
35-118-22-31-0001	219246-001	\$ 529.66	11902 Sunset Trl N	Helgeson, Chris E	Chris E Helgeson	11902 Sunset Trl			Plymouth	MN	55441
33-118-22-33-0047	213520-001	\$ 528.58	15710 2nd Ave N	Schaefer, Mark A	Mark A Schaefer	15710 2nd Ave N			Plymouth	MN	55447
29-118-22-41-0063	195005-002	\$ 526.24	1818 Zanzibar Ln N	Halligan, Emily R	Emily R Halligan	1818 Zanzibar Ln N			Plymouth	MN	55447
33-118-22-43-0024	213863-005	\$ 525.35	76 Kingsview Ln N	Olshansky, Roman	Roman Olshansky	14545 7th Ave N			Plymouth	MN	55447
20-118-22-23-0055	166529-001	\$ 525.07	17535 32nd Ave N	Cerami, Joseph A II	Joseph A Cerami II	Revocable Trust	17535 32nd Ave N		Plymouth	MN	55447
08-118-22-24-0197	249570-005	\$ 524.95	5009 Dunkirk Pl N	Neelimandhu, Rakesh R	Rakesh R Neelimandhu	Ashwini A Ramaiah	16805 56th Pl N		Plymouth	MN	55446
34-118-22-43-0062	216579-001	\$ 524.89	35 Wedgewood Ln N	Hastings, Rachel M	Rachel M Hastings	Chris Hastings	35 Wedgewood Ln N		Plymouth	MN	55441
04-118-22-32-0098	256913-001	\$ 524.06	5560 Upland Ln N	Mahabadi, Massoud M	Massoud M Mahabadi	Samira S Mahabadi	5560 Upland Ln N		Plymouth	MN	55446
12-118-22-33-0019	130059-001	\$ 523.42	10815 45th Ave N	Hoover, Mark	Mark Hoover	Caren Hoover	10815 45th Ave N		Plymouth	MN	55442
13-118-22-31-0030	134287-002	\$ 521.09	3840 Saratoga Ln N	Marrs, Sean L	Sean L Marrs	3840 Saratoga Ln N			Plymouth	MN	55441
04-118-22-24-0018	248240-008	\$ 520.76	15353 60th Ave N	Yang, Jing	Jing Yang	3555 Plymouth Blvd Ste 218			Plymouth	MN	55447
18-118-22-44-0073	234870-002	\$ 517.89	17701 38th Ave N	Tesmer, Michael	Michael Tesmer	17701 38th Ave N			Plymouth	MN	55446
05-118-22-34-0052	301575-002	\$ 517.26	5390 Everest Ln N	Awil, Nura D	Nura D Awil	5390 Everest Ln N			Plymouth	MN	55446
24-118-22-12-0069	178107-001	\$ 511.82	3433 Pilgrim Ln N	Byrne, Nathan	Nathan Byrne	Nicholas Byrne	3433 Pilgrim Ln N		Plymouth	MN	55441
13-118-22-33-0092	135519-006	\$ 511.42	11025 36th Pl N	Cao, Thomas T	Thomas T Cao	10920 38th Ave N			Plymouth	MN	55441
18-118-22-22-0037	300295-002	\$ 510.88	4355 Alvarado Ln N	Mothukuri, Sridhar	Sridhar Mothukuri	Chaitanya Mothukuri	4355 Alvarado Ln N		Plymouth	MN	55446
35-118-22-33-0007	219358-001	\$ 510.73	220 Pineview Ln N	Heyerdahl, Derek J	Derek J Heyerdahl	220 Pineview Ln N			Plymouth	MN	55441
29-118-22-42-0145	194725-003	\$ 510.62	1857 Zanzibar Ln N	Jensen, Alaina	Alaina Jensen	1857 Zanzibar Ln N			Plymouth	MN	55447
28-118-22-32-0010	188628-003	\$ 509.60	15730 17th Pl N	King, Timothy	Timothy King	15730 17th Pl N			Plymouth	MN	55447
14-118-22-24-0095	138207-001	\$ 504.95	4253 Magnolia Ln N	Quilleash, David M	David M Quilleash	4253 Magnolia Ln N			Plymouth	MN	55441
11-118-22-41-0024	125495-001	\$ 502.74	11435 47th Ave N	Hauri, Teresa	Teresa Hauri	Mark Hauri	11435 47th Ave N		Plymouth	MN	55442
09-118-22-33-0052	111803-003	\$ 500.95	15635 46th Ave N	Keogh, Samantha	Samantha Keogh	15635 46th Ave N			Plymouth	MN	55446
01-118-22-31-0020	101933-001	\$ 500.90	10520 57th Pl N	Behling, Mary Lou	Mary Lou Behling	Stephen Behling	10520 57th Pl N		Plymouth	MN	55442
31-118-22-12-0006	201060-002	\$ 499.64	1035 Peony Ln N	Brandstrom, David	David Brandstrom	Brianna Maxam	1035 Peony Ln N		Plymouth	MN	55447
19-118-22-24-0063	159599-001	\$ 497.54	3195 Walnut Grove Ln N	Espinoza, Miguel A	Miguel A Espinoza	3195 Walnut Grove Ln N			Plymouth	MN	55447
12-118-22-33-0089	131053-001	\$ 496.71	4635 Yorktown Ln N	McBride, Marty S	Marty S McBride	Lynn J McBride	4635 Yorktown Ln N		Plymouth	MN	55442
34-118-22-43-0007	216264-002	\$ 496.46	106 Vinewood Ln N	Osburn, Jessa	Jessa Osburn	106 Vinewood Ln N			Plymouth	MN	55441
30-118-22-13-0045	197833-001	\$ 496.40	2120 Shadyview Ln N	Hagemo, Nathan L	Nathan L Hagemo	Shannon L Hagemo	2120 Shadyview Ln N		Plymouth	MN	55447
03-118-22-32-0075	300927-002	\$ 495.73	5689 Cheshire Ln N	Allen, Ian R	Ian R Allen	5689 Cheshire Ln N			Plymouth	MN	55446
08-118-22-13-0068	239994-006	\$ 492.06	5022 Archer Ln N	Magan, Anu	Anu Magan	Alok Magan	3154 Butternut Dr		Medina	MN	55340
34-118-22-31-0076	217146-005	\$ 492.02	13607 5th Ave N	Shurslep, Alex	Alex Shurslep	Lina Shurslep	3240 Rosewood Ln N		Plymouth	MN	55441
19-118-22-24-0018	160096-001	\$ 490.97	18435 33rd Ave N	Gardner, Kelly S	Kelly S Gardner	Randy L Gardner	18435 33rd Ave N		Plymouth	MN	55447
28-118-22-41-0087	188103-001	\$ 489.86	1775 Ithaca Ln N	Havir, Gregory D	Gregory D Havir	Karen J Havir	1775 Ithaca Ln N		Plymouth	MN	55447
33-118-22-43-0002	213912-003	\$ 486.32	16 Niagara Ln N	Niagara Ln Investments LLC	Niagara Ln Investments LLC	2025 Hwy 71 N			Jackson	MN	56143
07-118-22-22-0040	300912-002	\$ 486.18	5230 Yellowstone Ln N	Bista, Nabina	Nabina Bista	Ajaya Rayamajhi	5230 Yellowstone Ln N		Plymouth	MN	55446
16-118-22-41-0035	145788-003	\$ 485.14	4058 Glacier Ln N	Holmes, Makayla	Makayla Holmes	4058 Glacier Ln N			Plymouth	MN	55446
08-118-22-24-0171	247113-004	\$ 480.87	5038 Everest Ln N	Noone, Ramesh K	Ramesh K Noone	Swapna Makam	10117 NE 147th St		Bothell	WA	98011
35-118-22-21-0019	217958-002	\$ 478.45	12308 12th Ave N	Bittman, Cathryn	Cathryn Bittman	Scott E Bittman	Lisa F Bittman	12308 12th Ave N	Plymouth	MN	55441
19-118-22-33-0020	164716-001	\$ 478.05	2705 Xanthus Ln N	Bunch, John W	John W Bunch	2705 Xanthus Ln N			Plymouth	MN	55447
21-118-22-33-0175	172311-001	\$ 471.91	15752 27th Ave N	Wilson, Linley M	Linley M Wilson	15752 27th Ave N			Plymouth	MN	55447
14-118-22-22-0072	138347-001	\$ 470.73	4330 Oakview Ln N	Bennett, Ronald W	Ronald W Bennett	4330 Oakview Ln N			Plymouth	MN	55442
10-118-22-22-0022	239392-003	\$ 470.32	14112 53rd Ave N	Lewis, John	John Lewis	Maggie Alt-Lewis	14112 53rd Ave N		Plymouth	MN	55446
21-118-22-33-0049	171352-001	\$ 468.91	2754 Upland Ln N	Edlfsen, Dorothy M	Dorothy M Edlfsen	2754 Upland Ln N			Plymouth	MN	55447
16-118-22-24-0065	148427-001	\$ 467.44	4225 Orchid Ln N	Rodi, Debora	Debora Rodi	4225 Orchid Ln N			Plymouth	MN	55446
23-118-22-34-0021	175314-002	\$ 466.76	2705 W Medicine Lake Dr	Overbye, Griffin W	Griffin W Overbye	2705 W Medicine Lake Dr			Plymouth	MN	55441
28-118-22-42-0033	186661-002	\$ 465.61	1930 Kingsview Ln N	Comb, George	George Comb	1930 Kingsview Ln N			Plymouth	MN	55447
19-118-22-42-0050	199674-001	\$ 465.27	2845 Ranier Ln N	Alstead, Brady	Brady Alstead	Jennifer Alstead	2845 Ranier Ln N		Plymouth	MN	55447
35-118-22-21-0021	217657-001	\$ 465.25	1230 Ives Ln N	Bick, Daniel W	Daniel W Bick	1230 Ives Ln N			Plymouth	MN	55441
07-118-22-41-0040	109843-002	\$ 464.44	17710 48th Pl N	Moassesar, Mohammad S	Mohammad S Moassesar	873 Meander Ct			Hamel	MN	55340
12-118-22-42-0071	129205-001	\$ 461.01	10130 48th Pl N	Frisch, Roger M	Roger M Frisch	Michele Frisch	10130 48th Pl N		Plymouth	MN	55442
32-118-22-12-0029	206247-001	\$ 460.67	1214 Archer Ln N	Bilski, Emily S	Emily S Bilski	1214 Archer Ln N			Plymouth	MN	55447
32-118-22-12-0004	196335-002	\$ 460.54	16405 13th Ave N	Paige, Thomas	Thomas Paige	16405 13th Ave N			Plymouth	MN	55447
35-118-22-41-0039	219022-001	\$ 459.09	405 Zachary Ln N	Thornhill, Stephen	Stephen Thornhill	405 Zachary Ln N			Plymouth	MN	55441
28-118-22-42-0096	187802-001	\$ 456.78	14910 18th Ave N	Coleman, Antoine D	Antoine D Coleman	14910 18th Ave N			Plymouth	MN	55447
25-118-22-43-0031	182769-001	\$ 456.37	10220 S Shore Dr	Daeger, Christopher E	Christopher E Daeger	Lymari J Santana	10220 S Shore Dr		Plymouth	MN	55441
26-118-22-12-0014	185366-002	\$ 455.48	2319 W Medicine Lake Dr	Norcross, John C	John C Norcross	Lisa Norcross	2319 W Medicine Lake Dr		Plymouth	MN	55441

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
26-118-22-21-0007	182972-001	\$ 453.10	12105 26th Ave N	Hayes, Sara S	Sara S Hayes	12105 26th Ave N			Plymouth	MN	55441
35-118-22-32-0023	219337-004	\$ 450.57	312 Pineview Ln N	Bayne, Lindsay	Lindsay Bayne	312 Pineview Ln N			Plymouth	MN	55447
32-118-22-11-0090	207311-001	\$ 450.22	1061 Xene Ln N	Crosby, Dale O	Dale O Crosby	1061 Xene Ln N			Plymouth	MN	55447
09-118-22-21-0041	300846-002	\$ 450.18	5245 Ranchview Ln N	Tong Aguirre, Thu	Thu Tong Aguirre	5245 Ranchview Ln N			Plymouth	MN	55446
07-118-22-32-0019	222459-002	\$ 450.09	19025 Hamel Rd	Red-Cloud, Hyun	Hyun Red-Cloud	145 Navajo Dr Apt B5			Sedona	AZ	86336
24-118-22-24-0015	178338-005	\$ 449.00	10510 32nd Ave N	Hayes, Thomas L	Thomas L Hayes	Kim Peterson-Hayes	10510 32nd Ave N		Plymouth	MN	55441
09-118-22-31-0061	113133-004	\$ 445.30	4883 Orchid Ln N	Uddin, Md S	Md S Uddin	Q M Raihan	4883 Orchid Ln N		Plymouth	MN	55446
35-118-22-31-0047	220394-001	\$ 445.16	420 Kirkwood Ln N	Stein, Charles M	Charles M Stein	Ilene T Stein	420 Kirkwood Ln N		Plymouth	MN	55441
08-118-22-31-0067	302228-001	\$ 442.00	4705 Garland Ln N	Inbasekaran, Ashok	Ashok Inbasekaran	Sharmila Devarajan	4986 Archer Ln N		Plymouth	MN	55446
08-118-22-13-0081	240134-004	\$ 441.19	16313 50th Ave N	Singla, Lalit	Lalit Singla	Anju Singla	6204 Burnham Pl		Prospect	KY	40059
24-118-22-24-0006	177694-001	\$ 438.82	10609 32nd Ave N	Rasmussen, Jonemarie	Jonemarie Rasmussen	25938 184th St NW			Big Lake	MN	55309
24-118-22-32-0008	222977-001	\$ 438.82	3015 E Medicine Lake Blvd	Tysdale, Peter	Peter Tysdale	3015 E Medicine Lake Blvd			Plymouth	MN	55441
07-118-22-34-0035	247358-001	\$ 438.51	4721 Vagabond Ln N	Secker, Lanette E	Lanette E Secker	4721 Vagabond Ln N			Plymouth	MN	55446
31-118-22-14-0003	205869-001	\$ 438.51	925 Co Rd 101	Bunch, John W	John W Bunch	2705 Xanthus Ln N			Plymouth	MN	55447
33-118-22-41-0034	214661-002	\$ 431.92	14365 4th Ave N	Ferguson, Yvonne	Yvonne Ferguson	14365 4th Ave N			Plymouth	MN	55447
07-118-22-43-0013	109395-002	\$ 429.97	18225 46th Ave N	Behnke, Michael	Michael Behnke	Caroline Behnke	18225 46th Ave N		Plymouth	MN	55446
23-118-22-33-0074	175237-002	\$ 427.66	2630 Norwood Ln N	Hallowell, Patrick	Patrick Hallowell	2630 Norwood Ln N			Plymouth	MN	55441
01-118-22-43-0014	100575-008	\$ 426.03	5545 Orleans Ln N #5	Beneke, Carolyn	Carolyn Beneke	5545 Orleans Ln N Unit 5			Plymouth	MN	55442
11-118-22-21-0035	123136-001	\$ 422.86	11905 53rd Ave N	Jordan, Gloria M	Gloria M Jordan	John P Jordan	11905 53rd Ave N		Plymouth	MN	55442
21-118-22-33-0047	171338-004	\$ 420.86	2762 Upland Ln N	Martin, Noah	Noah Martin	2762 Upland Ln N			Plymouth	MN	55447
29-118-22-24-0016	190231-001	\$ 418.27	16715 22nd Ave N	Qualley, Richard C	Richard C Qualley	Carolyn M Qualley	16715 22nd Ave N		Plymouth	MN	55447
19-118-22-43-0046	164100-001	\$ 417.07	2735 Queensland Ln N	Friend, Christopher C	Christopher C Friend	Jessica J Keymer	2735 Queensland Ln N		Plymouth	MN	55447
14-118-22-24-0102	138186-001	\$ 416.80	4264 Magnolia Ln N	Sampson, Alton	Alton Sampson	4264 Magnolia Ln N			Plymouth	MN	55441
10-118-22-12-0025	116710-003	\$ 416.29	13305 54th Ave N	Whitaker, Chyna	Chyna Whitaker	13305 54th Ave N			Plymouth	MN	55442
13-118-22-23-0069	132754-006	\$ 413.31	4215 Ximines Ln N	Hammerseng, Kathryn M	Kathryn M Hammerseng	Attn Edina Realty Inc	4293 Deerwood Ln N		Plymouth	MN	55442
21-118-22-33-0101	171961-003	\$ 413.22	2737 Shenandoah Ln N	Dubay, Colin W	Colin W Dubay	2737 Shenandoah Ln N			Plymouth	MN	55447
06-118-22-21-0141	301649-002	\$ 413.17	5984 Urbandale Ln N	Bush, John F	John F Bush	Vickie Bush	3119 The Peaks Ln		Las Vegas	NV	89138
18-118-22-44-0012	234576-002	\$ 411.35	3716 Lawndale Ln N	Snyder-Tesch, Sally	Sally Snyder-Tesch	4201 Hemlock Ln N			Plymouth	MN	55441
29-118-22-41-0053	195075-002	\$ 410.43	1735 Weston Ln N	Johnson, Khulood	Khulood Johnson	Katherine Khitam Waletski	1735 Weston Ln N		Plymouth	MN	55447
30-118-22-11-0049	197672-001	\$ 410.13	17705 24th Ave N	Howe, Matthew B	Matthew B Howe	Heather M Howe	17705 24th Ave N		Plymouth	MN	55447
09-118-22-42-0072	115870-002	\$ 406.98	4735 Kingsview Ln N	Navai, Naomi	Naomi Navai	Iradj M Navai	4735 Kingsview Ln N		Plymouth	MN	55446
14-118-22-24-0042	135981-002	\$ 405.10	4214 Hemlock Ln N	Shabatura, Zachary A	George Shabatura	4214 Hemlock Ln N			Plymouth	MN	55441
14-118-22-13-0101	139915-001	\$ 402.85	4100 Forestview Ln N	Smith, Brian W	Brian W Smith	Mandy L Smith	4100 Forestview Ln N		Plymouth	MN	55441
01-118-22-44-0002	229697-001	\$ 400.42	5505 State Hwy 169	Affordable Cabinets and Granite LLC	Affordable Cabinets and Granite LLC	C/O Fabrication Station Inc	5671 International Pkwy		New Hope	MN	55428
14-118-22-22-0049	138690-007	\$ 400.06	12450 44th Pl N	Huhn, Benjamin	Benjamin Huhn	Dillon Larson	12450 44th Pl N		Plymouth	MN	55442
18-118-22-44-0082	234471-003	\$ 397.41	17603 38th Ave N	Golob, Lynn	Lynn Golob	17603 38th Ave N			Plymouth	MN	55446
11-118-22-22-0024	119923-001	\$ 396.50	12600 54th Ave N	Hippauf, Karen	Karen Hippauf	D L & K W Hippauf	12600 54th Ave N		Plymouth	MN	55442
31-118-22-13-0012	201991-001	\$ 396.34	620 Queensland Ln N	Van Orsow, Daniel J	Daniel A Van Orsow	Elisabeth A Van Orsow	620 Queensland Ln N		Plymouth	MN	55447
29-118-22-43-0029	196167-003	\$ 393.38	1565 Black Oaks Ln N	Raehsler, Lisa	Lisa Raehsler	1565 Black Oaks Ln N			Plymouth	MN	55447
16-118-22-41-0132	149974-004	\$ 393.09	3915 Glacier Ln N	Kurenitz, Jennifer	Jennifer Kurenitz	Ryan Kurenitz	3915 Glacier Ln N		Plymouth	MN	55446
12-118-22-43-0033	129002-002	\$ 390.72	4220 Quaker Ln N	Kantor, Beth	Beth Kantor	4720 Quaker Ln N			Plymouth	MN	55442
21-118-22-33-0004	171198-001	\$ 389.33	2785 Upland Ct N	Chen, Bruce	Bruce Chen	Hoa Chen	6301 Niagara Ln N		Maple Grove	MN	55311
04-118-22-12-0067	254092-001	\$ 389.06	14901 61st Pl N	Stricker, Julie E	Julie E Stricker	Jacob J Stricker	14901 61st Pl N		Plymouth	MN	55446
35-118-22-43-0025	219624-001	\$ 385.26	202 Forestview Ln N	Richter, Matthew K	Matthew K Richter	Jaycee D Richter	202 Forestview Ln N		Plymouth	MN	55441
04-118-22-34-0041	256122-001	\$ 384.95	5460 Orchid Ln N	Hull, Russell	Russell Hull	Joann Hull	5460 Orchid Ln N		Plymouth	MN	55446
14-118-22-44-0057	140433-002	\$ 384.66	3720 Arrowwood Ln N	Arneson, Brett	Brett Arneson	Alison Arneson	3720 Arrowwood Ln N		Plymouth	MN	55441
33-118-22-24-0008	210244-001	\$ 384.15	15220 9th Ave N	Hopper, Jan B	Jan B Hopper	15220 9th Ave N			Plymouth	MN	55447
29-118-22-22-0055	191456-005	\$ 378.37	17105 24th Ave N	Brennan, Sidney L Jr.	Sidney L Brennan Jr.	1625 Co Rd 24			Long Lake	MN	55356
04-118-22-22-0048	250480-006	\$ 373.87	15717 60th Ave N	Sadineni, Madhavi	Madhavi Sadineni	Chandra Sadineni	18875 42nd Pl		Plymouth	MN	55446
11-118-22-23-0009	121351-001	\$ 373.46	12540 50th Ave N	Boike-Meyers, Brenda K	Brenda K Boike-Meyers	David Meyers	12540 50th Ave N		Plymouth	MN	55442
08-118-22-42-0064	301893-002	\$ 371.17	4705 Comstock Ln N	Nash, Courtney	Courtney Nash	Cory Paterson	4705 Comstock Ln N		Plymouth	MN	55446
26-118-22-12-0021	183511-001	\$ 369.26	2500 W Medicine Lake Dr	Anderson, Douglas D	Douglas D Anderson	Karen H Anderson	2500 W Medicine Lake Dr		Plymouth	MN	55441
11-118-22-11-0014	119657-001	\$ 369.17	5230 Balsam Ln N	Carlson Leverentz, Debra	Debra Carlson Leverentz	5230 Balsam Ln N			Plymouth	MN	55442
33-118-22-23-0013	214059-003	\$ 368.12	15730 6th Ave N	Pintozzi, Nicholas	Nicholas Pintozzi	Kyle Naomi Pintozzi	15730 6th Ave N		Plymouth	MN	55447
24-118-22-12-0155	177456-003	\$ 366.78	3438 Pilgrim Ln N	Carrera, Lucio	Lucio Carrera	3438 Pilgrim Ln N			Plymouth	MN	55441
11-118-22-31-0017	123766-002	\$ 363.28	12240 48th Pl N	Adams, Omar A	Omar A Adams	12240 48th Pl N			Plymouth	MN	55442
35-118-22-23-0028	218203-001	\$ 362.24	905 Windemere Cur N	Carlson, Kirstin J	Kirstin J Carlson	Steven S Carlson	905 Windemere Cur N		Plymouth	MN	55441
20-118-22-43-0037	166956-001	\$ 361.91	16510 26th Ave N	Morris, Mary A	Mary A Morris	16510 26th Ave N			Plymouth	MN	55447
26-118-22-21-0014	184043-001	\$ 360.50	2484 Hemlock Ln N	Sidwell, James R	James R Sidwell	5434 Sanibel Dr			Minnetonka	MN	55343
11-118-22-22-0027	121323-003	\$ 359.17	5405 Norwood Ln N	Zemien, Brianna J	Brianna J Zemien	5405 Norwood Ln N			Plymouth	MN	55442
29-118-22-41-0124	195439-003	\$ 357.57	1812 Yuma Ln N	Houglum, Larry	Larry Houglum	1812 Yuma Ln N			Plymouth	MN	55447
23-118-22-33-0039	175412-001	\$ 356.10	2605 Norwood Ln N	Kelliher, James F	James F Kelliher	Yakaterina A Kelliher	2605 Norwood Ln N		Plymouth	MN	55441
16-118-22-42-0011	150975-001	\$ 355.72	3885 Minnesota Ln N	Omwega, Mary K	Mary K Omwega	3885 Minnesota Ln N			Plymouth	MN	55446
32-118-22-22-0067	205218-003	\$ 355.66	17225 11th Ave N	The MNHomes2Go LLC	The MNHomes2Go LLC	28898 Dolphin St NW			Zimmerman	MN	55398
15-118-22-33-0103	149799-003	\$ 353.19	14135 36th Ave N	Aplin, Grant	Grant Aplin	Paige Holman	14135 36th Ave N		Plymouth	MN	55447
19-118-22-42-0005	162511-001	\$ 352.08	18000 30th Pl N	Walker, Christopher G	Christopher G Walker	Susan M Keding-Walker	18000 30th Pl N		Plymouth	MN	55447
29-118-22-21-0052	190301-001	\$ 345.98	16725 25th Ave N	Eppers, Shawn L	Shawn L Eppers	Julie A Eppers	16725 25th Ave N		Plymouth	MN	55447
14-118-22-24-0062	137766-003	\$ 345.36	12241 42nd Ave N	McCaffery, Spencer	Spencer McCaffery	12241 42nd Ave N			Plymouth	MN	55441
26-118-22-21-0048	184232-001	\$ 344.80	2331 Hemlock Ln N	Erickson, Shawn K	Lyle O Erickson	4641 Martha Ln NW			Solway	MN	56678
30-118-22-41-0003	200290-001	\$ 344.66	1820 Peony Ln N	Coats, Bradley A	Bradley A Coats	Natasha E Coats	1820 Peony Ln N		Plymouth	MN	55447
30-118-22-13-0028	197532-002	\$ 344.20	18125 20th Ave N	Strootman, Robert	Robert Strootman	18125 20th Ave N			Plymouth	MN	55447

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
19-118-22-23-0074		\$ 344.13	18820 Co Rd 24	Laroche, Robert D Jr.	Robert D Laroche Jr.	Luann V Risseghem	18820 Co Rd 24		Plymouth	MN	55447
04-118-22-41-0012	242108-001	\$ 343.52	14310 56th Ave N	Weber, Mark	Jack W Weber	8200 Main St Apt 174			Maple Grove	MN	55369
30-118-22-33-0026	200899-001	\$ 343.26	1410 Yellowstone Ln N	Haeger, Michael	Michael Haeger	Carolyn Haeger	1410 Yellowstone Ln N		Plymouth	MN	55447
12-118-22-42-0055	129149-004	\$ 342.50	4925 Quaker Ln N	Carter, Tara L	Tara L Carter	4925 Quaker Ln N			Plymouth	MN	55442
31-118-22-11-0031	201186-004	\$ 342.30	17715 11th Ave N	Ratner, Kristen M	Kristen M Ratner	Frank L Trinidad	17715 11th Ave N		Plymouth	MN	55447
21-118-22-33-0066	171660-004	\$ 338.58	2734 Upland Ct N	Cummins, Robert	Cummins, Robert	2734 Upland Ct N			Plymouth	MN	55447
13-118-22-23-0055	132789-002	\$ 338.27	4220 Ximines Ln N	Quillen, Richard	Richard Quillen	4220 Ximines Ln N			Plymouth	MN	55441
35-118-22-12-0035	217608-001	\$ 334.84	1105 Evergreen Ln N	Fesenmaier, Stefanie	Stefanie Fesenmaier	Matthew Fesenmaier	1105 Evergreen Ln N		Plymouth	MN	55441
31-118-22-44-0006	203181-002	\$ 334.83	17815 3rd Ave N	Luvsan, Oyuntsetseg	Oyuntsetseg Luvsan	Sodbaatar Ganbaatar	17815 3rd Ave N		Plymouth	MN	55447
19-118-22-13-0002	159669-001	\$ 334.66	18005 31st Ave N	Biel Gower, Angela	Angela Biel Gower	18005 31st Ave N			Plymouth	MN	55447
21-118-22-14-0008	225938-002	\$ 333.30	3131 Fernbrook Ln N	Fernbrook Office Owner, LLC, CEC Tonka LLC	Fernbrook Office Owner, LLC, CEC Tonka LLC	Plymouth Office Center	C/O Whitecap Management LLC	7803 Glenroy Rd Ste 200	Bloomington	MN	55439
11-118-22-21-0008	119419-002	\$ 331.61	11900 53rd Ave N	Hatcher, Jonathan P	Jonathan P Hatcher	11900 53rd Ave N			Plymouth	MN	55442
04-118-22-22-0201	253910-004	\$ 331.25	15593 60th Ave N	Sunrisers LLC	Sunrisers LLC	19391 Annabelle Ln			Medina	MN	55340
13-118-22-34-0052	134133-002	\$ 326.44	3625 Trenton Ln N	Hartung, John	John Hartung	Ashley Hartung	3625 Trenton Ln N		Plymouth	MN	55441
18-118-22-41-0079	235976-001	\$ 324.28	17604 38th Ave N	Swienton, Gregory J	Gregory J Swienton	17604 38th Ave N			Plymouth	MN	55446
19-118-22-21-0052	160362-002	\$ 322.73	3445 Urbandale Ln N	Zywotko, Melissa	Melissa Zywotko	Jonathon Chirko	3445 Urbandale Ln N		Plymouth	MN	55447
03-118-22-34-0088	243340-004	\$ 320.51	13705 54th Ave N	Nadig, Analaksha	Analaksha Nadig	Chaya Danappala	780 Washington Way		Cumming	GA	30040
29-118-22-43-0015	195677-002	\$ 320.23	16400 15th Ave N	Forbes, Steven R	Steven R Forbes	16400 15th Ave N			Plymouth	MN	55447
12-118-22-33-0098	131088-003	\$ 316.61	4655 Ximines Ln N	Schmidkamp, Christopher J	Christopher J Schmidkamp	Renee Schmidkamp	4655 Ximines Ln N		Plymouth	MN	55442
36-118-22-24-0058	232322-001	\$ 315.73	800 Trenton Ln N	Gorder, Reid	Reid Gorder	800 Trenton Ln N			Plymouth	MN	55441
05-118-22-34-0042	300338-003	\$ 314.26	5400 Fountain Ln N	Dragseth, Eric D	Eric D Dragseth	Lee Yang	5400 Fountain Ln N		Plymouth	MN	55446
09-118-22-31-0051	113063-001	\$ 314.17	4879 Orchid Ln N	Bachman, Matthew D	Matthew D Bachman	4879 Orchid Ln N			Plymouth	MN	55446
29-118-22-34-0041	192919-002	\$ 310.77	1425 & 1427 Garland Ln N	Salmela, Donald E	Donald E Salmela	5125 Forestview Ln N			Plymouth	MN	55442
16-118-22-11-0061	147860-005	\$ 310.46	4395 Ithaca Ln N	Oh, Emily M	Emily M Oh	4395 Ithaca Ln N			Plymouth	MN	55446
10-118-22-43-0050	118313-002	\$ 308.91	4628 Underwood Ct N	Emery, Lindsey	Lindsey Emery	4628 Underwood Ct N			Plymouth	MN	55442
08-118-22-24-0090	244628-004	\$ 308.06	5066 Fountain Ln N	Zhou, Joe	Joe Zhou	Mei Zhou	14825 44th Pl N		Plymouth	MN	55446
19-118-22-13-0013	159466-002	\$ 305.79	3195 Ranier Ln N	McIntyre, Margaret	Margaret McIntyre	Duane McIntyre	3195 Ranier Ln N		Plymouth	MN	55447
12-118-22-42-0006	128687-001	\$ 304.02	4850 Orleans Ln N	Quinn, Mitzi K	Mitzi K Quinn	4850 Orleans Ln N			Plymouth	MN	55442
02-118-22-23-0021	102766-001	\$ 304.01	5935 Oakview Ln N	Burgess, Christine M	Christine M Burgess	5935 Oakview Ln N			Plymouth	MN	55442
12-118-22-21-0033	127749-002	\$ 303.87	5225 Valley Forge Ln N	Lynch, Terese	Terese Lynch	Cordell Lynch	5225 Valley Forge Ln N		Plymouth	MN	55442
17-118-22-24-0026	152844-001	\$ 302.78	4080 Everest Ln N	Schwartz, Lawrence	Lawrence Schwartz	Alina Schwartz	4080 Everest Ln N		Plymouth	MN	55446
24-118-22-44-0022	180361-006	\$ 302.30	9715 27th Ave N	Slabaugh, Evan R	Evan R Slabaugh	9715 27th Ave N			Plymouth	MN	55441
08-118-22-13-0091	248751-004	\$ 300.99	5024 Dunkirk Pl N	Prchal, Matthew	Matthew Prchal	Courtney Prchal	3500 Vicksburg Ln N Ste 400-250		Plymouth	MN	55447
17-118-22-12-0028	152886-004	\$ 300.00	16400 43rd Ave N	Zeng, Qinghui	Qinghui Zeng	Zhilei Wang	6501 Shadyview Ln N		Maple Grove	MN	55311
21-118-22-33-0008	171821-001	\$ 299.53	2792 Upland Ct N	Daoheuang, Keoudone	Keoudone Daoheuang	2792 Upland Ct N			Plymouth	MN	55447
18-118-22-41-0017	235549-002	\$ 299.20	4004 Lawndale Ln N	Weisberg, Jodi	Jodi Weisberg	4004 Lawndale Ln N			Plymouth	MN	55446
21-118-22-33-0138	172157-006	\$ 298.78	2653 Shenandoah Ln N	Mitelman, Jenna	Jenna Mitelman	Michael Goldenberg	110 Quaker Ln N		Plymouth	MN	55441
30-118-22-12-0044	198631-001	\$ 298.67	2445 Shadyview Ln N	Dukat, Donald D	Donald D Dukat	2445 Shadyview Ln N			Plymouth	MN	55447
16-118-22-31-0238	150464-001	\$ 292.45	15132 40th Ave N	Billings, George M	George M Billings	15132 40th Ave N			Plymouth	MN	55446
20-118-22-34-0038	164044-002	\$ 290.11	2735 Fountain Ln N	Christenson, Katilee	Katilee Christenson	Kristen Christenson	2735 Fountain Ln N		Plymouth	MN	55447
19-118-22-23-0020	160509-003	\$ 288.86	18995 31st Pl N	Singh, Pallav K	Pallav K Singh	18995 31st Pl N			Plymouth	MN	55447
10-118-22-21-0013	238153-007	\$ 286.42	13922 52nd Ave N	Schendel, Jane	Jane Schendel	13922 52nd Ave N			Plymouth	MN	55446
33-118-22-14-0006	211049-002	\$ 285.52	14605 7th Ave N	Hunt, Logan J	Logan J Hunt	14605 7th Ave N			Plymouth	MN	55447
14-118-22-24-0024	136114-001	\$ 284.86	4211 Hemlock Ln N	Chang, Yu-Cheng	Yu-Cheng Chang	4211 Hemlock Ln N			Plymouth	MN	55441
08-118-22-22-0063	242192-002	\$ 282.75	5225 Holly Ln N #5	Carter, Susan	Susan Carter	5225 Holly Ln N Apt 5			Plymouth	MN	55446
29-118-22-41-0003	194550-001	\$ 281.22	1721 Archer Ct N	Gulseth, Matthew J	Matthew J Gulseth	1721 Archer Ct N			Plymouth	MN	55447
33-118-22-41-0061	245202-001	\$ 281.08	320 Harbor Ln N	McCoy, Chandler J	Chandler J McCoy	Stephanie A McCoy	320 Harbor Ln N		Plymouth	MN	55447
16-118-22-14-0025	146152-001	\$ 280.20	14605 41st Ave N	Kielty, Michael P	Michael P Kielty	Esther B Kielty	14605 41st Ave N		Plymouth	MN	55446
08-118-22-14-0128	245916-005	\$ 279.24	5076 Yuma Ln N	Shah, Hemang S	Hemang S Shah	Dimple H Shah	6205 Mickelson Way		Mc Kinney	TX	75070
09-118-22-42-0084	235283-002	\$ 278.29	4870 Minnesota Ln N	Porter, Sean M	Sean M Porter	Kelly J Porter	4870 Minnesota Ln N		Plymouth	MN	55446
14-118-22-24-0018	136149-002	\$ 277.76	4123 Hemlock Ln N	Zhu, Zhuojun	Zhuojun Zhu	4123 Hemlock Ln N			Plymouth	MN	55441
14-118-22-44-0086	141350-001	\$ 277.14	11400 36th Pl N	Nyberg, John A	John A Nyberg	35396 Maroda Dr			Crosslake	MN	56442
23-118-22-34-0056	174880-001	\$ 276.99	2700 Larch Ln N	Scott, Joyce A	Joyce A Scott	Samuel D Scott	2700 Larch Ln N		Plymouth	MN	55441
19-118-22-41-0023	165598-003	\$ 276.45	17600 30th Pl N	Schmidt, Jessica	Jessica Schmidt	Thomas Kagen	17600 30th Pl N		Plymouth	MN	55447
12-118-22-21-0030	128092-001	\$ 275.33	10370 51st Pl N	Cheema, Joginder	Joginder Cheema	Salvinder Kaur	1715 Redcedar Dr		Wylie	TX	75098
07-118-22-14-0060	255163-002	\$ 275.05	5013 Merrimac Ln N	Raju Alluri, Satyanarayana	Satyanarayana Raju Alluri	Sravanthi Alluri	5013 Merrimac Ln N		Plymouth	MN	55446
21-118-22-33-0173	172325-001	\$ 273.84	15760 27th Ave N	Schwartzbauer, Leah	Leah Schwartzbauer	15760 27th Ave N			Plymouth	MN	55447
07-118-22-41-0034	109801-005	\$ 272.18	4910 Olive Ln N	Roy, Soumya	Soumya Roy	Ruma Roy	6 Saddle Row		Plainville	MA	2762
08-118-22-41-0063	111271-001	\$ 269.35	4985 Yuma Ct N	Sanders, Edward T	Edward T Sanders	Jeanett R Sanders	4985 Yuma Ct		Plymouth	MN	55446
09-118-22-31-0094	114953-001	\$ 268.77	15400 48th Ave N	McElroy, Kevin D	Kevin D McElroy	Barbara McElroy	15400 48th Ave N		Plymouth	MN	55446
32-118-22-33-0005	209733-002	\$ 267.87	75 Kimberly Ln N	Carlson, Robert A	Robert A Carlson	75 Kimberly Ln N			Plymouth	MN	55447
36-118-22-31-0042	220772-007	\$ 267.26	317 Union Terrace Ln N	Slechtsa, Erin	Erin Slechtsa	Jacob Olson-Elm	317 Union Terrace Ln N		Plymouth	MN	55441
15-118-22-23-0036	142785-003	\$ 266.06	4185 Dallas Ln N	Wolff, Anny	Anny Wolff	4185 Dallas Ln N			Plymouth	MN	55446
28-118-22-42-0100	187725-003	\$ 259.99	14960 18th Ave N	Arne Family LLC	Arne Family LLC	542 Mount Oak Ave NE			Saint Petersburg	FL	33702
04-118-22-31-0002	221619-002	\$ 258.64	5731 Juneau Ln N	Papierniak, Alec	Alec Papierniak	Aimee D Papierniak	5731 Juneau Ln N		Plymouth	MN	55446
30-118-22-21-0016	197714-002	\$ 257.65	2505 Troy Ln N	Weizenegger, Christopher	Christopher Weizenegger	Heather Weizenegger	2505 Troy Ln N		Plymouth	MN	55447
16-118-22-31-0227	150317-001	\$ 257.39	15236 40th Ave N	Lawrence, Denise	Denise Lawrence	15236 40th Ave N			Plymouth	MN	55446
21-118-22-33-0194	172409-001	\$ 257.20	15784 27th Ave N	Priewe, Steven R	Steven R Priewe	15784 27th Ave N			Plymouth	MN	55447
14-118-22-43-0036	139957-001	\$ 256.35	11505 37th Ave N	Barron, Rick L	Rick L Barron	Lea A Barron	11505 37th Ave N		Plymouth	MN	55441
19-118-22-11-0072	162350-001	\$ 256.06	3450 Merrimac Ln N	Zhang, Yang	Yang Zhang	Xinping Zhang	3450 Merrimac Ln N		Plymouth	MN	55447
16-118-22-31-0037	150093-001	\$ 255.70	15289 40th Ave N	Belssar, Galina	Galina Belssar	15289 40th Ave N			Plymouth	MN	55446

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
06-118-22-32-0047	301126-002	\$ 254.96	5550 Yellowstone Ln N	Mohs, Michael J	Michael J Mohs	Dawn M Mohs	5550 Yellowstone Ln N		Plymouth	MN	55446
16-118-22-41-0050	172458-001	\$ 252.18	3920 Harbor Ln N	Birkelend, Matthew L	Matthew L Birkelend	Michelle A Munkel-Birkelend	3920 Harbor Ln N		Plymouth	MN	55446
09-118-22-44-0049	114827-003	\$ 252.07	14410 46th Ave N	Theodore, Sutter	Sutter Theodore	Devanire R Tucker Sutter	14410 46th Ave N		Plymouth	MN	55446
12-118-22-33-0086	131032-002	\$ 251.56	4665 Yorktown Ln N	Bofenkamp, Matthew	Matthew Bofenkamp	Angela Bofenkamp	4665 Yorktown Ln N		Plymouth	MN	55442
03-118-22-34-0135	243508-001	\$ 248.60	13826 54th Ave N	Rosenquist, Carla K	Carla K Rosenquist	412 Olive Ave Apt 262			Huntington Beach	CA	92648
04-118-22-31-0007	221654-002	\$ 246.38	5743 Juneau Ln N	Summit Properties LLC	Summit Properties LLC	3703 Colorado Ave N			Crystal	MN	55422
19-118-22-43-0036	164254-001	\$ 246.03	18000 27th Pl N	Guerra, Manuel Jr.	Manuel Guerra Jr.	18000 27th Pl N			Plymouth	MN	55447
11-118-22-23-0037	121379-003	\$ 243.84	12415 50th Ave N	Loechler, Ryan	Ryan Loechler	Tami M Loechler	12415 50th Ave N		Plymouth	MN	55442
24-118-22-12-0009	179129-006	\$ 242.67	3557 Pilgrim Ln N	Chen, Ling	Ling Chen	Xiaofen Tang	1647 Ridgewood Ln N		Roseville	MN	55113
29-118-22-42-0011	194214-003	\$ 241.47	1835 Black Oaks Ln N	Heitmeyer, Susan	Susan Heitmeyer	1835 Black Oaks Ln N			Plymouth	MN	55447
01-118-22-43-0133	101072-004	\$ 241.44	9905 55th Ave N #8	Erickson, Karen W	Karen W Erickson	James D Erickson	5145 Trenton Ln N		Plymouth	MN	55442
17-118-22-31-0110	155966-001	\$ 240.01	17024 39th Ct N	Beckman, Tanya M	Tanya M Beckman	17024 39th Ct N			Plymouth	MN	55446
07-118-22-43-0072	233827-003	\$ 239.80	18005 45th Ave N	Goyal, Uma	Uma Goyal	Apoorv V Shinde	790 Southfield Ln		Alpharetta	GA	30004
33-118-22-11-0107	211469-002	\$ 238.29	14420 10th Ave N	Tsvilina, Alexandra	Alexandra Tsvilina	14420 10th Ave N			Plymouth	MN	55447
15-118-22-43-0008	144339-001	\$ 237.69	13200 38th Ave N	Cytron, Todd S	Todd S Cytron	Amy S Cytron	13200 38th Ave N		Plymouth	MN	55441
33-118-22-43-0016	213975-001	\$ 234.89	105 Kingsview Ln N	Grandt, Linda	Ralph E Bennett	Living Trust	105 Kingsview Ln N		Plymouth	MN	55447
25-118-22-11-0014	182349-004	\$ 234.86	2505 Kilmer Ln N	Getty, Michael	Michael Getty	Emily Getty	2505 Kilmer Ln N		Plymouth	MN	55441
31-118-22-42-0002	204266-002	\$ 234.55	520 Queensland Ln N	Welan Contract Services LLC	The MNHOMES2Go Inc	520 Queensland Ln N			Plymouth	MN	55447
19-118-22-42-0012	162595-001	\$ 232.13	18230 30th Pl N	Anderson, Craig	Craig Anderson	18230 30th Pl N			Plymouth	MN	55447
15-118-22-42-0045	145466-002	\$ 230.06	13304 39th Ave N	Grant, Laura	Kenneth Grant	Laura Grant	13304 39th Ave N		Plymouth	MN	55441
14-118-22-13-0043	136415-002	\$ 229.14	4201 Goldenrod Ln N	Martinez, Luis	Luis Martinez	4201 Goldenrod Ln N			Plymouth	MN	55441
07-118-22-33-0105	301085-003	\$ 227.01	4645 Alvarado Ln N	Lundgren, Gregory	Gregory Lundgren	Pamela Lundgren	4645 Alvarado Ln N		Plymouth	MN	55446
17-118-22-44-0060	154517-001	\$ 226.90	16220 37th Ave N	Singh, Harshvardhan	Harshvardhan Singh	Swati Singh	11050 Red Cir Dr Apt 608		Hopkins	MN	55343
09-118-22-21-0032	300493-002	\$ 226.57	5260 Ranchview Ln N	Wagner, Joseph J	Joseph J Wagner	5260 Ranchview Ln N			Plymouth	MN	55446
01-118-22-33-0068	100029-002	\$ 225.19	5475 Yorktown Ln N	Reuben Ustimchuk	Reuben Ustimchuk	5475 Yorktown Ln N			Plymouth	MN	55442
33-118-22-31-0079	212911-002	\$ 224.00	425 Orchid Ln N	Rutten, Barbara J	Barbara J Rutten	425 Orchid Ln N			Plymouth	MN	55447
04-118-22-24-0038	248471-002	\$ 223.62	15283 60th Ave N	Kandlakunta, Prasad	Prasad Kandlakunta	15283 60th Ave N			Plymouth	MN	55446
08-118-22-13-0093	249745-002	\$ 221.82	5034 Dunkirk Pl N	Barlow, Mike	Mike Barlow	Svetlana Barlow	Yuri Oganov	5034 Dunkirk Pl N	Plymouth	MN	55446
06-118-22-22-0051	301720-001	\$ 220.22	6055 Alvarado Ln N	Vonznyuk, Kseniya	Kseniya Vonznyuk	6055 Alvarado Ln N			Plymouth	MN	55446
33-118-22-11-0061	211413-001	\$ 218.41	1206 Harbor Ln N	Hummel, Heath	Heath Hummel	Maren Hummel	1206 Harbor Ln N		Plymouth	MN	55447
09-118-22-34-0087	113182-001	\$ 217.45	4640 Ranchview Ln N	Nielsen, James B	James B Nielsen	Misty L Nielsen	4640 Ranchview Ln N		Plymouth	MN	55446
30-118-22-22-0003	199254-001	\$ 217.28	19000 24th Ave N	Ellinger, Todd E	Todd E Ellinger	19000 24th Ave N			Plymouth	MN	55447
15-118-22-32-0067	143065-003	\$ 216.36	14025 38th Pl N	Backes, Wayne R	Wayne R Backes	209 Honeytree Dr			Delano	MN	55328
29-118-22-33-0028	192842-001	\$ 213.86	17211 14th Ave N	Porter, Catherine E	Catherine E Porter	10624 Admiral Ct			Oklahoma City	OK	73162
17-118-22-31-0129	232987-004	\$ 212.01	17004 39th Ave N	Nandikotkur, Raghu	Raghu Nandikotkur	Lalitha Mareddy	6504 Arctic Ct		Inver Grove Heights	MN	55077
16-118-22-23-0102	147055-001	\$ 210.52	4105 Upland Ln N	Brownlee, Robert J	Robert J Brownlee	Barbara J Brownlee	4105 Upland Ln N		Plymouth	MN	55446
29-118-22-31-0025	193199-002	\$ 209.82	1620 Fountain Ln N	Degife, Alyssa	Alyssa Degife	1620 Fountain Ln N			Plymouth	MN	55447
33-118-22-32-0022	213303-003	\$ 207.46	15710 5th Ave N	Grizzly Construction of Minnesota LLC	Grizzly Construction of Minnesota LLC	718 Washington Ave N Unit 4f			Minneapolis	MN	55401
13-118-22-13-0009	132208-002	\$ 207.34	4040 Nathan Ln N	Leidiger, Linda J	Linda J Leidiger	James E Leidiger	4040 Nathan Ln N		Plymouth	MN	55441
08-118-22-23-0139	238720-004	\$ 205.23	5105 Holly Ln N #1	Suryawanshi, Snehal	Snehal Suryawanshi	Pournima M Ghule	3600 Windhaven Pkwy Apt 3238		Lewisville	TX	75056
36-118-22-34-0046	212087-001	\$ 204.55	111 Union Terrace Ln N	Lundholm, Robert	Robert Lundholm	111 Union Terrace Ln N			Plymouth	MN	55441
11-118-22-43-0046	124690-005	\$ 204.27	4520 Deerwood Ln N	Wang, Xijiang	Xijiang Wang	5586 Nantucket Pl			Minnetonka	MN	55345
03-118-22-22-0061	106203-001	\$ 203.92	6030 Cheshire Ln N	Sokeye, Israel O	Israel O Sokeye	6030 Cheshire Ln N			Plymouth	MN	55446
24-118-22-22-0004	177617-001	\$ 200.40	10935 36th Ave N	McCauley, Timothy J	Timothy J McCauley	Rebecca A Hannan	10935 36th Ave N		Plymouth	MN	55441
07-118-22-33-0016	255996-001	\$ 199.93	4640 Yellowstone Ln N	Kyei, Nana K	Nana K Kyei	Nana-Yaa N Kyei	4640 Yellowstone Ln N		Plymouth	MN	55446
08-118-22-31-0040	301887-002	\$ 199.85	4695 Garland Ln N	Ngerebara, Unyime	Unyime Ngerebara	Justus Ngerebara	4695 Garland Ln N		Plymouth	MN	55446
04-118-22-24-0096	251719-005	\$ 199.59	15547 60th Ave N	Negrete-Lampat, Gladys	Gladys Negrete-Lampat	Mark C Lampat	PO Box 5674		Minneapolis	MN	55440
32-118-22-21-0056	208074-001	\$ 198.83	16745 13th Ave N	Rogers, Randall B	Randall B Rogers	Janice Rogers	16745 13th Ave N		Plymouth	MN	55447
09-118-22-31-0009	112776-001	\$ 198.41	4700 Orchid Ln N	Wilmo, Michael S	Michael S Wilmo	4700 Orchid Ln N			Plymouth	MN	55446
14-118-22-41-0039	141147-002	\$ 197.59	4020 Cottonwood Ln N	Jasper, Daniel	Daniel Jasper	4020 Cottonwood Ln N			Plymouth	MN	55441
28-118-22-42-0026	186570-002	\$ 196.55	1905 Kingsview Ln N	Kirk, Scott C	Scott C Kirk	Jacqueline H Kirk	1905 Kingsview Ln N		Plymouth	MN	55447
02-118-22-24-0033	103984-002	\$ 196.16	11955 60th Pl N	McMahon, Lindsey A	Lindsey A McMahon	11955 60th Pl N			Plymouth	MN	55442
17-118-22-31-0108	232952-002	\$ 195.79	3900 Everest Ln N	Moroney, Katherine N	Katherine N Moroney	15990 58th Pl N			Plymouth	MN	55446
08-118-22-22-0047	241443-002	\$ 193.80	5205 Holly Ln N #1	Kapahi, Gagan	Gagan Kapahi	5205 Holly Ln N Unit 1			Plymouth	MN	55446
18-118-22-11-0034	156379-001	\$ 193.07	17600 43rd Ave N	Swwed, Tracy	Tracy Swwed	17600 43rd Ave N			Plymouth	MN	55446
33-118-22-44-0011	212197-001	\$ 191.00	14504 Gleason Lake Dr	Georgi, Timothy J A	Timothy J A Georgi	Trustee	14504 Gleason Lake Dr		Plymouth	MN	55447
33-118-22-23-0028	209929-001	\$ 189.02	15820 9th Ave N	Erickson, Jeffrey	Jeffrey Erickson	15820 9th Ave N			Plymouth	MN	55447
05-118-22-12-0058	257669-003	\$ 187.79	6025 Comstock Ln N	Bassett, Garret	Garret Bassett	Bailey Bassett	6025 Comstock Ln N		Plymouth	MN	55446
13-118-22-34-0069	132278-003	\$ 187.38	3620 Saratoga Ln N	Big Builds LLC	Big Builds LLC	Lisa Marty	3494 Waha Rd		Kalaheo	HI	96741
24-118-22-22-0021	179682-002	\$ 186.77	10725 35th Pl N	Niloofar, Niloofar	Niloofar Valipour	Nastaran Valipour	10725 35th Pl N		Plymouth	MN	55441
07-118-22-43-0037	109962-002	\$ 186.46	4525 Queensland Ln N	Johnson, Nathan	Nathan Johnson	Jenna Johnson	4525 Queensland Ln N		Plymouth	MN	55446
26-118-22-33-0027	184876-001	\$ 186.14	1305 Oakview Ln N	Mosse, Rozina P	Rozina P Mosse	1305 Oakview Ln N			Plymouth	MN	55441
06-118-22-42-0057	300518-004	\$ 184.45	5630 Ranier Ln N	Gothandaraman, Maran	Maran Gothandaraman	Archana Raghunathan	16176 Moss Haven Ln		Little Elm	TX	75068
08-118-22-42-0100	301861-001	\$ 184.15	16362 46th Ct N	Bitz, Andrew	Andrew Bitz	Callin Bitz	16362 46th Ct N		Plymouth	MN	55446
05-118-22-42-0058	301293-002	\$ 183.98	5660 Zanzibar Ln N	Johnson, Jacob	Jacob Johnson	Dana Johnson	5660 Zanzibar Ln N		Plymouth	MN	55446
24-118-22-43-0083	180088-002	\$ 180.94	2620 E Medicine Lake Blvd	O'Hagan, Jon J	Jon J O'Hagan	2620 E Medicine Lake Blvd			Plymouth	MN	55441
28-118-22-42-0106	186605-001	\$ 180.10	14845 19th Ave N	Moreau-Hanson, Renee	Renee Moreau-Hanson	8109 Florida Ct N			Brooklyn Park	MN	55445
13-118-22-43-0041	132992-004	\$ 177.28	10020 36th Pl N	Hoefler, Dennis M	Dennis M Hoefler	Lynda R Hoefler	Revocable Trust	306 Harvest Ln	Holland	MI	49423
19-118-22-31-0036	162840-001	\$ 176.50	18415 30th Pl N	Kohorst, Craig H	Craig H Kohorst	Nicole M Kohorst	18415 30th Pl N		Plymouth	MN	55447
18-118-22-44-0085	234898-002	\$ 175.36	3771 Lawndale Ln N	Wlazik, Mary P	Mary P Wlazik	Trust	3771 Lawndale Ln N		Plymouth	MN	55446
22-118-22-41-0017	174663-001	\$ 175.19	12820 30th Ave N	Mueller, Gregory B	Gregory B Mueller	Gena L Mueller	12820 30th Ave N		Plymouth	MN	55441

