CITY OF PLYMOUTH
AGENDA
Regular City Council
Council Chambers
3400 Plymouth Boulevard, Plymouth, MN
April 13, 2026, 7:00 PM

1. CALL TO ORDER AND PLEDGE OF ALLEGIANCE

1.1 Pledge of Allegiance (Cub Scout Pack 283)

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

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. March 24 Regular

6.2 Approve disbursements
1. Invoice Expense Distribution
2. City Council Resolution 2026-090

6.3 Approve Change Order No. 1 for Plymouth Creek Trail (PR260006)
1. Change Order No. 01
2. City Council Resolution 2026-091

6.4 Elect not to waive the monetary limits on municipal tort liability established by Minnesota Statutes 466.04
1. City Council Resolution 2026-092

6.5 Approve 2026 Community Development Block Grant Annual Action Plan
1. Tables and Descriptions

2. PY 2025 Progress
3. Public Services Summary
4. 2026 Annual Action Plan Draft
5. HRA Resolution 2026-01
6. City Council Resolution 2026-093

6.6 Approve the Collateral Assignment and Subordination of Development Agreement and TIF Note with DC-OV Bassett Creek, LLC for Wren on the Creek at 10010 6th Avenue N
1. Agreement
2. City Council Resolution 2026-094

6.7 Approve final plat request for "Shorewood Enclave Phase 2" for property located at 10900 South Shore Drive (South Shore Drive LLC - 2026011)
1. Location Map
2. Aerial
3. Applicant's Narrative
4. Civil Plans
5. Architectural Site Plans
6. Preliminary Plat
7. Final Plat
8. City Council Resolution 2026-095

6.8 Approve hot mix asphalt prices for 2026
1. Bid Tabulation
2. City Council Resolution 2026-096

7. PUBLIC HEARINGS

7.1 Public hearing on proposed amendments to the tobacco licensing ordinance
1. Presentation
2. Notice of potential city code change to licensee
3. Buffer zone map
4. Public comment summary
5. Licensee comments - original files
6. Resident comments - original files
7. Resident comments - postcards
8. Stakeholder comments - original files
9. Other comments - original files
10. Comments received after April 8
11. Ordinance - draft

8. GENERAL BUSINESS

8.1 Order improvement, adopt assessments and award contract for the 2026

Street Rehabilitation Project (ST269002)

1. Presentation - April 13
2. Presentation - March 24
3. Location Maps
4. Award Recommendation Letter
5. Bid Tabulation
6. Assessment Roll and Maps
7. Written Objection Letter from Stuart Gilbert
8. City Council Resolution 2026-097
9. City Council Resolution 2026-098
10. City Council Resolution 2026-099

8.2 Order improvement, adopt assessments, award contract, approve supplemental agreement and approve a temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001)

1. Presentation - April 13
2. Presentation - March 24
3. Location Maps
4. Award Recommendation Letter
5. Bid Tabulation
6. Assessment Roll & Map
7. Written Objection Letters
8. Additional Resident Correspondence
9. Supplemental Agreement
10. Temporary Construction Easement Agreement
11. City Council Resolution 2026-100
12. City Council Resolution 2026-101
13. City Council Resolution 2026-102
14. City Council Resolution 2026-103

9. REPORTS AND STAFF RECOMMENDATIONS

10. ADJOURNMENT

Regular City Council
April 13, 2026
Agenda Number: 1.1

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Amanda Kaufman, Deputy City Manager

Item: **Pledge of Allegiance (Cub Scout Pack 283)**

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1. Action Requested:
Cub Scout Pack 283 will lead the pledge of allegiance.

2. Background:
Not applicable.

3. Budget Impact:
Not applicable.

4. Attachments:

Regular City Council
April 13, 2026
Agenda Number: 6.1

To: Dave Callister, City Manager

Prepared by: Jodi Gallup, City Clerk

Reviewed by: Amanda Kaufman, Deputy City Manager

Item: **Adopt proposed minutes**

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1. Action Requested:
Adopt proposed minutes.

2. Background:
Not applicable.

3. Budget Impact:
Not applicable.

4. Attachments:
1. March 24 Regular

Proposed Minutes
Regular City Council Meeting
March 24, 2026

Deputy Mayor Gregor 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 March 24, 2026.

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

COUNCIL ABSENT: Mayor Wosje and Councilmember Spoonheim.

STAFF PRESENT: Deputy City Manager Kaufman, Public Works Director Thompson, Public Safety Director Fadden, Community and Economic Development Director Fernelius, Finance Director Rich, Human Resources Director Timpone, Battalion Chief Duncan, Recreation Manager Hemp, City Engineer/Deputy Public Works Director Payne, Assistant City Engineer Shamla, Engineering Project Manager Miller, City Attorney Brooksbank and City Clerk/Administrative Coordinator Gallup.

Plymouth Forum

Kevin Peterson, Ward 2 resident, shared his thoughts on fraud within Hennepin County and recommended support from the city council to bring awareness to fraud and waste at the state and county levels.

Scott Johnson, Ward 2 resident, suggested the placement of a traffic light at Plymouth Plaza.

Presentations and Public Information Announcements

(4.1) Oath of Office for Officers Andreasen, Briesch, Griswold, Kelley, Karpe, Rolston, Treichler and Zeiher

Public Safety Director Fadden and City Clerk/Administrative Coordinator Gallup presented the Oath of Office for Officers Andreasen, Briesch, Griswold, Kelley, Karpe, Rolston, Treichler and Zeiher.

The City Council extended its congratulations to the newly sworn officers.

Approval of Agenda

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

Consent Agenda

Removed the resolution approving summary publication from agenda item 6.5. The remaining actions for that item stayed on the consent agenda.

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

(**6.1**) Council minutes from special meeting of March 6 and special and regular meetings of March 10, 2026.

(**6.2**) Resolution approving disbursements ending March 13, 2026 (Res2026-082).

(**6.3**) Resolution authorizing participation in the Metropolitan Council Environmental Services 2023 Municipal Inflow/Infiltration Grant Program (Res2026-083), Resolution approving waiver of real property declaration certification for the Metropolitan Council Environmental Services 2023 Municipal Inflow/Infiltration Grant Program (Res2026-084).

(6.4) Resolution appointing alternate director to the Basset Creek Watershed Management Organization (Res2026-085).

(6.5) Ordinance amending chapter 21 entitled the zoning ordinance of the Plymouth city code (2026005) (Ord2026-03), Resolution approving findings of fact for a zoning ordinance text amendment to a section of chapter 21 entitled the zoning ordinance to add a definition of hardware stores in the rules and definitions section and add hardware stores as a permitted use within the C-3, Highway Commercial Zoning District (2026005) (Res2026-086).

(6.6) Resolution authorizing execution of a Tax Increment Financing development agreement and related documents (Res2026-087).

(6.7) Resolution approving final closeout for the Palmer Creek Estates Stream Restoration Project (WR210002) (Res2026-088).

With all members voting in favor, the motion carried.

Public Hearings

(7.1) Public improvement and assessment hearing, order improvements, adopt assessments and award contract for the 2026 Street Rehabilitation Project (ST269002)

Engineering Project Manager Miller presented this item. He described the existing conditions of the three project areas. He stated the proposed improvements would include full depth reclamation, mill and overlay, spot and curb gutter replacement, spot pedestrian and utility improvements and trail rehabilitation. He explained the estimated cost, funding, assessment policy and project schedule. He described the public outreach and communications. Council requested a history of road improvements for those locations.

Deputy Mayor Gregor opened the public hearing.

Greg Baufield, resident, encouraged the city council to discuss the projects with the surrounding school districts.

Jim Grube, resident, provided a correction to the assessment costs to single family homes.

Stuart Gilbert, resident, expressed his opposition to this project and noted the high cost of the assessment.

Deputy Mayor Gregor closed the public hearing.

Motion was made by Councilmember Peterson, and seconded by Councilmember Pointner, to table this item until the April 13 meeting for action. With all members voting in favor, the motion carried.

(7.2) Public improvement and assessment hearing, order improvements, adopt assessments, award contract and supplemental agreement and approve a temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001)

Assistant City Engineer Shamla presented this item. He stated the proposed improvements will be street reconstruction, storm sewer and water main improvements, infiltration and inflow barriers on manhole and sidewalk and water quality improvements. He stated the estimated costs will come from city funding and special assessments. He provided the assessment payment options, the city's appeal process, public outreach and communications and a project schedule.

Public Works Director Thompson stated the city council had previously set the resident assessment rate in October 2025. Engineering Project Manager Shamla stated the reconstruction would create wider portions of Highway 55.

Deputy Mayor Gregor opened the public hearing.

Kay Ness, resident, expressed her concern and noted her opposition to the proposed street reconstruction and drainage pond in the Birch Briar neighborhood.

Johnathan Nowlin, resident, expressed his objection to the project and noted his concern about the lack of communication regarding the project.

Diane Torrance, resident, expressed her opposition to the assessments and the additional drainage pond.

Wendy Nelson, resident, expressed her opposition to the assessments.

Harold and Diane Miller, residents, noted their written objection and expressed concern regarding the assessment policy.

David and Jean Egeland, residents, expressed their opposition to the additional $6,000 assessments and expressed their concern about the notification timeline in previous communications.

Steven Swanson, resident, noted his concern regarding the special assessment policy and suggested a review of the project.

Catherine Silverman, resident, expressed her opposition and inquired about the process of the assessment policy.

Susan Peterson, resident, noted her letter of objection and expressed her frustrations with the lack of communication.

Hildania Kristensen, resident, expressed her concern about the clay soil and water drainage.

Deputy Mayor Gregor closed the public hearing.

After questions and comments from residents, Engineering Project Manager Shamla and Public Works Director Thompson provided the following information.

- Proposed pond is larger than required to provide a better water filtration system
- Pond is required by the Watershed District
- Road reconstruction requires water quality treatment
- City staff were informed there were no protected species in the project area
- If pond overflow occurs, it will drain into Gleason Lake
- The purpose of the drainage pond is to clean the water before it enters Gleason Lake
- Explained the reasons for the assessment values
- Described the appraisal process
- Private road residents are required to pay half of the assessment costs
- Assessment costs are 10% of the total project
- The two-phase process could be modified depending on the contractor
- Every property will have road and emergency vehicle access within 5-10 minutes
- Resident notifications will be given for road closures and water shut-offs

City Attorney Brooksbank noted that all the slides are available on the city website.

After questions from the City Council, Engineering Project Manager Shamla and Public Works Director Thompson provided the following information:

- Resident notification timeline meets all requirements
- Encouraged residents to reach out to the Department of Natural Resources regarding protected species
- Will not build a fence around the drainage pond
- Work with residents regarding the landscape around the pond
- Road reconstruction areas are in the 2030 Capital Improvement Plan

Motion was made by Councilmember Pointner, and seconded by Councilmember Peterson, to table this item until the April 13 meeting for action. With all members voting in favor, the motion carried.

(7.3) Public assessment hearing for the 15725 48th Avenue N Drainage Project (WRN25001)

City Engineer/Deputy Public Works Director Payne presented this item and provided background information on the legal proceedings. He reviewed the assessment policy and appeals process for this property.

City Attorney Brooksbank explained the details of the resolution. He also explained the recoupment of fees process on behalf of the city.

Deputy Mayor Gregor opened the public hearing.

Hildania Kristensen, resident, expressed her opposition to this assessment. She noted her lack of funds to pay for the assessment and encouraged the city council to look at this again and dismiss the assessment charges.

Deputy Mayor Gregor closed the public hearing.

Motion was made by Councilmember Aldrich, and seconded by Councilmember Peterson, to adopt Resolution adopting assessments for the 15725 48th Avenue N Drainage Project (WRN25001) (Res2026-089). With all members voting in favor, the motion carried

General Business

There was no general business.

Reports and Staff Recommendations

There were no reports.

Adjournment

Deputy Mayor Gregor adjourned the regular meeting at 9:56 p.m.

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Jodi Gallup, City Clerk/Administrative Coordinator

Regular City Council
April 13, 2026
Agenda Number: 6.2

To: Dave Callister, City Manager

Prepared by: Tammy Geurkink, Accounting Specialist

Reviewed by: Andrea Rich, Finance Director

Item: **Approve disbursements**

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1. Action Requested:

Approve disbursements ending April 3, 2026

2. Background:

Not applicable.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Invoice Expense Distribution
2. City Council Resolution 2026-090

FUND	100	General Fund	324,064.31
	200	Recreation Fund	83,401.54
	210	Parker's Lake Cemetery Maint	0.00
	215	Destination Marketing Org Fund	12,596.00
	220	Transit System Fund	484,131.80
	234	Economic Development Fund	0.00
	240	Lawful Gambling	60,139.00
	250	Comm Dev Block Grant Fund	711.65
	254	HRA Section 8 Fund	2,052.66
	254	HAP Check Summary	332,031.50
	255	Brint It Home	132.80
	258	HRA General Fund	2,547.44
	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	312,884.97
	401	Minnesota State Aid Fund	0.00
	404	Community Improvement	0.00
	405	Park Replacement Fund	81.19
	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	1,095,365.70
	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
	439	TIF 7-13-Plymouth Plaza	15,000.00
	500	Water Fund	197,324.73
	510	Water Resources Fund	356,467.69
	520	Sewer Fund	733,558.95
	530	Solid Waste Management Fund	0.00
	540	Ice Center Fund	91,016.71
	550	Field House Fund	2,674.54
	600	Central Equipment Fund	468,510.14
	610	Public Facilities Fund	132,906.13
	620	Information Technology Fund	105,279.79
	630	Risk Management Fund	47,795.19
	640	Employee Benefits Fund	110,808.78
	660	Resource Planning	889,961.67
	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: **5,861,444.88**

CITY OF PLYMOUTH

RESOLUTION NO. 2026-090

RESOLUTION APPROVING DISBURSEMENTS ENDING APRIL 3, 2026

WHEREAS, a list of disbursements for the period ending April 3, 2026, 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	$ 965,177.10
Construction & Debt Service	$1,423,331.86
Enterprise & Internal Service	$ 3,136,304.32
Housing Redevelopment	$ 4,600.10
Check Register Total	$ 5,529,413.38
US Bank – Housing Assistance Payments	
Housing & Redevelopment Authority	$ 332,031.50
	$ 332,031.50
GRAND TOTAL FOR ALL FUNDS	$5,861,444.88

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

EFT	737,490.02
Check (182679-183102)	4,791,923.36
Total	5,529,413.38

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 6.3

To: Dave Callister, City Manager

Prepared by: Sonya Rippe, Project Supervisor

Reviewed by: Jennifer Tomlinson, Parks and Recreation Director

Item: **Approve Change Order No. 1 for Plymouth Creek Trail (PR260006)**

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1. Action Requested:

Adopt the attached resolution approving Change Order No. 1 for Plymouth Creek Trail (PR260006).

2. Background:

The reimagination of City Center provides the opportunity to expand off-street connectivity for pedestrians and cyclists to and through the public facilities located within City Center. One critical link that is missing is an accessible off-street connection between the Plymouth Community Center and other city facilities, including the Hilde Performance Center, the Plymouth Ice Center and Plymouth City Hall. This trail connection includes a 500-foot boardwalk, approximately .10 mile of new asphalt trail, lights, trail counters and way-finding signage.

Council awarded the contract for the project to S.M. Hentges & Sons, Inc. at the March 10, 2026 meeting. The attached Change Order No. 1 includes changes to the project, including changing the boardwalk railing from an ornamental railing to a standard wood and wire mesh railing to bring the project cost in alignment with funding.

Construction is slated to begin as soon as weather allows.

3. Budget Impact:

The $2,158,526.52 project cost previously approved by council included the construction contract in the amount of $1,863,996.75. Change Order No. 1 reduces the construction contract by $423,138.73. The project cost and funding sources are listed below:

Project Cost	Amount
Improvements	$ 1,440,858.02
Engineering Administration	$ 164,050.00
Contingencies	$ 100,860.06
Total	**$ 1,705,768.08**

Project Funding	Amount
Surplus	$ 1,600,000.00
Park Dedication	$ 105,768.08
Total	**$ 1,705,768.08**

4. Attachments:

1. Change Order No. 01
2. City Council Resolution 2026-091

SRF No. 19799
March 24, 2026

CHANGE ORDER NO. 1

Plymouth Parks and Recreation
14900 23rd Avenue North
Plymouth, MN 55447

PROJECT: Plymouth Creek Trail

CONTRACTOR: S.M. Hentges & Sons, Inc.
650 Quaker Avenue
Jordan, MN 55352

WHEREAS: Plymouth Parks and Recreation determined that the railing system for the boardwalk shall be changed from a steel cable railing to a wood and metal mesh panel railing that will include three trail lighting units and not in-rail LED downlighting.

Pricing for Change Order #1 is as follows:

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	AMOUNT
2101.505	Clearing	-0.1	ACRE	$16,000.00	-$1,600.00
2403.603	Timber Railing	1,046	LF	$209.97	$219,628.62
2475.503	Ornamental Metal Railing	-1,046	LF	$550.00	-$575,300.00
2540.618	Boardwalk Special	-1,307	SF	$37.00	-$48,359.00
2545.502	Lighting Unit Type Special 1	3	EA	$4,500.00	$13,500.00
2545.503	4" Non-Metallic Conduit	-14	LF	$20.00	-$280.00
2545.503	1" Non-Metallic Conduit	-34	LF	$10.00	-$340.00
2545.503	Underground Wire 1/C 8 AWG	17	LF	$2.25	$38.25
2545.503	Underground Wire 1/C 10 AWG	-470	LF	$1.80	-$846.00
2545.503	Underground Wire 1/C 12 AWG	-1129	LF	$1.40	-$1,580.60
2545.901	Lighting System 1	-1	LS	$28,000.00	-$28,000.00
				TOTAL	-$423,138.73

WHEREAS: To accommodate delivery of wood materials, the substantial completion date is changed to September 30, 2026, and the final completion date is changed to November 13, 2026.

THEREFORE: In accordance with the terms of the Contract, S.M. Hentges & Sons, Inc. is hereby authorized to perform the improvements as described above.

ORIGINAL CONTRACT SUMMARY $1,863,996.75

CHANGE ORDER #1 -$423,138.73

REVISED CONTRACT AMOUNT **$1,440,858.02**

SRF No. 16910
March 24, 2026

ISSUED BY:

Signature: _____

Stewart Crosby, PLA, ASLA

Project Director

SRF CONSULTING GROUP, INC. DATE: 3/24/26

ACCEPTED BY:

Signature: _____

Justin Rice

Project Manager

S.M. HENTGES & SONS, INC. DATE: 3/24/26

APPROVED BY:

Signature: _____

Jeffry Wosje

Mayor

CITY OF PLYMOUTH DATE: _____

CITY OF PLYMOUTH

RESOLUTION NO. 2026-091

RESOLUTION APPROVING CHANGE ORDER NO. 1 FOR PLYMOUTH CREEK TRAIL (PR260006)

WHEREAS, the City of Plymouth as the owner, and S.M. Hentges & Sons, Inc. as the contractor, have entered into an agreement for the Plymouth Creek Trail Project. Said agreement was approved by the City Council on March 10, 2026; and

WHEREAS, changes were made that are not covered under the city's contract with S.M. Hentges & Sons, Inc.; and

WHEREAS, Change Order No. 1 was incorporated into the project and included the modification of contract items.

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

1. Change Order No. 1 which included a reduction in the contract in the amount of $423,138.73 is approved.

2. The total cost of the project is 1,705,768.08 as detailed in the table below:

Project Cost	**Amount**
Improvements	$ 1,440,858.02
Engineering and Administration	$ 164,050.00
Contingencies	$ 100,860.06
Total	**$ 1,705,768.08**

BE IT FURTHER RESOLVED that this project will be funded as detailed in the table below:

Project Funding	**Amount**
Surplus	$ 1,600,000.00
Park Dedication	$ 105,768.08
Total	**$ 1,705,768.08**

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 6.4

To: Dave Callister, City Manager

Prepared by: Ali Timpone, Human Resources Director

Reviewed by:

Item: **Elect not to waive the monetary limits on municipal tort liability established by Minnesota Statutes 466.04**

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1. Action Requested:

Adopt attached resolution electing not to waive the monetary limits on municipal tort liability established by Minnesota Statutes 466.04.

2. Background:

The city has been covered for many years for liability insurance by the League of Minnesota Cities Insurance Trust (LMCIT). Each year, LMCIT requests the city to consider whether to waive the statutory tort liability limits, which are set in effort to limit the liability exposure for cities. The state legislature has set the tort limits to $500,000 per individual claim and $1,500,000 for all claims arising from a single occurrence. If the city does not waive the statutory tort limit, an individual claimant can recover no more than $500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence would be $1,500,000. If, on the other hand, the city council chooses to waive the tort limits, a single claimant may be able to recover up to $2,000,000 for a single occurrence. The state tort liability limit only applies to liability cases filed in state court. Federal cases are not subject to the liability limits discussed here.

The City of Plymouth has historically not waived the monetary limits on municipal tort liability. Staff recommends continuation of this practice.

3. Budget Impact:

Not applicable.

4. Attachments:

1. City Council Resolution 2026-092

CITY OF PLYMOUTH

RESOLUTION NO. 2026-092

RESOLUTION ELECTING NOT TO WAIVE THE STATUTORY TORT LIMITS FOR LIABILITY INSURANCE

WHEREAS, the League of Minnesota Cities Insurance Trust has requested the City of Plymouth to make an election with regard to waiving or not waiving its tort liability established my Minnesota Statute 466.04; and

WHEREAS, staff recommends continuing previous elections to not waive monetary limits.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that it elects not to waive the statutory tort liability limits established by Minnesota Statute 466.04 and that such election is effective until amended by further resolution.

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 6.5

To:	Dave Callister, City Manager
Prepared by:	Grace Scoonover, Housing Policy & Grant Coordinator
Reviewed by:	Grant Fernelius, CED Director Steven Schmidt, Housing Manager
Item:	**Approve 2026 Community Development Block Grant Annual Action Plan**

1. Action Requested:

Approve 2026 CDBG Annual Action Plan

2. Background:

At the March 26, 2026 HRA Commission meeting, the HRA commission held a public hearing to receive comments regarding the 2026 Community Development Block Grant Annual Action Plan. The HRA commission reviewed the 2026 Action Plan and recommended approval by City Council.

The Community Development Block Grant (CDBG) is a federally funded program administered by the U.S. Department of Housing & Urban Development (HUD). CDBG is intended to support community development activities to build stronger and more resilient communities. To be eligible for CDBG, an activity must meet one of the three national objectives:

1. Benefit low- and moderate-income individuals
2. Aid in the prevention or elimination of slums or blight
3. Meet community needs that present a serious or immediate threat to the overall health or welfare of the community.

Since 1994, the City of Plymouth has annually received a CDBG allocation for being an entitlement community and a member of the Hennepin County Consortium. The HRA continues to carry out identified activities that best serve the housing and community development needs of the city. These activities include preserving the city's housing

stock, improving housing affordability, providing essential social services and supporting fair housing activities.

Staff anticipate for the 2026 program year, from July 1, 2026, to June 30, 2027, HUD will allocate $244,820 to the City of Plymouth. Staff anticipate receiving $80,000 in program income during PY 2026. The HRA allocates these funds in three different ways to accomplish identified activities within the city: 1) internal programs, 2) external programs, and 3) public service programs. HUD regulates the amount of CDBG funds that may be provided for public service programs. The amount may not exceed 15% of the city's total allocation plus 15% of the prior year's program income. For PY 2026, the public service allocation may not exceed $44,326. Through the annual public service RFP process, $44,300 is recommended for allocation to public services, as detailed below. The remaining $280,520 would be allocated between internal and external housing programs, as detailed in the 'Tables and Descriptions' attachment.

3. Budget Impact:

N/A

4. Attachments:

1. Tables and Descriptions
2. PY 2025 Progress
3. Public Services Summary
4. 2026 Annual Action Plan Draft
5. HRA Resolution 2026-01
6. City Council Resolution 2026-093

TABLES AND DESCRIPTIONS

Table 1.1: Recommended Allocations for CDBG PY 2026

	Agency	Amount Requested	Estimated 2025 Carryover Funds	2026 Funding Recommended	Program Income	Total Amount Available
Internal	Housing Rehab Programs	NA	$0	**$94,546**	$40,000	$134,546
Internal	First Time Homebuyer Program	NA	$0	**$70,000**	$40,000	$110,000
Internal	CDBG Administration	NA	$0	**$45,000**	-	$45,000
External	Hammer Residences – Public Facilities Improvements	$21,500	$0	**$18,500**	-	$18,500
External	Homes Within Reach - Community Land Trust	$50,000	$0	**$50,000**	-	$50,000
External	Fair Housing Activities	NA	$26	**$2,474**	-	$2,500
+10	**Housing Program Total:**	**$71,500**	**$26**	**$280,520**	**$ 80,000**	**$360,546**
	Lutheran Social Services	$6,000	$0	**$5,000**		$5,000
Public Service	PRISM	$20,000	$0	**$9,825**	-	$15,000
Public Service	HOME Line	$16,330	$0	**$9,825**	-	$11,000
Public Service	Interfaith Outreach	$21,624	$0	**$9,825**	-	$11,000
Public Service	Senior Community Services	$20,000	$0	**$9,825**	-	$12,000
	Public Service Total:	**$83,954**	**$0**	**$44,300**	**-**	**$44,300**
	GRAND TOTAL:	**$193,722**	**$26**	**$332,284**	**$80,000**	**$404,846**

RECOMMENDATIONS FOR INTERNAL PROGRAMS:

Staff recommends an allocation of $209,456 to internally administered programs.

The HRA administers two programs internally with CDBG funds: (1) First-Time Homebuyer Program, (2) Housing Rehabilitation Program.

The First-Time Homebuyer program assisted four homebuyers with the purchase of a home in program year 2024. The homebuyers expressed that they would not have been able to purchase a home without the financial assistance offered through Plymouth's FTHB program. Staff receive inquiries from prospective buyers, lenders, and real estate agents at least weekly, often more frequently. This reflects a significant need for the assistance offered by this program. The housing market trend of low inventory and rising home prices will continue to make it difficult for potential low- to moderate-income homebuyers to find properties that are affordable. Staff recommends allocating **$70,000** in funds to the FTHB program in the 2026 program year to assist two homebuyers.

The Housing Rehabilitation program includes both rehabilitation loans and emergency repair grants. Over the past five years, the rehab program has assisted an average of six households per year. Staff recommends allocating **$94,546** to the Housing Rehab program to provide between 4 and 6 rehab loans and emergency repair grants.

Both the First-Time Homebuyer and Housing Rehabilitation programs generate income from the repayment of deferred loans. Repayments occur when a homeowner moves or refinances their first mortgage. Over the past five years, the average amount of program income received annually has been $137,439.39. To date, $50,688.11 has been received in program income during PY 2025. Staff are conservatively budgeting $80,000 of program income received during PY 2026.

Additionally, the HRA allocates a portion of CDBG funds for expenses to administer the program. HUD regulates that program administration spending does not exceed a cap of 20 percent of the total allocation and current year program income. For PY 2026, the administrative cap is expected to be $64,964. Staff recommends that **$45,000** be allocated for program administration.

Table 1.2: Internal Programs Allocation for CDBG PY 2026

Housing Program	Proposed Activity	Estimated 2025 Carryover Funds	2026 Funding Recommendation	Estimated Program Income	Total Amount Available
Housing Rehab	Provide 2 deferred loans and 2 grants	$0	**$94,546**	$40,000	$134,546
First Time Homebuyer	Provide 2 loans to assist with down payment and closing cost assistance	$0	**$70,000**	$40,000	$110,000
CDBG Administration	Program Administration	$0	**$45,000**	-	$45,000
	TOTAL:	**$0**	**$209,546**	**$80,000**	**$289,546**

RECOMMENDATIONS FOR EXTERNAL PROGRAMS:

Staff recommends an allocation of $70,974 to externally administered programs.

There are three external programs – (1) Hammer Residences, (2) Homes Within Reach Community Land Trust, (3) Fair Housing Implementation Council.

The CDBG funding for Hammer Residences assists with the rehabilitation of affordable long-term rental units for people with disabilities. Hammer Residences has a long history of working with the city and the HRA to provide affordable housing for adults with development disabilities. Staff recommends an allocation of **$18,500** be awarded to Hammer Residences in PY 2026. Their request includes renovations and accessibility improvements to three homes. Work includes replacing common area flooring with vinyl plank flooring, replacing a garage floor, and repairing a driveway. Each of these projects will mitigate existing trip hazards of surfaces in heavily trafficked areas, thus decreasing fall risk and increasing ease of movement for individuals with limited mobility, including individuals using wheelchairs and walkers.

Homes Within Reach (HWR) helps low- and moderate-income families purchase homes at a reduced price through a community land trust. The land trust retains ownership of the land and sells the physical structure to an eligible buyer. In the 2021 program year, HWR purchased its first home in the city for inclusion in the land trust. Each program year since, CDBG funding has assisted with the purchase of an additional home to be included in the land trust and sold to a low- or moderate-income household. In addition, the CDBG allocation will leverage other sources of funds from Hennepin County, Minnesota Housing, and other private organizations and donors to purchase and rehab a home. Staff recommends an allocation of **$50,000** for HWR to purchase a home for the land trust.

Finally, the city is a member of the Fair Housing Implementation Council (FHIC), which was established to coordinate a regional effort to ensure fair housing for all. The FHIC is currently planning and implementing analyses and fair housing activities to continue throughout the remainder of the 2025-2029 contract period. Staff recommends **$2,474** be allocated for the continuation of this effort.

Table 1.3: External Programs Allocation for CDBG PY 2026

Housing Program	Proposed Activity	Amount Requested	Estimated 2025 Carryover Funds	2026 Funding Recommendation	Total Amount Available
Hammer Residences – Public Facilities Improvements	Assist with renovation of 3 affordable long-term rental homes with 12 total units for people with disabilities	$21,500	$0	**$18,500**	$18,500
Homes Within Reach -Community Land Trust	Supplemental grant funding to purchase another home	$50,000	$0	**$50,000**	$50,000
Fair Housing Activities	Outreach, education, and enforcement actives in the Consortium	-	$26	**$2,474**	$2,500
	TOTAL:	**$71,500**	**$0**	**$70,974**	**$71,000**

RECOMMENDATIONS FOR PUBLIC SERVICES:

Staff recommends an allocation of $44,300 to public service activities.

The HRA allocates a portion of CDBG funds to community organizations to undertake public service activities. These activities are directed towards low- and moderate-income individuals. HUD regulates that public services spending does not exceed a cap of 15 percent of the total allocation and prior year program income. For PY 2026, the public services cap is expected to be $44,326.

Staff solicited five social service agencies to submit a public service application and posted the Request for Funding Proposals on the city website and in the Sun Sailor local newspaper. Five agencies have requested CDBG funds to continue programs currently being supported by the city. Staff evaluated and ranked each proposal based on the following criteria:

- Feasibility: the likelihood that the proposed project may be completed within the timeline proposed and within reasonable parameters of risk
- Organizational Capacity: the likelihood of the organization being able to complete the proposed project
- Leverage of Other Funds: the extent to which the proposal demonstrates the involvement of local partnerships and the extent to which other funds are leveraged

Table 1.4: Public Service Programs Allocation for CDBG PY 2026

Agency	Proposed Activity	Amount Requested	Estimated 2025 Carryover Funds	2026 Funding Recommended	Total Amount Available
PRISM	Provide homelessness prevention services to 5 households	$20,000	$0	**$9,825**	$9,825
HOME Line	Provide a tenant hotline and represent tenants in negotiations to preserve affordable housing to 240 households	$16,330	$0	**$9,825**	$9,825
Lutheran Social Services of MN	Provide foreclosure prevention, rehab, prepurchase and reverse mortgage counseling to 50 households	$6,000	$0	**$5,000**	$5,000
Interfaith Outreach	Provide housing assistance and homelessness prevention to 5 households	$21,624	$0	**$9,825**	$9,825
Senior Community Services	Provide minor home maintenance services for 70 senior residents	$20,000	$0	**$9,825**	$9,825
	TOTAL:	**$83,954**	**$0**	**$44,300**	**$44,300**

PY 2025 CDBG Action Plan Progress (as of 3/20/2026)

Goals	Progress	PY 2025 Allocation	PY 2025 Expenses	Program Income	PY 2025 Balance
Rehabilitate 4 homes through deferred loans of up to $40,000 and grants up to $7,500	1 rehab loan(s) in process, - grants, n/a additional applications received	$94,782	$0	$35,688.11	$130,470.11
Provide 2 **first-time homebuyer** deferred loans up to $35,000	n/a pre-qualified applicants, 0 applicant funds committed	$70,745	$0	$15,000	$85,745
Assist with the rehab of 3 affordable rental units operated by **Hammer** Residences, Inc.	3 units scheduled for rehab work to by completed early spring	$31,330	$0	-	$31,330
Assist with the purchase of 1 home for **Homes Within Reach's land trust**	Search for home is ongoing	$50,532	$0	-	$50,532
Provide 60 households homeownership and financial counseling services through **Lutheran Social Services** of MN	0 households served	$6,604	$0	-	$6,604
Provide services to 240 renters households through **HOME Line**	0 households served	$11,117	$0	-	$11,117
Provide services to 100 seniors with the H.O.M.E (Household and Outside Maintenance for Elderly) program through **S.C.S**.	- seniors served	$12,128	$0	-	$12,128
Provide homelessness prevention assistance to 12 households through **PRISM**.	- households served	$15,160	$0	-	$15,160
Provide homelessness preventions assistance to 9 households through **Interfaith Outreach.**	- households served	$11,117	$0	-	$11,117
Fair Housing Activities	Outreach, education, and enforcement activities	$2,526	$0	-	$2,526
CDBG Administration	Administration Services	$30,319	$44,110.72	-	$0
TOTALS:		**$335,820**	**$44,110.72**	**$50,688.11**	**$356,189.11**

Summary of 2026 CDBG Public Service Funding Applications

- **HOME Line**
  - ❖ Amount requested: $16,330
  - ❖ Amount recommended: $9,825

HOME Line's application is to support their tenant hotline staffed by 5 full-time attorneys, 4 half-time attorneys, 1 full-time volunteer coordinator, 4 tenant advocates, and volunteer phone advocates (primarily law students from three area law schools). 3 staff members are multilingual, able to advise renters in Spanish, Hmong, and Somali. For over 30 years HOME Line has provided legal advice and representation to renter families faced with eviction as part of their Homeless Prevention Program. The hotline received 20,241 new calls statewide last year; 239 of those calls were from households in Plymouth. For the 2026 program year HOME Line anticipates assisting at least 240 Plymouth renter households, preventing at least 20 evictions for Plymouth households.

- **Interfaith Outreach & Community Partners**
  - ❖ Amount requested: $21,624
  - ❖ Amount recommended: $9,825

Interfaith Outreach's application is to support their Emergency Financial Assistance program. The program provides 1-3 months of emergency rent and utility assistance for households facing eviction. Once immediate needs are addressed, program participants have access to continued services such as case management and employment connections, to help households work towards increased stability. CDBG funding will be used for the direct rent assistance for participants. To demonstrate need, IOCP cites the increase in Plymouth households served from 903 in FY24 to 1073 in FY25. IOCP anticipates that CDBG funds will prevent homelessness for 5 Plymouth households through emergency rent assistance during the 2026 Program Year.

- **Lutheran Social Services of Minnesota (LSS)**
  - ❖ Amount requested: $6,000
  - ❖ Amount recommended: $5,000

LSS' application is to provide financial coaching and counseling services to current and aspiring Plymouth residents. The focus of the counseling is for aspiring homeowners, current homeowners that express concerns about their mortgage or property taxes, and current homeowners interested in reverse mortgages. These services aim to help families and individuals move toward improved financial health and building/maintaining wealth, with attentiveness to populations that are financially vulnerable and face barriers to financial wellness and wealth building. To demonstrate need, LSS highlights that 21.5% of households in Plymouth are cost burdened by housing (meaning they pay more than 30% of their income for housing costs). In the 2026 program year, LSS anticipates serving 50 Plymouth households with CDBG funds. The anticipated outcomes of the services include improved credit scores and credit awareness, increased access to loans, individualized monthly budgets, debt management plans, increased savings, and improved preparedness to purchase a home.

- **People Responding in Social Ministry (PRISM)**
  - ❖ Amount requested: $20,000
  - ❖ Amount recommended: $9,825

  PRISM's application is to support their Homelessness Prevention program. Since 1982 the Homelessness Prevention program has provided rental and mortgage assistance, stabilizing community resource referrals, and tenant advocacy to Plymouth households at-risk of homelessness due to a crisis, financial hardship, or temporary circumstance. In conjunction with emergency financial assistance, PRISM offers participants basic needs services, including their Marketplace Food Shelf, clothing programs, and school supply distribution. Though they are not funded through the city's CDBG, PRISM highlights these basic needs programs throughout their application and estimates the programs will serve 1,500 Plymouth residents. PRISM demonstrates the ongoing need for the Homelessness Prevention program through client data; 27 Plymouth residents received rental assistance in FY24, and that number increased to 55 Plymouth residents during FY25. During the 2026 program year, PRISM anticipates CDBG funding will provide rental assistance for 5 Plymouth households, as well as supporting organizational staffing costs.

- **Senior Community Services (SCS)**

❖ Amount requested: $20,000

❖ Amount recommended: $9,825

SCS's application is to support their Home and Outside Maintenance (HOME) program. For over 30 years the HOME program has served Plymouth senior residents who live independently, providing maintenance, safety assessments and installations, cleaning, seasonal yard care, and technical support. Services are either offered on a sliding scale fee or at no cost to the resident. SCS argues that their HOME program in Plymouth meets a crucial community need by catering to the well-being and independence of its senior population, particularly those with special needs or limited incomes, ensuring the residents receive vital services.

The number of Plymouth households served sharply increased from 2023 to 2024 by 37%. Based on more recent program data, SCS expects client numbers will level out to be closer to 2023 program numbers, anticipating serving 70 households during the 2026 CDBG program year.

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Plymouth is a Community Development Block Grant (CDBG) Entitlement Grantee and a member of the Hennepin County Consortium, which includes suburban Hennepin County as well as the cities of Bloomington, Eden Prairie, and Plymouth. This document contains those sections of the Consortium Action Plan with information specific to the City of Plymouth and its CDBG programs. The City of Plymouth will utilize CDBG funds to achieve the goals that best serve the housing and community development needs of the city and the Consortium.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Plymouth will carry out activities that will provide for the preservation of the city's housing stock, improve housing affordability, provide essential social services, and support fair housing activities. The city will continue to provide 0% interest deferred loans for housing rehabilitation and first-time homebuyers city-wide. The city will also provide capital funding to assist with the improvement of residential public facilities for disabled individuals and for the acquisition of property for inclusion in a community land trust. Lastly, the city will provide CDBG funds to support fair housing implementation.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Plymouth has a long history of actively working to preserve and upgrade the condition of its housing, maintain housing affordability, and provide needed social services. The CDBG funded single-family rehabilitation loan program (including lead-based paint abatement) and first-time homebuyer loan program have been successful and important parts of these efforts. Each year the city evaluates its performance relative to its Consolidated Plan goals through the Consolidated Annual Performance Evaluation Report (CAPER). As the 2025 program year nears the end of quarter three, the city and subgrantee partners will be working hard to complete activities, meet upcoming timeliness testing, and to make progress toward meeting all its 2025-2029 Consolidated Plan goals.
Fair Housing continues to be a focus of the City of Plymouth. In CDBG program year 2024, the Fair

Housing Implementation Council funded three fair housing activities guided by the Analysis of Impediments to Fair Housing. Activities from HOME Line, Affordable Housing Connections, and the Minnesota Homeownership Center were made available to City of Plymouth beneficiaries.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The City of Plymouth is part of the Hennepin County Consortium, and therefore the City's Action Plan is part of the Hennepin County Consortium Action Plan. The city has a Citizen Participation Plan that mirrors other Hennepin County Consortium members' Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be made available for public comment 30 days prior to its submission to HUD.
In addition to public hearings conducted by the County Board, the City of Plymouth Housing and Redevelopment Authority (HRA) will hold a public hearing to receive comments regarding the annual projects and activities to be funded. The public hearing will be held on March 26, 2026 and ask the public to comment on the proposed activities. Notice of the public hearing will be published in the official local newspaper on February 19, 2026 and will be posted on the city's website which offers translation services to the four most commonly spoken languages in the city – Hmong, Somali, Russian and Spanish. The City of Plymouth holds these public hearings at times and locations convenient to potential and actual beneficiaries.
Technical assistance is provided to any group representing very low and low-income persons that want to develop funding proposals for any of the programs covered by the Consolidated Plan. The City of Plymouth meets regularly with concerned agencies and groups to review and discuss affordable housing efforts and to identify ways in which the City of Plymouth can better serve the entire community with the resources available, including CDBG funding.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The city will hold a public hearing on March 26, 2026 at the Housing and Redevelopment Authority meeting. Written comments will be accepted from February 24, 2026 to March 26, 2026 and notice of the comment period and draft Action Plan will be published in the official local newspaper and posted on the city website on February 19, 2026.

6. Summary of comments or views not accepted and the reasons for not accepting them

Comments may be made during the public comment period from February 24, 2026 to March 26, 2026 and may be made or presented at the public hearing on March 26, 2026. Summary of comments or views not accepted is to be determined.

7. Summary

The City of Plymouth will follow regulatory requirements as outlined in 24 CFR 91.105 Citizen Participation Plan to encourage participation from its citizens. The Public Comment Period and the Public Hearing Notice will be initiated by posting notification in the local newspaper, on the city website, and by placing physical copies of the Annual Action Plan at the Plymouth Library, Plymouth Community Center, and City Hall.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	PLYMOUTH	Housing & Redevelopment Authority

Table 1 – Responsible Agencies

Narrative

The City of Plymouth is a CDBG entitlement community. Plymouth is also a member of the HOME consortium of suburban Hennepin County. Therefore, the County serves as the lead agency in the overall development and submittal of the Consortium Consolidated Plan and Annual Action Plans for participating jurisdictions, including CDBG grantees.

Consolidated Plan Public Contact Information

City of Plymouth Housing & Redevelopment Authority
Attn: Steven Schmidt, Housing Manager
Phone: 763-509-5412; Email: sschmidt@plymouthmn.gov
3400 Plymouth Boulevard
Plymouth, MN 55447

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The development of the Hennepin County Consortium Consolidated Plan was led by Hennepin County. Because many of the agencies that work within the city also work county-wide, it was determined that only one contact needed to be made to these organizations. The responses in this section reflect the work completed by Hennepin County and outlined in the overall Consortium Consolidated Plan as well as work completed by the City of Plymouth.

These activities are coordinated by Hennepin County at the local level. One of Hennepin County's services to enhance coordination includes development of a unit to focus specifically on housing stability for all county clients. Their work is to develop strategies to enhance prevention, support, and development of housing to meet the needs of residents within the county. Additionally, the county works with the City of Plymouth to provide assistance through the Continuum of Care department which works with HOME funds and the Office to End Homelessness.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Where appropriate, staff refer organizations and service agencies to each other to coordinate efforts. The City of Plymouth coordinates with programs such as PRISM's Housing Program which helps to make emergency payments to keep residents in their homes for a short period of time. The city also works with IOCP to refer residents to their Neighborhood Program which aims to build healthy, connected neighborhoods that can assist one another. The city coordinates with SCS's HOME program, which provides low barrier essential services related to home maintenance and accessibility to the city's senior residents. The City of Plymouth also works to connect residents who are in need of legal advice with tenant advocacy groups such as HOME Line.

In addition to collaboratively working with these service agencies, the city has a close relationship with Hennepin County and refers any resident that may have additional home or mental health needs to a network of people within the County that are equipped to address issues that may arise for Plymouth residents. The City of Plymouth also works with residents through the public safety department and the code enforcement department to assist in getting residents the help they may need. Lastly, city staff regularly encourage residents and prospective residents to utilize Housing Link as a general tool to assist with finding additional resources and affordable housing.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

Coordination is completed by the Minneapolis/Hennepin County Continuum of Care and the Office to End Homelessness. If a resident of Plymouth is facing homelessness, the city would first refer to the program through the county to help assist the resident's issues. Additionally, the city would contact partner agencies such as IOCP's Neighborhood Program, PRISM's Housing Program, HOME Line, and LSS of MN to assist with potential foreclosure counseling depending on the needs of the resident. Hennepin County Coordinated Entry works with agencies in the Northwest Metro. The city works to contact Continuum of Care staff at Hennepin County to assist with Plymouth residents that are at risk of or experiencing homelessness.

The Minneapolis/Hennepin County Continuum of Care (CoC) & Hennepin Housing Stability convene CoC members around specific target populations (Youth Collaborative, Family Services Network, Veteran Committee) and intervention types (Shelter Efficiency Network, The Outreach Group) in order to coordinate and develop new collective strategies to make homelessness rare, brief and non-recurring. The CoC's Executive Committee coordinates these strategies, and the Funding Committee evaluates existing and proposed projects for service and reallocates funds to meet emerging needs.

All homeless designated housing programs that receive public funding are required to fill all vacancies through referrals from the Coordinated Entry System (CES). This allows for a system-wide assessment and prioritization of people most in need of each housing type. All permanent supportive housing projects prioritize chronically homeless persons and families, considering chronicity, length of time HUD homeless, and disability status, alongside household preferences.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

Plymouth does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	HOME Line
	Agency/Group/Organization Type	Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	HOME Line was consulted through Hennepin County's Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for legal advocacy services for low- and moderate-income tenant households in Plymouth and suburban Hennepin County. See narrative in AP-85.
2	**Agency/Group/Organization**	PRISM
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	PRISM was consulted through the Hennepin County Consortium Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for emergency housing assistance and homelessness prevention services for low/moderate income households in Plymouth and suburban Hennepin County. See narrative in AP-85.
3	**Agency/Group/Organization**	Lutheran Social Services of MN
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Lutheran Social Services was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for housing counseling for low/moderate income households in Plymouth and suburban Hennepin County. See narrative in AP-85.
4	**Agency/Group/Organization**	Hammer Residences, Inc
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Hammer Residences was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for rehabilitated rental housing for low/moderate income households with development disabilities in Plymouth and suburban Hennepin County. See narrative in AP-85.
5	**Agency/Group/Organization**	INTERFAITH OUTREACH COMMUNITY PARTNERS
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Education
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Interfaith Outreach was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for homelessness assistance for low/moderate income households in Plymouth and suburban Hennepin County. See AP-85 narrative.

6	**Agency/Group/Organization**	WEST HENNEPIN AFFORDABLE HOUSING LAND TRUST
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	West Hennepin Affordable Housing Land Trust was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed a need for additional affordable housing options for low- and moderate-income households in Plymouth and suburban Hennepin County. See AP-85 narrative.
7	**Agency/Group/Organization**	Senior Community Services (SCS)
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	SCS was consulted through the Hennepin County Consolidated Plan process and the city's annual non-profit funding review. The consultation confirmed an ongoing need for household maintenance assistance for low/moderate income senior households in Plymouth and suburban Hennepin County. See narrative in AP-85.

8	**Agency/Group/Organization**	PLYMOUTH
	Agency/Group/Organization Type	PHA Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Housing Choice Voucher (HCV) Department (which acts as the PHA for the City of Plymouth) was consulted throughout the needs assessment and goal setting process for the Consolidated Plan. Additionally, HCV staff are consulted periodically to identify local housing needs. Staff will refer residents to HousingLink to assist with finding housing and anticipate higher outcomes of finding housing that fits their needs. The Housing Choice Voucher (HCV) Department (which acts as the PHA for the City of Plymouth) was consulted throughout the needs assessment and goal setting process for the Consolidated Plan. Additionally, HCV staff are consulted periodically to identify local housing needs. Staff will refer residents to HousingLink to assist with finding housing and anticipate higher outcomes of finding housing that fits their needs.

9	**Agency/Group/Organization**	City of New Hope
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In addition to participating in the Consortium survey, the City of New Hope and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
10	**Agency/Group/Organization**	City of Maple Grove
	Agency/Group/Organization Type	Other government - Local
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In addition to participating in the Consortium survey, the City of Maple Grove and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
11	**Agency/Group/Organization**	MINNETONKA
	Agency/Group/Organization Type	Other government - Local

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	In addition to participating in the Consortium survey, the City of Minnetonka and Plymouth city staff regularly discuss community development and housing needs. Consultation will help develop Priority Needs and Goals.
12	**Agency/Group/Organization**	METROPOLITAN COUNCIL HOUSING & REDEVELOPMENT AUTHORITY
	Agency/Group/Organization Type	Housing PHA Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Plymouth and the Metropolitan Council regularly coordinate and communicate regarding economic/community development and affordable housing issues including coordination between the Housing Policy Plan and the Consolidated Plan. Goals in the Consolidated Plan may overlap with Metropolitan Council affordable housing goals for cities.

13	**Agency/Group/Organization**	Office to End Homelessness
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Other government - Federal Other government - County Other government - Local Regional organization Planning organization Business and Civic Leaders Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Market Analysis
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Office to End Homelessness has played a key role in the development of all housing and homeless-related sections of the plan. Coordination will continue throughout the plan.

14	**Agency/Group/Organization**	Hennepin County Human Services and Public Health Department
	Agency/Group/Organization Type	Housing PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - Federal Other government - State Other government - County Other government - Local Regional organization Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Non-Homeless Special Needs Market Analysis

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Consortium staff meets with staff from Hennepin County Human Services and Public Health Department (HSPHD) regarding market conditions, housing needs, gaps in service, and recommendations for priorities. Additionally, HSPHD staff participates in HOME application reviews.
15	**Agency/Group/Organization**	Minnesota Department of Health
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Health Agency Other government - State
	What section of the Plan was addressed by Consultation?	Market Analysis Lead-based Paint Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	MDH was consulted regarding data on child lead poisoning and the importance of broadband internet access. Consultation was used to develop the Lead-based paint strategy of this Plan.

Identify any Agency Types not consulted and provide rationale for not consulting

Plymouth was actively involved in the Consortium consultation, development, and citizen participation process led by Hennepin County for the 2025-2029 Consolidated Plan. All agency types were consulted through the Consortium's Consolidated Plan development and goal-setting process. For successive Action Plans in the 2025-2029 Consolidated Plan cycle, some agency types will be consulted again or on an ongoing basis to assess whether substantial trends or changes have occurred since the Consolidated Planning process.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Hennepin County	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan identified homelessness prevention activities as important goals. This includes direct homelessness prevention housing assistance as well as foreclosure prevention counseling and tenant advocacy to prevent eviction.
Comprehensive Plan	City of Plymouth	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have significant overlap with the Plymouth Comprehensive Plan. Both the CDBG Action Plan and the Housing section of the Comprehensive Plan identify several goals related to providing affordable and well-maintained housing that is accessible for all income levels, household types, and life cycle stages.
Metropolitan Council	Metropolitan Council	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have overlap with the Housing Policy Plan. Both plans identify priorities related to maintaining existing affordable housing stock and providing a mix of affordable housing options for households of all life stages and economic means.
Strategic Plan	Plymouth Housing and Redevelopment Authority	The Plymouth CDBG Action Plan and Five-Year Consolidated Plan have overlap with the HRA's strategic plan. Both plans identify policies and actions that the HRA can take related to maintaining affordable housing stock and creating new affordable housing options for households at all stages of life.
MA-60 Broadband Needs	City of Plymouth	According to the 2020 ACS 5-year data profile, 92.7% of Plymouth residents have a computer while 87.0% have a broadband internet connection. In Minnesota, households with lower incomes are less likely to have a broadband subscription at home, hurting their ability to complete homework, search for better jobs, and stay connected to the world. According to data from the Federal Communications Commission, households in all areas of suburban Hennepin County are served by at least two fixed residential broadband providers. Further, 98.5% of the population is served by at least three providers. Access to broadband provider options is not clearly associated with low and moderate-income neighborhood clusters, in suburban Hennepin County and by extension, Plymouth.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
MA-65 Hazard Mitigation	City of Plymouth	In 2018, Hennepin County's Emergency Management division put together a hazard mitigation plan, which includes Plymouth in its scope. The risk assessment process measures the potential loss to a community, including loss of life, personal injury, property damage and economic injury resulting from a hazard event. The risk assessment process allows a community to better understand their potential risk and associated vulnerability to natural, intentional human-caused and unintentional human-caused hazards. The planning process identified the following consequences could be expected with climate change across Hennepin County:- Less reliable and more dangerous lake ice- More periods of bare/snow-free ground, allowing frost to penetrate to great depths during cold outbreak- Expansion of the heavy rainfall season, leading to enhanced peak stream flows, and altered timing of normal flow regime- Increased runoff and flash-flooding as the largest events intensify and become more common- Water infrastructure damage from intense rainfall events- Agricultural stress, from shifting crop ranges, heat, drought, extreme rainfall- More days with high water vapor content and heat index values- Greater summer cooling costs, more days requiring cooling- New invasive species, both terrestrial and aquatic, especially those acclimated to warmer climates or those that were cold weather limited.- Hyper-seasonality as warm conditions develop during the off-season, leading to bouts of heavy rainfall or severe weather, followed by wintry conditions- Increase in frequency of freeze-thaw cycles, as winter is increasingly infiltrated by warm conditions. Data from Minnesota's State Climatology Office already show a clear pattern of increasing temperatures at night and in winter -- and larger, more frequent extreme precipitation events. The Twin Cities metro area, including Hennepin County, is already seeing substantial warming during winter and at night, increased precipitation, and heavier downpours. State climatologists project that the decades ahead will bring even warmer winters, warmer summer nights, and even larger rainfalls, along with the likelihood of increased summer heat and the potential for longer dry spells. The City of Plymouth is the lead organization for hazard mitigation, management of flood prone areas, and emergency management as it relates to the CDBG program overall and for each environmental review processed.

Table 3 - Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

The Consortium supports and encourages the participation of citizens, community groups, and other interested agencies both in the development and the evaluation of the Plan's programs and activities. The Hennepin County Consortium worked with area community-based organizations to obtain input from residents through an online survey. Plymouth advertised the survey through it's website, social media, and email. The City of Plymouth is part of the Hennepin County Consortium, and therefore the city's Annual Action Plan is part of the Hennepin County Consortium Annual Action Plan. The city has a Citizen Participation Plan that mirrors other Hennepin County Consortium members' Citizen Participation Plans, which calls for the Hennepin County Consortium Action Plan to be made available for public comment 30 days prior to its submission to HUD.

In addition to public hearings conducted by the County Board, the City of Plymouth will hold a public hearing to receive comments regarding the annual projects and activities to be funded. The Plymouth Housing and Redevelopment Authority will hold a public hearing on March 26, 2026 and ask the public to comment on the proposed activities. The City of Plymouth holds these public hearings at times and locations convenient to potential and actual beneficiaries. Notice of the public comment period and the public hearing will be published in the official local newspaper on February 19, 2026 as well as posted on the City website. Written comments will be accepted from February 24, 2026 to March 26, 2026 prior to the City of Plymouth City Council authorization of the 2026 Annual Action Plan on April 13, 2026.

Plymouth's citizen participation process includes an RFP process that allows non-profit agencies to apply for CDBG funding. Notice was published in the Sun Sailor on November 20, 2025, requesting CDBG public service proposals. Technical assistance is provided to any group representing very low and low-income persons that want to develop funding proposals for any of the programs covered by the Consolidated Plan.

Plymouth will consider any future comments received from the public during the 5-Year Consolidated Plan period, either informally or through the formal citizen participation process associated with each Annual Action Plan. All comments received will be evaluated by staff, and amendments to the goals of the Plan will be considered if warranted. Any resulting changes to Plan goals would be made in accordance with the procedures outlined in the City's Citizen Participation Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	To be updated after conclusion of public comment period and public hearing	TBD	TBD	
2	Public Hearing	Non-targeted/broad community	To be updated after conclusion of public comment period and public hearing	TBD	TBD	
3	Internet Outreach	Non-targeted/broad community	To be updated after conclusion of public comment period and public hearing	TBD	TBD	https://www.plymouthmn.gov/departments/community-economic-development/housing

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Meeting	Non-targeted/broad community	To be updated after conclusion of public comment period and public hearing	TBD	TBD	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

For the 2026 CDBG program year, Plymouth's CDBG allocation is expected to be $244,820. Additionally, $80,000 of program income is anticipated. The following list includes other sources of funds used for community development and housing programs within the city.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	244,820.00	80,000.00	0.00	324,820.00	960,000.00	For the 2026 CDBG program year, Plymouth anticipates an allocation of $244,820. Additionally, $80,000 of program income is anticipated. For the remainder of the 5-year Consolidated Plan period, Plymouth estimates an annual CDBG allocation of $240,000, based on funding trends. Program income of $80,000 is projected annually.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
LIHTC	public - federal	Housing	0.00	0.00	0.00	0.00	0.00	The HRA has been working with several private developers to utilize this resource to create new affordable apartment units. The HRA will continue to pursue opportunities to use LIHTC when possible.
Section 8	public - federal	Admin and Planning Housing	0.00	0.00	0.00	0.00	0.00	Currently the Plymouth HRA has funding for 250 vouchers (including 40 vouchers for non-elderly disabled and 10 VASH vouchers). There are another 100 voucher holders residing in Plymouth who ported in from other jurisdictions.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Tax Exempt Bond Proceeds	public - local	Housing	0.00	0.00	0.00	0.00	0.00	Since 1995, the city has issued $58,795,000.00 in tax-exempt housing revenue bonds and $7,290,000.00 in taxable housing revenue bonds for the acquisition, re-financing and/ or renovation of 893 rental apartments. The city required that the owners make a certain percentage of their units affordable to and occupied by low-income households or make an annual payment for the life of the bonds to the HRA's Affordable Housing Account. As a result, 220 of these units are affordable to low-income renters.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Tax Increment Financing	public - local	Housing	0.00	0.00	0.00	0.00	0.00	The city's Tax Increment Housing Assistance Program (TIHAP) makes excess Tax Increments from existing and future Tax Increment Districts in the city available for eligible affordable housing developments. Since 1998 the city and HRA have established more than seven tax increment financing districts and secured more than 213 units of affordable housing ranging in affordability between households at or below 30% to 60% AMI. The city will consider the creation of additional TIF districts as appropriate to assist with development of affordable housing units to supplement outside funding.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - state	Housing	0.00	0.00	0.00	0.00	0.00	Minnesota Housing Finance Agency (MHFA): This agency provides first time homebuyer programs, housing rehabilitation programs, and development and redevelopment financing through their Consolidated RFP process. The HRA also developed a partnership in 2003 with the Center for Energy and Environment (CEE) pertaining to the MHFA Fix-Up Fund and MHFA Deferred Loan Program. While CEE remains the approved lender for the Fix-Up Fund, the HRA works in collaboration with them in marketing the program.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
Other	public - local	Housing	0.00	0.00	0.00	0.00	0.00	Plymouth HRA Tax Levy: The HRA used this levy for several years to provide subsidized rental housing for 195 senior citizen households utilizing approximately $260,000.00 annually to eligible renters at Plymouth Towne Square and Vicksburg Crossing.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The HRA intends to pursue all possible resources to address its Consolidated Plan & Action Plan goals. There are no specific matching requirements associated with Plymouth's CDBG program, although any opportunities to provide/obtain matching funding will be pursued. For example, clients of the Housing Rehabilitation Loan program are occasionally able to match their Plymouth CDBG loan with grants or loans from other programs, such as for lead abatement.

In addition, Interfaith Outreach & Community Partners (IOCP) has been a very supportive partner of Plymouth's efforts to further affordable housing goals. To this end, IOCP has a significant housing fund to assist in funding affordable housing efforts both in Plymouth and the region.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Plymouth owns two senior rental housing developments. Plymouth Towne Square, developed in 1994, has provided 99 affordable

housing units / subsidized senior housing units through an annual amount of Plymouth HRA tax levy ranging from $250,000.00 to $320,000.00. By providing a deep subsidy, the HRA is working to help the residents at PTS obtain decent, affordable housing and to avoid homelessness. Plymouth Towne Square averaged an occupancy of 98.1% in 2025. Vicksburg Crossing, built in 2006 with 96 units, offers affordable rents to low- and moderate-income residents. The HRA Board sets rents on an annual basis. A subsidy of $18,000-$60,000 from the HRA tax levy helps keep rent levels affordable. Vicksburg Crossings averaged an occupancy of 98.7% in 2025.
The Plymouth HRA administers a scattered site rental housing program (SSHP) where they own and manage affordable twin home properties. The HRA purchased a 0.6-acre vacant parcel in Plymouth to build and operate a twin home, called Valor Place. The twin home (single building, two units) is available to veterans of the armed services whose households are at or below 60% AMI. The HRA owns and operates the homes with dedicated reserves to keep the rent levels affordable.

Discussion

The City of Plymouth utilizes a variety of federal, state, and local funding sources to meet the goals identified in this plan. This includes sources used on a recurring annual basis such as CDBG, Section 8, state housing agency programs, and the local HRA tax levy. Additional sources such as LIHTC, TIF, and housing revenue bonds have been used on a case-by-case basis in the past and will continue to be pursued when and where appropriate. New sources, including BIH and LIRC 4(d)1, will be implemented to expand existing housing supports in the city.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Homeowner rehabilitation assistance	2025	2029	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: $94,654.00	Homeowner Housing Rehabilitated: 4 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Direct homebuyer assistance	2025	2029	Affordable Housing	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: $70,000.00	Direct Financial Assistance to Homebuyers: 2 Households Assisted
3	Facilities for persons with disabilities	2025	2029	Affordable Housing Non-Homeless Special Needs	City of Plymouth	Preserve/Create Multifamily Rental Opportunities	CDBG: $18,500.00	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 12 Persons Assisted
4	Homeowner education	2025	2029	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: $5,000.00	Public service activities for Low/Moderate Income Housing Benefit: 50 Households Assisted
5	Senior services	2025	2029	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: $9,825.00	Public service activities for Low/Moderate Income Housing Benefit: 70 Households Assisted
6	Homelessness prevention	2025	2029	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: $19,650.00	Public service activities for Low/Moderate Income Housing Benefit: 10 Households Assisted
7	Tenant counseling	2025	2029	Non-Housing Community Development	City of Plymouth	Education, outreach and services.	CDBG: $9,825.00	Public service activities for Low/Moderate Income Housing Benefit: 240 Households Assisted
8	Homeownership creation	2025	2029	Non-Housing Community Development	City of Plymouth	Preserve/Create Single Family Homeownership	CDBG: $50,000.00	Direct Financial Assistance to Homebuyers: 1 Households Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
9	Fair Housing	2025	2029	Fair Housing	City of Plymouth	Fair Housing	CDBG: $2,474.00	Other: 1 Other
10	Administration	2025	2029	Program Administration	City of Plymouth	Administration	CDBG: $45,000.00	Other: 1 Other

Table 6 – Goals Summary

Goal Descriptions

1	**Goal Name**	Homeowner rehabilitation assistance
	Goal Description	Provide zero interest loans and grants to assist low/moderate income households to make needed home repairs and address lead-based paint issues as needed.
2	**Goal Name**	Direct homebuyer assistance
	Goal Description	Provide zero interest deferred loans to low/moderate-income first-time homebuyer households to help make the purchase of a home more affordable.
3	**Goal Name**	Facilities for persons with disabilities
	Goal Description	Assist with the rehabilitation of affordable rental group homes operated by Hammer Residences. Hammer Residences, Inc. provides housing and support to individuals who have developmental disabilities. The projects will support housing for these individuals through necessary updates.
4	**Goal Name**	Homeowner education
	Goal Description	Provide homeownership, foreclosure prevention, and reverse mortgage counseling services for low/moderate income households.

5	**Goal Name**	Senior services
	Goal Description	Provide household maintenance assistance to low/moderate income senior households.
6	**Goal Name**	Homelessness prevention
	Goal Description	Provide emergency, short-term housing assistance to low/moderate income households experiencing temporary financial crises.
7	**Goal Name**	Tenant counseling
	Goal Description	Provides tenant counseling services to low/moderate income households that are facing eviction or other housing related hardships.
8	**Goal Name**	Homeownership creation
	Goal Description	Creation of affordable homeownership using the HWR Community Land Trust practice is achieved by acquiring and retaining the ownership of real property, rehabilitating and then selling the home to buyers who earn less than 80% Area Median Income.
9	**Goal Name**	Fair Housing
	Goal Description	Assist in regional efforts to further fair housing, including evaluation and implementation activities.
10	**Goal Name**	Administration
	Goal Description	Provides for oversight, management, monitoring and coordination of the CDBG program. Also provides public information on CDBG program activities available to all residents.

AP-35 Projects - 91.420, 91.220(d)

Introduction

The Plymouth HRA will implement the following projects during the program year to address the strategies and priorities of the 2025-2029 Consolidated Plan.

#	Project Name
1	Housing Rehabilitation
2	First-Time Homebuyer Assistance
3	West Hennepin Affordable Housing Land Trust (HWR)
4	Facilities for Persons with Disabilities (Hammer Residences)
5	Homeownership Counseling (LSS)
6	Tenant Counseling (HOME Line)
7	Senior Community Services (SCS)
8	Homelessness Prevention (PRISM)
9	Homelessness Prevention (IOCP)
10	Fair Housing
11	Program Administration

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The activities supported directly by the city include administering an owner-occupied rehabilitation program and a First-Time Homebuyer program. Both programs serve LMI individuals and households in the Plymouth community well, allowing assistance to households to be able to stay and maintain their homes and be able to become FTHBs with direct homebuyer assistance. In addition, the HRA will continue to collaborate with WHAHLT to support affordable homeownership in Plymouth. The land trust model can be an effective strategy for supporting homebuyers in markets with high median home prices by helping to create more affordability through the write-down of the land in the transaction. While median home prices continue to rise in Plymouth, providing subsidy into a land trust home helps extend affordability throughout the 99-year land lease, creating future affordability at the time of sale. In addition, the HRA will support fair housing activities, homebuyer education, homelessness prevention, a tenant advocacy hotline, and minor home maintenance support for LMI seniors. By supporting five organizations with public services funding, we can expand support for more comprehensive housing needs in our community. The biggest obstacle to addressing affordable homeownership needs is the relatively high median home price in the City of Plymouth ($522,500 according to SPAAR in January 2026) that present barriers to entry for many prospective first-time homeowners.

AP-38 Project Summary

Project Summary Information

1	**Project Name**	Housing Rehabilitation
	Target Area	City of Plymouth
	Goals Supported	Homeowner rehabilitation assistance
	Needs Addressed	Preserve/Create Single Family Homeownership
	Funding	CDBG: $94,546.00
	Description	The Plymouth HRA offers two programs to assist low/moderate-income homeowners rehabilitating their homes. The Housing Rehabilitation Loan Program offers deferred zero-interest loans up to $40,000 to homeowners for needed home repairs. The Emergency Repair Program provides grants up to $7,500 for emergency/urgent home repairs for senior citizens.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	During the 2026 program year, the City expects to assist two low- to moderate- income households with home rehabilitation loans and 2 low- to moderate-income senior households with emergency repair grants.
	Location Description	The program is available to low- and moderate-income residents city-wide.
	Planned Activities	The HRA will continue to operate two housing rehabilitation programs: The Housing Rehab Loan program and the Emergency Repair Grant program. The Housing Rehab program offers 0% interest deferred loans up to $40,000 for low- and moderate-income homeowners to rehabilitate their owner-occupied homes. An additional $10,000 is available to households in need of accessibility improvements for disabled residents and/or lead paint hazard reduction. Applications are accepted year-round on a first-come first-serve basis. The loans must be repaid only if the property is sold or transferred within 20 years. Loan funds may be used for qualifying safety and energy efficiency upgrades, including roofing, siding, windows, electrical, plumbing, heating, and insulation. Other repairs may also be eligible as determined by a home inspection. The Emergency Repair program helps in the form of a grant to LMI senior (55+) homeowners. Eligible repairs include a red-tagged furnace or water heater, broken windows, faulty electrical or plumbing systems. Other repairs may also be eligible as determined by a home inspection.
2	**Project Name**	First-Time Homebuyer Assistance
	Target Area	City of Plymouth

	Goals Supported	Direct homebuyer assistance
	Needs Addressed	Preserve/Create Single Family Homeownership
	Funding	CDBG: $70,000.00
	Description	This program provides direct homeownership assistance to low- and moderate-income first-time homebuyers who wish to purchase a single-family home, condo, cluster home, or townhouse in the City of Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to $35,000 to pay for eligible closing costs, up to 50% of the required down payment, and a reduction of a portion of the mortgage principal.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The city expects to assist 2 households with direct homebuyer assistance during the program year.
	Location Description	The program is available city-wide to low- and moderate-income households purchasing their first home. The home being purchased may be located anywhere within Plymouth. The households purchasing the home are not required to have resided in Plymouth prior to purchasing the home.
	Planned Activities	The program provides assistance to low- and moderate-income first-time homebuyers who wish to buy a single-family home, condo, cluster home, or townhouse in Plymouth. The program provides financial assistance to eligible families through 0% interest deferred loans of up to $35,000 to pay for eligible closing costs, up to 50% of the required down payment and a portion of the mortgage principal reduction. Applications are accepted throughout the year on a first-come, first-serve basis. Loans must be repaid if the property is sold, transferred, non-homesteaded, or 30 years from the initial purchase date, when the mortgage becomes due and payable.
3	**Project Name**	West Hennepin Affordable Housing Land Trust (HWR)
	Target Area	City of Plymouth
	Goals Supported	Homeownership creation
	Needs Addressed	Preserve/Create Single Family Homeownership
	Funding	CDBG: $50,000.00

	Description	The Plymouth HRA will provide a grant to Homes Within Reach (HWR) to assist with the acquisition of one home in the City of Plymouth. This home will be part of Homes Within Reach's Affordable Housing Land Trust and will be made available for purchase to a low/moderate-income family.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The HRA expects to assist with the purchase of one home that will be made available for purchase by a low/moderate income family as part of the West Hennepin Affordable Housing Land Trust.
	Location Description	The homes purchased will be located within the City of Plymouth. It is not a requirement that the family that purchases the home resides in Plymouth prior to the purchase.
	Planned Activities	The West Hennepin Affordable Housing Land Trust (WHAHLT, dba Homes Within Reach) runs a community land trust where low- and moderate-income homebuyers purchase property, but only pay for the value of the physical structure. Homes Within Reach leases the land to the homeowners so that the purchase price is substantially more affordable. Plymouth's grant will assist with acquisition of a property located within the city, and Homes Within Reach will use a variety of other funding sources including county, state, and private donations to rehabilitate the home.
4	**Project Name**	Facilities for Persons with Disabilities (Hammer Residences)
	Target Area	City of Plymouth
	Goals Supported	Facilities for persons with disabilities
	Needs Addressed	Preserve/Create Multifamily Rental Opportunities
	Funding	CDBG: $18,500.00
	Description	Assist with the rehabilitation of affordable rental group homes operated by Hammer Residences. Hammer Residences, Inc. provides housing and support to individuals who have developmental disabilities. The projects will support housing for these individuals through necessary updates.
	Target Date	6/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	A total of 12 low- to moderate-income individuals currently reside in the three homes where rehabilitation and repair projects are planned to increase accessibility and incorporate life-cycle housing designs.
	Location Description	Three Hammer residence homes are located within the City of Plymouth. The homes are referred to as Merrimac, Tyler, and Queensland House.
	Planned Activities	Hammer Residences provides housing and support to individuals who have developmental disabilities. The city will provide funds to improve accessibility of the properties by replacing common area flooring and a garage floor, and repairing a driveway. Each project will mitigate current trip hazards and create smoother walkways that better accommodate wheelchair and walker use.
5	**Project Name**	Homeownership Counseling (LSS)
	Target Area	City of Plymouth
	Goals Supported	Homeowner education
	Needs Addressed	Education, outreach and services.
	Funding	CDBG: $5,000.00
	Description	Lutheran Social Services will provide homebuyer education, foreclosure prevention, debt counseling, reverse mortgage, and other homeowner counseling services to homeowner and/or potential homebuyer households in Plymouth.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Lutheran Social Services (LSS) will provide counseling services to 50 homeowner and/or potential homebuyer households in Plymouth.
	Location Description	Clients served will be low- and moderate-income Plymouth households, or prospective residents that are in the process of purchasing a home in Plymouth.
	Planned Activities	LSS will provide housing counseling services including mortgage counseling, financial coaching and planning, reverse mortgage assistance, and foreclosure prevention.
6	**Project Name**	Tenant Counseling (HOME Line)
	Target Area	City of Plymouth

	Goals Supported	Tenant counseling
	Needs Addressed	Education, outreach and services.
	Funding	CDBG: $9,825.00
	Description	HOME Line offers a tenant advocacy hotline that is available to all Plymouth residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	HOME Line anticipates serving 240 Plymouth renter households through their tenant hotline.
	Location Description	The program is available city-wide to low- and moderate-income renter households in Plymouth.
	Planned Activities	HOME Line will continue to operate their tenant advocacy hotline available to renters statewide. The CDBG allocation will assist with staff costs of providing tenant advocacy and information to low- and moderate-income Plymouth renter households on issues including outstanding maintenance repairs and avoiding evictions.
7	**Project Name**	Senior Community Services (SCS)
	Target Area	City of Plymouth
	Goals Supported	Senior services
	Needs Addressed	Education, outreach and services.
	Funding	CDBG: $9,825.00
	Description	Senior Community Services will provide low to moderate income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. Services are offered on a sliding scale fee based on income.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	SCS estimates 70 low- to moderate-income seniors will benefit from this funding.
	Location Description	All senior citizens (age 55+) who are low- to moderate-income residents of the City of Plymouth are able to access the H.O.M.E. program.

	Planned Activities	Senior Community Services will provide low- to moderate-income seniors in the City of Plymouth with maintenance services through the H.O.M.E (Housing Outside Maintenance for the Elderly) Program. This will allow the seniors to stay in their homes with dignity and safety by providing homemaking, grab bars & other safety installations, minor repairs, exterior home maintenance, interior and exterior painting, yard work, lawn mowing, and snow removal on a sliding fee scale based on income.
8	**Project Name**	Homelessness Prevention (PRISM)
	Target Area	City of Plymouth
	Goals Supported	Homelessness prevention
	Needs Addressed	Education, outreach and services.
	Funding	CDBG: $9,825.00
	Description	People Responding in Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low- to moderate-income households living in the City of Plymouth to help prevent homelessness. Assistance may include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	PRISM expects to help five Plymouth households with homelessness prevention during the 2026 program year.
	Location Description	PRISM's program is available to low- and moderate-income households city-wide.
	Planned Activities	People Responding in Social Ministry (PRISM) will provide short-term (up to three months) housing subsistence payments on behalf of low- to moderate-income households living in the City of Plymouth to help prevent homelessness. Assistance may include utility payments to prevent cutoff of service and rent/mortgage payments to prevent eviction or foreclosure. House Case Managers work with households throughout the rental assistance process, and connect households to additional support through PRISMs basic needs programs.
9	**Project Name**	Homelessness Prevention (IOCP)
	Target Area	City of Plymouth

	Goals Supported	Homelessness prevention
	Needs Addressed	Education, outreach and services.
	Funding	CDBG: $9,825.00
	Description	Interfaith Outreach and Community Partners will provide emergency, short term housing assistance to low- to moderate-income households experiencing temporary financial crises.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	IOCP expects to help five Plymouth households with homelessness prevention during the 2026 program year.
	Location Description	The program is available to low- and moderate-income Plymouth households west of HWY 494.
	Planned Activities	Interfaith Outreach & Community Partners will provide emergency, short term housing assistance to low- to moderate-income households experiencing temporary financial crises. IOCP also offers clients longer term, individualized support through Housing Navigation services. IOCP's activities are intended to promote housing retention and family stability.
10	**Project Name**	Fair Housing
	Target Area	City of Plymouth
	Goals Supported	Fair Housing
	Needs Addressed	Fair Housing
	Funding	CDBG: $2,474.00
	Description	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education, and enforcement activities.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education, and enforcement activities. The project includes evaluation and monitoring of implemented activities.

	Location Description	This project supports fair housing activities of the FHIC, which covers much of the Twin Cities metropolitan area, including the City of Plymouth.
	Planned Activities	Plymouth supports the Fair Housing activities of the Hennepin County Consortium and the Twin Cities Fair Housing Implementation Council (FHIC). Activities include outreach, education, and enforcement. The project includes evaluation and monitoring of implemented activities.
11	**Project Name**	Program Administration
	Target Area	City of Plymouth
	Goals Supported	Administration
	Needs Addressed	Administration
	Funding	CDBG: $45,000.00
	Description	Provides for: 1) Oversight, management, monitoring and coordination of the CDBG program; 2) Public information on CDBG Program activities available to all city residents.
	Target Date	6/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	Funding provides for overall program administration of CDBG activities.
	Location Description	N/A - funding provides for overall program administration of CDBG activities.
	Planned Activities	Program management, monitoring, and evaluation of overall CDBG program including costs of staff engaged in program management.

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The HRA CDBG programs will be available to low- to moderate income households city-wide and will not be geographically targeted.

Geographic Distribution

Target Area	Percentage of Funds
City of Plymouth	100

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Investments are not targeted geographically but are instead available to low- to moderate-income households city-wide. Investments are not targeted geographically because the City of Plymouth has no areas of concentrations of low- to moderate-income nor any areas of concentrations of housing problems.

Discussion

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Plymouth works whenever possible to assist with making housing affordable through programs offered by the city including the Rehabilitation Loan and Emergency Grant Programs for repairs, the First-Time Homebuyer Program for new homeowners, as well as through subgrantee and social service funding to assist with housing costs, maintenance, and financial planning. There are challenges in providing affordable housing because of several factors. Factors include insufficient availability of affordable housing units, increase in cost of living, and more.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Plymouth addresses affordable housing barriers in a variety of ways. In early 2026, the city adopted a LIRC 4(d)1 policy and a Housing Improvement Area (HIA) policy, which provide financial incentives and last resort capital improvement financing options respectively, to maintain existing affordable housing. Additionally, the city will aid first-time homebuyers with direct homeownership assistance and partner with a community land trust to acquire homes which are then purchased by eligible low- or moderate-income buyers. The city will partner with subgrantees that provide tenant and homeowner education and support services, housing stabilization services, and rehabilitation assistance. As a member of the FHIC, the city is involved with researching, understanding, and addressing impediments to fair housing. The city also addresses affordable housing barriers through supporting new affordable housing developments. The city works with developers and supports housing through the use of Tax Increment Financing (TIF), and Housing Revenue Bonds (HRB) funding. After several years of research and drafting, an Inclusionary Housing Policy was adopted in 2024 to ensure new residential developments receiving city financial assistance, such as TIF and HRB, include a reasonable proportion of units affordable to low- and moderate-income households.

Discussion

The city will continue to support currently operating programs as well as participating in regional opportunities to address affordable housing issues. The city will continue to assist with making and preserving affordable housing, citywide.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Despite limited funding, the Plymouth CDBG program is designed to meet a wide range of needs, including assisting social services, affordable housing, and reducing lead-based paint hazards. The city works with a variety of public, non-profit, and private industry partners to accomplish its community development goals, both through the CDBG program and through other resources. Through continuous, collaborative communication with the subgrantees, the city is aware of ongoing need for resident services and tenant advocacy, a rising need for funding to senior aging in place services due to rising demand and client volume, and community services such as food and clothing shelves. The City of Plymouth will continue important work with several public service organizations to meet the widest possible range of needs.

Actions planned to address obstacles to meeting underserved needs

The city will continue to identify obstacles, such as lack of affordable housing, to unmet and underserved community needs and support the goals established in the 2025-2029 Consolidated Plan. The city's approach to meeting these affordable housing needs is to assist renters in purchasing homes by providing down payment and closing cost assistance combined with counseling and education to low- to moderate-income families. In order to preserve the affordable housing stock, the Inclusionary Housing policy requires "Restrictive Covenants" be established on properties where the city has assisted with housing development. These Restrictive Covenants run with the land for a period of 25 years and contain restrictions on the transfer of the property only to low- to moderate-income households. To preserve and expand the supply of decent, safe, and affordable housing, the city will continue to prioritize CDBG funds for financial assistance for rehabilitation and repair of owner-occupied units to low-to moderate-income families.

Actions planned to foster and maintain affordable housing

The city has taken a comprehensive approach to address the affordable housing needs of the community. The Housing and Redevelopment Authority (HRA) promotes and contributes to the creation and maintenance of affordable housing through its Homeowner Rehabilitation Program, First-Time Homebuyer program , HIA program, and LIRC 4(d)1 program . The city's Inclusionary Housing policy provides financial incentives for developers who include affordable housing units in their projects. Our ongoing partnership with the local Community Land Trust provides affordable housing by acquiring homes to sell to low- to moderate-income home buyers and ensure long-term affordability. The city has fostered collaborations and provided funding through Community Development Block Grant (CDBG) to a variety of non-profit organizations that provide services such as tenants advocacy, resources to prevent homelessness, and home maintenance services to support independence and allow older adults to safely remain in their homes. One partner, Hammer Residencies, provides affordable housing for

vulnerable populations in Plymouth who have limited income. The HRA will continue to explore new opportunities for Naturally Occurring Affordable Housing (NOAH) programing to maintain existing affordable housing.
Although not funded with CDBG, the city has required an annual inspection of residential rental properties since 1994 to determine Code compliance and health or safety violations that need correction. This program ensures that rental properties are well maintained and that no substandard rental units are licensed in the city. The City Building Inspection Department currently inspects multi-family rental properties annually and single-family rental properties every three years.