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33-118-22-31-0039	213065-004	\$ 174.23	335 Quantico Ln N	W Henn Affordable Hsg Lnd Tr	W Henn Affordable Hsg Lnd Tr	335 Quantico Ln N			Plymouth	MN	55447
09-118-22-42-0036	115765-001	\$ 173.00	15010 48th Ave N	Mansour, Soha S	Soha S Mansour	15010 48th Ave N			Plymouth	MN	55446
16-118-22-24-0029	147888-003	\$ 172.71	15325 41st Ave N	Mirkovich, Shane Dc	Shane Dc Mirkovich	15325 41st Ave N			Plymouth	MN	55446
08-118-22-31-0075	301902-002	\$ 172.36	17005 48th Ave N	Baumel, Daniel	Daniel Baumel	17005 48th Ave N			Plymouth	MN	55446
18-118-22-12-0046	258069-007	\$ 172.29	18225 Hamel Rd	Kevitt, Scott	Scott Kevitt	3335 Pennsylvania Ave N			Crystal	MN	55427
11-118-22-14-0135	122478-001	\$ 170.68	4938 Arrowwood Ln N	Goodman, John H	John H Goodman	4938 Arrowwood Ln N			Plymouth	MN	55442
06-118-22-24-0025	300981-002	\$ 170.48	5730 Urbandale Ln N	Dewri, Dhrubajyoti	Dhrubajyoti Dewri	5730 Urbandale Ln N			Plymouth	MN	55446
11-118-22-42-0052	125852-001	\$ 170.13	4825 Forestview Ln N	Francis, Erick	Erick Francis	4825 Forestview Ln N			Plymouth	MN	55442
16-118-22-41-0017	149946-008	\$ 169.98	14550 40th Pl N	Onyeka, Amaka	Amaka Onyeka	65 Rivers Edge Dr			Grand Forks	ND	58201
15-118-22-43-0087	145277-001	\$ 168.77	3819 Xenium Ct N	Brudwick, David A	David A Brudwick	C/O Deb Feero			Zimmerman	MN	55398
19-118-22-44-0004	163617-001	\$ 167.39	17530 28th Ave N	Heinz, Michael T	Michael T Heinz	17530 28th Ave N			Plymouth	MN	55447
29-118-22-21-0022	189937-001	\$ 166.78	16825 24th Ave N	Estate Of Michael Krmpotich	Estate Of Michael Krmpotich	3310 Lake Dr Ave N			Robbinsdale	MN	55422
13-118-22-31-0021	134336-001	\$ 166.28	10420 39th Ave N	Hall, Alvin J	Joanne M Hall	10420 39th Ave N			Plymouth	MN	55441
04-118-22-22-0037	250158-007	\$ 164.68	15641 60th Ave N	Pirius, Eric	Eric Pirius	11622 Live Oak Dr			Minnetonka	MN	55305
14-118-22-22-0005	138452-001	\$ 161.42	4285 Larch Pl N	Obayuwana, Stephen O	Stephen O Obayuwana	4285 Larch Pl N			Plymouth	MN	55442
16-118-22-31-0059	150233-001	\$ 161.31	15375 39th Ave N	Mould, Eric	Eric Mould	15375 39th Ave N			Plymouth	MN	55446
29-118-22-34-0036	192947-002	\$ 161.24	17030 13th Ave N	Abraham, Mirlie	Mirlie Abraham	Paulin Mathurin			Plymouth	MN	55447
33-118-22-23-0025	210041-007	\$ 160.46	15720 7th Ave N	Hauffe, Alex	Alex Hauffe	17030 13th Ave N			Plymouth	MN	55447
31-118-22-41-0031	203118-002	\$ 160.40	425 Merrimac Ln N	Rector, Robert D	Robert D Rector	425 Merrimac Ln N			Plymouth	MN	55447
05-118-22-34-0051	301535-004	\$ 160.19	16755 54th Ave N	Pragati, Manandhar	Manandhar Pragati	Arun Chandra Manandhar			Oro Valley	AZ	85755
04-118-22-22-0168	255562-005	\$ 159.27	15732 60th Ave N	Modi, Shilpi A	Shilpi A Modi	96 Birmingham			Irvine	CA	92620
19-118-22-33-0024	165353-002	\$ 158.82	18720 28th Ave N	Mantoles, Sophronis	Sophronis Mantoles	18720 28th Ave N			Plymouth	MN	55447
08-118-22-31-0084	301937-001	\$ 158.73	16805 48th Ave N	Sommer, Alexander	Alexander Sommer	16805 48th Ave N			Plymouth	MN	55446
16-118-22-24-0074	148455-002	\$ 158.44	15110 42nd Pl N	Deng, Lying	Lying Deng	15110 42nd Pl N			Plymouth	MN	55446
05-118-22-34-0056	300744-002	\$ 158.00	5385 Everest Ln N	Ranjan, Rajiv	Rajiv Ranjan	5385 Everest Ln N			Plymouth	MN	55446
13-118-22-23-0060	132803-002	\$ 157.97	4270 Ximines Ln N	Johnson, Joshua D	Joshua D Johnson	4270 Ximines Ln N			Plymouth	MN	55441
30-118-22-23-0001	197266-001	\$ 157.90	2245 Xanthus Ln N	Ekman, Christie G	Christie G Ekman	Trust			Plymouth	MN	55447
03-118-22-34-0210	300580-002	\$ 157.75	13698 54th Pl N	Ash, Trevor	Trevor Ash	Ann Ash			Saint Michael	MN	55376
11-118-22-22-0016	120084-001	\$ 157.62	12615 54th Ave N	Kytonen, Kristopher M	Kytonen, Kristopher M	Amy J Kytonen			Plymouth	MN	55442
13-118-22-31-0060	134084-002	\$ 155.26	10420 38th Ave N	Armenta, Kellie J	Kellie J Armenta	Pamela J Conley			Plymouth	MN	55441
29-118-22-31-0010	193080-002	\$ 154.81	1645 Dunkirk Ln N	Adams, Gregory L	Gregory L Adams	1645 Dunkirk Ln N			Plymouth	MN	55447
16-118-22-24-0072	148182-001	\$ 154.62	15105 42nd Pl N	Solomonson, Lori L	Lori L Solomonson	Michael Solomonson			Plymouth	MN	55446
11-118-22-32-0023	124697-002	\$ 153.66	4730 Norwood Ln N	Zimmerman, Aaron C	Aaron C Zimmerman	Erin M Zimmerman			Plymouth	MN	55442
02-118-22-23-0024	103214-002	\$ 152.45	5905 Oakview Ln N	Adams, Carmen	Carmen Adams	5905 Oakview Ln N			Plymouth	MN	55442
15-118-22-43-0091	233155-002	\$ 151.80	3645 Wedgewood Ln N	Kraus, Paul F	Paul F Kraus	3645 Wedgewood Ln N			Plymouth	MN	55441
31-118-22-31-0031	203881-002	\$ 151.08	18520 5th Ave N	Croatt, Benjamin	Benjamin Croatt	Kelly Croatt			Plymouth	MN	55447
19-118-22-12-0050	160929-001	\$ 150.92	3400 Shadyview Ln N	US Bank	David Izek	18520 5th Ave N			Plymouth	MN	55447
05-118-22-34-0080	301071-002	\$ 150.86	16793 54th Pl N	Tensuan, Michael	Michael Tensuan	2800 Wayzata Blvd Apt 423			Minneapolis	MN	55405
32-118-22-22-0045	204938-002	\$ 150.80	17235 12th Ave N	Kemp, Dennis	Dennis Kemp	16793 54th Pl N			Plymouth	MN	55446
08-118-22-44-0049	110893-001	\$ 150.25	4710 Xene Ln N	Schulze, Benjamin R	Benjamin R Schulze	17235 12th Ave N			Plymouth	MN	55447
04-118-22-23-0072	249024-001	\$ 150.07	5925 Upland Ln N	Shibko, Aleksandr	Aleksandr Shibko	Emily J Schulze			Plymouth	MN	55446
06-118-22-42-0012	300145-006	\$ 149.78	18140 57th Ave N	Zhou, Lynn	Lynn Zhou	Julia Shibko			Plymouth	MN	55446
22-118-22-12-0059	173473-002	\$ 149.68	3510 Wedgewood Ln N	Trivedi, Kishanlal S	Kishanlal S Trivedi	167 E 67th St Apt 8F			New York	NY	10032
05-118-22-24-0020	301855-001	\$ 149.04	16830 59th Ave N	Chelikani, Srikar	Srikar Chelikani	Pratibha Trivedi			Plymouth	MN	55441
09-118-22-21-0042	258188-004	\$ 148.99	5235 Ranchview Ln N	Neren, Jeremy	Jeremy Neren	Prathyusha Marri			Valencia	CA	91354
12-118-22-42-0038	128631-002	\$ 148.57	4800 Orleans Ln N	Bartels, Joshua	Joshua Bartels	Siyanny Neren			Plymouth	MN	55446
33-118-22-14-0060	212043-001	\$ 147.34	14425 8th Ave N	Ernest, Eric W	Eric W Ernest	12886 74th Ave N			Maple Grove	MN	55369
08-118-22-24-0087	244607-002	\$ 144.80	5054 Fountain Ln N	Sankaranarayanan, Muthuvigneshwar	Muthuvigneshwar Sankaranarayanan	Julie K Ernest			Plymouth	MN	55447
19-118-22-34-0050	163463-001	\$ 144.41	18615 26th Ave N	Stoltzmann, Angela	Angela Stoltzmann	4209 Bonanza Dr			Cedar Park	TX	78613
29-118-22-14-0019	191785-001	\$ 144.17	2170 Yuma Ln N	Winderl, Daniel J	Daniel J Winderl	18615 26th Ave N			Plymouth	MN	55447
03-118-22-21-0045	105475-001	\$ 143.67	6070 Annapolis Ln N	St John, Matthew R	Matthew R St John	Susan L Winderl			Plymouth	MN	55447
04-118-22-34-0083	257527-004	\$ 142.95	5505 Niagara Ln N	Linnard, Heather	Heather Linnard	Christa L St John			Plymouth	MN	55446
31-118-22-31-0016	203699-001	\$ 142.14	18415 5th Ave N	Andersen, Robert G	Robert G Andersen	Louis G Iverson			Plymouth	MN	55446
31-118-22-32-0048	203825-001	\$ 141.19	18810 4th Ave N	Summers, Jeffrey	Jeffrey Summers	Janice L Andersen			Plymouth	MN	55447
01-118-22-43-0045	100736-001	\$ 141.02	5465 Orleans Ln N #4	Hogan, Diane E	Diane E Hogan	18810 4th Ave N			Plymouth	MN	55447
29-118-22-33-0013	192758-001	\$ 140.90	17330 14th Ave N	Allen, Michael A	Michael A Allen	6204 Belmore Ln			Hopkins	MN	55343
04-118-22-32-0011	251607-001	\$ 139.54	15732 57th Pl N	Grabowski, Gerald W	Gerald W Grabowski	Ruth A Allen			Plymouth	MN	55447
15-118-22-33-0114	144213-001	\$ 139.46	14010 36th Ave N	Kurdzesau, Yauheni	Yauheni Kurdzesau	Kristin L Brennan			Plymouth	MN	55446
30-118-22-24-0029	197091-002	\$ 138.93	2040 Vagabond Ln N	Madrid Hills LLC	Madrid Hills LLC	15732 57th Pl N			Plymouth	MN	55447
08-118-22-23-0236	257323-001	\$ 138.22	5115 Jewel Ln N	Kumar, Sanjeev	Sanjeev Kumar	14010 36th Ave N			Plymouth	MN	55447
24-118-22-11-0017	226323-003	\$ 137.93	3435 State Hwy 169	Vaynberg, Yevgeny	Yevgeny Vaynberg	7215 Bielenberg Dr Ste 9			Woodbury	MN	55125
23-118-22-33-0072	175839-001	\$ 137.89	2600 Norwood Ln N	Van Bergen, Kjersti	Kjersti Van Bergen	5115 Jewel Ln N			Plymouth	MN	55446
21-118-22-33-0198	172199-001	\$ 137.66	15720 27th Ave N	Knutson, Luella J	Luella J Knutson	Gene Vaynberg			Maple Grove	MN	55311
03-118-22-43-0031	108422-002	\$ 137.54	5542 Vinewood Ln N	Jorges, Andrew	Andrew Jorges	Nicolaas Van Bergen			Plymouth	MN	55441
05-118-22-14-0040	257628-002	\$ 136.60	5905 Xene Ln N	Samabaly, Aly	Aly Samabaly	15720 27th Ave N			Plymouth	MN	55447
31-118-22-12-0013	201018-001	\$ 136.37	1245 Peony Ln N	Herzberg, Aaron L	Aaron L Herzberg	5542 Vinewood Ln N			Plymouth	MN	55442
10-118-22-43-0039	118159-001	\$ 136.15	4665 Underwood Ln N	Pote, Kevin M	Kevin M Pote	Holiday Samabaly			Plymouth	MN	55446
05-118-22-24-0027	301339-001	\$ 136.05	5855 Garland Ln N	Bjorklund, Richard J	Richard J Bjorklund	Stacey L Herzberg			Plymouth	MN	55447
01-118-22-33-0015	126860-005	\$ 135.56	5304 Yorktown Ln N	Patterson, Joshua	Joshua Patterson	Meghan M Pote			Plymouth	MN	55442
11-118-22-43-0035	123815-001	\$ 135.18	11610 44th Pl N	Danielson, Bruce D	Bruce D Danielson	Kristin K Bjorklund			Plymouth	MN	55446
19-118-22-22-0026	161398-001	\$ 134.51	18915 33rd Ave N	Zaal, Pascale	Pascale Zaal	Rebecca Patterson			Excelsior	MN	55331
						11610 44th Pl N			Plymouth	MN	55442
						18915 33rd Ave N			Plymouth	MN	55447

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
12-118-22-32-0014	129744-001	\$ 133.66	4830 Wellington Ln N	Olson Inc, Ronald & Linda	Ronald & Linda Olson Inc	4830 Wellington Ln N			Plymouth	MN	55442
04-118-22-13-0052	257011-001	\$ 133.59	14735 59th Ave N	Ullom, Daniel E	Charles J Gustafson	14735 59th Ave N			Plymouth	MN	55446
19-118-22-43-0024	162399-008	\$ 133.17	2730 Queensland Ln N	Chen, Shiyou	Shiyou Chen	Jing Ge	22656 Narragansett Ter		Ashburn	VA	20148
03-118-22-22-0022	106091-002	\$ 132.61	6170 Dallas Ln N	Darkawi, Ahmed	Ahmed Darkawi	6170 Dallas Ln N			Plymouth	MN	55446
29-118-22-34-0007	193871-006	\$ 132.53	16915 Co Rd 6	Gadbois, Nicole J	Nicole Gadbois	Austin Lea	5487 Zircon Ln N		Plymouth	MN	55446
08-118-22-14-0162	240253-002	\$ 132.21	16217 50th Ave N	Ramtirtha, Gargi	Gargi Ramtirtha	Abhijeet Parandekar	16217 50th Ave N		Plymouth	MN	55446
03-118-22-41-0015	106987-002	\$ 131.53	5525 Quinwood Ln N	Haefner, Alexander	Alexander Haefner	Tara Brink	5525 Quinwood Ln N		Plymouth	MN	55442
22-118-22-41-0006	174635-002	\$ 130.68	3015 Rosewood Ln N	Andrew-Jaja, Dena S	Dena S Andrew-Jaja	Nick A Raddatz	3015 Rosewood Ln N		Plymouth	MN	55441
05-118-22-43-0017	256248-001	\$ 130.12	5435 Comstock Ln N	Kelly, Shawn M	Shawn M Kelly	Angie M Kelly	5435 Comstock Ln N		Plymouth	MN	55446
18-118-22-23-0055	301295-002	\$ 130.06	4030 Alvarado Ln N	Oei, Eric	Eric Oei	Pui Li Lai	4030 Alvarado Ln N		Plymouth	MN	55446
19-118-22-41-0017	164653-003	\$ 129.96	17620 28th Ave N	Doan, Mai	Mai Doan	Hia Lam	17620 28th Ave N		Plymouth	MN	55447
18-118-22-34-0060	158444-001	\$ 129.93	18540 38th Ave N	Nettleton, John T	John T Nettleton	Kathleen S Nettleton	18540 38th Ave N		Plymouth	MN	55446
14-118-22-41-0011	140636-001	\$ 129.89	11425 39th Ave N	Weiss, Eric J	Eric J Weiss	Joni R Weiss	11425 39th Ave N		Plymouth	MN	55441
16-118-22-11-0053	148490-002	\$ 129.07	4390 Ithaca Ln N	Kazhukalo, Mykola	Mykola Kazhukalo	Viktoria Shamrai	4390 Ithaca Ln N		Plymouth	MN	55446
09-118-22-42-0038	114869-001	\$ 128.57	4835 Minnesota Ln N	Smith, Matthew T	Matthew T Smith	Svetlana L Smith	4835 Minnesota Ln N		Plymouth	MN	55446
18-118-22-31-0029	158108-002	\$ 127.80	18575 39th Ave N	Johnson, Luke	Luke Johnson	Tu Anh Bui Johnson	18575 39th Ave N		Plymouth	MN	55446
28-118-22-42-0077	187893-002	\$ 127.47	14895 18th Ave N	Kanthak, Georganne	Georganne Kanthak	Larry Kanthak	5411 Title Row Dr		Bradenton	FL	34210
30-118-22-43-0011	200675-001	\$ 127.26	1455 Shadyview Ln N	McCarthy, Martin	Martin McCarthy	1455 Shadyview Ln N			Plymouth	MN	55447
09-118-22-22-0053	301016-003	\$ 127.13	15745 52nd Pl N	SVK Development LLC	SVK Development LLC	3335 Pennsylvania Ave N			Crystal	MN	55427
19-118-22-24-0088	159137-002	\$ 126.88	3310 Vagabond Ln N	Odegaard, Aaron	Aaron Odegaard	Lynne Odegaard	3310 Vagabond Ln N		Plymouth	MN	55447
08-118-22-22-0044	241275-002	\$ 126.16	5135 Holly Ln N #2	Dahl, Rachel	Rachel Dahl	5135 Holly Ln N Unit 2			Plymouth	MN	55446
03-118-22-33-0093	241863-006	\$ 125.72	13855 54th Ave N	Maki, Marianna K	Marianna K Maki	13855 54th Ave N			Plymouth	MN	55446
09-118-22-23-0030	240666-001	\$ 125.59	5035 Shenandoah Ln N	Andersen, Stephen S	Amith K Shetty	Soumya N Shetty	5035 Shenandoah Ln N		Plymouth	MN	55446
16-118-22-42-0073	151521-003	\$ 124.76	14775 38th Ave N	Anderson, Love A	Love A Anderson	14775 38th Ave N			Plymouth	MN	55446
28-118-22-32-0178	189461-002	\$ 124.60	15655 16th Pl N	Harris, Joseph W	Daniel Morache	Ann C Morache	15655 16th Pl N		Plymouth	MN	55447
24-118-22-12-0045	178275-001	\$ 124.47	3481 Pilgrim Ln N	Carvell, Christine L	Christine L Carvell	3481 Pilgrim Ln N			Plymouth	MN	55441
31-118-22-11-0044	201004-001	\$ 124.41	17810 13th Ave N	Riebe, Richard C	Richard C Riebe	Kelly A Riebe	17810 13th Ave N		Plymouth	MN	55447
17-118-22-12-0013	152333-001	\$ 123.15	16460 45th Ave N	Richardson, Nancy	Nancy Richardson	Trust	16460 45th Ave N		Plymouth	MN	55446
16-118-22-23-0076	146488-001	\$ 123.14	3985 Terraceview Ln N	Robillard, Jorun M	Jorun M Robillard	Trust	3985 Terraceview Ln N		Plymouth	MN	55446
16-118-22-22-0027	302010-002	\$ 122.26	15850 44th Ave N	Ghaith, Ahmed A E	Ahmed A E Ghaith	Adraheem Ahmad Ghaith	15850 44th Ave N		Plymouth	MN	55446
06-118-22-21-0050	301225-006	\$ 122.05	18392 60th Ave N	Nagalia, Sanjay	Sanjay Nagalia	10453 Bluff Rd			Eden Prairie	MN	55347
12-118-22-34-0017	130563-002	\$ 121.88	10630 47th Ave N	Martin, Jean	Jean Martin	Lynn Martin	10630 47th Ave N		Plymouth	MN	55442
19-118-22-31-0065	163162-001	\$ 121.88	18610 29th Ave N	Chase, Will	Will Chase	Michelle Chase	18610 29th Ave N		Plymouth	MN	55447
05-118-22-43-0024	255422-001	\$ 121.51	16620 54th Ct N	Jacklitch, Dean	Dean Jacklitch	Michelle Jacklitch	16620 54th Ct N		Plymouth	MN	55446
17-118-22-24-0025	152837-002	\$ 121.19	4090 Everest Ln N	Kipp, Lavonne	Lavonne Kipp	Craig T Kipp	4090 Everest Ln N		Plymouth	MN	55446
19-118-22-11-0070	162336-002	\$ 120.90	3430 Merrimac Ln N	Audette, Patrick	Patrick Audette	Laura Pistotnik	3430 Merrimac Ln N		Plymouth	MN	55447
04-118-22-22-0097	251628-004	\$ 120.71	15854 60th Ave N	Goel, Raghav	Raghav Goel	Shilpi Agarwal	15705 56th Ave N		Plymouth	MN	55446
07-118-22-14-0012	254519-005	\$ 120.47	17787 51st Ave N	Gadhoke, Sumeet	Deepak Jayanti	17787 51st Ave N			Plymouth	MN	55446
09-118-22-41-0023	115429-001	\$ 120.10	4815 Ithaca Ln N	Kurtz, Heidi	Kurtz, Heidi	Revocable Inter Vivos Trust	4815 Ithaca Ln N		Plymouth	MN	55446
19-118-22-21-0010	159501-001	\$ 119.34	3335 Walnut Grove Ln N	Shagalov, Katie E	Katie E Shagalov	3335 Walnut Grove Ln N			Plymouth	MN	55447
36-118-22-34-0036	221150-001	\$ 119.16	212 Union Terrace Ln N	Mickelson, Richard C	Richard C Mickelson	212 Union Terrace Ln N			Plymouth	MN	55441
13-118-22-22-0161	132887-007	\$ 118.84	10970 43rd Ave N	MN Home Renter LLC	MN Home Renter LLC	C/O An Choi	14344 Hemlock Ct S		Apple Valley	MN	55124
33-118-22-23-0030	211686-002	\$ 118.57	15730 9th Ave N	Mabin, Nicole	Nicole Mabin	15730 9th Ave N			Plymouth	MN	55447
17-118-22-42-0090	155350-001	\$ 118.45	16425 40th Ave N	Nathani, Abdulhussain M	Abdulhussain M Nathani	Munira A Nathani	16425 40th Ave N		Plymouth	MN	55446
36-118-22-43-0014	221458-003	\$ 118.18	120 Quaker Ln N	Roth, Jacob A	Jacob A Roth	Emily C Dorn	120 Quaker Ln N		Plymouth	MN	55441
34-118-22-34-0036	216929-005	\$ 117.32	235 Zinnia Ln N	Nash Holdings LLC	Nash Holdings LLC	900 2nd Ave S Ste 215			Minneapolis	MN	55402
21-118-22-13-0019	170827-005	\$ 116.75	14905 31st Ave N	Enger, Eric L	Eric Enger	2108 Falcon Trl			Buffalo	MN	55313
11-118-22-31-0027	123871-001	\$ 116.07	12175 48th Cir N	Wahlstrom, Bruce D	Bruce D Wahlstrom	Judith A Wahlstrom	12175 48th Cir N		Plymouth	MN	55442
13-118-22-34-0063	131396-002	\$ 115.95	3625 Saratoga Ln N	Beattie, Alyssa	Alyssa Beattie	Anthena Hurd	3625 Saratoga Ln N		Plymouth	MN	55441
28-118-22-41-0052	186962-007	\$ 115.92	1945 Harbor Ln N	Norberg, Graham G	Graham G Norberg	Linda E Norberg	17120 28th Pl N		Plymouth	MN	55447
20-118-22-31-0028	170463-001	\$ 115.46	3010 Holly Ln N	Johnson, W Rayford	W Rayford Johnson	Irma J Johnson	3010 Holly Ln N		Plymouth	MN	55447
08-118-22-11-0045	301853-002	\$ 113.70	16070 52nd Pl N	Hoff, Dilan V	Dilan V Hoff	Carra S Hoff	16070 52nd Pl N		Plymouth	MN	55446
12-118-22-22-0011	126902-003	\$ 113.13	10925 53rd Ave N	Miessan, Franck	Franck Miessan	Sara Miessan	10925 53rd Ave N		Plymouth	MN	55442
26-118-22-21-0047	183182-004	\$ 111.37	2335 Hemlock Ln N	Larson , Ann Marie	Ann M Larson	Revocable Trust	2337 W Medicine Lake Dr		Plymouth	MN	55441
17-118-22-42-0049	155112-002	\$ 111.00	3940 Black Oaks Ln N	Danami, Siham	Siham Danami	3940 Black Oaks Ln N			Plymouth	MN	55446
06-118-22-21-0163	301768-004	\$ 110.13	18652 61st Cir N	Kimmons, Andrew	Andrew Kimmons	18652 61st Cir N			Plymouth	MN	55446
03-118-22-44-0043	107533-002	\$ 109.97	5425 Pineview Ln N	Cooks, Orr	Orr Cooks	Melinda Bolton	5425 Pineview Ln N		Plymouth	MN	55442
21-118-22-33-0151	172598-002	\$ 109.74	15611 27th Ave N	GS Properties Invest LLC	GS Properties Invest LLC	Attn: Julia Wang	4 Black Oak Rd		North Oaks	MN	55127
01-118-22-31-0011	101800-002	\$ 109.23	5551 Trenton Ln N	Gayle, Jacob A	Jacob A Gayle	Joyce L Gayle	5551 Trenton Ln N		Plymouth	MN	55442
29-118-22-43-0051	196132-001	\$ 108.08	1435 Zanzibar Ln N	Hernandez, Victor M	Victor M Hernandez	Maria D Hernandez	1435 Zanzibar Ln N		Plymouth	MN	55447
08-118-22-13-0078	238951-001	\$ 107.20	4998 Archer Ln N	Ganoe, Erin	Erin Ganoe	4998 Archer Ln N			Plymouth	MN	55446
08-118-22-24-0188	250060-001	\$ 107.14	5061 Dunkirk Pl N	Snyder, Karen L	Karen L Snyder	5061 Dunkirk Pl N			Plymouth	MN	55446
08-118-22-13-0079	240120-005	\$ 106.85	16321 50th Ave N	Ikugbagbe, Frederick	Frederick Ikugbagbe	Olaojuwapo Ikugbagbe	2519 Kelliwood Lakes Dr		Katy	TX	77450
31-118-22-21-0035	201627-003	\$ 106.34	18315 11th Ave N	Squibb, Brad	Brad Squibb	Trust	18315 11th Ave N		Plymouth	MN	55447
36-118-22-34-0003	221297-003	\$ 105.93	212 Saratoga Ln N	Howe, Kaaren	Kaaren Howe	Leilani Hotaling	212 Saratoga Ln N		Plymouth	MN	55441
28-118-22-44-0007	187347-005	\$ 105.45	14515 Co Rd 6	Hunter, Amanda	Amanda Hunter	Damon Hunter	11838 Adler St NW		Coon Rapids	MN	55448
24-118-22-34-0011	180396-003	\$ 103.22	10315 27th Ave N	Nordby, Sarah M	Sarah M Nordby	Peter Meimaridis	13570 Grove Dr N Unit 223		Maple Grove	MN	55311
25-118-22-12-0011	182391-002	\$ 103.22	2570 E Medicine Lake Blvd	Cruikshank, Jorey	Jorey Cruikshank	2570 E Medicine Lake Blvd			Plymouth	MN	55441
30-118-22-13-0056	197735-002	\$ 102.64	2220 Queensland Ln N	Grooms, Jason	Jason Grooms	2220 Queensland Ln N			Plymouth	MN	55447
11-118-22-44-0056	125502-003	\$ 101.41	4590 Balsam Ln N	Childs, Timothy	Timothy Childs	Lorraine A Childs	4590 Balsam Ln N		Plymouth	MN	55442
15-118-22-33-0117	301248-002	\$ 100.89	3815 Dallas Ln N	Nesheim, Bradley S	Bradley S Nesheim	3815 Dallas Ln N			Plymouth	MN	55447

Parcel Number	Account Number	Amount Due	Service Address	Customer Name	Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner City	Owner State	Owner Zip
01-118-22-43-0115		\$ 99.96	9900 54th Pl N #1	Zhang, Ji	Ji Zhang	Jianan Sun	1161 Wayzata Blvd E Ste 36		Wayzata	MN	55391
29-118-22-21-0040	193535-002	\$ 98.50	1770 Garland Ln N	Norberg, Graham G	Graham G Norberg	Linda E Norberg	17120 28th Pl N		Plymouth	MN	55447
06-118-22-21-0095	301317-002	\$ 98.38	6021 Walnut Grove Ln N	Chaudhry, Aisha B	Aisha B Chaudhry	Zaki H Khan	6021 Walnut Grove Ln N		Plymouth	MN	55446
03-118-22-33-0078	242409-001	\$ 98.28	13885 54th Ave N	Taylor, Benjamin F	Benjamin F Taylor	Denine S Taylor	13885 54th Ave N		Plymouth	MN	55446
29-118-22-44-0020	195348-004	\$ 97.61	16300 15th Ave N	Schwartzman, Leah	Leah Schwartzman	Leandra Johnson- Aldoff	3522 Elmo Rd		Hopkins	MN	55305
19-118-22-13-0029	159473-001	\$ 97.48	18120 33rd Ave N	Sanderson, Christene M	Christene M Sanderson	18120 33rd Ave N			Plymouth	MN	55447
16-118-22-31-0252	150814-002	\$ 97.38	3937 Orchid Ln N	Grace Jr, Larry	Larry Grace Jr	3937 Orchid Ln N			Plymouth	MN	55446
34-118-22-22-0020	215641-001	\$ 97.37	1020 Fernbrook Ln N	Busch, Michael C	Michael C Busch	1020 Fernbrook Ln N			Plymouth	MN	55447
03-118-22-34-0089	243347-006	\$ 97.06	13703 54th Ave N	Castaneda, Jorge M	Jorge M Castaneda	Paula A Castaneda	3981 Melby Ave NE		Saint Michael	MN	55376
10-118-22-21-0063	238573-004	\$ 96.77	13866 52nd Ave N	Reason, Patrick C	Patrick C Reason	3500 Vicksburg Ln N Apt 400-			Plymouth	MN	55447
32-118-22-33-0041	209628-005	\$ 96.41	45 Jewel Ln N	Bohl, Elizabeth	Elizabeth Bohl	45 Jewel Ln N			Plymouth	MN	55447
26-118-22-43-0044	185023-001	\$ 96.25	1458 Larch Ln N	Churches, David H	David H Churches	1458 Larch Ln N			Plymouth	MN	55441
16-118-22-31-0296	150821-007	\$ 95.92	3940 Orchid Ln N	Wallace, Dylan J	Dylan J Wallace	3940 Orchid Ln N			Plymouth	MN	55446
03-118-22-34-0138	243529-003	\$ 95.51	13820 54th Ave N	Stroh, Matt D	Matt D Stroh	13820 54th Ave N			Plymouth	MN	55446
32-118-22-33-0029	209208-001	\$ 94.67	85 Inland Ln N	Niewenhuis, Randall J	Randall J Niewenhuis	Carol M Niewenhuis	Trust	13425 Tudor Rd	Hopkins	MN	55305
10-118-22-21-0072	238986-004	\$ 93.99	13828 52nd Ave N	Zhang, Min	Min Zhang	Guo Lin	13828 52nd Ave N		Plymouth	MN	55446
08-118-22-21-0013	257832-003	\$ 93.37	16810 51st Pl N	Li, Ding	Ding Li	Lixin Liu	11800 Pineridge Way N		Dayton	MN	55327
33-118-22-43-0043	213835-003	\$ 93.36	14717 Gleason Lake Dr	Gerhardt, Michael	Michael Gerhardt	Kathleen Gerhardt	14717 Gleason Lake Dr		Plymouth	MN	55447
32-118-22-11-0156	207367-003	\$ 93.21	974 Yuma Ln N	PDR Properties LLC	PDR Properties LLC	Glenn Rood	Colleen Kane-Rood	3459 Stone Mountain Cir	Billings	MT	59106
33-118-22-33-0030	213359-002	\$ 93.00	15520 3rd Ave N	Marshall, Christina M	Christina M Marshall	15520 3rd Ave N			Plymouth	MN	55447
09-118-22-22-0015	249710-001	\$ 92.05	5220 Terracview Ln N	Mulder, Larry A	Larry A Mulder	5220 Terracview Ln N			Plymouth	MN	55446
15-118-22-33-0100	171072-003	\$ 91.01	14105 36th Ave N	Harrod, Shane	Shane Harrod	Erica Harrod			Plymouth	MN	55447
33-118-22-11-0104	210769-001	\$ 89.06	1115 Fernbrook Ln N	Knight, Corwin D	Corwin D Knight	1115 Fernbrook Ln N			Plymouth	MN	55447
28-118-22-44-0013	187431-003	\$ 88.58	14510 15th Ave N	Warman, Eduardo N	Berta E Warman	Berta E Warman	10949 Pheasant Ln N		Maple Grove	MN	55369
03-118-22-24-0033	106469-001	\$ 88.47	13725 58th Ave N	Anderson, Sara J	Sara J Anderson	13725 58th Ave N			Plymouth	MN	55446
33-118-22-31-0088	213044-002	\$ 88.26	320 Quantico Ln N	Patton, Katie	Katie Patton	320 Quantico Ln N			Plymouth	MN	55447
08-118-22-14-0117	246161-001	\$ 88.20	5153 Yuma Ln N	Fallek, Susan B	Susan B Fallek	7750 Maryland Ave			St Louis	MO	63105
09-118-22-31-0010	112783-001	\$ 87.32	4660 Orchid Ln N	Prowizor, Alexis	Alexis Prowizor	4660 Orchid Ln N			Plymouth	MN	55446
17-118-22-31-0044	232532-006	\$ 87.23	16917 39th Ave N	Singh, Ram B	Ram B Singh	Romey Sharma	16905 40th Ave N		Plymouth	MN	55446
32-118-22-43-0005	223292-002	\$ 87.19	205 Black Oaks Ln N	Hyrule Trust	Hyrule Trust	205 Black Oaks Ln N			Wayzata	MN	55391
32-118-22-12-0034	206205-002	\$ 86.77	1240 Archer Ln N	Campbell, Amy	Amy Campbell	1240 Archer Ln N			Plymouth	MN	55447
16-118-22-23-0054	146292-003	\$ 85.24	15665 40th Ave N	Wolfe Wigdor, David	David Wolfe Wigdor	Revocable Trust	3000 Galloway Ridge Unit G305		Pittsboro	NC	27312
04-118-22-23-0123	255709-006	\$ 85.13	15599 60th Ave N	Korde, Sachin R	Sachin R Korde	Devyani Phadnis	1 Scholar Tree Ln		Monroe	NJ	8831
33-118-22-14-0037	210909-002	\$ 83.70	925 Ithaca Ln N	Harper, Meredith	Meredith Harper	925 Ithaca Ln N			Plymouth	MN	55447
05-118-22-34-0071	301096-007	\$ 83.39	5350 Garland Ln N	Ramaswamy, Ramesh	Ramesh Ramaswamy	Elanthendral Periasamy	34024 SE Vaughan St		Snoqualmie	WA	98065
09-118-22-33-0037	112027-002	\$ 83.06	15500 45th Ave N	Anderson, Terry	Terry Anderson	15850 N Thompson Peak Pkw	Apt 2089		Scottsdale	AZ	85260
09-118-22-43-0058	114190-001	\$ 82.40	4568 Niagara Ln N	Milliken, Alexander R	Alexander R Milliken	Ingeborg Milliken	4568 Niagara Ln N		Plymouth	MN	55446
30-118-22-13-0044	197770-001	\$ 80.41	2135 Queensland Ln N	Harper, Richard	Richard Harper	Darlene Harper	2135 Queensland Ln N		Plymouth	MN	55447
06-118-22-21-0059	300913-004	\$ 79.09	18531 60th Ave N	Marchetty, Venkata Krishna M	Venkata Krishna M Marchetty	Shruthi Ala	3141 Durango Hills Dr		Leander	TX	78641
14-118-22-13-0031	137521-002	\$ 78.58	4220 Goldenrod Ln N	Kelly, Justin	Paris M Fayerweather	4220 Goldenrod Ln N			Plymouth	MN	55441
24-118-22-44-0044	180137-002	\$ 77.09	2760 Nathan Ln N	Tell, Cory C	Cory C Tell	Ellen M Tell	2834 220th Pl NE		Sammamish	WA	98074
05-118-22-24-0045	302225-001	\$ 76.98	16825 58th Ave N	Huntley, Linda	Linda Huntley	David Huntley	6439 Wildamere Dr		Pine River	MN	56474
20-118-22-44-0046	169497-005	\$ 76.26	16000 27th Ave N	Brattvet, Mark S	Mark S Brattvet	4981 Vine Hill Rd			Excelsior	MN	55331
32-118-22-11-0017	206765-002	\$ 75.15	1194 Xene Ln N	Rabens, Blake	Blake Rabens	1194 Xene Ln N			Plymouth	MN	55447
16-118-22-23-0048	146236-002	\$ 75.03	15605 41st Ave N	Juran, Sheila M	Sheila M Juran	Revocable Trust	15605 41st Ave N		Plymouth	MN	55446
16-118-22-42-0100	151045-001	\$ 74.85	3943 Niagara Ln N	Richardson, Patti	Patti Richardson	3943 Niagara Ln N			Plymouth	MN	55446
01-118-22-43-0024	100645-002	\$ 74.68	5525 Orleans Ln N #7	Vesely-Szekely, Eva Klara	Eva Klara Vesely-Szekely	9311 Narcissus Ln N			Maple Grove	MN	55311
31-118-22-11-0021	201214-002	\$ 74.60	1025 Co Rd 101	Chen, Sihang	Sihang Chen	Zhengyin Qian	544 San Marcos Ter Unit 5		Sunnyvale	CA	94085
16-118-22-41-0010	145564-002	\$ 73.38	14650 40th Pl N	Cote, Kevin	Kevin Cote	14650 40th Pl N			Plymouth	MN	55446
29-118-22-41-0007	194578-002	\$ 72.39	1705 Archer Ct N	Simon, Brady	Brady Simon	1705 Archer Ct N			Plymouth	MN	55447
29-118-22-44-0063	196391-001	\$ 70.75	1300 Zanzibar Ln N	Johnson, Anthony W	Anthony W Johnson	Laura E Johnson	1300 Zanzibar Ln N		Plymouth	MN	55447
23-118-22-32-0010	176007-004	\$ 69.64	3060 Oakview Ln N	Shurslep, Alexander	Alexander Shurslep	Lina Shurslep	3240 Rosewood Ln N		Plymouth	MN	55441
04-118-22-12-0039	250249-005	\$ 68.61	15645 60th Ave N	Sharrma, Rajnini	Rajnini Sharrma	5885 Zanzibar Ln N			Plymouth	MN	55446
21-118-22-33-0072	171443-006	\$ 68.04	2726 Upland Ct N	Upland LLC	Upland LLC	16600 54th Ave N			Plymouth	MN	55446
17-118-22-31-0042	232518-001	\$ 67.68	16925 39th Ave N	Ly, Be Thi	Be Thi Ly	Nga Huu Le	16925 39th Ave N		Plymouth	MN	55446
14-118-22-24-0087	137857-001	\$ 65.91	4204 Magnolia Ln N	Churches, Barbara J	Barbara J Churches	4204 Magnolia Ln N			Plymouth	MN	55441
24-118-22-12-0015	179157-001	\$ 65.56	3545 Pilgrim Ln N	Beseka, Michael O	Michael O Beseka	3545 Pilgrim Ln N			Plymouth	MN	55441
13-118-22-23-0038	132481-002	\$ 64.12	10705 Old Rockford Rd	Opoien, Jane	Jane Opoien	10705 Old Rockford Rd			Plymouth	MN	55441
07-118-22-34-0011	109248-004	\$ 62.29	4645 Urbandale Ct N	Culhane, Danna	Danna Culhane	Kurt Ricketts	3931 Whitman Ave N Apt 306		Seattle	WA	98103
18-118-22-12-0015	222872-002	\$ 61.85	18130 State Hwy 55	NQ Plymouth LLC	NQ Plymouth LLC	C/O Quattro Development LLC	1100 Jorie Boulevard		Oak Brook	IL	60523
18-118-22-12-0017	237537-003	\$ 59.60	18110 State Hwy 55	NQ Plymouth LLC	NQ Plymouth LLC	C/O Quattro Development LLC	1100 Jorie Boulevard		Oak Brook	IL	60523
17-118-22-31-0128	232980-002	\$ 58.41	17008 39th Ave N	Imkamp, Frank L	Frank L Imkamp	Birgit E Imkamp	19 Cornell Rd		Framingham	MA	1701
09-118-22-41-0054	115975-003	\$ 57.38	14300 48th Ave N	Norton, Julianne K	Julianne K Norton	14300 48th Ave N			Plymouth	MN	55446
11-118-22-41-0018	125453-003	\$ 56.10	11340 47th Ave N	Altrichter, SueEllen	SueEllen Altrichter	Gary Warlow	11340 47th Ave N		Plymouth	MN	55442
30-118-22-41-0056	200661-005	\$ 54.44	1740 Merrimac Ln N	Enchy LLC	Enchy LLC	810 Brockton Ln N			Plymouth	MN	55447
30-118-22-33-0023	200878-001	\$ 53.61	1415 Yellowstone Ln N	Boettner, Paul D	Meghan Tousley	Benjamin Threinen	1415 Yellowstone Ln N		Plymouth	MN	55447
12-118-22-31-0056	130976-001	\$ 53.00	4880 Trenton Ln N	Anderson, Grant A	Gaggle LLC	23248 Salinas Way			Bonita Springs	FL	34135
26-118-22-21-0028	184253-004	\$ 52.99	2525 W Medicine Lake Dr	Mhiripiri, Titus	Titus Mhiripiri	2422 Hemlock Ln N			Plymouth	MN	55441
30-118-22-21-0024	198568-003	\$ 50.38	18425 25th Ave N	Lovin, Austin J	Austin J Lovin	Sarah G Lewis	18425 25th Ave N		Plymouth	MN	55447
05-118-22-14-0035	257698-003	\$ 50.03	16005 58th Pl N	Baran, Robert C	Nathan Chambers	Elizabeth Chambers	16005 58th Pl N		Plymouth	MN	55446
34-118-22-43-0045	216215-003	\$ 49.22	13409 1st Ave N	Ireland Homes SF X LLC	Ireland Homes SF X LLC	221 N 1st St Unit 100			Minneapolis	MN	55401

<u>Parcel Number</u>	<u>Account Number</u>	<u>Amount Due</u>	<u>Service Address</u>	<u>Customer Name</u>	<u>Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>	<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
10-118-22-21-0038	239147-004	\$ 45.23	13972 52nd Ave N	Khenkin, Zhanna	Zhanna Khenkin	Igor Khenkin	13972 52nd Ave N		Plymouth	MN	55446
04-118-22-24-0021	248261-005	\$ 42.07	15359 60th Ave N	Evenson, Gregory G	Gregory G Evenson	Trust	3500 Vicksburg Ln N Ste 400-166		Plymouth	MN	55447
04-118-22-33-0003	221696-001	\$ 41.52	5400 Vicksburg Ln N	Svk Development LLC	SVK Development LLC	3335 Pennsylvania Ave N			Crystal	MN	55427
05-118-22-23-0003	221962-001	\$ 41.52	5910 Peony Ln N	Carroll, Justin	Justin Carroll	5910 Peony Ln N			Plymouth	MN	55446
16-118-22-14-0020	145690-002	\$ 40.57	4135 Glacier Ln N	Englum, Christian	Christian Englum	4135 Glacier Ln N			Plymouth	MN	55446
13-118-22-43-0003	133202-002	\$ 37.64	3730 Pilgrim Ln N	Richards, Russell Jr.	Alexis Richards		3750 Pilgrim Ln N		Plymouth	MN	55441
28-118-22-44-0017	187249-002	\$ 37.61	14330 15th Ave N	Tinglestad, Nicholas	Nicholas Tinglestad	14330 15th Ave N			Plymouth	MN	55447
05-118-22-13-0017	257449-002	\$ 36.76	5945 Black Oaks Ln N	Suber, Jennifer	Jennifer Suber	Kevin Suber	Laurie Becker	5945 Black Oaks Ln N	Plymouth	MN	55446
16-118-22-42-0107	151094-002	\$ 35.61	3885 Niagara Ln N	Palmer, Joseph G	Joseph G Palmer	3885 Niagara Ln N			Plymouth	MN	55446
06-118-22-34-0007	222368-002	\$ 35.40	5505 Vagabond Ln N	Boukari, Faisale Sale	Faisale Sale Boukari	Alicia B thielen-Boukari	8848 Zealand Ave Ste B		Brooklyn Park	MN	55445
29-118-22-31-0030	193451-002	\$ 30.61	1715 Garland Ln N	Tamiru, Habtamu	Habtamu Tamiru	Jennifer Tamiru	1715 Garland Ln N		Plymouth	MN	55447
33-118-22-23-0010	213338-002	\$ 30.00	15725 7th Ave N	Borer, Casey	Casey Borer	Natalie Borer	15725 7th Ave N		Plymouth	MN	55447
29-118-22-44-0047	195971-001	\$ 29.99	16035 Co Rd 6	McDonald, Keith J	Keith J McDonald	Revocable Trust	16035 Co Rd 6		Plymouth	MN	55447
27-118-22-22-0009	227821-001	\$ 28.31	2500 Fernbrook Ln N	The Davey Tree Expert Co	The Davey Tree Expert Co	2500 Fernbrook Ln N			Plymouth	MN	55447
15-118-22-32-0047	142953-002	\$ 28.29	13980 39th Ave N	Tran, Vinh	Vinh Tran	13980 39th Ave N			Plymouth	MN	55447
26-118-22-24-0016	184330-001	\$ 27.95	12017 23rd Ave N	Clover Valley Properties LLC	Clover Valley Properties LLC	12017 23rd Ave N			Plymouth	MN	55441
09-118-22-42-0078	115905-002	\$ 25.16	4720 Kingsview Ln N	White, Colin J	Colin J White	Alexandra M Rohs	4720 Kingsview Ln N		Plymouth	MN	55446
15-118-22-24-0025	229438-003	\$ 23.12	4100 Berkshire Ln N	Awesome Plymouth LLC	Yogi Plymouth LLC	5605 Weston Ln N			Plymouth	MN	55446
25-118-22-32-0009	302121-001	\$ 23.02	134 Peninsula Rd	Shumacher, Marek C	Marek C Shumacher	134 Peninsula Rd			Medicine Lake	MN	55441
25-118-22-32-0028	302129-001	\$ 23.02	161 Peninsula Rd	Braun, John E	John E Braun	161 Peninsula Rd			Medicine Lake	MN	55441
25-118-22-33-0046	302201-001	\$ 23.02	15 Kaiser Ave	Ward, Kimberly	Kimberly Ward	David Ward	15 Kaiser Ave		Medicine Lake	Mn	55441
26-118-22-14-0028	302174-001	\$ 23.02	233 Peninsula Rd	Melander, Thomas	Thomas Melander	Judith Melander			Medicine Lake	MN	55441
26-118-22-14-0035	302169-001	\$ 23.02	245 Peninsula Rd	Anderson, Kenneth J	Kenneth J Anderson	245 Peninsula Rd			Medicine Lake	MN	55441
17-118-22-31-0005	233617-001	\$ 22.81	4015 Garland Ln N	Burstein, Steven	Steven Burstein	Anne Burstein	4015 Garland Ln N		Plymouth	MN	55446
34-118-22-14-0007	218546-001	\$ 20.71	12630 Resden Rd	Pyle, Derek E	Derek E Pyle	Kristi L Korfhage	12630 Resden Rd		Plymouth	MN	55441
28-118-22-44-0012	187319-002	\$ 20.51	14530 15th Ave N	Big Pine Villas LLC	Mariah R Bautista	14530 15th Ave N			Plymouth	MN	55447
09-118-22-23-0026	240645-002	\$ 17.75	5020 Shenandoah Ln N	Shi, Shaoping	Shaoping Shi	Rong Ye	5020 Shenandoah Ln N		Plymouth	MN	55446
03-118-22-24-0015	106343-001	\$ 15.89	13610 59th Pl N	Glasscock, Gary L	Gary L Glasscock	Amy M Glasscock	13610 59th Pl N		Plymouth	MN	55446
13-118-22-13-0073	132152-003	\$ 15.12	4010 Pilgrim Ln N	Bultinck, Kyle	Kyle Bultinck	Erin Bultinck	4010 Pilgrim Ln N		Plymouth	MN	55441
29-118-22-42-0023	194291-001	\$ 15.05	1820 Black Oaks Ln N	Hammond, Susan	Susan Hammond	1820 Black Oaks Ln N			Plymouth	MN	55447
03-118-22-31-0041	109164-001	\$ 13.94	5730 Annapolis Ln N	Burrington, Dean A	Dean A Burrington	Cindy L Burrington	5730 Annapolis Ln N		Plymouth	MN	55446
20-118-22-23-0027	166116-001	\$ 13.78	17210 Co Rd 24	Ho, Ting	Ting Ho	17210 Co Rd 24			Plymouth	MN	55447
25-118-22-23-0001	302089-001	\$ 13.72	172 Peninsula Rd	Doyle, Brian G	Brian G Doyle	Leigh Doyle	172 Peninsula Rd		Medicine Lake	MN	55441
26-118-22-14-0044	302163-001	\$ 13.72	268 Peninsula Rd	Hendlin, Joshua	Joshua	Lara Hendlin	268 Peninsula Rd		Medicine Lake	MN	55441
35-118-22-33-0015	219547-001	\$ 13.39	12611 Sunset Trl N	Wogernese, Jason	Jason Wogernese	12611 Sunset Trl			Plymouth	MN	55441
32-118-22-22-0031	206891-002	\$ 12.77	17105 12th Ave N	K & G Investments LLC	Renae Larson	Jack Gillund	17105 12th Ave N		Plymouth	MN	55447
11-118-22-14-0137	122793-002	\$ 12.22	4930 Arrowood Ln N	White, Lloyd	Lloyd White	Janice White	4930 Arrowood Ln N		Plymouth	MN	55442
01-118-22-32-0024	101436-002	\$ 11.86	10970 56th Ave N	Sjostrom, Jay A	Jay A Sjostrom	Terry Haugen-Sjostrom	10970 56th Ave N		Plymouth	MN	55442
29-118-22-41-0121	195418-001	\$ 11.76	1806 Yuma Ln N	Pratt, Robert K	Robert K Pratt	1804 Yuma Ln N			Plymouth	MN	55447
17-118-22-12-0031	152977-001	\$ 11.68	16430 43rd Ave N	Olimb, Larry S	Larry S Olimb	Karla J Olimb	16430 43rd Ave N		Plymouth	MN	55446
10-118-22-32-0004	118348-001	\$ 11.54	4820 Empire Ln N	McNiff, Timothy E	Timothy E McNiff	Amy M McNiff	4820 Empire Ln N		Plymouth	MN	55446
18-118-22-11-0004	237565-001	\$ 8.75	17730 Old Rockford Rd	Honest Properties LLC	Honest Properties LLC	Attn: Nicholas A Roehl	17730 Old Rockford Rd		Plymouth	MN	55446
16-118-22-42-0027	151206-001	\$ 8.00	14785 40th Ave N	Polukeyev, Oleg	Oleg Polukeyev	14785 40th Ave N			Plymouth	MN	55446
05-118-22-22-0035	300669-002	\$ 7.69	17325 59th Pl N	Akuthota, Prakash	Prakash Akuthota	Santhosha Edukulla	17325 59th Pl N		Plymouth	MN	55446
08-118-22-12-0073	257760-003	\$ 7.56	5149 Black Oaks Ct N	Drake, Brett R	Brett R Drake	5149 Black Oaks Ct N			Plymouth	MN	55446
25-118-22-23-0018	302112-001	\$ 6.86	181 Peninsula Rd	Gallagher, Mary H	Mary H Gallagher	Revocable Trust	181 Peninsula Rd		Medicine Lake	MN	55441
25-118-22-33-0011	302151-001	\$ 6.86	3 Colonial Cir	Lafond, Jeremy D	Jeremy D Lafond	3 Colonial Cir			Medicine Lake	MN	55441
26-118-22-14-0045	302162-001	\$ 6.86	270 Peninsula Rd	Campbell, Margaret J	Margaret J Campbell	Revocable Trust	270 Peninsula Rd		Medicine Lake	MN	55441
23-118-22-34-0026	176707-002	\$ 5.01	2625 Jonquil Ln N	Wheeler, Jeffrey	Jeffrey Wheeler	2615 Jonquil Ln N			Plymouth	MN	55441
		\$ 536,443.41									

<u>Parcel Number</u>	<u>Invoice Type</u>	<u>Invoice Number</u>	<u>Remaining Balance</u>	<u>Service Address</u>	<u>Customer</u>	<u>Owner Name</u>	<u>Owner Address 1</u>	<u>Owner Address 2</u>	<u>Owner Address 3</u>	<u>Owner City</u>	<u>Owner State</u>	<u>Owner Zip</u>
22-118-22-43-0015	Burglar Alarms	Multiple	\$675.00	2700 Campus Dr	Eniva USA	Plymouth Real Estate Holdings LLC	2700 Campus Dr			Plymouth	MN	55441
27-118-22-24-0004	Burglar Alarms	Multiple	\$225.00	13840 Industrial Park Blvd	Advance Auto Parts		62nds2 Westpoint LLC	13895 Industrial Park Blvd Ste 100		Plymouth	MN	55441
15-118-22-13-0009	Burglar Alarms	Multiple	\$225.00	4190 Vinewood Ln N Ste 112	Game Stop	FW MN- Rockford Road LLC	C/O Property Tax Dept	PO Box 2539		San Antonio	TX	78299
28-118-22-14-0011	Burglar Alarms	Multiple	\$225.00	14495 23rd Ave N	LaserMed Tech	Fenbrook AB LLC	C/O The 614 Co Young Quinlan	81 9th St S		Minneapolis	MN	55402
15-118-22-24-0025	Burglar Alarms	2024-00000387	\$200.00	4100 Bershire Ln #250	Care Counseling of Plymouth	Yogi Plymouth LLC	5605 Weston Ln N			Plymouth	MN	55446
23-118-22-32-0001	Nuisance Code	2024-00000004	\$162.79	3055 W Medicine Lake Dr	Plattner Residence	Susan L Plattner	3055 W Medicine Lake Dr			Plymouth	MN	55441
20-118-22-14-0006	Burglar Alarms	2024-00000354	\$100.00	3225 Vicksburg Ln # G	Smashburger	Shops At Plymouth Creek LLC	C/O CSM Corporation	500 Washington Ave S #3000		Minneapolis	MN	55415
28-118-22-21-0029	Burglar Alarms	2024-00000340	\$50.00	2355 Polaris Ln #100	Vixar Inc	Colliers International	Attn: Washington Capital	1600 Utica Ave S Ste 300		St Louis Park	MN	55416
15-118-22-42-0012	Burglar Alarms	2024-00000383	\$50.00	4005 Vinewood Ln	Walgreens	Walgreen Co	PO Box 1159			Deerfield	IL	60015
			\$1912.79									

CITY OF PLYMOUTH

RESOLUTION No. 2025-252

RESOLUTION APPROVING CERTIFICATION TO THE COUNTY FOR DELINQUENT UTILITY ACCOUNTS AND OTHER DELINQUENT MISCELLANEOUS BILLS

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

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

WHEREAS, an assessment role was prepared setting forth an assessment against each parcel of land served by utility services or charged for the costs of false alarms, tree removal, weed eradication and hazardous building removal charges which remain unpaid at the end of business on October 31, 2025.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the Finance Director is hereby authorized to deliver said certification list to the Auditor of Hennepin County for collection in the same manner as other municipal taxes are collected and payment thereof enforced with an administrative penalty of \$27.50 and interest at the rate of 2.72% per annum is hereby approved.

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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: Natalie Dorcy, Office Support Specialist

Reviewed by: Jodi Gallup, City Clerk

Item: **Public hearing on off-sale intoxicating liquor license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B**

1. Action Requested:

Following public hearing, adopt attached resolution approving off-sale intoxicating liquor license application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B.

2. Background:

Green X LLC has submitted an application for an off-sale liquor license as the new owner of Wandering Spirits, located at 3435 Highway 169 North #B. This is an existing establishment of Wandering Spirits currently owned by Freedom Team LLC since April 29, 2025. Castle Royale Spirits LLC previously held the off-sale liquor license for Wandering Spirits since September 7, 2022. The tradename of the establishment will remain the same under the new ownership.

The liquor store on this site is considered a lawful, non-conforming use per City Code 21100. Such uses may be continued provided that the non-conforming use of land is not enlarged, increased, discontinued, or moved to any other part of the parcel. The site has been in continued operations as a liquor store under various ownership dating back to 1969. The liquor ordinance was amended in 1987 to include a 500-foot buffer from any school with the distance being measured to the nearest point of the parcel or lot upon which the school is located. The 500-foot buffer touches the edge of the Plymouth Playfield, which is on the same parcel as the Plymouth Middle School. The actual distance from the school building to the liquor store is 875 feet.

The Police Department has conducted the criminal background investigation and has

found no reason to deny the license. The required notification was provided to property owners within 500 feet of the site per City Code 1201.25.

3. Budget Impact:

Required investigation and license fees have been received.

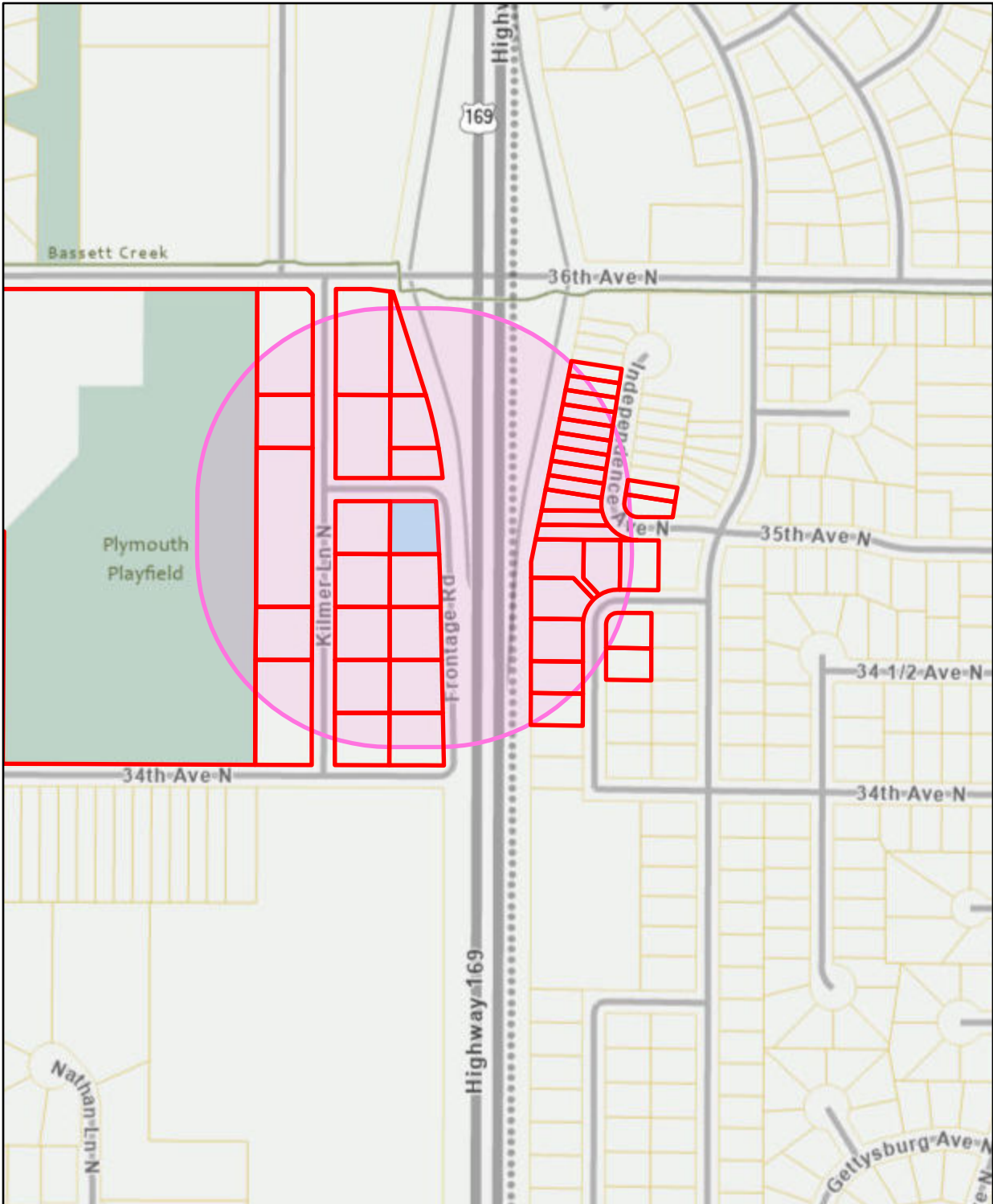
4. Attachments:

1. Buffer and Distance Map
2. Property Owners within 500'
3. City Council Resolution 2025-253



Hennepin County Locate & Notify Map

Date: 8/27/2025



Buffer Size: 500

Map Comments:

0 100 200 400 Feet
|-----|-----|-----|-----|

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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

40 24-118-22 11 0001
ENDURANCE MACHINE INC
3515 STATE HWY NO 169
PLYMOUTH MN 55441

40 24-118-22 11 0022
WEST SUBURBAN PROPERTIES LLC
3401 STATE HWY NO 169 N
PLYMOUTH MN 55441

40 24-118-22 11 0038
KILMER OFFICE BLDG
C/O LINDELL ENGINEERING INC
3401 N KILMER LA
PLYMOUTH MN 55441

40 24-118-22 11 0002
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 24-118-22 11 0023
SAC LLC
3410 KILMER LANE N
PLYMOUTH MN 55441

40 24-118-22 11 0039
KILMER OFFICE BLDG
C/O LINDELL ENGINEERING INC
3401 N KILMER LA
PLYMOUTH MN 55441

40 24-118-22 11 0004
ENDURANCE MACHINE INC
3515 STATE HWY NO 169
PLYMOUTH MN 55441

40 24-118-22 11 0024
ANJUMAN-E-FAKHRI (MPLS)
9307 NANTWICK LN
BROOKLYN PARK MN 55443

40 24-118-22 11 0040
KILMER OFFICE BLDG
C/O LINDELL ENGINEERING INC
3401 N KILMER LA
PLYMOUTH MN 55441

40 24-118-22 11 0009
SAC LLC
3410 KILMER LANE N
PLYMOUTH MN 55441

40 24-118-22 11 0025
RENTAL PROPERTIES MGMT LLC
3430 KILMER LA N
PLYMOUTH MN 55441

40 24-118-22 11 0041
KILMER OFFICE BLDG
C/O LINDELL ENGINEERING INC
3401 N KILMER LA
PLYMOUTH MN 55441

40 24-118-22 11 0013
KILMER LANE PROPERTIES LLC
3415 KILMER LA N
PLYMOUTH MN 55441

40 24-118-22 11 0026
HARRISON-ENGER LLC
3440 KILMER LA N
PLYMOUTH MN 55441

40 24-118-22 11 0042
ROBBINSDALE SCHOOL DIST 281
4148 WINNETKA AVE N
NEW HOPE MN 55427

40 24-118-22 11 0017
GENE VAYNBERG
6885 SHADYVIEW CT N
MAPLE GROVE MN 55311

40 24-118-22 11 0030
CARVER PROP MGMT A & K LLC
14101 HIGHWAY 13 SOUTH
SAVAGE MN 55378

40 24-118-22 11 0043
CITY OF PLYMOUTH
3400 PLYMOUTH BLVD
PLYMOUTH MN 55447

40 24-118-22 11 0018
UB HARDWOODS PROPERTIES LLC
7124 6TH ST SE
BUFFALO MN 55313

40 24-118-22 11 0032
ENDURANCE MACHINE INC
3515 STATE HWY NO 169
PLYMOUTH MN 55441

86 19-118-21 22 0067
JAMES M STEWART JR
KATRINA L SIKORSKI
3424 INDEPENDENCE AVE N
NEW HOPE MN 55427

40 24-118-22 11 0019
PROVATI LLC
209 QUEEN AVE S
MINNEAPOLIS MN 55405

40 24-118-22 11 0034
C&G ROBINSON PROPERTIES LLC
P.O. BOX 1E
MINNETONKA MN 55345

86 19-118-21 22 0068
LINDA M LEE
3432 INDEPENDENCE AVE N
NEW HOPE MN 55427

40 24-118-22 11 0020
CD NELSON PROPERTIES LLC
3405 STATE HWY NO 169
PLYMOUTH MN 55441

40 24-118-22 11 0035
GREGG C NAFSTAD
4215 POLARIS LA N
PLYMOUTH MN 55446

86 19-118-21 22 0069
TOREETA MANOHAR
3425 INDEPENDENCE AVE N
NEW HOPE MN 55427

40 24-118-22 11 0021
WEST SUBURBAN PROPERTIES LLC
3401 STATE HWY NO 169
PLYMOUTH MN 55441

40 24-118-22 11 0037
KILMER OFFICE BLDG
C/O LINDELL ENGINEERING INC
3401 N KILMER LA
PLYMOUTH MN 55441

86 19-118-21 22 0070
TARA E SWEENEY
NICK N SWEENEY
3417 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0075
HILLSBORO HOMES LLC
C/O MARATHON MANAGEMENT
15758 VENTURE LANE
EDEN PRAIRIE MN 55344

86 19-118-21 22 0107
SANDRA MCALLISTER
REGINALD MCALLISTER
3557 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0076
HILLSBORO HOMES LLC
C/O MARATHON MANAGEMENT
15758 VENTURE LANE
EDEN PRAIRIE MN 55344

86 19-118-21 22 0108
EWUNETU AMARE
3561 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0077
HILLSBORO HOMES LLC
C/O MARATHON MANAGEMENT
15758 VENTURE LANE
EDEN PRAIRIE MN 55344

86 19-118-21 22 0109
FEKADU DERESEH/SARA MEKONNEN
3563 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0078
HILLSBORO HOMES LLC
C/O MARATHON MANAGEMENT
15758 VENTURE LANE
EDEN PRAIRIE MN 55344

86 19-118-21 22 0110
EMIR HODZIC
JORDANKA HODZIC-TOMAS
4325 BROOKDALE AVE N
BROOKLYN PARK MN 55443

86 19-118-21 22 0079
HILLSBORO HOMES LLC
C/O MARATHON MANAGEMENT
15758 VENTURE LANE
EDEN PRAIRIE MN 55344

86 19-118-21 22 0111
ARMI P TALATALA
KEVIN A MOSCOSO
3569 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0102
CHRISTOPHER & REBECCA GUMZ
3543 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0124
TOP KEY PROPERTIES LLC
P O BOX 209
MINNEAPOLIS MN

86 19-118-21 22 0103
KERIANN EWER
3545 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0125
TOP KEY PROPERTIES LLC
P O BOX 209
MINNEAPOLIS MN

86 19-118-21 22 0104
WILLIAM M SIMACEK
3549 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0145
CHEE XIONG/MICHELLE LEEDAHL
3537 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0105
QIU PING OU
3551 INDEPENDENCE AVE N
NEW HOPE MN 55427

86 19-118-21 22 0146
MEILAN CHEN
10310 SOUTH SHORE DRIVE
PLYMOUTH MN 55441

86 19-118-21 22 0106
J EDDIE BURNETTE
2822 FARWELL AVE N
MINNEAPOLIS MN 55411

CITY OF PLYMOUTH

RESOLUTION No. 2025-253

RESOLUTION APPROVING OFF-SALE INTOXICATING LIQUOR LICENSE APPLICATION OF GREEN X LLC D/B/A WANDERING SPIRITS, 3435 HIGHWAY 169 NORTH #B

WHEREAS, Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B, has submitted an application for Off-Sale Intoxicating Liquor at this address; and

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

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Off-Sale Intoxicating Liquor License application of Green X LLC d/b/a Wandering Spirits, 3435 Highway 169 North #B, is approved for a license period that will expire January 31, 2026.

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

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: MK Anderson, Environmental Stewardship Coordinator

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve Energy Action Plan**

1. Action Requested:

Adopt the attached resolution approving the Energy Action Plan.

2. Background:

Execution of an Energy Action Plan was identified by the City Council as a strategy under the council's strategic priority of environmental stewardship. Over the past year, the city collaborated with Partners in Energy (a partnership between Xcel Energy and the Center for Energy and the Environment) and a 22-member Energy Action Plan Team representing homeowners, renters, students, and business owners to draft the plan. The draft plan was presented at the September 9, 2025, study session, where the council provided feedback. Suggestions from that discussion — such as recognizing the role of trees as a renewable resource that provides shade and reduces energy demand — will be incorporated into the broader Climate Action Plan process in the year ahead.

3. Budget Impact:

The Energy Action Plan was developed without cost to the city through Xcel Energy's Partners in Energy Program.

4. Attachments:

1. Presentation
2. Energy Action Plan
3. Memorandum of Understanding
4. City Council Resolution 2025-254



Partners in Energy

City of Plymouth

Energy Action Plan

THANK YOU TO OUR VOLUNTEER ENERGY ACTION TEAM

- | | | | |
|--------------------|----------------------------------|--------------------|---------------------------------|
| ■ Diane Anastos | Plymouth Resident, Renter | ■ Phil Kirkegaard | Plymouth Resident, Homeowner |
| ■ Jessica Avariden | Plymouth Resident, Homeowner | ■ Gregory Korstad | Plymouth Resident, Homeowner |
| ■ Alison Cerier | Plymouth Resident, Homeowner | ■ Alison LaCroix | Plymouth Resident, Homeowner |
| ■ Sue Christiansen | Plymouth Resident, Homeowner | ■ Arthur Lord | Plymouth Resident, Homeowner |
| ■ Louis Dang | Plymouth Resident, Student | ■ Aryan Maheshwari | Plymouth Resident, Student |
| ■ Marjorie Dickery | Plymouth Resident, Homeowner | ■ Jay Patel | Plymouth Resident, Homeowner |
| ■ Jill Eide | Plymouth Resident, Homeowner | ■ Jane Petty | Plymouth Resident, Homeowner |
| ■ Clark Gregor | Plymouth Council Member At-Large | ■ Fred Rose | Plymouth Resident, Homeowner |
| ■ Michael Griffin | Plymouth Resident, Homeowner | ■ Lori Sanoski | Resident, Home & Business Owner |
| ■ Leslee Jaeger | Plymouth Resident, Homeowner | ■ Pritesh Shah | Plymouth Resident, Homeowner |
| ■ Steve Japs | Plymouth Resident, Homeowner | ■ Shailendra Singh | Plymouth Resident, Homeowner |
| ■ Sam Jasmine | Resident, Home & Business Owner | | |



An Energy Action Plan for City of Plymouth

MAAY 2020



Xcel Energy
PARTNERS IN ENERGY

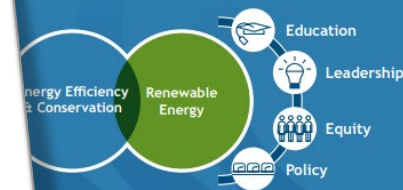
PLYMOUTH Energy Action Plan

Plymouth is a thriving community that conserves and uses clean and resilient energy, so everyone has a healthy environment and enough energy to meet our communities' needs into the future.



Focus Areas

Plymouth developed two focus areas with four cross-cutting themes to prioritize strategies and resources.

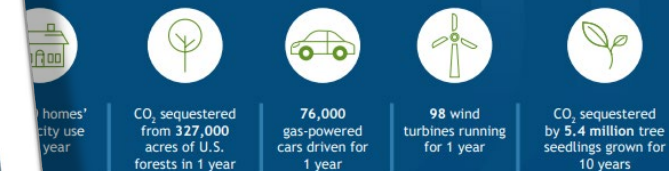


Goals

Working together, the Team set near-term and long-term goals and targets to measure success. Together those goals and targets culminate into a community-wide goal that speaks to the community's energy sentiment and is intended to be met by 2030, so that the community can revisit progress and set new goals as new technologies, community direction, and opportunities are presented.

By 2030, Plymouth will increase its community-wide energy savings by 30% to save residents and businesses money on their utility bills.

In total, this will result in almost 1.3 million MMBTUs in energy savings by 2030. This is equivalent to:



City of
Plymouth

The content of this plan is derived from a series of planning workshops and events hosted by Xcel Energy's Partners in Energy and the City of Plymouth. Thank you to the Plymouth Energy Action Team who contributed many hours of service to creating our vision, goals, and strategies for this plan.

Xcel Energy
PARTNERS IN ENERGY
An Xcel Energy Community Collaboration

PLAN REVIEW



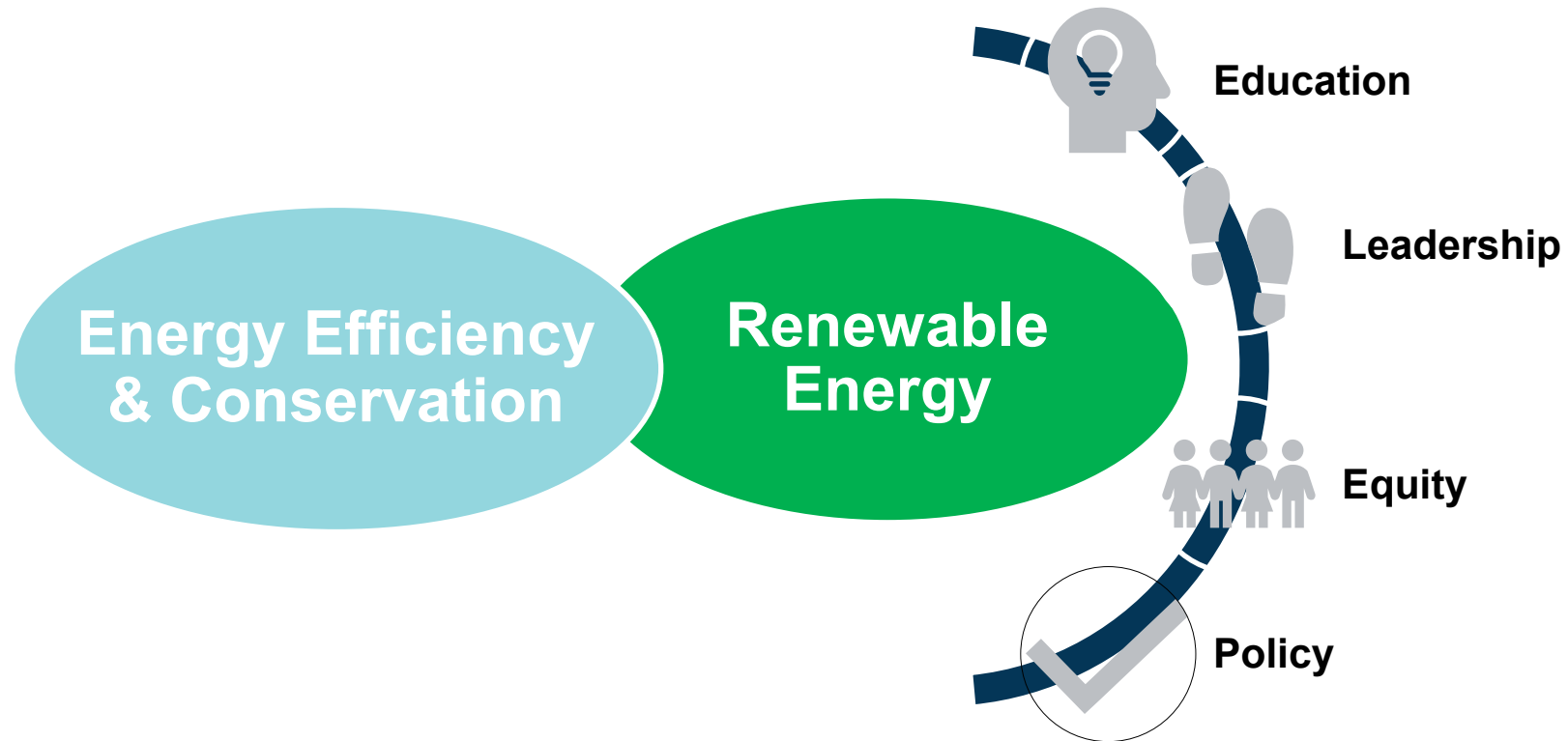
HOW WE GOT HERE

COMMUNITY VISION

Plymouth is a thriving community that conserves and uses clean and resilient energy, so everyone has a healthy environment and enough energy to meet our communities' needs into the future.



FOCUS AREAS

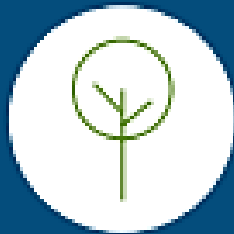


By 2030, Plymouth will increase its community-wide energy savings by 30% to save residents and businesses money on their utility bills.

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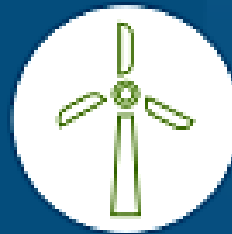
60,000 homes' electricity use for 1 year



CO₂ sequestered from 327,000 acres of U.S. forests in 1 year



76,000 gas-powered cars driven for 1 year



98 wind turbines running for 1 year



CO₂ sequestered by 5.4 million tree seedlings grown for 10 years

STRATEGIES: WHAT ARE WE GOING TO DO

Fundamental Strategies

- Communicate Partners in Energy Impact with Community to Highlight Successes
- Pursue Funding to Bolster Implementation Efforts

Energy Efficiency and Conservation

- Conduct a Home Energy Efficiency Campaign for Existing Residents
- Promote Energy Efficiency for New Homes
- Promote Income-qualified Programs to Low-income Residents to Reduce Energy Burden
- Develop a Green Business Program
- Participate in Energy Efficiency Workforce Development
- Energy Efficient City Facilities

Renewable Energy

- Encourage Residential Use of Renewable Energy
- Encourage Commercial Use of Renewable Energy
- Assist in Navigating On-site Solar Vendors
- Explore Opportunities to Reduce Barriers to Renewable Energy Projects
- Power Municipal Electricity with Renewable Energy
- Explore Opportunities to Develop or Promote Solar Gardens to Residents

Strategy EEC-1: Conduct a Home Energy Efficiency Campaign for Existing Residents

Plymouth's community survey identified several barriers to residential energy action, including knowledge and upfront cost. This strategy focuses on connecting residents with information and incentives to reduce these barriers and encourage energy action.

Desired Outcomes

- 1500 Home Energy Squad visits by 2030
- 40% increase in insulation, air sealing and heating & cooling rebates

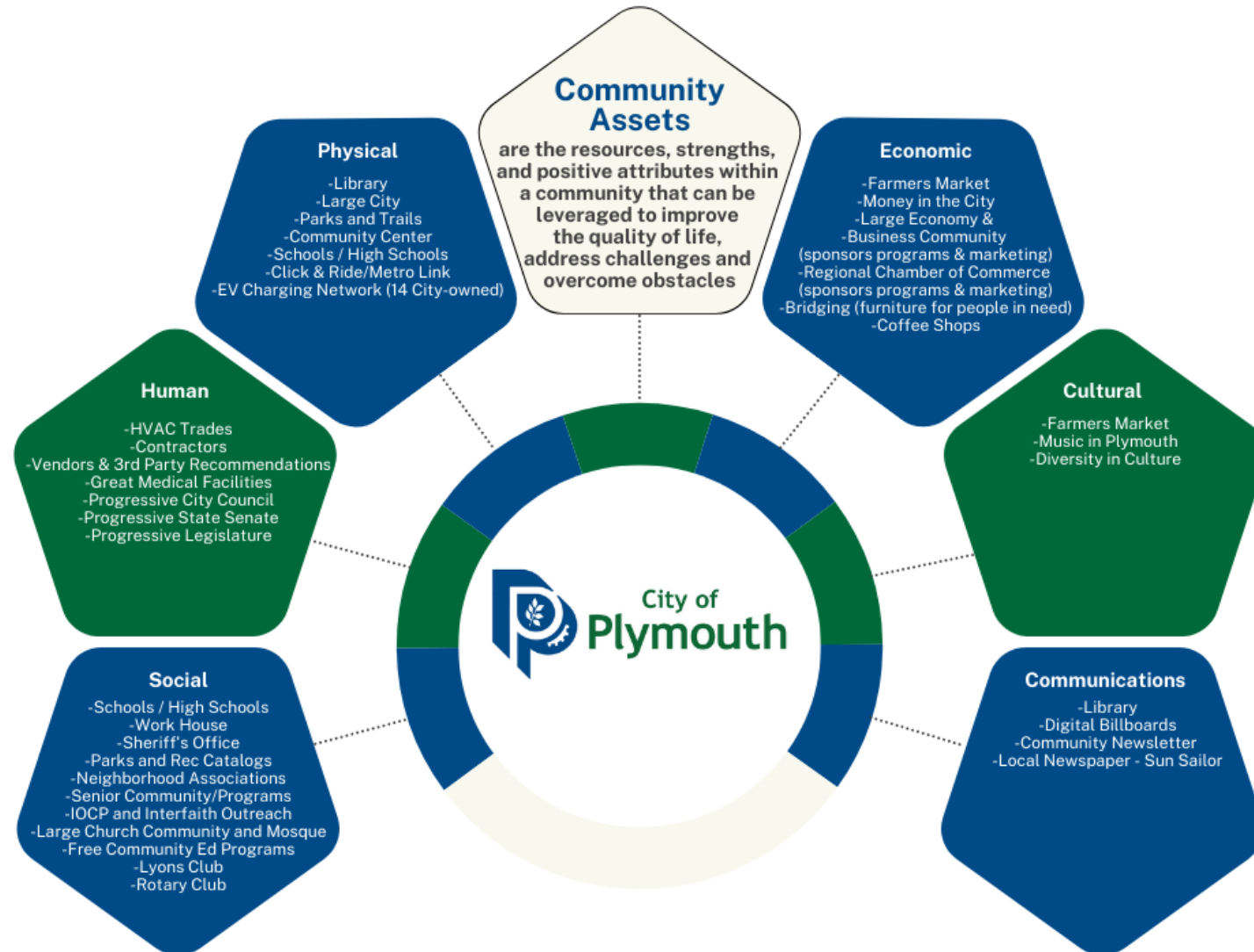
Actions and Roles

Action	Roles
EEC-1a. Share energy efficiency information through City channels, with a focus on navigating audits, insulation and air sealing, efficient heating and cooling, and FAQs.	Partners in Energy will draft information and the City will distribute through website, social media, and events. Partners in Energy will develop a refrigerator magnet with energy actions.
EEC-1b. Connect older homes with information about insulation and air sealing.	Partners in Energy and the City will partner to identify up to 2 target neighborhoods. Partners in Energy will create a postcard to send to identified homes.
EEC-1c. Host a National Night Out campaign.	Partners in Energy to create energy efficiency promotional materials and City to connect with neighborhood leaders, fire stations, and police to distribute.
EEC-1d. Conduct a follow-up campaign with residents who completed an energy assessment.	Partners in Energy and City work together to identify qualifying residents and share targeted messaging to encourage them to implement a recommendation.
EEC-1e. Distribute energy evaluation kits to help residents measure home usage.	City to partner with local libraries to create an energy kit rental system.
EEC-1f. Organize a group buy for residential heat pumps.	City to identify and contract with a vendor and installer for heat pumps and offer a discounted "group rate" to residents. Partners in Energy to support promotion of group buy.

Timeline: Short-term 1-6 Months

Resources: Youth groups and clubs, city council participation/case study, word of mouth, HOAs, neighbor-to-neighbor communication

SAMPLE STRATEGY ACTION PLAN



COMMUNITY ASSETS



QUESTIONS?



An Energy Action Plan for City of Plymouth

DRAFT September 2025



PARTNERS IN ENERGY
An Xcel Energy Community Collaboration

ACKNOWLEDGEMENTS

Thank you to the following individuals who contributed many hours of service to developing this Energy Action Plan.

The content of this plan is derived from a series of planning workshops hosted by Xcel Energy's Partners in Energy. Xcel Energy and Wright-Hennepin Cooperative Electric Association are the main electric utilities and CenterPoint Energy is the main gas utility serving the City of Plymouth. Partners in Energy is a two-year collaboration to develop and implement a community's energy goals. For more information about the planning workshops, see Appendix A: Xcel Energy's Partners in Energy Planning Process.

Energy Action Team

Name	Organization
Diane Anastos	Plymouth Resident, Renter
MK Anderson	Environmental Stewardship Coordinator, City of Plymouth
Jessica Avariden	Plymouth Resident, Homeowner
Alison Cerier	Plymouth Resident, Homeowner
Sue Christiansen	Plymouth Resident, Homeowner
Louis Dang	Plymouth Resident, Student
Marjorie Dickery	Plymouth Resident, Homeowner
Jill Eide	Plymouth Resident, Homeowner
Clark Gregor	Plymouth City Council Member At-Large
Michael Griffin	Plymouth Resident, Homeowner
Amy Hanson	Fleet and Facilities Manager, City of Plymouth
Leslee Jaeger	Plymouth Resident, Homeowner
Steve Japs	Plymouth Resident, Homeowner
Sam Jasmine	Plymouth Resident, Homeowner, Local Business Owner
Phil Kirkegaard	Plymouth Resident, Homeowner
Gregory Korstad	Plymouth Resident, Homeowner
Alison LaCroix	Plymouth Resident, Homeowner
Arthur Lord	Plymouth Resident, Homeowner
Aryan Maheshwari	Plymouth Resident, Student
Jay Patel	Plymouth Resident, Homeowner
Jane Petty	Plymouth Resident, Homeowner

Fred Rose	Plymouth Resident, Homeowner
Lori Sanoski	Plymouth Resident, Homeowner, Local Business Owner
Pritesh Shah	Plymouth Resident, Homeowner
Shailendra Singh	Plymouth Resident, Homeowner

Facilitators and Utility Representatives

Name	Organization
Marcus Baker	Partners in Energy Community Facilitator
Deirdre Coleman	Partners in Energy Community Facilitator
Michelle Frost	Partners in Energy Community Facilitator
Sarah Kaye	Partners in Energy Community Facilitator
Jesse Peterson-Brandt	Partners in Energy Community Facilitator
Adam Burr	Account Manager, Xcel Energy
Sofia Troutman	Program Manager, Xcel Energy's Partners in Energy
Julia Hanson	Local Energy Policy Manager, CenterPoint Energy
Scott Johnson	Plymouth Community Relations Manager, Xcel Energy
James Conely	Beneficial Electrification & Community Programs, Wright-Hennepin Cooperative Electric Association
Robbins Nisbet	Members Program Manager, Wright-Hennepin Cooperative Electric Association
Ethan Warner	Regulatory Manager, Energy & Conservation Programs, CenterPoint Energy
Tyler Glewwe	Regulatory Analyst, Energy & Conservation Programs, CenterPoint Energy

This Energy Action Plan was funded by and developed in collaboration with Xcel Energy's Partners in Energy. Partners in Energy shall not be responsible for any content, analysis, or results if the City of Plymouth has made modifications to the plan.

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PLYMOUTH

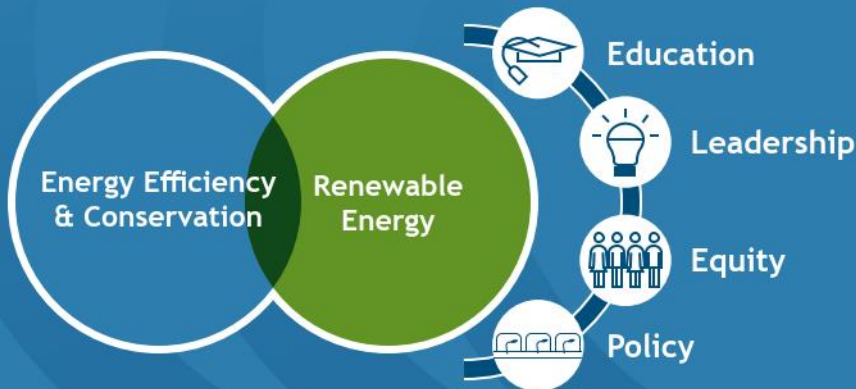
Energy Action Plan

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Working together, the Team set near-term and long-term goals and targets to measure success. Together those goals and targets culminate into a community-wide goal that speaks to the community's energy sentiment and is intended to be met by 2030, so that the community can revisit progress and set new goals as new technologies, community direction, and opportunities are presented.

By 2030, Plymouth will increase its community-wide energy savings by **30%** to save residents and businesses money on their utility bills.

In total, this will result in almost 1.3 million MMBTu in energy savings by 2030. This is equivalent to:



60,000 homes' electricity use for 1 year



CO₂ sequestered from **327,000** acres of U.S. forests in 1 year



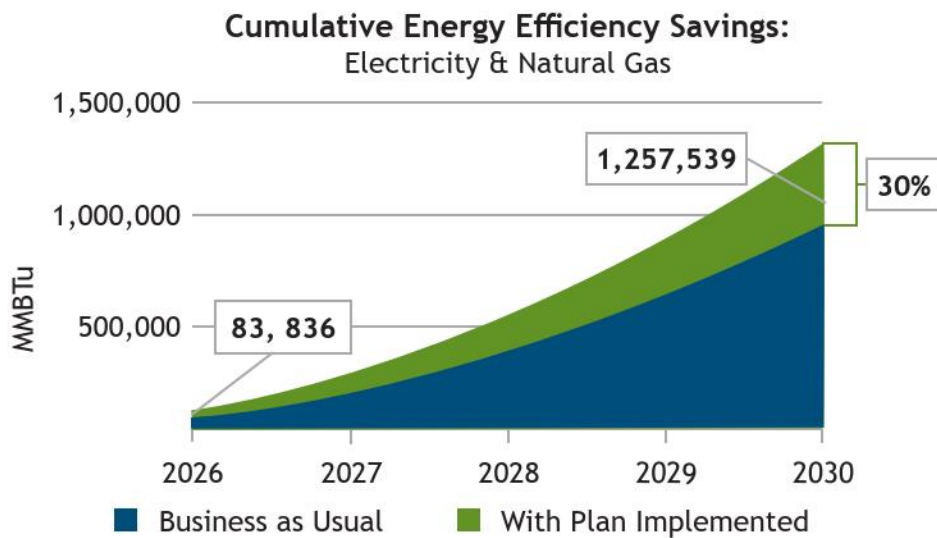
76,000 gas-powered cars driven for 1 year



98 wind turbines running for 1 year



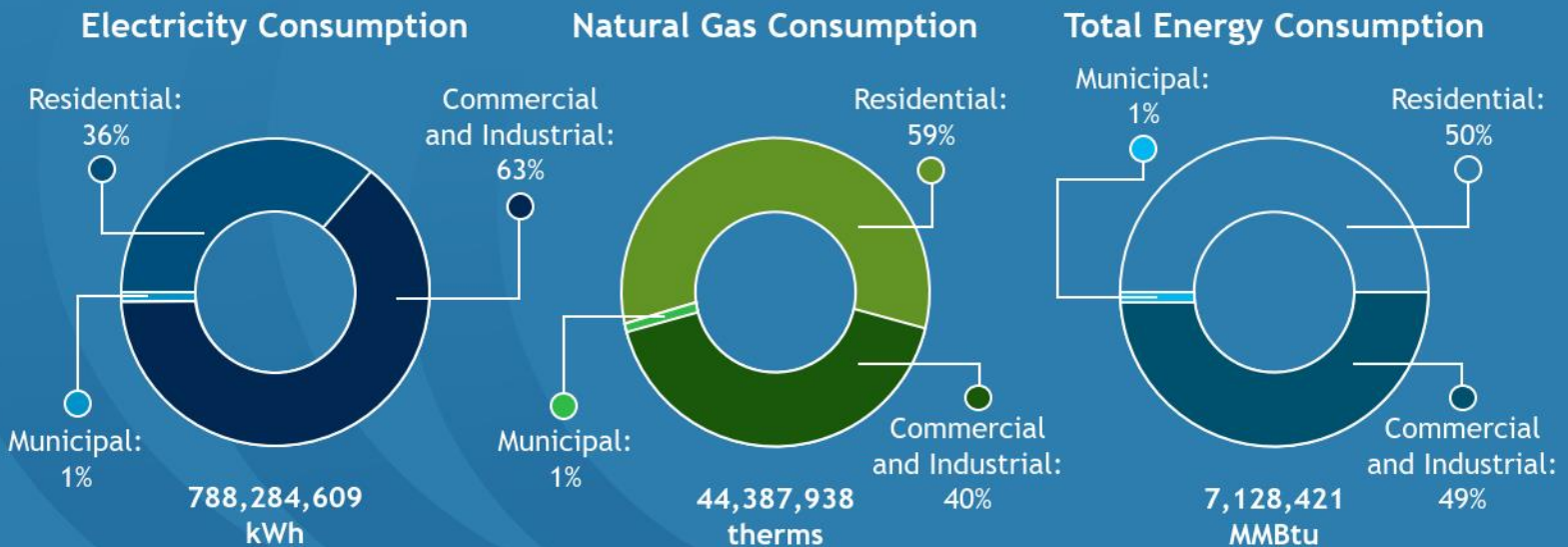
CO₂ sequestered by **5.4 million** tree seedlings grown for 10 years



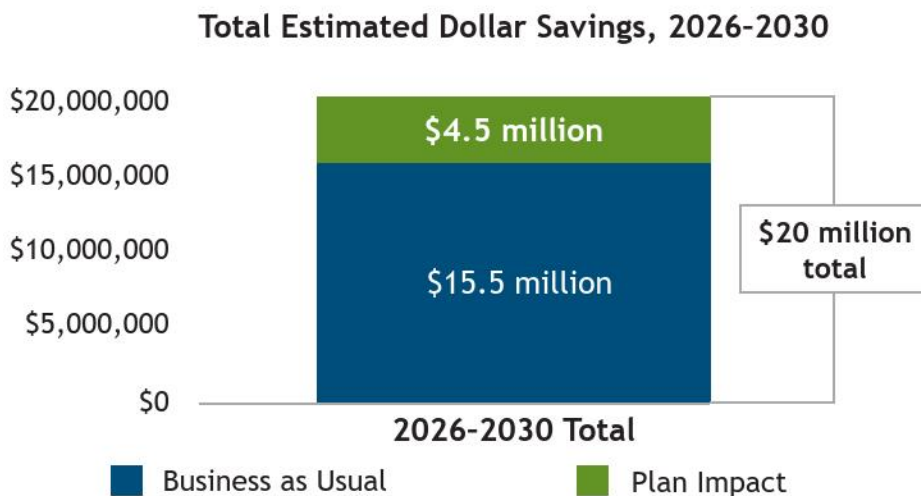
High-Level Strategies

The plan has strategies to reach business and residential audiences, remove barriers to energy efficiency and renewable energy, and help navigate energy programs. The strategies are all actionable, developed to connect community resources, and need little funding or seek funding from outside the city. Each strategy has desired outcomes and timelines outlined to help guide their implementation.