Actions planned to reduce lead-based paint hazards

All participants in Plymouth's CDBG housing programs receive an EPA pamphlet entitled "How to Protect Your Family from Lead in the Home". Recipients of CDBG assistance through Plymouth's Housing Rehabilitation Loan and First Time Homebuyer programs are required to conduct a lead risk assessment if the home was built before 1978. In all cases, the home must receive lead clearance. If lead hazards are identified in a home being purchased through the First-Time Homebuyer program, they must be addressed with interim controls and have clearance achieved prior to the closing of the loan. If lead hazards are identified in a Housing Rehab loan project, they must either be fully abated or reduced with interim controls and/or safe work practices, depending on the amount of funding being provided. Additionally, rehab loan clients whose homes have identified lead hazards are eligible to receive an additional $10,000 in loan funding in order to help cover the costs of any required lead hazard reduction work.

Finally, depending on fund availability, assistance recipients may be referred to Hennepin County's Healthy Homes program, which offers up to $10,000 in funding for lead paint detection and removal.

Actions planned to reduce the number of poverty-level families

Through its various programs, the City of Plymouth will identify and assist people and families that are below the poverty level when possible. We will utilize our network of social service agencies and where applicable assist them through CDBG resources and programs as well as local programs offered through the City of Plymouth, the Plymouth HRA and local non-profits. Programs that the City of Plymouth works with include tenant advocacy through HOME Line, a housing program through PRISM that helps assist with making mortgage or rent payments for a short period of time, a housing program through Interfaith Outreach that helps with paying rent, and housing and financial counseling through Lutheran Social Services that assists with helping families make good financial decisions that will reduce poverty. Senior Community Services helps low to moderate income seniors with needed home maintenance through their HOME program, assisting with small handyman projects as well as yard maintenance.
PRISM and Interfaith Outreach can also assist with basic needs through their food shelf and clothing

programs that provide basic, necessary items to families that may be experiencing poverty.

Actions planned to develop institutional structure

The City of Plymouth has and will continue to coordinate with other institutions in the delivery of housing and community development programs. When possible, the city seeks to leverage its CDBG funds by coordinating with other state and local programs. For example, Plymouth has coordinated with Hennepin County to obtain Healthy Homes grant funding for lead-based paint hazard reduction for clients using our CDBG Housing Rehabilitation Loan Program. This allows households to remove lead-based paint hazards from the home while utilizing the CDBG funding to make other needed repairs, resulting in a greater impact to the living environment for the household.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Plymouth has developed and continues to maintain strong collaborative relationships with other housing providers and social service agencies. The city has worked over the years with People Responding In Social Ministry (PRISM), Metropolitan Interfaith Council on Affordable Housing (MICAH), Interfaith Outreach, and Habitat for Humanity. The HRA requires recipients of the First-Time Homebuyer Program to attend homebuyer workshops presented by an accredited Home Stretch organization.

Discussion

The City of Plymouth uses all available resources throughout the city, county, and state to assist homeowners and renters within the city. When the City of Plymouth is alerted to a resident with housing needs, the response is to coordinate with other departments and agencies to assist that resident.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(l)(1,2,4)

Introduction

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in

projects to be carried out.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income.Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

Discussion

Program Income (PI) is occasionally received through the repayment of deferred zero interest loans made in previous years through the First Time Homebuyer and Housing Rehabilitation programs. When PI is received it is typically immediately reprogrammed to support current First Time Homebuyer and Housing Rehabilitation loan activities (depending on where the need/activity is greatest at the time the PI is received). The receipt of PI is somewhat unpredictable as it is generally triggered when previous loan recipients sell or refinance their homes. All PI received to date has been reprogrammed to support First Time Homebuyer, Housing Rehabilitation, and public service activities during the 2025 program year. The HRA does not anticipate receiving additional PI before the start of the 2026 program year that would be reprogrammed to support current projects. This estimate is based on PI received to date and the lower frequency of pay-off communications.
In addition, the city anticipates receiving approximately $80,000 in PI during the 2026 program year that will also be reprogrammed to support projects during the program year. This estimate is based on loan repayment trends over the past five years. Since several activities carried out by the HRA and social service agencies do not require immediate expenditure of the full amount of funds awarded, there will be a delay of several months between grant award and when a draw of funds will occur.
The HRA does not have any funds or proceeds from section 108 loan guarantees, surplus funds, grant funds returned, or float-funded activities. The HRA also does not have any CDBG-assisted activities which qualify under the "urgent need" National Objective.

The HRA estimates that 95% of its CDBG funds will be used for activities that benefit persons of low- and moderate-income. This includes all of the HRA CDBG-assisted activities other than Program Administration (planning, management, monitoring, and evaluation of the overall CDBG program).

Attachments

Citizen Participation Comments

EAST CENTRAL MINNESOTA

-Public Notice Ad Proof-

This is the proof of your ad scheduled to run on the dates indicated below. Please proof read carefully. If changes are needed, please contact us prior to deadline at Cambridge (763) 691-6000 or email at publicnotice@apgecm.com

Date: 02/12/26

Account #: 412485
Customer: CITY OF PLYMOUTH, A/P

Address: 3400 PLYMOUTH BLVD
PLYMOUTH

Telephone: (763) 509-5080
Fax: (763) 509-5060

Ad ID: 1519198
Copy LIne: March 26 PH CDBG 2026 AAP

PO Number: GRACE SCOONOVER
Start: 02/19/26
Stop: 02/19/2026
Total Cost: $93.75
# of Lines: 66
Total Depth: 7.333
# of Inserts: 1
Ad Class: 150
Phone # (763) 691-6000
Email: publicnotice@apgecm.com
Rep No: SE700

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Publications:
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CITY OF PLYMOUTH

NOTICE OF PUBLIC HEARING

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

PUBLIC COMMENTS SOLICITED

2026 ANNUAL ACTION PLAN

On Thursday, March 26, 2026 at 7:00 p.m. at Plymouth City Hall, 3400 Plymouth Blvd, Plymouth MN, 55447, the Plymouth Housing and Redevelopment Authority (HRA) will hold a public hearing on the City's proposed use of the 2026 Community Development Block Grant (CDBG) funding the City anticipates receiving from the U.S. Department of Housing and Urban Development for the Program Year beginning July 1, 2026 and ending June 30, 2027. Funded activities will be available citywide.

The City of Plymouth is soliciting public comments on the 2026 draft Annual Action Plan. The HRA Commissioners will consider comments made prior to and during the public hearing when formulating their recommendations for the Plymouth City Council meeting on Monday, April 13, 2026. Written and verbal comments will be accepted during the public comment period beginning February 24, 2026 and ending on March 26, 2026 at 4:30pm. Comments should be addressed to Grace Scoonover, Plymouth HRA, 3400 Plymouth Blvd., Plymouth, MN 55447 or gscoonover@plymouthmn.gov. A copy of the comment letter will be included in documents submitted to HUD.

Copies of the 2026 draft Annual Action Plan will be available at the front desk of City Hall, the Plymouth library, the Plymouth Community Center and on the city website for the duration of the public comment period. If you would like a copy of any of the documents or if you have questions, please contact Grace Scoonover at 763-509-5413 or gscoonover@plymouthmn.gov.

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February 19, 2026
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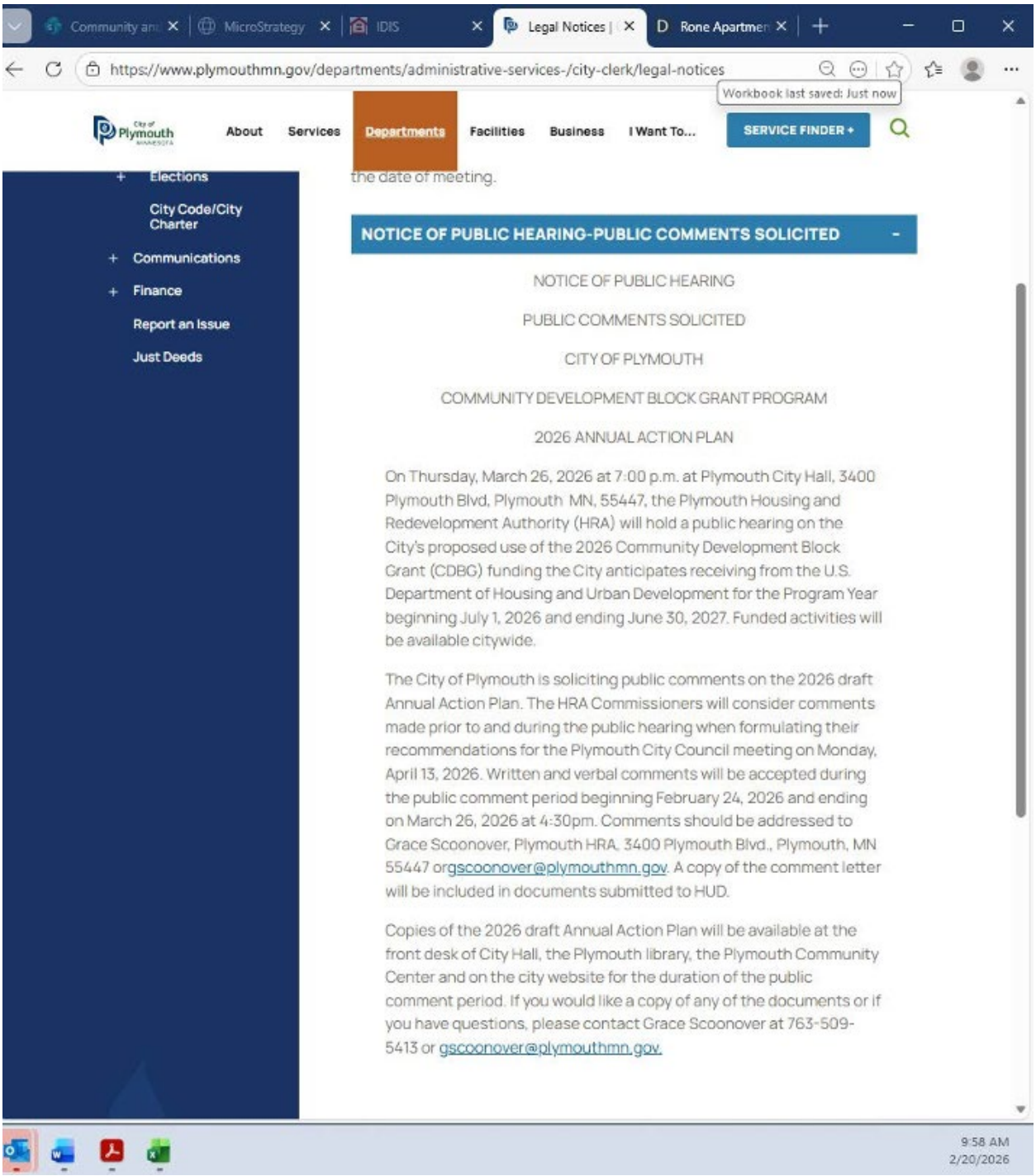
Community an
MicroStrategy
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Legal Notices
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https://www.plymouthmn.gov/departments/administrative-services-/city-clerk/legal-notices
Workbook last saved: Just now
About
Services
Departments
Facilities
Business
I Want To...
SERVICE FINDER +
Elections
City Code/City Charter
Communications
Finance
Report an Issue
Just Deeds
the date of meeting.
NOTICE OF PUBLIC HEARING-PUBLIC COMMENTS SOLICITED
NOTICE OF PUBLIC HEARING
PUBLIC COMMENTS SOLICITED
CITY OF PLYMOUTH
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM
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9:58 AM
2/20/2026

Citizen Participation Plan
for Consolidated Plan 2025-2029
City of Plymouth

The Citizen Participation Plan Encouragement of citizen participation. The citizen participation plan must provide for and encourage citizens to participate in the development of the Consolidated Plan, the Annual Action Plan and the Annual Performance Report. This plan is designed to encourage participation by low and moderate income persons and by residents of predominantly low and moderate income neighborhoods. It sets forth the process to be followed for the development and evaluation of programs and activities covered in the five-year Consolidated Plan and Annual Action Plans.

Amendments to the 2025-2029 Consolidated Plan or Annual Action Plan

The Citizen Participation Plan requires the City of Plymouth to identify the criteria it will use for determining what constitutes a substantial amendment to the Consolidated Plan and/or Annual Action Plans. The City shall amend its approved plan whenever it makes one of the following decisions:

- An activity included in a consolidated plan or annual action plan is canceled;
- An activity not previously included in a consolidated plan or annual action plan is added;
- An activity's budget is increased or decreased by $50,000.00 or more at one time;
- The location and/or national objective of an activity changes; or
- The allocation priorities within a Consortium member's jurisdiction change.

Notices announcing the requested substantial amendment and the start of a thirty (30) day public comment period will appear in one or more newspapers of general circulation. After the comment period, the requested amendment goes before the appropriate governing body for approval. Changes that occur that do not meet the above definition are considered administrative in nature and do not go through this substantial amendment process. These administrative changes are made internally and appear as revisions in the CAPER at the end of the program year.

CDBG Entitlement Cities: As of January 2020, these are Bloomington, Eden Prairie, and Plymouth. Amendments must be approved by their respective council or a body that has been delegated responsibilities relevant to the CDBG program.

CDBG Urban County direct allocation cities: Amendments must be approved by the direct allocation city council and the Hennepin County Board.

CDBG Consolidated Pool cities: Amendments will be approved by the County Board.

HOME Consortium: Amendments will be approved by the County Board.

Hennepin County will be the final arbiter of matters relating to the amendment process for CDBG, HOME and ESG funds (except CDBG funds received directly from HUD by Bloomington, Eden Prairie, and Plymouth).

Access to Information

Plan records and information, consistent with state and local laws regarding personal privacy and obligations of confidentiality, are available for citizen review at Hennepin County Community Works Department, 701 Fourth Avenue S, Suite 400, Minneapolis, Minnesota 55415. The office may be reached by phone at 612-348-9260 during normal business hours.

2025-2029 Consolidated Plan (ConPlan):
The proposed Consolidated Plan and the Annual Action Plan will be made available to the public for comment for **at least 30 days** and a public hearing will be held before the Plymouth City Council before it is approved.

Annual Action Plan (AAP)
The proposed Annual Action Plan will be made available to the public for comment for **at least 30 days** and a public hearing will be held before the Plymouth City Council before it is approved. These will run concurrent to the ConPlan period, in the first year of a new Five-year plan.

Annual Performance Report:
The Consolidated Annual Performance and Evaluation Report (CAPER), will be made available to the public for **at least 15 days** and a public hearing will be held before the Plymouth City Council before it is submitted to HUD.

During Public Comment Periods:
During public comment periods, one copy of the applicable DRAFT document will be available per requesting agency. Unless closed to the public, printed copies of the DRAFT documents will also be available at Plymouth City Hall, Plymouth Community Center, and the Plymouth Library. All of these sites are accessible for persons with mobility impairments. In addition, at a minimum, the executive summary of the DRAFT documents will also be available on the

Plymouth website, www.plymouthmn.gov and the Hennepin County website at www.hennepin.us. Access to this website is available to those without computers at any Hennepin County library. Library staff is able to assist those without computer experience.

Hennepin County will make reasonable accommodation to provide relevant documents for review in accessible formats upon request. Information will also be made available through translation or interpretation in Spanish, Somali, Hmong, Russian, Laotian, Vietnamese, Cambodian, Oromiffa, and Arabic, consistent with federal requirements and the Hennepin County Limited English Proficiency (LEP) Plan.

DRAFT Documents include:

- Proposed Consolidated Plan
- Proposed Annual Action Plan
- Consolidated Annual Performance and Evaluation Report (CAPER)

Public Hearings

Public hearings will be held to hear citizens' views about housing and community development needs, proposed use of CDBG, HOME and ESG funds, and progress in meeting identified goals and objectives. Hearings will be held in places accessible to persons with disabilities and appropriate accommodations will be made to meet the needs of non-English speaking attendees. The purpose of the public hearings will be to:

- Hear views of citizens, public agencies and other interested parties.
- Respond to proposals and comments at all stages of the consolidated submission process.
- Identify housing and community development needs.
- Review proposed use of funds.
- Review program performance.

A minimum of **two** hearings for each annual program cycle will be held at different times during the Program Year (PY). The Program Year starts July 1st of each year and ends June 30th of the following year. Hennepin County Board of Commissioners will hold one hearing prior to approval of the Consolidated Plan and/or the Annual Action Plan, and one hearing will be held prior to the submission of the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD. Typically, the public hearing on the Annual Action Plan will occur in May preceding the new program year, and the public hearing on the CAPER will occur in September following the end of the program year.

The hearings will be held at times and locations convenient to potential and actual beneficiaries of each program covered within the Consolidated Plan. The location will usually be the

Hennepin County Board Room at the Hennepin County Government Center. To give adequate notice of public hearings, Hennepin County will publish notices detailing the purpose of the hearings, at least 10 working days in advance of any public hearing. Information about public hearings can also be accessed by calling 612- 348-9260 or 612-596-6985 (TTD/TTY) or the county website at www.hennepin.us.

In addition to public hearings conducted by the County Board, Plymouth will hold a public hearing prior to the identification of projects for CDBG funding. These public hearings will take place before proposed projects are submitted to Hennepin County for inclusion in the Annual Action Plan. The location will usually be the Plymouth Council Chambers at Plymouth City Hall. To give adequate notice of public hearings, Plymouth will publish a notice detailing the purpose of the hearings in their official newspaper, at least 10 working days in advance of any public hearing.

Additional Documentation

Information about the proposed projects within the Consolidated Plan and Annual Action Plans will be available to the public upon request. This includes, but is not limited to:

- The level of annual funding.
- The range of projects that may be undertaken and the objectives to be met.
- The amount of assistance that will benefit very low- and low-income persons.
- Plans to minimize displacement and explain the assistance available to those displaced.
- The annual program development schedule and procedure.
- Copies of the regulations and issuances governing the program.
- Documents regarding other important program requirements, such as contracting procedures, environmental reviews, fair housing, and other equal opportunity requirements and relocation provisions.
- All key documents, including prior applications, grant agreements, the citizen participation process, performance reports, other reports required by HUD and the proposed application for the current year.
- Record of hearings.
- All mailings and promotional materials.
- Documentation of funding awards and the selection process.

Comments

Hennepin County and Plymouth will consider the comments and views received in writing during the comment period or verbally at public hearings. Summaries of all comments and responses will be attached to the final Consolidated Plan, Annual Action Plan or CAPER.

Technical Assistance

Technical assistance will be provided to any group, representing very low and low-income persons, that wants to develop funding proposals for any of the programs covered by the Consolidated Plan. The level and type of assistance may vary and will be determined by Hennepin County and/or as applicable the specific cooperating community. Representatives from Hennepin County, the U.S. Department of Housing and Urban Development, or other involved public agencies will provide the necessary assistance and expertise. To receive technical assistance, contact Hennepin County, Community Works at 612-348-9260.

Complaints

Complaints pertaining to the plans and documents identified in the Citizen Participation Plan, written and verbal, will be responded to within 15 working days. When a written complaint is directed toward a specific cooperating community, Hennepin County and the affected community will provide a written response within 15 working days.

CITY OF PLYMOUTH

HRA RESOLUTION 2026-01

A RESOLUTION TO APPROVE THE APPLICATION AND ALLOCATION OF FISCAL YEAR 2026 COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS

WHEREAS, the City of Plymouth, as an entitlement community, participates in the Community Development Block Grant Program; and

WHEREAS, the City of Plymouth has developed a proposal for the use of CDBG funds, and held a public hearing on March 26, 2026, to obtain the views of citizens on the proposed use of $244,820 in grant funding plus $80,000 in anticipated program income funds for the 2026 Community Development Block Grant Program; and

WHEREAS, the Housing and Redevelopment Authority in, and for the City of Plymouth, MN, has determined the following to be an appropriate use of Community Development Block Grant funds in accordance with federal guidelines and the City's HUD approved Consolidated Plan;

NOW, THEREFORE, BE IT RESOLVED BY THE HOUSING AND REDEVELOPMENT AUTHORITY OF THE CITY OF PLYMOUTH, MINNESOTA, that it hereby recommends that the City Council authorize the City Manager to apply for 2026 Community Development Block Grant funds totaling $244,820 in addition to $80,000 in anticipated program income totaling $324,820 from the U.S. Department of Housing and Urban Development with the following allocations:

1. Housing Rehabilitation Grant/Loans	94,546.00
2. First Time Homebuyer Program	70,000.00
3. Program Administration	45,000.00
4. Hammer Residences	18,500.00
5. Community Land Trust	50,000.00
6. Lutheran Social Services of MN	5,000.00
7. Fair Housing Activities	2,474.00
8. PRISM	9,825.00
9. HOME Line	9,825.00
10. Interfaith Outreach	9,825.00
11. Senior Community Services	9,825.00
Total	$ 324,820.00

BE IT FURTHER RESOLVED, that if there is an increase or decrease in the anticipated funding amount for the 2026 CDBG fiscal year, the difference will be distributed according to the contingency language in the 2025-2029 Consolidated Plan.

BE IT FURTHER RESOLVED, that it is hereby recommended to the City Council that all CDBG program income may be used to cover expenses generated in any existing CDBG program or activity and not just expenses related to the activity generating the income, unless otherwise reallocated by the City Council.

BE IT FURTHER RESOLVED, that it is hereby recommended to the City Council that all unexpended 2025 CDBG funds be allocated to the same program activity in 2026, unless otherwise reallocated by the City Council.

Approved this 26th day of March, 2026 by the Plymouth Housing and Redevelopment Authority.

James Williams, Chair

Grant Fernelius, Executive Director

CITY OF PLYMOUTH

RESOLUTION NO. 2026-093

RESOLUTION APPROVING THE APPLICATION AND ALLOCATION OF PROGRAM YEAR 2026 COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FUNDS

WHEREAS, the City of Plymouth is eligible to apply to the U.S. Department of Housing and Urban Development (HUD) for 2026 funding for the Community Development Block Grant (CDBG) program; and

WHEREAS, on March 26, 2026, the Plymouth Housing and Redevelopment Authority held a duly constituted public hearing to allow interested parties to express their opinions regarding the allocation of funds for the 2026 CDBG Program Year; and

WHEREAS, the City Council has reviewed the recommendations of the Housing and Redevelopment Authority regarding the proposed activities and allocation of CDBG funds for Program Year 2026.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA that it authorizes the city manager to submit to the U.S. Department of Housing and Urban Development the application and all required documents for participation in the 2026 Community Development Block Grant Program Year and approves the allocation for the following projects in the respective proposed amounts:

HRA Programs and Administration Housing	
Rehabilitation Loan Program First Time	$94,546
Homebuyer Loan Program	$70,000
Administration	$45,000
Sub-Total of HRA Programs and Administration	$209,546
Externally Administered Programs	
Hammer Residences	$18,500
Community Land Trust	$50,000
Fair Housing Activities	$2,474
Sub-Total of Externally Administered Programs	$70,974
Public Service Programs	
People Responding in Social Ministry (PRISM)	$9,825
HOME Line	$9,825
Interfaith Outreach	$9,825
Senior Community Services (SCS)	$9,825
Lutheran Social Services	$5,000
Sub-Total of Public Service Programs	$44,300
Total 2026 CDBG Allocation	$324,820

BE IT FURTHER RESOLVED, that all CDBG program income may be used to cover expenses generated in any existing CDBG program or activity and not just expenses related to the activity generating the income.

BE IT FURTHER RESOLVED, that if there is an increase or decrease in the anticipated funding amount for the 2026 CDBG fiscal year, the difference will be distributed across program allocations according to the contingency language in the Consolidated Plan.

BE IT FURTHER RESOLVED, that all unexpended 2025 CDBG funds be allocated to the same program activity in 2026.

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 6.6

To:	Dave Callister, City Manager
Prepared by:	Jennifer Erickson, Economic Development Coordinator
Reviewed by:	Grant Fernelius, CED Director
Item:	**Approve the Collateral Assignment and Subordination of Development Agreement and TIF Note with DC-OV Bassett Creek, LLC for Wren on the Creek at 10010 6th Avenue N**

1. Action Requested:

Adopt the attached resolution approving the Collateral Assignment and Subordination of the Development Agreement and TIF Note from West Bank to U.S. Bank NA for the Wren on the Creek Project (Plymouth TIF 7-11).

2. Background:

The city executed a Development Agreement in 2022 with Doran Companies, DC-OV Bassett Creek, LLC (the "Developer") to provide Tax Increment Financing (“TIF”) assistance for the Wren on the Creek project (“Project”) in TIF District 7-11. In January 2026, once the project was considered occupied and stabilized, the city issued the TIF Note and executed an Amended and Restated Development Agreement.

The Developer is now seeking permanent financing for the project from U.S. Bank. As a condition of making the loan, U.S. Bank is requiring that the Developer assign its interests under the Development Agreement and the TIF Note to U.S. Bank pursuant to a Collateral Assignment and Subordination Agreement (the “Assignment”). Pursuant to the Development Agreement, the execution of the Assignment requires the consent of the city.

The TIF Note for this Project is currently held by West Bank. If the resolution is adopted, upon the closing of the financing with U.S. Bank, West Bank will release its interest in the Project and send back the original TIF Note to the city. Upon receipt of the TIF Note from West Bank, the city will execute a replacement TIF Note, which will be payable to U.S. Bank.

3. Budget Impact:

There is no impact to the budget, as the obligation under the TIF Note will remain the same.

4. Attachments:

1. Agreement
2. City Council Resolution 2026-094

COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE

THIS COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE (this "Assignment") is made and entered into as of the [__] day of April, 2026, by and among the CITY OF PLYMOUTH, MINNESOTA, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota (the "City"), DC-OV BASSETT CREEK, LLC, a Minnesota limited liability company (the "Developer"), and U.S. BANK NATIONAL ASSOCIATION, a national banking association (the "Lender").

Recitals

WHEREAS, the City and the Developer are parties to that certain Amended and Restated Development Agreement dated as of January 27, 2026, (the "Development Agreement"), pertaining to, among other things, the construction of a 176-unit multifamily apartment complex (the "Project"), to be located on property legally described on Exhibit A attached hereto and hereby made a part hereof (the "Property"); and

WHEREAS, pursuant to the Development Agreement, the City issued that certain Tax Increment Revenue Note (DC-OV Bassett Creek, LLC Project), in the principal amount of $5,040,000, the form of which is attached as Exhibit B to the Development Agreement (the "TIF Note"); and

WHEREAS, the Lender has agreed to make a term loan to the Borrower in the maximum principal amount of $38,800,000.00 (the "Loan") pursuant to the terms and subject to the conditions set forth in that certain Term Loan Agreement of even date herewith by and among the Bank and the Borrower (the "Loan Agreement"); and

WHEREAS, the Borrower has executed and delivered that certain Amended and Restated Promissory Note of even date herewith in the original principal amount of $38,800,000.00, and payable to the order of the Lender (the "Note"), which Note is secured by that certain Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing of even date herewith (the "Mortgage"); and

WHEREAS, the Mortgage has been filed of record in the office of the county recorder or registrar of titles of Hennepin County concurrently herewith; and

WHEREAS, the Lender has required, as an express condition to entering into the Loan Agreement, that the Developer assign its rights under the Development Agreement and the TIF Note to the Lender to secure the obligations of the Developer under the Note, the Loan Agreement and the Mortgage, and that certain rights of the City under the Development Agreement be subordinated to the Mortgage.

NOW, THEREFORE, in consideration of the recitals set forth above and incorporated herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer hereby agrees as follows:

1. Capitalized terms used herein but not otherwise defined herein shall have the meaning set forth in the Loan Agreement.

2. The Developer hereby assigns to the Lender all of its right, title and interest in and to the Development Agreement and the TIF Note, together with all documents and agreements attached as exhibits thereto, and all amendments, addenda and modifications thereof, whether made now or hereafter, and including, without limitation, the right to receive payments under the TIF Note, to secure the obligations of the Developer under the Note, the Loan Agreement and the Mortgage. Upon return of the TIF Note to the City by the Developer's initial lender, the Developer shall execute and deliver to the Lender an endorsement to the TIF Note, all to be held by the Lender pursuant to the terms of this Agreement.

3. To perfect the Lender's security interest in the TIF Note, following the return of the TIF Note from the Developer's initial lender, the City shall either (a) update the TIF Note to be registered in the name of the Lender, or (b) issue a replacement TIF Note registered in name of the Lender, and deliver the updated TIF Note or replacement TIF Note directly to the Lender. Until payment in full of the Note, the Developer authorizes and directs the City to make all payments under the TIF Note directly to the Lender, and the Lender shall apply any such payments amounts owing under the Note.

4. The Developer hereby represents and warrants that any prior assignments of its rights under the Development Agreement or TIF Note have been revoked or cancelled, that the Development Agreement is and the TIF Note will a valid and enforceable agreement, that neither the City nor the Developer is in default thereunder and that all covenants, conditions and agreements have been performed as required therein, except those not to be performed until after the date hereof. The Developer agrees not to sell, assign, pledge, mortgage or otherwise transfer or encumber its interest in the Development Agreement or TIF Note as long as this Assignment is in effect. The Developer hereby irrevocably constitutes and appoints the Lender as its attorney-in-fact to demand, receive and enforce the Developer's rights under the Development Agreement and/or the TIF Note for and on behalf of and in the name of the Developer or, at the option of the Lender, in the name of the Lender, with the same force and effect as the Developer could do if this Assignment had not been made.

5. This Assignment shall constitute a perfected, absolute and present assignment, provided that the Lender shall have no right under this Assignment to enforce the provisions of the Development Agreement or the TIF Note or exercise any rights or remedies under this Assignment until an Event of Default shall occur and be continuing.

6. Upon the occurrence of an Event of Default, without affecting any of the Lender's rights or remedies against the Developer under any other instrument or agreement, the Developer shall be deemed to have irrevocably appointed the Lender as the Developer's attorney-in-fact to exercise any or all of the Developer's rights in, to and under this Assignment and to give appropriate receipts, releases and satisfactions on behalf of the Developer in connection with the performance by any party to the Development Agreement and the TIF Note and to do any or all other acts in the Developer's name or in the Lender's own name that the Developer could do under the Development Agreement or the TIF Note with the same force and effect as if this Assignment had not been made. In addition, the Lender shall have the right to exercise and enforce any and all rights and remedies available after a default to a secured party under the Uniform Commercial Code as adopted in the State of Minnesota. If notice to the Developer of any intended disposition of collateral or of any intended action as required by law in any particular instance, such notice shall be deemed commercially reasonable if given in writing at least ten (10) days prior to the intended disposition or other action. The Developer hereby authorizes the Lender to deliver a copy of this Assignment to any other party to the Development Agreement and the TIF Note to verify the rights granted to the Lender hereunder. The City is authorized and directed by the Developer to tender performance of its obligations under the Development Agreement and the TIF Note to the Lender upon presentation of a copy of this Assignment.

7. The City hereby consents and agrees to the terms and conditions of this Assignment. The City further represents and warrants to the Lender that the Development Agreement is a valid agreement enforceable in accordance with its terms.

8. The City agrees to provide the Lender with copies of any notice of default given under the Development Agreement, and agrees that the Lender shall have the right, but not the obligation, to cure such default within the time period set forth in the Development Agreement.

9. The parties agree that no change or amendment shall be made to terms of the Development Agreement or the TIF Note without the prior written consent of the Lender, which consent shall not be unreasonably withheld.

10. The City acknowledges that the Lender shall not be obligated to construct and complete the Site Improvements unless the Lender determines, in a writing to the City, that it has elected to complete the Site Improvements.

11. The City acknowledges that the agreements by the Developer to pay real estate taxes as set forth in Section 3.5 of the Development Agreement is not and shall not become the personal obligation of the Lender, nor shall any such provision of Article VI of the Development Agreement impose any personal obligation upon the Lender except to the extent the Lender assumes the Developer's obligations under the Development Agreement and seeks to enforce the Developer's rights thereunder after an Event of Default as described in Section 6 hereof. The

Lender acknowledges the existence of and consents to the Assessment Agreement and further acknowledges that the lien of real estate taxes against the Property is superior to the lien of the Mortgage.

12. The City agrees that its rights under the Development Agreement shall be subject and subordinate to the Mortgage. Notwithstanding the foregoing, the City shall have the right to exercise all of its rights and remedies against and with respect to the Developer under Article IV of the Development Agreement, the Declaration (as defined in the Development Agreement), and the Assessment Agreement (as defined in the Development Agreement).

13. This Assignment can be waived, modified, amended, terminated or discharged only explicitly in a writing signed by the Lender. A waiver by the Lender shall be effective only in the specific instance and for the specific purpose given. Mere delay or failure to act shall not preclude the exercise or enforcement of any of the Lender's rights or remedies hereunder. All rights and remedies of the Lender shall be cumulative and shall be exercised singularly or concurrently, at the Lender's option, and any exercise or enforcement of any one such right or remedy shall neither be a condition to nor bar the exercise or enforcement of any other.

14. No provision of this Assignment shall be deemed or construed to alter, amend or modify, in any way, the rights and obligations of the City against the Developer as set forth and contained in the Development Agreement.

15. Any notice, request, demand or other communication hereunder shall be deemed duly given if delivered or postage prepaid, certified or registered, addressed to the party as set forth below:

If to the City:

City of Plymouth, Minnesota
Plymouth City Hall
3400 Plymouth Boulevard
Plymouth, Minnesota 55447-1482
Attn: City Manager

If to the Developer:

DC-OV Bassett Creek, LLC
7803 Glenroy Road, Suite 200
Bloomington, Minnesota 55439
Attn: Legal Department

If to the Lender:

U.S. Bank National Association
800 Nicollet Mall, Suite 800
BC-MN-5CRE
Minneapolis, Minnesota 55402

16. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

IN WITNESS WHEREOF, the Developer has caused this Assignment to be duly executed as of April __, 2026.

10194.504
42260308v2

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[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE]

CITY OF PLYMOUTH, MINNESOTA, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota

By:_____
Its: Mayor

By:_____
Its: City Manager

STATE OF MINNESOTA)
) ss
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by _____, the Mayor and _____, the City Manager of the City of Plymouth, Minnesota, a municipal corporation and political subdivision organized and existing under the laws of the State of Minnesota, on behalf of said municipal corporation and political subdivision.

_____
Notary Public

[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE]

DC-OV BASSETT CREEK, LLC, a Minnesota limited liability company

By: BC GP, LLC, a Minnesota limited liability company, its manager

By:_____
Anne T. Behrendt
Its: President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ___ day of _____, 2026, by Anne T. Behrendt, the President of BC GP, LLC, a Minnesota limited liability company, the Manager of DC-OV Bassett Creek, LLC, a Minnesota limited liability company, on behalf of said limited liability company.

_____
Notary Public

[SIGNATURE PAGE TO COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE]

U.S. BANK NATIONAL ASSOCIATION,
a national banking association

By:_____
Barry Schneiderman
Its: Senior Vice President

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by Barry Schneiderman, the Senior Vice President of U.S. Bank National Association, a national banking association, for and on behalf of said national banking association.

_____
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:

Winthrop & Weinstine, P.A. (TJK)
225 South Sixth Street, Suite 3500
Minneapolis, Minnesota 55402-4629

EXHIBIT A

(Legal Description)

Parcel 1: Lot 1, Block 1, Kate Lorraine, Hennepin County, Minnesota.

Abstract and Torrens Property.

Parcel 2: Non-exclusive easements over Lot 2, Block 1, Kate Lorraine, as set forth in the Reciprocal Easements, Restrictions, and Operating Agreement dated August 9, 2022, recorded August 10, 2022, as Document Nos. 5965021 (Torrens) and 11135944 (Abstract).

Parcel 3: Non-exclusive easement for vehicular and pedestrian ingress and egress purposes over Lot 1, Block 1, Waterford Park Plaza, as set forth in the Access Easement Agreement dated August 9, 2022, recorded August 22, 2022, as Document No. 5967757 (Torrens) and August 12, 2022, as Document No. 11137527 (Abstract).

Parcel 4: Non-exclusive easements over Lot 1, Block 1, Waterford Park Plaza, as set forth in the Fire Lane Access Easement Agreement dated August 9, 2022, recorded August 22, 2022, as Document No. 5967758 (Torrens) and August 12, 2022, as Document No. 11137528 (Abstract).

CITY OF PLYMOUTH

RESOLUTION NO. 2026-094

RESOLUTION APPROVING THE COLLATERAL ASSIGNMENT AND SUBORDINATION OF DEVELOPMENT AGREEMENT AND TIF NOTE

WHEREAS, the City of Plymouth (the "City") entered into an Amended and Restated Development Agreement, dated January 27, 2026 (the "Development Agreement") with DC-OV Bassett Creek, LLC, a Minnesota limited liability company ("Developer"), pursuant to which the Developer agreed to construct of 176 units of multifamily rental housing (the "Project") in the City; and

WHEREAS, pursuant to the Development Agreement, the City issued a Tax Increment Revenue Note (DC-OV Bassett Creek, LLC Project) (the "TIF Note"); and

WHEREAS, the TIF Note is currently held by West Bank, an Iowa state banking corporation (the “Previous Lender”); and

WHEREAS, the Developer is seeking new financing for the Project with U.S. Bank National Association, a national banking corporation (the "New Lender"), and the New Lender is requiring the execution of a Collateral Assignment and Subordination of Development Agreement and TIF Note (the "Collateral Assignment"), which requires approval by the City; and

WHEREAS, pursuant to the financing with the New Lender, the Previous Lender will release its interest in the TIF Note; and

WHEREAS, a draft of the Collateral Assignment has been submitted to the City Council for approval and consent.

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

(1) The City Council hereby approves the Collateral Assignment in substantially the form submitted, and the Mayor and the City Manager are hereby authorized and directed to execute the Assignment the on behalf of the City. In the absence of the Mayor or the City Manager, any document authorized by this resolution to be executed may be executed by an acting or duly designated official.

(2) The approval hereby given to the Collateral Assignment includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by the City officials authorized by this resolution to execute the Assignment. The execution of the Assignment by the appropriate officer or officers of the City shall be conclusive evidence of the approval of the Collateral Assignment in accordance with the terms hereof.

APPROVED by the City Council on this 13th day of April, 2026.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on April 13, 2026 with the original thereof on file in my office, and the same is a correct transcription thereof.

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

_____
City Clerk

Regular City Council
April 13, 2026
Agenda Number: 6.7

To:	Dave Callister, City Manager
Prepared by:	Kip Berglund, Senior Planner
Reviewed by:	Lori Sommers, Planning Manager Grant Fernelius, CED Director
Item:	**Approve final plat request for "Shorewood Enclave Phase 2" for property located at 10900 South Shore Drive (South Shore Drive LLC - 2026011)**

1. Action Requested:

Adopt resolution approving final plat for "Shorewood Enclave Phase 2" for property located at 10900 South Shore Drive.

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

2. Background:

In August 2025, the City Council approved the preliminary plat for Shorewood Enclave for nine townhome lots and one common lot and also approved the first phase final plat, which included five of the nine townhome lots, a common lot and Outlot A.

At this time, the developer is requesting final plat approval for the second and final phase, consisting of the remaining four townhome lots, shown as Outlot A in phase one.

The requested final plat is consistent with the preliminary plat.

The property is located within the Wayzata School District.

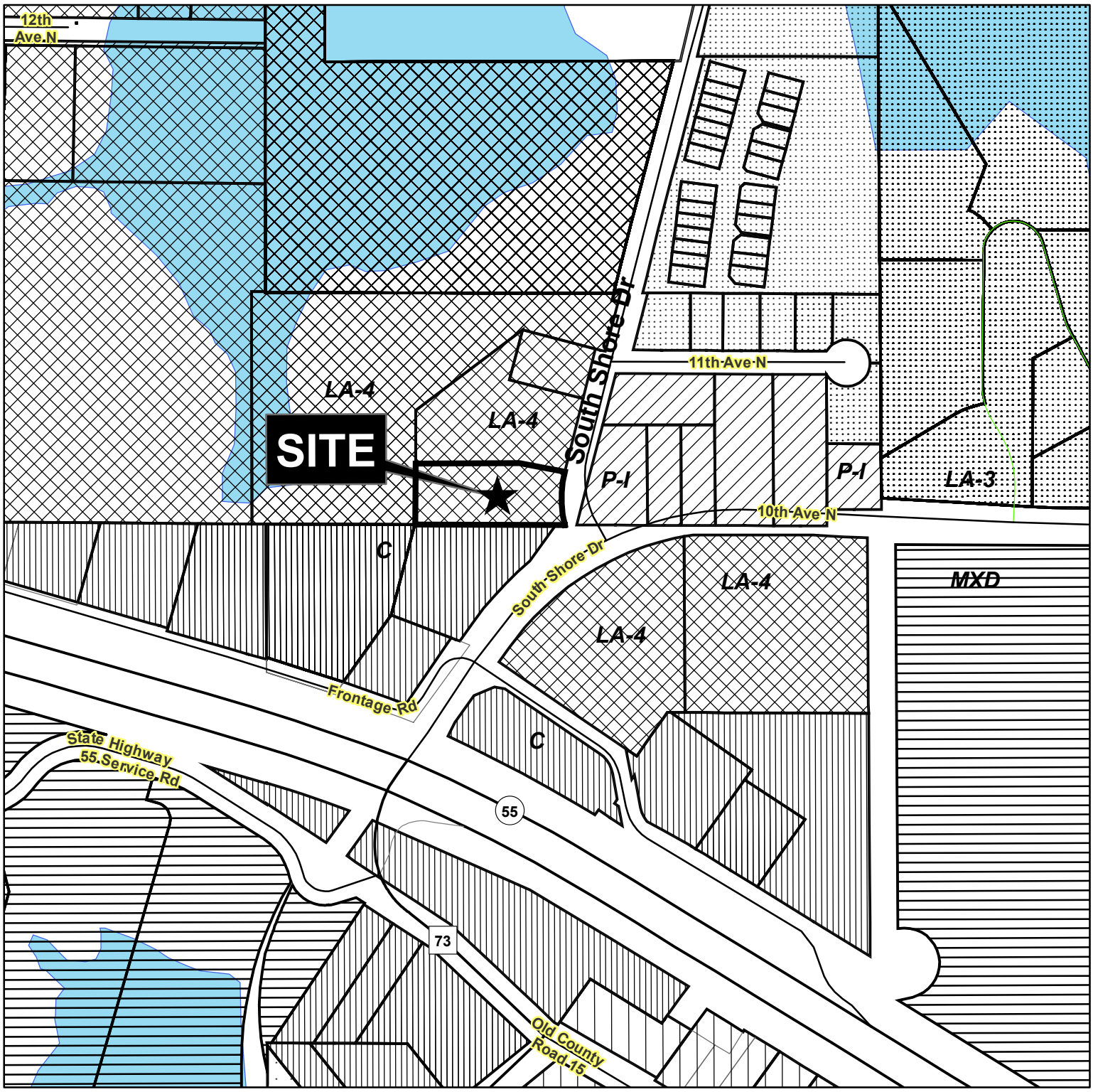
The review deadline is May 4, 2026.

3. Budget Impact:

Not applicable.

4. Attachments:

1. Location Map
2. Aerial
3. Applicant's Narrative
4. Civil Plans
5. Architectural Site Plans
6. Preliminary Plat
7. Final Plat
8. City Council Resolution 2026-095



2026011
South Shore Drive, LLC
Shorewood Enclave Phase 2
10900 South Shore Drive
Request for a Final Plat

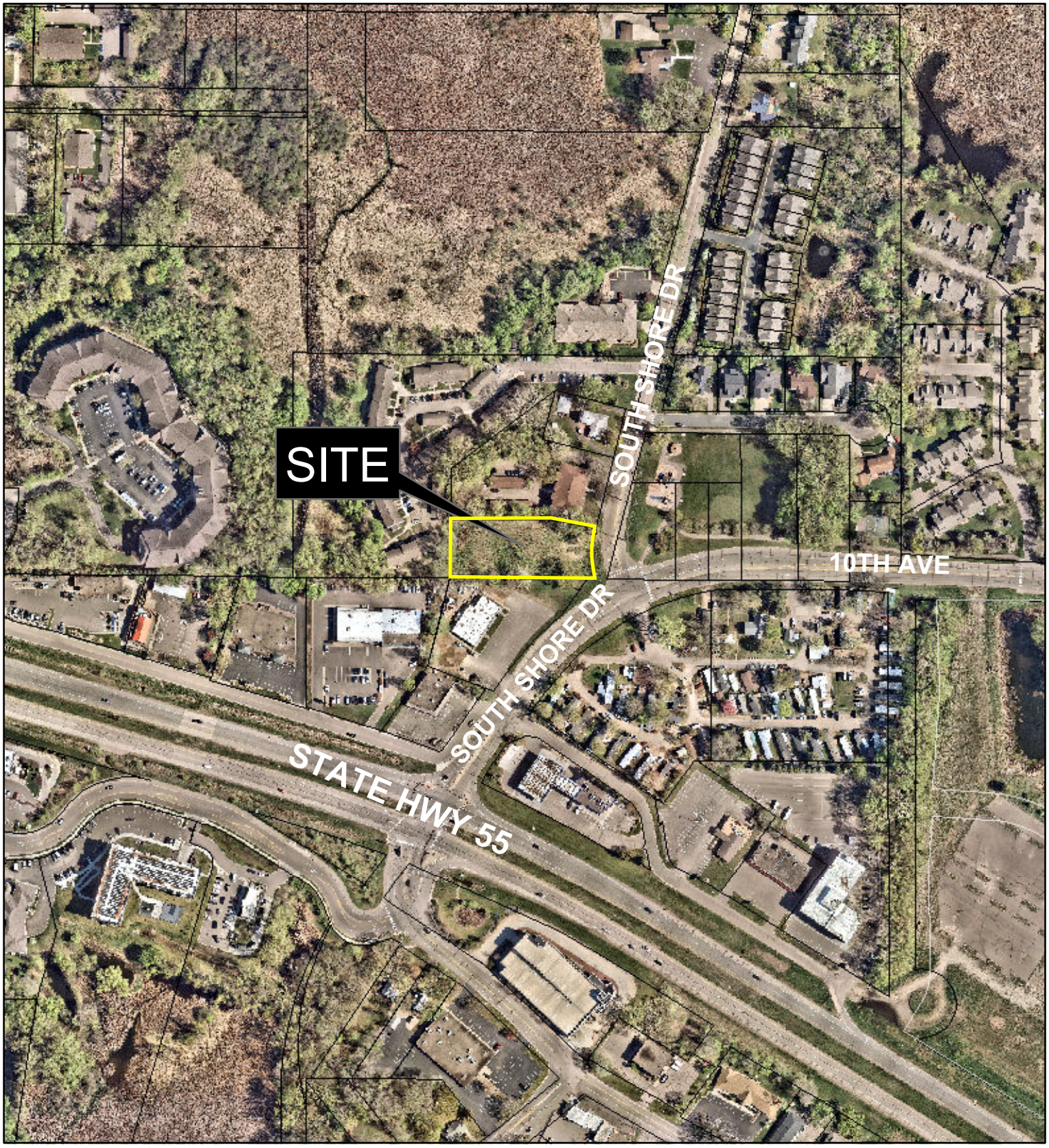
375 187.5 0 375 750

Feet

City of Plymouth

Legend

- C, Comercial
- CC, City Center
- CO, Commercial Office
- IND
- LA-1, Living Area 1
- LA-2, Living Area 2
- LA-3, Living Area 3
- LA-4, Living Area 4
- LA-5
- MXD
- MXD-R
- P-I, Public/Semi-Public/Institutional



2026011 - Aerial

375 187.5 0 375 750

Feet

N

City of Plymouth

Shorewood Enclave - Project Narrative (Phase 2 / Final Phase)

Project: Shorewood Enclave - Phase 2 / Final Phase

Property: 10900 South Shore Drive, Plymouth, MN 55441 (PID 36-118-22-22-0022)

Applicant/Developer: South Shore Drive LLC, DBA Shorewood Enclave (successor/assignee to Plateau Properties, LLC as applicable)

Applicant Address: 3500 Vicksburg Lane N, Suite #407, Plymouth, MN 55447

Contact: 612-281-5754 | faisale@tci-homes.com

Submittal Purpose: Final Phase approvals to allow construction of both Phase 1 and Phase 2 concurrently, and to support coordinated timing with the City's contractor and Planning team so the project can avoid temporary road construction and proceed directly to the final roadway configuration following completion of the South Shore Drive / 10th Avenue North roundabout.

1) Project Background

The Shorewood Enclave development consists of two townhome buildings planned on the subject site. The City previously approved the Phase 1 portion of the project. The Applicant is now submitting this application for Phase 2 / the final phase so the overall development may proceed in a coordinated manner and to allow both buildings to be built at the same time, with one unified construction schedule and site coordination plan.

The project continues to be designed and implemented in a way that accommodates the City's long-term roadway improvements, including the planned South Shore Drive / 10th Avenue North roundabout and the related access configuration for the final phase.

At the request of the City Planning team, the Applicant is actively coordinating with the City's contractor to align construction timing, site access, and utility installation. This coordination is intended to eliminate the previously planned temporary roadway improvements that were anticipated as part of the Phase 1 approach. Approval of this final phase will allow the Applicant and the City's contractor to sequence work efficiently so that the permanent roadway improvements serving the development can be constructed in conjunction with, and following completion of, the South Shore Drive / 10th Avenue North roundabout, rather than installing temporary access that would later be removed or replaced.

The property will be managed through an association organization. Building and exterior maintenance will be professionally managed/outsourced and maintained to a high standard, and the site includes adequate space for on-site snow storage.

2) Zoning and Land Use

Zoning: The site is zoned RMF-4, Multiple Family Dwelling District 4.

Proposed Use: Townhomes remain a permitted use under the City code for this zoning district (consistent with the Phase 1 approvals and the original narrative).

3) Plat / Site Configuration (Phase 2 Supporting Plats)

This Phase 2 application is supported by the Preliminary Plat and Draft Final Plat for SHOREWOOD ENCLAVE 2ND ADDITION, which plats Outlot A, Shorewood Enclave into Block 1 Lots 1-4.

4) Proposed Buildings (Final Phase Scope)

The overall development includes two, two-story townhome buildings constructed in phases:

• Phase 1: 5-unit building (previously approved as part of Phase 1)

• Phase 2 / Final Phase (this application): 4-unit townhome building, approximately 4,800 square feet building footprint

The proposed buildings will utilize exterior materials consistent with current residential construction, including a balanced mix of manufactured stone and LP SmartSide. Siding will be varied using a combination of textures and colors, and roofs will be finished with architectural asphalt shingles.

5) Setbacks and Site Design

The overall site is approximately 0.96 acres. Setbacks for the property and proposed building are listed below.

	Building Setback		Pavement Setback	
Yard / Location	**Required**	**Proposed**	**Required**	**Proposed**
Front / S. Shore Drive ROW	25 Feet	25 Feet	25 Feet	35 Feet
Rear Yard (West)	25 Feet	25 Feet	5 Feet	10 Feet
Side Yard (South)	25 Feet	25 Feet	5 Feet	5 Feet
Side Yard (North)	25 Feet	25 Feet	N/A	N/A

6) Access and Parking

Access (Phase 2 / Final Phase): The Phase 2 driveway access is planned from the west side of the future roundabout at South Shore Drive and 10th Avenue North, consistent with the original phasing approach and City roadway plans. A 22-foot-wide curb cut is proposed to allow access for personal vehicles and emergency vehicles.

Consistent with the coordinated approach requested by the City, the Applicant is working with the City's contractor on the roundabout and associated utility work to finalize the ultimate access configuration and utility connections in a single, efficient sequence. This will reduce redundant construction activity, minimize temporary infrastructure, and allow the final road buildout to occur at the appropriate time once the roundabout and related utility improvements are completed.

South Shore Drive LLC DBA Shorewood Enclave • 3500 Vicksburg Lane N, Suite #407, Plymouth, MN 55447
612-281-5754 • faisale@tci-homes.com

Parking: Parking will be provided consistent with the overall project approach and will continue to meet or exceed City requirements, including guest parking and enclosed stalls per unit, consistent with the Phase 1 narrative.

7) Landscaping and Tree Preservation

A Landscape Plan will accompany the final approvals and building permits to show proposed plantings, including new trees and shrub screening, with species and minimum sizes identified.

8) Grading, Drainage, Utilities, and Stormwater

Preliminary site grading, drive aisles, parking areas, utilities, and stormwater management concepts have been prepared as part of the site plan and engineering process. Final grading, utility, and stormwater treatment details will be provided with construction plans for permitting and implementation.

9) Construction Schedule (Updated for Concurrent Build)

Upon approval of the Phase 2 / final phase entitlements, the Applicant intends to coordinate construction activities so that Phase 1 and Phase 2 can proceed concurrently, improving efficiency and minimizing overall disruption duration. This coordinated approach also supports the City-requested sequencing with the City's contractor to align utility timing and roadway construction so the project can avoid temporary road construction and proceed to the final roadway configuration following completion of the roundabout.

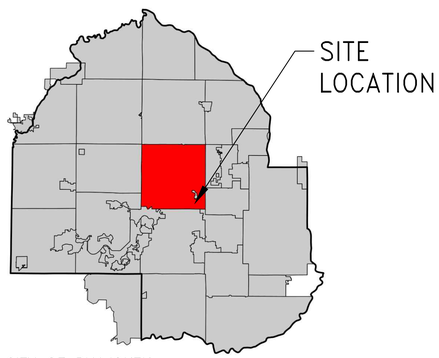
• Upon Phase 2 approval: Final construction plans / permitting coordination

• Building permits: As scheduled with the City following approvals

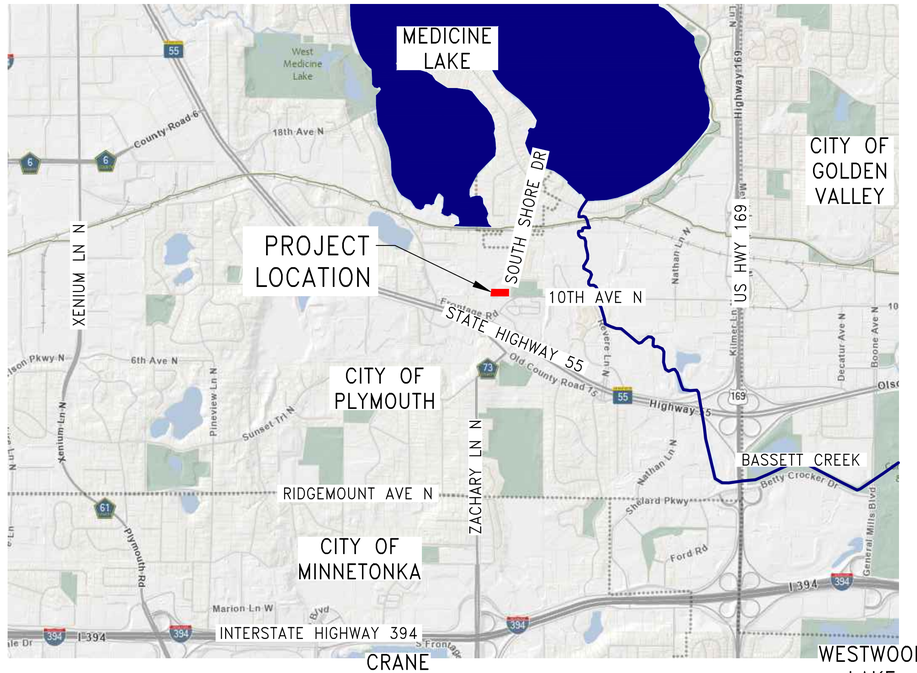
• Construction start: As soon as permits are issued, with both buildings proceeding in a coordinated sequence

SITE DEVELOPMENT PLANS
FOR
SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

HENNEPIN COUNTY



CITY OF PLYMOUTH



SHEET INDEX
THIS PLAN CONTAINS 13 SHEETS

SHEET NO.	DESCRIPTION
C1	TITLE SHEET
C2	DETAILS AND CONSTRUCTION NOTES
C3–C4	DETAILS
C5	EXISTING CONDITIONS & REMOVALS PLAN
C6	SITE PLAN
C7	GRADING & DRAINAGE PLAN
C8	UTILITY PLAN
C9	SANITARY SEWER & WATERMAIN PLAN & PROFILE
C10	STORMWATER PLAN & PROFILE
C11	CHAMBER PLAN & PROFILE
C12	STORMWATER POLLUTION PREVENTION PLAN
C13	STORMWATER POLLUTION PREVENTION PLAN NOTES

CALL BEFORE YOU DIG!
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Twin City Area:651-454-0002
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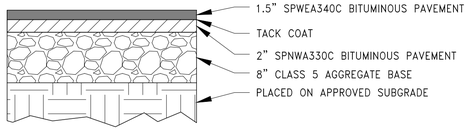
THE SUBSURFACE UTILITY INFORMATION DEPICTED IN THESE PLANS ARE SHOWN ACCORDING TO CI/ASCE 38-02, "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA," LEVEL D STANDARDS.

LEGEND

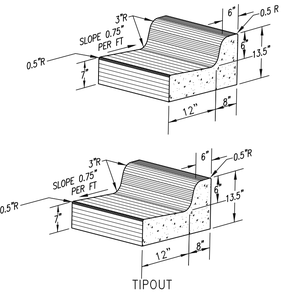
IMPAIRED WATERS WITHIN ONE (1) MILE OF SITE

f:\survey\registered land survey - hennepin\694-A\02 engineering - 89930a\01 CAD\05 Sheet Files\01 Title Sheet.dwg

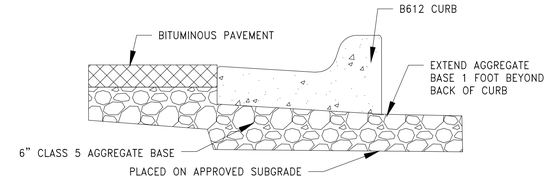
DESIGNED BY: JAP	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com
DRAWN BY: ABL			TCI HOMES, LLC 8848 ZEALAND AVENUE NORTH, SUITE B BROOKLYN PARK, MINNESOTA 55445
CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 01.09.26 LIC. NO.: 52706		SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA
			TITLE SHEET
			CITY PROJECT: 2025009 PROJECT: 89930A SHEET NO. C1 OF C13



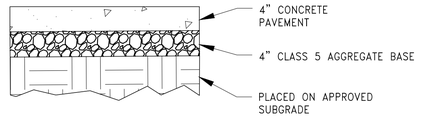
1 / C2 BITUMINOUS PAVEMENT
NOT TO SCALE



2 / C2 B612 CURB AND GUTTER
NOT TO SCALE

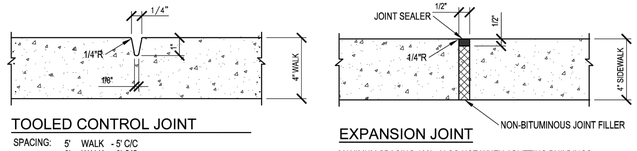


3 / C2 BITUMINOUS / CURB TRANSITION
NOT TO SCALE



NOTE: SIDEWALK CROSS SLOPES SHALL NOT EXCEED 2%. ANY SIDEWALK EXCEEDING 2% CROSS SLOPE SHALL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

4 / C2 CONCRETE SIDEWALK
NOT TO SCALE



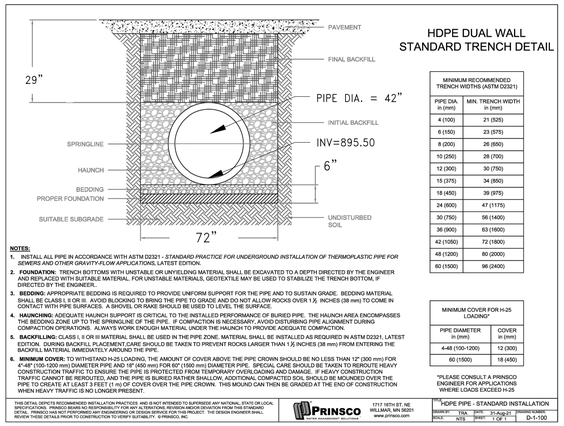
TOOLED CONTROL JOINT

SPACING: 5' WALK - 5' C/C
6' WALK - 6' C/C

EXPANSION JOINT

MAXIMUM SPACING 100'. ALSO USE WHEN ABUTTING BUILDINGS.

5 / C2 CONCRETE SIDEWALK JOINT DETAILS
NOT TO SCALE



MINIMUM RECOMMENDED TRENCH WIDTHS (ASTM D2321)

PIPE DIA. in (mm)	MIN. TRENCH WIDTH in (mm)
4 (100)	21 (525)
6 (150)	23 (575)
8 (200)	26 (650)
10 (250)	28 (700)
12 (300)	30 (750)
15 (375)	34 (850)
18 (450)	39 (975)
24 (600)	47 (1175)
30 (750)	56 (1400)
36 (900)	63 (1600)
42 (1050)	72 (1800)
48 (1200)	80 (2000)
60 (1500)	96 (2400)

MINIMUM COVER FOR H-25 LOADING*

PIPE DIAMETER in (mm)	COVER in (mm)
4-48 (100-1200)	12 (300)
60 (1500)	18 (450)

*PLEASE CONSULT A PRINSCO ENGINEER FOR APPLICATIONS WHERE LOADS EXCEED H-25

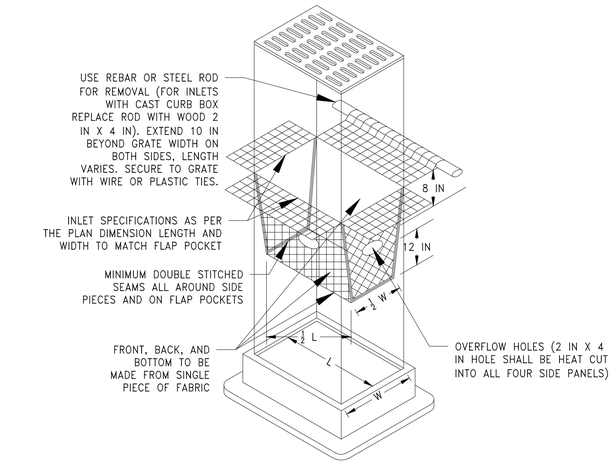
NOTES:
1. INSTALL ALL PIPE IN ACCORDANCE WITH ASTM D2321 - *STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY-FLOW APPLICATIONS*, LATEST EDITION.
2. **FOUNDATION:** TRENCH BOTTOMS WITH UNSTABLE OR UNYIELDING MATERIAL SHALL BE EXCAVATED TO A DEPTH DIRECTED BY THE ENGINEER AND REPLACED WITH SUITABLE MATERIAL. FOR UNSTABLE MATERIALS, GEOTEXTILE MAY BE USED TO STABILIZE THE TRENCH BOTTOM, IF DIRECTED BY THE ENGINEER..
3. **BEDDING:** APPROPRIATE BEDDING IS REQUIRED TO PROVIDE UNIFORM SUPPORT FOR THE PIPE AND TO SUSTAIN GRADE. BEDDING MATERIAL SHALL BE CLASS I, II OR III. AVOID BLOCKING TO BRING THE PIPE TO GRADE AND DO NOT ALLOW ROCKS OVER 1.5\" INCHES (38 mm) TO COME IN CONTACT WITH PIPE SURFACES. A SHOVEL OR RAKE SHOULD BE USED TO LEVEL THE SURFACE.
4. **HAUNCHING:** ADEQUATE HAUNCH SUPPORT IS CRITICAL TO THE INSTALLED PERFORMANCE OF BURIED PIPE. THE HAUNCH AREA ENCOMPASSES THE BEDDING ZONE UP TO THE SPRINGLINE OF THE PIPE. IF COMPACTION IS NECESSARY, AVOID DISTURBING PIPE ALIGNMENT DURING COMPACTION OPERATIONS. ALWAYS WORK ENOUGH MATERIAL UNDER THE HAUNCH TO PROVIDE ADEQUATE COMPACTION.
5. **BACKFILLING:** CLASS I, II OR III MATERIAL SHALL BE USED IN THE PIPE ZONE. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION. DURING BACKFILL PLACEMENT,CARE SHOULD BE TAKEN TO PREVENT ROCKS LARGER THAN 1.5\" INCHES (38 mm) FROM ENTERING THE BACKFILL MATERIAL IMMEDIATELY AROUND THE PIPE.
6. **MINIMUM COVER:** TO WITHSTAND H-25 LOADING, THE AMOUNT OF COVER ABOVE THE PIPE CROWN SHOULD BE NO LESS THAN 12\" (300 mm) FOR 4\"-48\" (100-1200 mm) DIAMETER PIPE AND 18\" (450 mm) FOR 60\" (1500 mm) DIAMETER PIPE. SPECIAL CARE SHOULD BE TAKEN TO REROUTE HEAVY CONSTRUCTION TRAFFIC TO ENSURE THE PIPE IS PROTECTED FROM TEMPORARY OVER-LOADING AND DAMAGE. IF HEAVY CONSTRUCTION TRAFFIC CANNOT BE REROUTED, AND THE PIPE IS BURIED RATHER SHALLOW, ADDITIONAL COMPACTED SOIL SHOULD BE MOUNDED OVER THE PIPE TO CREATE AT LEAST 3 FEET (1 m) OF COVER OVER THE PIPE CROWN. THIS MOUND CAN THEN BE GRADED AT THE END OF CONSTRUCTION WHEN HEAVY TRAFFIC IS NO LONGER PRESENT.

THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.

PRINSCO
1717 165TH ST. NE
WILLMAR, MN 56201
www.prinsco.com

HDPE PIPE - STANDARD INSTALLATION
DESIGN BY: TRA | DRN BY: SCHMIDT | 21-Aug-21 | DRAWING NUMBER: D-1-100
SCALE: N/TS | SHEET: 1 OF 1

6 / C2 STANDARD TRENCH DETAIL
NOT TO SCALE



7 / C2 INLET PROTECTION
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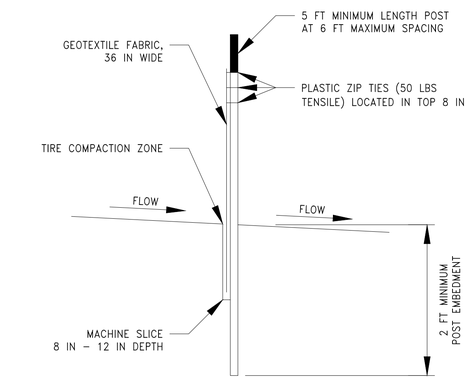
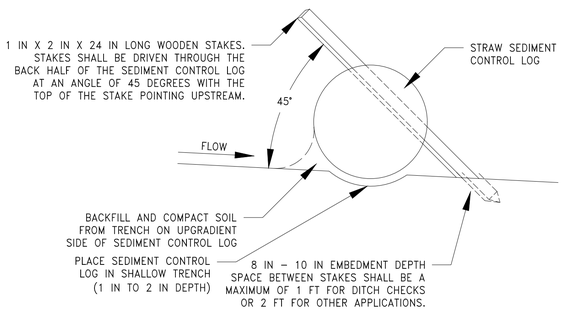


8 / C2 SILT FENCE (MACHINE SLICED)
NOT TO SCALE



9 / C2 BIOROLLS
NOT TO SCALE

GENERAL CONSTRUCTION AND SOILS NOTES:

1. CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES, LAWS AND ORDINANCES.
2. THE CITY OF PLYMOUTH'S ENGINEERING GUIDELINES AND STANDARD DETAIL SPECIFICATIONS FOR SANITARY SEWER, WATERMAIN, STORM SEWER, AND STREET CONSTRUCTION SHALL APPLY.
3. THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" SHALL APPLY.
4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR FOLLOWING ALL APPLICABLE OSHA STANDARDS.
5. IF UTILITY RELOCATION IS NECESSARY, THE CONTRACTOR SHALL COORDINATE CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE UTILITY COMPANIES.
6. MATERIAL UNSUITABLE FOR CONSTRUCTION (E.G. TOPSOIL, SILTS, ORGANIC MATERIALS, PEATS, DEBRIS, ETC.) ENCOUNTERED DURING EXCAVATION WITHIN THE PARKING LOT AND BUILDING PAD AREAS SHALL BE REMOVED AND PROPERLY DISCARDED.
7. GRADING SHALL BE CONSTRUCTED WITH SUITABLE MATERIAL AND IN LOOSE LIFTS NO THICKER THAN TWELVE (12) INCHES. COMPACTION WITHIN THE PARKING LOT AND BUILDING PAD SHALL BE COMPACTED TO 100% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
8. TOPSOIL SHALL BE SALVAGED AND STOCKPILED FOR USE AS TOPSOIL IN GREEN SPACES DISTURBED DUE TO CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF BITUMINOUS AND CONCRETE MATERIALS DISTURBED BY CONSTRUCTION IN ACCORDANCE WITH MNDOT SPEC 2104.3.
10. ANY EXCESS MATERIAL SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO THE OWNER AND ALL GOVERNING REGULATIONS.
11. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES AND CALL GOPHER STATE ONE CALL 48 HOURS PRIOR TO CONSTRUCTION WORK. EXISTING UTILITIES SHOWN ON THESE PLANS ARE ONLY APPROXIMATE AND MAY NOT BE RELIED UPON AS EXACT OR COMPLETE.

DESIGNED BY:	JAP
DRAWN BY:	ABL
CHECKED BY:	GRP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

JEFFREY A. PRASCH, P.E.
DATE: 01.09.26 LIC. NO.: 52706

REVISIONS

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7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
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TCI HOMES, LLC
8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

DETAILS AND CONSTRUCTION NOTES

PROJECT: 89930A
SHEET NO.
C2 OF C13

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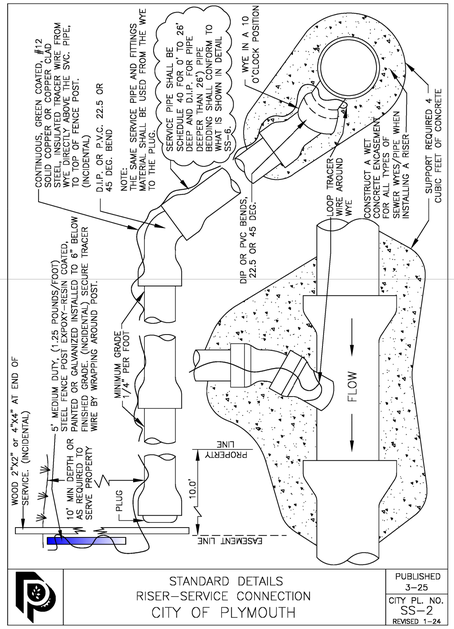
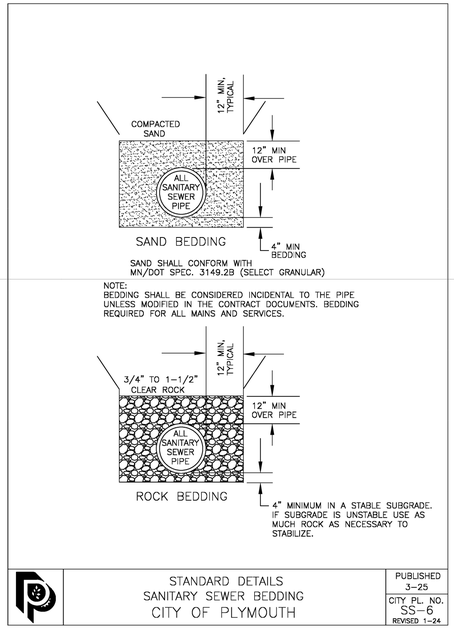


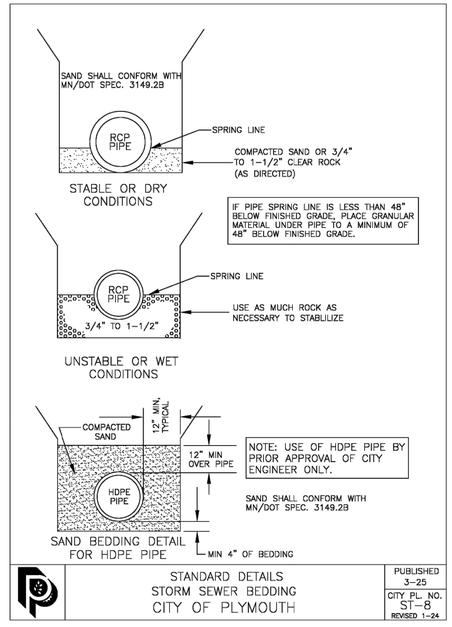
STANDARD DETAILS
RISER-SERVICE CONNECTION
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. SS-2
REVISED 1-24



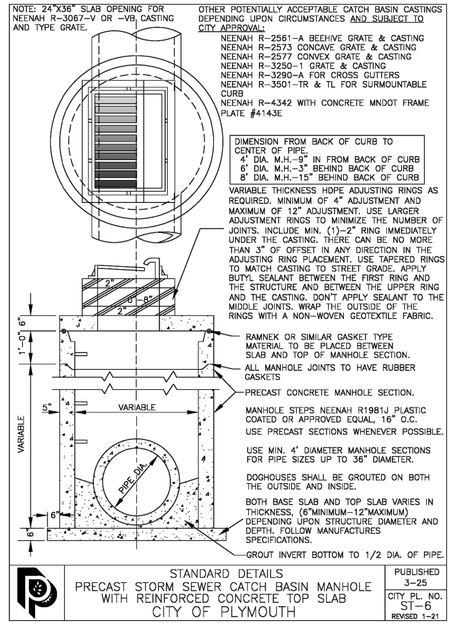
STANDARD DETAILS
SANITARY SEWER BEDDING
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. SS-6
REVISED 1-24



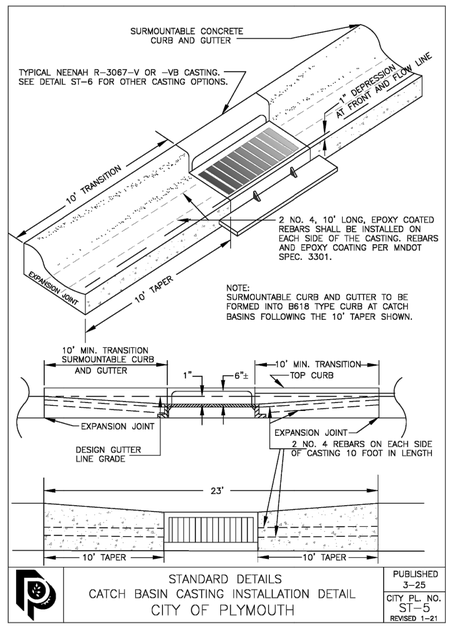
STANDARD DETAILS
STORM SEWER BEDDING
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. ST-8
REVISED 1-24



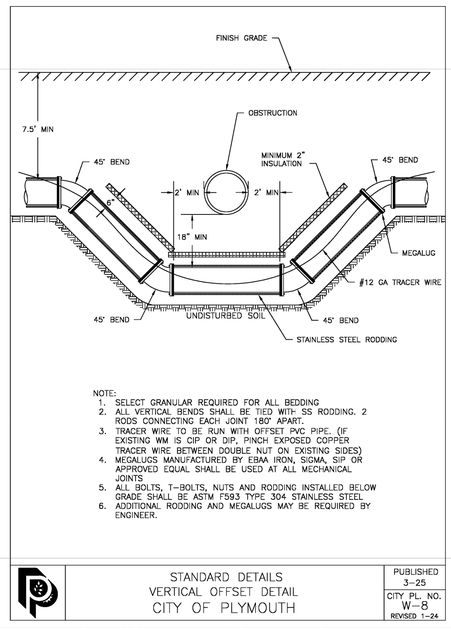
STANDARD DETAILS
PRECAST STORM SEWER CATCH BASIN MANHOLE
WITH REINFORCED CONCRETE TOP SLAB
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. ST-6
REVISED 1-21



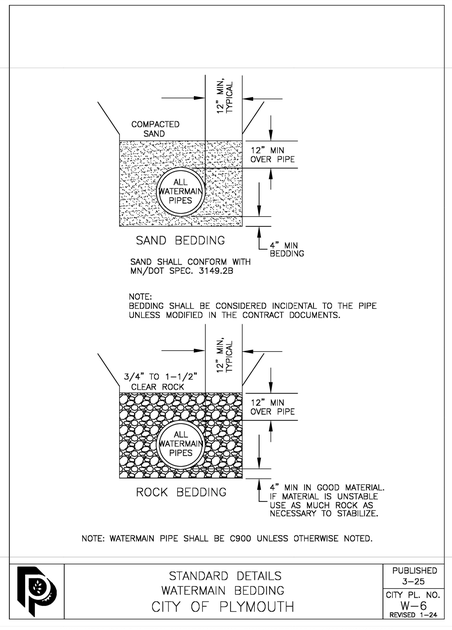
STANDARD DETAILS
CATCH BASIN CASTING INSTALLATION DETAIL
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. ST-5
REVISED 1-21



STANDARD DETAILS
VERTICAL OFFSET DETAIL
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. W-8
REVISED 1-24



STANDARD DETAILS
WATERMAIN BEDDING
CITY OF PLYMOUTH

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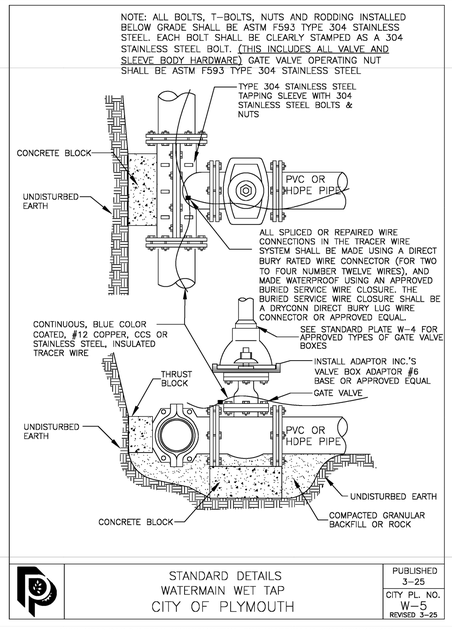
REVISED 1-24



STANDARD DETAILS
WATERMAIN WET TAP
CITY OF PLYMOUTH

PUBLISHED 3-25
CITY PL. NO. W-5
REVISED 3-25

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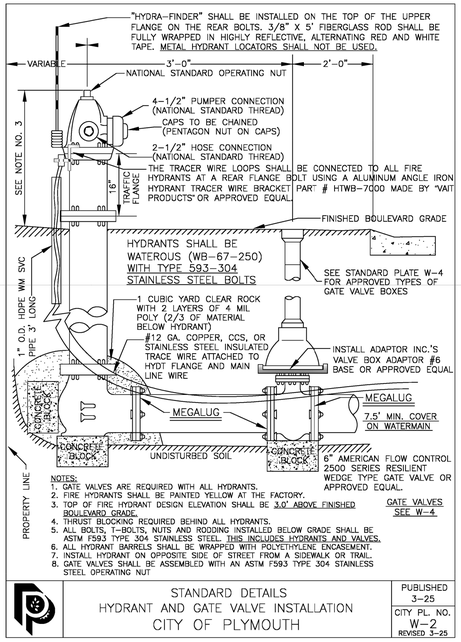

2025 STANDARD DETAIL SPECIFICATION FOR WATERMAIN CONSTRUCTION
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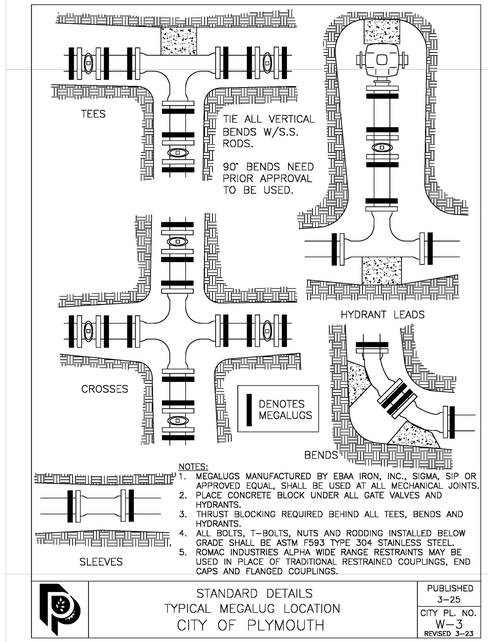

2025 STANDARD DETAIL SPECIFICATION FOR WATERMAIN CONSTRUCTION
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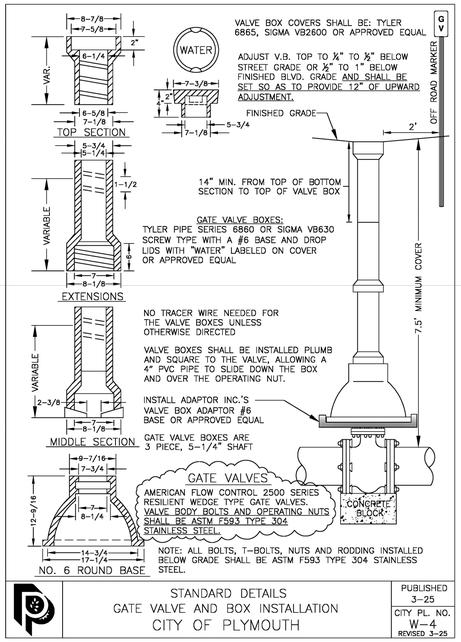

2025 STANDARD DETAIL SPECIFICATION FOR WATERMAIN CONSTRUCTION
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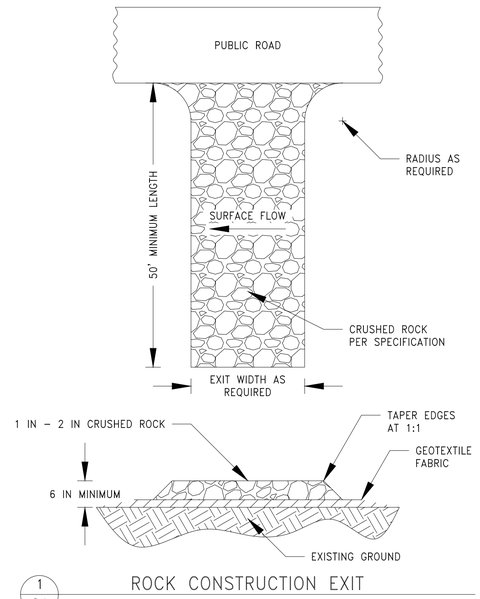
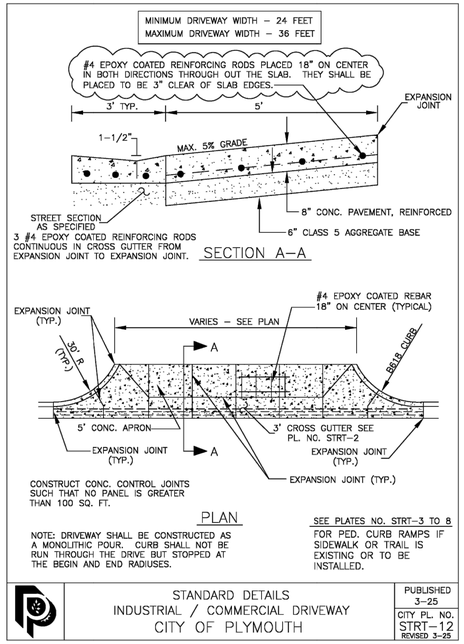
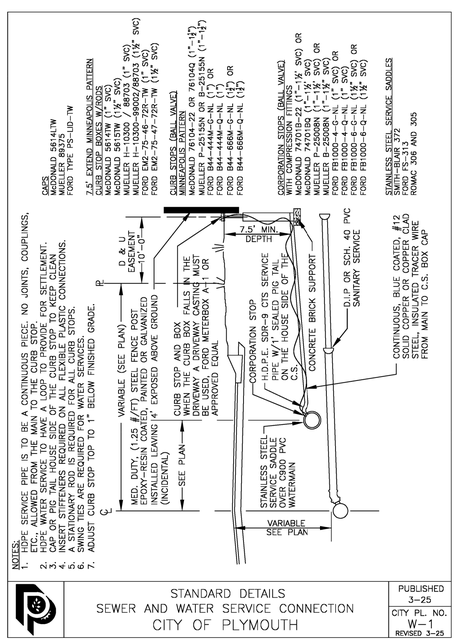




2025 STANDARD DETAIL SPECIFICATION FOR STREET CONSTRUCTION
02400 - 34



2025 STANDARD DETAIL SPECIFICATION FOR WATERMAIN CONSTRUCTION
Back to Index page
02200 - 20

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REFERENCE NOTES:

1. SAWCUT CONCRETE CURB AND GUTTER
2. REMOVE 23LF CONCRETE CURB AND GUTTER
3. CLEAR AND GRUB TREE
4. REMOVE POWER POLE AND OVERHEAD WIRE (CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY)
5. REMOVE AND PATCH FULL DEPTH BITUMINOUS PAVEMENT

LEGEND

- EXISTING CONTOUR
- EXISTING BUILDING
- EXISTING CURB & GUTTER
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING CONCRETE PAVEMENT
- EXISTING FENCE
- EXISTING SIGN
- EXISTING HYDRANT
- EXISTING STREET LIGHT
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FES
- EXISTING CATCH BASIN
- REMOVE CURB & GUTTER
- REMOVE BITUMINOUS PAVEMENT
- REMOVE TREE
- SAWCUT PAVEMENT

SCALE: 0 20 40 IN FEET

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

JEFFREY A. PRASCH, P.E.