Energy Baseline



Impact and Results of Plan Implementation



Cost savings are estimated using deemed energy savings and a residential cost of \$0.11/kwh and \$.72/therm and a commercial cost of \$.087/kwh and \$.59/therm





INTRODUCTION

Plymouth is a vibrant and forward-thinking city located just west of Minneapolis. As one of Minnesota's largest suburbs, Plymouth is known for its exceptional quality of life, strong economic base, and commitment to sustainability and innovation. With a population of nearly 80,000, the City boasts a diverse and engaged community, top-tier schools, expansive park systems, and a thriving business environment. Plymouth continues to attract families, entrepreneurs, and professionals alike, thanks to its strategic location, robust infrastructure, and a shared vision for inclusive growth.

Plymouth began working with Partners in Energy in the fall of 2024 and is proud to be a community that values innovation, resilience, and environmental stewardship. As one of the state's most dynamic cities, Plymouth is committed to creating a sustainable future that benefits all residents—today and for generations to come.

About This Plan

The goals and strategies outlined in this plan were developed collaboratively with a group of stakeholders, referred to as the Energy Action Team, through five planning workshops and three stakeholder surveys conducted between February and August 2025. The Energy Action Team included Plymouth residents, business owners, students, and City staff, as well as representatives from Xcel Energy, CenterPoint Energy, and Wright-Hennepin Cooperative Electric Association (see **Acknowledgements** for full list of participants). Team members coordinated throughout the process to share information and identify potential opportunities for partnership during implementation.

Additionally, Partners in Energy solicited community feedback via a community survey that was open from mid-April to early-June. The survey asked for community input on energy priorities, energy action motivations and barriers, and desired level of ambition for Plymouth's energy goals. 101 community members responded to the survey. See Appendix D:

Community Energy Survey Results for more information about the planning process and Xcel Energy Partners in Energy.

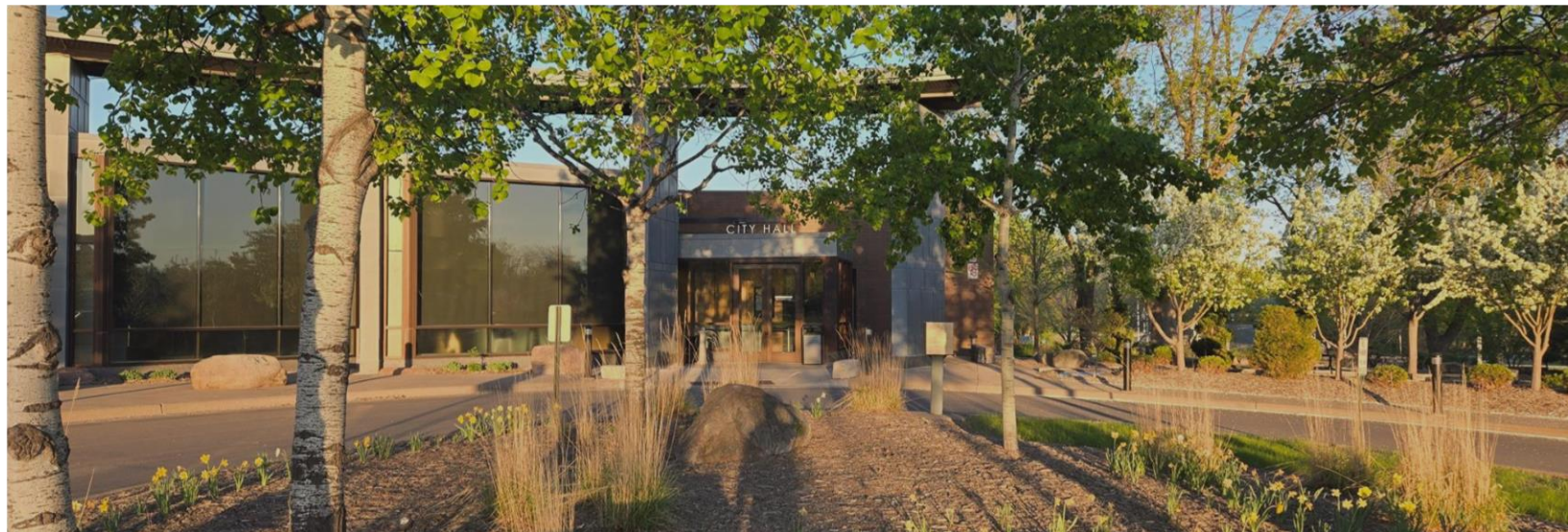
Plymouth joined more than 34 other Minnesota communities that have developed Energy Action Plans through Xcel Energy's Partners in Energy, an offering that provides resources for community energy planning. Partners in Energy also supports 18 months of plan implementation in the form of marketing and communications, data tracking and analysis, program expertise, and project management.

Why an Energy Action Plan

The City of Plymouth is the 7th largest city in the state of Minnesota. Plymouth has many industrial and commercial customers, as well as over 33,000 homes. Plymouth's City Council identified environmental stewardship as a strategic priority and, in 2024, Plymouth hired its first environmental stewardship coordinator.

Plymouth is committed to advancing environmental stewardship through energy action. In 2020, Plymouth City Council adopted a goal to explore ways to reduce the City's carbon footprint. Since then, the City has implemented nine facility projects that collectively resulted in an annual reduction of 397 metric tons of CO₂. Additionally, the City installed solar photovoltaic panels on the Plymouth Community Center and is planning to add solar photovoltaic panels on Fire Stations 2 and 3. Plymouth is a GreenStep Cities participant and hosts a Plymouth Environmental Academy, which has included education on energy conservation in the past. In 2025, Plymouth launched a [home energy rebate program](#), to help lower the upfront costs of energy efficiency, EV charging, and renewable energy projects.

This Energy Action Plan seeks to provide a strategic roadmap to help Plymouth continue its commitment to advancing environmental stewardship through energy conservation and renewable energy for residents, businesses, and municipal facilities.



WHERE WE ARE NOW

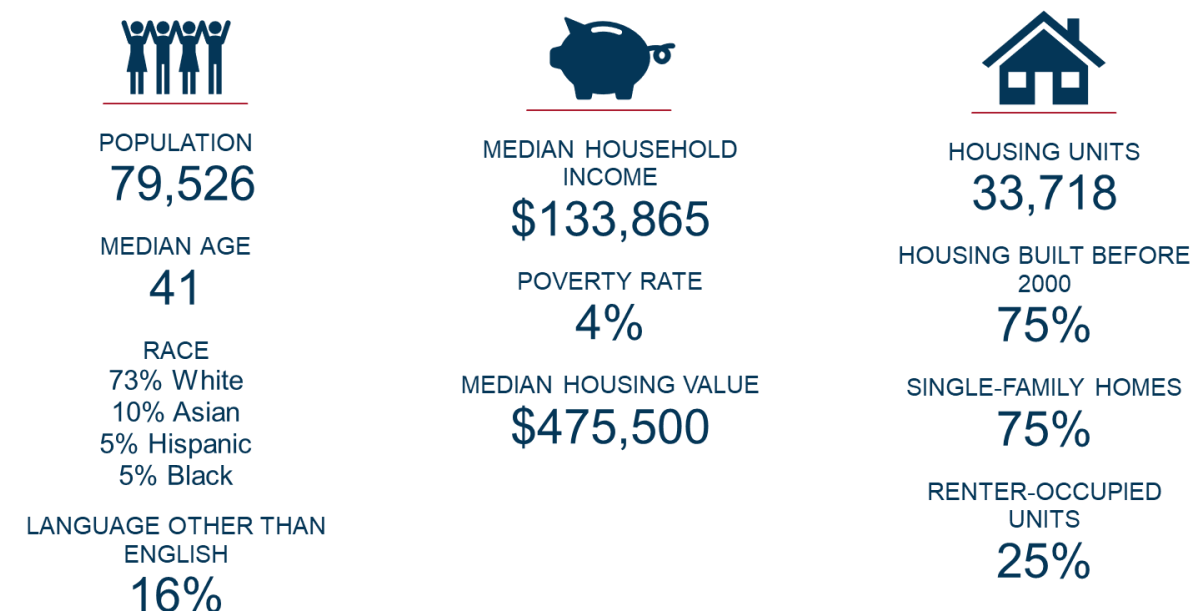
An integral part of the Partners in Energy planning process is reviewing historical community demographic data and energy data that informs our community's energy baseline. Xcel Energy provided data on energy use, energy efficiency and renewable energy program participation counts, and utility energy conservation program savings for Plymouth as detailed in the following sections. See Appendix B: Baseline Energy Analysis for a comprehensive picture of Plymouth's baseline energy data.

Community Demographics

Plymouth is a relatively large suburb of Minneapolis, with nearly 80,000 residents and over 33,000 housing units. Most homes are single-family (75%) and most housing units are owner-occupied (75%). Note, owner-occupied units may include a mix of single-family and non-single family. Single-family homes that are owner-occupied tend to face fewer barriers to making home energy improvements, installing EV charging, and installing solar panels. Additionally, most housing units were built before 2000 (75%). Homes more than 20 years old may have more opportunities for energy improvements compared to newer homes, which were built to higher energy standards. Compared to peer cities like Minnetonka and Maple Grove, Plymouth households have a higher median household income (\$134,000). Plymouth residents are also more diverse than peer communities; 16% of residents speak a language other than English. This highlights an opportunity to provide engagement opportunities in multiple languages, to maximize the accessibility and equity of energy engagement efforts. See Figure 1 for more detail.¹

¹ Source: U.S. Census Bureau American Community Survey, 2023 five-year estimates

Figure 1. Community demographic snapshot¹



Energy Use and Savings

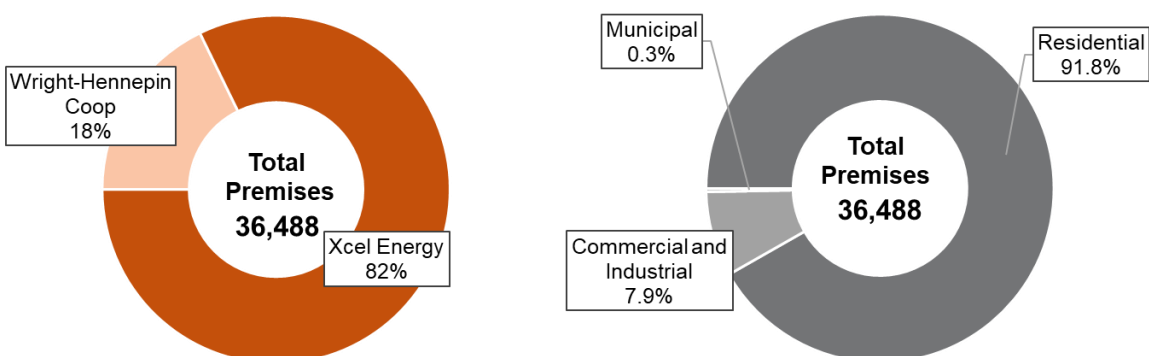
Premises

In 2023, there were 36,488 total residential and commercial premises in Plymouth. In 2023, Xcel Energy provided electricity to 82% of premises and Wright-Hennepin Cooperative Electric Association served the remaining 18%. CenterPoint Energy provides natural gas to all of Plymouth's residents and businesses. Most of the premises in Plymouth are residential (92%). See Figure 2 for more detail.

Term Check: What Is a Premise?

A premise is a unique combination of service address and energy meter. For residential customers, this is typically the equivalent of an individual house or a dwelling unit in a multi-tenant building. For business customers, a premise is an individual business, or for a larger business, a separately metered portion of the business' load at that same address.

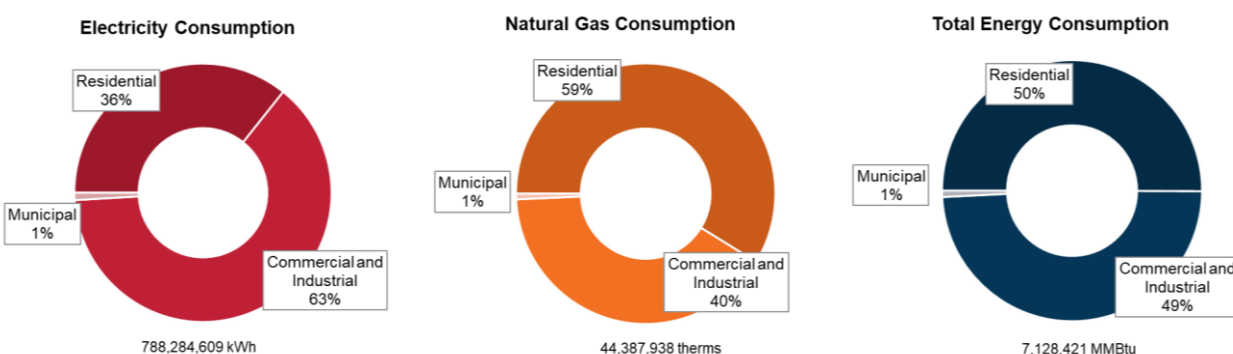
Figure 2. Electricity premise count by utility and sector, 2023



Energy Use (Combined Xcel Energy, CenterPoint Energy, and Wright-Hennepin Cooperative Electric Association usage data)

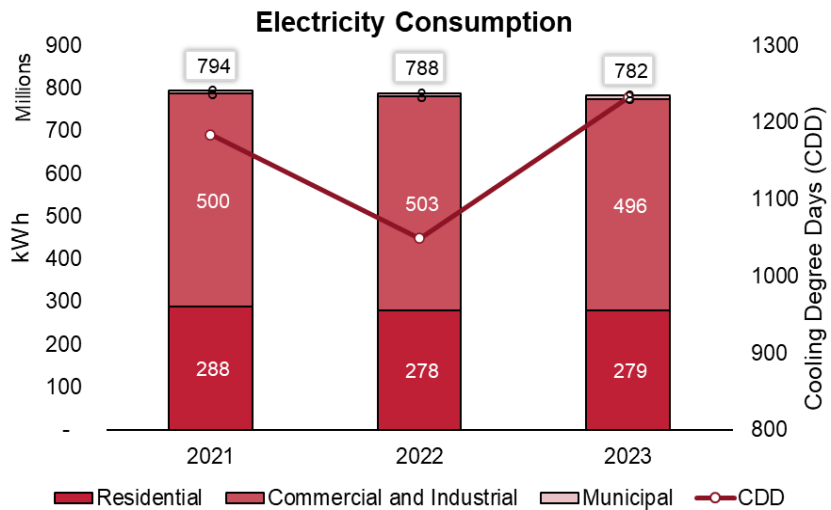
On average during the 2021-2023 baseline period, the Plymouth community consumed over 788 million kWh of electricity and over 44 million therms of natural gas across all sectors. To compare energy use between electricity and natural gas consumption on a common measure of energy savings potential, total energy consumption was calculated using both electricity and natural gas consumption converted into British thermal units (MMBTu). Although the commercial and industrial sector only makes up 8% of premises in Plymouth, it accounts for nearly half of total energy consumption. Commercial and industrial premises use significantly more energy on average per premise than residential premises, a typical pattern for cities like Plymouth. See Figure 3 for more detail.

Figure 3. Average annual energy consumption by sector, 2021-2023



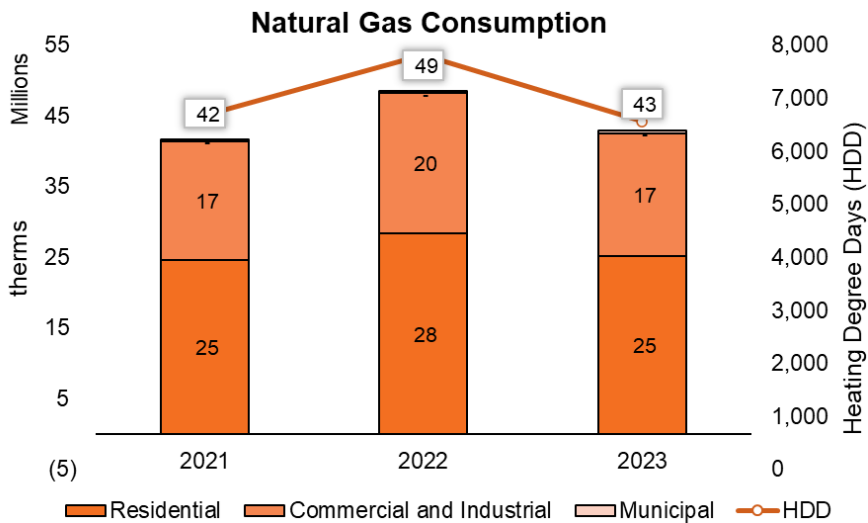
During the three-year baseline period (2021-2023), Plymouth's overall electricity consumption decreased by 1.5%, driven by decreases in both residential and commercial and industrial electricity use. Total electricity consumption during the baseline period did not seem impacted by weather, as the year with the most cooling degree days (hottest weather) had the lowest electricity use. See Figure 4 for more detail.

Figure 4. Electricity consumption by sector, 2021-2023



During the three-year baseline period (2021-2023), Plymouth’s natural gas consumption increased by 3.1%. Total natural gas consumption during the baseline period is associated with winter temperatures, where natural gas use went up in years with more heating degree days (colder weather) and down in years with fewer heating degree days. See Figure 5 for more detail.

Figure 5. Natural gas consumption by sector, 2021-2023



Energy Costs and Energy Burden

During the three-year baseline period, Plymouth spent an estimated \$137 million per year on fuel costs for both electricity and natural gas, with residential fuel costs representing 48% of the total fuel costs in an average year. During this time, residents spent an annual average of \$2,000 per premise on both electricity and natural gas.

While costs vary greatly for commercial and industrial premises based on size and industry, the average commercial and industrial premise spent \$24,000 annually on energy. Total average annual energy costs for City facilities were \$1.2 million or an average of around \$10,000 per premise.

How Do You Compare?

How do your annual electricity and natural gas bills compare to Plymouth's average resident or commercial premise? Think about why your bill might be higher or lower (size of your building, number of occupants, how you use your building). What action could you take to lower your electricity or natural gas use for the year?

Figure 6. Total average annual energy costs by sector, 2021-2023

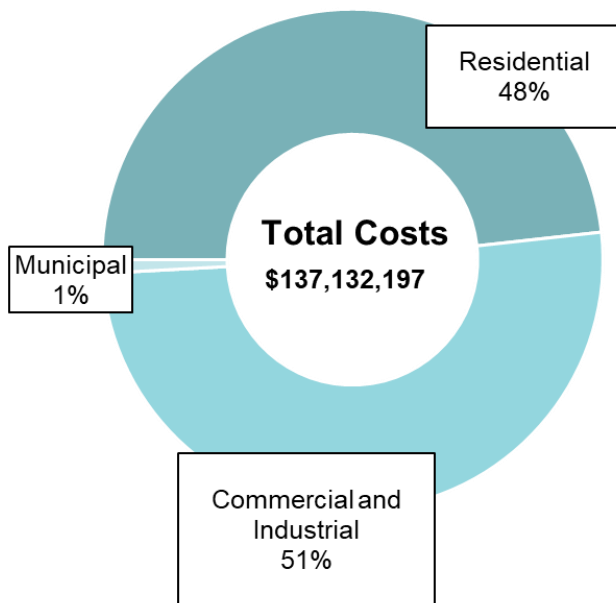


Table 1. Average annual fuel costs by sector and fuel type, 2021-2023

Sector	Annual Electricity Costs	Annual Natural Gas Costs	Annual Cost per Premise
Residential	\$37,112,021	\$29,042,764	\$1,986
Commercial & Industrial	\$55,297,395	\$14,496,216	\$24,355
Municipal	\$916,698	\$267,103	\$10,445
Total	\$93,326,114	\$43,806,083	

Energy burden is the percentage of income that community members spend on energy. A high energy burden is defined as spending greater than 6% of income on energy, while a severe energy burden is greater than 10% of income.² The group of Plymouth residents with the greatest energy burden are those who own their homes and make less than \$35,000 per year, which is 30% or lower than the area median income. This group spends up to 14% of their income on energy costs (

Figure 7). The household data in Figure 8 show that 3% of Plymouth residents fall into this category. As a point of reference, 36% of Plymouth residents are homeowners who make more than the area median income, a group with a 1% energy burden. Addressing energy burden was identified as a priority by the City and Energy Action Team. While the pool of energy burdened residents reflects a small portion of the total city population, addressing this issue could have meaningful impacts for the larger community.

Figure 7. Energy burden by income and owner status³

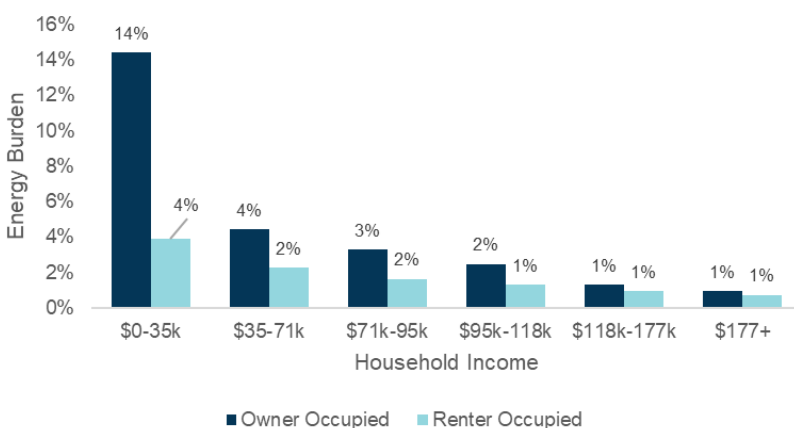
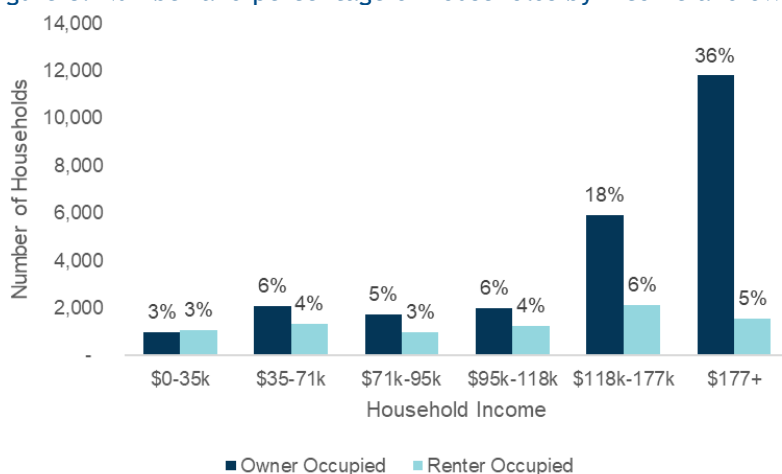


Figure 8. Number and percentage of households by income and owner status³



² APPRISE (Applied Public Policy Research Institute for Study and Evaluation). 2005. LIHEAP Energy Burden Evaluation Study. Washington, DC: HHS (Department of Health and Human Services). www.acf.hhs.gov/sites/default/files/ocs/comm_liheap_energyburdenstudy_apprise.pdf.

³ Source: Department of Energy Low-Income Energy Affordability Data

Greenhouse Gas Emissions

Energy related greenhouse gas emissions are calculated for both electricity and natural gas consumption for all sectors in Plymouth (

Figure 9). Plymouth's energy-related greenhouse gas emissions in 2023 amounted to almost 439,000 metric tons of carbon dioxide equivalent (MTCO₂e). Emissions have decreased by 5.8% between 2021 and 2023, with an increase in only the municipal sector. Municipal emissions are represented at the top of the bar chart, a make up only a small proportion of overall city emissions. Figure 10 breaks down the 2023 energy-related emissions by sector and fuel type. Commercial and industrial electricity as well as residential natural gas each make up 30% of emissions. In total, the residential sector generated 48% of Plymouth's energy-related greenhouse emissions while the commercial sector generated 51% of the emissions. Natural gas consumption made up the largest proportion of total emissions, adding up to 51% of all energy-related emissions. The proportion of energy-related emissions from natural gas is expected to increase over time as grid decarbonization results in cleaner electricity; however, it could decrease with the implementation of beneficial electrification strategies.

Figure 9. Energy-related greenhouse gas emissions, 2021-2023

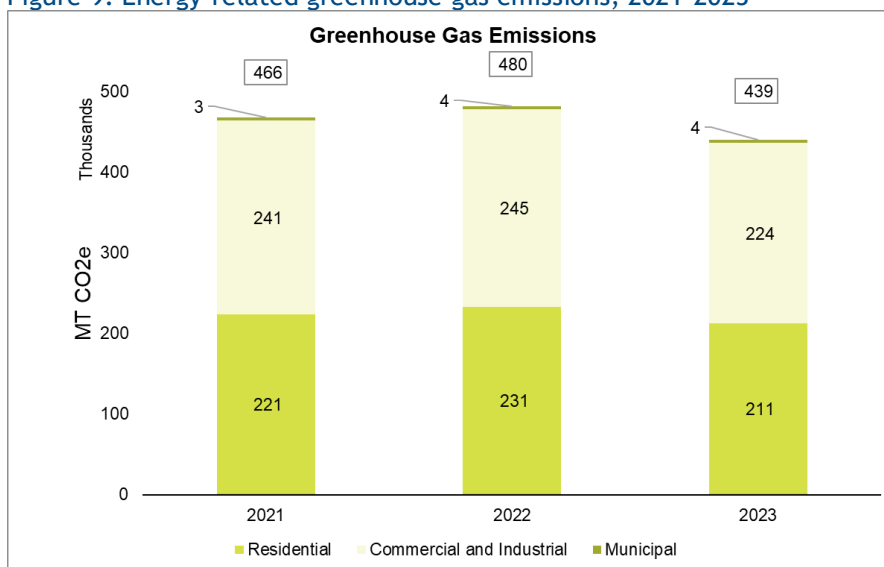
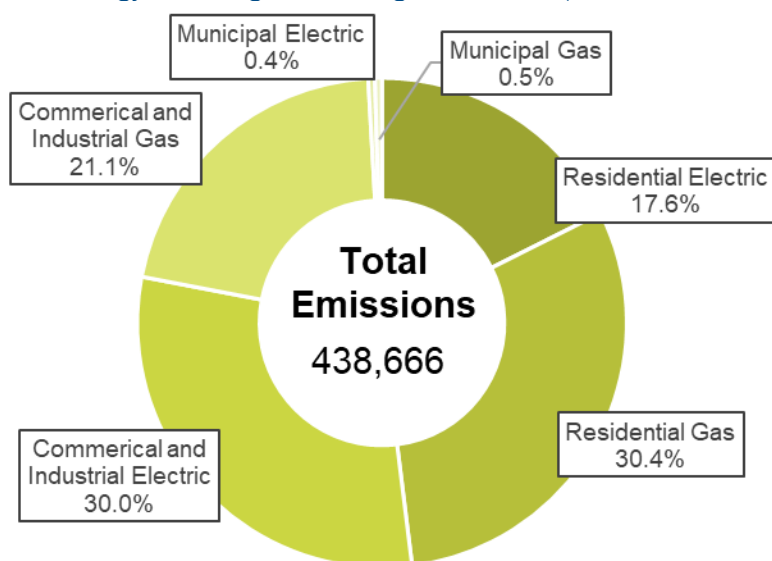


Figure 10. Energy-related greenhouse gas emissions (metric tons CO₂e) by sector and fuel type, 2023



Renewable Energy

Plymouth residents and businesses use subscription programs and on-site options to support renewable energy (Table 2 and Table 3). In Plymouth, most renewable energy participation is in the residential sector, where during 2023, 1,559 residents received renewable energy through subscription programs for a combined total of 6.1 million kWh. In 2023, 255 residents had on-site solar installations⁴. Fewer commercial and industrial customers participated in renewable energy offerings than residents in 2023, with 23 renewable energy program subscribers totaling 19.4 million kWh and 37 on-site installations. However, commercial customers participating in subscriptions programs generate over three times the amount of electricity. Across both residential and business premises, the total renewable energy subscribed is equivalent to almost 4% of total electricity consumption. Overall, there is potential to increase renewable energy use in Plymouth. For more details on participation and subscriptions by electricity utility, see Appendix B: Baseline Energy Analysis.

Table 2. Xcel Energy and Wright-Hennepin Cooperative Electric Association subscription renewable energy program support, 2023

Green Power Purchase Subscriptions	Residential	Commercial & Industrial	Total
Subscriber Count	1,361	18	1,379
Total Annual Electricity Subscribed (kWh)	4,873,053	17,812,269	22,685,322
Community Solar Gardens			
Subscriber Count	198	5	203
Total Annual Electricity Subscribed (kWh)	1,228,022	1,614,393	2,842,415
Total Subscription Renewable Energy Support			
Subscriber Count	1,559	23	1,582

Total Annual Electricity Subscribed (kWh)	6,101,075	19,426,662	25,527,737
Percent of Sector Xcel Energy Electricity Use	2.8%	4.4%	3.8%

Table 3. Xcel Energy and Wright-Hennepin Cooperative Electric Association on-site solar program support, 2023⁴

On-site Solar - Solar*Rewards® and Net-Metering	Residential	Commercial & Industrial
Participant Count	255	37
Total Electricity Capacity (kW)	2,904	8,568
Total Electricity Produced (kWh)	2,387,018	19,442,692

Energy Efficiency Program Participation and Savings

Both residents and commercial and industrial premises participate in Xcel Energy, Wright-Hennepin Electric Cooperative Association⁵, and CenterPoint Energy's efficiency programs in which they can receive rebates for upgrading equipment, arrange a building audit to understand their efficiency opportunities or manage their demand through rate savings programs. Participation in these programs results in energy savings for participants. Plymouth residents and commercial and industrial premises saved an annual average of more than 6.8 million kWh and more than 383,000 therms during the baseline period by participating in CenterPoint Energy and Xcel Energy's efficiency programs (Table 4 and Table 5).

Table 4: Average annual Xcel Energy program participation and energy savings, 2021-2023⁶

Program Sector	Average Annual Participation	Average Electricity Savings (kWh)
Residential	2,579	641,818
Low-Income	35	19,469
Commercial & Industrial	288	6,118,172
Total	2,902	6,779,459

⁴ Source: Xcel Energy Community Energy Report for Plymouth, 2023; data provided by Wright-Hennepin Cooperative Electric Association to Partners in Energy, 2023

⁵ Comparable program participation and energy savings data are not available for Wright-Hennepin Cooperative Electric Association, but their 2024 participation data included more than 3,000 residential participants, and several custom commercial participants with large electricity savings.

Table 5: Average annual CenterPoint Energy program participation and energy savings, 2021-2023^{6,7}

Program Sector	Average Annual Participation	Average Natural Gas Savings (therms)
Residential	1,764	236,270
Low-Income	26	4,951
Commercial & Industrial	69	141,898
Total	1,859	383,119

Plymouth residents and businesses rely on a few key programs from Xcel Energy to help them improve efficiency (Table 6 and Table 7). The Residential Heating and Cooling rebate program, where residents receive rebates for upgrading to more efficient equipment and adding or updating insulation, had the most participants and results in the most savings, but programs like Refrigerator Recycling, a recycling rebate program, and Home Energy Squad, a home energy assessment with some equipment installation, also resulted in significant savings. In the commercial and industrial sector, the Lighting Efficiency and Small Business Lighting programs that offer audits and rebates for businesses to upgrade to more energy efficient lighting had the most participants and higher savings were seen, though high savings were through the commercial HVAC program. Participation and savings data from 2021-2023 for all Xcel Energy and CenterPoint Energy programs are provided in Appendix B: Baseline Energy Analysis.

Table 6: Average annual participation in top Xcel Energy residential programs, 2021-2023

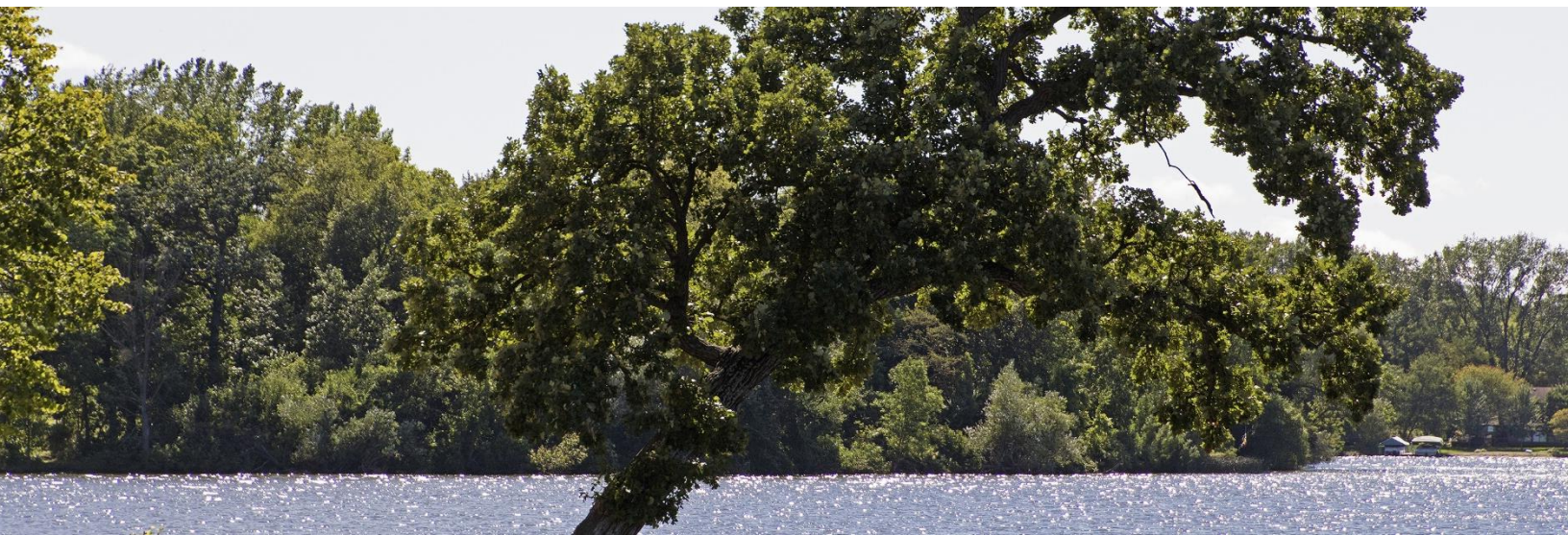
Residential Program	Average Annual Participation	Average Total Electricity Savings (kWh)
Efficient New Home Construction	80	112,032
Home Energy Squad	129	119,676
Refrigerator Recycling	106	81,351
Residential HVAC	837	313,161
Smart Thermostat	653	13,997

⁶ Home Energy Squad is a program jointly offered by Xcel Energy and CenterPoint Energy. Data in these tables counts Home Energy Squad participation separately for Xcel Energy and CenterPoint Energy. The Home Energy Squad participation counts for Xcel Energy and CenterPoint Energy are not unique residents, and in many cases overlap, but therms and kWh savings from Home Energy Squad are unique to CenterPoint Energy and Xcel Energy, respectively.

⁷ Participation and savings data excludes DIY energy efficiency kits, home energy reports and school kits from the residential sector, and code compliance, training and education, and benchmarking from the commercial sector.

Table 7: Average annual participation in top Xcel Energy commercial and industrial programs, 2021-2023

Commercial Program	Average Annual Participation	Average Electricity Savings (kWh)
Custom Efficiency	1	195,858
Energy Design Assistance	1	299,653
HVAC+R Efficiency	36	710,307
Lighting Efficiency	92	3,036,907
Small Business Lighting	52	1,544,959



WHERE WE ARE GOING

Developing an outlook of where the City of Plymouth would like to be at the end of this plan's timeline was a large part of the City's planning effort. This section gives an overview of what the successful implementation of this plan looks like according to the Energy Action Team.

Energy Vision

During the planning process, the Energy Action Team created the following vision statement for this Energy Action Plan. This statement guided the planning process and reflected the intention of the community. See Appendix D: Community Energy Survey Results.

Plymouth is a thriving community that conserves and uses clean and resilient energy, so everyone has a healthy environment and enough energy to meet our communities' needs into the future.

Goals

Working together, the Energy Action Team set near-term and long-term goals and targets to measure success. Together those goals and targets culminate into a community-wide goal that speaks to the community's energy sentiment and is intended to be met by 2030. The community can revisit progress at that point, and set new goals as new technologies, community direction, and opportunities are presented. This is a fairly ambitious goal per the team and the wider community's input, that will require some resources and promotion of projects and programs that will keep Plymouth on track.

By 2030, Plymouth will increase its community-wide energy savings by 30% to save residents and businesses money on their utility bills.

In total, this will result in almost 1.3 million MMBtu (a combined measure of gas and electric energy) in energy savings by 2030 compared to the savings of a business-as-usual (BAU) scenario. This is equivalent to:

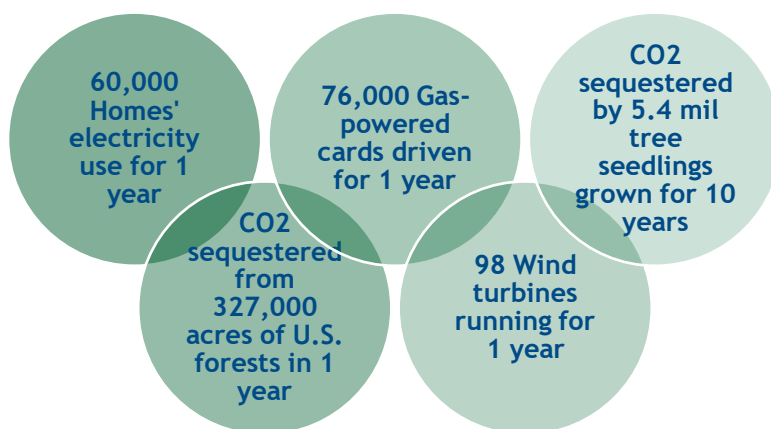
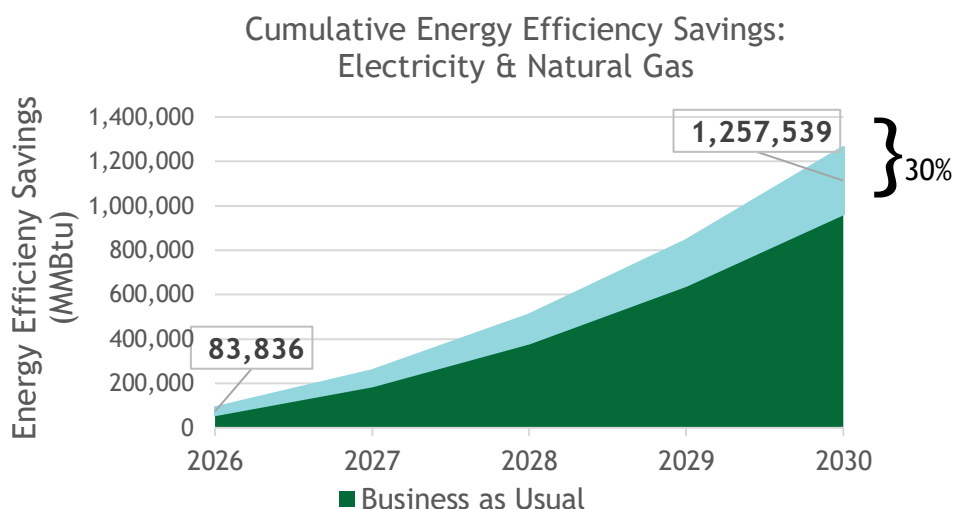
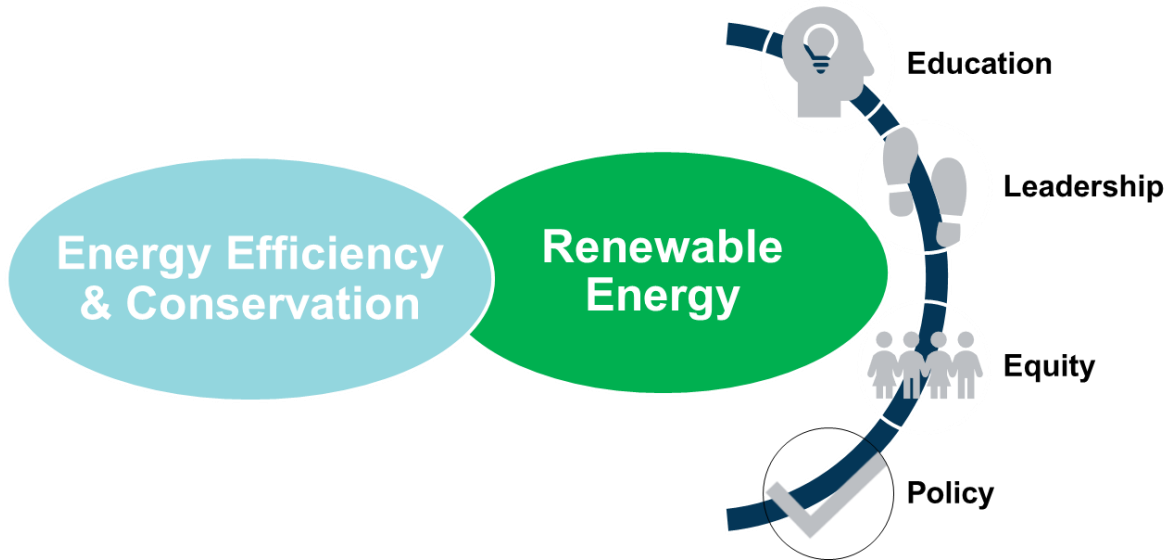


Figure 11. Model of a 30% increase in energy savings derived from utility program participation targets.



Focus Areas

The Energy Action Team identified two focus areas with four cross-cutting themes to prioritize strategies and resources. The focus areas are the two organizing topics for the strategies within the plan. The cross-cutting themes are types of actions or concepts to elevate through each strategy. There are strategies that intersect with both focus areas or themes, giving those strategies the benefit of extra support and resources identified in the planning process. We've labeled these as fundamental strategies.



Focus Area 1: Energy Efficiency and Conservation is key to the Plymouth community for saving residents and businesses money on utility bills and preparing homes and buildings for electrification and renewable energy options. Energy efficiency is also important to Plymouth to help the most energy burdened people in the community from over-spending on their energy.

Focus Area 2: Renewable Energy is important to Plymouth to build the resilience of homes and buildings, reduce greenhouse gas emissions, and save the community money into the future.

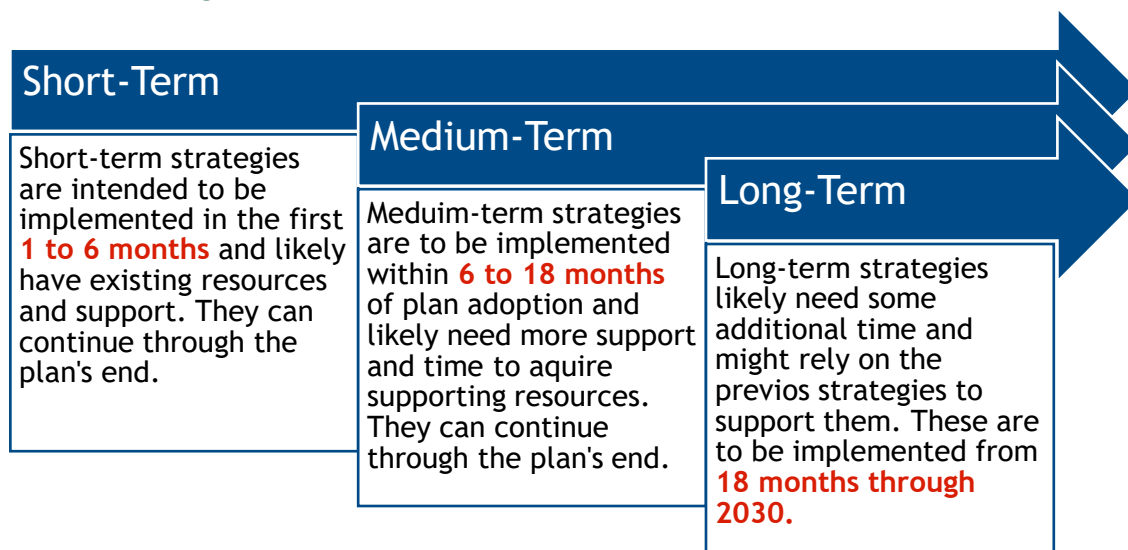
Focus Area 3: Fundamental Strategies that fall within both focus areas 1 and 2.



HOW WE ARE GOING TO GET THERE

To achieve the community's energy vision and goal, the Energy Action Team identified a set of strategies to support plan implementation. The following sections organize strategies by focus area and include baseline information, desired outcomes, potential barriers, available resources, and a timeline of action steps.

Timeline of Strategies



Fundamental Strategies

These strategies didn't fall within just one of the focus area categories but rather applied both the Energy Efficiency and Conservation and Renewable Energy focus areas and therefore are named as Fundamental Strategies to cover both of the plan's focuses.

FS-1 Communicate Partners in Energy Impact with Community to Highlight Successes

Report Partners in Energy impacts (e.g., implementation highlights, program participation, progress toward goals) for all sectors, in a special section of the City's newsletter.

Desired Outcome

- Show the City's progress toward goals in real time
- Community members are educated about energy efficiency and renewable energy

Actions and Roles

Action	Roles
FS-1a. Highlight case studies and example energy projects in public communications.	Partners in Energy will draft information and the City will distribute it through website, social media, and events.
FS-1b. Report energy savings and greenhouse gas emissions avoidance in a dedicated energy section of City newsletter.	Partners in Energy will share data at 6-month intervals with the City, and the City will collect other utility data and develop a section of the newsletter to share publicly.
FS-1c. Develop case studies of energy efficiency or renewable energy projects as exemplary models.	Partners in Energy and the City will seek relevant projects in the community to develop case studies. Partners in Energy will create case studies, and the City will communicate the results.
FS-1d. Showcase how to understand your energy bill information on the City website that highlights customers' energy breakdowns and opportunities.	Partners in Energy and City to work together to identify relevant information and format for the City's website.
FS-1e. Show progress toward Energy Action Plan goals	City will host a web page that shows goal progress, Partners in Energy will provide updated data and program participation numbers.
FS-1f. Create an information hub on the City website – a one-stop shop to help people know about all the actions and programs available to them. Link to this hub in other energy promotional materials.	City to host a web-hub with support from Partners in Energy for program language, hub formatting, and relevant information.
Timeline: Short- to Medium-term 1-18 Months	
Resources: City and partner communication channels, City council, community programming	

FS-2: Pursue Funding to Bolster Implementation Efforts

As state and federal funding become available, there will be additional opportunities to promote stacking incentives, but also opportunities to pursue funding to expand city incentives or to support related projects (municipal electrification/efficiency, community solar, community wind, etc.).

Desired Outcome

- Increase impacts of projects through larger funding opportunities.

Actions and Roles

Action	Roles
FS-2a. Leverage state and federal funding for energy projects in Plymouth	Partners in Energy and the City will seek funding opportunities for the City to apply for, and Partners in Energy will provide letters of support.
Timeline: Short- to Long-term 1 month to 5 years	
Resources: Department of Energy, Minnesota Pollution Control Agency, Metropolitan Council, etc.	

Energy Efficiency and Conservation

Energy Efficiency and Energy Conservation were identified by the Energy Action Team and by the community energy survey as a high priority that will benefit residents and businesses, and is the first step to renewable energy, electrification and more.

Strategy EEC-1: Conduct a Home Energy Efficiency Campaign for Existing Residents

Plymouth's community survey identified several barriers to residential energy action, including knowledge and upfront cost. This strategy focuses on connecting residents with information and incentives to reduce these barriers and encourage energy action.

Desired Outcomes

- 1500 Home Energy Squad visits by 2030
- 40% increase in insulation, air sealing and heating & cooling rebates

Actions and Roles

Action	Roles
EEC-1a. Share energy efficiency information through City channels, with a focus on navigating audits, insulation and air sealing, efficient heating and cooling, and FAQs.	Partners in Energy will draft information and the City will distribute through website, social media, and events. Partners in Energy will develop a refrigerator magnet with energy actions.
EEC-1b. Connect older homes with information about insulation and air sealing.	Partners in Energy and the City will partner to identify up to 2 target neighborhoods. Partners in Energy will create a postcard to send to identified homes.
EEC-1c. Host a National Night Out campaign.	Partners in Energy to create energy efficiency promotional materials and City to connect with neighborhood leaders, fire stations, and police to distribute.
EEC-1d. Conduct a follow-up campaign with residents who completed an energy assessment.	Partners in Energy and City work together to identify qualifying residents and share targeted messaging to encourage them to implement a recommendation.
EEC-1e. Distribute energy evaluation kits to help residents measure home usage.	City to partner with the local library (or other community spaces) to create an energy kit rental/giveaway system with utility donations and grant funds.
EEC-1f. Organize a group buy for residential heat pumps.	Partners in Energy and the City will support group-buy opportunities through the county/state or peer community collaborations. Partners in Energy will develop promotional materials.
Timeline: Short-term 1-6 Months	
Resources: Youth groups and clubs, city council participation/case study, word of mouth, HOAs, neighbor-to-neighbor communication	

Strategy EEC-2: Promote Energy Efficiency for New Homes

New construction presents a great opportunity to promote resilient and sustainable energy because many of the energy systems in new homes last 10 years or more. This strategy focuses on encouraging energy efficient systems from the start.

Desired Outcomes

- 422 participants in Xcel Energy's Efficient New Home Construction Program by 2030
- New homes in Plymouth that are more energy efficient and therefore resilient, electrification, and renewable ready.

Actions and Roles

Action	Roles
EEC-2a. Encourage local builders to build with more energy efficient practices.	Partners in Energy will draft information and the City will distribute through relevant relationships with permitting staff, contractor partnerships, etc.
EEC-2b. Create an energy efficiency packet for realtors to share with new residents.	Partners in Energy will develop a packet of information, and the City will identify realtor partnership opportunities to share packets.
EEC-2c. Explore an energy efficiency audit/score as part of home sale inspections as a voluntary option for sellers.	City will explore opportunities and parameters.
Timeline: Medium-term 6-18 Months	
Resources: A targeted newsletter, builder and realtor group lists, permitting office/professionals	

Strategy EEC-3: Promote Income-qualified Programs to Low-income Residents to Reduce Energy Burden

Reducing the energy burden that Plymouth's lowest resourced residents bear, is beneficial to all in the Plymouth community. This strategy will not only have savings impacts, but will also increase residents' ability to thrive in the community.

Desired Outcomes

- 100% increase in income-qualified programs
- More residents can afford utility bills

Actions and Roles

Action	Roles
EEC-3a. Build partnerships with community-based organizations (CBOs) who serve income-qualified residents (e.g., IOCP).	The City will build relationships with CBOs in the community and Partners in Energy will support any efforts with materials and meeting opportunities.

EEC-3b. Develop a robust campaign aimed at the most energy-burdened areas of the community to share energy resources and support.	Partners in Energy will develop a campaign plan and marketing materials for the City to implement with relevant partners.
Timeline: Short-term 1-6 Months	
Resources: LIRC List, housing department, CBO partners, additional/increased City incentives, state and federal resources, utility program participation maps, manufactured home parks, community education	

Strategy EEC-4: Develop a Green Business Program

Pilot a green business program to recognize and promote local businesses that take energy actions that support the Energy Action Plan's goals. This strategy intends to incentivize businesses to take energy actions in new build and retrofitting projects.

Desired Outcomes

- Establish a green business program.
- Recognize at least two green businesses in first year of program.

Actions and Roles

Action	Roles
EEC-4a. Research green business program models.	Partners in Energy and the City will collaborate to find relevant examples of recognition programs for the City to build on.
EEC-4b. Develop green business certification criteria based on research.	The City will develop a set of criteria for businesses to meet, and Partners in Energy will incorporate those criteria into campaign materials.
EEC-4c. Establish and promote a green business program and marketing materials.	The City will seek approval on a recognition program and implement with Partners in Energy support with marketing and communication tools.
EEC-4d. Organize a business energy-saving campaign to promote the green business program and encourage participation.	Partners in Energy and City to work together to identify opportunities to promote the program and recognize businesses.
Timeline: Medium-term 6-18 Months	
Resources: LEED, Rotary, Air Source Heat Pump Collaborative, Chamber of Commerce, business groups	

Strategy EEC-5: Participate in Energy Efficiency Workforce Development

Support workforce development for energy efficiency related professions, such as HVAC, plumbing, and electrical work.

Desired Outcomes

- A workforce that can provide Plymouth residents with energy services, equipment replacement, and knowledgeable advice on new technologies and energy efficient priorities.

Actions and Roles

Action	Roles
EEC-5a. Research existing workforce development opportunities, programs, and partners.	Partners in Energy and the City will identify workforce support opportunities.
EEC-5b. Identify opportunities to train key vendors (HVAC installers, plumbers) on electric appliances (e.g., heat pumps).	The City will partner with peer communities, county opportunities, or other organizations and groups to host/co-host contractor training on relevant energy topics. Partners in Energy will support event planning and secure speakers/trainers.
EEC-5c. Pursue grade school and high school engagement and education opportunities	The City will identify interested school opportunities and Partners in Energy will support with the school kit program or creating other materials.
Timeline: Long-term 18 months to 5 years	
Resources: Utility workforce programs, schools, Sabathani, Hennepin County, intern opportunities, homeschool groups	

Strategy EEC-6: Energy Efficient City Facilities

Pursue opportunities to replace City of Plymouth equipment with more energy efficient equipment.

Desired Outcomes

- More efficient municipal buildings to lead by example for other commercial properties.

Actions and Roles

Action	Roles
EEC-6a. Continue to change streetlights to LEDs with light sensors, when new bulbs are needed.	The City will identify opportunities to make streetlights more efficient.
EEC-6b. Continue to install energy efficiency and electrification measures in all City buildings.	The City will identify energy measures in City-owned buildings. Partners in Energy will provide program support opportunities and project communications materials.
Timeline: Medium-term 6-18 Months	
Resources: Building staff, City council, state and federal programs	

Renewable Energy

Strategy RE-1 Encourage Residential Use of Renewable Energy

This strategy is focused on encouraging residents to participate in renewable energy programs (on-site and subscription). There is a need within the renewable energy sector to better explain programs so that residents can understand how to participate and what the customer experience looks like.

Desired Outcomes

- Increase subscriptions to renewable energy programs by 5% annually from business-as-usual

Actions and Roles

Action	Roles
RE-1a. Develop an incentive for homes to enroll in renewable energy programs (subscription and on-site programs).	The City will develop an incentive program for participating in renewable energy programs (e.g., recognition or financial). Partners in Energy will support with web-language, program materials, and communications/campaign planning.
RE-1b. Promote rooftop solar to homes.	Partners in Energy will develop promotional materials and a decision tree, and the City will distribute to its communications channels.
RE-1c. Develop and share case studies on local renewable energy projects.	The City will identify City projects for Partners in Energy to do a case study on. The City will promote through communications channels.
RE-1d. Market renewable energy subscription programs to residents (renters and homeowners).	Partners in Energy will develop promotional materials and the City will distribute to its communications channels.
RE-1f. Promote or collaborate on group-buy opportunities for residential rooftop solar.	Partners in Energy and the City will support group-buy opportunities through the county/state or peer community collaborations. Partners in Energy will develop promotional materials.
Timeline: Short to Medium-term 1-18 Months	
Resources: Geo-focused social media ads, HOAs, Buyers Club, farmers market, library	

Strategy RE-2 Encourage Commercial Use of Renewable Energy

This strategy focuses on encouraging businesses and institutions to participate in renewable energy programs (on-site and subscription). This strategy also intends to better communicate renewable energy program opportunities that resonate with the business community.

Desired Outcomes

- Increase subscriptions to renewable programs by 5% annually from business-as-usual

Actions and Roles

Action	Roles
RE-2a. Provide an incentive for businesses to enroll in renewable energy programs.	The City will develop an incentive program for participating in RE programs (e.g., recognition or financial). Partners in Energy will support with web-language, program materials, and communications/campaign planning.
RE-2b. Promote rooftop solar to businesses and home builders (particularly during roof replacements).	Partners in Energy will develop promotional materials and the City will distribute to its communications channels, chamber, and other business partnerships.
RE-2c. Encourage public schools to install rooftop solar and/or subscribe to renewable energy programs.	The City will identify school contacts and Partners in Energy will develop school communications materials with relevant program and funding opportunities.
Timeline: Medium-term 6-18 Months	
Resources: Permitting staff and lists, Housing department, Chamber of Commerce	

Strategy RE-3 Assist in Navigating On-site Solar Vendors

The Energy Action Team recognized that there are many solar scams that have been pertinent throughout the community, and that residents may be hesitant to adopt on-site solar for those reasons. This strategy aims to overcome that trust barrier.

Desired Outcomes

- Reduce solar scams and promote reputable projects.

Actions and Roles

Action	Roles
RE-3a. Guide residents to third-party renewable energy vendor lists or Xcel Energy approved vendor list.	The City will develop a place on the web-hub to help residents access third-party vendor lists. Partners in Energy will suggest possible relevant vendor lists.
RE-3b. Create a guide for residents to navigate solar pathways.	Partners in Energy will develop promotional materials and the City will

	distribute and host on the energy web-hub.
Timeline: Short-term 1-6 Months	
Resources: Local nonprofit renewable organizations, utilities, faith orgs, community ed.	

Strategy RE-4 Explore Opportunities to Reduce Barriers to Renewable Energy Projects

Barriers can present themselves when residents or businesses want to install solar or subscribe to renewable energy programs. The City can get ahead of those barriers by addressing them in this strategy.

Desired Outcomes

- Minimize barriers to renewable energy.

Actions and Roles

Action	Roles
RE-4a. Review opportunities to update Plymouth permits, zoning requirements (solar requirements updated in 2024).	The City will monitor opportunities to update ordinances/policy.
RE-4b. Review reasons for solar interconnection time delays and inform Plymouth residents about how they can facilitate and expedite the process.	Partners in Energy will coordinate efforts.
RE-4c. Guide interested parties to solar interconnection link.	Partners in Energy will develop language for the City to include in materials/web.
Timeline: Short-term to Long-term 2030	
Resources: Guides to renewable energy zoning, utility information	

Strategy RE-5 Power Municipal Electricity with Renewable Energy

The City of Plymouth wants to lead by example. The City has undertaken energy efficiency projects, which puts the City in a good position for renewable energy and electrification. This strategy focuses on continuing to explore opportunities to power municipal electricity with renewable energy through on-site solar or participation in renewable energy subscription programs.

Desired Outcomes

- Get 100% of City electricity from renewable energy.
- Increase municipal participation in renewable energy programs.
- Reduce the municipal building contribution to greenhouse gas emissions.

Actions and Roles

Action	Roles
RE-5a. Install on-site solar/wind power and energy efficiency in City buildings where possible.	The City will identify opportunities to participate in programs on a building-by-building case. Partners in Energy will connect the City to relevant program information and develop project communications.
RE-5b. Subscribe municipal buildings to renewable programs where feasible.	The City will identify opportunities to participate in programs on a building-by-building case. Partners in Energy will connect with programs and develop project communications.
Timeline: Medium-term 6-18 Months	
Resources: Utility account managers, City building staff, City council	

Strategy RE-6 Explore Opportunities to Develop or Promote Solar Gardens to Residents

Solar gardens can provide options for renewable energy for people who aren't able to do on-site solar. This provides for more equitable access for renters and homeowners who need pre-renewable energy upgrades. It adds renewable energy to the grid, which can benefit the resilience of the community.

Desired Outcomes

- More residents can access renewable energy with reduced electric costs.

Actions and Roles

Action	Roles
RE-6a. Explore site opportunities for a community solar garden.	The City will explore options for a community solar garden through internal or third-party assessments.
RE-6b. Seek funding for solar garden.	The City and Partners in Energy will identify/explore funding opportunities when they become available.
RE-6c. Secure necessary partners and construct solar garden.	The City will explore partnerships and contractors for any potential installations.
RE-6d. Promote solar garden, with a focus on low-income residents.	Partners in Energy will develop communications and City will promote participation.
Timeline: Long-term 18 Months to 5 Years	
Resources: Solar garden owners/developers, utility maps	

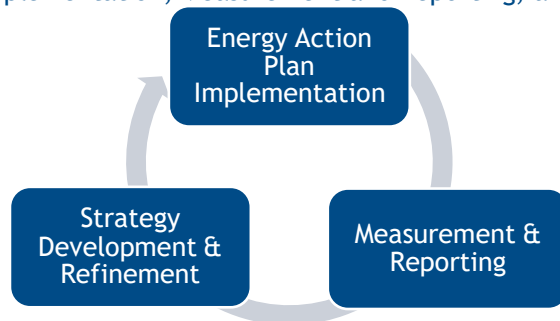


HOW WE STAY ON COURSE

Adapting to a Changing Landscape

This Energy Action Plan is a living document that is cyclical in nature (Figure 12). Goals and strategies will be assessed and refined as needed based on data and community staff capacity.

Figure 12: Cycle of Implementation, Measurement and Reporting, and Strategy Development



It will be important that strategies are evaluated and updated throughout implementation to reflect advancements in technology and new offerings from government entities and Xcel Energy. Throughout the planning process, we worked to build relationships between City staff and Xcel Energy staff that will foster the collaboration and cooperation required to successfully navigate the changing energy landscape.

Project Management and Tracking Progress

Partners in Energy will host regular project management check-in calls with City staff to ensure we stay on course to achieve our strategies. The City will request data from CenterPoint Energy and Wright-Hennepin Cooperative Electric Association, to add to the data provided by Xcel Energy to complete the energy data updates to track progress toward goals and program participation targets.

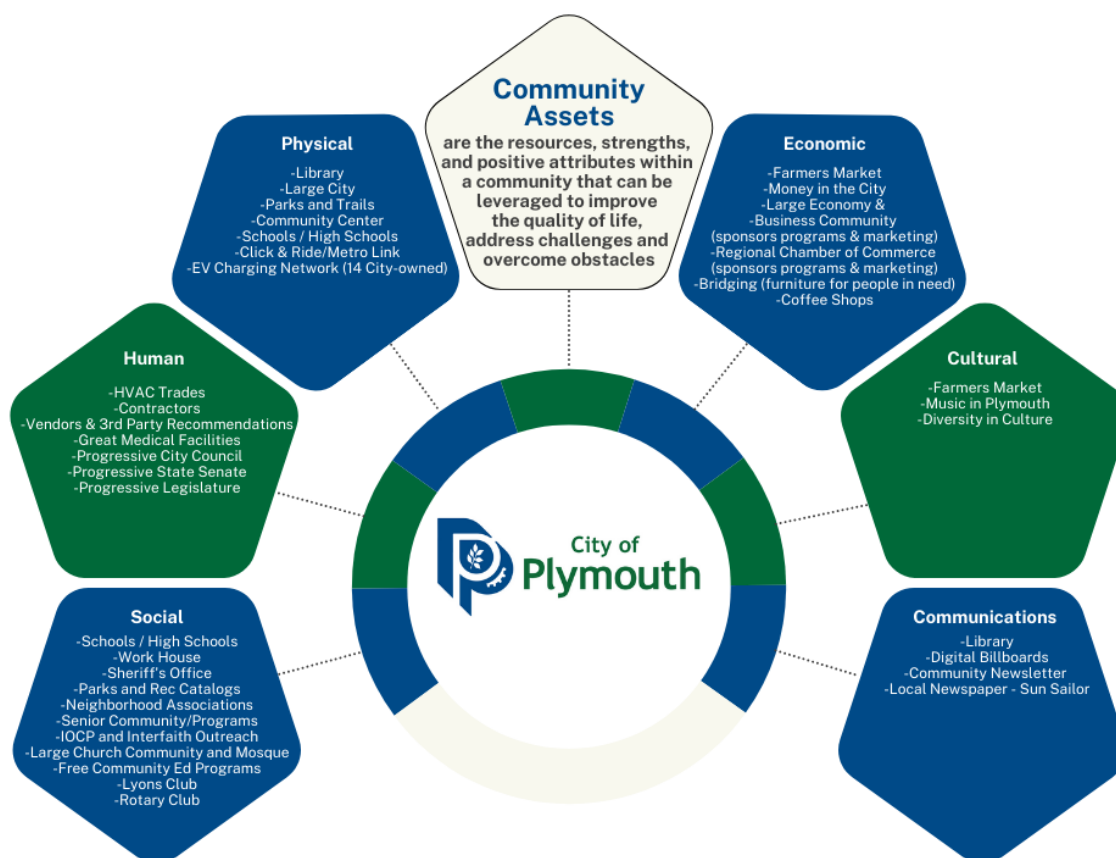
Partners in Energy will provide biannual progress reports with metrics of success and overall progress toward goals for Xcel Energy rebates and programs. These reports will be available publicly and shared with both the community and Energy Action Team. If available, ad hoc participation reports for specific Xcel Energy programs can be provided to measure the success of campaigns and to determine if we need to change course.

It will be important to let the wider community know how things are progressing and to recognize the collaborative efforts of those involved in hitting the plan targets. At critical milestones, Plymouth will publish updates on progress, share successes, and congratulate participants and partners.

Energy Action Team Commitment and Other Community Assets

The Energy Action Team formed to create this plan will support implementation by helping connect their networks to the campaigns that are developed as a part of this plan. They will also help by being resources for case studies and community examples for program participation. The team helped create a community asset map (Figure 13) to be considered when implementing this plan as assets that will help the success of plan strategies.

Figure 13. Community Assets identified by the Energy Action Team in Workshop 4





APPENDIX A: XCEL ENERGY'S PARTNERS IN ENERGY PLANNING PROCESS

About Xcel Energy's Partners in Energy

Xcel Energy is an electric and natural gas utility that provides the energy that powers millions of homes and businesses across eight Western and Midwestern states. Each community Xcel Energy serves has its own unique priorities and vision for its energy future. The energy landscape is dynamically changing with communities leading the way in setting energy and sustainability goals. To continue to innovatively support their communities, Xcel Energy launched Partners in Energy in the summer of 2014 as a collaborative resource with tailored services to complement each community's vision. The program offerings include support to develop an energy action plan, beneficial electrification plan or electric vehicle plan, tools to help implement the plan and deliver results, and resources designed to help each community stay informed and achieve their outlined goals.

Plan Development Process

The content of this plan is derived from a series of planning workshops held in the community with a planning team committed to representing local energy priorities and implementing plan strategies.

Partners in Energy held five workshops with the Energy Action Team, City, and utility representatives. The Energy Action Team provided input on surveys between workshops to help make decisions. A survey went out to the broader community asking about their energy priorities, which the Energy Action Team took into consideration when developing plan strategies and goals.

Figure 14. Energy Action Team Members Workshop 3 Activity – Goal Creation



Plan Implementation

Partners in Energy provides 18 months of support for implementation of an Energy Action Plan. This support is designed to supplement both technical analysis and community outreach. Services offered by the Partners in Energy team are shown in Figure 15.

Figure 15. Partners in Energy Resources for Implementation



Strategies that will be supported by Partners in Energy are identified in the Energy Action Plan, and a Memorandum of Understanding will be developed between Xcel Energy and Plymouth to outline the scope of support.



APPENDIX B: BASELINE ENERGY ANALYSIS

Data was provided by Xcel Energy, CenterPoint Energy, and Wright-Hennepin Cooperative Electric Association for all Plymouth premises for 2021-2023. Both Xcel Energy and Wright-Hennepin Cooperative Electric Association provide electric service to the community, while CenterPoint Energy provides natural gas service to the community. The data helped the Energy Action Team understand Plymouth’s energy use and opportunities for energy conservation and renewable energy. Data included in this section establishes a baseline against which progress toward goals will be compared in the future.

Electricity and Natural Gas Premises

Most Plymouth premises are residential. Of the 36,488 distinct electricity premises in Plymouth in 2023, 91.8% (33,485) are residential, 7.9% (2,889) are commercial and industrial, and the remaining 0.3% are municipal premises (114). The number of natural gas premises is lower than electricity premises since multi-family buildings tend to be individually metered for electricity but metered at the building level for natural gas. In 2023, the total number of natural gas premises in Plymouth was 30,977. Both Xcel Energy and Wright-Hennepin Cooperative Electric Association deliver electricity to the community of Plymouth, with Xcel Energy servicing 81% of residential premises and 94% of business premises.

Table 8. Electricity premise counts by sector, 2021-2023

Utility	Sector	2021	2022	2023	Average
Xcel Energy	Residential	26,869	27,038	27,180	27,029
	Commercial & Industrial	2,658	2,686	2,708	2,684
	Municipal	112	114	114	113
Wright-Hennepin	Residential	6,244	6,281	6,305	6,277

	Commercial & Industrial	182	182	181	182
All Electric Utilities	Residential	33,113	33,319	33,485	33,306
	Commercial & Industrial	2,840	2,868	2,889	2,866
	Municipal	112	114	114	113
Total	All Utilities	36,065	36,301	36,488	36,285

Electricity and Natural Gas Consumption and Trends by Sector

On average, the Plymouth community consumes 788 million kWh of electricity and 44 million therms of natural gas across all sectors per year. Total energy consumption increased by 1.3% over the baseline period, which can be attributed to an increase of 3.0% in natural gas consumption and a 1.5% decrease in electricity consumption.

Table 9. Total energy consumption by sector and fuel type, 2021-2023

Fuel Type	Sector	2021	2022	2023	Average
Electricity (kWh)	Residential	287,521,156	278,393,306	278,956,484	281,623,649
	Commercial & Industrial	500,454,024	502,514,728	495,517,816	499,495,523
	Municipal	6,240,896	7,543,085	7,712,331	7,165,437
	Total	794,216,076	788,451,119	782,186,631	788,284,609
Natural Gas (therm)	Residential	24,689,235	28,415,913	25,157,100	26,087,416
	Commercial & Industrial	16,782,169	19,766,784	17,424,945	17,991,299
	Municipal	216,613	331,396	379,660	309,223
	Total	41,688,017	48,514,093	42,961,705	44,387,938
Total (MMBtu)	Residential	3,449,946	3,791,469	3,467,510	3,569,641
	Commercial & Industrial	3,385,766	3,691,259	3,433,201	3,503,409
	Municipal	42,955	58,877	64,280	55,371
	Total	6,878,667	7,541,605	6,964,991	7,128,421

Total energy consumption during the baseline period varied in each sector consistent with variation in weather. Hotter summers (those with more cooling degree days) and colder

winters (those with more heating degree days) had higher energy consumption. For example, of the three years considered, Plymouth’s natural gas consumption was at its highest level in 2022, which was also the coldest year with the most heating degree days.

Table 10. Cooling degree and heating degree days, 2021-2023

	2021	2022	2023
Cooling Degree Days	1,184	1,049	1,232
Heating Degree Days	6,731	7,849	6,565

Greenhouse Gas Emissions and Trends

Plymouth’s overall energy-related greenhouse gas emissions remained steady from 2021-2023. However, a disaggregation by fuel type shows electricity emissions decreased by 13.8% while natural gas emission increased by 3.1% during this time. To calculate Plymouth’s energy-related emissions, an “emissions factor” is used. This emissions factor describes the amount of CO₂ emitted per unit of energy (Table 12). Specifically, the certified emissions factors from Xcel Energy’s Upper Midwest Fuel Mix, from Wright-Hennepin Cooperative Electric Association and a standard emissions factor for natural gas emissions were used. As Xcel Energy completes third-party verification, the emissions factors used during the planning process to estimate greenhouse gas emissions may change slightly.

Table 11. Energy-related greenhouse gas emissions in MTCO₂e, 2021-2023

Fuel Type	Sector	2021	2022	2023	Average
Electricity	Residential	90,374	79,997	77,200	82,524
	Commercial & Industrial	152,266	140,419	131,530	141,405
	Municipal	1,786	2,008	1,935	1,910
	Total	244,427	222,425	210,664	225,839
Natural Gas	Residential	131,028	150,806	133,511	138,449
	Commercial & Industrial	89,065	104,904	92,476	95,482
	Municipal	1,150	1,759	2,015	1,641
	Total	221,242	257,469	228,002	235,571
Total	Residential	221,403	230,803	210,711	220,972
	Commercial & Industrial	241,331	245,323	224,006	236,887
	Municipal	2,936	3,767	3,949	3,551
Total		465,669	479,894	438,666	461,410

Table 12. Emissions factors used to calculate energy-related greenhouse gas emissions, 2021-2023⁸

Fuel Type	2021	2022	2023
Xcel Energy Electricity Emissions Factor (lbs/MWh)	631	587	553
Wright-Hennepin Cooperative Electric Association Electricity Emissions Factor (lbs/MWh)	907	790	801
Natural Gas Emissions Factor (MTCO ₂ e/Dth)	0.05307	0.05307	0.05307

Energy Costs

In total, Plymouth premises spent an annual average of \$137 million on energy during the baseline period. Plymouth residential premises made up almost half of that spending (\$66.1 million or 48%), while commercial and industrial premises made up most of the other half. A small fraction of the spending was from municipal premises. Residential premises spent an annual average of almost \$2,000 per premise on fuel costs. Commercial premises spent much more per premise on energy, with an annual average of \$24,355 per premise.

Table 13. Annual energy costs by sector and fuel type, 2021-2023

Fuel Type	Sector	2021	2022	2023	Average	Average Annual Cost Per Premise
Electricity	Residential	\$35,064,469	\$37,255,201	\$39,016,392	\$37,112,021	\$1,114
	Commercial & Industrial	\$50,415,533	\$57,536,703	\$57,939,949	\$55,297,395	\$19,297
	Municipal	\$725,618	\$1,003,401	\$1,021,076	\$916,698	\$8,089
	Total	\$86,205,620	\$95,795,305	\$97,977,416	\$93,326,114	
Natural Gas	Residential	\$23,733,820	\$33,857,705	\$29,536,767	\$29,042,764	\$872
	Commercial & Industrial	\$11,349,302	\$16,974,340	\$15,165,007	\$14,496,216	\$5,059
	Municipal	\$139,690	\$316,363	\$345,257	\$267,103	\$2,357
	Total	\$35,222,812	\$51,148,407	\$45,047,030	\$43,806,083	
Total	Residential	\$58,798,289	\$71,112,905	\$68,553,158	\$66,154,784	\$1,986

⁸ [Xcel Energy 2022. Carbon Dioxide Emission Intensities.](#)

	Commercial & Industrial	\$61,764,835	\$74,511,044	\$73,104,956	\$69,793,611	\$24,355
	Municipal	\$865,308	\$1,319,764	\$1,366,333	\$1,183,801	\$10,445
Total		\$121,428,432	\$146,943,713	\$143,024,447	\$137,132,197	

Energy Burden

Energy burden is the percentage of income that residents spend on energy. Plymouth residents who own their homes and make 30% or less of the median area income spend up to 14% of their income on energy costs. This group comprises 1,002 households, 3% of total households in the City. Notably, energy burden is higher across almost every income group for homeowners than renters.

Table 14. Energy burden by unit occupancy and median income⁹

Percent of Area Median Income	Energy Burden		Household Count	
	Own	Rent	Own	Rent
0-30%	14%	4%	1,002	1,091
30-60%	4%	2%	2,091	1,343
60-80%	3%	2%	1,755	992
80-100%	2%	1%	1,996	1,238
100-150%	1%	1%	5,913	2,116
150%+	1%	1%	11,803	1,569
Total	2.2%	1.6%	24,560	8,349

Program Participation and Savings

Plymouth already has a significant number of participants in energy efficiency programs from Xcel Energy, Wright-Hennepin Cooperative Electric Association,¹⁰ and CenterPoint Energy, resulting in energy savings for residents and commercial customers. While fewer commercial and industrial premises participated during the baseline period, their participation resulted in larger savings per premise. In total, participation in these commercial programs saved an

⁹ Source: Department of Energy Low-Income Energy Affordability Data Tool

¹⁰ Comparable program participation and energy savings data are not available for Wright-Hennepin Cooperative Electric Association, but their 2024 participation data included more than 3,000 residential participants, and several custom commercial participants with large electricity savings.

annual average of 6,118,172 kWh and 141,898 therms, while participation in residential programs saved an annual average of 641,818 kWh and 236,270 therms.

Home Energy Squad is a residential program jointly offered by Xcel Energy and CenterPoint Energy, and Xcel Energy also maintains a separate program designation for income-qualified residents. [Table 15](#), Table 16, and

Table 18 show the Home Energy Squad participation and energy savings for Xcel Energy and CenterPoint Energy separately. The Home Energy Squad participation counts for Xcel Energy and CenterPoint Energy are not unique residents, and in most cases overlap; however, the electricity savings are exclusive to Xcel Energy, and the gas savings to CenterPoint Energy.

Table 15. Annual Xcel Energy residential energy efficiency program participation and savings, 2021-2023

Residential Program	2021		2022		2023	
	Count	Savings (kWh)	Count	Savings (kWh)	Count	Savings (kWh)
Efficient New Home Construction	86	106,451	34	48,781	119	180,864
Home Energy Audit	32	0	137	0	212	0
Home Energy Squad	79	97,116	124	118,285	183	143,626
HomeSmart	35	0	52	0	41	0
Insulation Rebate	22	1,186	10	1,060	7	687
Refrigerator Recycling	122	87,127	125	111,404	70	45,522
Residential HVAC	1,105	425,244	659	251,385	746	262,854
Residential Saver's Switch	408	452	264	292	1,107	1,128
Smart Thermostat	444	17,684	522	7,266	992	17,040
Total	2,333	735,260	1,927	538,473	3,477	651,721

Table 16. Annual Xcel Energy income-qualified energy efficiency program participation and savings, 2021-2023

Income-Qualified Program	2021		2022		2023	
	Count	Savings (kWh)	Count	Savings (kWh)	Count	Savings (kWh)
Home Energy Savings Program	33	13,877	31	15,168	17	9,375
Low-Income Home Energy Squad	2	3,342	11	10,658	10	5,987
Total	35	17,219	42	25,826	27	15,362

Table 17. Annual Xcel Energy business energy efficiency program participation and savings, 2021-2023

Business Program	2021		2022		2023	
	Count	Savings (kWh)	Count	Savings (kWh)	Count	Savings (kWh)
Business Energy Assessments	0	0	2	64,155	2	0
Custom Efficiency	1	83,644	1	60,712	2	443,217
Efficiency Controls	1	63,381	0	0	0	0
Electric Rate Savings	19	-20,409	0	0	12	632
Energy Design Assistance	0	0	3	898,958	0	0
Energy Efficient Buildings	0	0	4	39,833	2	47,211
Fluid System Optimization	5	113,824	6	283,885	4	77,345
Foodservice Equipment	0	0	0	0	1	9,331
HVAC+R Efficiency	46	372,499	28	729,793	35	1,028,630
InfoWise	2	0	1	0	0	0
Lighting Efficiency	123	4,353,765	85	2,687,050	69	2,069,906
Multi-Family Building Efficiency	4	100,094	7	87,681	6	12,697
Peak Partner Rewards	1	264	1	0	1	757
Process Efficiency	0	0	0	0	2	0
Recommissioning	2	69,877	0	0	0	0
Saver's Switch for Business	18	138	10	90	16	80
Small Business Lighting	54	1,575,968	58	1,220,623	45	1,838,286
Smart Thermostat for Businesses	48	36,848	60	818	71	2,932
Turn Key Services	3	0	3	0	0	0
Total	327	6,749,893	269	6,073,598	268	5,531,024

Table 18. Annual CenterPoint Energy residential energy efficiency program participation and savings, 2021-2023¹¹

Residential Program	2021		2022		2023	
	Count	Savings (therms)	Count	Savings (therms)	Count	Savings (therms)
High-Efficiency Homes	192	71,794	89	32,645	101	54,119
Home Efficiency Rebates	1,215	157,440	988	143,627	1,145	159,473
Home Energy Squad	123	4,655	174	7,859	237	10,441
Home Insulation Rebates	105	11,825	110	12,982	191	14,114
New Home Construction Rebates	371	16,139	124	5,562	127	6,136
Total	2,006	261,853	1,485	202,675	1,801	244,283

Table 19. Annual CenterPoint Energy income-qualified energy efficiency program participation and savings, 2021-2023

Income-Qualified Program	2021		2022		2023	
	Count	Savings (therms)	Count	Savings (therms)	Count	Savings (therms)
Low-Income Free Heating System Tune-up	4	84	2	42	6	127
Low-Income Multifamily Building Efficiency	1	234	2	1,003	5	8,707
Low-Income Rental Efficiency	0	0	0	0	0	0
Low-Income Weatherization	22	1,584	18	1,518	13	1,393
Non-Profit Affordable Housing	4	161	0	0	0	0
Total	31	2,063	22	2,563	24	10,227

¹¹ The CenterPoint Energy programs of DIY Efficiency, Home Energy Reports, and School Kits are excluded from this table.

Table 20. Annual CenterPoint Energy business energy efficiency program participation and savings, 2021-2023¹²

Commercial Sector Programs	2021		2022		2023	
	Count	Savings (kWh)	Count	Savings (kWh)	Count	Savings (kWh)
C&I Custom Rebates	2	32,850	0	0	1	7,400
C&I Audit Services	10	3,192	3	255	3	1,138
C&I Heating and Water Heating Rebates	33	69,524	43	102,130	76	78,114
C&I Process Efficiency	0	0	0	0	0	0
Commercial Foodservice Equipment Rebates	5	13,996	4	15,750	4	16,108
Energy Design Assistance	0	0	2	38,400	0	0
Multi-Family Building Efficiency	4	3,938	4	5,319	11	11,659
Recommissioning Study & Rebates	0	0	0	0	2	25,920
Total	54	123,500	56	161,854	97	140,339

¹² The CenterPoint Energy programs of Code Compliance, Training and Education, and Benchmarking are excluded from this table.

Renewable Energy Support

There is support for renewable energy in Plymouth where in 2023, 1,559 residential premises and 23 commercial/industrial premises subscribed to Xcel Energy and Wright-Hennepin Cooperative premises respectively, receiving a total of 6.1 million kWh and 19.4 kWh of their electricity from renewable sources. Furthermore, 255 residential premises and 37 commercial premises had on-site solar generation and generated almost 22 million kWh of electricity in 2023.

Table 21. Xcel Energy and Wright-Hennepin Cooperative Electric Association subscription renewable energy program support, 2023

Green Power Purchase Subscriptions	Residential	Commercial & Industrial	Total
Renewable Choice Participation (Wright-Hennepin)	35	1	36
Renewable Connect Flex Participation (Xcel Energy)	1,326	17	1,343
Total Subscriber Count	1,361	18	1,379
Renewable Choice Electricity Subscribed (kWh) (Wright-Hennepin)	35,000	3,054,000	3,089,000
Renewable Connect Flex Electricity Subscribed (kWh) (Xcel Energy)	4,838,053	14,758,269	19,596,322
Total Annual Electricity Subscribed (kWh)	4,873,053	17,812,269	22,685,322
Community Solar Gardens			
Solar Choice Participation (Wright-Hennepin)	31	0	31
Solar*Rewards Community Participation (Xcel Energy)	167	5	172
Total Subscriber Count	198	5	203
Solar Choice Electricity Subscribed (kWh) (Wright-Hennepin)	3,100	0	3,100
Solar*Rewards Community Electricity Subscribed (kWh) (Xcel Energy)	1,224,922	1,614,393	2,839,315
Total Annual Electricity Subscribed (kWh)	1,228,022	1,614,393	2,842,415
Total Subscription Renewable Energy Support			
Subscriber Count	1,559	23	1,582
Total Annual Electricity Subscribed (kWh)	6,101,075	19,426,662	25,527,737
Percent of Sector Xcel Energy Electricity Use	2.8%	4.4%	3.8%

Table 22. Xcel Energy and Wright-Hennepin Cooperative Electric Association on-site solar program support, 2023¹³

On-site Solar - Solar*Rewards® and Net-Metering	Residential	Commercial & Industrial
Participant Count	255	37
Total Electricity Capacity (kW)	2,904	8,568
Total Electricity Produced (kWh)	2,387,018	19,442,692

¹³ Source: Xcel Energy Community Energy Report for Plymouth, 2023; data provided by Wright-Hennepin Cooperative Electric Association to Partners in Energy, 2023



APPENDIX C: METHODOLOGY FOR MEASURING SUCCESS

As part of implementation support, Partners in Energy will provide biannual progress reports for Xcel Energy participation and savings data for Plymouth. All goals will be measured against Plymouth's three-year baseline of 2021-2023 data unless otherwise noted.

The following section defines the three-year baseline against which progress is measured, including Xcel Energy, CenterPoint Energy, and Wright-Hennepin Cooperative Electric Association programs included in the baseline.

The savings for residential and commercial energy efficiency are modeled to persist beyond the year of installation. For example, if an energy efficient furnace that results in energy savings is installed in one year, we count the savings for the installation year as well as for succeeding years. For the purposes of this Energy Action Plan, the first year of implementation is equivalent to year one for energy efficiency, and savings accumulate from that point forward.

Focus Area Goals

Residential Energy Efficiency

- Save 15,059,460 kWh and 4,674,314 therms by 2030, resulting in saving a total of \$6,824,767 in residential energy costs by 2030.

This goal will be measured by comparing actual program participation against the business-as-usual (BAU) scenario. Progress will be measured from October 2025 through September 2030. Table 23 identifies annual program participation targets for select programs to meet this goal. These targets are based on select Xcel Energy programs. All residential programs are aggregated for CenterPoint Energy. If Xcel Energy offers new residential efficiency rebate programs, they will be included in this calculation at the discretion of the Plymouth team and Partners in Energy.

Table 23: Residential energy efficiency focus area annual and cumulative participation targets by program

	BAU Annual Participation	Annual Target	Cumulative Target, 2026-2030
Xcel Energy Residential Programs Total	2,615	3,671	18,353
Home Energy Audit	164	329	1,643
Home Energy Squad	142	284	1,420
Low-Income Home Energy Squad	14	27	137
Home Energy Savings Program	26	51	257
Insulation Rebate	14	29	143
Residential Heating & Cooling	695	1391	6,953
Other programs	1,560	1,560	7,800
Wright-Hennepin Residential Program Total¹⁴	3,405	3,566	17,832
CenterPoint Residential Program Total	1,461	2,050	10,252
Grand Total	4,076	5,721	28,605

Business Energy Efficiency

- Save 140,803,054 kWh and 2,391,200 therms by 2030, resulting in a savings of \$12,904,017 in business energy costs by 2030.

This goal will be measured by comparing actual program participation against the BAU scenario. Progress will be measured from October 2025 through September 2030. Table 24 identifies annual program participation targets for select programs to meet this goal. These targets are based on current Xcel Energy programs. All business programs are aggregated for CenterPoint Energy. If Xcel Energy offers new commercial and industrial efficiency rebate programs, they will be included in this calculation at the discretion of the Plymouth team and Partners in Energy.

¹⁴ Wright-Hennepin Cooperative Electric Association offers a program called Quick Cash Air Conditioning that makes up 88% of residential participations. This program is capped at current enrollment, so is not modeled for an increase.

Table 24. Business energy efficiency focus area annual and cumulative participation targets by program

	BAU Annual Participation	Annual Target	Cumulative Target, 2026-2030
Xcel Energy Business Program Total	261	321	1,607
Business Energy Assessments	3	12	58
Lighting Efficiency	85	105	527
Multi-Family Building Efficiency	10	11	53
Small Business Lighting	53	83	413
Other programs	110	110	552
CenterPoint Business Energy Program Total	68	84	418
Wright-Hennepin Business Program Total	3	3	15
Grand Total	333	407	2,040

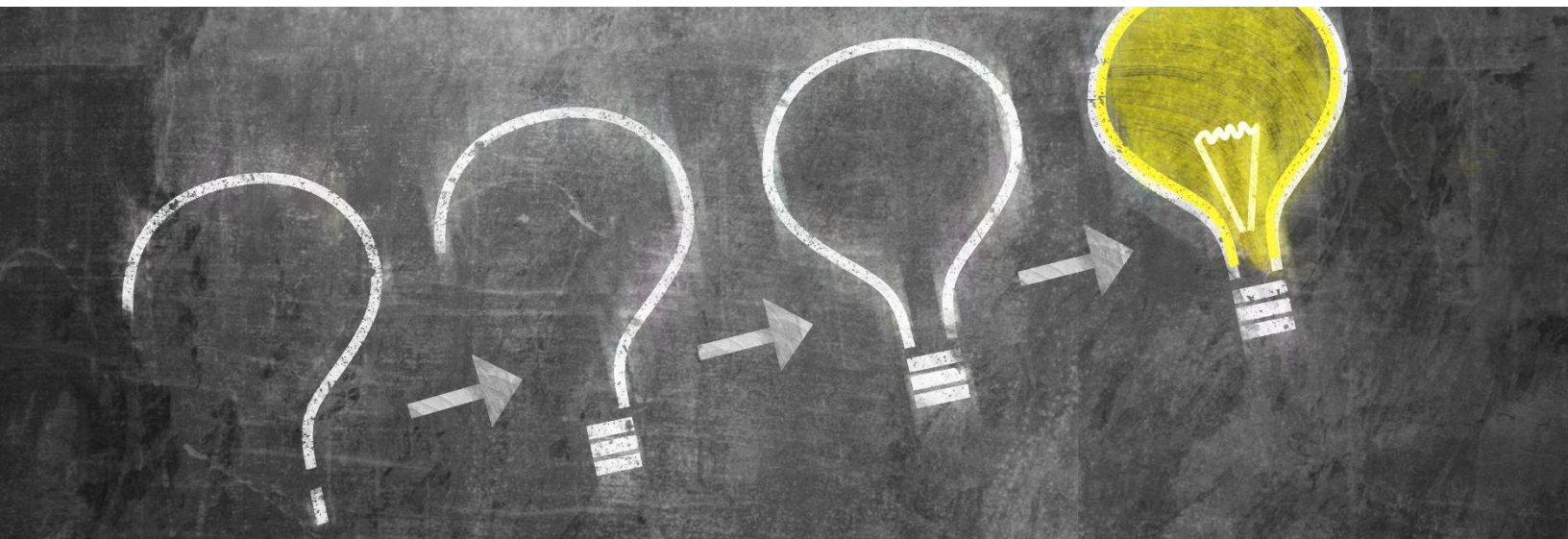
Renewable Energy

- Increase renewable energy program participation in select Xcel Energy and Wright-Hennepin Electric Cooperative Association programs by 1% annually, totaling 117,139,323 kWh of electricity generated through these programs between 2026-2030.

This goal will measure program participation by residents and businesses in Wright-Hennepin Cooperative Electric Association and Xcel Energy's subscription renewable energy programs. The subscription programs currently offered by Xcel Energy are Renewable*Connect Flex and Solar*Rewards Community. Wright-Hennepin has similar subscription programs for both green power purchase and community solar gardens, including Renewable Choice and Solar Choice. Annual participation targets by program are shown in Table 25. By 2030, the cumulative renewable energy participation target is an additional 103 residents and businesses over the 2023 baseline.

Table 25. Annual participation increases in Xcel Energy Renewable Energy Programs

Sector	Renewable Energy Program	Baseline Participation	Annual Participation Increase	2030 Goal
Residential	Xcel Energy Renewable*Connect Flex	1,177	11.8	1,236
	Xcel Energy Solar*Rewards Community (community solar)	185	1.85	194
	Wright-Hennepin Renewable Choice	35	.35	37
	Wright-Hennepin Solar Choice (community solar)	31	.31	33
Commercial	Xcel Energy Renewable*Connect Flex	15	.15	16
	Xcel Energy Solar*Rewards Community	5	0	5
	Wright-Hennepin Commercial Renewable Choice	1	0	1
	Wright-Hennepin Solar Choice (community solar)	0	0	0
Total	All Programs	1,449	14.5	1,552

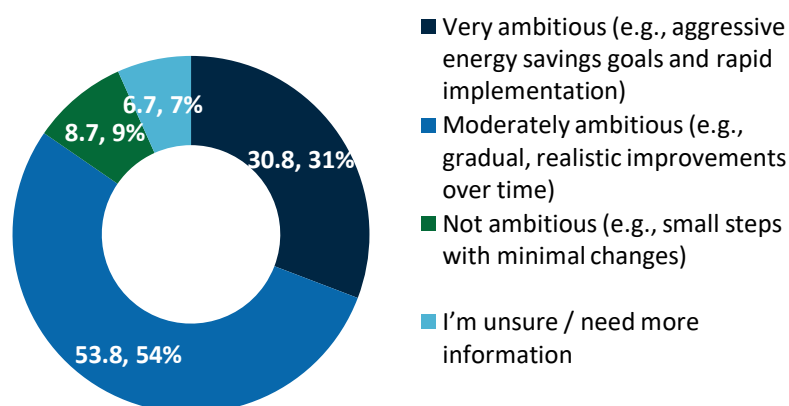


APPENDIX D: COMMUNITY ENERGY SURVEY RESULTS

A community-wide energy survey was conducted as a part of the Partners in Energy planning process. 101 people responded to this survey. These results were presented to the Energy Action Team to consider during strategy creation.

Question: We are establishing an energy savings goal as part of the plan. How ambitious should we be?

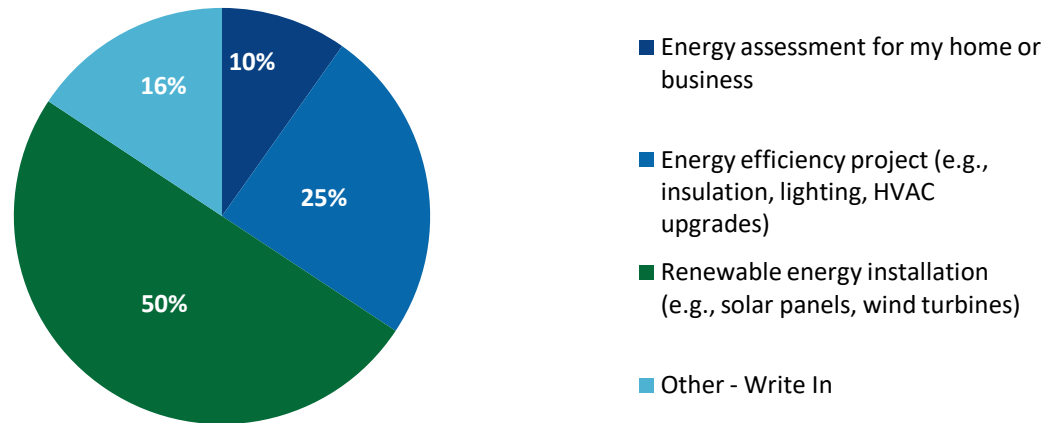
Figure 16. Plymouth's Community Energy Survey Question Results



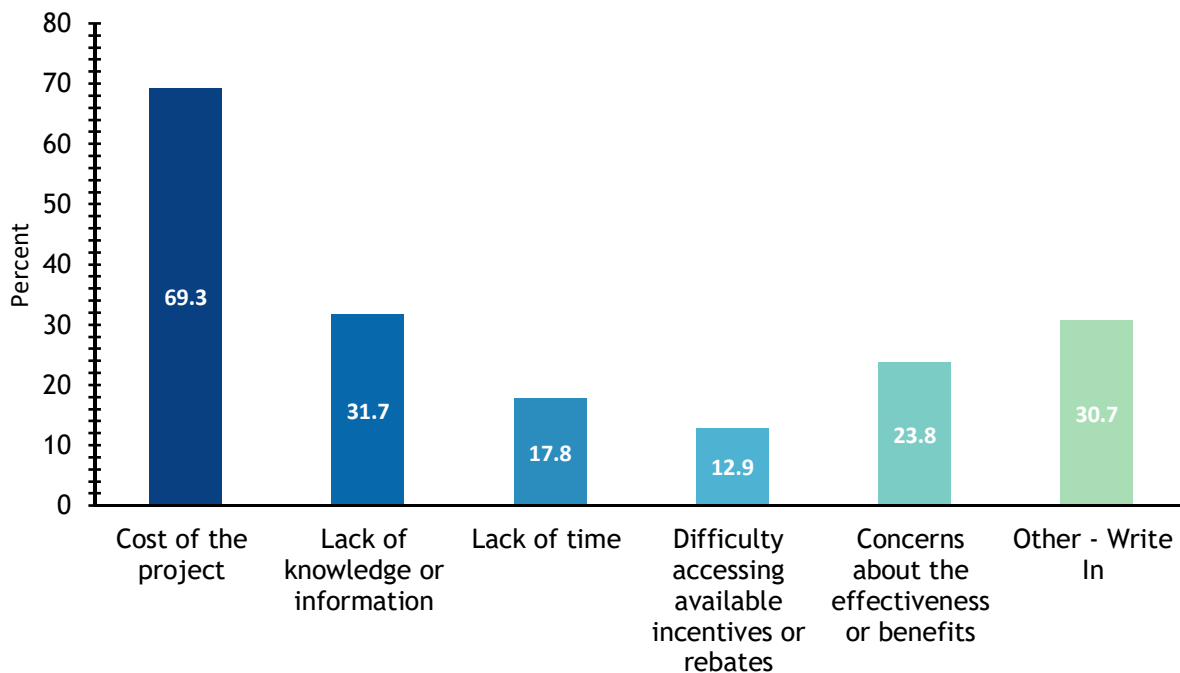
Question: The following lists the key ideas the stakeholder planning team identified to prioritize during implementation. Select the top three you think are most important to implement in the next year. (Select up to three.)