DATE: 01.09.26 LIC. NO.: 52706

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

REVISIONS

DEMARC
LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
www.Demarcinc.com

TCI HOMES, LLC
8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

EXISTING CONDITIONS & REMOVALS PLAN

PROJECT: 89930A
SHEET NO. C5 OF C13

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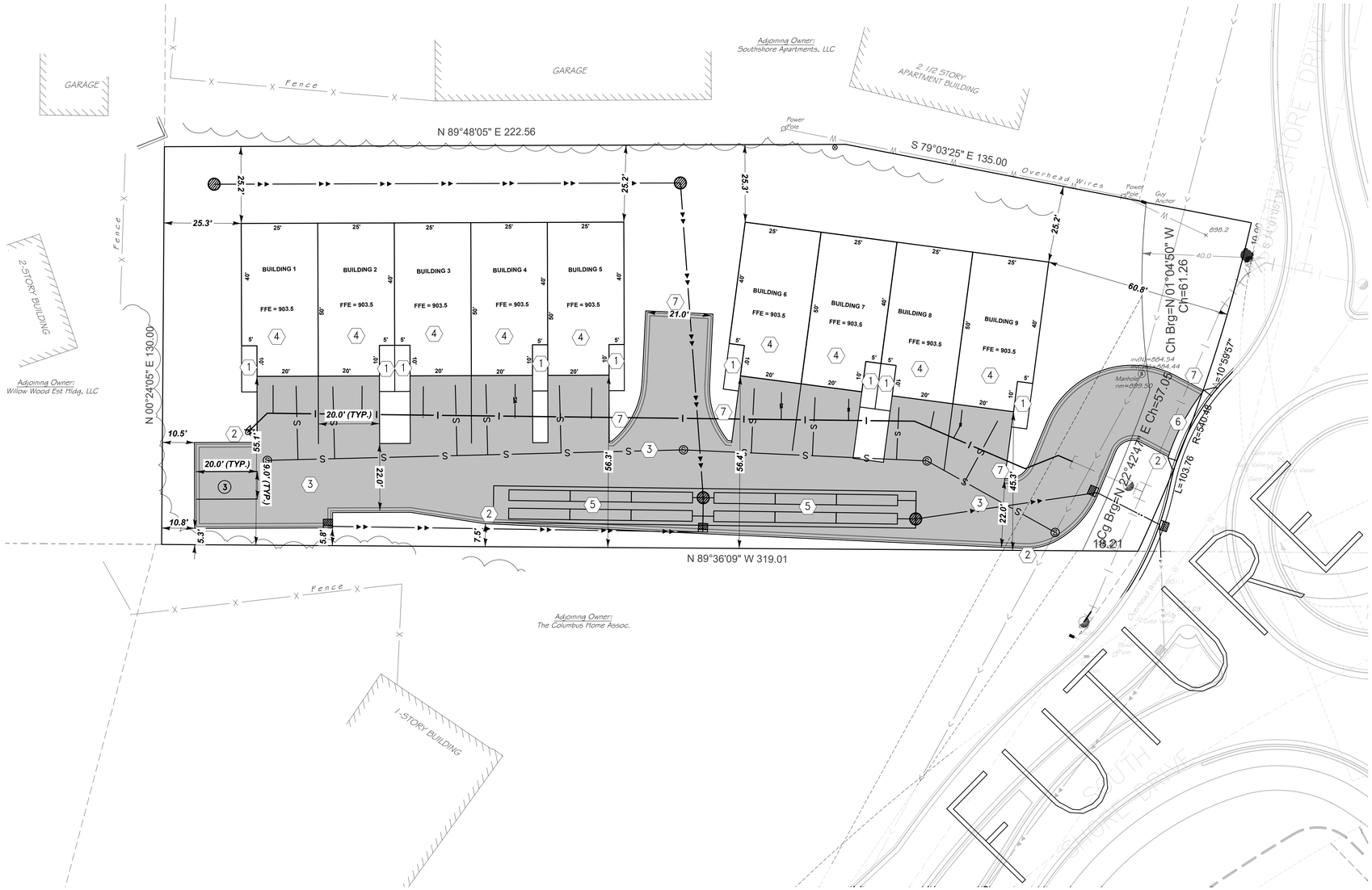

REFERENCE NOTES:

1. CONCRETE SIDEWALK PER 4/C2 AND 5/C2
2. B612 CURB & GUTTER PER 2/C2
3. BITUMINOUS PAVEMENT PER 1/C2
4. PROPOSED BUILDING (VERIFY WITH ARCHITECTURAL PLANS)
5. UNDERGROUND INFILTRATION BASIN PER 6/C2
6. PATCH BITUMINOUS PAVEMENT, MATCH EXISTING
7. B612 TIPOUT CURB & GUTTER PER 2/C2

SITE DATA:

LOT AREA = 0.95 ACRES
DISTURBED AREA = 1.11 ACRES
EXISTING IMPERVIOUS AREA = 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 0.57 ACRES
PROPOSED PARKING STALLS = 3

LEGEND

- EXISTING BUILDING
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- PROPOSED BITUMINOUS PAVEMENT
- EXISTING SIGN
- PROPOSED PARKING STRIPE
- (10) NUMBER OF PARKING STALLS

SCALE IN FEET: 0 20 40

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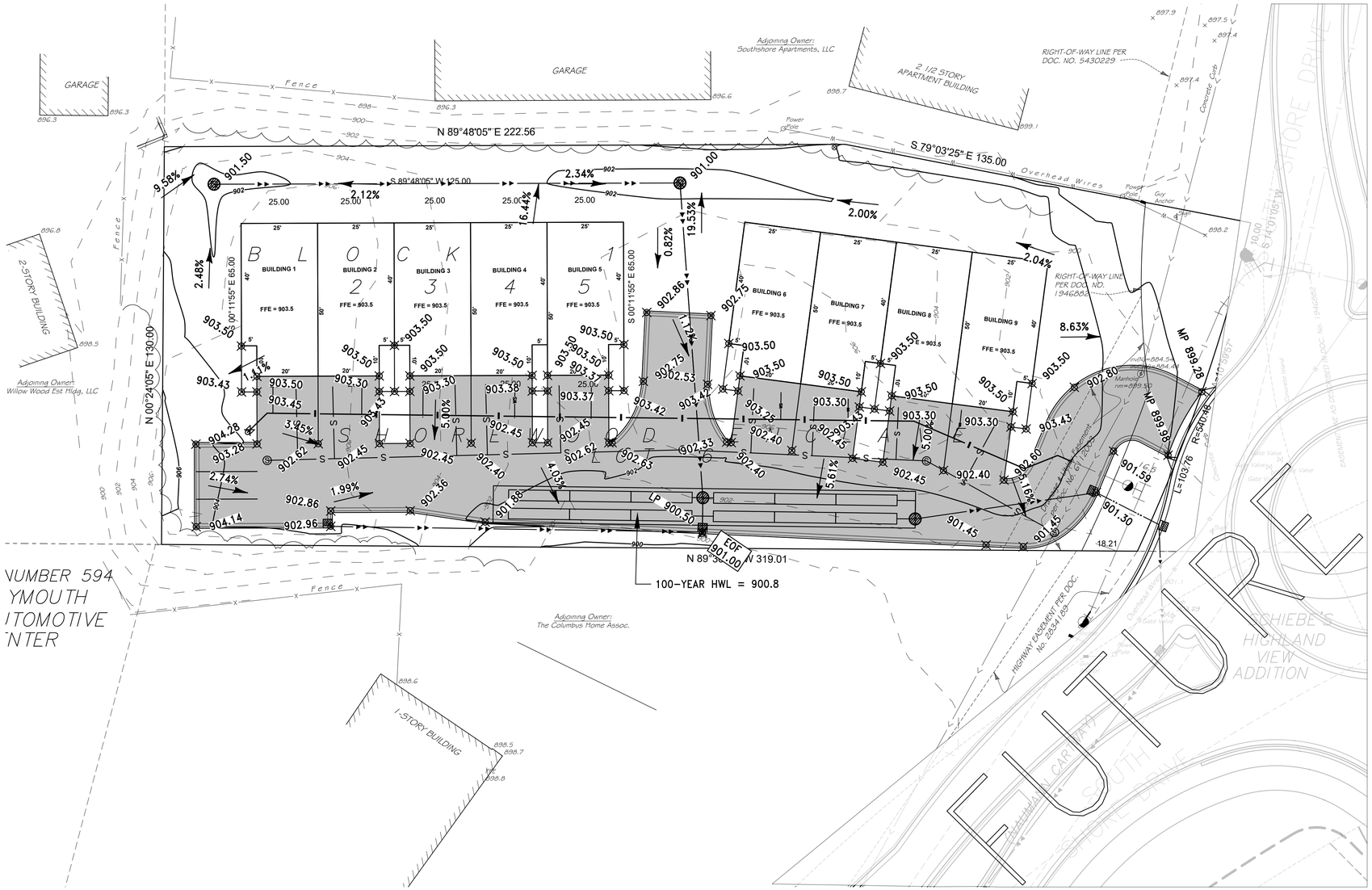
DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. JEFFREY A. PRASCH, P.E. DATE: 01.09.26 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	TCI HOMES, LLC 8848 ZEALAND AVENUE NORTH, SUITE B BROOKLYN PARK, MINNESOTA 55445	SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	SITE PLAN	PROJECT: 89930A SHEET NO. C6 OF C13



LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- PROPOSED TIPOUT CURB & GUTTER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- PROPOSED GRADING LIMITS

- 2.00% PROPOSED SLOPE
- HP 910.00 PROPOSED HIGH POINT
- MP 910.00 PROPOSED MATCH POINT
- LP 910.00 PROPOSED LOW POINT
- TS 910.00 PROPOSED TOP OF SLAB
- 910.00 PROPOSED GUTTER LINE OR FINISHED GROUND ELEVATION

SCALE 0 20 40 IN FEET

DESIGNED BY: JAP DRAWN BY: ABL CHECKED BY: GRP	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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. JEFFREY A. PRASCH, P.E. DATE: 01.09.26 LIC. NO.: 52706	REVISIONS	DEMARC LAND SURVEYING & ENGINEERING 7601 73RD AVENUE N, BROOKLYN PARK, MN 55428 PHONE: 763.560.3093 FAX: 763.560.3522 www.Demarcinc.com	TCI HOMES, LLC 8848 ZEALAND AVENUE NORTH, SUITE B BROOKLYN PARK, MINNESOTA 55445	SHOREWOOD ENCLAVE 10900 SOUTH SHORE DRIVE PLYMOUTH, MINNESOTA	GRADING & DRAINAGE PLAN	PROJECT: 89930A SHEET NO. C7 OF C13

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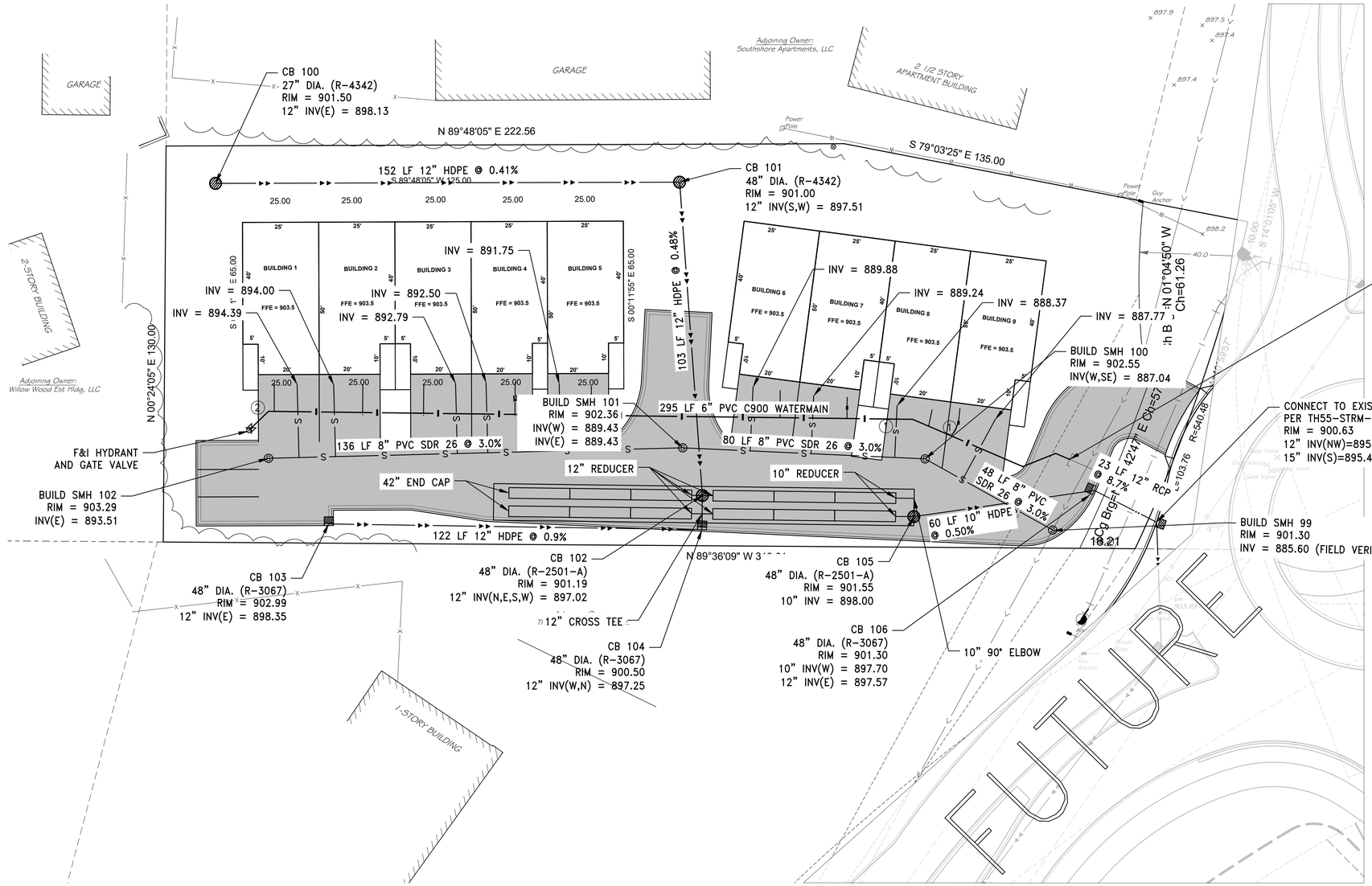

REFERENCE NOTES:
1. 11.25° BEND
2. 45.0° BEND

UTILITY NOTES:
1. COORDINATE LOCATION OF WATER AND SEWER SERVICES WITH MECHANICAL/ARCHITECTURAL PLANS.
2. WATERMAIN SHALL MAINTAIN A MINIMUM OF 7.5' OF COVER.
3. CONNECTION TO SERVICES OR MAINS SHALL BE PER CITY STANDARDS AND SHALL BE COORDINATED WITH THE CITY.
4. PATCH ROAD AS NECESSARY. MATCH EXISTING ROAD SECTIONS.
5. ALL PROPOSED WORK IN THE PUBLIC RIGHT-OF-WAY SHALL COMPLY WITH THE CURRENT EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION.
6. ANY EXISTING CONCRETE INFRASTRUCTURE IN THE PUBLIC RIGHT-OF-WAY, INCLUDING BUT NOT LIMITED TO PUBLIC SIDEWALKS, CURB AND GUTTER, AND ADA PEDESTRIAN RAMPS, THAT IS DAMAGED DURING THE TIME OF SITE DEVELOPMENT MUST BE REMOVED AND REPLACED AT THE TIME OF SITE DEVELOPMENT.
7. CONTRACTOR SHALL PROVIDE NECESSARY TRAFFIC CONTROL FOR WORK IN SOUTH SHORE DRIVE.
8. ALL SANITARY SERVICES SHALL BE 4" PVC SCH 40 AT 2% MINIMUM WITH CURB STOP.
9. ALL WATER SERVICES SHALL BE 1" HDPE WATER SERVICES PER DETAIL.

LEGEND

- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WATERMAIN
- EXISTING WATERMAIN
- EXISTING SANITARY SEWER
- EXISTING SANITARY SERVICE
- PROPOSED SANITARY SERVICE
- EXISTING WATER SERVICE
- PROPOSED WATER SERVICE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- EXISTING FES
- PROPOSED FES
- PROPOSED FDC

SCALE IN FEET: 0, 20, 40

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DRAWN BY: ABL			
CHECKED BY: GRP	JEFFREY A. PRASCH, P.E. DATE: 01.09.26 LIC. NO.: 52706		

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8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

UTILITY PLAN

PROJECT: 89930A
SHEET NO. C8 OF C13

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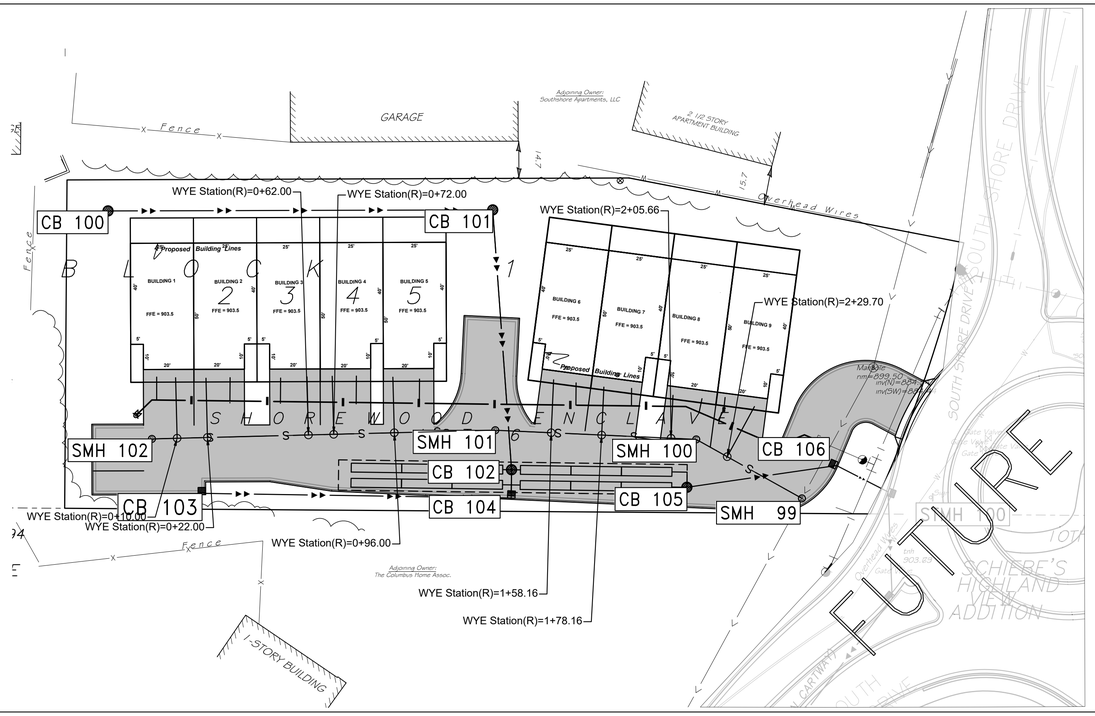
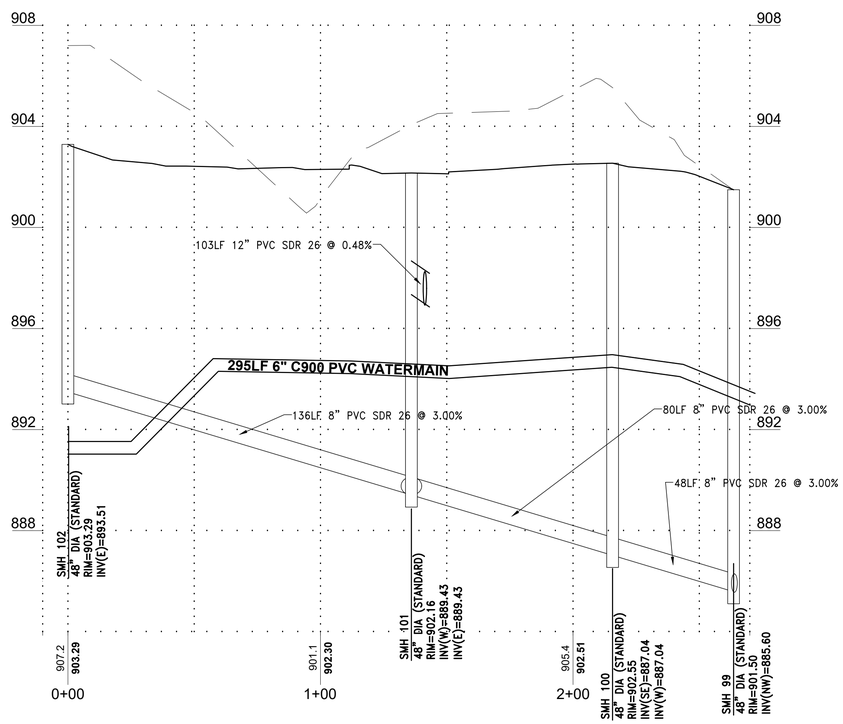


SANITARY



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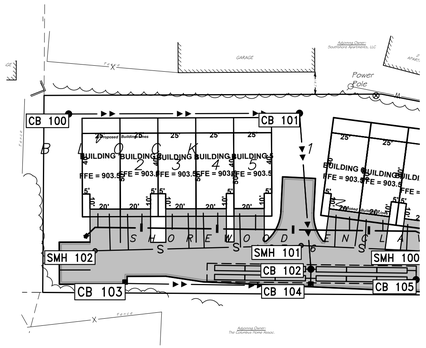
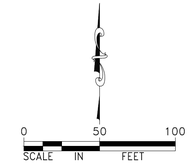
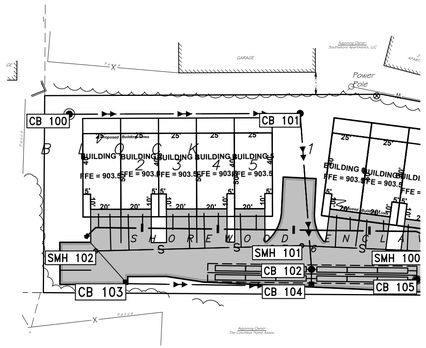
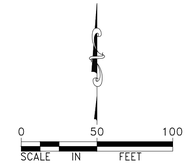
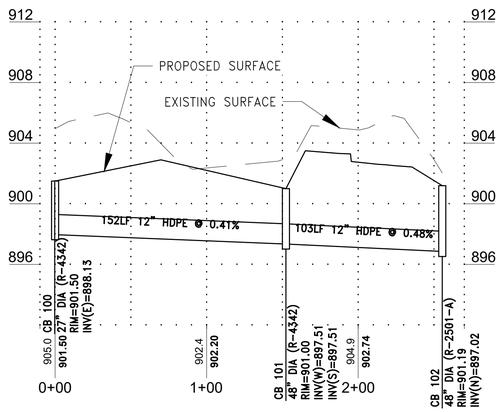


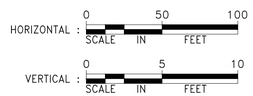






CB 100 TO CB 102





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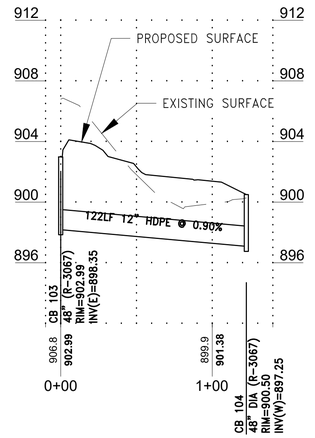

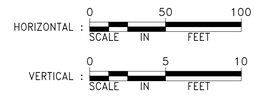

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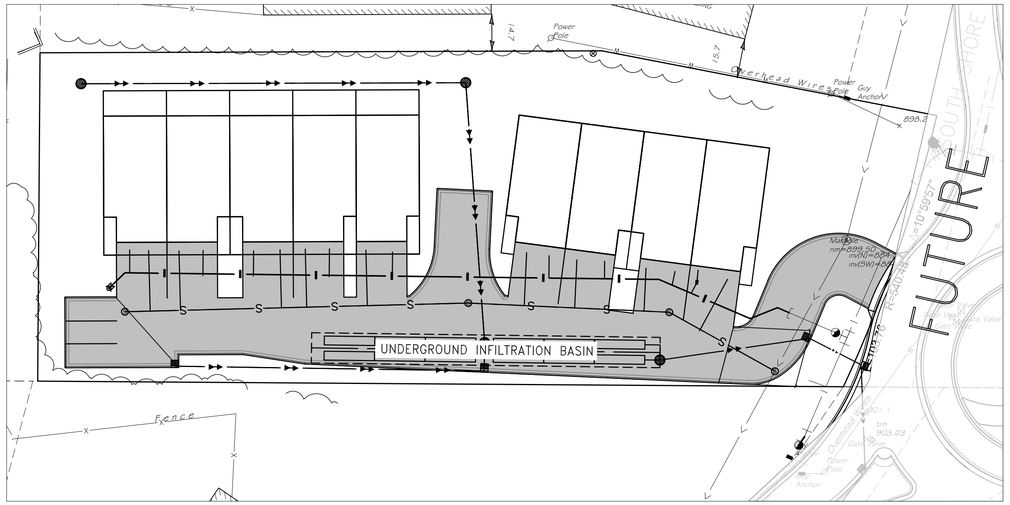
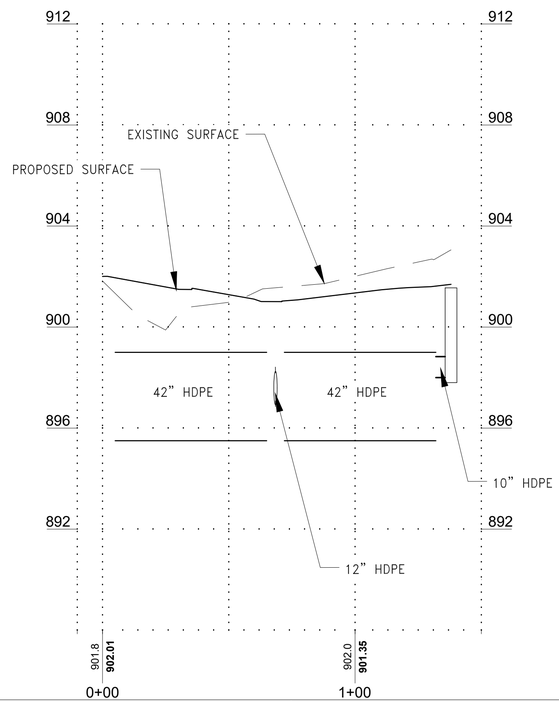


0 30 60
SCALE IN FEET

UNDERGROUND INFILTRATION BASIN



HORIZONTAL : 0 30 60 SCALE IN FEET

VERTICAL : 0 3 6 SCALE IN FEET

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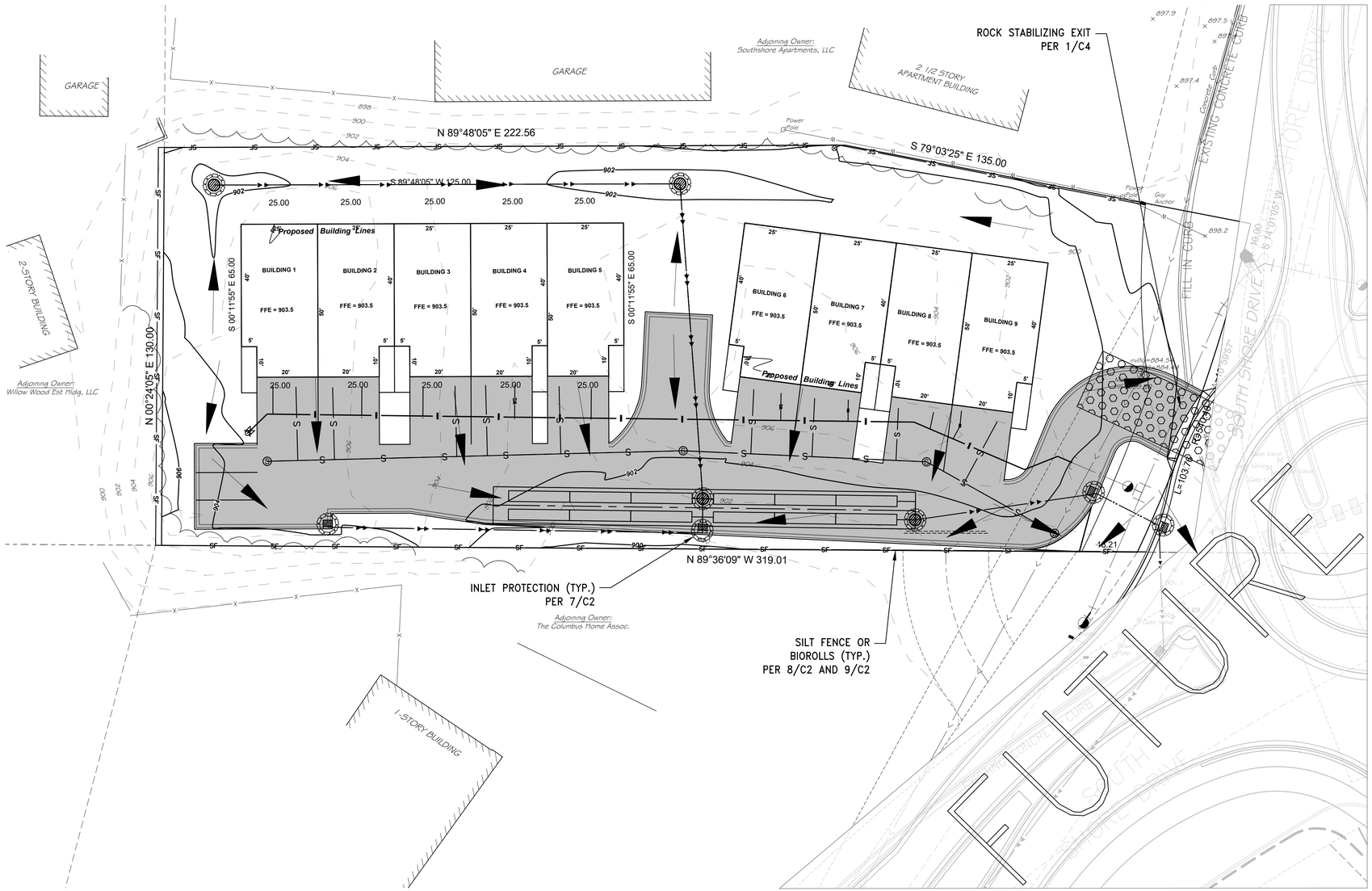

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL BMP'S (I.E. SILT FENCE, BIO-ROLLS, ROCK CONSTRUCTION EXIT, INLET PROTECTION, ETC.) SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY.
2. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (FLOODING / FREEZING) HAS BEEN IDENTIFIED. THE PERMITTED MUST RECEIVE WRITTEN CORRESPONDENCE FROM THE CITY ENGINEER VERIFYING THE NEED FOR REMOVAL.
3. INSTALL SEDIMENT CONTROL BMP'S, SUCH AS SILT FENCE, AROUND ALL STOCKPILES.
4. RETAIN AND PROTECT AS MUCH NATURAL VEGETATION AS FEASIBLE. WHEN VEGETATION IS REMOVED DURING DEVELOPMENT, THE EXPOSED CONDITION OF LAND SHALL BE KEPT TO THE SHORTEST PRACTICAL PERIOD OF TIME, BUT NOT LONGER THAN 60 DAYS. ANY EXPOSED AREAS EXCEEDING THIS TIME-FRAME SHALL BE TEMPORARILY STABILIZED (STRAW MULCH, WOODCHIPS, ROCK). AREAS BEING USED FOR MATERIAL STORAGE AND AREAS UNDER CONSTRUCTION ARE EXEMPT FROM TEMPORARY STABILIZATION.
5. ANY STEEP SLOPES (3H : 1V OR STEEPER) EXPOSED DURING CONSTRUCTION SHALL BE PROTECTED WITH TEMPORARY VEGETATION, MULCHING OR BY OTHER MEANS ACCEPTABLE TO THE BUILDING OFFICIAL WITHIN 14 DAYS OF CEASING LAND DISTURBING ACTIVITIES ON THE STEEP SLOPES. STOCKPILES MAY BE PROTECTED BY AN ANCHORED TARP OR PLASTIC SHEET.
6. PROVIDE DUST CONTROL AS NECESSARY. DUST CONTROL CAN INCLUDE WATER.
7. REMOVE ALL SOILS AND SEDIMENTS TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC PAVEMENT AREAS ON A DAILY BASIS OR AS NEEDED.
8. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSPECTED EVERY 7 DAYS, OR WITHIN 24 HOURS OF ALL RAIN EVENTS GREATER THAN 1.0" IN 24 HOURS. CORRECTIVE ACTION REQUIRED SHALL BE INITIATED WITHIN 24 HOURS.
9. SILT FENCE, BIO-ROLLS AND INLET PROTECTION DEVICES MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES 1/3 THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW.
10. AFTER FINAL GRADING HAS BEEN COMPLETED, EXPOSED SOILS MUST BE PERMANENTLY STABILIZED AS SOON AS POSSIBLE. PERMANENT STABILIZATION SHALL CONSIST OF 4 INCHES TOPSOIL, AND SEED, MULCH AND FERTILIZER APPLIED BY METHODS AND RATES RECOMMENDED IN MN/DOT SPECIFICATION 2575 AND MN/DOT SEEDING MANUAL, OR SOD. THE SEED MIX SHALL BE MN/DOT 25-151.
11. NO CONCRETE WASHOUT ALLOWED ON SITE, TRUCK BASED SELF CONTAINMENT WASHOUT DEVICES REQUIRED.
12. OIL STAINS ON CITY STREETS SHALL BE CLEANED UP WITH FLOOR DRY, AND DISPOSED OF AS A HAZARDOUS WASTE MATERIAL.
13. ALL HAZARDOUS WASTE SHALL BE STORED CLEANED UP AND DISPOSED OF PER EPA STANDARDS.
14. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
15. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE AFTER PERMANENT STABILIZATION HAS BEEN ESTABLISHED.
16. TEMPORARY PUMPED DISCHARGE POLLUTION PREVENTION TECHNIQUES: "DANDY DEWATERING BAG" BROCK WHITE CO. USA.

LEGEND

- GRADING LIMITS
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED SILT FENCE OR BIOROLLS
- PROPOSED ROCK STABILIZING EXIT
- PROPOSED INLET CONTROL
- DRAINAGE ARROW
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- PROPOSED RIPRAP
- PROPOSED ROLLED EROSION PREVENTION CATEGORY 20

0 20 40
SCALE IN FEET

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BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN

PROJECT: 89930A
SHEET NO. C12 OF C13

PROJECT INFORMATION:

DISTURBED AREA: 1.11 ACRES
EXISTING IMPERVIOUS AREA: 0.00 ACRES
PROPOSED IMPERVIOUS AREA: 0.57 ACRES

IMPAIRED WATERS WITHIN ONE (1) MILE THAT SITE DRAINS TO: MEDICINE LAKE (TMDL APPROVED FOR HG-F AND NUTRIENTS)
BASSETT CREEK (TMDL APPROVED FOR CL- AND FC)

SITE WITHIN THE DWSMA: MODERATE VULNERABILITY
ENTITY RESPONSIBLE FOR THE LONG-TERM OPERATION AND MAINTENANCE OF PERMANENT STORMWATER TREATMENT SYSTEMS: TBD

NINE TOWNHOMES WITH ASSOCIATED DRIVEWAYS AND PARKING IS PROPOSED AT 10900 SOUTH SHORE DRIVE IN PLYMOUTH, MINNESOTA. THE EXISTING LOT IS VACANT. THE MAJORITY OF THE SITE SURFACE FLOWS TO THE PROPERTY TO THE SOUTH AND THEN DRAINS TO STORM SEWER ALONG SOUTH SHORE DRIVE. THE REST OF THE SITE EITHER SURFACE FLOWS DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE WEST OR NORTH. THERE IS NO EXISTING STORM SEWER ON-SITE.

THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE A BUILDING, PATIO, GAZEBO, AND ASSOCIATED PARKING LOT. THE PROPOSED SITE IMPROVEMENTS WILL INCLUDE 24,394 SQUARE FEET OF IMPERVIOUS AREA. THE SOILS ARE SANDY (USCS SP-SM CLASSIFICATION) AND ALLOW INFILTRATION. TO MEET THE WATERSHED AND CITY REQUIREMENTS, WE ARE PROPOSING AN UNDERGROUND INFILTRATION BASIN. THE OUTLET FROM THE UNDERGROUND INFILTRATION BASIN WILL BE CONVEYED VIA NEW STORM SEWER CONNECTED TO AN EXISTING CATCH BASIN ON SOUTH SHORE DRIVE APPROXIMATELY 200 FEET SOUTHWEST OF THE SITE. THE REST OF THE STORMWATER WILL CONTINUE TO SURFACE FLOW DIRECTLY TO SOUTH SHORE DRIVE OR TO THE PROPERTIES TO THE SOUTH, WEST, OR NORTH. THE SITE RESIDES IN A MODERATE VULNERABILITY DRINKING WATER SUPPLY MANAGEMENT AREA (DWSMA).

KNOWLEDGEABLE PERSON/CHAIN OF RESPONSIBILITY

THE CONTRACTOR SHALL IDENTIFY A PERSON KNOWLEDGEABLE AND EXPERIENCED IN THE APPLICATION OF EROSION PREVENTION AND SEDIMENT CONTROL BMPS WHO WILL OVERSEE THE IMPLEMENTATION OF THE SWPPP, INCLUDING: INSTALLATION, INSPECTION AND MAINTENANCE OF THE EROSION PREVENTION AND SEDIMENT CONTROL BMPS. THE GENERAL CONTRACTOR SHALL ATTACH CONTACT INFORMATION TO THE SWPPP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITY.

THE CONTRACTOR SHALL ESTABLISH A CHAIN OF RESPONSIBILITY FOR ALL CONTRACTORS AND SUB-CONTRACTORS ON SITE TO ENSURE THE SWPPP IS BEING PROPERLY IMPLEMENTED AND MAINTAINED. THE CONTRACTOR SHALL PROVIDE THE CHAIN OF RESPONSIBILITY TO THE OWNER AND ATTACH TO THE SWPPP PRIOR TO ANY CONSTRUCTION ACTIVITY.

STORMWATER POLLUTION PREVENTION PLAN NOTES:

1. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES CONSTRUCTION STORM WATER PERMIT.
2. ALL EROSION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. BMP'S SHALL BE MAINTAINED UNTIL ALL DISTURBED AREAS HAVE BEEN PERMANENTLY STABILIZED.
3. THE CONTRACTOR IS RESPONSIBLE FOR ALL EROSION PREVENTION AND SEDIMENT CONTROL MEASURES FOR THE PROJECT.
4. EROSION PREVENTION AND SEDIMENT CONTROL MEASURES SHOWN ON THE PLANS ARE THE ABSOLUTE MINIMUM REQUIREMENTS. THE CONTRACTOR SHALL IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO PROPERLY MANAGE THE PROJECT AREA.
5. THE CONTRACTOR SHALL KEEP THE SWPPP, INCLUDING ALL AMENDMENTS AND INSPECTION AND MAINTENANCE RECORDS ON SITE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL DOCUMENT AMENDMENTS TO THE SWPPP AS A RESULT OF INSPECTION(S) WITHIN 7 DAYS.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITHIN THIRTY (30) DAYS OF ACHIEVING PERMANENT STABILIZATION.
8. THE CONTRACTOR SHALL SCHEDULE THEIR OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
9. THE INFILTRATION AREAS SHALL BE PROTECTED AND HAVE RIGOROUS EROSION AND SEDIMENT CONTROLS IF GRADED WITHIN 3 FEET OF THE FINAL GRADES. THE CONTROLS SHALL KEEP RUNOFF COMPLETELY AWAY FROM THE INFILTRATION AREAS UNTIL FINAL STABILIZATION IS COMPLETE.
10. STABILIZE AREAS THAT ARE WITHIN 200 FEET OF AND DRAIN TO PUBLIC WATER WITHIN 24 HOURS DURING FISH SPAWNING TIMES.
11. WATER SHALL BE USED, IF NECESSARY, FOR DUST CONTROL.
12. ALL EROSION CONTROL SHALL CONFORM TO THE MNDOT EROSION CONTROL HANDBOOK.
13. INLET PROTECTION SHALL BE INSTALLED AT ANY INLET THAT MAY RECEIVE RUNOFF FROM THE DISTURBED AREAS OF THE PROJECT. IF A SPECIFIC SAFETY CONCERN HAS BEEN IDENTIFIED, WRITTEN AUTHORIZATION MUST BE RECEIVED BY THE CITY ENGINEER IN ORDER TO REMOVE THAT PARTICULAR INLET CONTROL.
14. ALL EXPOSED SOILS, INCLUDING STOCKPILES, SHALL BE TEMPORARILY STABILIZED PER MNDOT SPECIFICATION 2575 WITHIN 14 DAYS AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. STABILIZATION OF ALL EXPOSED AREAS MUST BE INITIATED IMMEDIATELY.
15. STOCKPILES SHALL NOT BE PLACED ON ROADS, DRIVEWAYS, SURFACE WATERS OR SWALES. EFFECTIVE SEDIMENT CONTROL SHALL BE INSTALLED IMMEDIATELY AROUND ALL SOIL STOCKPILES.
16. REMOVE ALL SOILS AND SEDIMENT TRACKED OR OTHERWISE DEPOSITED ONTO PUBLIC ROADS OR PRIVATE DRIVEWAYS ON A DAILY BASIS OR AS NEEDED.
17. THE NORMAL WETTED PERIMETER WITHIN 200 LINEAL FEET OF ANY PROJECT DISCHARGE LOCATION SHALL BE STABILIZED WITHIN 24 HOURS OF CONNECTING TO THE DISCHARGE LOCATION.
18. IF DEWATERING IS NECESSARY, THE CONTRACTOR IS RESPONSIBLE FOR ADHERING TO ALL DEWATERING AND SURFACE DRAINAGE REGULATIONS. THE APPROPRIATE PERMITS SHALL BE ACQUIRED PRIOR TO COMMENCING DEWATERING ACTIVITIES.
19. TURBID AND SEDIMENT-LADEN WATERS SHALL BE DIRECTED TO A TEMPORARY SEDIMENT POND PRIOR TO DISCHARGING. A VISUAL CHECK SHALL BE CONDUCTED PRIOR TO DISCHARGING TREATED WATER FROM THE SEDIMENT POND TO ENSURE NUISANCE CONDITIONS WILL NOT RESULT FROM THE DISCHARGE.
20. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED FROM THE SITE WITHIN THIRTY (30) DAYS AFTER PERMANENT STABILIZATION HAS BEEN ACHIEVED.
21. THE CORRECTIVE ACTION MUST BE COMPLETED BY THE NEXT BUSINESS DAY AFTER DISCOVERY WHEN PERIMETER CONTROL DEVICES BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF (1/2) THE HEIGHT OF THE DEVICE.
22. PERMITEE MUST MINIMIZE SOIL COMPACTION. METHODS OF MINIMIZING SOIL COMPACTION INCLUDE THE USE OF TRACKED EQUIPMENT AND STAYING OFF AREAS TO BE LEFT UNCOMPACTED. AREAS OF COMPACTED SOIL WILL BE REMOVED OR LOOSENED VIA TILLING TO A DEPTH OF NO LESS THAN 18 INCHES.
23. SECTIONS 5.11-5.16, 5.18, & 5.22 OF THE 2023 CONSTRUCTION STORMWATER GENERAL PERMIT DO NOT APPLY.

TRAINING DOCUMENTATION:

SWPPP DESIGNER: JEFF PRASCH (DEMARC LAND SURVEYING & ENGINEERING) - "DESIGN OF CONSTRUCTION SWPPP" TRAINING EXPIRES MAY 31, 2026.

THE CONTRACTOR (OPERATOR) SHALL ADD TO THE SWPPP TRAINING RECORDS FOR THE FOLLOWING PERSONNEL:
- INDIVIDUALS OVERSEEING THE IMPLEMENTATION OF, REVISING, AND AMENDING THE SWPPP
- INDIVIDUALS PERFORMING INSPECTIONS
- INDIVIDUALS PERFORMING OR SUPERVISING THE INSTALLATION, MAINTENANCE AND REPAIR OF BMPS

EXPECTED SEQUENCE OF CONSTRUCTION

1. INSTALL ROCK STABILIZING EXIT(S), PERIMETER CONTROL, POND SEDIMENT CONTROL, INLET CONTROL AND STABILIZE DOWN GRADIENT BOUNDARIES.
2. CLEAR AND GRUB TREES.
3. COMPLETE SITE GRADING.
4. EXCAVATE INFILTRATION BASIN AFTER DRAINAGE AREAS HAVE BEEN STABILIZED.
5. CONSTRUCT BUILDING FOUNDATION.
6. INSTALL UTILITIES INCLUDING PRIVATE UTILITIES.
7. APPLY EARLY APPLICATION OF BASE COURSE ON PARKING SECTION.
8. INSTALL CURB AND GUTTER, AND PAVING.
9. COMPLETE FINAL GRADING AND PERMANENT STABILIZATION.
10. REMOVE EROSION AND SEDIMENT CONTROL BMPs AFTER PERMANENT STABILIZATION IS ACHIEVED.

TEMPORARY SEDIMENT BASINS

1. THE CONTRACTOR SHALL INSTALL SEDIMENT BASIN(S) REQUIRED BY THE NPDES CONSTRUCTION PERMIT IF FIVE (5) OR MORE DISTURBED ACRES DISCHARGE TO A COMMON LOCATION.
2. TEMPORARY SEDIMENT BASIN OUTLETS SHALL BE CONSTRUCTED TO PREVENT SHORT-CIRCUITING AND PREVENT THE DISCHARGE OF FLOATING DEBRIS.
3. BASINS MUST HAVE THE ABILITY TO ALLOW COMPLETE DRAWDOWN, INCLUDE A STABILIZED EMERGENCY OVERFLOW, WITHDRAW WATER FROM THE SURFACE, AND PROVIDE ENERGY DISSIPATION AT THE OUTLET.
4. TEMPORARY SEDIMENT BASINS SHALL BE PROVIDED WITH ENERGY DISSIPATION AT ANY BASIN OUTLET TO PREVENT SOIL EROSION.
5. SEDIMENT BASINS MUST BE SITUATED OUTSIDE OF SURFACE WATERS AND ANY BUFFER ZONES, AND MUST BE DESIGNED TO AVOID THE DRAINING WATER FROM WETLANDS.
6. BASINS SHALL BE SIZED ACCORDING TO THE CONSTRUCTION STORMWATER GENERAL PERMIT REQUIREMENTS. CALCULATIONS SHALL BE PROVIDED WITH THE SWPPP.
7. SEDIMENT BASINS SHALL NOT BE PLACED IN FUTURE INFILTRATION AREAS.
8. SEDIMENT BASINS SHALL BE DRAINED AND SEDIMENT REMOVED WHEN IT REACHES ½ THE STORAGE VOLUME WITHIN 72 HOURS.

INSPECTIONS AND MAINTENANCE

1. ALL INSPECTIONS, MAINTENANCE, REPAIRS, REPLACEMENTS AND REMOVAL OF BMPS SHALL BE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS.
2. THE CONTRACTOR SHALL COMPLETE SITE INSPECTIONS, AND BMP MAINTENANCE TO ENSURE COMPLIANCE WITH THE PERMIT REQUIREMENTS.
3. THE CONTRACTOR SHALL PROVIDE A TRAINED PERSON TO INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. ALL INSPECTIONS MUST BE RECORDED IN WRITING WITHIN 24 HOURS OF CONDUCTING THE INSPECTIONS AND THE RECORDS MUST BE RETAINED WITH THE SWPPP. IF ANY DISCHARGE FROM THE SITE IS OBSERVED THE DISCHARGE MUST BE DESCRIBED AND PHOTOGRAPHED.
4. TEMPORARY AND PERMANENT SEDIMENT BASINS SHALL BE DRAINED AND THE SEDIMENT REMOVED WHEN THE DEPTH OF SEDIMENT COLLECTED IN THE BASIN REACHES ½ THE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY.
5. IF SEDIMENT ESCAPES THE CONSTRUCTION SITE, OFF-SITE ACCUMULATIONS OF SEDIMENT MUST BE REMOVED IN A MANOR AND AT A FREQUENCY SUFFICIENT TO MINIMIZE OFF-SITE IMPACTS.

POLLUTION PREVENTION MANAGEMENT MEASURES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POLLUTION PREVENTION MANAGEMENT MEASURES.
2. ALL POLLUTION PREVENTION MEASURES ARE CONSIDERED INCIDENTAL TO THE BMP BID ITEMS, UNLESS OTHERWISE NOTED.
3. THE CONTRACTOR IS RESPONSIBLE FOR INFORMING ALL VISITORS AND/OR PERSONNEL ON-SITE OF THE POLLUTION PREVENTION MANAGEMENT MEASURES. POLLUTION PREVENTION MANAGEMENT MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:
   A. SOLID WASTE SUCH AS COLLECTED SEDIMENT, ASPHALT AND CONCRETE MILLINGS, CEMENT PRODUCT WASTE, FLOATING DEBRIS, PAPER, PLASTIC, CONSTRUCTION DEBRIS AND OTHER WASTES MUST BE DISPOSED OF PROPERLY OFF SITE.
   B. HAZARDOUS WASTES SUCH AS OILS, GASOLINE, PAINT, CEMENT BASED PRODUCTS, ETC. SHALL BE PROPERLY STORED WITH SECONDARY CONTAINMENT TO PREVENT SPILLS, LEAKS OR OTHER DISCHARGES. IF STORED ON THE PROJECT SITE, THEY SHALL BE STORED IN RESTRICTED ACCESS AREAS TO PROTECT AGAINST VANDALISM. STORAGE AND DISPOSAL SHALL BE IN COMPLIANCE WITH THE MPCA.
   C. CEMENT BASED PRODUCT WASHOUTS ARE NOT PERMITTED ON SITE.
   D. THE CONTRACTOR SHALL INCLUDE SPILL KITS WITH ALL FUELING SOURCES AND MAINTENANCE ACTIVITIES. SECONDARY CONTAINMENT MEASURES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR.
   E. THE CONTRACTOR SHALL ENSURE SPILLS ARE CONTAINED AND CLEANED UP IMMEDIATELY UPON DISCOVERY. SPILLS LARGE ENOUGH TO REACH THE STORMWATER CONVEYANCE SYSTEM SHALL BE REPORTED TO THE MINNESOTA DUTY OFFICER AT 1.800.422.0798.

FINAL STABILIZATION

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING FINAL STABILIZATION OF THE ENTIRE SITE. FINAL STABILIZATION SHALL BE COMPLETED PER THE LANDSCAPE PLAN:
   A. COMPLETION OF ALL CONSTRUCTION ACTIVITY.
   B. INSTALLATION OF PERMANENT COVER OVER ALL AREAS PRIOR TO SUBMITTING THE NOTICE OF TERMINATION. PERMANENT COVER SHALL CONSIST OF 12 INCHES TOPSOIL, AND SOD, UNLESS OTHERWISE SPECIFIED.
   C. VEGETATIVE COVER MUST CONSIST OF A UNIFORM PERENNIAL VEGETATION WITH A DENSITY OF 70 PERCENT OF ITS EXPECTED FINAL GROWTH. VEGETATION IS NOT REQUIRED WHERE THE FUNCTION OF A SPECIFIC AREA DICTATES NO VEGETATION, SUCH AS IMPERVIOUS SURFACES OR LANDSCAPED AREAS. SEE LANDSCAPE PLAN FOR PERMANENT VEGETATION SCHEDULE.
   D. CLEAN THE PERMANENT STORMWATER TREATMENT SYSTEMS OF ANY ACCUMULATED SEDIMENT AND MUST ENSURE THE SYSTEM MEETS ALL APPLICABLE REQUIREMENTS AND IS OPERATING AS DESIGNED. POST CONSTRUCTION TESTING OF THE INFILTRATION RATE AND DRAWDOWN PERIOD WILL BE REQUIRED IN EACH INFILTRATION BASIN.
   E. REMOVAL OF ALL SEDIMENT FROM CONVEYANCE SYSTEMS.
   F. REMOVAL OF ALL TEMPORARY SYNTHETIC EROSION PREVENTION AND SEDIMENT CONTROL BMPs.
   G. FINAL STABILIZATION SHALL BE PERFORMED IN ACCORDANCE WITH MNDOT 2018 SPECIFICATION 2575.

ESTIMATED EROSION CONTROL QUANTITIES	
SILT FENCE	800 LF
STABILIZED ROCK EXIT	1 EACH
STORM DRAIN INLET PROTECTION	8 EACH

f:\survey\registered land survey - hennepin\694-A\02 engineering - 89930a\01 CAD\05 Sheet Files\07 Stormwater Pollution Prevention Plan.dwg

DESIGNED BY: JAP
DRAWN BY: ABL
CHECKED BY: GRP

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT 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.

JEFFREY A. PRASCH, P.E.
DATE: 01.09.26 LIC. NO.: 52706

REVISIONS

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LAND SURVEYING & ENGINEERING
7601 73RD AVENUE N, BROOKLYN PARK, MN 55428
PHONE: 763.560.3093 FAX: 763.560.3522
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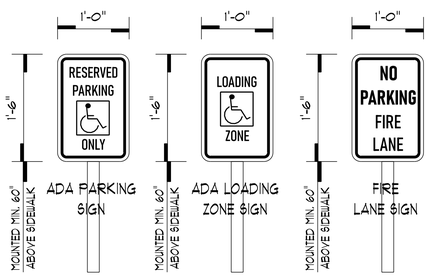
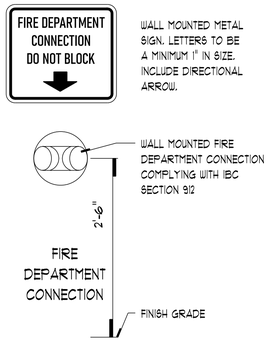
TCI HOMES, LLC
8848 ZEALAND AVENUE NORTH, SUITE B
BROOKLYN PARK, MINNESOTA 55445

SHOREWOOD ENCLAVE
10900 SOUTH SHORE DRIVE
PLYMOUTH, MINNESOTA

STORMWATER POLLUTION PREVENTION PLAN NOTES

PROJECT: 89930A
SHEET NO. C13 OF C13





SIGNAGE DETAILS

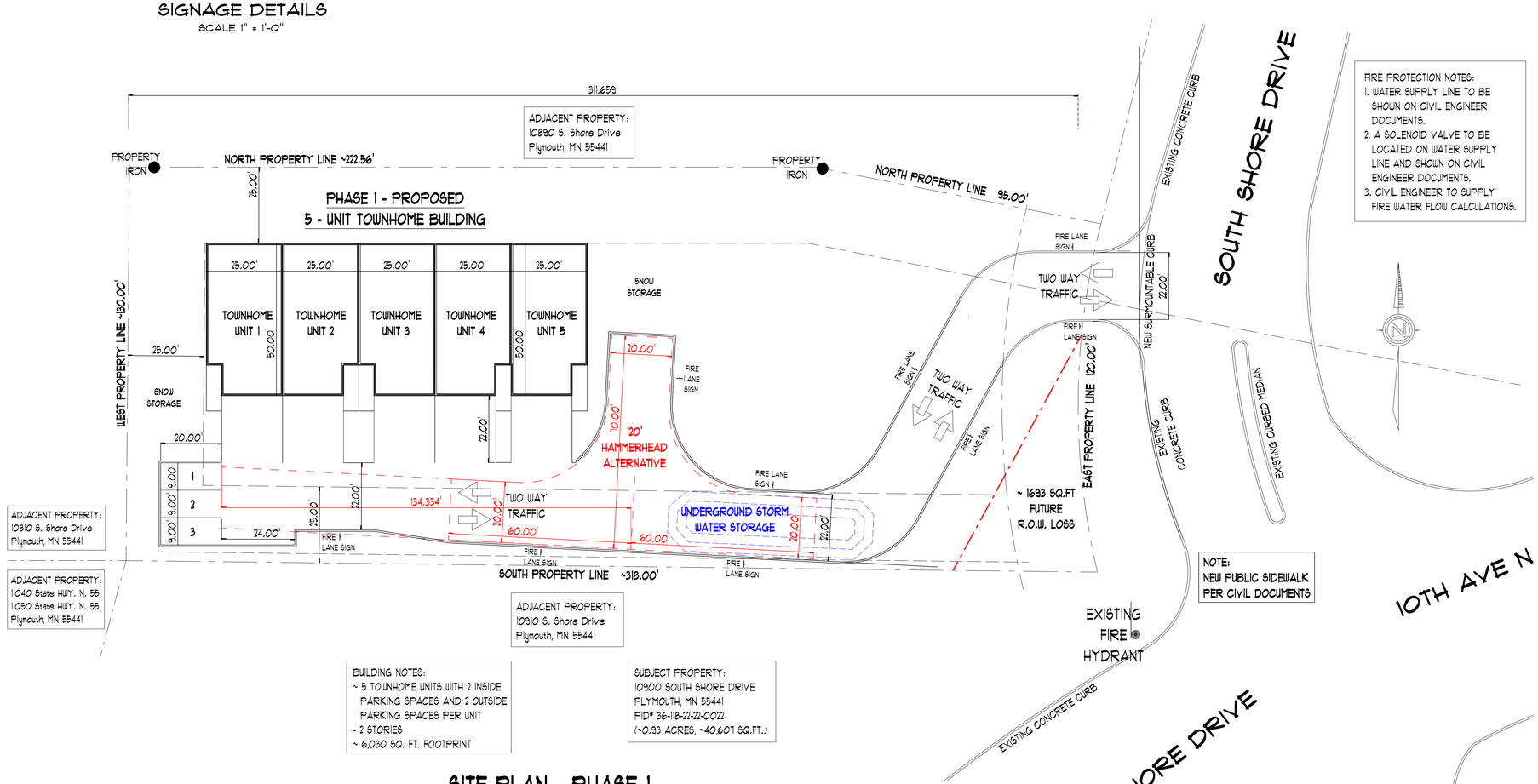
SCALE 1" = 1'-0"

CIVIL ENGINEERING NOTES:

1. A WATERSHED REVIEW BY BASSETT CREEK WATERSHED DISTRICT TO BE REQUIRED PRIOR TO AN ISSUANCE BUILDING PERMIT.
2. PROVIDE STANDARD DRAINAGE AND UTILITY EASEMENTS, SIX FEET ALONG SIDE AND REAR LOT LINES AND TEN FEET PARALLEL TO RIGHT-OF-WAY (ALONG FRONT PROPERTY LINE). ADDITIONAL DRAINAGE AND UTILITY EASEMENTS REQUIRED ON BOTH SIDES OF UTILITIES PRIOR TO ISSUANCE OF BUILDING PERMIT.
3. PROVIDE DOUBLE ROW OF SILT FENCES TO PROTECT STEEP SLOPES.
4. PROVIDE UNDERGROUND SYSTEM DETAILS CLEARLY ON PLANS PRIOR TO ISSUANCE OF BUILDING PERMIT.
5. IDENTIFY DISCHARGING LOCATION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. STORMWATER DRAINAGE PLAN TO BE REVIEWED AND APPROVED PRIOR TO ISSUANCE OF BUILDING PERMIT.

NOTES TO GENERAL CONTRACTOR:

1. GENERAL CONTRACTOR TO OBTAIN A SAC DETERMINATION LETTER PRIOR TO A BUILDING PERMIT BEING ISSUED. CONTACT METROPOLITAN COUNCIL FOR SUBMITTAL REQUIREMENTS AT sacprogram@metc.state.mn.us
2. GENERAL CONTRACTOR TO OBTAIN A HEALTH DEPARTMENT LETTER OF APPROVAL FOR ANY COMMERCIAL KITCHEN AND FOOD SERVICE. CONTACT HENNEPIN COUNTY HUMAN SERVICES DEPARTMENT, PUBLIC HEALTH PROTECTION, EPIDEMIOLOGY AND ENVIRONMENTAL HEALTH, 612-543-5200.
3. FIRE LANES TO BE CONSTRUCTED PER CITY ENGINEERING REQUIRED DETAILS.
4. BUILDING TO BE FIRE SPRINKLED WITH A CITY APPROVED NFPA 13 FIRE SPRINKLER SYSTEM PER 2020 MINNESOTA BUILDING CODE.



BUILDING NOTES:
~ 5 TOWNHOME UNITS WITH 2 INSIDE PARKING SPACES AND 2 OUTSIDE PARKING SPACES PER UNIT
- 2 STORIES
~ 6,030 SQ. FT. FOOTPRINT

SUBJECT PROPERTY:
10900 SOUTH SHORE DRIVE
PLYMOUTH, MN 55441
PID# 36-118-22-22-0022
(~0.93 ACRES, ~40,607 SQ.FT.)

SITE PLAN - PHASE 1

1 / A1.1

SCALE 1" = 20.0'

0 5 10 15 20 30 40 50 60 80 100

ZONING INFORMATION:
CURRENT ZONING: RMF-4, MULTIPLE FAMILY 4
2040 COMPREHENSIVE PLAN: LIVING AREA 4, LA-4 (12-20)
PROPOSED USE:
21390.03. - PERMITTED USES.
SUBD. 9. Townhouses and manor homes with up to 14 units per building.
MAXIMUM BUILDING COVERAGE = 40%

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~40,607 S.F. (~0.93 ACRES)

BUILDING COVER:
PRINCIPLE BUILDING = 6,030 S.F.
TOTAL BUILDING COVER = 14.85%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 6,030 S.F.
IMPERVIOUS CONCRETE SIDEWALKS = 375 S.F.
IMPERVIOUS ASPHALT PARKING = 12,321 S.F.
TOTAL IMPERVIOUS AREA = 18,726 S.F.
TOTAL IMPERVIOUS COVER = 46.1%

FIRE PROTECTION NOTES:
1. WATER SUPPLY LINE TO BE SHOWN ON CIVIL ENGINEER DOCUMENTS.
2. A SOLENOID VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
3. CIVIL ENGINEER TO SUPPLY FIRE WATER FLOW CALCULATIONS.

CODE SUMMARY

SCOPE OF WORK:	NEW 4-UNIT THREE STORY TOWNHOME BUILDING
APPLICABLE CODES:	2020 MINNESOTA RESIDENTIAL BUILDING CODE MN RULES, CHAPTER 1346, MINNESOTA MECHANICAL CODE MN RULES, CHAPTER 4714, MINNESOTA PLUMBING CODE 2020 MINNESOTA ELECTRIC CODE
OCCUPANCY TYPE:	IRC-3 (2020 MN RESIDENTIAL BUILDING CODE SECTION R300)
FIRE SEPARATION:	TOWNHOUSE DOUBLE WALL BETWEEN UNITS PER 2020 MINNESOTA RESIDENTIAL CODE SECTION R302.2, AND IN ACCORDANCE WITH UL 263 FIRE WALL ASSEMBLY. POURED CONCRETE WALL BETWEEN UNITS ON FIRST FLOOR.
SMOKE AND CO2 PROTECTION:	SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS TO BE INSTALLED AND COMPLY WITH SECTIONS 314 AND 315 OF THE 2020 MINNESOTA BUILDING CODE
NUMBER OF EXITS REQUIRED:	1 PER UNIT PER MN RESIDENTIAL BUILDING CODE SECTION R311
PLUMBING FIXTURES: (2020 MN RESIDENTIAL PLUMBING CODE)	REQUIRED PLUMBING FIXTURES PER UNIT: 1 WATER CLOSET 1 LAV 1 KITCHEN SINK 1 BATHTUB OR 1 SHOWER PLUMBING FIXTURES PROVIDED: 3 WATER CLOSETS 3 LAVS 3 KITCHEN SINKS 1 BATHTUB AND 2 SHOWERS 1 LAUNDRY SINK AND WASHER HOOK-UP
AUTOMATIC SPRINKLER:	NEW INSTALLED THROUGHOUT PER NFPA 13D AND 2020 MN RESIDENTIAL BUILDING CODE SECTION 2904

GENERAL NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL DIMENSIONS AND EXISTING BUILDING CONDITIONS.
2. SIMILAR MATERIALS INDICATED ON DIFFERENT PLANS, SECTIONS, AND DETAILS, AND ANNOTATED ON ONE OR MORE PLAN, SECTION OR DETAIL SHALL BE CONSIDERED ANNOTATED, NOTED OR LABELED COMPLETELY ON ALL PLANS, SECTION AND DETAILS.
3. IN THE CASE OF AMBIGUITIES, DISCREPANCIES OR IRREGULARITIES IN THE DRAWINGS, SPECIFICATIONS, MANUFACTURING INSTRUCTIONS, SITE CONDITIONS OR APPLICABLE CODES AND STANDARDS, REQUEST CLARIFICATION FROM THE ARCHITECT OR ENGINEER BEFORE PROCEEDING. THE COST OF CORRECTING WORK DONE AS A RESULT OF PROCEEDING WITHOUT OBTAINING CLARIFICATION WILL BE BORNE SOLELY BY THE CONTRACTOR.
4. THE CONTRACTOR AND/OR OWNER MUST VERIFY AND CHECK ALL NOTES, FLOOR PLANS, ELEVATIONS, SECTIONS AND DETAILS AND NOTIFY THE ARCHITECT OF ANY ERRORS OR OMISSIONS FOR POSSIBLE CORRECTION PRIOR TO THE START OF CONSTRUCTION.
5. ALL WORK SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES AND ORDINANCES. CONTRACTOR TO VERIFY CODES AND BE RESPONSIBLE FOR SAME.
6. SEE CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION.
7. MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS TO BE PROVIDED BY THE CONTRACTORS PROVIDEING THOSE SERVICES. THESE CONTRACTORS AND THE GENERAL CONTRACTOR TO BE RESPONSIBLE FOR VERIFYING THEIR REQUIREMENTS WORK WITH THE ARCHITECTURAL AND STRUCTURAL PLANS.

INSPECTION OF FABRICATORS NOTE:
CONTRACTOR TO BE RESPONSIBLE TO VERIFY FLOOR AND ROOF TRUSS MANUFACTURER IF A FABRICATOR IS REGISTERED AND APPROVED TO PERFORM SUCH WORK WITHOUT SPECIAL INSPECTION. IF NOT, THE CONTRACTOR IS RESPONSIBLE TO HIRE A SPECIAL INSPECTOR TO VERIFY THE FABRICATION OF ALL STRUCTURAL MEMBERS IN ACCORDANCE WITH IBC 1704.5.

SHEET INDEX:

A1.1 TITLE SHEET and PHASE 1 SITE PLAN
A1.2 PHASE 2 SITE PLAN
A1.3 PHASE 1 and PHASE 2 LANDSCAPE and LIGHTING PLAN
A2.1 FIRST FLOOR PLAN
A2.2 SECOND FLOOR PLAN
A3.1 EXTERIOR ELEVATIONS
A3.2 EXTERIOR ELEVATIONS
A3.3 EXTERIOR RENDERINGS

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JIM MACKEY ARCHITECT
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Drafting by
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todd@tcodesign.net

Plan Date
APPLICATION 3-12-25
APPLICATION 5-12-25
APPLICATION 5-13-25

SHOREWOOD ENCLAVE TOWNHOMES
SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth

TCO DESIGN
drafting and home design
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Plymouth, MN 55441
dedication to excellence
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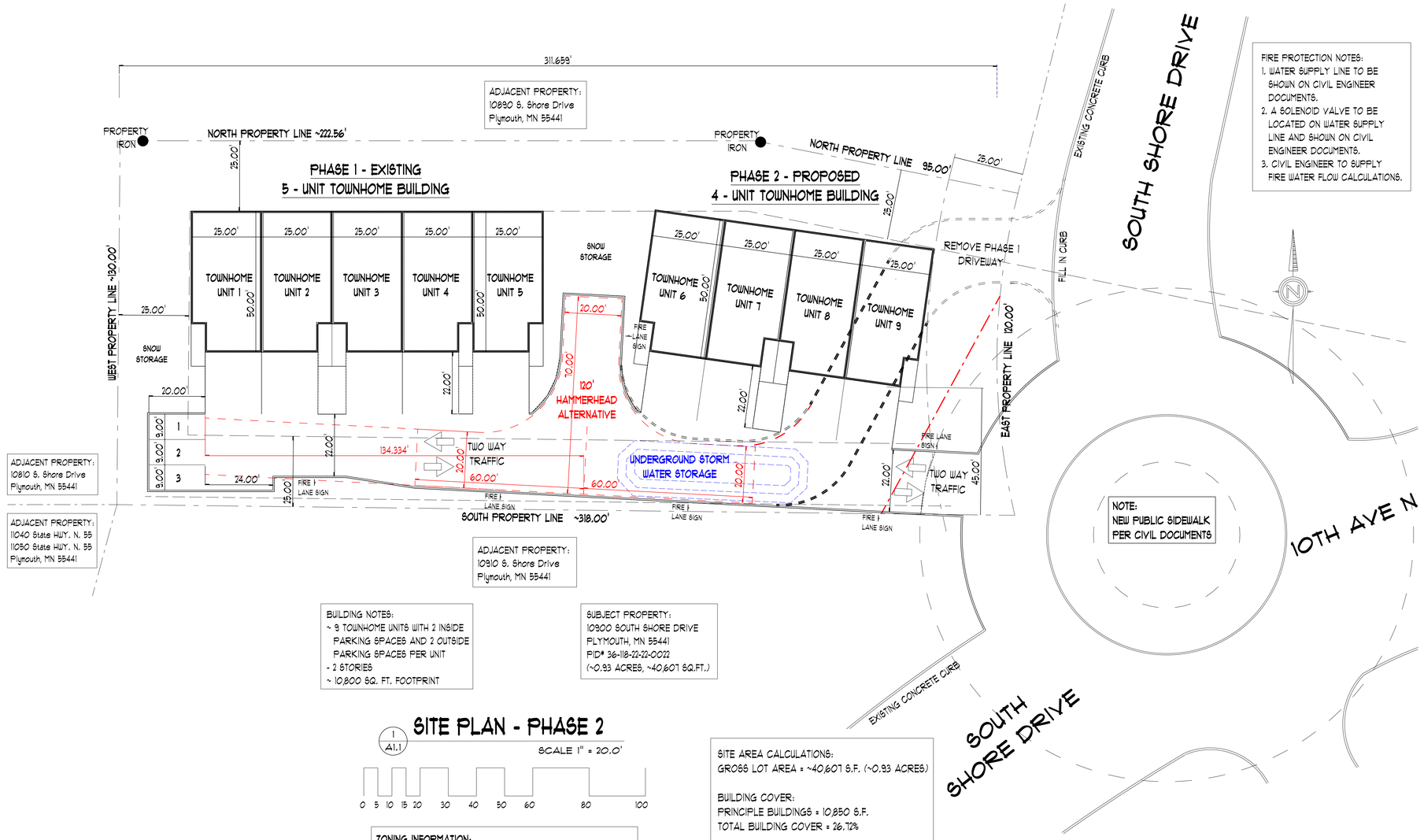
Design #
tco202481

A1.1



FIRE PROTECTION NOTES:
1. WATER SUPPLY LINE TO BE SHOWN ON CIVIL ENGINEER DOCUMENTS.
2. A SOLENOID VALVE TO BE LOCATED ON WATER SUPPLY LINE AND SHOWN ON CIVIL ENGINEER DOCUMENTS.
3. CIVIL ENGINEER TO SUPPLY FIRE WATER FLOW CALCULATIONS.

BUILDING NOTES:
~ 9 TOWNHOME UNITS WITH 2 INSIDE PARKING SPACES AND 2 OUTSIDE PARKING SPACES PER UNIT
- 2 STORIES
~ 10,800 SQ. FT. FOOTPRINT

SUBJECT PROPERTY:
10900 SOUTH SHORE DRIVE
PLYMOUTH, MN 55441
PID# 36-118-22-22-0022
(~0.93 ACRES, ~40,607 SQ.FT.)

SITE PLAN - PHASE 2

1 / A1.1

SCALE 1" = 20.0'

0 5 10 15 20 30 40 50 60 80 100

ZONING INFORMATION:
CURRENT ZONING: RMF-4, MULTIPLE FAMILY 4
2040 COMPREHENSIVE PLAN: LIVING AREA 4, LA-4 (12-20)
PROPOSED USE:
21390.03. - PERMITTED USES.
SUBD. 9. Townhouses and manor homes with up to 14 units per building.
MAXIMUM BUILDING COVERAGE = 40%

SITE AREA CALCULATIONS:
GROSS LOT AREA = ~40,607 S.F. (~0.93 ACRES)

BUILDING COVER:
PRINCIPLE BUILDINGS = 10,850 S.F.
TOTAL BUILDING COVER = 26.72%

IMPERVIOUS SURFACE COVER:
TOTAL BUILDING AREA = 10,850 S.F.
IMPERVIOUS CONCRETE SIDEWALKS = 675 S.F.
IMPERVIOUS ASPHALT PARKING = 12,400 S.F.
TOTAL IMPERVIOUS AREA = 23,925 S.F.
TOTAL IMPERVIOUS COVER = 58.92%

PHASE 2 - ADD (1) 4-UNIT TOWNHOME BUILDING TO SITE WITH (1) EXISTING 5-UNIT TOWNHOME BUILDING

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registration # 23018
Drafting by:
Todd Ofsthun
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SHOREWOOD ENCLAVE TOWNHOMES
SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth

TCO DESIGN
drafting and home design
3305 Highway 169 N, Suite 222
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dedication to excellence
Prepared by:
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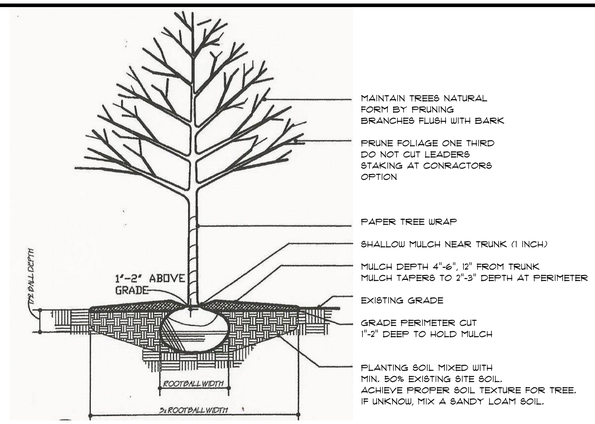
Design #
tco202481

A1.2

PLANTING SCHEDULE

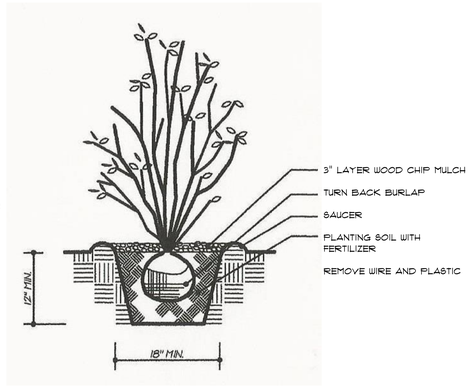
SYMBOL	COMMON NAME (SCIENTIFIC NAME)	SIZE/TYPE	QTY.
T1	SWAMP WHITE OAK (QUERCUS BICOLOR)	2.5" DIA. B/B	8
T2	SILVER MAPLE (ACER SACCHARINUM)	2.5" DIA. B/B	4
T3	WHITE SPRUCE (PICEA GLAUCA)	SIX FEET TALL	3
T4	NORTHERN WHITE CEDAR (THUJA OCCIDENTALIS)	SIX FEET TALL	5
S1	GOLDFLAME SPIREA (SPIRAEA X BULMULDA 'GOLDFLAME')	12" POT	10
S2	PINK REBLOOMING WEIGALA (FLORIDA 'BOKRASOPIN')	12" POT	9
	EXISTING TREE TO REMAIN	8" AND ABOVE	3
	EXISTING TREE TO BE REMOVED	8" AND ABOVE	2

NOTE:
LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES AND LOCATIONS IN FIELD.



2 A1.2 **TREE PLANTING DETAIL**

NOT TO SCALE



3 A1.2 **SHRUB PLANTING DETAIL**

NOT TO SCALE

1 A1.3 **LANDSCAPE and LIGHTING PLAN - PHASE 1 and 2**

SCALE 1" = 20.0'

LIGHTING SCHEDULE

DES.	QTY.	MANUF.	CATALOG DES.	TYPE	LIGHT RATING B	U	G	LUMENS	MOUNTING INSTRUCTIONS	DESCRIPTION
L1	18	LITHONIA LIGHTING	WSTM LED 2A 30K 120 DIFB	WSTM LED WALL SCONCE	B1	U0	G0	1290.3	WALL MOUNTED - 8'-0" ABOVE FINISHED FLOOR	WSTM LED WITH 2 BOARDS, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS
L2	9	'CONTRACTOR BRAND'	'CONTRACTOR BRAND'	'CONTRACTOR BRAND'	N/A	N/A	N/A	800	CEILING SOFFIT RECESSED CEILING MOUNT	'CONTRACTOR BRAND' RECESSED CAN DOWN LIGHT

NOTE: SEE LIGHTING PLAN FOR DISTANCE TO PROPERTY LINE. NOTE: CONTRACTOR TO VERIFY FIXTURES PRIOR TO CONSTRUCTION.