Value	Percent
Promote low-cost energy saving programs to residents (e.g., LEDs)	27.2%
Promote high-impact energy saving programs to residents (e.g., HVAC)	27.2%
Reduce energy burden for low-income residents (e.g., bill assistance, no-cost programs to reduce energy use)	22.3%
Establish and promote an income-qualified solar garden	10.7%
Promote renewable energy programs (e.g., incentives) to residents	31.1%
Help residents navigate rooftop solar purchase and installation	25.2%
Promote low-cost energy saving programs to businesses (e.g., LEDs)	9.7%
Promote high-impact energy saving programs to businesses (e.g., HVAC)	14.6%
Promote renewable energy programs (e.g., incentives) to businesses	14.6%
Adopt sustainable building codes for new construction (require more energy efficiency and renewable energy)	29.1%
Establish policies to require more energy efficient operations for businesses (e.g., commercial benchmarking, prohibiting high energy users)	10.7%
Community advocacy for local, state, and federal energy policy	10.7%
Invest in municipal energy efficiency improvements	18.4%
Invest in renewable energy to power electricity at municipal facilities	26.2%
Establish a City-led renewable energy incentive (e.g., rebate) for residents and businesses	30.1%
Other - Write In	7.8%

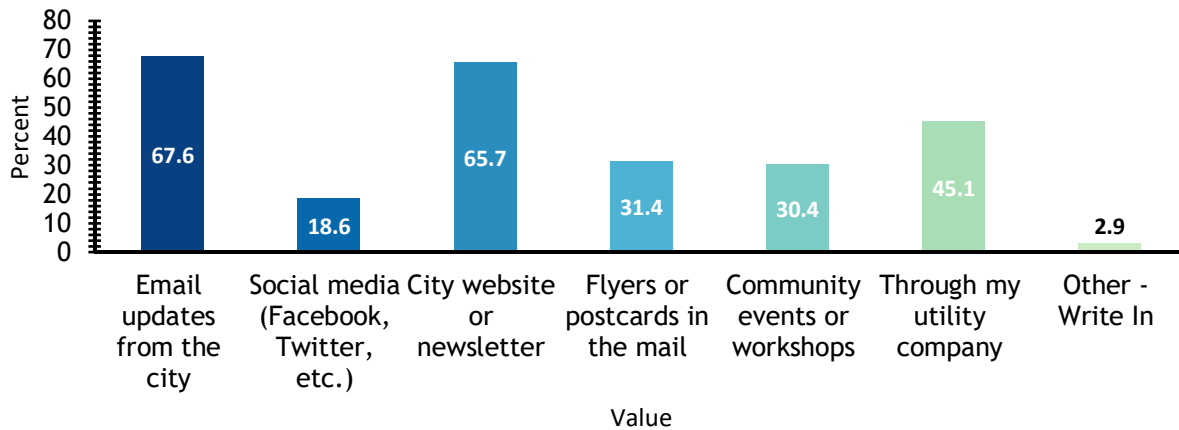
Question: What type of energy improvement would you be most excited to make if all barriers were removed (e.g., cost, time, knowledge)? (Select one.)



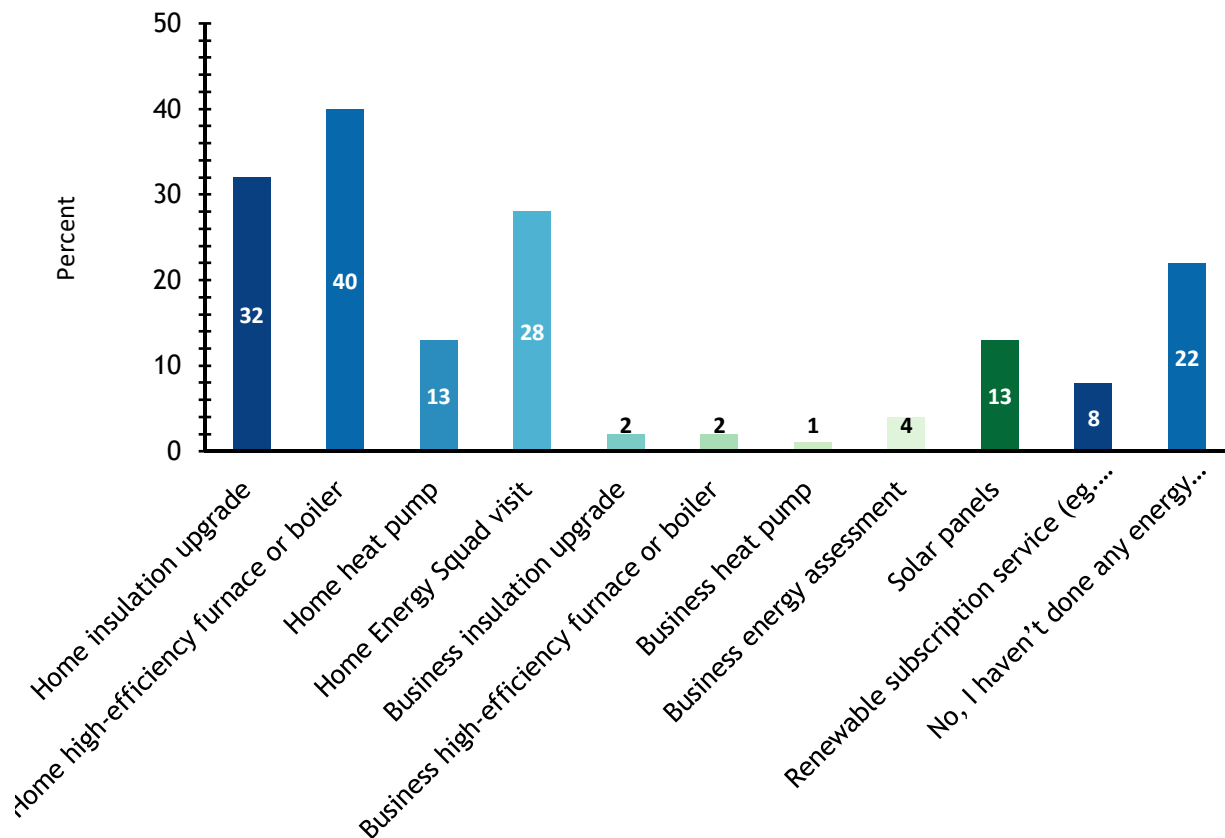
Question: What is stopping you from making the energy improvement you selected above? (Select all that apply.)



Question: How would you like to hear about community programs and incentives? (Select all that apply.)



Question: Have you implemented energy improvements in your home or business? If so, what kind? (Check all that apply.)





APPENDIX E: GLOSSARY OF TERMS

4 x 50: Xcel Energy's privacy rule, which requires all data summary statistics to contain at least four premises, with no single premise responsible for more than 50% of the total. Following these rules, if a premise(s) is responsible for more than 50% of the total for that data set, it is/they are removed from the summary.

Beneficial Electrification: Xcel Energy defines beneficial electrification (BE) as reducing direct fossil fuel use and replacing it with electricity in a way that lowers greenhouse gas emissions and keeps energy costs as low as possible.

British Thermal Unit (BTU): the amount of heat needed to raise one pound of water at maximum density through one degree Fahrenheit

Business As Usual (BAU): The scenario where there are no additional efforts made, and the energy consumption, program participation, and other factors remain consistent.

Carbon-free: Carbon-free refers to sources of energy that will not emit additional carbon dioxide into the air. Wind, solar and nuclear energy are all carbon free sources but only wind and solar are renewable.

Demand Side Management (DSM): Modification of consumer demand for energy through various methods, including education and financial incentives. DSM aims to encourage consumers to decrease energy consumption, especially during peak hours, or to shift time-of-energy use to off-peak periods such as nighttime and weekend.

Direct Installation: Free energy-saving equipment installed by Xcel Energy or other organization, for program participants, that produces immediate energy savings.

Energy Burden: Percentage of gross household income spent on energy costs.

Energy Conservation and Optimization Programs (ECO): Portfolio of approved utility energy efficiency and demand management programs. Minnesota electric utilities have a goal of

saving 1.5% of their total energy sales each year via customer conservation efforts. Minnesota natural gas utilities have a goal of saving 0.5% of their total energy sales each year via customer conservation efforts. ECO programs help Minnesota households and businesses use electricity and natural gas more efficiently, lessening the need for new utility infrastructure. The Minnesota Department of Commerce, Division of Energy Resources (DER) oversees ECO to ensure that ratepayer dollars are used effectively in achieving those goals and that energy savings are reported as accurately as possible.

Energy Reduction: The result of behavior changes that cause less energy to be used. For example, setting the thermostat to a lower temperature *reduces* the energy used in your home during the winter. Since energy reductions can be easily reversed, they are not accounted for when calculating changes in energy usage.

Energy Savings: Comes from a permanent change that results in using less energy to achieve the same results. A new furnace uses X% less energy to keep your home at the same temperature (all things being equal), resulting in energy *savings* of X%. For accounting purposes, energy savings are only counted in the year the new equipment is installed.

Greenhouse Gases (GHG): Gases in the atmosphere that absorb and emit radiation and significantly contribute to climate change. The primary greenhouse gases in the earth's atmosphere are water vapor, carbon dioxide, methane, nitrous oxide, and ozone.

Grid Decarbonization: The current planned reduction in the carbon intensity of electricity provided by electric utilities through the addition of low- or no-carbon energy sources to the electricity grid.

Kilowatt-hour (kWh): A unit of electricity consumption.

Million British Thermal Units (MMBtu): A unit of energy consumption that allows electricity and natural gas consumption to be combined.

Metric Tons of Carbon Dioxide Equivalent (MTCO₂e): A unit of measure for greenhouse gas emissions. The unit "CO₂e" represents an amount of a greenhouse gas whose atmospheric impact has been standardized to that of one unit mass of carbon dioxide (CO₂), based on the global warming potential (GWP) of the gas.

Megawatt (MW): A unit of electric power equal to 1 million watts.

Premise: A unique combination of service address and meter. For residential customers, this is the equivalent of an individual house or dwelling unit in a multi-tenant building. For business customers, it is an individual business, or for a larger business, a separately-metered portion of the business's load at that address.

Renewable Energy Certificate (REC): For every megawatt-hour of clean, renewable electricity generation, a renewable energy certificate (REC) is created. A REC embodies all of the environmental attributes of the generation and can be tracked and traded separately from the underlying electricity. Also known as a Renewable Energy Credit.

Resilience: The ability to prepare for and adapt to changing conditions and withstand and recover rapidly from disruptions. Resilience includes the ability to withstand and recover from deliberate attacks, accidents, or naturally occurring threats or incidents.

Solar Garden: Shared solar array with grid-connected subscribers who receive bill credits for their subscriptions.

Subscription: An agreement to purchase a certain amount of something in regular intervals.

Therm (thm or therm): A unit of natural gas consumption.

Trade Partner: Trade Partners, also known as Trade Allies or Business Trade Partners, are vendors and contractors who work with business and residential customers servicing, installing, and providing consulting services regarding the equipment associated with utility rebate programs. Their support for utility programs can range from providing equipment and assisting with rebate paperwork, to receiving rebates for equipment sold.



APPENDIX F: WORK PLAN

ID	Strategy	Lead	Support	Timeline						
				Q4 2025	Q1 2026	Q2 2026	Q3 2026	Q4 2026	Q1 2027	Long-Term
FS-1	Communicate Partners in Energy Impact with Community to Highlight Successes	PiE	City							
FS-2	Pursue Funding to Bolster Implementation Efforts	City	PiE							
EEC-1	Conduct a Home Energy Efficiency Campaign for Existing Residents	PiE	City							
EEC-2	Promote Energy Efficiency for New Homes	PiE	City							
EEC-3	Promote Income-qualified Programs to Low-income Residents to Reduce Energy Burden	PiE	City							
EEC-4	Develop a Green Business Program	City	PiE							
EEC-5	Participate in Energy Efficiency Workforce Development	PiE	City							
EEC-6	Energy Efficient City Facilities	City	PiE							
RE-1	Encourage Residential Use of Renewable Energy	PiE	City							
RE-2	Encourage Commercial Use of Renewable Energy	PiE	City							
RE-3	Assist in Navigating On-site Solar Vendors	City	PiE							
RE-4	Explore Opportunities to Reduce Barriers to Renewable Energy Projects	City	PiE							
RE-5	Power Municipal Electricity with Renewable Energy	City	PiE							
RE-6	Explore Opportunities to Develop or Promote Solar Gardens to Residents	City	PiE							



APPENDIX G: MEMORANDUM OF UNDERSTANDING

(Doc to be attached upon signing)

Memorandum of Understanding Phase 2 – Plan Implementation

MK Anderson
Environmental Stewardship Coordinator
3400 Plymouth Boulevard
Plymouth, MN 55447

The intent of this Memorandum of Understanding is to recognize the achievement of the City of Plymouth in developing an Energy Action Plan. Northern States Power Company doing business as Xcel Energy, through its Partners in Energy offering, has supported the development of this Energy Action Plan. This document outlines how the City of Plymouth and Xcel Energy will continue to work together to implement this Energy Action Plan. The term of this joint support, as defined in this document, will extend from October 1, 2025 through March 31, 2027.

Xcel Energy will support the City of Plymouth in achieving the goals of its Energy Action Plan in the following ways:

Fundamental Strategies

- **Communicate Partners in Energy Impact with Community to Highlight Successes**
 - Share energy use, energy savings, GHG emission savings, and program participation data at 6-month intervals with the City.
 - Draft implementation highlights every 6-months, to share through City communication channels.
 - Support the identification, and lead the development of, up to four energy “spotlights” (e.g., exemplary energy efficiency or renewable energy projects).
 - Suggest information for an “energy information hub” including suggested language for “how to understand your energy bill”, “identifying energy opportunities”, “resources to support energy action”, and “energy action plan summary and progress”.
- **Pursue Funding to Bolster Implementation Efforts**
 - Research funding opportunities to support the Energy Action Plan and provide letters of support.

Support funded by Xcel Energy for this strategy is not to exceed 52 hours. These hours will include those provided through the Partners in Energy team from Center for Energy and Environment and do not include support provided by Xcel Energy internal program staff.

Energy Efficiency and Conservation

- **Conduct a Home Energy Efficiency Campaign for Existing Residents**
 - Draft energy efficiency information for distribution through City communication channels, such as the City website, social media, and events.
 - Develop and produce a refrigerator magnet with energy actions.
 - Support the identification of up to 2 target neighborhoods with older homes to target with information about insulation and air sealing.

- Create, produce, and mail a postcard to identified homes.
- Create energy efficiency promotional materials for a National Night Out campaign.
- Partners in Energy to lead the mapping of program participation of residents who completed an energy assessment and lead the development of targeted messaging to encourage them to implement a recommendation.
- Partners in Energy to support promotion of group buy opportunities.
- **Promote Energy Efficiency for New Homes**
 - Draft information to encourage local builders to build with more energy efficient practices.
 - Develop an energy efficiency information packet for realtors
- **Promote Income-qualified Programs to Low-income Residents to Reduce Energy Burden**
 - Support the identification of energy burdened areas.
 - Provide materials for and support meetings for any CBO relationship-building opportunities.
 - Develop a campaign plan and marketing materials to promote energy resources for the most energy burdened areas.
- **Develop a Green Business Program**
 - Support the identification of relevant examples of recognition programs.
 - Develop campaign materials, including marketing and communication materials, summarizing the green business program benefits, parameters, and criteria.
 - Support the identification of opportunities to promote the program and recognize businesses.
- **Participate in Energy Efficiency Workforce Development**
 - Lead the identification of opportunities to support workforce development.
 - Support opportunities to train key vendors on all-electric equipment (e.g., event planning, secure speakers/trainers).
 - Support engagement with schools by sharing the school kit program or creating other materials.
- **Energy Efficient City Facilities**
 - Connect the City with relevant programs to support energy efficiency and electrification measures.
 - Support the development of project success stories and communication materials.

Support funded by Xcel Energy for this strategy is not to exceed 170 hours. These hours will include those provided through the Partners in Energy team from Center for Energy and Environment and do not include support provided by Xcel Energy internal program staff.

Renewable Energy

- **Encourage Residential Use of Renewable Energy**
 - Lead the development of web-language, program materials, and communications/campaign planning to promote a City-led incentive for renewable energy programs.
 - Develop a decision tree and promotional materials to promote rooftop solar installation and/or renewable energy subscription programs.
 - Lead the development of a case study highlighting exemplary local renewable energy projects.
 - Develop materials to promote group-buy opportunities for residential rooftop solar.
- **Encourage Commercial Use of Renewable Energy**

- Lead the development of web-language, program materials, and communications/campaign planning to promote a City-led incentive for commercial renewable energy programs.
- Develop promotional materials to promote rooftop solar installation and/or renewable energy subscription programs.
- Develop school communications materials to share with relevant renewable energy program and funding opportunities.
- **Assist in Navigating On-site Solar Vendors**
 - Suggest possible on-site solar vendor lists.
 - Lead the development of a guide for residents to navigate solar pathways.
- **Explore Opportunities to Reduce Barriers to Renewable Energy Projects**
 - Review reasons for solar interconnection time delays and inform Plymouth residents about how they can facilitate and expedite the process.
 - Develop language for the City to include in materials/web to guide interested parties to solar interconnection link.
- **Power Municipal Electricity with Renewable Energy**
 - Connect the City with relevant renewable energy programs (on-site and subscription) and develop project communications promoting successful projects.
- **Explore Opportunities to Develop or Promote Solar Gardens to Residents**
 - Support the identification of funding opportunities for solar gardens.
 - Develop communications to promote solar garden subscription opportunities when they become available.

Support funded by Xcel Energy for this strategy is not to exceed 90 hours. These hours will include those provided through the Partners in Energy team from Center for Energy and Environment and do not include support provided by Xcel Energy internal program staff.

Project Management and Reimbursed Expenses

- Provide presentation content outlining Partners in Energy process, identified focus areas and goals, and benefits to community to be presented to City Council as part of update process
- Facilitate regular check-in meetings, track and report energy impacts and activities (process annual data from Xcel Energy), and help coordinate implementation kick-off activities
- Provide up to \$2,500 for reimbursed expenses related to printing and distribution of co-branded marketing materials, venue fees, food, and other related needs associated with outreach and education. Xcel Energy funding will not be provided for the purchase of alcohol

Support funded by Xcel Energy for project management is not to exceed 60 hours. These hours will include those provided through the Partners in Energy team from Center for Energy and Environment and do not include support provided by Xcel Energy internal program staff.

The City of Plymouth commits to supporting the Energy Action Plan to the best of its ability by:

- Achieving the energy savings impacts outlined in the energy action plan and shown in the table below:

City of Plymouth Conservation Goals

	Electricity Savings (in kWh)
Baseline Historic Energy Savings	11,619,000
Incremental Plan Energy Savings (10/1/25-3/30/27)	2,990,000
Total Plan Energy Savings (baseline + plan energy savings)	14,609,000

- Performing the coordination, tracking, and outreach duties as outlined in the Energy Action Plan that include but are not limited to the following:

Fundamental Strategies

- **Communicate Partners in Energy Impact with Community to Highlight Successes**
 - City to distribute implementation highlights through website, social media, dedicated newsletter section, and events.
 - City to collect utility data from Wright-Hennepin and Center Point to support development of implementation snapshots every 6 months.
 - City to lead the identification, support the development of, up to four energy “spotlights” (e.g., exemplary energy efficiency or renewable energy projects). The City will lead distribution of spotlights through identified City communication channels.
 - Develop an “energy information hub” that incorporates suggested language for “how to understand your energy bill”, “identifying energy opportunities”, “resources to support energy action”, and “energy action plan summary and progress”.
- **Pursue Funding to Bolster Implementation Efforts**
 - Research and apply for funding opportunities that support Energy Action Plan implementation.

Energy Efficiency and Conservation

- **Conduct a Home Energy Efficiency Campaign for Existing Residents**
 - Distribute energy efficiency information through City communication channels such as the City website, social media, and events.
 - Distribute refrigerator magnets with energy actions at City events.
 - Support the identification of up to 2 target neighborhoods with older homes to target with information about insulation and air sealing.
 - Provide addresses for homes in target neighborhoods and review postcard promoting insulation and air sealing.
 - Share promotional materials for a National Night Out campaign with neighborhood leaders, fire stations, and police to distribute.
 - Support the identification of residents who completed an energy assessment and support the development of targeted messaging to encourage them to implement a recommendation.
 - Partner with local libraries to create an energy kit rental system.
 - Identify and contract with a vendor and installer for heat pumps and offer a discounted “group rate” to residents.
- **Promote Energy Efficiency for New Homes**

- Distribute energy efficiency new development information through relevant relationships with permitting staff, contractor partnerships, etc.
- Identify realtor partnership opportunities to share energy efficiency information packets.
- Explore opportunities and parameters related to energy efficiency audits or scores as part of home sale inspection.
- **Promote Income-qualified Programs to Low-income Residents to Reduce Energy Burden**
 - Lead the identification of energy burdened areas.
 - Lead relationship building efforts with CBOs/
 - Implement campaign plan to promote energy resources for the most energy burdened areas.
- **Develop a Green Business Program**
 - Lead the identification of relevant examples of recognition programs.
 - Develop a set of criteria to support the evaluation of green businesses
 - Seek approval on a recognition program.
 - Lead program implementation, including marketing and communication, business evaluation, and business recognition.
 - Partners in Energy and City to work together to identify opportunities to promote the program and recognize businesses.
- **Participate in Energy Efficiency Workforce Development**
 - Support the identification of opportunities to support workforce development.
 - Partner with peer communities, county opportunities, or other organizations and groups to host/co-host contractor training on relevant energy topics.
 - Lead engagement with schools, including the identification of interested schools and sharing school kits or other materials.
- **Energy Efficient City Facilities**
 - Identify opportunities to make streetlights more efficient.
 - Identify and pursue energy improvement measures in City-owned buildings.
 - Lead communication of success stories through City communication channels such as the City website and social media.

Renewable Energy

- **Encourage Residential Use of Renewable Energy**
 - Develop an incentive program for participating in renewable energy programs (e.g., recognition or financial).
 - Distribute promotional materials encouraging participation in City-led incentive program, group-buy, or other rooftop solar or subscription programs.
 - Identify exemplary local renewable energy projects to promote through a spotlight and share the spotlight through City communication channels.
 - Seek opportunities to for a residential rooftop solar group-buy through the county/state or peer community collaborations.
- **Encourage Commercial Use of Renewable Energy**
 - Develop an incentive program for participating in renewable energy programs (e.g., recognition or financial).
 - Distribute promotional materials encouraging participation in City-led incentive program, group-buy, or other rooftop solar or subscription programs.
 - Identify school contacts and share relevant communication materials to promote renewable energy program and funding opportunities.

- **Assist in Navigating On-site Solar Vendors**
 - Develop a place on the web-hub to help residents access third-party vendor lists.
 - Host the guide for residents to navigate solar pathways on the City web-hub and promote the guide through other City communication channels.
- **Explore Opportunities to Reduce Barriers to Renewable Energy Projects**
 - Monitor opportunities to update ordinances/policy to reduce barriers to renewable energy projects.
 - Promote language to direct interested parties to solar interconnection link.
- **Power Municipal Electricity with Renewable Energy**
 - Identify opportunities to participate in on-site or subscription-based renewable energy programs on a building-by-building case.
 - Share municipal success stories through City communication channels.
- **Explore Opportunities to Develop or Promote Solar Gardens to Residents**
 - Explore options for a community solar garden through internal or third-party assessments, with a focus on low-income residents.
 - Identify funding opportunities to support the pursuit of community solar garden opportunities.
 - Explore partnerships and contractors for any potential installations.
 - Share communication materials through City communication channels, to promote participation.

Project Management

- Participate in coordination and tracking of scheduled check-ins, activities, and events
- Provide Xcel Energy an opportunity to review marketing materials to assure accuracy when they incorporate the Xcel Energy logo or reference any of Xcel Energy's products or services
- Share the plan document, supporting work documents, collateral, and implementation results from the Energy Action Plan with the public. The experience, successes, and lessons learned from this community will inform others looking at similar or expanded initiatives
- Share progress on upcoming sustainability planning as it relates to activities outlined in the Energy Action Plan
- Approval to share your community's aggregated Xcel Energy data (processed through Partners in Energy) with the Partners in Energy Network to be used primarily as a benchmark to other communities

Single Points of Contact

All communications pertaining to this agreement shall be directed to MK Anderson behalf of the City of Plymouth and Sofia Troutman on behalf of Xcel Energy.

Legal Applicability and Waiver

This is a voluntary agreement and not intended to be legally binding for either party. This Memorandum of Understanding has no impact, nor does it alter or modify any existing Franchise Agreement or other existing agreements between Xcel Energy and the City of Plymouth. Parties agree that this Memorandum of Understanding is to memorialize the intent of the Parties regarding Partners in Energy but does not create a legal agreement between the Parties. It is agreed by the Parties that nothing in this Memorandum of Understanding will be deemed or construed as creating a joint venture, trust, partnership, or any other legal

relationship among the Parties. This Memorandum of Understanding is for the benefit of the Parties and does not create third party rights. Nothing in this Memorandum of Understanding constitutes a waiver of the City of Plymouth's ordinances, the City of Plymouth's regulatory jurisdiction, or Minnesota's utility regulatory jurisdiction.

Xcel Energy is excited about this opportunity to support the City of Plymouth in advancing its goals. The resources outlined above and provided through Partners in Energy are provided as a part of our commitment to the communities we serve and Xcel Energy's support of energy efficiency and renewable energy as important resources to meet your future energy needs.

For the City of Plymouth:

Signature:

Name:

Title:

Date:

For Xcel Energy:

Signature:

Name:

Title:

Date:

CITY OF PLYMOUTH

RESOLUTION No. 2025-254

RESOLUTION APPROVING THE ADOPTION OF AN ENERGY ACTION PLAN

WHEREAS, the City Council has identified Environmental Stewardship as a Strategic Priority; and

WHEREAS, Execution of an Energy Action Plan is identified as a strategy under of Environmental Stewardship; and

WHEREAS, the city applied and was accepted into Xcel Energy's Partners in Energy program, which assists local governments in the development and implementation of Energy Action Plans; and

WHEREAS, development of the Energy Action Plan was a public led effort by the Energy Action Team, comprised of several members of the community, over a series of workshops and a community survey; and

WHEREAS, the draft plan was presented to council on September 9, 2025; and

WHEREAS, Partners in Energy has provided a Memorandum of Understanding detailing their support for the implementation of the Energy Action Plan over the next 18 months.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the Energy Action Plan is approved.

APPROVED by the City Council on this 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Grant Fernelius, CED Director

Reviewed by: Steven Schmidt, Housing Manager

Item: **Consider ordinance to establish an Affordable Housing Trust Fund and take related funding actions**

1. Action Requested:

1) Adopt the attached ordinance establishing an Affordable Housing Trust Fund (AHTF); 2) Adopt resolution authorizing summary publication of the ordinance; and 3) direct the Plymouth HRA to appropriate \$100,000 from HRA General Fund reserves as an initial funding source for the AHTF.

The ordinance requires a 4/7 vote, and the resolution for summary publication of the ordinance requires a 6/7 vote for approval.

2. Background:

Council requested that staff prepare an ordinance establishing an Affordable Housing Trust Fund (AHTF). Affordable Housing Trust Funds are authorized under Minnesota Statutes, Section 462C.16 to support the development, rehabilitation and financing of affordable housing. In addition, an AHTF can be used to provide down payment assistance, rental assistance and home buyer counseling to individuals and households with incomes from 30% to 80% of Area Median Income as determined by the U.S. Department of Housing and Urban Development (HUD).

An AHTF can be funded with private donations; bond proceeds; grants, loans or other funding aid; local government appropriations; investment earnings and HRA tax levies. There are funding source limitations. For example, pooled Tax Increment Financing (TIF) cannot be placed in the fund without legislative approval, but could be used for an eligible housing project. Federal Community Development Block Grant (CDBG) funds have separate eligibility standards, use limitations and accounting requirements and must be held in a separate account, as is current practice. Local Affordable Housing

Aid (LAHA) funds from the state can be transferred into an AHTF, after three years have elapsed with no project awards and Minnesota Housing approval.

Staff has worked with the City Attorney's office to draft the attached ordinance. The ordinance is based on a similar version used in the City of St. Louis Park since 2018. As currently drafted, the ordinance delegates responsibility for the AHTF to the City Council. Also attached is a policy document that St. Louis Park adopted in 2021, providing details on how the fund is administered. The ordinance provides the legislative mechanism to establish the fund, while the policy outlines implementation details. If adopted, staff will draft a policy document for review and approval by the end of the year.

Council has requested a marketing document to showcase available resources for affordable housing. The document is in process and will be completed in October.

3. Budget Impact:

Staff is recommending that the HRA appropriate \$100,000 from HRA General Fund reserves to be placed in the account as seed money.

4. Attachments:

1. Presentation
2. AHTF Policy (St. Louis Park)
3. City Council Ordinance 2025-10
4. City Council Resolution 2025-255



Affordable Housing Trust Fund Ordinance

September 23, 2025



Affordable Housing Trust Fund Ordinance

- Council previously expressed interest in creating an Affordable Housing Trust Fund (AHTF)
- Authorized under Minnesota Statutes (Section 462C.16)
- Fund designed to support following activities:
 - Development, rehabilitation, and financing of affordable housing
 - Down payment assistance
 - Rental assistance
 - Home buyer counseling services
- Serve households/individuals: 30% to 80% of Area Median Income

Affordable Housing Trust Fund Ordinance

- As of 2023, 13 cities and 8 counties across Minnesota have created AHTF.
- In practice, funds are used for variety of housing activities:
 - Gap financing (new construction of affordable units)
 - Preservation of Naturally Occurring Affordable Housing (NOAH)
 - Homeownership programs (down payment assistance)
 - Rent subsidies and tenant protections
 - Transitional housing programs and services

Affordable Housing Trust Fund Ordinance

- AHTF can be funded with several different sources:
 - Private donations
 - Bond proceeds
 - Grants, loans or other funding aid
 - Local government appropriations
 - Investment earnings
 - HRA tax levy
- Limitations on other funds:
 - Pooled TIF (not currently allowed)
 - CDBG (account for separately)
 - Local Affordable Housing Aid (LAHA) – Only after 3 years; requires Minnesota Housing approval.

Affordable Housing Trust Fund Ordinance

- Recommend initial deposit of \$100,000 (HRA reserves)
- Add other resources as needed in future:
 - HRA tax levy
 - Pooled TIF
- Ordinance as drafted delegates AHTF oversight to City Council
- Staff will develop a separate policy (subject to council review) on implementation of AHTF.

Affordable Housing Trust Fund Ordinance

Staff recommends following actions:

- Adopt ordinance establishing AHTF.
- Direct the Plymouth HRA to appropriate \$100,000 from its General Fund reserves as an initial source for the AHTF.

City of St. Louis Park Affordable Housing Trust Fund Policy

I. PURPOSE

The City of St. Louis Park has established an Affordable Housing Trust Fund to provide a source of funds to facilitate the housing needs of low- and moderate-income individuals and families of the City. The Affordable Housing Trust Fund shall be a permanent endowment and continually renewable source of revenue to provide loans, loan guarantees and grants to for-profit and non-profit housing developers for capital and soft costs necessary for 1) the creation of new affordable rental and owner-occupied housing; 2) for the rehabilitation and preservation of existing multi-family residential rental housing including Naturally Occurring Affordable Housing (NOAH); and 3) rental assistance and homeownership assistance to low- and moderate-income individuals and families.

This policy is intended to set forth the general requirements and guidelines regarding the use of the Affordable Housing Trust Fund. The city council may modify the terms at any time.

II. FUNDING THE AFFORDABLE HOUSING TRUST FUND ACCOUNT

The primary source of funding for the Affordable Housing Trust Fund is an annual budgeted allocation of funds from the city's Housing and Redevelopment Authority (HRA) Tax Levy as approved by the city council. Other sources of funding for the Affordable Housing Trust Fund may include, but are not limited to the following:

1. Private cash donations from individuals and corporations designated for the Affordable Housing Trust Fund.
2. Payments in lieu of participation in current or future affordable housing programs, as allowed.
3. Matching funds from a federal or state affordable housing trust fund; or a state program designated to fund an affordable housing trust fund.
4. Principal and interest from Affordable Housing Trust Fund loan repayments and all other income from Trust Fund activities.
5. The sale of real and personal property.
6. Federal and state grants.
7. Local government appropriations, development fees and other funds as designated from time to time by the City Council.
8. Tax Increment Finance (TIF) pooled funds.

City staff is directed to take all actions necessary to capitalize and maintain the fund balance in the Affordable Housing Trust Fund to the extent that funds are subject to restrictions as to their use by virtue of the source of such funds. The Affordable Housing

Trust Fund will contain sub-accounts to ensure that such restrictions as to the reuse of the funds are met.

III. OBJECTIVES

The objective of the Affordable Housing Trust Fund is to assist in funding programs and projects that create new affordable rental and homeownership housing opportunities and to rehabilitate and preserve existing affordable housing units in St. Louis Park. Initiatives will strive to provide balanced and sustainable affordable housing options responsive to the present and future diversified needs in the community for very low-, low- and moderate-income households including: persons on fixed incomes, such as seniors and persons with disabilities; young families just starting out; indigenous persons; persons of color; and veterans.

The Affordable Housing Trust fund will promote community revitalization and reinvestment by creating and preserving viable, safe and well-maintained affordable housing developments and expanding options for affordable homeownership for very low-, low- and moderate-income households.

IV. USE OF THE AFFORDABLE HOUSING TRUST FUND

As a matter of policy, the Affordable Housing Trust Fund will only be used to assist proposed projects or programs to develop or preserve affordable housing opportunities for very low-, low- and moderate-income individuals and families.

The following general guidelines will be followed in connection with the use of funds from the Affordable Housing Trust Fund:

1. The types of uses of the Affordable Housing Trust Fund will include, but not be limited to the following: (i) the making of loans at interest rates below or at market rates, including no-interest, deferred, and forgivable loans, in order to strengthen the financial feasibility of proposed projects; (ii) the guaranteeing of loans; (iii) the provision of gap financing for affordable housing developments; (iv) the financing of acquisition, demolition, and disposition; (v) the financing of the construction of public improvements and utilities to aid proposed affordable residential developments; (vi) the financing of rehabilitation, remodeling, or new construction of affordable housing; (vii) tenant and project based rental assistance; (viii) administrative costs associated with affordable housing programs (not to exceed 10 percent of the fund's balance); and (ix) any other uses as permitted by applicable law and approved by the council.
2. The Affordable Housing Trust Fund may be used to provide interim financing of public cost for affordable housing projects in anticipation of a permanent financing source (i.e. construction financing, bond sale, etc.).
3. To the extent possible the Affordable Housing Trust Fund will be secured by liens, letters of credit, tax increment, or other forms of reasonable security.

4. Consideration regarding the establishment of applicable terms on loans from the Affordable Housing Trust Fund, including interest rates and deferral provisions, will be established by the city at the time of approval of a specific project or program.

V. PROCESS

In establishing projects and programs to be financed using the Affordable Housing Trust Fund, the city shall to the extent possible:

1. Establish guidelines and criteria for each project or program to be assisted, unless the project or program already exists.
2. Establish a timeframe for completing the project or program and the repayment terms to the Affordable Housing Trust Fund, if applicable.
3. Prepare a financing plan for the project or program for review and approval by the city council and by other entities as may be required by state law.

City of St. Louis Park
Affordable Housing Trust Fund (AHTF) Use Guide

I. AHTF FUNDING

The purpose of the Affordable Housing Trust Fund is to support the creation or preservation of housing that is affordable to people with incomes that do not exceed 80% of the area median income (AMI), as defined by HUD. The St. Louis Park City Council allocates resources to the AHTF as part of the annual city budget process. These funds may include HRA Levy, Housing TIF and local dollars. The total available funding in any given AHTF year may also include newly allocated resources or reallocated funds from prior AHTF years. The city will allocate funding from the available sources to projects as guided by the city's annual budget and applicable policy. Not all funding may be awarded in a given year.

II. ELIGIBLE APPLICANTS

Eligible applicants include non-profit, public or for-profit private developers.

1. To be funded, an applicant must have sufficient experience and/or demonstrate sufficient capacity and training in housing development and management to successfully secure financing, construct, complete, and operate the proposed project, as determined by the city.
2. Applicants must show prior experience and current capacity to complete the project. All members of the development team must demonstrate the qualifications necessary to complete the project.

III. ELIGIBLE HOUSING PROJECTS

Development projects which create and/or preserve affordable housing units are eligible to receive funding, including affordable rental units, homeownership units and rent subsidies. The residential portions of mixed-use and live/work projects that meet the affordability requirements of these guidelines shall be eligible for assistance. Funding may also be provided to assist in the creation of common areas, meeting space, and other space for use by the residents of the subsidized units. Projects covered by the City of St. Louis Park's Inclusionary Housing Policy may be assisted, provided the assistance from the Fund is used to create a deeper level of affordability or an increase in the number of affordable units than is required under that policy.

IV. ELIGIBLE AND INELIGIBLE ACTIVITIES

The AHTF may be utilized for the housing activities as outlined in the [Affordable Housing Trust Fund Policy, Section IV. Use of the Affordable Housing Trust Fund](#) which includes new construction; acquisition of property; conversion of non-residential to residential use; conversion of rental units to limited-equity cooperative

housing, condominiums or co-housing; relocation; and/or rehabilitation costs, provided that the conditions below are met.

1. New Construction Activities: All reasonable costs associated with new construction including:
 - a. Acquisition of property;
 - b. Gap financing for affordable units created at the 30%, 50%, 60% and 80% AMI affordability level;
 - c. Enhancement of county, state and federal affordable housing programs;
 - d. Land acquisition and land banking for affordable housing creation;
 - e. Infrastructure improvements associated with the creation of affordable housing units;
 - f. Low cost financing or grants in support of the creation of accessory dwelling units affordable to households at or below 60% AMI;
2. Preservation of NOAH rental units and rent-restricted affordable rental units:
 - a. Reasonable costs associated with acquisition and/or rehab to secure long-term preservation of NOAH units affordable at or below 60% AMI;
 - b. The purchase price of a property to be acquired shall not exceed its appraised value, unless the Community Development Director finds that the project has enough merit to justify paying a higher price, in which case the price shall not exceed the appraised value by more than ten percent without the expressed consent of the city council.
 - c. Rehabilitation shall include activities to make the building code compliant and to abate lead contamination.
3. Creation of affordable homeownership opportunities affordable to households with incomes at or below 80% AMI:
 - a. Closing costs and down-payment assistance;
 - b. Long term affordability gap funding in the form of a subordinate mortgage;
 - c. Financial assistance of property acquisitions to promote homeownership opportunities utilizing the land trust model.
4. Rent subsidy and tenant protection initiatives:
 - a. Rent subsidies to support paying the difference between affordable rents and market rate rents;
 - b. Relocation assistance for low-income, displaced renters.
5. AHTF funds may also be used for permanent or transitional housing for homeless families and individuals, and for the modernization, rehabilitation and repair of public housing.

Other eligible activities may include affordable housing initiatives to support the affordable goals as outlined in the city's comprehensive plan, to meet housing needs as defined in the city's comprehensive housing market study and the Met Council Affordable Housing Allocated Goal and other activities as determined by the city council.

V. DISTRIBUTION OF FUNDS

The AHTF will function as an endowment fund to fund loans, provide loan guarantees and grants in accordance with this section. The AHTF will be administered by the Community Development Director. No disbursements shall be made from the AHTF without the prior approval of the city council.

Fund requirements:

1. Rental/Homeownership distribution
A minimum of sixty-five percent (65%) of fund must be used for rental housing; up to twenty-five percent (25%) for homeownership housing; up to ten percent (10%) for administrative costs.
2. Income targets
One hundred percent (100%) of the AHTF must benefit low-income households at or below sixty percent (60%) AMI for rental housing and at or below eighty percent (80%) AMI for homeownership housing.
3. AHTF low-income targets: Five-year goals
 - a. Rental
 - i. At least thirty percent (30%) of the funds eligible for disbursement shall be targeted for use to create affordable units for households whose incomes are at or below thirty percent (30%) AMI.
 - ii. At least fifty (50%) of the funds eligible for disbursement shall be targeted for use to create affordable units for households whose incomes are at or below fifty (50%) AMI.
 - b. Ownership
 - i. At least five (5%) of the funds eligible for disbursement should be targeted for use to create affordable homeownership units for household incomes at or below sixty percent (60%) AMI.
 - ii. Distribution of funds related to the AHTF low income targets will be monitored annually for progress in attaining the five-year goals and will be based on an average five-year rolling basis of actual funds distributed.
4. AHTF can only be used to develop affordable housing units in a project located within the City of St. Louis Park.
5. AHTF money may not be used for operating expenses of any program or supporting services such as childcare or other social programs.
6. Costs covered by housing trust fund resources must not be covered by any other resource.
7. Use of leveraged resources is strongly encouraged.
- ~~8.~~ The city will provide assistance only to projects that require assistance to achieve the AHTF Program's goals and objectives.
9. Developments with 10 or more units funded by the AHTF program shall be required to adhere to the city's Inclusionary Housing Policy.

VI. DEVELOPMENT/PROGRAM AFFORDABILITY REQUIREMENTS

All applications for funding must meet the minimum requirements listed below.

1. Rents

The following guidelines shall apply to multi-family rental projects:

- a. Eligible housing projects must have rents as follows:
 - i. Not less than forty percent (40%) of all the units must be affordable to households whose income does not exceed sixty percent (60%) of AMI; or
 - ii. Not less than twenty percent (20%) of all the units must be affordable to households whose income does not exceed 50% of AMI;

In addition:

- iii. Not less than five percent (5%) of all the units must be affordable to households whose income does not exceed 30% of AMI;
 - iv. Preference may be given to projects that include additional units affordable at 30% AMI exceeding the number of units as required above;
 - v. Rents on the remaining units may be set at market rate;
 - vi. Income averaging may be allowed to achieve the affordability requirements;
 - vii. Other lender requirements (such as the State of Minnesota programs or financing requirements) may change these affordability requirements. However, the affordability limits must still meet the minimum affordability levels outlined in the AHTF guidelines unless an exception is approved by the city council
- b. All AHTF assisted rental units shall be occupied by households with incomes at or below the targeted income category.
- c. Applicants may propose to produce affordable units exceeding the required number of units with lower income or affordability ranges than prescribed herein, in which case, the lower income ranges shall be used to set rents for the affordability term. The income limits apply to the initial occupancy of the unit and all subsequent re-occupancy. Units whose construction is wholly or in part funded by the AHTF shall be specified in the project's development loan agreement executed with the City of St. Louis Park.
- d. Rent ceilings are to be based on the Area Median Income (AMI) for the Minneapolis-St. Paul Metropolitan Statistical Area issued by the Department of Housing and Urban Development (HUD) and are to be adjusted annually to reflect new area median income.
- e. Rent ceilings shall include utilities based on the utilities schedule used for the Federal Housing Choice Voucher Tenant-based Rental Assistance Program administered by the St. Louis Park Housing Authority. Rent ceilings shall be set for the units and are not based on the tenant's household income. This may result in households paying more than 30% of their incomes for rent or paying less than 30%. Utility allowance, income and rent information data does

change over time and the most current data should be utilized at the time of application submission.

- f. All units shall be leased in accordance with the City of St. Louis Park's Inclusionary Housing Policy Guide or MN Housing's Low Income Housing Tax Credit (LIHTC) program requirements if a LIHTC development.
- g. The rent ceilings of the restricted units shall be finalized prior to making the final AHTF funding recommendation to the city council.
- h. Projects receiving AHTFs must not discriminate against tenants who would pay their rent with federal, state or local public assistance, including tenant based federal, state or local subsidies, including, but not limited to rental assistance, rent supplements, and Housing Choice Vouchers.

i.

2. Homeownership Housing Developments

The following guidelines shall apply to homeownership projects:

- a. There are no minimum requirements for the number of affordable homeownership units in a project or complex which can receive assistance from the AHTF. However, homeownership units otherwise required to provide these affordability levels through the Inclusionary Housing Policy are not eligible for an AHTF subsidy.
- b. Sale prices of affordable units funded with AHTF subsidy must be set at a price affordable to households with incomes at or below 80% of AMI as calculated and published annually by the Metropolitan Council. Homeowner's Association dues (if applicable) will be factored into the affordable homeownership cost.
- c. All affordable homeownership units shall be made available to first-time homebuyers or persons who have not owned a home in the past three years or previous owners of limited equity cooperatives or similar type of housing that have occupancy restrictions.
- d. The City shall develop procedures for addressing maximum sales prices, methods of selection of buyers, types of units to be assisted, forms of assistance, forms of resale controls and other administrative controls as found necessary by the Director of Community Development to ensure that units continue to be affordable to, and sold to, households in the appropriate income category. Ownership projects shall contain resale affordability controls to achieve compliance with the goal of long-term affordability.
- e. Housing sale prices shall be set based upon prevailing mortgage interest rates and may include the value of second mortgage assistance provided by the AHTF.
- f. Properties acquired for the purpose of becoming part of a limited equity form of ownership shall be considered as homeownership housing rather than rental properties. However, in occupied buildings, existing tenants will have the right to remain in their units as tenants or limited equity owners. The developer shall assist existing tenants obtain additional necessary financing if they are interested in becoming limited-equity owners.

VII. AFFORDABILITY TERM

Affordability restrictions will apply to all AHTF funded projects. The AHTF will require the longer of the 25-year term of affordability required by AHTF or the affordability period pledged in the application. The term will be from the date of the project's completion or implementation.

VIII. TYPES OF ASSISTANCE

Funds from the Affordable Housing Trust Fund may be used flexibly to support affordable housing initiatives and ensure the financial feasibility of the projects. Funding awards will be made available in the form of a loan or a grant. The following list is meant to be illustrative, but not exhaustive, of possible types of assistance provided through the AHTF.

1. Deferred payment loans.
2. Low or no interest amortizing loans.
3. Down payment and closing cost assistance for first-time homebuyers.
4. Credit enhancements and mortgage insurance guarantees.
5. Matching funds for public resources that sponsor affordable housing projects.
6. Matching funds for employer-based housing.
7. Funds for rental assistance

IX. APPLICATION SUBMISSION

1. AHTFs may be awarded through both:
 - a. Periodic funding competitions (Request for Proposals) to which housing program and housing developers are invited to submit housing proposals for AHTF awards; and/or
 - b. In response to developer and program requests for funding through an open pipeline basis.

X. REVIEW BY ST. LOUIS PARK

In selecting projects for funding, preference will be given to those projects that will create new housing units in a manner consistent with the St. Louis Park's AHTF policy. In order to ensure that these limited resources are utilized in the most effective manner possible consistent with the policy, funding thresholds and preferences have been established to guide the decision-making process. Principles of sound underwriting, and risk management will be applied when reviewing proposals.

Thresholds

The following minimum threshold criteria must be met or exceeded by all projects to be considered for AHTF financing. Projects exceeding these minimums will be given preference.

1. The minimum term of affordability must be 25 years;
2. All AHTF units in the project must be affordable to households at or below 80% of AMI for homeownership units and at or below 60% AMI for rental units;
3. Each project submitted for consideration for funding by the AHTF shall be evaluated with respect to financial feasibility. Projects with an unfunded gap in financing will not be selected for an award;
4. Applications must be consistent with the AHTF policy;
5. Each project submitted for consideration for funding by the AHTF shall be evaluated with respect to its "readiness to proceed" based on the status of site control, zoning, financing commitments, status of construction drawings, selection of the general contractor, permitting and other commonly used indicators. Funding preference may be given to those projects that are most likely to be able to commence development in a timely manner upon approval of funding; and
6. AHTF funds may not be used to support market-rate units.

Additional consideration will be given to the following:

1. Review of underlying assumptions about construction costs, revenues, operating expenses, and financing;
2. The level and type of assistance provided by the AHTF to a specific project must be the minimum amount necessary to achieve the desired degree of affordability without compromising the overall development quality;
3. The amount of the request for AHTFs as a percentage of the total development cost;
4. Income targeting presented in the application will be applied in the review;
5. Proposals will be underwritten and awards of AHTF funds will be structured to ensure that funds will be repaid to the AHTF, whenever possible;
6. For rehabilitation projects, a physical inspection of the property by the city will be necessary;
7. Developers must submit financial statements and documentation of experience in housing development and demonstrate the following:
 - a. Professional development experience, reasonable financial strength, and the ability to undertake the proposed project, at the discretion of the city;
 - b. Ability to obtain adequate financing; and
 - c. Capability to manage the project successfully after completion or hire a professional management company with experience in managing affordable housing in compliance with AHTF requirements.
8. Preference may be given to projects that provide housing affordable to households for large families and projects that provide affordable housing for households with incomes at or below 30% AMI; and
9. Secured permanent capital funding commitments must be project specific and include written documentation stating the amount, terms, and conditions from the designated contributor. Rental and operating assistance may also be accepted with the amount, terms and conditions from the designated contributor. Words

synonymous with “consider” or “may” (as in “may award” or “pending”) are not funding acceptable.

10. For permanent supportive housing, whether the applicant has secured on-going funding for the supportive services that address the special needs of the proposed target population.

XI. REVIEW OF APPLICATIONS

City staff will review and evaluate applications. Staff will review the applications in the context of other pending requests for capital funding and the community development impacts of the recommended award. Following staff’s review and the ranking of the proposals, funding recommendations shall be presented to the city council for review and approval.

XII. THE CITY’S RIGHT TO REJECT AND MODIFY PROPOSALS

The city reserves the right to reject and modify all proposals.

XIII. APPROVAL BY DIRECTOR OF COMMUNITY DEVELOPMENT

The Community Development Director issues the award letters for projects selected for funding by the AHTF. The award letter includes conditions that must be met by the borrower prior to closing on the AHTF funding.

XIV. TENANT-BASED VOUCHER ASSISTANCE:

City-assisted housing projects, including projects receiving AHTFs, are required to accept tenant-based rental housing assistance, including, but not limited to Housing Choice Vouchers, HOME tenant-based assistance, Group Residential Housing, Kids in the Park and Stable Home rent assistance and comply with affirmative marketing requirements.

XV. FUNDING AWARDS MAY BE CONTINGENT UPON AVAILABILITY OF FUTURE FUNDING:

Due to the extended length of time that is typically required for projects to be fully funded and minimum funding commitment and expenditure timeframes imposed by HUD, the city council at its sole discretion may make contingent AHTF awards to projects from projected future local funding that has not yet been budgeted or projected federal funding that has not yet been committed to the city. The city council may elect to make AHTF funding awards contingent upon the future availability of funding.

XVI. FEES: PROPOSAL AND ORIGATION

1. Origination Fee: If a project is awarded funding, an origination fee of 1% of the AHTF award will be collected at closing.
2. The city will retain 12% of the AHTF Loan funds until the final draw after construction completion.