TOTAL LUMENS: 18 x 1290.3 + 9 x 800.0 = 30,425.4 / 23,925 SQ.FT. OF HARDSCAPE = 1.27 LUMENS PER SQ.FT. OF HARDSCAPE

JIM MACKEY ARCHITECT

JIM MACKEY ARCHITECT
1123 LaFond Avenue
St. Paul, MN 55104
Jim Mackey
Office 651-644-0869
registration # 23018
Drafting by:
Todd Ofsthun
Office 763-424-3676
Cell 952-994-8276
todd@tcodesign.net

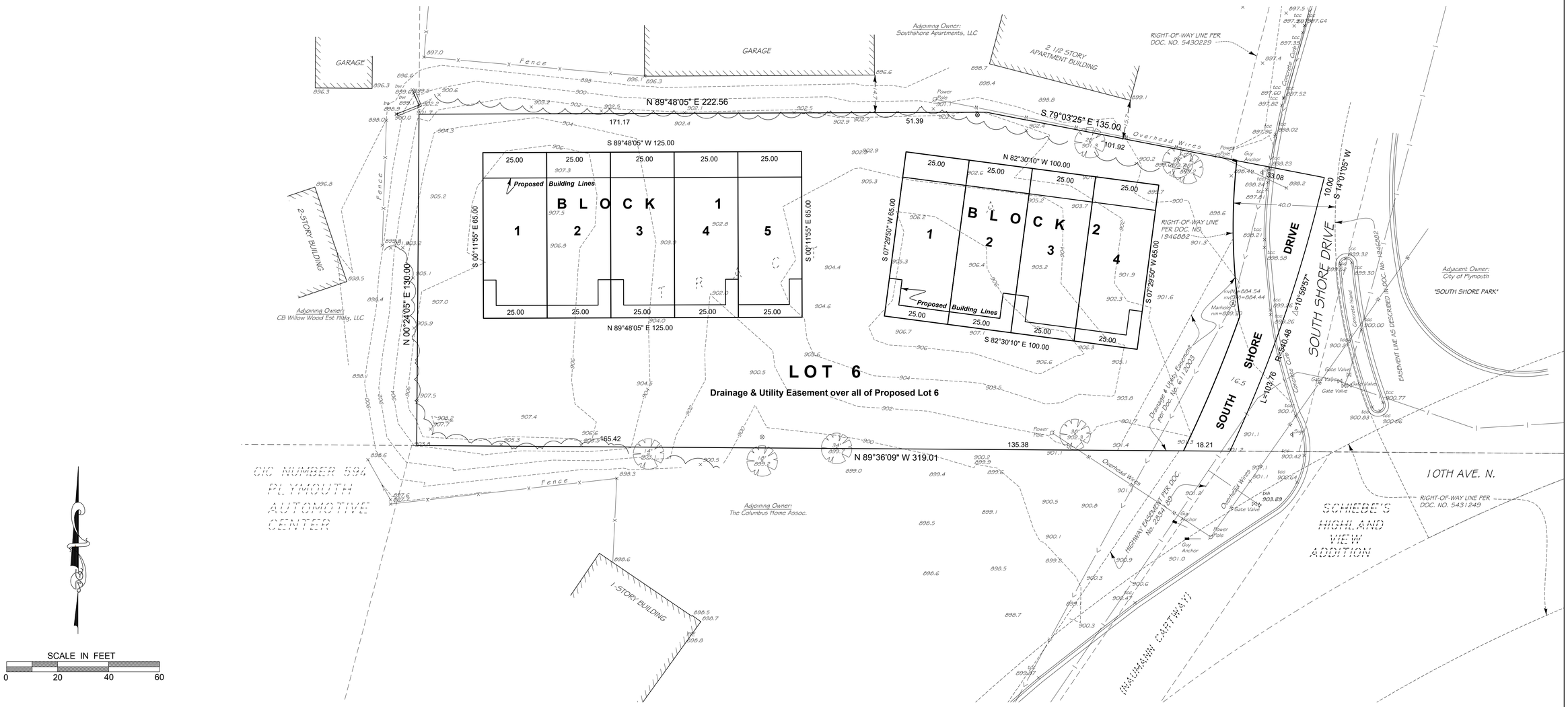
Plan Date
APPLICATION 3-12-25
APPLICATION 5-12-25
APPLICATION 5-13-25

SHOREWOOD ENCLAVE TOWNHOMES
SOUTHERN SHORE DRIVE, LLC
10900 South Shore Drive Plymouth

TCO DESIGN
drafting and home design
3305 Highway 169 N, Suite 222
Plymouth, MN 55441
dedication to excellence
Prepared by:
Todd Ofsthun
Office 763-424-3676
Cell 952-994-8276
todd@tcodesign.net

Design #
tco202481

A1.3



Legend

- Denotes Found Iron Monument
- Denotes Iron Monument Set
- Bollard
- Light
- Power Pole
- Hydrant
- Sanitary Manhole
- Storm Manhole
- Water Manhole
- Catch Basin
- tped — Telephone Pedestal Riser
- cped — Cable Pedestal Riser
- Electric Box or Transformer
- Denotes Fence line
- Denotes Overhead Wires

Zoning Information

Property Currently Zoned: RMF-4, Multipe Family Dwelling District 4

Zoning Ordinance Requirements:

Building Setbacks
- Front - 25 feet for residential uses
- Side Yard - 10 feet for two family dwellings (multi-units not specified)
- Rear Yard - 25 feet for residential uses

Maximum Building Height - 45 feet for principal structure
Maximum Structural Coverage - 40% for residential uses

Refer to City code for additional requirements, exceptions and modifications.

Development Information

Proposed Number of Lots = 10
Area of proposed:
Block 1
- Lot 1, Block 1 = 1,625 sq.ft
- Lot 2, Block 1 = 1,625 sq.ft
- Lot 3, Block 1 = 1,625 sq.ft
- Lot 4, Block 1 = 1,625 sq.ft
- Lot 5, Block 1 = 1,625 sq.ft
- Lot 6, Block 1 = 26,185 sq.ft

Block 2
- Lot 1, Block 2 = 1,625 sq.ft
- Lot 2, Block 2 = 1,625 sq.ft
- Lot 3, Block 2 = 1,625 sq.ft
- Lot 4, Block 2 = 1,625 sq.ft

Note: Block 2 will be platted as Outlot A, area = 6,500 sq.ft

Right-of-Way Dedication = 2,572 sq.ft

Area of Wetlands = 0
Area of Flood Plains = 0
Area of Park Dedication = 0
Area of Dedicated Drainage & Utility Easement = 26,185 sq.ft (Lot 6)

Gross Area of Development = 43,381 sq. ft. (0.996 acres)

Development Personnel Contacts

Property Owner & Developer:
Plateau Properties
8848 Zealand Ave. N
Brooklymn Park, MN 55429
email: faisale@plateauhc.com

Civil Engineer:
Demarc
Land Surveying & Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
phone 763-560-3093
Attn: Jeff Prasch

Architect:
Jim Mackey Architect
1723 LaFond Ave.
St. Paul, MN 55104
phone: 651-644-0869

Surveyor:
Demarc
Surveying and Engineering
7601 73rd Avenue N.
Brooklyn Park, MN 55428
Attn: Greg Prasch
phone: 763-560-3093
e-mail: gregprasch@demarcinc.com

Miscellaneous Notes

1. Property Address: 10900 South Shore Drive, Plymouth, MN 55441
   PID No.: 36-118-22-22-0022
2. Gross Area of Parcel = 43,381 sq. ft. (0.996 acres)
3. By graphic interpretation only, this property is in Flood Zone "X" (area of minimal flooding) per FEMA panel map number 27053C0331F, effective on 11/04/2016.
4. Legal description and easements per title commitment from Registered Abstractors, Inc. Commitment No. T25-02014, dated February 2, 2025.
5. Property located in Section 36, Township 118, Range 22, Hennepin County, Minnesota.
6. Benchmark: GPS

Legal Description

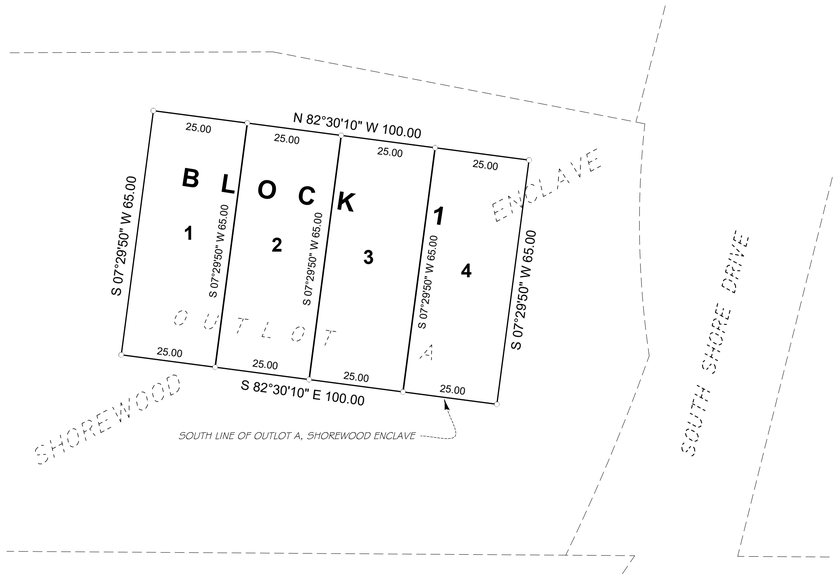
Tract A, Registered Land Survey No. 694,
Hennepin County, Minnesota.
Subject to Roads.

FIELD BY: TM DRAWN BY: CHECKED BY: GRP	I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed land Surveyor under the laws of the State of Minnesota. Prepared this 13th day of February 2025. Signed: _____ Gregory R. Prasch/Registration No. 24992	REVISION SUMMARY	DEMARC LAND SURVEYING & ENGINEERING 7601 73rd Avenue North (763) 560-3093 Minneapolis, Minnesota 55428 Demarcinc.com	SURVEY FOR: PLATEAU PROPERTIES, LLC 8848 Zealand Ave. N., Suite B Brooklyn Park, MN 55429	TYPE OF SURVEY PRELIMINARY PLAT SHOREWOOD ENCLAVE	DEVELOPMENT OF: 10900 South Shore Drive Plymouth, MN	PROJECT: 89930i FB No: 1121-54 SHEET NO. 1 OF 1

F:\survey\registered land survey - hennepin\694.AI01 Surveying - 89930\01 CAD\01 Source\01 Survey Base.dwg

SHOREWOOD ENCLAVE 2ND ADDITION

R. T. DOC. NO._____



D R A F T

SCALE IN FEET

0 30 60 90

BEARING REFERENCE:
FOR THE PURPOSES OF THIS PLAT THE SOUTH LINE OF OUTLOT A, SHOREWOOD ENCLAVE IS ASSUMED TO BEAR SOUTH 82°30'10" EAST.

○ DENOTES 1/2 INCH BY 14 INCH IRON PIPE MONUMENT SET AND MARKED BY LICENSE NUMBER 52706, UNLESS OTHERWISE NOTED.

KNOW ALL PERSONS BY THESE PRESENTS: That South Shore Drive LLC, a Minnesota limited liability company, owner, of the following described property:

Outlot A, SHOREWOOD ENCLAVE.

Has caused the same to be surveyed and platted as SHOREWOOD ENCLAVE 2ND ADDITION and does hereby dedicate to the public for public use the public ways and drainage and utility easements as created by this plat.

In witness whereof said South Shore Drive LLC, a Minnesota limited liability, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

Signed: South Shore Drive LLC

_____, its president
Faisale Boukari

STATE OF MINNESOTA
COUNTY OF _____
This instrument was acknowledged before me this _____ day of _____, 20____, by Faisale Boukari its president of South Shore Drive, LLC, a Minnesota limited liability company, on behalf of the company.

Signature of Notary _____ (Notary's Printed Name)_____

Notary Public, _____ County, Minnesota My commission expires _____

I Jeffrey A. Prasch do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this _____day of _____, 20 _____.

_____
Jeffrey A. Prasch, Licensed Land Surveyor
Minnesota License No. 52706

STATE OF MINNESOTA
COUNTY OF HENNEPIN
This instrument was acknowledged before me on this _____ day of _____, 20_____ by Jeffrey A. Prasch. .

Signature of Notary _____ (Notary's Printed Name)_____

Notary Public, _____ County, Minnesota My commission expires _____

CITY COUNCIL, CITY OF PLYMOUTH, MINNESOTA
This plat of SHOREWOOD ENCLAVE 2ND ADDITION was approved and accepted by the City Council of the City of Plymouth, Minnesota at a regular meeting thereof held this_____ day of _____, 20_____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subdivision 2.

City Council, City of Plymouth, Minnesota

By _____, Mayor By _____, Clerk

COUNTY AUDITOR, Hennepin County, Minnesota
I hereby certify that taxes payable in _____ and prior years have been paid for land described on this plat, dated this _____ day of _____, 20_____.

Daniel Rogan, Hennepin County Auditor By _____ Deputy

SURVEY DIVISION, Hennepin County, Minnesota
Pursuant to Minnesota Statutes, Sec. 383B.565 (1969), this plat has been approved this _____ day of _____, 20_____.

Chris F. Mavis, Hennepin County Surveyor By _____

REGISTRAR OF TITLES, Hennepin County, Minnesota
I hereby certify that the within plat of SHOREWOOD ENCLAVE 2ND ADDITION was filed in this office this _____ day of_____, 20_____, at_____o'clock_____M.

Amber Bougie, Registrar of Titles By_____Deputy

DEMARC
LAND SURVEYING & ENGINEERING
7601 73rd Avenue North
Minneapolis, Minnesota 55428
(763) 560-3093
Demarclnc.com

CITY OF PLYMOUTH

RESOLUTION NO. 2026-095

RESOLUTION APPROVING FINAL PLAT FOR SOUTH SHORE DRIVE, LLC, FOR "SHOREWOOD ENCLAVE PHASE 2" FOR PROPERTY LOCATED AT 10900 SOUTH SHORE DRIVE (2026011)

WHEREAS, South Shore Drive, LLC has requested approval of a final plat for the property at 10900 South Shore Drive for roughly 0.90 acres of land presently legally described as follows:

Tract A, Registered Land Survey (RLS) Number 694, Hennepin County, Minnesota

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 South Shore Drive, LLC, for a final plat for Shorewood Enclave Phase 2, for the property at 10900 South Shore Drive; and

FURTHER, that the following conditions apply to said plat:

1. The final plat is approved for Lots 1-4, Block 1, Shorewood Enclave 2nd Addition, in accordance with the plans received by the city on February 24, 2026, and March 5, 2026, except as may be amended by this resolution.

2. In 2026, possibly extending into 2027, the city will reconstruct South Shore Drive and 10th Avenue adjacent to the subject property. As part of the reconstruction project design, a roundabout is proposed to replace the existing tee intersection. As a result of the roundabout, the driveway to the new parking lot will be moved from the northern portion of the property, as shown in the approved development plans, to the southern portion of the property connecting directly to the roundabout as the westerly leg, thus severing the northern connection.

3. The developer shall work with the city to finalize a plan with functional driveways on the north, or the south, pending timing. The plan shall also include any drainage and stormwater provisions, fire truck access lanes and turnarounds, and general site circulation.

4. Setbacks shall be pursuant to the RMF-4 standards.

5. Any sidewalks/trails or pedestrian crossings along South Shore Drive shall be constructed as part of the Station 73 public improvement project.

6. **Prior to commencement of grading operations,** the developer shall obtain required city permits and install and request inspection of the required tree preservation fencing and silt/erosion control measures and fencing.

7. **Prior to the recording of the final plat**, the developer shall:
   a. Receive approval of final construction plans including compliance with city and watershed regulations regarding drainage and water quality.
   b. Provide a separate recordable easement granting the city a 20-foot drainage and utility easement, centered over the existing sanitary sewer pipe that is located on the southeast portion of the parcel.
   c. Pay the required park dedication and any tree restitution fees.

8. **Prior to issuance of the building 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. File and record the final plat with Hennepin County.
   b. Execute a site improvement performance agreement and submit a financial guarantee pursuant to section 21045.10 of the zoning ordinance.
   c. Install and request inspection of tree protection fencing and silt fencing and erosion control measures.
   d. Complete grading operations and provide a grading certificate as certified by the licensed project engineer.
   e. The lowest ground floor elevation shall be two feet above the 100-year flood elevation.
   f. Obtain sewer area charges (SAC) determination letter from the Metropolitan Council.
   g. Obtain any required permits from other agencies including, but not limited to the Bassett Creek Watershed, Metropolitan Council Environmental Services, Minnesota Pollution Control Agency, Minnesota Department of Health, Hennepin County, as well as the NPDES permit.
   h. Exterior lighting shall be approved by the city and comply with the city's lighting regulations within the LZ-2 District.
   i. The building shall be designed to meet the architectural standards pursuant to section 21115.07 of the zoning ordinance.

9. Upon submission of the final plat application, the developer shall submit homeowner's association documents for city review. The homeowner's association documents shall address responsibilities for maintenance and repair of the private drive, developer-installed retaining walls, sidewalks, any subdivision signage, or any other common-owned improvement.

10. All construction parking must take place onsite.

11. Standard Conditions:
   a. Any mechanical equipment shall be screened or painted to match the building, pursuant to zoning ordinance regulations.
   b. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
   c. Any retaining wall over four feet in height is required to receive a building permit.

d. The applicant shall remove any diseased or hazardous trees.
e. The site shall remain in conformance with section 2025 of the city code regarding noise regulations.
f. Separate building permits are required for retaining walls 48 inches in height or higher. Additionally, a minimum 42-inch-high fence shall be installed at the top of retaining walls that exceed four feet in height.
g. Compliance with the city's lighting regulations.
h. Compliance with city's landscaping regulations.
i. Any subsequent phases or expansions are subject to required reviews and approvals per ordinance provisions.
j. The site plan and preliminary plat shall expire one year after the date of approval, and the final plat shall expire two years after the date of approval, unless the property owner or applicant has started the project, or unless the applicant, with the consent of the property owner, has received prior approval from the city to extend the expiration date for up to one additional year, as regulated under sections, 21045.09 of the zoning ordinance and sections 510 and 512 of the city code.

APPROVED by the Plymouth City Council this 13th day of April, 2026.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on April 13, 2026, with the original thereof on file in my office, and the same is a correct transcription thereof.

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

_____
City Clerk

Regular City Council
April 13, 2026
Agenda Number: 6.8

To: Dave Callister, City Manager

Prepared by: Abbie Browen, Public Works Operations Manager

Reviewed by: Michael Thompson, Public Works Director

Item: **Approve hot mix asphalt prices for 2026**

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1. Action Requested:

Adopt attached resolution approving hot mix asphalt prices for 2026.

2. Background:

The city purchases hot mix asphalt to perform annual maintenance on streets, trails and parking lots as well as restoration work for utility repairs. Staff developed bid documents to allow contractors to provide pricing for various designs of hot mix asphalt. To determine the lowest bid for each job location, the city will factor in $3 per mile from the hot mix plant to the job site to account for the city's hauling costs. Bids were received from Martin Marietta, C.S. McCrossan, and Bituminous Roadways and staff recommends approving the prices included in all bids. Approving the bids from Martin Marietta, C.S. McCrossan and Bituminous Roadways will provide alternative supply sources in case the asphalt plant with the lowest price is broken down, unusually busy, or does not have the specified asphalt mix available.

3. Budget Impact:

Purchase of hot mix asphalt is included in the approved 2026 operating budget from multiple funds. Asphalt is also purchased for the mill and overlay work performed by the street maintenance division as part of the 2026 Street Rehabilitation Project (ST269002). The material cost for this project is included in the 2025-2034 Capital Improvement Plan in the amount of $444,000 and is funded through the Street Reconstruction Fund.

The total funding for asphalt purchases is summarized below:

Purchase Funding	Amount
Street Maintenance Fund	$ 115,000
Water Fund	$ 10,000
Water Resources Fund	$ 1,000
Sewer Fund	$ 1,000
Street Reconstruction Fund	$ 444,000
Total	**$ 571,000**

4. Attachments:

1. Bid Tabulation
2. City Council Resolution 2026-096

City of Plymouth

BID OPENING

2026 Hot Mix Asphalt

3/24/2026 - 2:00 PM

	ITEM	UNIT	MARTIN MARIETTA	C. S. MCCROSSAN CONSTRUCTION, INC.	BITUMINOUS ROADWAYS, INC.
1	TYPE SP 12.5 (SPNWB230B)	TON	$ 55.40	$ 49.50	$ 54.39
2	TYPE SP 9.5 (SPWEA240B)	TON	$ 57.65	$ 51.50	$ 54.88
3	TYPE SP 12.5 (SPWEB240B)	TON	$ 48.60	$ 52.40	$ 54.22
4	TYPE SP 9.5 (SPWEA340B)	TON	$ 58.20	$ 55.60	$ 57.74
5	TYPE SP 12.5 (SPWEB340B)	TON	$ 53.20	$ 55.40	$ 59.87
6	TYPE MV3 NW R	TON	$ 49.45	$ -	$ -
7	TYPE MV3 W R	TON	$ 49.45	$ -	$ -
8	TYPE MV4 W R	TON	$ 57.00	$ -	$ -

CITY OF PLYMOUTH

RESOLUTION NO. 2026-096

RESOLUTION APPROVING HOT MIX ASPHALT PRICES FOR 2026

WHEREAS, funds have been allocated for hot mix asphalt materials in the approved 2026 budget and 2025-2034 Capital Improvement Plan; and

WHEREAS, the city has prepared specifications, advertised, received bids, and opened bids on March 24, 2026; and

WHEREAS, the following bids were received:

Item	Unit	Martin Marietta	C.S. McCrossan	Bituminous Roadways
TYPE SP 12.5 (SPNWB230B)	Ton	$55.40	$49.50	$54.39
TYPE SP 9.5 (SPWEA240B)	Ton	$57.65	$51.50	$54.88
TYPE SP 12.5 (SPWEB240B)	Ton	$48.60	$52.40	$54.22
TYPE SP 9.5 (SPWEA340B)	Ton	$58.20	$55.60	$57.74
TYPE SP 12.5 (SPWEB340B)	Ton	$53.20	$55.40	$59.87
TYPE MV3 NW R	Ton	$49.45	-	-
TYPE MV3 W R	Ton	$49.45	-	-
TYPE MV4 W R	Ton	$57.00	-	-

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the bids received from Martin Marietta, of Maple Grove, MN, C.S. McCrossan Construction, Inc., of Maple Grove, MN, and Bituminous Roadways, Inc., of Mendota Heights, MN are accepted.

BE IT FURTHER RESOLVED, that funding to purchase hot mix asphalt shall be funded as detailed in the below table:

Purchase Funding	Amount
Street Maintenance Fund	$ 115,000
Water Fund	$ 10,000
Water Resources Fund	$ 1,000
Sewer Fund	$ 1,000
Street Reconstruction Fund	$ 444,000
Total	**$ 571,000**

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 7.1

To:	Dave Callister, City Manager
Prepared by:	Amy Gottschalk, Deputy City Clerk
Reviewed by:	Jodi Gallup, City Clerk
Item:	**Public hearing on proposed amendments to the tobacco licensing ordinance**

---

1. Action Requested:

Hold public hearing on proposed ordinance amending section 1150 of the City Code concerning tobacco and related products and section 1010 concerning license fees. Direct staff to prepare ordinance for adoption at future meeting.

2. Background:

In March 2025, the council expressed interest in reviewing the city's tobacco ordinance after a proposed text amendment regarding allowing exclusive shops in the Commercial Highway district was presented during a council meeting.

The council met on October 28, 2025 to review the city's tobacco licensing ordinance and discuss policy considerations. City Council revisited this issue on January 27, 2026 to discuss policy considerations in greater detail related to public health, economic impact and regulations. Council directed staff to move forward with preparing a draft ordinance amending tobacco license regulations with the following proposed changes:

- Setting a maximum number of new tobacco licenses at zero
- Creating a buffer zone for new licenses that is 500' from schools and park amenities regularly used by minors
- Prohibiting the sale of flavored products
- Eliminating coupon and price promotion
- Increasing the annual license fee
- Increasing administrative civil penalties for violations
- Updating purpose and intent, definitions and severability

Public Hearing & Next Steps
Pursuant to Minnesota State Statute 461.19, a minimum 30-day notice must be provided to all tobacco license holders prior to consideration of adoption or substantial amendments to the licensing ordinance. Notice was mailed on March 9 for the April 13 public hearing. Additionally, staff answered questions from licensees and the public, held meetings with those who requested to meet, and opened an online public comment period from March 12 to April 8. Comments received during that period are attached.

Council Options Following April 13 Public Hearing:

- Option 1 – Proceed as proposed. If no additional substantial changes are identified, the council may direct staff to prepare the final ordinance and resolution for summary publication for consideration on April 28.
- Option 2 – Revise and re-notice. If additional substantial changes are proposed, the council may direct staff to prepare a revised ordinance and issue a new 30-day notice, with consideration scheduled for May 26.

3. Budget Impact:

Plymouth currently has 40 approved tobacco licenses at $300 each for a total annual revenue of $12,000. Under the proposed amendment, the annual license fee would increase to $500 per license for a total annual revenue of $20,000. These additional funds would help offset the costs for compliance checks and educational outreach.

In 2025, two personnel from the Police Department spent three full eight-hour days (24 hours) on compliance checks and additional office hours on follow-up procedures. Under the proposed amendments prohibiting flavors and coupons, at least one additional round of compliance checks would be needed to enforce these changes, doubling the police department's time.

4. Attachments:

1. Presentation
2. Notice of potential city code change to licensee
3. Buffer zone map
4. Public comment summary
5. Licensee comments - original files
6. Resident comments - original files
7. Resident comments - postcards
8. Stakeholder comments - original files
9. Other comments - original files
10. Comments received after April 8
11. Ordinance - draft

Proposed Amendments to Tobacco Licensing

April 13, 2026

City of Plymouth

Background

- Current reduction efforts
  - Tobacco Free Policy & Ordinance prohibiting smoking in the parks
  - City Code prohibits indoor smoking/sampling in tobacco retail establishments
  - Smoke-free campus policy

- October 28, 2025 held Special Council Meeting to discuss the following policy considerations:
  - License caps
  - Buffer zone from youth-sensitive land uses

- January 27, 2026 held Special Council Meeting to discuss additional considerations:
  - Amend license and penalty fees
  - Prohibit flavors
  - Prohibit price promotion and coupons

Licensee Notification and Public Comment

- All tobacco licensees in Plymouth were mailed a notice on March 9 pursuant to MN Statute 461.19.

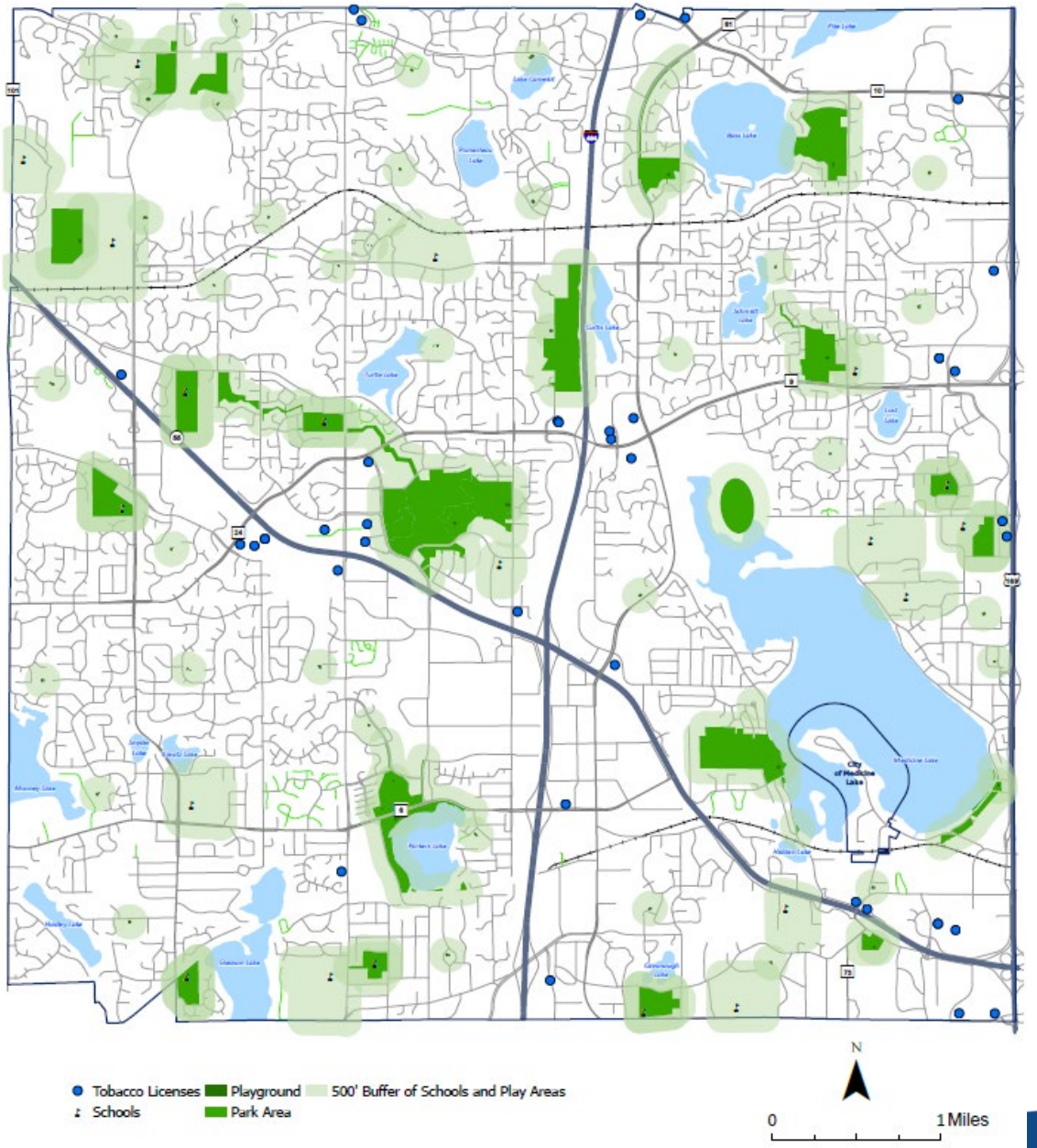
- Public Comment period was open from March 12-April 8

License Cap

- Set maximum number of new licenses at zero (current level – 40 licenses with no cap)
  - Renew existing licenses
  - Succession allowance for new owners to obtain license within one year
  - Redevelopment consideration allowing transfer of existing license to new location
- Public comments
  - Grandfather clause is important for resale
  - Reduction in tobacco access and exposure
  - Blanket support or against full ordinance

500' Buffer Zone
- schools
- park amenities regularly used by minors

- Existing establishments within the buffer would be grandfathered
- Establishments relocating due to redevelopment would need to comply with the buffer



Tobacco Licenses

City of Plymouth

Eliminating coupon and price promotion

- Requires additional enforcement efforts

- Public comments
  - No specific feedback

Proposed Amendments

- Annual license fee increase
  - ~~$300~~ $500

- Administrative penalties increase (within 36-month)
  - 1st Violation = $500 fine and 5-day suspension ~~stayed~~
  - 2nd Violation = ~~$750~~ $1,000 fine and ~~5~~ 10-day suspension
  - 3rd Violation = ~~$1,000~~ $2,000 fine and ~~10~~ 20-day suspension
  - 4th Violation = Revocation

- Updating purpose and intent, definitions and severability

Flavored Tobacco Restrictions

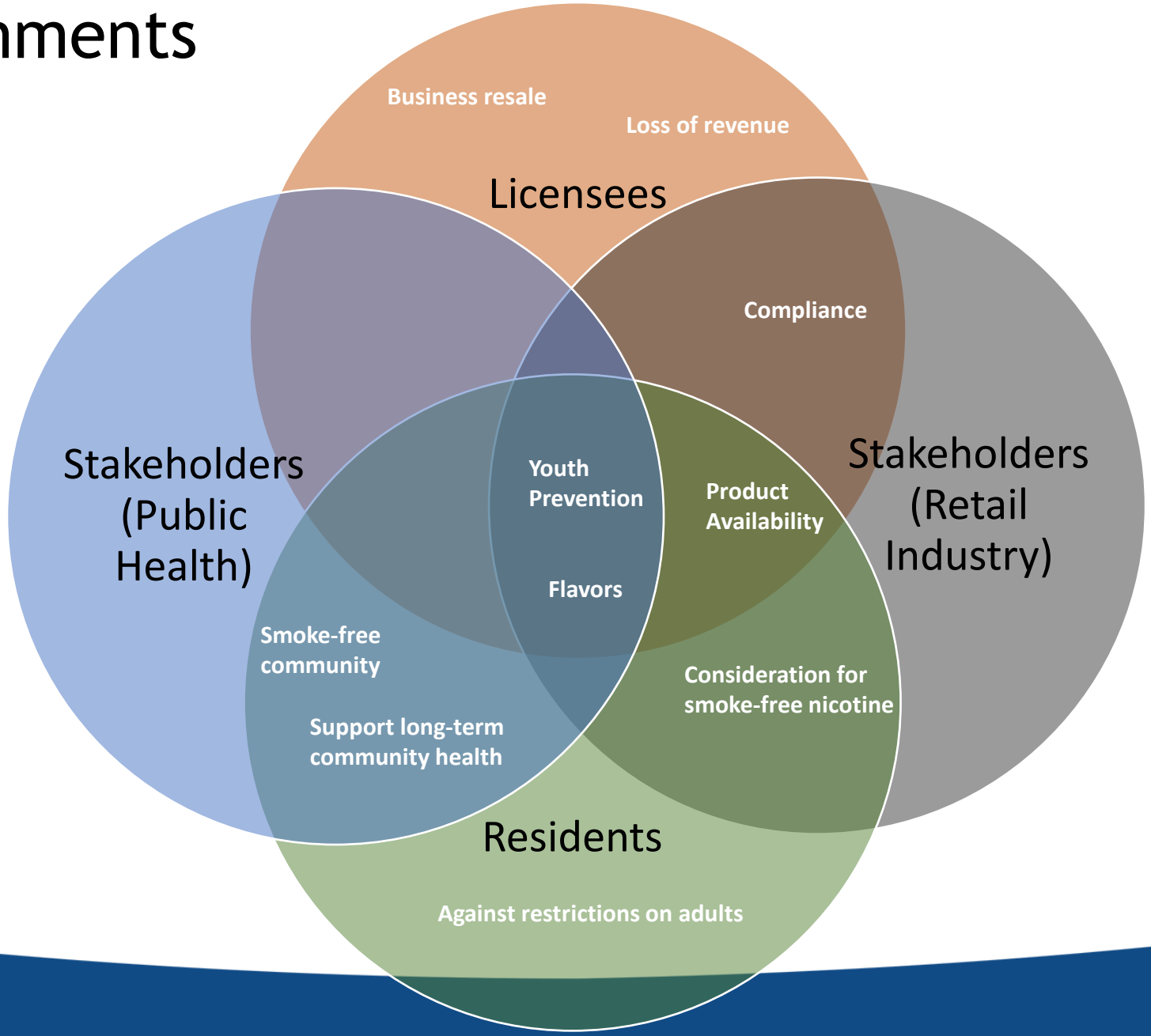
Currently proposed:

- Prohibits sales of all flavored tobacco, including menthol, after January 1, 2028.

Public Comments:

- Licensees
  - Limiting flavors is biggest concern – loss of revenue
- Residents
  - Restricting flavors can help prevent addiction and tobacco related disease
  - Code amendments are overly restrictive; require travel to other cities to purchase
- Stakeholders
  - Retail Industry - consideration for allowing flavored smoke-free nicotine products that may help adults move away from cigarettes
  - Public Health - support for all changes as proposed

Public Comments Summary



Recommended Action and Next Steps

- Hold public hearing
- Direct staff to prepare ordinance with any amendments for consideration at a future meeting
  - April 28 (if no substantial changes are made)
  - May 26 (if substantial changes are made, repeat 30-day notice requirement)

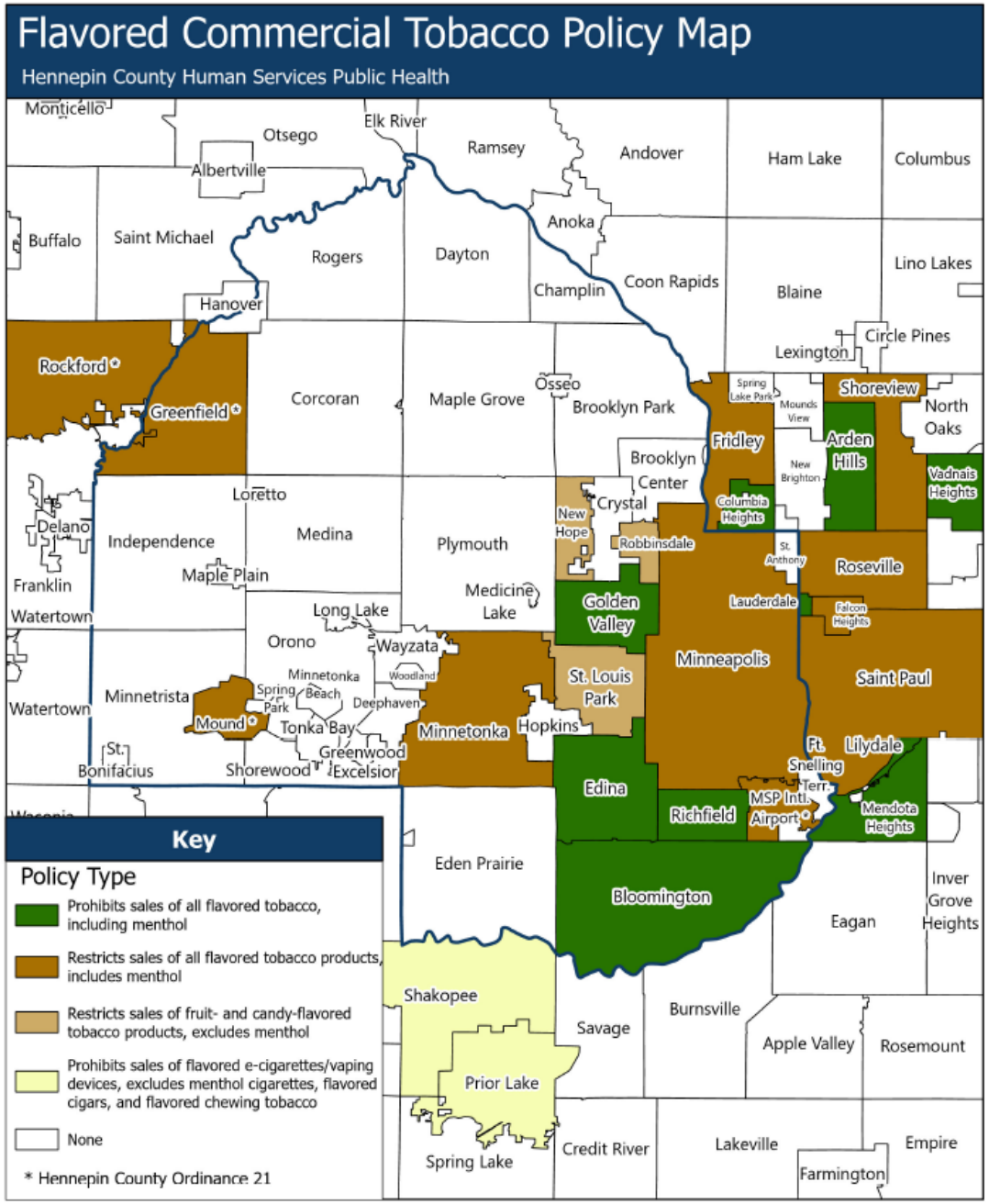
Does Council wish to:
- Implement proposed changes?
- Keep current code language?
- Suggest other amendments?