XVII. FAIR HOUSING POLICY

It is the policy of the city to ensure fair housing opportunity in all city programs and to administer its housing programs affirmatively, so that all residents of similar income levels have equal access to city programs regardless of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status or sexual orientation. Participants of the AHTF will be required to use affirmative fair housing marketing practices in soliciting renters, determining eligibility, and concluding all transactions as addressed in Title VIII of the Civil Rights Act of 1968, as amended by the Fair Housing Amendment Act of 1988, as well as the fair housing protections provided by the Minnesota Human Rights Act, which adds creed, marital status, status with regard to public housing, and sexual orientation. In part, regarding rental housing issues, Title VIII, the Human Rights Act make it unlawful to: (i) discriminate in the selection/acceptance of applicants in the rental of housing units; (ii) discriminate in terms, conditions or privileges of the rental of a dwelling unit; (iii) engage in any conduct relating to the provision of housing that otherwise make unavailable or denies the rental of a dwelling unit; (iv) make or publish (or have anyone else make or publish) advertisements that indicate preferences or limitations based on race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, familial status, or sexual orientation; (v) tell a person that because of race, color, creed, relation, national origin, sex, marital status, status with regard to public assistance, disability, familial status, or sexual orientation, a dwelling unit is not available when it is; and (vi) deny access to, or membership or participation in, associations or other services organizations or facilities relating to the business of renting a dwelling or discriminate in the terms or conditions of membership or participation.

XVIII. ADMINISTRATION

The administration of the AHTF is the responsibility of the Community Development Department. If there are questions about the AHTF Program, contact:

Karen Barton, Community Development Director
Community Development Department
City of St Louis Park
5005 Minnetonka Blvd
St. Louis Park, MN 55416
Phone Number: 952-924-2684
E-mail address: kbarton@stlouispark.org

XIX. HOUSING TRUST FUND DEFINITIONS

The following definitions apply to terms used within these Guidelines:

1. **Affordable Housing:** housing that is provided at an affordable rent or an affordable housing cost to low-income (80% AMI), 60% AMI and/or very low-income (50% AMI) and/or extremely low-income (30% AMI) households.
2. **Applicant:** any individual, person, firm, partnership, association, joint venture, corporation, limited liability company, entity, combination of entities or authorized representative who undertakes, proposes or applies to the City for an affordable housing development project.
3. **Area Median Income or "AMI:"** is established for metropolitan areas or non-metropolitan counties by the U.S. Department of Housing and Urban Development (HUD), pursuant to 42 U.S.C. Chapter 1437 et seq., to establish local income classification levels.
 - a. **Extremely Low-Income Household:** a household having an income not exceeding thirty (30%) percent of AMI adjusted for household size and as defined by the U.S. Department of Housing and Urban Development.
 - b. **Very Low-Income Household:** A household having an income not exceeding fifty (50%) percent of AMI adjusted for household size and as defined by the U.S. Department of Housing and Urban Development.
 - c. **Low Income Household:** a household having an income not exceeding eighty (80%) percent of the AMI adjusted for household size and as defined by the U.S. Department of Housing and Urban Development.
 - d. **Moderate-income Household:** a household having an income not exceeding one hundred twenty percent (120%) of the AMI adjusted for household size and as defined by the U.S. Department of Housing and Urban Development. Households with income between 120% and 80% of AMI are considered "moderate income."
4. **Bridge Loan:** an interim or short-term loan which can be used to finance all or part of the development project's costs until a permanent loan or the next stage of longer-term financing can be obtained. Money from the replacement financing is generally used to "take out" (to pay back) the bridge loan.
5. **City:** The City of St. Louis Park
6. **Co-housing:** A living arrangement which is owned and managed by the residents and combines private living quarters with common dining and activity areas in a community whose residents share tasks.
7. **Cooperative Housing:** a legal agreement or arrangement in which an association or corporation owns a group of housing units and the common areas for the use of all the residents. The individual participants (shareholder) own a share in the cooperative which entitles the shareholder to occupy an apartment or unit as if they were owners, to have equal access to the common areas and to vote for members of the Board of Directors which manages the cooperative.
8. **Limited Equity Housing Cooperative:** offers ownership opportunities to lower income households while limiting the return from resale that the household can

receive from the housing. It contrasts with “market rate” cooperatives, where memberships can be transferred at market value. Limited Equity Housing Cooperatives are organized as nonprofit corporations.

9. **Construction Loan:** a short-term, interim loan for financing the cost of construction. Payments from the loans are called construction draws and are made at periodic intervals as the construction progresses. These loans are typically converted or taken out by a “permanent loan” and or financing.
10. **Development Project:** means the new construction or the renovation of a residential building or mixed-use building which includes residential units.
11. **First-time Homebuyer:** someone who has not owned a home in the past three years.
12. **Joint Venture Agreement:** A legally binding contract which is formed by two or more parties for a specific purpose. A Joint Venture is an enforceable agreement formed by a partnership or other acceptable legal entity, and its scope is usually limited to one development project.
13. **Market Rate:** Apartments and other residential dwellings that are available on an unsubsidized basis to the general public for lease, rent, or for the purchase of homeownership.
14. **Permanent Loan:** A long-term loan which is usually not less than 7 years and which payments made by the borrower to the lender on the loan can be fully amortized and/or deferred.
15. **Pre-development:** Time period which includes project feasibility studies, site acquisition and preliminary design studies for a development project usually (but not always) preceding the acquisition of a property site.
16. **Residual Receipts:** The income remaining after expenses, in any given time period.
17. **Silent Second:** A second mortgage or lien that is often obtained at preferential (subsidized) terms. The second (or subordinate) lien might bear no interest and may not be repayable until the first mortgage or deed of trust is repaid, or the property is sold (and hence remains “silent”), or may be forgiven in whole or in part after a certain period of time has elapsed.

**CITY OF PLYMOUTH
HENNEPIN COUNTY, MINNESOTA**

ORDINANCE NO. 2025-10

ORDINANCE ESTABLISHING AN AFFORDABLE HOUSING TRUST FUND

THE CITY OF PLYMOUTH ORDAINS:

Section 1. Chapter IV - Building, Housing, and Construction Regulations of the Plymouth City Code is amended to add a new Section 436. - Affordable Housing Trust Fund as follows:

SECTION 436. - Affordable Housing Trust Fund

436.01. - Definitions.

Persons of extremely low income means families and individuals whose incomes do not exceed 30 percent of area median income, as median income was most recently determined by the United States Department of Housing and Urban Development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

Persons of very low income means families and individuals whose incomes do not exceed 50 percent of area median income, as median income was most recently determined by the United States Department of Housing and Urban Development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

Persons of low income means families and individuals whose incomes do not exceed 80 percent of the area median income, as median income was most recently determined by the United States Department of Housing and Urban Development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

Persons of moderate income means families and individuals whose incomes exceed 80 percent, but do not exceed 115 percent, of area median income, as median income was most recently determined by the United States Department of Housing and Urban Development for the Minneapolis-St. Paul-Bloomington, Minnesota-Wisconsin Metropolitan Statistical Area, as adjusted for smaller and larger families.

436.02. - Establishment of the Affordable Housing Trust Fund.

Pursuant to the authority granted to the city under Minnesota Statutes, Section 462C.16, an affordable housing trust fund is established to support the development, rehabilitation, and financing of affordable housing and provide down payment assistance, rental assistance and home buyer counseling services to persons of extremely low, very low, low and moderate income.

436.03. - Administration of the Affordable Housing Trust Fund.

The City Council shall administer the affordable housing trust fund consistent with the requirements of this chapter. Applications for funding for proposed projects or programs must be submitted to the City Manager or their designee on a form approved by the city.

436.04. - Funding for the Affordable Housing Trust Fund.

The Affordable Housing Trust Fund shall be initially funded with HRA reserves, as approved by the City Council. Other sources of funding may include, but are not limited to:

- A. Private donations designated for the Affordable Housing Trust Fund;
- B. Bond proceeds;
- C. Grants, loans, or other funding aid from a federal or state source designated to fund an affordable housing trust fund;
- D. Local government appropriations, including development fees and other funds as designated by the City Council;
- E. Investment earnings from the Affordable Housing Trust Fund; and
- F. Plymouth Housing and Redevelopment Authority levies.

436.05. - Funding Uses.

The City Council may disburse money from the Affordable Housing Trust Fund to assist proposed projects or programs with developing or rehabilitating housing affordable for persons of extremely low, very low, low and moderate income, including but not limited to:

- A. Making loans at interest rates below or at market rates in order to strengthen the financial feasibility of proposed projects;
- B. Guaranteeing of loans;
- C. Providing gap financing for affordable housing developments;
- D. Financing the acquisition, demolition, and disposition of property for affordable housing projects;
- E. Financing construction of public improvements and utilities to aid proposed affordable residential developments;
- F. Financing the rehabilitation, remodeling, or new construction of affordable housing;
- G. Tenant and project based rental assistance;

- H. Funding for acquisition and rehabilitation in conjunction with related Affordable Housing Trust Fund projects;
- I. Funding to facilitate affordable homeownership opportunities including down payment assistance and home buyer counseling services;
- J. Administrative costs associated with affordable housing programs, not to exceed 10% of the balance of the Affordable Housing Trust Fund;
- K. Interim financing of public costs for affordable housing projects in anticipation of a permanent financing source (i.e. construction financing, bond sale, etc.); and
- L. Other uses as permitted by law and approved by the City Council.

436.06. – Terms and Conditions of Funding.

The City Council shall develop a separate policy outlining the appropriate terms and conditions for each loan or grant from the Affordable Housing Trust Fund, including the appropriate security and interest, if any, should repayment be required.

436.07. - Reporting Requirements.

The City Manager or their designee shall report annually to the City Council on the administration of the Affordable Housing Trust Fund account, including the number of loans and grants made, any associated matching funds from federal or state sources, the number and types of residential units assisted through the account, and the number of households for whom rental assistance payments and homebuyer counseling services were provided. The city shall post the report on its website.

Section 2. Effective Date. This Ordinance shall take effect immediately upon its passage and summary publication pursuant to Section 3.08 of the City Charter.

APPROVED by the City Council on this 23rd day of September, 2025.

Jeffry Wosje, Mayor

ATTEST:

Jodi M. Gallup, City Clerk

CITY OF PLYMOUTH

RESOLUTION No. 2025-255

RESOLUTION APPROVING SUMMARY PUBLICATION OF ORDINANCE No. 2025-10

Ordinance No. 2025-10 establishes an Affordable Housing Trust Fund.

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 23rd day of September, 2025.

To: Dave Callister, City Manager

Prepared by: Andrea Rich, Finance Director

Reviewed by: Dave Callister, City Manager

Item: **Approve 2026 preliminary General Fund Budget, HRA Levy and General Property Tax Levy and set budget public hearing date**

1. Action Requested:

Three actions are requested:

- Adopt the 2026 proposed General Fund Budget
- Adopt preliminary HRA Levy and preliminary City Property Tax Levy
- Set public hearing for December 9, 2025 at 7 PM

2. Background:

State statute requires the City Council to annually adopt the budget and tax levy. The preliminary levy must be certified with Hennepin County by September 30. The final levy certified in December may not be increased from the preliminary levy, but council can choose to reduce it.

The total (City and HRA) proposed 2026 levy is \$57,244,892 or a 7.3% increase from 2025. The proposed levy detail is attached.

The General Fund 2026 expenditure budget of \$60,729,252 is an increase of \$4.9 million or 8.9% from the 2025 budget. Significant changes in the General Fund are primarily related to personnel cost (COLA, market rate adjustment, benefit cost increases, new positions) and allocations from the shared services in the internal service funds to fund fleet, facilities, IT and risk management operating and capital costs.

The state legislature requires a budget public hearing, which must occur after November 24, must not begin before 6 PM and must be properly noticed to the public. The council may adopt the final budget on the same night as the public hearing.

3. Budget Impact:

See attachments for detailed budget impacts.

4. Attachments:

1. Presentation
2. Levy Summary
3. Budget Summary reports
4. City Council Resolution 2025-256
5. City Council Resolution 2025-257
6. City Council Resolution 2025-258



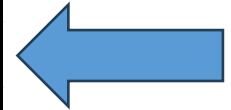
PRELIMINARY LEVY 2026

September 23, 2025

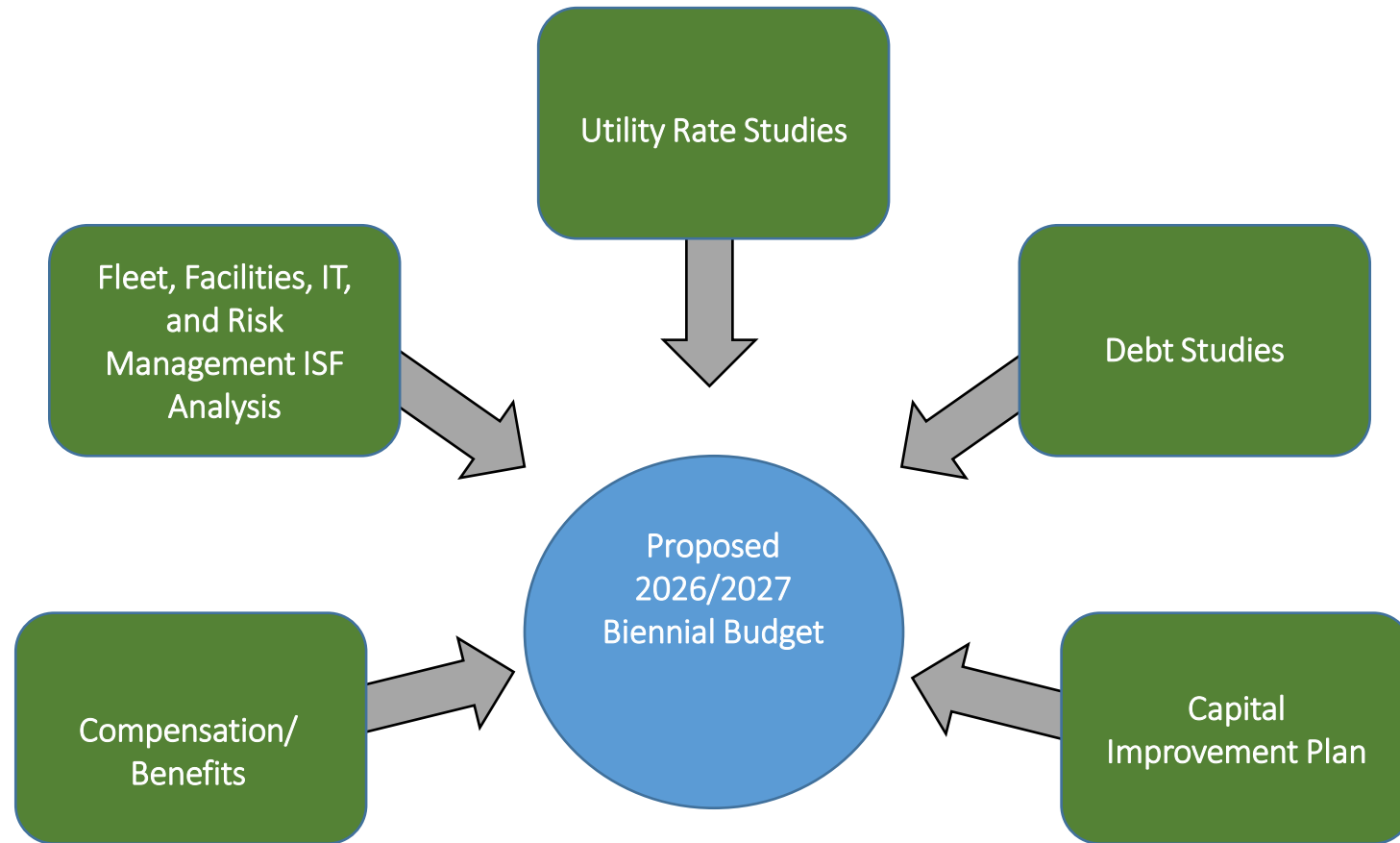


Timeline and Process

2026/27 BIENNIAL BUDGET TIMELINE	
HRA budget meeting	6/26/2025 & 7/24/2025
Departmental budgets submitted to Finance	6/30/2025
Department budget review meetings	July
Council Study Session - General Fund & Special Revenue funds (#1)	8/26/2025
Council Study Session - Enterprise funds and Internal Service funds (#2)	9/9/2025
★ Council adopts preliminary levies & budget	9/23/2025
Council Study Session - Budget follow up (#3)	10/28/2025
Council Study Session - Budget as needed (#4)	11/10/2025
★ Planning Commission public hearing (only if issuing debt)	TBD
Budget Public Hearing - Budget, Levy & Rates Adoption	12/9/2025
Levy is certified with Hennepin County	12/29/2025



Data and Studies



Strategic Priorities

Outcome: A community where residents choose to live, businesses choose to grow, employees choose to work and visitors choose to return.

Outcome: A business-friendly environment that fosters economic opportunities and innovation.

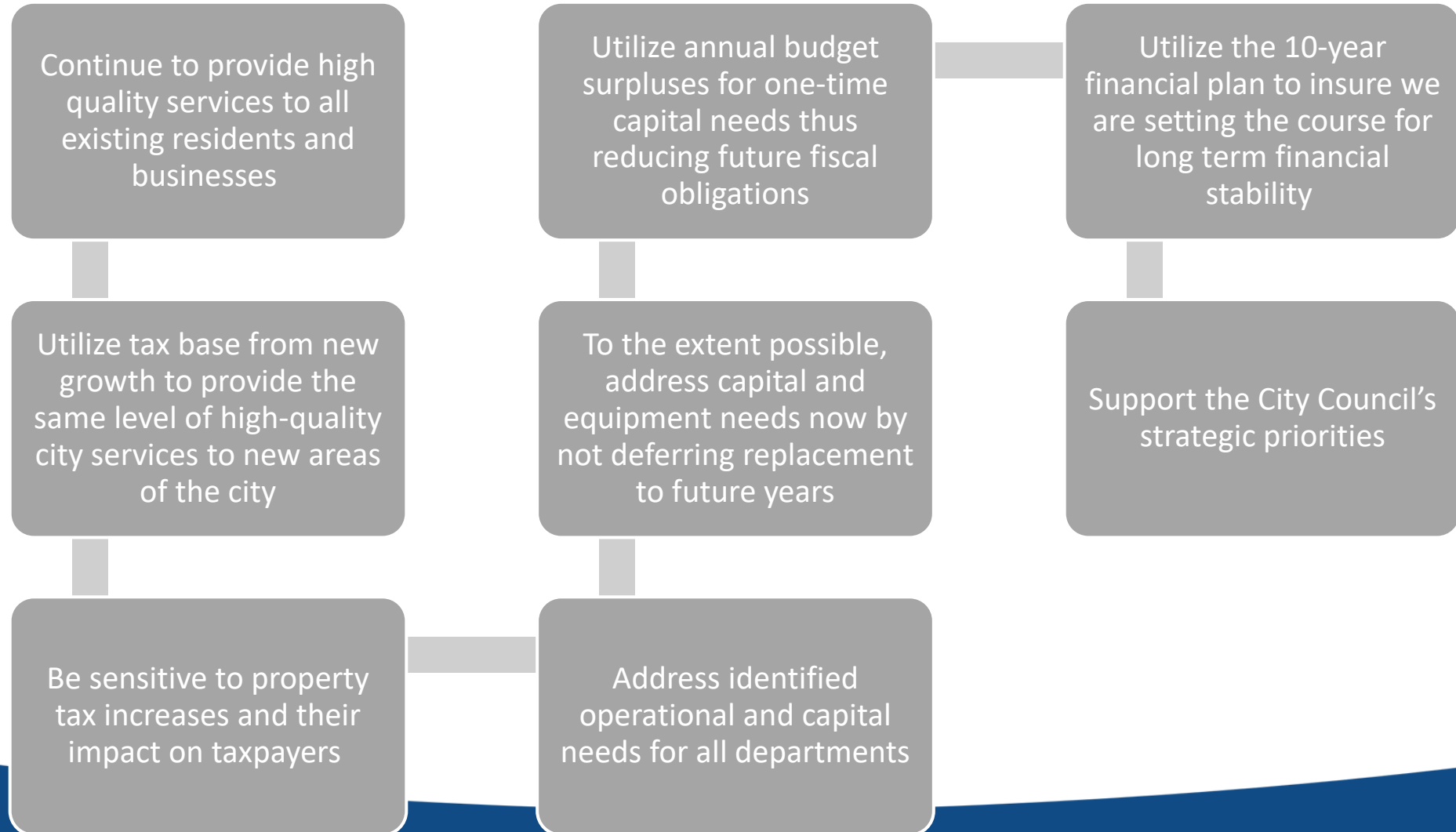
Outcome: Plymouth's environmental and natural resources are clean and healthy for future generations.

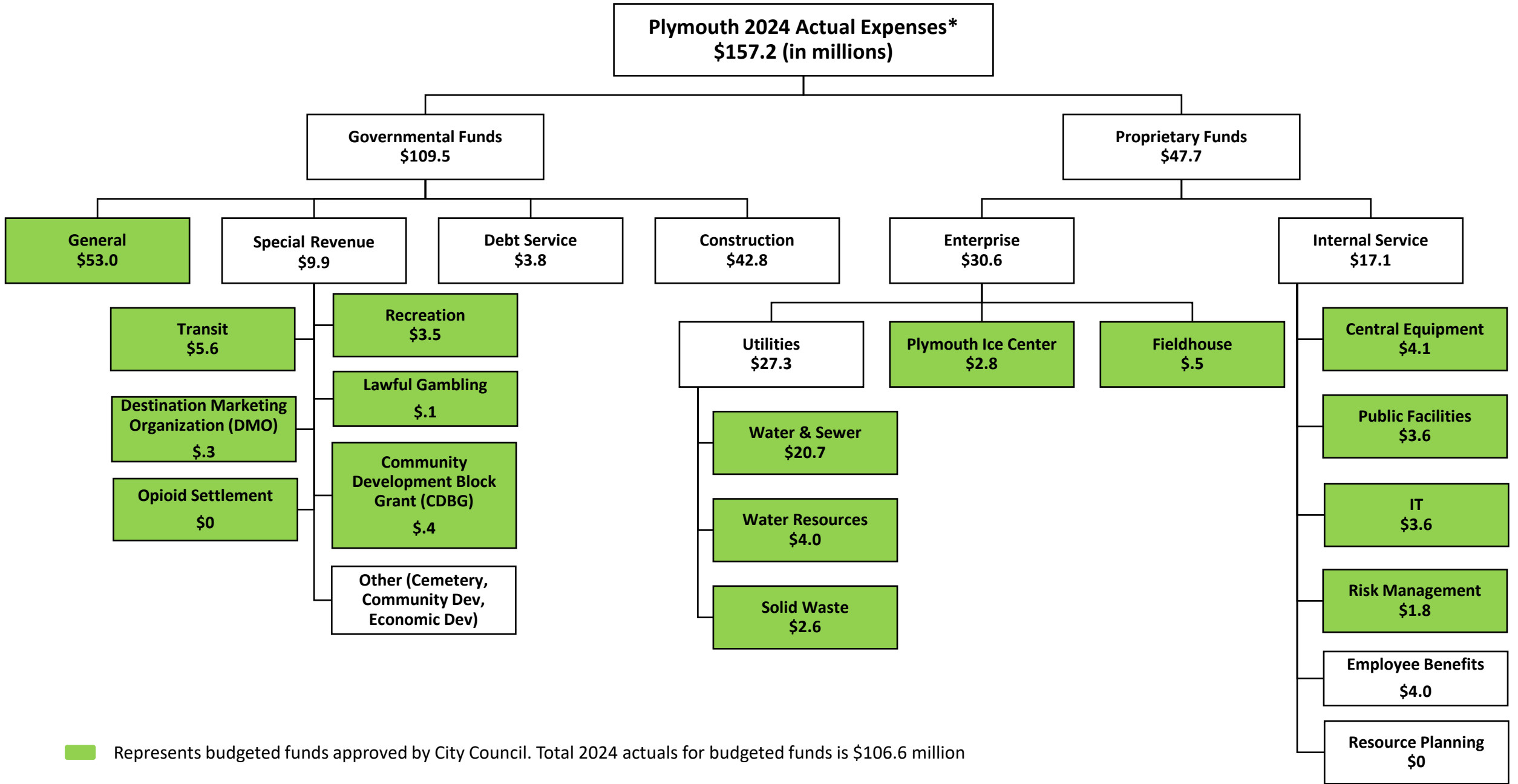
Outcome: A vibrant hub for living, working, dining and recreating.

Outcome: Residents have a safe place to live with high quality infrastructure and recreational opportunities.



Budget Goals





* 2024 audited operating expenses (before transfers, etc.) excluding HRA component unit (HRA General, Housing Choice Voucher, Plymouth Towne Square and Vicksburg Crossing)

General Fund

The general fund contains the operating budget for the city and is the primary driver of the annual property tax levy. The main revenue source for the fund is property taxes.

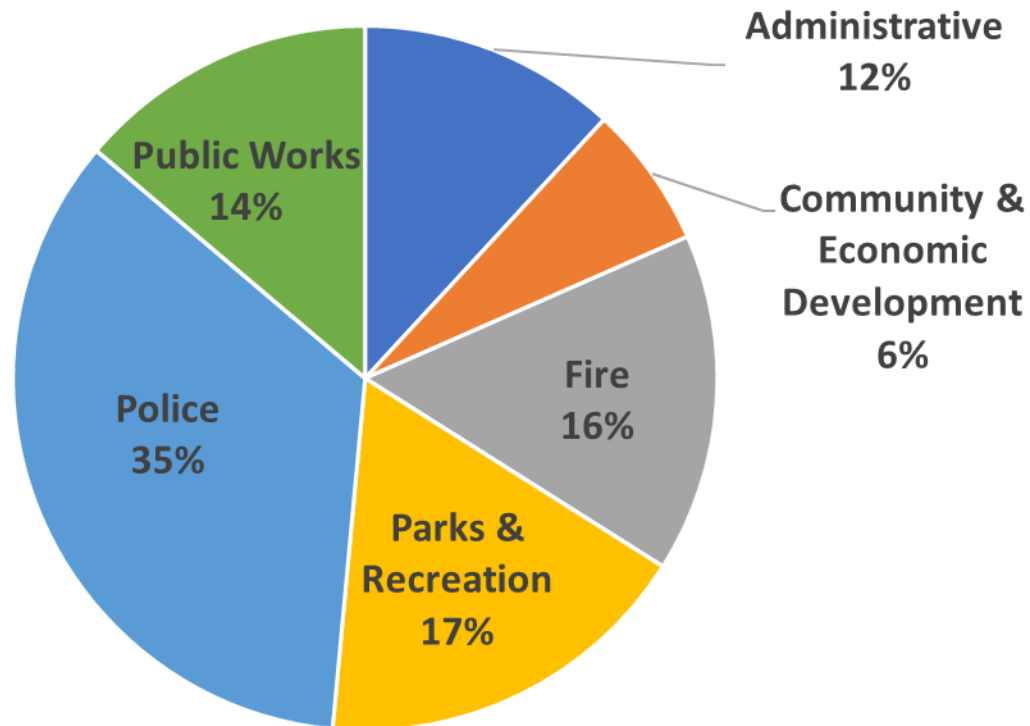
Departments

- Administration
- Community & Economic Development
- Parks & Recreation
- Public Safety
 - Police
 - Fire/Emergency Mgmt
- Public Works

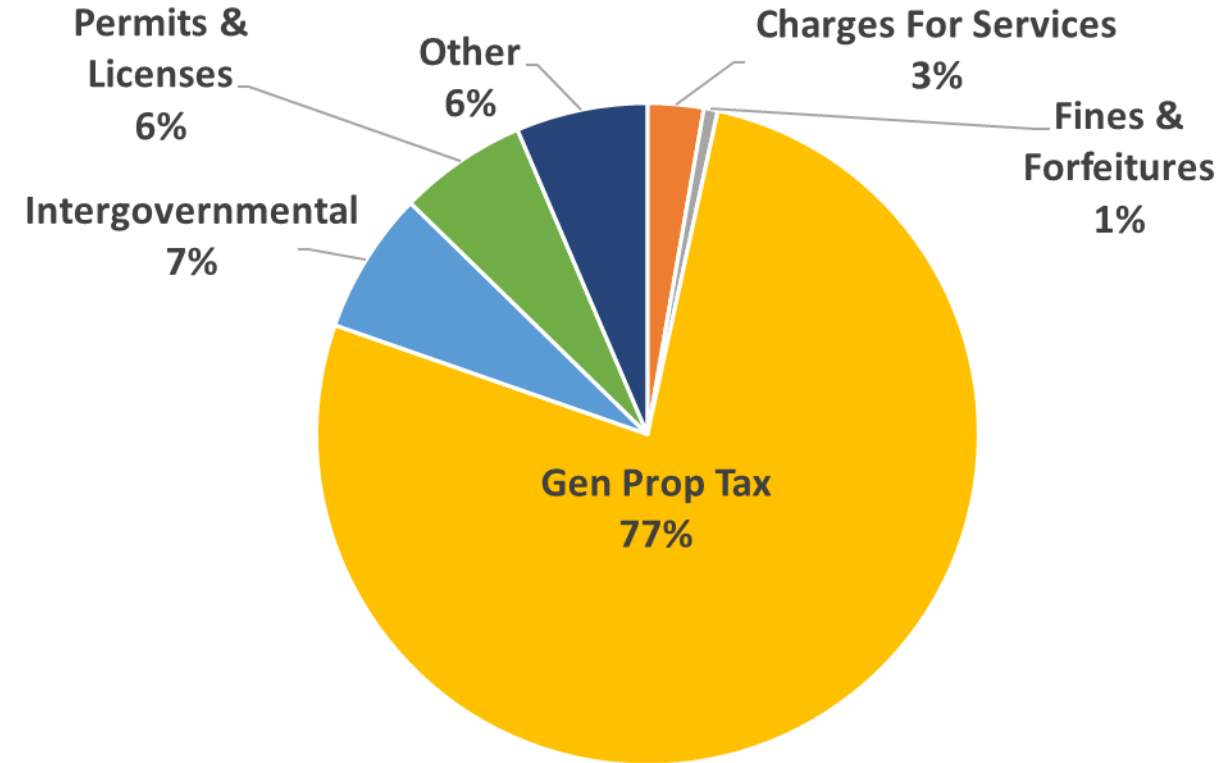


General Fund - Budgeted Revenues & Expenditures

2026 Budget - General Fund Expenditures



2026 Budget - General Fund Revenue



Primary Drivers on Levy Changes



OPERATIONAL EXCELLENCE

Outcome: A community where residents choose to live, businesses choose to grow, employees choose to work and visitors choose to return.

People (market adjustment, new positions, health insurance, paid leave tax)



ECONOMIC STABILITY AND VITALITY

Outcome: A business-friendly environment that fosters economic opportunities and innovation.

Adequate funding for fleet, facilities, IT and risk management funds



A CONNECTED AND THRIVING COMMUNITY

Outcome: Residents have a safe place to live with high quality infrastructure and recreational opportunities.

Park Replacement levy increase to cover trail replacement and park renewals

Aligned Strategies

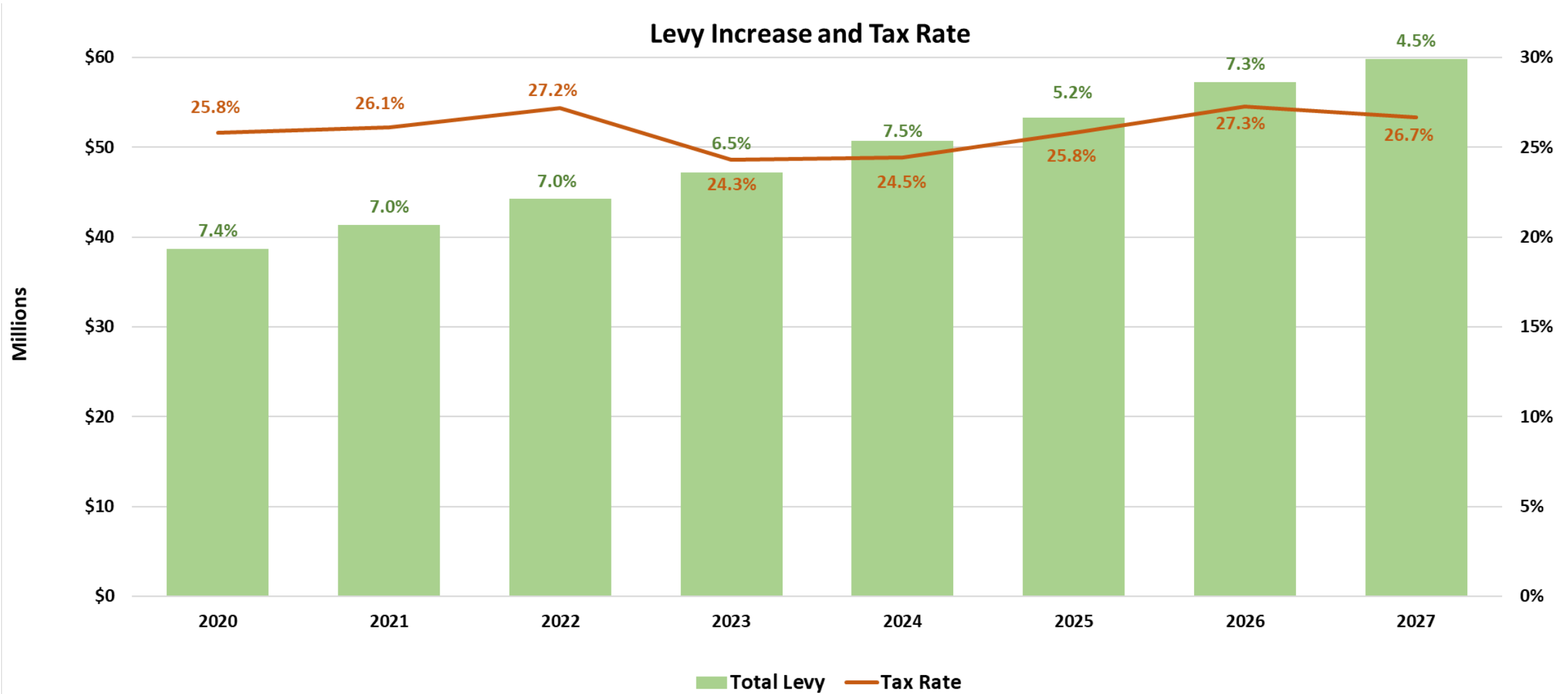
- Continue investments to ensure staff have equitable and competitive pay and benefits to attract and retain a highly productive workforce
- Continue long range financial forecasting to prepare for future changes and growth
- Enhance community health and vibrancy through parks and connected trail systems that foster interaction, connection and recreation



CITY OF PLYMOUTH PROPERTY TAX LEVIES

<u>Levy Type</u>	<u>2024</u>	<u>2025</u>	<u>2026 Proposed Levy</u>	<u>2027 Concept Levy</u>	<u>% Change Proposed 2026 to 2025</u>	<u>% Change Concept 2027 to Proposed 2026</u>
Levy Base						
General Fund Base	40,878,873	43,349,363	46,620,630	48,961,076	7.5%	5.0%
Street Reconstruction	2,938,539	3,026,695	3,117,496	3,211,021	3.0%	3.0%
Recreation Fund	972,979	1,002,168	1,032,233	1,063,200	3.0%	3.0%
Park Replacement	1,010,631	1,040,950	1,522,178	1,617,844	46.2%	6.3%
Capital Improvement Fund	<u>511,026</u>	<u>526,357</u>	<u>542,147</u>	<u>558,412</u>	<u>3.0%</u>	<u>3.0%</u>
Total Levy Base	46,312,048	48,945,533	52,834,684	55,411,553	7.9%	4.9%
Special Levies						
2020A Plymouth Community Center	2,360,910	2,361,540	2,364,690	2,364,900	0.1%	0.0%
2021A Fire Stations	<u>1,348,095</u>	<u>1,347,728</u>	<u>1,346,573</u>	<u>1,344,630</u>	<u>-0.1%</u>	<u>-0.1%</u>
Total Special Levies	<u>3,709,005</u>	<u>3,709,268</u>	<u>3,711,263</u>	<u>3,709,530</u>	<u>0.1%</u>	<u>0.0%</u>
TOTAL CITY LEVY	50,021,053	52,654,801	56,545,947	59,121,083	7.4%	4.6%
HRA Levy	<u>658,823</u>	<u>678,588</u>	<u>698,945</u>	<u>719,914</u>	<u>3.0%</u>	<u>3.0%</u>
TOTAL LEVY	\$50,679,876	\$53,333,389	\$57,244,892	\$59,840,997	7.3%	4.5%
Total City Tax Rate (not including HRA)	24.5%	25.8%	27.3%	26.7%		





Market Value

Summary of the 2025 Assessment

Growth statistics for each submarket in the City of Plymouth are listed below. The growth statistics are net figures that consider only market changes. These figures do not include new construction.

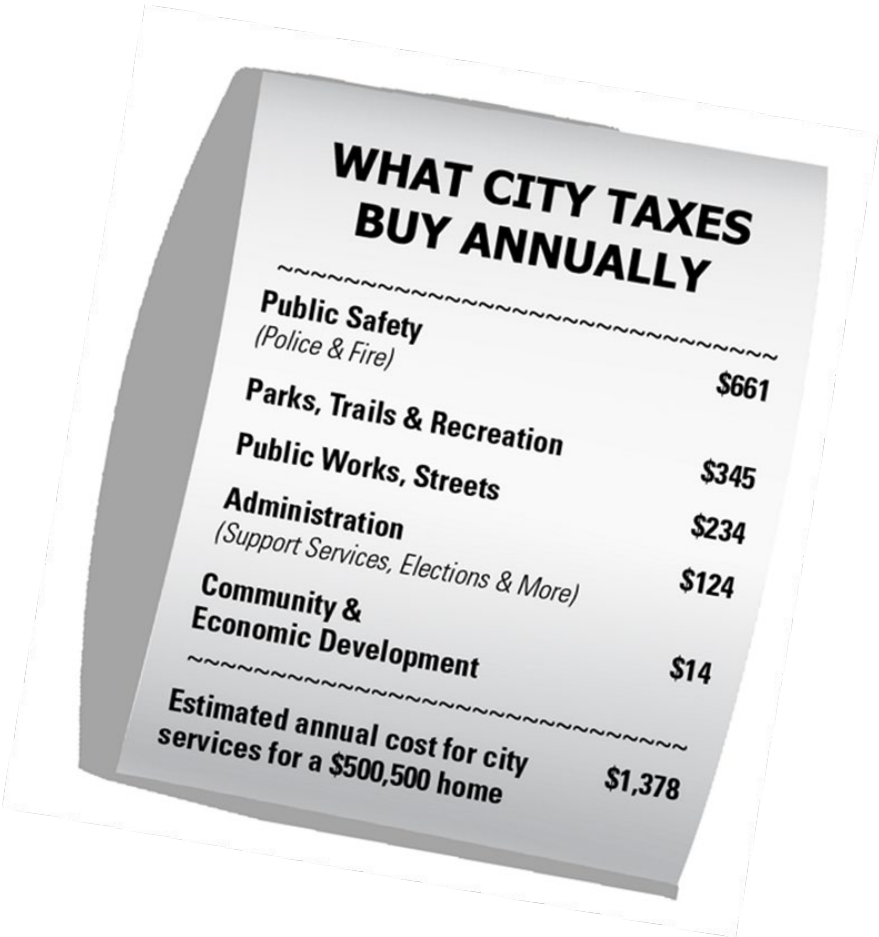
Single Family Homes	+ 3.2 %	Residential Condos	- 1.6 %
Commercial	- 8.5 %	Townhouses	+ 1.8 %
Industrial	- 2.0 %	Double Bungalow	- 0.8 %
Apartment	- 3.5 %	Residential Zero Lot Line	+ 3.1 %

City of Plymouth 2025 Assessment

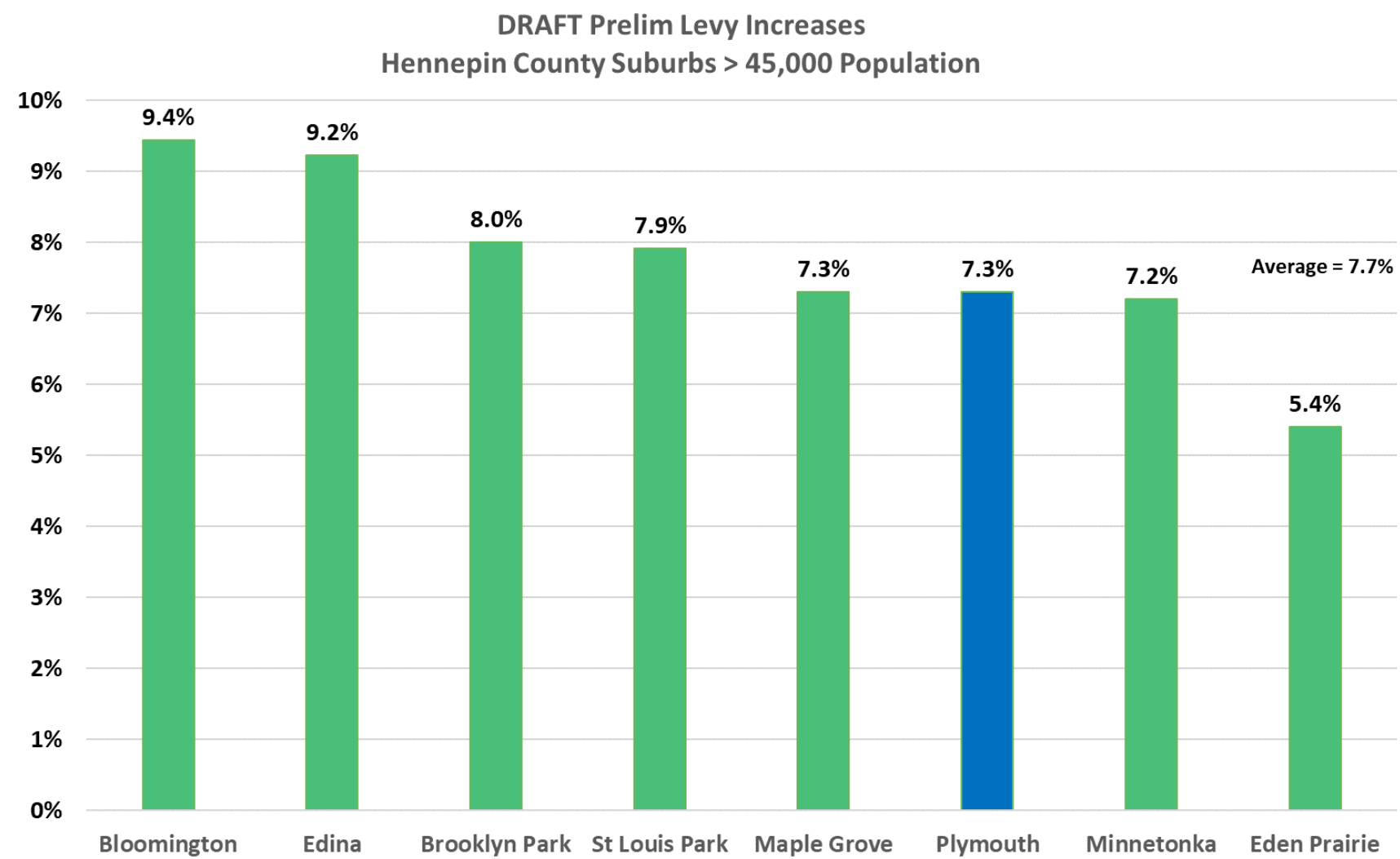
Total market value:	\$18,366,721,100
New construction:	\$228,827,700
Net percent increase for all property types:	+ 0.7 %
Gross percent increase:	+ 1.9 %.

Estimated Property Impacts

	Annual	Monthly
	2026	2026
	Proposed	Proposed
	Levy Impact	Levy Impact
Median Value Home		
Property Taxes		
Year-over-year home appreciation	29.61	2.47
General Levy	82.38	6.87
Park Replacement Levy	12.66	1.06
Other Levies (e.g., HRA, debt)	3.95	0.33
Total City Property Tax Change	128.60	10.72
Utilities (average usage)		
Water	18.08	1.51
Sewer	21.44	1.79
Water Resources	7.84	0.65
Solid Waste	6.00	0.50
Yard Waste	-	-
Franchise Fees	-	-
Total Utility Change	53.36	4.45
Total Median Value Home	181.96	15.16
\$1 million commercial	180.65	15.05
\$5 million commercial	931.38	77.62



Comparison with other cities (Prelim)



Other Prelim Levies

School Districts

School District	Prelim Levy Increases
Hopkins (270)	2-4%?
Osseo (279)	2.5-4.5%
Robbinsdale (281)	0%
Wayzata (284)	4.2%

Hennepin County 7.8%



Next Steps

- Recommended
 - Approve proposed budget
 - Approve preliminary levies



Extra



2026/27 Proposed New FTE Positions

2026			
<u>Fund</u>	<u>Department</u>	<u>Position Title</u>	<u>FTE</u>
General	Police	Increase Comm Asst Spec FTE	0.1
	Police	Increase OSS FTE	0.2
	Police	Increase PS Ed Spec FTE	0.2
	PW	Eng Svcs Coordinator	1
	Fire/Emerg Mgmt	Fire Marshal/Emergency Mgmt Coord	1
			<u>2.5</u>
Non-General Fund			
Recreation	P&R	Events Coordinator	1
Rental Assistance	CED	HRA Specialist	1
Utilities	PW	Project Mgr/Engineer	1
Utilities	PW	Mtce Worker	1
			<u>4</u>
Total			<u>6.5</u>

2027			
<u>Fund</u>	<u>Department</u>	<u>Position Title</u>	<u>FTE</u>
General	P&R	Mtce Worker - Forestry	1
	Police	Police Officer	1
	CED	TBD Housing Prog Support	1
	PW	TBD Environment Support	1
			<u>4</u>
Non-General Fund			
Construction	P&R	TBD Sales Tax Project Support	1
			<u>1</u>
Total			<u>5</u>





CITY OF PLYMOUTH PROPERTY TAX LEVIES

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Total City Tax Rate (not including HRA)	24.5%	25.8%	27.3%	26.7%		

Fund	General Fund
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	8,205,605	9,064,009	9,466,690	402,681	4.4%	9,890,343	423,653	4.5%
Capital Improve	753,328	430,000	798,000	368,000	85.6%	127,500	(670,500)	-84.0%
Contractual Services	5,733,626	5,527,727	6,114,501	586,774	10.6%	6,029,541	(84,960)	-1.4%
Dues & Subscriptions	151,335	260,520	242,606	(17,914)	-6.9%	246,700	4,094	1.7%
Employee Development & Meetings	669,419	705,097	842,925	137,828	19.5%	844,211	1,286	0.2%
Equip	147,836	199,800	287,700	87,900	44.0%	238,800	(48,900)	-17.0%
Materials & Supplies	1,280,611	1,475,424	1,819,702	344,278	23.3%	1,961,229	141,527	7.8%
Other	2,615,362	1,753,401	1,849,472	96,071	5.5%	1,845,262	(4,210)	-0.2%
Personal Services	33,446,231	36,029,542	38,961,656	2,932,114	8.1%	41,153,692	2,192,036	5.6%
Transfers Out	4,524,097	300,000	346,000	46,000	15.3%	342,000	(4,000)	-1.2%
Expense Total	57,527,450	55,745,520	60,729,252	4,983,732	8.9%	62,679,278	1,950,026	3.2%
Revenue								
Billings To Depts	1,131,757	2,069,957	1,441,356	(628,601)	-30.4%	1,484,590	43,234	3.0%
Charges For Services	2,348,453	1,688,715	1,668,675	(20,040)	-1.2%	1,703,575	34,900	2.1%
Contributions & Donations - Opr	9,650	36,300	16,300	(20,000)	-55.1%	16,300	0	0.0%
Fines & Forfeitures	353,784	415,000	415,000	0	0.0%	415,000	0	0.0%
Gen Prop Tax	41,153,479	43,349,363	46,620,630	3,271,267	7.5%	48,961,076	2,340,446	5.0%
Int Inc	721,410	225,500	436,500	211,000	93.6%	436,500	0	0.0%
Intergovernmental	4,112,892	3,968,034	4,258,581	290,547	7.3%	4,339,581	81,000	1.9%
Other	984,005	36,500	32,700	(3,800)	-10.4%	35,046	2,346	7.2%
Permits & Licenses	5,844,075	3,699,085	3,837,710	138,625	3.7%	3,934,710	97,000	2.5%
Special Assess	5,330	10,000	0	(10,000)	-100.0%	0	0	0.0%
Transfers In	1,349,823	247,066	2,001,800	1,754,734	710.2%	1,352,900	(648,900)	-32.4%
Revenue Total	58,014,658	55,745,520	60,729,252	4,983,732	8.9%	62,679,278	1,950,026	3.2%
Net Income/(Loss)	487,208	-	-	-		-	-	

Fund	General Fund	Expense By Department
Division	All	
Program	All	

Row Labels	Sum of Amounts -		Sum of Amounts -		Sum of Amounts -		Sum of Amounts -	
	FY24 Actual	Sum of Amounts - FY25 Budgeted	FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Administrative Services	4,018,523	3,465,154	3,771,901	306,747	8.9%	3,711,724	(60,177)	-1.6%
City Administration	7,337,166	2,963,801	3,491,810	528,009	17.8%	3,532,212	40,402	1.2%
Community Development	4,569,830	3,589,266	4,001,561	412,295	11.5%	4,179,747	178,186	4.5%
Fire	7,002,906	7,602,743	9,516,906	1,914,163	25.2%	9,373,473	(143,433)	-1.5%
Parks and Recreation	9,690,089	10,135,698	10,260,716	125,018	1.2%	10,872,784	612,068	6.0%
Police	18,496,187	20,127,404	21,232,608	1,105,204	5.5%	22,245,294	1,012,686	4.8%
Public Works	6,412,749	7,861,454	8,453,750	592,296	7.5%	8,764,044	310,294	3.7%
Expense Total	57,527,450	55,745,520	60,729,252	4,983,732	8.9%	62,679,278	1,950,026	3.2%

Fund	General Fund	
Department	(Multiple Items)	Admin & Administrative Services
Division	All	
Program	All	

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	596,334	648,547	578,191	(70,356)	-10.8%	610,813	32,622	5.6%
Capital Improve	0	0	0	0	0.0%	0	0	0.0%
Contractual Services	1,711,407	993,177	1,117,101	123,924	12.5%	1,054,301	(62,800)	-5.6%
Dues & Subscriptions	84,952	158,465	148,556	(9,909)	-6.3%	152,100	3,544	2.4%
Employee Development & Meetings	112,771	139,550	188,900	49,350	35.4%	186,400	(2,500)	-1.3%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	17,420	11,500	25,500	14,000	121.7%	11,500	(14,000)	-54.9%
Other	575,472	770,569	752,419	(18,150)	-2.4%	712,419	(40,000)	-5.3%
Personal Services	3,922,703	3,577,147	4,373,044	795,897	22.2%	4,386,403	13,359	0.3%
Transfers Out	4,334,630	130,000	80,000	(50,000)	-38.5%	130,000	50,000	62.5%
Expense Total	11,355,689	6,428,955	7,263,711	834,756	13.0%	7,243,936	(19,775)	-0.3%
Revenue								
Billings To Depts	1,131,757	1,201,557	1,441,356	239,799	20.0%	1,484,590	43,234	3.0%
Charges For Services	245,686	215,570	215,570	0	0.0%	215,570	0	0.0%
Contributions & Donations - Opr	0	0	0	0	0.0%	0	0	0.0%
Fines & Forfeitures	0	0	0	0	0.0%	0	0	0.0%
Gen Prop Tax	41,153,479	43,349,363	46,620,630	3,271,267	7.5%	48,961,076	2,340,446	5.0%
Int Inc	721,410	225,500	436,500	211,000	93.6%	436,500	0	0.0%
Intergovernmental	78,910	0	0	0	0.0%	0	0	0.0%
Other	47,983	18,300	14,500	(3,800)	-20.8%	16,846	2,346	16.2%
Permits & Licenses	265,100	259,985	246,510	(13,475)	-5.2%	246,510	0	0.0%
Special Assess	5,330	10,000	0	(10,000)	-100.0%	0	0	0.0%
Transfers In	157,000	16,666	0	(16,666)	-100.0%	0	0	0.0%
Revenue Total	43,806,655	45,296,941	48,975,066	3,678,125	8.1%	51,361,092	2,386,026	4.9%
Net Income/(Loss)	32,450,966	38,867,986	41,711,355	2,843,369		44,117,156	2,405,801	

Fund	Information Technology
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	40,293	45,716	57,805	12,089	26.4%	59,785	1,980	3.4%
Capital Improve	(58,440)	80,000	1,818,700	1,738,700	2173.4%	1,556,400	(262,300)	-14.4%
Contractual Services	1,868,465	1,822,128	2,550,647	728,519	40.0%	2,606,665	56,018	2.2%
Debt Service Interest	5,196	0	0	0	0.0%	0	0	0.0%
Depreciation	407,147	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	(12,698)	250	250	0	0.0%	250	0	0.0%
Employee Development & Meetings	10,349	20,500	20,500	0	0.0%	20,500	0	0.0%
Equip	238,115	288,463	288,463	0	0.0%	288,463	0	0.0%
Materials & Supplies	11,140	12,000	17,000	5,000	41.7%	17,000	0	0.0%
Other	156,379	0	1,055	1,055	0.0%	1,055	0	0.0%
Personal Services	948,175	1,108,631	1,158,022	49,391	4.5%	1,218,032	60,010	5.2%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	3,614,121	3,377,688	5,912,442	2,534,754	75.0%	5,768,150	(144,292)	-2.4%
Revenue								
Billings To Depts	2,808,085	2,977,993	3,277,993	300,000	10.1%	3,577,993	300,000	9.2%
Charges For Services	0	0	0	0	0.0%	0	0	0.0%
Contributions & Donations - Capital	46,350	0	0	0	0.0%	0	0	0.0%
Int Inc	255,621	96,074	138,000	41,926	43.6%	138,000	0	0.0%
Intergovernmental	9,482	0	0	0	0.0%	0	0	0.0%
Other	1,515	0	0	0	0.0%	0	0	0.0%
Transfers In	82,000	303,624	100,000	(203,624)	-67.1%	0	(100,000)	-100.0%
Revenue Total	3,203,053	3,377,691	3,515,993	138,302	4.1%	3,715,993	200,000	5.7%
Net Income/(Loss)	(411,068)	3	(2,396,449)	(2,396,452)		(2,052,157)	344,292	

Fund	Risk Management
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	10,965	11,623	0	(11,623)	-100.0%	0	0	0.0%
Contractual Services	1,764,864	1,714,098	1,864,210	150,112	8.8%	1,934,177	69,967	3.8%
Dues & Subscriptions	0	0	0	0	0.0%	0	0	0.0%
Employee Development & Meetings	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	34	300	300	0	0.0%	300	0	0.0%
Other	27,046	24,082	25,912	1,830	7.6%	25,912	0	0.0%
Personal Services	12,368	0	0	0	0.0%	0	0	0.0%
Transfers Out	2,403	0	0	0	0.0%	0	0	0.0%
Expense Total	1,817,680	1,750,103	1,890,422	140,319	8.0%	1,960,389	69,967	3.7%
Revenue								
Billings To Depts	755,811	1,148,894	1,379,447	230,553	20.1%	1,519,912	140,465	10.2%
Int Inc	273,577	141,181	135,000	(6,181)	-4.4%	135,000	0	0.0%
Other	151,871	86,463	98,500	12,037	13.9%	101,200	2,700	2.7%
Transfers In	2,700,000	373,565	500,000	126,435	33.8%	500,000	0	0.0%
Revenue Total	3,881,259	1,750,103	2,112,947	362,844	20.7%	2,256,112	143,165	6.8%
Net Income/(Loss)	2,063,579	-	222,525	222,525		295,723	73,198	

Fund	General Fund
Department	Community Development
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	383,719	414,984	504,536	89,552	21.6%	548,681	44,145	8.7%
Capital Improve	0	0	0	0	0.0%	0	0	0.0%
Contractual Services	210,005	93,300	265,900	172,600	185.0%	202,100	(63,800)	-24.0%
Dues & Subscriptions	9,481	10,150	12,350	2,200	21.7%	12,400	50	0.4%
Employee Development & Meetings	19,267	23,900	25,950	2,050	8.6%	25,950	0	0.0%
Equip	1,182	900	1,200	300	33.3%	1,300	100	8.3%
Materials & Supplies	11,626	8,750	8,950	200	2.3%	8,950	0	0.0%
Other	1,148,252	75,450	96,870	21,420	28.4%	96,870	0	0.0%
Personal Services	2,771,298	2,946,832	3,070,805	123,973	4.2%	3,268,496	197,691	6.4%
Transfers Out	15,000	15,000	15,000	0	0.0%	15,000	0	0.0%
Expense Total	4,569,830	3,589,266	4,001,561	412,295	11.5%	4,179,747	178,186	4.5%
Revenue								
Charges For Services	159,153	55,000	65,000	10,000	18.2%	65,000	0	0.0%
Contributions & Donations - Opr	0	0	0	0	0.0%	0	0	0.0%
Gen Prop Tax	0	0	0	0	0.0%	0	0	0.0%
Intergovernmental	352,821	0	0	0	0.0%	0	0	0.0%
Other	863,032	2,200	2,200	0	0.0%	2,200	0	0.0%
Permits & Licenses	5,566,270	3,425,100	3,576,700	151,600	4.4%	3,673,700	97,000	2.7%
Transfers In	0	0	180,000	180,000	0.0%	120,000	(60,000)	-33.3%
Revenue Total	6,941,276	3,482,300	3,823,900	341,600	9.8%	3,860,900	37,000	1.0%
Net Income/(Loss)	2,371,446	(106,966)	(177,661)	(70,695)		(318,847)	(141,186)	

Fund	Community Dev Block Grant (CDBG)
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	10,349	11,142	34,557	23,415	210.2%	36,782	2,225	6.4%
Contractual Services	6,496	7,350	7,350	0	0.0%	7,350	0	0.0%
Dues & Subscriptions	190	0	200	200	0.0%	200	0	0.0%
Employee Development & Meetings	0	1,600	1,600	0	0.0%	1,600	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	131	300	150	(150)	-50.0%	150	0	0.0%
Other	308,145	462,477	462,452	(25)	-0.0%	462,452	0	0.0%
Personal Services	31,260	36,893	28,391	(8,502)	-23.0%	30,519	2,128	7.5%
Expense Total	356,571	519,762	534,700	14,938	2.9%	539,053	4,353	0.8%
Revenue								
Gen Prop Tax	0	0	0	0	0.0%	0	0	0.0%
Int Inc	1,473	300	1,000	700	233.3%	1,000	0	0.0%
Intergovernmental	346,574	441,452	441,452	0	0.0%	441,452	0	0.0%
Other	230	0	0	0	0.0%	0	0	0.0%
Transfers In	0	78,010	0	(78,010)	-100.0%	0	0	0.0%
Revenue Total	348,277	519,762	442,452	(77,310)	-14.9%	442,452	0	0.0%
Net Income/(Loss)	(8,294)	-	(92,248)	(92,248)		(96,601)	(4,353)	

Fund	HRA General
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	42,089	45,105	142,438	97,333	215.8%	143,322	884	0.6%
Capital Improve	0	0	0	0	0.0%	0	0	0.0%
Contractual Services	77,978	28,510	28,510	0	0.0%	28,510	0	0.0%
Dues & Subscriptions	120	1,000	1,000	0	0.0%	1,000	0	0.0%
Employee Development & Meetings	1,276	3,300	3,800	500	15.2%	3,800	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	180	500	500	0	0.0%	500	0	0.0%
Other	3,503	13,725	13,675	(50)	-0.4%	13,675	0	0.0%
Personal Services	217,222	301,164	324,172	23,008	7.6%	404,783	80,611	24.9%
Transfers Out	310,000	372,184	310,000	(62,184)	-16.7%	310,000	0	0.0%
Expense Total	652,368	765,488	824,095	58,607	7.7%	905,590	81,495	9.9%
Revenue								
Charges For Services	29,123	51,900	51,900	0	0.0%	51,900	0	0.0%
Contributions & Donations - Capital	0	0	0	0	0.0%	0	0	0.0%
Gen Prop Tax	653,328	678,588	698,946	20,358	3.0%	719,914	20,968	3.0%
Int Inc	75,036	23,000	32,600	9,600	41.7%	32,600	0	0.0%
Intergovernmental	6	0	0	0	0.0%	0	0	0.0%
Other	348,450	12,000	12,000	0	0.0%	12,000	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	1,105,943	765,488	795,446	29,958	3.9%	816,414	20,968	2.6%
Net Income/(Loss)	453,575	-	(28,649)	(28,649)		(89,176)	(60,527)	

Fund	HRA Rental Assistance
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	46,252	49,796	35,494	(14,302)	-28.7%	36,379	885	2.5%
Capital Improve	0	0	0	0	0.0%	0	0	0.0%
Contractual Services	30,770	34,800	38,580	3,780	10.9%	35,580	(3,000)	-7.8%
Debt Service Interest	0	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	575	500	500	0	0.0%	500	0	0.0%
Employee Development & Meetings	2,301	2,150	3,400	1,250	58.1%	3,400	0	0.0%
Equip	0	0	10,000	10,000	0.0%	0	(10,000)	-100.0%
Materials & Supplies	129	100	100	0	0.0%	100	0	0.0%
Other	3,992,727	3,073,907	3,915,071	841,164	27.4%	3,915,071	0	0.0%
Personal Services	205,487	222,175	353,163	130,988	59.0%	372,388	19,225	5.4%
Transfers Out	0	9,957	0	(9,957)	-100.0%	0	0	0.0%
Expense Total	4,278,241	3,393,385	4,356,308	962,923	28.4%	4,363,418	7,110	0.2%
Revenue								
Int Inc	1,146	10	250	240	2400.0%	250	0	0.0%
Intergovernmental	4,362,808	3,393,375	4,391,627	998,252	29.4%	4,325,059	(66,568)	-1.5%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	4,363,954	3,393,385	4,391,877	998,492	29.4%	4,325,309	(66,568)	-1.5%
Net Income/(Loss)	85,713	-	35,569	35,569		(38,109)	(73,678)	

Fund	Plymouth Towne Square
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress		\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress		\$ var 27 vs 26	% var 27 vs 26
		FY26 In Progress				FY27 In Progress			
Expense									
Capital Improve	390,191	0	(390,191)	-100.0%		0	0	0.0%	
Contractual Services	603,429	506,169	(97,260)	-16.1%		519,267	13,098	2.6%	
Debt Service Interest	0	0	0	0.0%		0	0	0.0%	
Depreciation	0	215,754	215,754	0.0%		215,754	0	0.0%	
Dues & Subscriptions	0	0	0	0.0%		0	0	0.0%	
Employee Development & Meetings	0	0	0	0.0%		0	0	0.0%	
Materials & Supplies	0	16,727	16,727	0.0%		17,337	610	3.6%	
Other	88,995	50,895	(38,100)	-42.8%		51,203	308	0.6%	
Personal Services	0	165,116	165,116	0.0%		172,372	7,256	4.4%	
Expense Total	1,082,615	954,661	(127,954)	-11.8%		975,933	21,272	2.2%	
Revenue									
Charges For Services	860,415	866,118	5,703	0.7%		891,462	25,344	2.9%	
Contributions & Donations - Capital	0	0	0	0.0%		0	0	0.0%	
Contributions & Donations - Opr	0	0	0	0.0%		0	0	0.0%	
Int Inc	21,000	21,000	0	0.0%		21,000	0	0.0%	
Other	1,200	1,200	0	0.0%		1,200	0	0.0%	
Transfers In	200,000	0	(200,000)	-100.0%		0	0	0.0%	
Revenue Total	1,082,615	888,318	(194,297)	-17.9%		913,662	25,344	2.9%	
Net Income/(Loss)	-	-	(66,343)	(66,343)		(62,271)	4,072		

Fund	Vicksburg Crossing
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY25 Budgeted	Sum of			Sum of		
		Amounts - FY26 In	\$ var 26 vs	% var 26 vs	Amounts - FY27 In	\$ var 27 vs	% var 27 vs
		Progress	25	25	Progress	26	26
Expense							
Capital Improve	642,923	0	(642,923)	-100.0%	0	0	0.0%
Contractual Services	571,574	457,372	(114,202)	-20.0%	473,714	16,342	3.6%
Debt Service - Cost Of Issuance	0	0	0	0.0%	0	0	0.0%
Debt Service Interest	113,115	124,901	11,786	10.4%	109,751	(15,150)	-12.1%
Depreciation	0	332,623	332,623	0.0%	332,623	0	0.0%
Dues & Subscriptions	0	0	0	0.0%	0	0	0.0%
Employee Development & Meetings	0	0	0	0.0%	0	0	0.0%
Equip	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	0	17,100	17,100	0.0%	17,520	420	2.5%
Other	108,438	79,776	(28,662)	-26.4%	81,962	2,186	2.7%
Personal Services	0	168,833	168,833	0.0%	172,591	3,758	2.2%
Expense Total	1,436,050	1,180,605	(255,445)	-17.8%	1,188,161	7,556	0.6%
Revenue							
Charges For Services	1,371,570	1,396,680	25,110	1.8%	1,428,925	32,245	2.3%
Contributions & Donations - Opr	0	0	0	0.0%	0	0	0.0%
Int Inc	21,000	21,000	0	0.0%	21,000	0	0.0%
Other	3,480	3,480	0	0.0%	3,480	0	0.0%
Transfers In	40,000	0	(40,000)	-100.0%	0	0	0.0%
Revenue Total	1,436,050	1,421,160	(14,890)	-1.0%	1,453,405	32,245	2.3%
Net Income/(Loss)	-	-	240,555	240,555		265,244	24,689

Fund	General Fund
Department	Parks and Recreation
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	1,827,849	2,159,562	1,744,913	(414,649)	-19.2%	1,831,435	86,522	5.0%
Capital Improve	434,417	390,000	55,000	(335,000)	-85.9%	0	(55,000)	-100.0%
Contractual Services	1,703,907	1,599,000	1,878,265	279,265	17.5%	1,891,360	13,095	0.7%
Dues & Subscriptions	16,123	24,350	31,850	7,500	30.8%	32,350	500	1.6%
Employee Development & Meetings	41,840	31,225	52,825	21,600	69.2%	53,345	520	1.0%
Equip	14,665	26,500	29,500	3,000	11.3%	25,500	(4,000)	-13.6%
Materials & Supplies	531,172	471,860	619,900	148,040	31.4%	705,060	85,160	13.7%
Other	42,869	58,504	68,875	10,371	17.7%	69,165	290	0.4%
Personal Services	5,077,247	5,374,697	5,779,588	404,891	7.5%	6,264,569	484,981	8.4%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	9,690,089	10,135,698	10,260,716	125,018	1.2%	10,872,784	612,068	6.0%
Revenue								
Charges For Services	969,098	1,124,845	1,172,805	47,960	4.3%	1,205,205	32,400	2.8%
Contributions & Donations - Opr	0	1,300	1,300	0	0.0%	1,300	0	0.0%
Intergovernmental	0	0	0	0	0.0%	0	0	0.0%
Other	20,623	5,000	5,000	0	0.0%	5,000	0	0.0%
Permits & Licenses	375	100	100	0	0.0%	100	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	990,096	1,131,245	1,179,205	47,960	4.2%	1,211,605	32,400	2.7%
Net Income/(Loss)	(8,699,993)	(9,004,453)	(9,081,511)	(77,058)		(9,661,179)	(579,668)	

Fund	Recreation Fund
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	103,001	110,152	186,170	76,018	69.0%	206,329	20,159	10.8%
Capital Improve	26,836	0	0	0	0.0%	0	0	0.0%
Contractual Services	982,759	911,600	1,537,550	625,950	68.7%	1,582,143	44,593	2.9%
Contributed Capital	0	0	0	0	0.0%	0	0	0.0%
Depreciation	0	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	12,253	6,343	10,415	4,072	64.2%	10,415	0	0.0%
Employee Development & Meetings	26,338	19,055	32,500	13,445	70.6%	33,500	1,000	3.1%
Equip	9,649	20,600	10,000	(10,600)	-51.5%	10,000	0	0.0%
Materials & Supplies	168,120	132,032	213,100	81,068	61.4%	222,885	9,785	4.6%
Other	96,241	87,834	110,060	22,226	25.3%	110,060	0	0.0%
Personal Services	2,113,975	1,945,848	2,383,165	437,317	22.5%	2,506,482	123,317	5.2%
Transfers Out	0	43,408	0	(43,408)	-100.0%	0	0	0.0%
Expense Total	3,539,172	3,276,872	4,482,960	1,206,088	36.8%	4,681,814	198,854	4.4%
Revenue								
Charges For Services	2,278,834	2,243,875	3,235,680	991,805	44.2%	3,355,874	120,194	3.7%
Contributions & Donations - Capital	0	0	0	0	0.0%	0	0	0.0%
Contributions & Donations - Opr	19,439	20,572	24,750	4,178	20.3%	25,750	1,000	4.0%
Gen Prop Tax	962,616	1,002,652	1,032,233	29,581	3.0%	1,063,200	30,967	3.0%
Int Inc	26,187	0	24,300	24,300	0.0%	24,300	0	0.0%
Intergovernmental	9	0	0	0	0.0%	0	0	0.0%
Other	13,182	9,785	14,000	4,215	43.1%	14,000	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	3,300,267	3,276,884	4,330,963	1,054,079	32.2%	4,483,124	152,161	3.5%
Net Income/(Loss)	(238,905)	12	(151,997)	(152,009)		(198,690)	(46,693)	

Fund	Destination Marketing Org Fund
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Capital Improve	7,847	0	0	0	0.0%	0	0	0.0%
Contractual Services	92,792	30,000	136,000	106,000	353.3%	141,000	5,000	3.7%
Dues & Subscriptions	26,464	0	34,669	34,669	0.0%	35,829	1,160	3.3%
Employee Development & Meetings	4,676	0	9,500	9,500	0.0%	9,500	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	9,345	50,000	31,000	(19,000)	-38.0%	32,500	1,500	4.8%
Other	2,982	0	30,000	30,000	0.0%	30,000	0	0.0%
Personal Services	125,027	130,862	148,746	17,884	13.7%	154,510	5,764	3.9%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	269,133	210,862	389,915	179,053	84.9%	403,339	13,424	3.4%
Revenue								
Charges For Services	0	0	13,000	13,000	0.0%	15,000	2,000	15.4%
Gen Prop Tax	202,417	0	300,000	300,000	0.0%	300,000	0	0.0%
Int Inc	22,709	0	0	0	0.0%	0	0	0.0%
Transfers In	0	210,862	0	(210,862)	-100.0%	0	0	0.0%
Revenue Total	225,126	210,862	313,000	102,138	48.4%	315,000	2,000	0.6%
Net Income/(Loss)	(44,007)	-	(76,915)	(76,915)		(88,339)	(11,424)	

Fund	Ice Center
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	250,311	269,428	237,981	(31,447)	-11.7%	255,836	17,855	7.5%
Capital Improve	0	295,000	80,000	(215,000)	-72.9%	225,000	145,000	181.3%
Contractual Services	691,995	786,480	749,564	(36,916)	-4.7%	776,321	26,757	3.6%
Depreciation	721,686	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	1,945	700	1,500	800	114.3%	1,500	0	0.0%
Employee Development & Meetings	8,426	7,600	14,100	6,500	85.5%	15,100	1,000	7.1%
Equip	12,074	36,000	15,000	(21,000)	-58.3%	0	(15,000)	-100.0%
Materials & Supplies	194,844	165,050	202,750	37,700	22.8%	207,500	4,750	2.3%
Other	34,456	22,387	31,587	9,200	41.1%	31,587	0	0.0%
Personal Services	951,861	1,169,544	1,099,733	(69,811)	-6.0%	1,153,216	53,483	4.9%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	2,867,598	2,752,189	2,432,215	(319,974)	-11.6%	2,666,060	233,845	9.6%
Revenue								
Charges For Services	2,336,226	2,428,413	2,505,963	77,550	3.2%	2,561,508	55,545	2.2%
Contributions & Donations - Capital	0	0	0	0	0.0%	0	0	0.0%
Contributions & Donations - Opr	4,355	0	0	0	0.0%	0	0	0.0%
Int Inc	10,061	8,500	11,300	2,800	32.9%	11,300	0	0.0%
Intergovernmental	0	0	0	0	0.0%	0	0	0.0%
Other	74,623	61,000	100,000	39,000	63.9%	102,500	2,500	2.5%
Transfers In	370,134	254,281	0	(254,281)	-100.0%	0	0	0.0%
Revenue Total	2,795,399	2,752,194	2,617,263	(134,931)	-4.9%	2,675,308	58,045	2.2%
Net Income/(Loss)	(72,199)	5	185,048	185,043		9,248	(175,800)	

Fund	Field House
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	137,125	128,550	26,758	(101,792)	-79.2%	27,995	1,237	4.6%
Capital Improve	0	30,000	0	(30,000)	-100.0%	0	0	0.0%
Contractual Services	92,479	180,640	209,645	29,005	16.1%	216,000	6,355	3.0%
Depreciation	101,564	0	0	0	0.0%	0	0	0.0%
Employee Development & Meetings	200	200	1,000	800	400.0%	1,000	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	2,811	8,740	10,500	1,760	20.1%	10,800	300	2.9%
Other	266	300	170	(130)	-43.3%	170	0	0.0%
Personal Services	146,904	158,346	187,730	29,384	18.6%	200,541	12,811	6.8%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	481,349	506,776	435,803	(70,973)	-14.0%	456,506	20,703	4.8%
Revenue								
Charges For Services	377,537	417,150	414,621	(2,529)	-0.6%	427,085	12,464	3.0%
Contributions & Donations - Capital	0	0	0	0	0.0%	0	0	0.0%
Int Inc	64,648	16,500	32,500	16,000	97.0%	32,500	0	0.0%
Intergovernmental	0	0	0	0	0.0%	0	0	0.0%
Other	14,980	0	12,000	12,000	0.0%	12,000	0	0.0%
Transfers In	0	73,125	0	(73,125)	-100.0%	0	0	0.0%
Revenue Total	457,165	506,775	459,121	(47,654)	-9.4%	471,585	12,464	2.7%
Net Income/(Loss)	(24,184)	(1)	23,318	23,319		15,079	(8,239)	

Fund	General Fund
Department	Police
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	2,415,157	2,607,670	2,740,025	132,355	5.1%	2,870,879	130,854	4.8%
Capital Improve	183,625	0	0	0	0.0%	0	0	0.0%
Contractual Services	344,095	284,900	269,135	(15,765)	-5.5%	271,680	2,545	0.9%
Dues & Subscriptions	6,280	8,350	9,100	750	9.0%	9,100	0	0.0%
Employee Development & Meetings	379,812	353,672	393,450	39,778	11.2%	411,966	18,516	4.7%
Equip	68,581	110,900	189,500	78,600	70.9%	144,500	(45,000)	-23.7%
Materials & Supplies	268,813	268,314	284,252	15,938	5.9%	287,119	2,867	1.0%
Other	167,241	218,528	218,828	300	0.1%	218,828	0	0.0%
Personal Services	14,578,116	16,210,070	16,974,318	764,248	4.7%	17,931,222	956,904	5.6%
Transfers Out	84,467	65,000	154,000	89,000	136.9%	100,000	(54,000)	-35.1%
Expense Total	18,496,187	20,127,404	21,232,608	1,105,204	5.5%	22,245,294	1,012,686	4.8%
Revenue								
Charges For Services	178,310	168,500	168,500	0	0.0%	168,500	0	0.0%
Contributions & Donations - Opr	4,100	5,000	5,000	0	0.0%	5,000	0	0.0%
Fines & Forfeitures	353,784	415,000	415,000	0	0.0%	415,000	0	0.0%
Intergovernmental	1,623,012	1,956,055	1,983,181	27,126	1.4%	1,983,181	0	0.0%
Other	38,364	1,000	1,000	0	0.0%	1,000	0	0.0%
Permits & Licenses	8,467	11,400	11,400	0	0.0%	11,400	0	0.0%
Transfers In	189,520	63,400	135,000	71,600	112.9%	106,000	(29,000)	-21.5%
Revenue Total	2,395,557	2,620,355	2,719,081	98,726	3.8%	2,690,081	(29,000)	-1.1%
Net Income/(Loss)	(16,100,630)	(17,507,049)	(18,513,527)	(1,006,478)		(19,555,213)	(1,041,686)	

Fund	General Fund	Includes Emergency Mgmt
Department	Fire	
Division	All	
Program	All	

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	1,411,339	1,585,843	2,049,088	463,245	29.2%	2,114,080	64,992	3.2%
Capital Improve	135,286	0	743,000	743,000	0.0%	127,500	(615,500)	-82.8%
Contractual Services	134,498	165,500	177,800	12,300	7.4%	179,800	2,000	1.1%
Dues & Subscriptions	28,856	55,455	30,000	(25,455)	-45.9%	30,000	0	0.0%
Employee Development & Meetings	85,290	129,150	141,700	12,550	9.7%	126,450	(15,250)	-10.8%
Equip	55,214	51,000	55,000	4,000	7.8%	55,000	0	0.0%
Materials & Supplies	194,442	218,750	335,100	116,350	53.2%	402,100	67,000	20.0%
Other	676,953	625,000	708,400	83,400	13.3%	743,900	35,500	5.0%
Personal Services	4,191,028	4,682,045	5,179,818	497,773	10.6%	5,497,643	317,825	6.1%
Transfers Out	90,000	90,000	97,000	7,000	7.8%	97,000	0	0.0%
Expense Total	7,002,906	7,602,743	9,516,906	1,914,163	25.2%	9,373,473	(143,433)	-1.5%
Revenue								
Charges For Services	12,283	2,400	12,500	10,100	420.8%	15,000	2,500	20.0%
Contributions & Donations - Opr	5,550	30,000	10,000	(20,000)	-66.7%	10,000	0	0.0%
Intergovernmental	887,546	760,479	982,000	221,521	29.1%	1,024,000	42,000	4.3%
Other	5,192	0	0	0	0.0%	0	0	0.0%
Permits & Licenses	0	500	500	0	0.0%	500	0	0.0%
Transfers In	101,262	97,000	693,000	596,000	614.4%	77,500	(615,500)	-88.8%
Revenue Total	1,011,833	890,379	1,698,000	807,621	90.7%	1,127,000	(571,000)	-33.6%
Net Income/(Loss)	(5,991,073)	(6,712,364)	(7,818,906)	(1,106,542)		(8,246,473)	(427,567)	

Fund	Opioid Settlement Fund
Department	Police
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	0	0	0	0	0.0%	0	0	0.0%
Capital Improve	0	0	0	0	0.0%	0	0	0.0%
Contractual Services	12,000	12,000	12,000	0	0.0%	12,000	0	0.0%
Depreciation	0	0	0	0	0.0%	0	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	0	0	0	0	0.0%	0	0	0.0%
Other	26	15	15	0	0.0%	15	0	0.0%
Transfers Out	0	43,660	0	(43,660)	-100.0%	0	0	0.0%
Expense Total	12,026	55,675	12,015	(43,660)	-78.4%	12,015	0	0.0%
Revenue								
Int Inc	6,798	2,000	2,600	600	30.0%	2,600	0	0.0%
Other	115,628	53,675	53,675	0	0.0%	53,675	0	0.0%
Revenue Total	122,426	55,675	56,275	600	1.1%	56,275	0	0.0%
Net Income/(Loss)	110,400	-	44,260	44,260		44,260	-	

Fund	General Fund
Department	Public Works
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	1,571,207	1,647,403	1,849,937	202,534	12.3%	1,914,455	64,518	3.5%
Capital Improve	0	40,000	0	(40,000)	-100.0%	0	0	0.0%
Contractual Services	1,629,714	2,391,850	2,406,300	14,450	0.6%	2,430,300	24,000	1.0%
Dues & Subscriptions	5,643	3,750	10,750	7,000	186.7%	10,750	0	0.0%
Employee Development & Meetings	30,439	27,600	40,100	12,500	45.3%	40,100	0	0.0%
Equip	8,194	10,500	12,500	2,000	19.0%	12,500	0	0.0%
Materials & Supplies	257,138	496,250	546,000	49,750	10.0%	546,500	500	0.1%
Other	4,575	5,350	4,080	(1,270)	-23.7%	4,080	0	0.0%
Personal Services	2,905,839	3,238,751	3,584,083	345,332	10.7%	3,805,359	221,276	6.2%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	6,412,749	7,861,454	8,453,750	592,296	7.5%	8,764,044	310,294	3.7%
Revenue								
Billings To Depts	0	868,400	0	(868,400)	-100.0%	0	0	0.0%
Charges For Services	783,923	122,400	34,300	(88,100)	-72.0%	34,300	0	0.0%
Intergovernmental	1,170,603	1,251,500	1,293,400	41,900	3.3%	1,332,400	39,000	3.0%
Other	8,811	10,000	10,000	0	0.0%	10,000	0	0.0%
Permits & Licenses	3,863	2,000	2,500	500	25.0%	2,500	0	0.0%
Transfers In	902,041	70,000	993,800	923,800	1319.7%	1,049,400	55,600	5.6%
Revenue Total	2,869,241	2,324,300	2,334,000	9,700	0.4%	2,428,600	94,600	4.1%
Net Income/(Loss)	(3,543,508)	(5,537,154)	(6,119,750)	(582,596)		(6,335,444)	(215,694)	

Fund	Transit
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	127,387	141,777	341,233	199,456	140.7%	357,383	16,150	4.7%
Capital Improve	70,000	0	0	0	0.0%	0	0	0.0%
Contractual Services	4,712,970	4,925,736	5,966,712	1,040,976	21.1%	6,055,456	88,744	1.5%
Dues & Subscriptions	10,570	13,000	11,500	(1,500)	-11.5%	12,500	1,000	8.7%
Employee Development & Meetings	0	4,750	3,150	(1,600)	-33.7%	3,550	400	12.7%
Equip	34,718	100,000	25,000	(75,000)	-75.0%	30,000	5,000	20.0%
Materials & Supplies	478,841	420,504	490,175	69,671	16.6%	507,578	17,403	3.6%
Other	2,759	52,125	52,390	265	0.5%	52,390	0	0.0%
Personal Services	208,711	224,912	239,393	14,481	6.4%	317,050	77,657	32.4%
Transfers Out	0	689,334	0	(689,334)	-100.0%	0	0	0.0%
Expense Total	5,645,956	6,572,138	7,129,553	557,415	8.5%	7,335,907	206,354	2.9%
Revenue								
Charges For Services	423,229	392,773	355,142	(37,631)	-9.6%	373,199	18,057	5.1%
Gen Prop Tax	0	0	0	0	0.0%	0	0	0.0%
Int Inc	638,434	150,100	265,000	114,900	76.5%	265,000	0	0.0%
Intergovernmental	6,425,692	6,029,267	6,431,594	402,327	6.7%	6,753,174	321,580	5.0%
Other	3	0	0	0	0.0%	0	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	7,487,358	6,572,140	7,051,736	479,596	7.3%	7,391,373	339,637	4.8%
Net Income/(Loss)	1,841,402	2	(77,817)	(77,819)		55,466	133,283	

Fund	Central Equipment
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	211,951	206,201	141,535	(64,666)	-31.4%	149,160	7,625	5.4%
Capital Improve	13,945	2,415,400	2,815,600	400,200	16.6%	1,421,000	(1,394,600)	-49.5%
Contractual Services	175,510	132,310	135,910	3,600	2.7%	136,510	600	0.4%
Debt Service Interest	5,783	0	0	0	0.0%	0	0	0.0%
Depreciation	1,781,801	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	2,019	3,500	3,500	0	0.0%	3,500	0	0.0%
Employee Development & Meetings	865	2,200	2,200	0	0.0%	2,200	0	0.0%
Equip	19,729	34,000	34,000	0	0.0%	34,000	0	0.0%
Materials & Supplies	899,762	898,605	962,500	63,895	7.1%	982,600	20,100	2.1%
Other	329,378	31,275	36,650	5,375	17.2%	36,650	0	0.0%
Personal Services	643,324	737,197	809,904	72,707	9.9%	854,567	44,663	5.5%
Transfers Out	0	0	0	0	0.0%	0	0	0.0%
Expense Total	4,084,067	4,460,688	4,941,799	481,111	10.8%	3,620,187	(1,321,612)	-26.7%
Revenue								
Billings To Depts	3,884,232	4,039,601	3,779,930	(259,671)	-6.4%	3,847,454	67,524	1.8%
Charges For Services	0	21,218	21,218	0	0.0%	21,218	0	0.0%
Contributions & Donations - Capital	271,757	0	0	0	0.0%	0	0	0.0%
Int Inc	618,901	218,156	274,800	56,644	26.0%	274,800	0	0.0%
Intergovernmental	0	0	0	0	0.0%	0	0	0.0%
Other	296,478	106,090	100,000	(6,090)	-5.7%	100,000	0	0.0%
Transfers In	51,972	75,628	0	(75,628)	-100.0%	0	0	0.0%
Revenue Total	5,123,340	4,460,693	4,175,948	(284,745)	-6.4%	4,243,472	67,524	1.6%
Net Income/(Loss)	1,039,273	5	(765,851)	(765,856)		623,285	1,389,136	

Fund	Public Facilities
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	30,208	35,623	151,417	115,794	325.1%	166,446	15,029	9.9%
Capital Improve	0	3,090,000	2,769,000	(321,000)	-10.4%	1,725,000	(1,044,000)	-37.7%
Contractual Services	2,204,837	2,288,965	2,079,637	(209,328)	-9.1%	2,071,690	(7,947)	-0.4%
Contributed Capital	0	0	0	0	0.0%	0	0	0.0%
Depreciation	770,357	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	2,347	1,850	2,100	250	13.5%	2,100	0	0.0%
Employee Development & Meetings	1,708	4,500	4,500	0	0.0%	4,500	0	0.0%
Equip	26,656	100,100	77,300	(22,800)	-22.8%	77,300	0	0.0%
Materials & Supplies	135,236	175,790	170,050	(5,740)	-3.3%	170,050	0	0.0%
Other	1,367	950	920	(30)	-3.2%	920	0	0.0%
Personal Services	434,193	581,547	627,262	45,715	7.9%	460,389	(166,873)	-26.6%
Transfers Out	232,052	0	0	0	0.0%	0	0	0.0%
Expense Total	3,838,961	6,279,325	5,882,186	(397,139)	-6.3%	4,678,395	(1,203,791)	-20.5%
Revenue								
Billings To Depts	3,363,387	3,609,308	3,623,908	14,600	0.4%	3,677,823	53,915	1.5%
Contributions & Donations - Capital	287,615	0	0	0	0.0%	0	0	0.0%
Gen Prop Tax	0	0	0	0	0.0%	0	0	0.0%
Int Inc	347,344	141,497	164,600	23,103	16.3%	164,600	0	0.0%
Intergovernmental	0	0	0	0	0.0%	0	0	0.0%
Other	16,067	9,000	60,000	51,000	566.7%	11,000	(49,000)	-81.7%
Transfers In	250,000	2,519,522	0	(2,519,522)	-100.0%	0	0	0.0%
Revenue Total	4,264,413	6,279,327	3,848,508	(2,430,819)	-38.7%	3,853,423	4,915	0.1%
Net Income/(Loss)	425,452	2	(2,033,678)	(2,033,680)		(824,972)	1,208,706	

Fund	Water
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	1,558,763	1,597,363	1,161,247	(436,116)	-27.3%	1,206,822	45,575	3.9%
Capital Improve	0	3,940,000	3,230,000	(710,000)	-18.0%	6,770,000	3,540,000	109.6%
Contractual Services	2,000,674	2,088,000	2,228,050	140,050	6.7%	2,223,973	(4,077)	-0.2%
Debt Service Interest	0	0	0	0	0.0%	0	0	0.0%
Depreciation	2,904,138	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	9,398	12,500	10,000	(2,500)	-20.0%	10,000	0	0.0%
Employee Development & Meetings	19,526	18,000	21,000	3,000	16.7%	21,000	0	0.0%
Equip	8,437	15,000	15,000	0	0.0%	15,000	0	0.0%
Materials & Supplies	886,179	823,250	890,290	67,040	8.1%	909,214	18,924	2.1%
Other	57,426	60,550	55,630	(4,920)	-8.1%	55,630	0	0.0%
Personal Services	1,780,767	1,985,563	2,239,036	253,473	12.8%	2,367,472	128,436	5.7%
Transfers Out	2,117,342	1,650,001	41,700	(1,608,301)	-97.5%	41,700	0	0.0%
Expense Total	11,342,650	12,190,227	9,891,953	(2,298,274)	-18.9%	13,620,811	3,728,858	37.7%
Revenue								
Billings To Depts	0	0	0	0	0.0%	0	0	0.0%
Charges For Services	8,941,025	11,335,739	12,312,841	977,102	8.6%	13,291,996	979,155	8.0%
Contributions & Donations - Capital	904,606	800,000	800,000	0	0.0%	800,000	0	0.0%
Int Inc	133,225	34,500	103,300	68,800	199.4%	103,300	0	0.0%
Intergovernmental	33,664	10,000	10,000	0	0.0%	10,000	0	0.0%
Other	26,415	10,000	15,000	5,000	50.0%	15,000	0	0.0%
Permits & Licenses	0	0	0	0	0.0%	0	0	0.0%
Special Assess	0	0	0	0	0.0%	0	0	0.0%
Transfers In	333,647	0	0	0	0.0%	0	0	0.0%
Revenue Total	10,372,582	12,190,239	13,241,141	1,050,902	8.6%	14,220,296	979,155	7.4%
Net Income/(Loss)	(970,068)	12	3,349,188	3,349,176		599,485	(2,749,703)	

Fund	Sewer
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	730,329	755,968	1,018,933	262,965	34.8%	1,048,695	29,762	2.9%
Capital Improve	0	3,420,000	2,290,000	(1,130,000)	-33.0%	2,760,000	470,000	20.5%
Contractual Services	8,016,273	8,484,790	8,927,285	442,495	5.2%	9,185,676	258,391	2.9%
Depreciation	1,707,695	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	0	300	300	0	0.0%	300	0	0.0%
Employee Development & Meetings	12,972	9,000	12,300	3,300	36.7%	12,300	0	0.0%
Equip	3,335	7,500	7,500	0	0.0%	7,500	0	0.0%
Materials & Supplies	70,410	109,700	114,700	5,000	4.6%	115,200	500	0.4%
Other	78,511	69,700	78,190	8,490	12.2%	78,190	0	0.0%
Personal Services	934,602	1,145,297	1,354,077	208,780	18.2%	1,445,787	91,710	6.8%
Transfers Out	438,451	323,698	9,600	(314,098)	-97.0%	9,600	0	0.0%
Expense Total	11,992,578	14,325,953	13,812,885	(513,068)	-3.6%	14,663,248	850,363	6.2%
Revenue								
Billings To Depts	0	0	0	0	0.0%	0	0	0.0%
Charges For Services	12,437,808	13,342,852	13,764,925	422,073	3.2%	14,179,543	414,618	3.0%
Contributions & Donations - Capital	351,331	900,000	900,000	0	0.0%	900,000	0	0.0%
Int Inc	230,589	38,200	102,700	64,500	168.8%	102,700	0	0.0%
Intergovernmental	33,508	34,900	35,014	114	0.3%	36,049	1,035	3.0%
Other	11,851	10,000	10,000	0	0.0%	10,000	0	0.0%
Permits & Licenses	0	0	0	0	0.0%	0	0	0.0%
Transfers In	29,376	0	0	0	0.0%	0	0	0.0%
Revenue Total	13,094,463	14,325,952	14,812,639	486,687	3.4%	15,228,292	415,653	2.8%
Net Income/(Loss)	1,101,885	(1)	999,754	999,755		565,044	(434,710)	

Fund	Water Resources
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	551,277	577,790	520,280	(57,510)	-10.0%	538,280	18,000	3.5%
Capital Improve	0	3,081,000	2,978,000	(103,000)	-3.3%	2,796,000	(182,000)	-6.1%
Contractual Services	366,498	553,610	586,750	33,140	6.0%	591,250	4,500	0.8%
Depreciation	1,515,183	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	374,575	415,000	406,500	(8,500)	-2.0%	446,600	40,100	9.9%
Employee Development & Meetings	10,736	8,200	13,450	5,250	64.0%	13,800	350	2.6%
Equip	8,301	15,000	15,000	0	0.0%	15,000	0	0.0%
Materials & Supplies	45,501	81,750	88,750	7,000	8.6%	89,250	500	0.6%
Other	32,680	32,600	31,040	(1,560)	-4.8%	31,040	0	0.0%
Personal Services	1,091,522	1,383,066	1,505,658	122,592	8.9%	1,668,988	163,330	10.8%
Transfers Out	1,155,597	370,297	3,500	(366,797)	-99.1%	3,500	0	0.0%
Expense Total	5,151,870	6,518,313	6,148,928	(369,385)	-5.7%	6,193,708	44,780	0.7%
Revenue								
Billings To Depts	0	0	0	0	0.0%	0	0	0.0%
Charges For Services	5,107,331	5,639,612	6,031,980	392,368	7.0%	6,450,316	418,336	6.9%
Contributions & Donations - Capital	1,158,720	800,000	800,000	0	0.0%	800,000	0	0.0%
Fines & Forfeitures	0	0	0	0	0.0%	0	0	0.0%
Int Inc	374,442	55,700	58,900	3,200	5.7%	58,900	0	0.0%
Intergovernmental	202,396	0	0	0	0.0%	0	0	0.0%
Other	9,984	23,000	23,000	0	0.0%	23,000	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	6,852,873	6,518,312	6,913,880	395,568	6.1%	7,332,216	418,336	6.1%
Net Income/(Loss)	1,701,003	(1)	764,952	764,953		1,138,508	373,556	

Fund	Solid Waste Mgmt
Department	All
Division	All
Program	All

Row Labels	Sum of Amounts - FY24 Actual	Sum of Amounts - FY25 Budgeted	Sum of Amounts - FY26 In Progress	\$ var 26 vs 25	% var 26 vs 25	Sum of Amounts - FY27 In Progress	\$ var 27 vs 26	% var 27 vs 26
Expense								
Allocations	43,709	46,263	140,097	93,834	202.8%	144,214	4,117	2.9%
Contractual Services	2,387,830	2,332,100	3,697,100	1,365,000	58.5%	3,972,100	275,000	7.4%
Depreciation	5,683	0	0	0	0.0%	0	0	0.0%
Dues & Subscriptions	0	400	400	0	0.0%	400	0	0.0%
Employee Development & Meetings	0	1,050	1,050	0	0.0%	1,050	0	0.0%
Equip	0	0	0	0	0.0%	0	0	0.0%
Materials & Supplies	3,715	11,700	11,700	0	0.0%	11,700	0	0.0%
Other	15,248	9,925	9,980	55	0.6%	9,980	0	0.0%
Personal Services	198,749	280,939	241,101	(39,838)	-14.2%	253,834	12,733	5.3%
Transfers Out	0	56,319	0	(56,319)	-100.0%	0	0	0.0%
Expense Total	2,654,934	2,738,696	4,101,428	1,362,732	49.8%	4,393,278	291,850	7.1%
Revenue								
Charges For Services	2,503,672	2,535,564	3,943,839	1,408,275	55.5%	4,159,157	215,318	5.5%
Int Inc	20,018	9,450	15,550	6,100	64.6%	15,550	0	0.0%
Intergovernmental	375,344	163,700	163,700	0	0.0%	163,700	0	0.0%
Other	23,950	25,000	25,000	0	0.0%	25,000	0	0.0%
Permits & Licenses	4,400	4,975	5,000	25	0.5%	5,000	0	0.0%
Transfers In	0	0	0	0	0.0%	0	0	0.0%
Revenue Total	2,927,384	2,738,689	4,153,089	1,414,400	51.6%	4,368,407	215,318	5.2%
Net Income/(Loss)	272,450	(7)	51,661	51,668		(24,871)	(76,532)	

CITY OF PLYMOUTH

RESOLUTION No. 2025-256

RESOLUTION ADOPTING PRELIMINARY TAX LEVIES FOR TAXES PAYABLE 2026

WHEREAS, the City Council has given preliminary approval to the proposed operating budgets for calendar year 2026. The proposed budgets require monies to be raised from property taxes on taxable property in the City of Plymouth.

Proposed 2025

Levy Base

General Fund Base	46,620,630
Street Reconstruction	3,117,496
Recreation Fund	1,032,233
Park Replacement	1,522,178
Capital Improvement Fund	542,147
Total Levy Base	52,834,684

Special Levies

2020A Plymouth	
Community Center	2,364,690
2021A Fire Stations 2&3	1,346,573
Total Special Levies	3,711,263

TOTAL CITY LEVY	\$56,545,947
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HRA Levy	698,945
TOTAL LEVY	\$57,244,892

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the amounts listed above be raised by property tax on taxable property in the City of Plymouth for taxes payable in 2026 as set out in the proposed 2026 budget.

BE IT FURTHER RESOLVED, that the said preliminary property tax levy be certified to the County Auditor of Hennepin County on or before September 30, 2025.

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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

CITY OF PLYMOUTH

RESOLUTION No. 2025-257

RESOLUTION AUTHORIZING THE 2026 HRA LEVY

WHEREAS, pursuant to Minnesota Statutes, Section 469.090 to 469.108 (the *EDA Act*), the City of Plymouth City Council, created the Housing and Redevelopment Authority in and for the City of Plymouth, Minnesota (the *Authority*); and

WHEREAS, pursuant to the HRA Act, the City Council granted to the Authority all of the powers and duties of a housing and redevelopment authority under the provisions of Minnesota statutes; and

WHEREAS, Section 469.033, subdivision 6 of the HRA Act permits the Authority to levy a tax upon all taxable property within the City to be expended for the purposes authorized by the Act; and

WHEREAS, such levy may be in an amount not to exceed 0.0185 percent of estimated market value of the City; and

WHEREAS, the Authority has filed its budget for the special benefit levy in accordance with the budget procedures of the City; and

WHEREAS, based upon such budgets, the Authority will levy all or such portion of the authorized levy as it deems necessary.

NOW, THEREFORE BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that authorization is given for the Authority to levy for taxes payable in 2026, such tax upon the taxable property of the City as the Authority may determine, subject to the limitations contained in the HRA Act.

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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

CITY OF PLYMOUTH

RESOLUTION No. 2025-258

RESOLUTION APPROVING THE 2026 PRELIMINARY BUDGET

WHEREAS, in 2007, the City Council directed staff to implement a biennial budget cycle with a proposed current budget year and an in concept budget proposal; and

WHEREAS, the 2026 budget reflects the first year of the 2026/2027 biennial budget; and

WHEREAS, 2026 budget resolution and the accompanying proposed 2026 tax levies contained in Resolution No. 2025-XXX are submitted by the city in accordance with Minnesota Statutes and other applicable laws in effect on this date.

THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that the preliminary 2026 operating budget for the General Fund are given approval in the amount of \$60,729,252.

BE IT FURTHER RESOLVED, that the City Council declares its intent to take all necessary actions legally permissible to the submission and approval of the City's General Fund budget and property tax levies.

APPROVED by the City Council on this 23rd day of September, 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 September 23, 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