Caps	Buffer Zone	Flavors	Coupons	License Fee	Penalties	Other
Proposed: Set max number of new tobacco licenses at zero Current: No cap	Proposed: 500’ buffer zone for new licenses from schools and park amenities regularly used by minors Current: No buffer zone	Proposed: Prohibit the sale of all flavored products Current: No prohibition on flavored products	Proposed: Eliminate coupon and price promotion Current: No restrictions	Proposed: $500 per year Current: $300 per year	Proposed with current language strikethrough: 1st Violation = $500 fine and 5-day suspension ~~stayed~~ 2nd Violation = ~~$750~~ $1,000 fine and ~~5~~ 10-day suspension 3rd Violation = ~~$1,000~~ $2,000 fine and ~~10~~ 20-day suspension 4th Violation = Revocation	Clean-up language: - Purpose and intent - Definitions - Severability

Appendix

Potential Options for Flavored Tobacco Restrictions:

- Prohibits sales of all flavored tobacco, including menthol
- Restricts sales of fruit- and candy-flavored tobacco products, excludes menthol
- Allow flavored tobacco in exclusive tobacco shops only
- Prohibits sales of flavored e-cigarettes/vaping devices, excludes menthol cigarettes, flavored cigars, flavored chewing tobacco and flavored oral nicotine products
- No restrictions


Flavored Commercial Tobacco Policy Map
Hennepin County Human Services Public Health
Monticello
Otsego
Elk River
Ramsey
Andover
Ham Lake
Columbus
Albertville
Buffalo
Saint Michael
Rogers
Dayton
Anoka
Champlin
Coon Rapids
Blaine
Lino Lakes
Hanover
Lexington
Circle Pines
Rockford *
Greenfield *
Corcoran
Maple Grove
Osseo
Brooklyn Park
Spring Lake Park
Mounds View
Shoreview
North Oaks
Fridley
Arden Hills
New Brighton
Vadnais Heights
Brooklyn Center
Columbia Heights
Crystal
New Hope
Robbinsdale
St. Anthony
Roseville
Loretto
Delano
Independence
Medina
Plymouth
Maple Plain
Franklin
Medicine Lake
Golden Valley
Lauderdale
Falcon Heights
Watertown
Long Lake
Orono
Wayzata
Minnetonka
Woodland
Minnetrista
Spring Park
Beach
Deephaven
St. Louis Park
Minneapolis
Saint Paul
Watertown
Mound *
Tonka Bay
Minnetonka
Hopkins
Ft. Snelling
Lilydale
St. Bonifacius
Greenwood
Shorewood
Excelsior
Terr.
MSP Intl. Airport
Edina
Richfield
Mendota Heights
Eden Prairie
Bloomington
Inver Grove Heights
Eagan
Shakopee
Savage
Burnsville
Apple Valley
Rosemount
Prior Lake
Spring Lake
Credit River
Lakeville
Empire
Farmington
Key
Policy Type
Prohibits sales of all flavored tobacco, including menthol
Restricts sales of all flavored tobacco products, includes menthol
Restricts sales of fruit- and candy-flavored tobacco products, excludes menthol
Prohibits sales of flavored e-cigarettes/vaping devices, excludes menthol cigarettes, flavored cigars, and flavored chewing tobacco
None
* Hennepin County Ordinance 21
Disclaimer: This map (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 map.
Publication date: 12/2/2025
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Miles
Hennepin

March 9, 2026

Dear Tobacco Licensee:

The Plymouth City Council will be considering changes to the City Code Section 1150 concerning tobacco and related products and Section 1010 concerning license fees. State Statute requires that the governing body provide notice to each current licensee by mail at least 30 days prior to the meeting.

The City Council will hold a public hearing in the Council Chambers at Plymouth City Hall, 3400 Plymouth Boulevard at 7:00 p.m. on Monday, April 13, 2026.

The proposed changes to the City Code are listed below with corresponding page numbers to the enclosed draft ordinance amendment:

1. Setting a maximum number of new tobacco licenses at zero (page 5)
2. Creating a buffer zone for new licenses that is 500' from schools and park amenities regularly used by minors (page 6)
3. Prohibiting the sale of flavored products (page 7)
4. Eliminating coupon and price promotion (page 7)
5. Increasing annual license fee (page 8)
6. Increasing administrative civil penalties for violations (pages 7-8)
7. Updating purpose and intent, definitions and severability (pages 1-4, 8)

The City Council will hold a public hearing in the Council Chambers at Plymouth City Hall, 3400 Plymouth Boulevard at 7:00 p.m. on Monday, April 13, 2026. You are invited to share your comments during the public hearing. You may also submit comments in advance of the public hearing through April 8 at: plymouthmn.gov/proposedordinances.

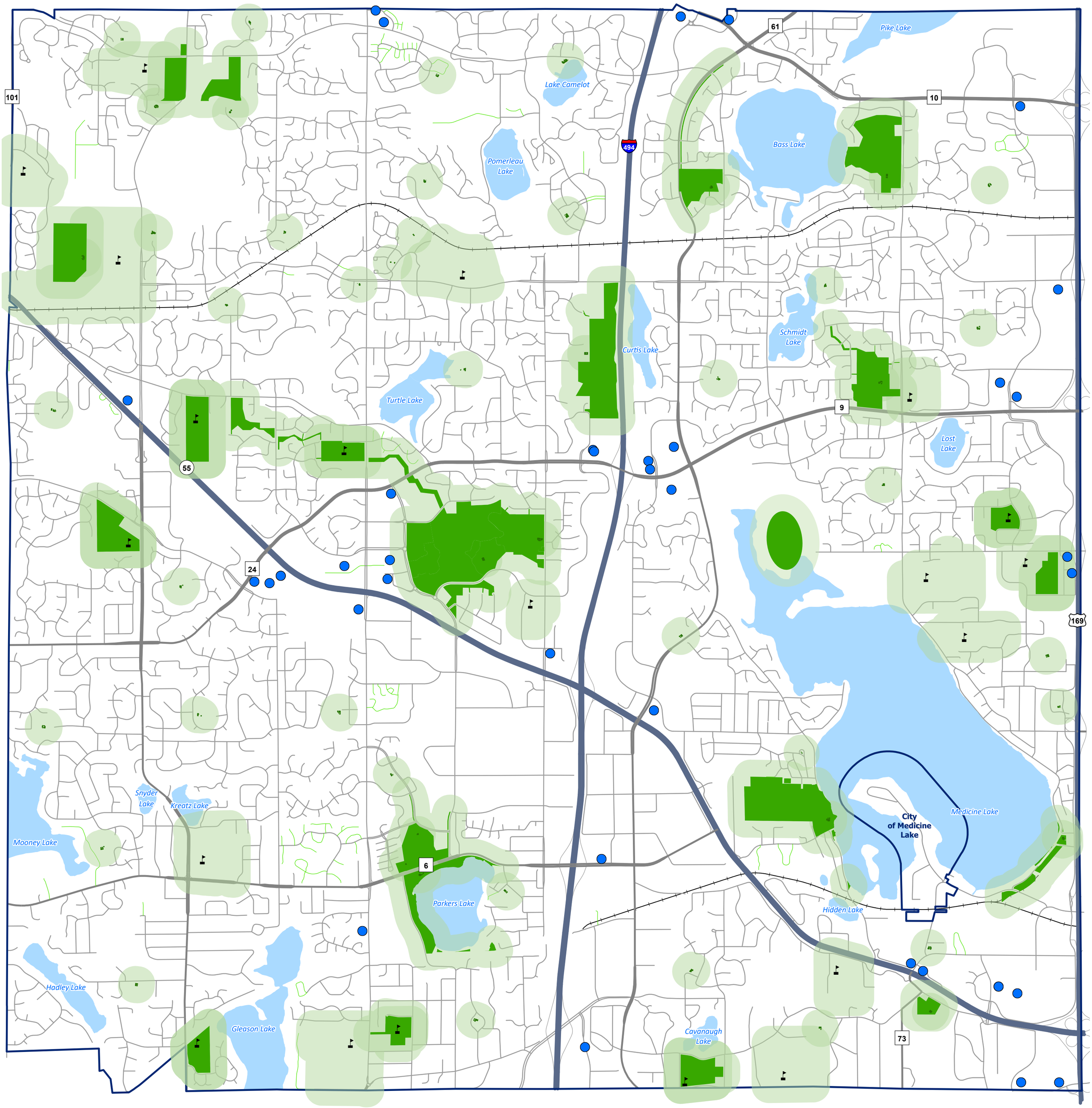
If you have any questions about the proposed ordinance change or the process, please call 763-509-5000.

Sincerely,

Jodi Gallup, City Clerk

plymouthmn.gov/proposedordinances

Enclosures:
Notice of Public Hearing
Draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees



Tobacco Licenses

City of Plymouth

This represents a compilation of information and data from city, county, state and other sources that has not been field verified. Information should be field verified and compared with original source documents.

Licensee Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Tracy Vining	When the Plymouth City Council takes up the question of banning flavored tobacco products, including menthol cigarettes, flavored e-cigarettes, nicotine pouches, and smokeless tobacco, it will have a huge impact on my business as well as my employees. The following is data of how this flavor ban will affect my sales: • Flavored tobacco is 40% of my total tobacco sales. • Menthol sales are 35% of the total flavored tobacco sales. • Flavored tobacco is 24% of the total inside sales of the convenience store not including lottery or the car wash. There are real economic stakes. As you can see above, tobacco products represent a significant share of revenue for independent operators like myself. Tobacco sales will now go to stores just outside Plymouth's borders. A ban on these products threatens not just my margins, but the livelihoods of several parents on my staff who depend on every hour they work. It will have an impact on the number of employees I can employ and my ability to continue to offer above minimum wage pay as well as benefits.	_	_	_	_
Matt	I am the owner of JAD Tobacco located in Plymouth. I received a notice that the Plymouth City Council will hold a hearing on proposed changes to the city's retail tobacco ordinance. One of my most serious concerns is with the proposed change that would ban all flavored tobacco products. Since I operate a tobacco shop, the majority of the products that I sell are tobacco products. Specifically, 70% of my total sales are from tobacco products. Moreover, 55 to 60% of the tobacco sales are from flavored tobacco products. This means that if the ban on the sale of flavored tobacco products is passed, then I would lose all of the sales from flavored tobacco products. With this loss being 55 to 60% of total tobacco sales, I would not be able to remain in business and would be forced to close. This means that I would not only lose my store, but my employees would lose their jobs. This does not make sense. We only sell legal tobacco products to adults who are 21 or older. Adults should have the right to purchase legal products, especially when the use of tobacco by underage youth is at historic lows. The future of my business is in your hands, and I would urge you to not pass a ban on the sale of all flavored tobacco products. Thank you.	_	_	_	_

Licensee Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Mustafa Gharwal with Plymouth Tobacco & Cigar	I own the Plymouth Tobacco store located in Plymouth at 4130 Berkshire Lane. With the city council scheduling a hearing on new tobacco product sales restrictions, I am writing to urge the city council to not adopt the flavored tobacco ban. My store is unique because the vast majority of products we sell to adults are tobacco products. In fact, 90% of my store's profit comes from the sale of tobacco products, with 85% of the profit due to flavored tobacco product sales. The proposed ban on the sale of flavored tobacco products is really a ban on tobacco stores in Plymouth because a tobacco store business model is based on the sale of tobacco products and, most importantly, the sale of flavored tobacco products. Without the ability to sell flavored tobacco products, my store will cease to exist. The Plymouth City Council should not be in the business of forcing legitimate stores out of business. I do not see the city council proposing to ban the sale of flavored alcohol products at the liquor stores located in Plymouth. Why is flavored tobacco being singled out when 96% to 99% of Plymouth high school students do not use tobacco products? This is a solution in search of a problem. Again, I ask that you oppose the flavored tobacco ban.	–	–	–	–
David Ring with Kwik Trip	On behalf of Kwik Trip, we are proud to be a partner with the city of Plymouth and share your commitment to keeping tobacco out of the hands of youth. We take that responsibility seriously and have strong policies, training, and compliance measures in place to ensure our products are only sold to adults. We write today to express concern with the proposed ban on flavored tobacco products. While well-intended, this approach would disrupt a part of our revenue model—one that supports employee wages, benefits, and our ability to invest in the communities we serve, including Plymouth. Kwik Trip is committed to being a responsible retailer and a strong community partner. We believe there are effective ways to address youth access concerns without eliminating products that adult customers choose to purchase. To that end, we would welcome the opportunity to host you all at our Plymouth store. A store visit would allow you to see firsthand the safeguards, training, and ID checking/Secret Shopper systems we have in place to ensure compliance and responsible sales.	–	–	–	–

Licensee Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Charlene Brandt with 7-Eleven, Inc/Speedway	The proposed retail tobacco ordinance includes several new restrictions that would significantly impact the sale of tobacco products and negatively affect the financial operation of our Plymouth stores. The most consequential provision is the proposed ban on all flavored tobacco products.The impact on our store would be substantial, as flavored products represent a meaningful portion of what adult customers currently purchase. The proposed language would prohibit the sale of menthol cigarettes, flavored cigars, flavored smokeless tobacco, flavored nicotine pouches, pipe tobacco, and flavored electronic cigarettes. Today, tobacco products account for approximately 15 percent of our total inside sales, with flavored tobacco products representing 10 percent of all tobacco sales. If adopted, this ban would eliminate a significant revenue stream that helps support employee wages and benefits. We respectfully urge you not to adopt a ban on the sale of flavored tobacco products.	–	–	–	–
Joe O'Connor with Holiday Stationstores	On behalf of Holiday Station stores, and specifically our nine retail locations in Plymouth, we respectfully submit this letter in opposition to the proposed tobacco ordinance that would impose a total ban on the sale of all flavored tobacco and nicotine products. Such a proposal would result in significant unintended economic harm to our business, our employees, and the broader Plymouth economy.Our serious concern lies with the proposed ordinance itself, which would have a substantial and detrimental impact on the financial viability of our Plymouth locations. A prohibition on flavored tobacco and nicotine products would eliminate the sale of menthol cigarettes, flavored cigars, flavored smokeless tobacco, flavored nicotine pouches, and flavored vapor products to our adult customers. Currently, tobacco and nicotine products account for approximately 40% of total in store sales, with flavored products representing 60% of that category. If Plymouth moves forward in adopting a comprehensive flavored tobacco and nicotine ban, our adult customers will not stop purchasing these legal products. Instead, they will shift their spending to neighboring communities such as Maple Grove, Medina, Robbinsdale, and Wayzata. Along with these purchases, customers will take their fuel, food, beverage, and other convenience spending outside the city, reducing foot traffic, store revenues, and local sales-tax collections in our Plymouth stores. As a result, we would be forced to reduce staffing levels across all nine locations, directly harming our employees, their families, and the local economy.	–	–	–	–

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
N/A	I am a 40 plus year resident of Plymouth and smoke menthol cigarettes which are legal. It is overly restrictive for the city of Plymouth to prohibit sale of such legal products to adults.	–	–	–	–
Jack Bell	I disagree with the proposed changes further restricting tobacco and tobacco related products, especially flavored products.	Against	Against	Against	Against
Carol Herman	Yes to all!	Yes to all!	Yes to all!	Yes to all!	Yes to all!
Trygve Wastvedt	I support these changes	I support these changes	I support these changes	I support these changes	I support these changes
Tomo Lennox	I am ready to have the government make it more difficult to smoke. It is good for my health and for everyone's health. I don't think there should be a presumption that anyone has a right to smoke.	Support	Support	Support	Support
72 prefilled post cards	Minnesota should end the sale of all flavored commercial tobacco products-including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.	–	–	–	–
N/A	Come on enough is enough you have regulated smoking enough let’s get government out of so called freedom of choice	Against	Against	Against	Against
15 emails with same wording	I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth. I share the council’s goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes.	–	–	–	–

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Shawn Determan	I fully support the desire to restrict products to young people. But this is going to far. I'm an independent voter and feel that if you are going after tobacco you need to be going after THC, edibles, vapes, legal weed and alcohol too. The fact that we ship kids off to war yet they can't order a drink or have a cigarette is just government overreach. Go after the companies they are marketing to kids, not the people. I have been a tobacco user since I was 13. I'm almost 50 now. I agree it's the worst thing to be addicted to. It has been way worse to quit smoking and chewing than when I got sober. But I didn't get addicted to candy flavors, they didn't exist. I had plain tobacco flavors and I still got addicted. If you want to make a difference, you need to decide how effective these controls are going to be. Go after all the fruity and candy flavors all you want, do not include mint or wintergreen or menthol. If it was me, I'd ban everything through the age of 18. But as some someone who tries all the time to quit, I've finally moved to mint nicotine pouches. This is the first long term success I've had in 35 years. Taking away my ability to quit because you think kids are getting addicted to mint flavors is a miopoc point of view. It's the gummies, the THC, the legal weed, the alcohol, vapes and everything that is marketed to kids. Stop punishing adults. I've lived with my choices. I'm willing to support a common sense law. This goes to far. And I'll be honest , your attempt is 20 years behind. Kids have been targeted for decades and that's why they are going after candy flavored agent and that is the issue here. Not mint or wintergreen chew and menthol cigarettes. Please don't punish a mint pouch user who is using this as a potential to be able to quit all together. Finally, how are you going to make up for all the taxes you aren't getting with the decline is sales? I'll just go to another city to get them. And they will get my tax dollars. Please reconsider a more balanced and targeted approach.	_	_	_	_

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
N/A	Support	Support	I propose increasing the buffer zone noted in proposed change #2 to 1000 ft. Thank you for providing this space for input and for your consideration. Signed, A nurse concerned about the health of our community	Support	Support
Sonja Savre	Dear Mayor Wosje and Members of the Plymouth City Council, My name is Sonja Savre. I have lived here with my family for 24 years. We value Plymouth's great city services, its access to city and regional parks, and its commitment to bike and walking trails. I spent my career in public health and health promotion, working to prevent chronic diseases. We learned many lessons from the tobacco industry, including how marketing and product innovation encourages new smokers. Your consideration and support of new tobacco regulations will help keep tobacco away from youth. I support restricting the sale of flavored tobacco and ending the use of price discounting, tools that we know make tobacco use more appealing and accessible to young people. And, no exceptions for menthol tobacco. The tobacco industry has long used menthol to hook new smokers, making it easier to start and harder to quit. Also, thank you for considering a holistic approach to tobacco control, including capping of the number of new tobacco licenses at zero and establishing a buffer zone for tobacco sales. These changes, in addition to the flavor and price restrictions, will help ensure a healthy future for the youth of Plymouth.	Support	Support	Support	_

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Gabby House-Fitzgerald	I greatly appreciate the City of Plymouth considering ending the sale of all flavored tobacco products, including menthol, setting minimum prices for cigarettes and chewing tobacco, ending the use of tobacco price discounts, capping the number of tobacco store licenses, and updating penalties for retailers who violate tobacco laws in Plymouth. I want to raise my kids in a community that prioritizes and values their health and wellbeing. Eliminating all flavored commercial tobacco products will reduce youth smoking and nicotine rates, address health inequities, improve health outcomes and lower healthcare costs fo r all Minnesotans. According to the 2023 Minnesota Youth Tobacco Survey (MYTS), 93% of middle and high school students who use e-cigarettes use flavored products.	Support	_	Support	Support
Letters from Michelle Rheault and Megan Zniewski	Flavored products—especially those with fruit, mint, or candy flavors—are designed to appeal to youth and people who have never used tobacco. By masking the harshness of tobacco and making initiation easier, they increase the risk of lifelong addiction. Ending the sale of flavored products is one of the most effective steps to prevent youth initiation and protect future generations from nicotine dependence.	Communities with a high concentration of tobacco retailers experience higher rates of youth use and tobacco-related health disparities. Limiting the number of shops helps reduce exposure to advertising and access to these harmful products.	_	Tobacco companies have long used coupons and price promotions to attract new users and retain current ones. Eliminating these discounts will make it harder for the industry to undermine public health policies and easier for people to quit.	Ensuring fair and consistent enforcement helps maintain a level playing field for responsible businesses and protects community members from illegal sales practices, including sales to minors.

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Joseph Cardamone, MD, FACP	I am a retired Hematologist/Oncologist, and have had over fifty years of experience treating and caring for innumerable Lung Cancer patients. Many of these patients succumbed to Smoking induced lung cancer. We have improved our treatment protocols for this disease, but still too many patients succumb to this illness. Strictures on availability of tobacco products have helped decrease its incidence. but we still lose too many patients to this preventable disease. As a concerned physician, I would definitely favor increasing strictures on the availability of tobacco products.	Support	_	_	_
Dana Carroll	1. Align with FDA Authorizations: Rather than a total ban on all flavored tobacco products, the City of Plymouth should parallel the FDA's scrutiny of non-combusted tobacco products by allowing select flavored non-combusted products that have received (or will receive) federal authorization to remain on the market. A list of authorized vapes, last updated March 2026, is available here. At present, the FDA has authorized only menthol flavored vapes (as well as tobacco/nonflavored vapes). A list of authorized nicotine pouches is available here which includes several flavor varieties. 2. Ban Menthol Cigarettes: We strongly recommend a ban on menthol cigarettes to tip the scale in favor of getting people off cigarettes, the deadliest tobacco product. Menthol masks the harshness of cigarette smoke, making it easier to start smoking and harder to quit smoking.(12) Menthol cigarettes remain the only flavor in cigarettes lawfully sold in Plymouth.	_	_	_	3. Strengthen Enforcement Against Unauthorized Products: Focus enforcement efforts on the removal of the many illegal vapes and nicotine products in Plymouth retail locations that have not sought or received FDA authorization and that are often popular among youth.

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Leslee Jaeger, MD	Agree	I am strongly in favor of the ordinance recommendations. As an obstetrician/ gynecologist, I have seen a sharp decline in the incidence of women who smoke but unfortunately have seen a subsequent increase in the use of vaping by young adults and pregnant women as they do not believe that it has the same effects as tobacco. Limiting access via cost and availability will improve the health of our younger population while also decreasing the side effects of second hand smoke	Agree	Agree	Agree

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
	Hello, my name is Beth, I am a Plymouth resident, Wayzata school district employee, and parent. I have lived and worked in the city for 28 years. I am writing to express my gratitude for considering ending the sale of flavored tobacco products. Nicotine products, especially vapes and pouches, come in a wide range of flavors intended to appeal to children, such as GeekBars in the flavors of Blue Razz Ice, Pineapple CLR (clear), Sour Pink Dust, Blueberry Ice, and more. These products arepackaged in a high-tech, almost video-game esque manner that appeals to the younger generation, and are discounted and priced in a way that removes barriers to access. The tobacco industry is targeting kids and creating life-long customers out of them. In Plymouth, this means that children are being exposed to nicotine in schools and report feeling peer pressure to start vaping, even if to “seem cool”. My children graduated from Wayzata High School many years ago, and we were very clearabout the dangers of tobacco and cigarettes with them. Now, as an elementary school employee, I am deeply concerned about the uptick in usage among children, starting as early as middle school. According to the 2023 Minnesota Youth Tobacco Survey (MYTS), 93% of middle and high school students who use e cigarettes use flavored products. It is important that we remove flavored products from our city to keep our children safe from this industry.	_	_	_	_

Resident Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Marleny Huerta-Apanco	I am here in support of this proposal. I am passionate about the health of my community, especially those in vulnerable groups, such as children and racial minorities. We know that the tobacco industry targets these groups with flavored products, such as menthol, fruit, andcandy flavors, as well as using coupons and discounts to ease the cost burden on youth, making them more attractive and accessible. When children become addicted to tobacco products, they become lifelong smokers, contributing to increased rates of lung and throat cancer, billions of dollars in lost productivity in our state alone, and innumerable lives lost due to preventable diseases. I urge the Plymouth city council to ban flavored products to help keep our children away from this predatory industry, and focus their attention on their educations, career paths, and future.	_	_	Support	_
Michael Garber	My wife and I moved to Plymouth a few years ago, we were both excited to live in a place with an abundance of green space, open air, and dedication to protecting the environment. Tobacco and nicotine products negatively affect the beautiful environment that we all enjoy in this city. Not only does the tobacco industry cause deforestation and mining to create things like cigarettes and vapes, but the litter caused by these products affect us much closer to home. In Plymouth, it is not uncommon to find vapes or cigarette butts on the ground, which leech nicotine into our wa terways and add to our growing e-waste problem. There is no accessible, responsible way to dispose of vapes. This means that those who vape, usually flavored vapes, are likely throwing them away in municipal trash collection, which increases the risk for electronic fires. Ending the sale of flavored nicotine products would decrease the amount of vape products being disposed of unsafely, as well as other nicotine trash such as pouches, pouch containers, plastic wrapping and more. I fully support the proposed ordinance and ask that you vote in favor of it.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Lance Klatt with MN Service Station & Covenience Store Assoc. sent two emails.	There should be a conversation about illicit products, difference between “Open” and Closed” vape systems, creating a registry for the City of Plymouth. “Closed” systems are legal vape products from manufacturers (Altria, RJR PMI, etc.) that are monitored by the FDA. “Open” systems are mostly illicit products from other countries not approved by the FDA, without monitoring Nicotine or tobacco levels. BTW, some of my retailers are selling 500MG THC gummys, nobody has been regulating none of that. I have a 21-year old son and a 18-year old daughter. Neither one use tobacco, vape or THC products. They share with me, most events or when in high school, young adults are vaping. Me personally, I like to sit back and have a bourbon with my neighbors and chew Copenhagen Long cut wintergreen or flavored nicotine pouches. A flavor ban wouldn’t allow myself to buy that product, and feel my neighbors and I contribute to society, all of us are/have been coaches in our communities, a flavor ban punishes some of us. I dug out a study (attached) from 2019 that was conducted by Management Science the Duluth Associates Inc. The experience in Duluth demonstrates why the sale of “flavored tobacco products should not be considered or adopted by the City of Plymouth. In 2018, Duluth prohibited the sale of flavored tobacco products. A study by Management Science Associates found that stores within five miles of Duluth’s borders experienced immediate and sustained increases in flavored tobacco product sales after the ordinance took effect. Specifically, retailers within five miles of Duluth reported increases of 182% in menthol cigarette sales and 93% in flavored moist chewing tobacco. This study demonstrates that adults simply shifted their purchasing behavior by driving outside of Duluth to nearby cities and towns to purchase flavored tobacco products. This same shift in consumer purchasing behavior will happen in Plymouth with financial problems of local retailers and their employees.	_	_	_	I agree with penalty fees as responsible retailers have little to worry about as they are “responsible”.
Jeff Willett with Progressive Policy Institute	A blanket prohibition on flavored nicotine products would remove several FDA-authorized products that may help adults move away from cigarettes. Experience from jurisdictions that have implemented comprehensive flavor bans suggest that flavor bans can unintentionally expand illicit markets, undermine responsible retail compliance, and discourage adult transitions to lower-risk products.Before considering additional tobacco control measures, it is important to recognize the substantial impact that existing policies have already had in protecting youth. These include raising the tobacco purchase age to 21; strengthening retailer compliance inspections; increasing penalties for underage sales; expanding public education campaigns; and restricting youth-oriented marketing. Together, these efforts have contributed to historically low rates of youth nicotine use.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Charles Debnam with African American Tobacco Control Leadership Council	I am writing to express the African American Tobacco Control Leaderships strong support for your efforts to protect public health by ending the sale of menthol and other flavored tobacco products,setting minimum prices for cigarettes and chewing tobacco, ending tobacco price discounting, capping the number of tobacco retail licenses, and strengthening penalties for retailers who violate tobacco laws.These policies are proven strategies to reduce youth access, address health disparities, and hold the tobacco industry accountable. Your leadership will help create a healthier and more equitable community for all residents.	Support	_	Support	Support
Ken MacKay with Core-Mark	A ban on thesale of all flavored tobacco and nicotine products would mean removing hundreds of legal tobacco products from store shelves including menthol cigarettes, mint and wintergreen moist smokeless tobacco, flavored cigars, pipe tobacco(virtually allis flavored and always has been), flavoredelectronic cigarettes, andflavored nicotine pouches. Tobacco products account for approximately 35% ofall in-store product sales at an average convenience store. Moreover, flavored tobacco productsmake up a significant portionof these tobacco sales. A ban onthesale of flavored tobacco products will result in a significant loss of sales by Plymouth retailers because adult customerswill be forced totravel to a neighboring or nearby city such as Maple Grove, Medina, or Wayzata to purchase their preferred tobacco products. At the sametime, these customers will likely buy their gas, snacks, beverages, and other grocery itemsat the storethey decide topatronize. This considerable loss of sales could lead to a reduction in employee work hours, employeelayoffs, possible store closures, and a reduction in retailers' charitable financial support for local schools, youth programs, civic groups, and veterans' organizations.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Elyse Levine Less with Tobacco-Free Alliance	The 2023 Minnesota Youth Tobacco Survey found that more than 80% of students who have ever tried commercial tobacco started with a flavored product. This percentage is even higher for e-cigarettes; more than 90% of young people who vape use a flavored product. With over 15,000 e-cigarette flavors available in a variety of device types and colorful packaging, these products are highly appealing to youth. Eliminating flavored tobacco products would significantly reduce their appeal to young people, helping to prevent youth from ever starting to use them.	Support	Support	Tobacco companies strategically use coupons and promotions to lower prices and attract customers. In Minnesota, 40 percent of people who smoke used a tobacco coupon or promotion in the past year. Keeping commercial tobacco prices high is the most effective way to help people quit and to prevent young people from ever starting.	Finally, retailers should be expected to follow the straightforward, health-focused rules in order to partake in the privilege of selling commercial tobacco products in your city. Adequate penalty structures will help keep retailers accountable.

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Jackie Siewert and Stephanie Abel with Hennepin County Public Health	Fruit, candy, and other kid-friendly flavors make commercial tobacco products more appealing and seem less harmful to youth. About 3 out of 4 Minnesota students reported that the first commercial tobacco product they ever tried was flavored (Minnesota Youth Tobacco Survey, 2023). The cooling effect of menthol flavors (such as wintergreen or mint) in particular make commercial tobacco easier to start and harder to quit. The tobacco industry uses flavors and menthol to target marginalized communities (Centers for Disease Control and Prevention, Summary of Scientific Evidence: Flavored Tobacco Products, Including Menthol, 2021). In Hennepin County, American Indian and U.S.-born Black adults are 6 times more likely to smoke menthol cigarettes compared to the average of 3% (Hennepin County SHAPE Survey, 2022). Ending the sale of flavored tobacco products prevents youth use and protects communities from tobacco industry targeting and seem less harmful to youth.	–	–	–	–
Jeanne Weigum with ANSR	Prohibit all flavors no matter what the product is.	–	–	The price of tobacco directly affects consumption, particularly among price-sensitive consumers including youth, young adults, and those with limited financial means.	–

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Tim Gross with Fueling Minnesota, Bruce Nustad with Minnesota Retailers, Lance Clatt with MN Service Station and Convenience Store Association, Minnesota Licensed Beverage Association and Patrick Garofalo with Minnesota Grocers Association	These historically low youth tobacco use rates among Plymouth students do not support banning the sale of all flavored tobacco products. In fact, these extremely low use rates by Plymouth students are a testament to Plymouth retailers who take numerous steps to prevent youth from obtaining any kind of tobacco product. Prohibiting the sale of flavored tobacco products will only prevent Plymouth retailers from serving their adult customers who purchase flavored tobacco products.Tobacco products account for approximately 35% of all in-store product sales at an average convenience store. Flavored tobacco products make up a substantial portion of these adult-only tobacco product sales. One of the policies being discussed is a ban on the sale of flavored tobacco products, which will result in a significant loss of sales by local retailers as adult customers will travel to neighboring localities to purchase their preferred tobacco products. At the same time, these customers will likely buy their gas, snacks, beverages, and other grocery items at the store they decide to patronize. This considerable loss of sales in tobacco products, gasoline, snacks, and beverages could lead to a reduction in employee work hours, employee layoffs, possible store closures, and a reduction in retailers'charitable financial support for local schools, youth programs, civic groups, and veterans' organizations. We respectfully request that you direct your staff to continue to communicate with Plymouth retailers so that the city council can obtain a complete picture of the state of tobacco control and the efforts of the members of our organizations and retailers to responsibly sell tobacco products to adults.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Rachel Stoll with Advocates for Better Health	As a Community Health Worker, I have worked closely with individuals and families navigating complex health challenges, many of which are preventable. Tobacco use remains the leading cause of preventable disease and death, and I've seen firsthand how nicotine addiction impacts physical health and mental well-being. Preventing initiation, especially among youth, is one of the most effective public health strategies we have. The proposed policies before you represent a comprehensive approach to reducing tobacco use and its harms. These measures are particularly important because flavored and low-cost tobacco products are intentionally marketed to youth and disproportionately impact communities already experiencing health inequities. Data from across Minnesota shows youth nicotine use has risen sharply in recent years, driven largely by flavored products. Without strong local action, we risk perpetuating cycles of addiction that lead to increased rates of cancer, heart disease, respiratory illness, and other chronic conditions. Minnesota communities have a strong history of advancing policies that protect public health when action is needed. Plymouth now has an opportunity to continue that leadership. These policies will reduce youth access and exposure while supporting long-term community health, lowering healthcare costs, and promoting health equity. I urge you to adopt these tobacco prevention measures and protect Plymouth residents from the harms of commercial tobacco and nicotine addiction.	Support	Support	Support	Support

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Rigel Bloom with MN Youth Council	Thank you for considering updating your local ordinance to address the harms of commercial tobacco and nicotine products. The Minnesota Youth Council supports policies that help reduce youth use and help those who are addicted seek treatment. Specifically, we support policies that end the sale of all flavored commercial tobacco products.Tobacco remains the leading preventable cause of death and disease among Minnesotans. Cheap, flavored tobacco is especially appealing to young people enabling a lifetime of addiction. Since 2017, the share of Minnesota's students who report 20+ days of nicotine use has increased 165%, with 93% of those who vape using flavored products. Commercial tobacco products are also very harmful to our environment, most containing microplastics, and vapes containing hazardous waste, living on our planet long after our grandkids are gone. This is no accident; their priority practices have lured new customers, and as a result, many of our peers are now addicted to nicotine. As a decision maker, you have the opportunity to protect your residents from the burden of addiction. We need your help in creating a healthy community for all and holding the tobacco industry accountable. As young people, we will continue to educate and support our peers, but feel strongly that enacting comprehensive commercial tobacco prevention policies will have the biggest impact.	Support	Support	Support	Support
Jeff Willett with Progressive Policy Institute	Youth nicotine use is declining, yet cigarette smoking remains the leading cause of death and hundreds of thousands of Minnesotans still smoke cigarettes. Preserving access to lower-risk alternatives may help accelerate progress toward ending cigarette smoking, particularly among populations where smoking remains concentrated. A blanket prohibition on flavored nicotine products would remove several FDA-authorized products that may help adults move away from cigarettes. Experience from jurisdictions that have implemented comprehensive flavor bans suggest that flavor bans can unintentionally expand illicit markets, undermine responsible retail compliance, and discourage adult transitions to lower-risk products. For these reasons, PPI encourages the Council to oppose policies that would impose a comprehensive ban on flavored nicotine products.	–	–	–	–

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Bruce Nustad with Minnesota Retailers	We encourage the Council to view Plymouth retailers as key partners in addressing this issue. Responsible retailers are committed to compliance and are already on the front lines of preventing underage sales every day. Their experience and perspective can be valuable in shaping policies that are both effective and workable. As you consider potential policy changes, we would urge a focus on the root sources of youth access. Research continues to show that social sources—such as peers or adults purchasing on behalf of minors—play a significant role. Policies that focus exclusively on retail restrictions risk missing this broader dynamic. We also want to highlight that policies such as flavor bans can have unintended consequences. In an area like Plymouth, where consumers can easily travel to neighboring communities, these types of restrictions often shift sales rather than reduce access, while placing compliant local businesses at a disadvantage. There are opportunities to build on the strong compliance record of retailers through technology. Age-verification systems and point-of-sale safeguards can further strengthen existing practices and help ensure consistent enforcement. These are areas where collaboration between the City and retailers can reinforce existing safeguards. Most importantly, we believe there is real value in engaging retailers directly as solutions are developed. As the City weighs policy options after its public hearing, we strongly encourage that dialogue. Bringing retailers to the table early will help ensure that any approach is grounded in realworld operations and achieves the shared goal of keeping tobacco out of the hands of youth.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Laura Fangel with Minnesota Cancer Alliance	Attached is a letter of support from the Minnesota Cancer Alliance regarding the policies the Plymouth City Council is considering on ending the sale of all flavored commercial tobacco products, prohibiting the use of tobacco coupons and price discounts, setting minimum prices for tobacco and oral nicotine products, capping the number of tobacco store licenses, and updating retailer penalties for stores that violate state and local commercial tobacco laws. We strongly encourage the City of Plymouth to pass these policies and take a big step in helping to improve the health of your city and its residents. Tobacco is the leading preventable cause of cancer, the foremost cause of death among Minnesotans. Cheap, flavored tobacco is especially appealing to kids, a growing issue that enables a lifetime of addiction. Since 2017, the share of Minnesota's students that report 20+ days of nicotine use has increased 165%, with 93% of those who vape using flavored products. You have the opportunity to protect Plymouth residents from the burdens of addiction and a myriad of cancers and other chronic diseases. Your leadership sets the example for others to follow. We strongly support these ordinances and emphatically encourage you to adopt it. Thank you for your commitment to protect your community from the harms of tobacco.	Support	Support	Support	Support
Daniel Shaheen Moltke with National Hookah Community Association	A flavored tobacco ban is a hookah ban. Hookah tobacco—known as shisha—is a mixture of tobacco, molasses or honey, and food-grade flavoring. It has been prepared this way for centuries, originating in the Middle East and South Asia. There is no such thing as an unflavored hookah product, just as there is no such thing as unsweetened honey. A ban on flavored tobacco products is therefore a total ban on hookah, an outcome that is not necessary to achieve the ordinance's public health objectives.	Opposed	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Carrie Arblaster with The Campaign for Tobacco-Free Kids	Ending the Sale of All Flavored Tobacco Products Will Protect Plymouth's Kids Prohibiting the sale of all flavored tobacco products in all tobacco retailers is a critical step that will help protect young people living in Plymouth from the unrelenting efforts by the tobacco industry to addict the next generation. Flavored tobacco products are designed to alter the taste and reduce the harshness of tobacco products to make it easier for new users—primarily young people—to initiate youth. In 2023, 76.3% of Minnesota students who experimented with commercial tobacco reported that the first product they ever tried was flavored. While e-cigarettes and nicotine pouches are the industry's newest strategy to hook kids, no flavored product has caused more harm to public health than menthol cigarettes, which are easier to start smoking, more addictive, and harder to quit.Restricting the sale of flavored tobacco products will help to keep tobacco companies' addictive products out of the hands of young people and help encourage people to quit.Restricting the sale of flavored tobacco products will help to keep tobacco companies' addictive products out of the hands of young people and help encourage people to quit.Nicotine is a highly addictive chemical found in tobacco products, including e-cigarettes, nicotine pouches, and heated tobacco products, that impacts the body in many different ways. Addiction to nicotine is the fundamental reason people continue using tobacco products when they want to quit. However, the impact of nicotine extends beyond addiction. The Surgeon General has found that youth use of nicotine in any form is unsafe, making any use of nicotine-based products by youth a serious concern. Nicotine can harm the adolescent brain, which continues to develop until about age 25, impacting learning, memory and attention3 Further, nicotine can prime the adolescent brain for addiction to other drugs.This issue is simple. It's about protecting our kids from the unrelenting efforts of the tobacco industry to addict them. By prohibiting the sale of all flavored tobacco products, Plymouth would join over 30 cities and counties in Minnesota, and over 420 cities nationwide, that have already enacted restrictions on the sale of flavored tobacco products.	_	_	_	_

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Jace Schroeder with myHealth for Teens & Young Adults	I am writing on behalf of myHealth for Teens & Young Adults to express our strong support for the proposed ordinance that would end the sale of flavored commercial tobacco products, prohibit the use of tobacco coupons and price discounts, set a minimum price for tobacco and oral nicotine products, cap the number of tobacco retailers, and update penalty structure for tobacco retailers in Plymouth.myHealth and the youth we represent from Plymouth strongly support actions to adopt the proposed tobacco ordinance. These policies protect not only youth, but all Plymouth residents from addiction and harm caused by using commercial tobacco and nicotine products. According to the American Cancer Society, nearly 9 out of 10 adults who use commercial tobacco products started before age 18. 76% of Minnesota students who try commercial tobacco products start with flavored variants, including menthol (Minnesota Youth Tobacco Survey, 2023). By restricting flavored products and imposing other preventative and protective tobacco policies. Plymouth can join cities across the metro with comprehensive policies that prevent initiation, reduce addiction, and strengthen overall community health.	Support	_	Support	Support
Aaron Mackisey with Philip Morris International U.S.	I am writing today to respectfully oppose the proposed ordinance as drafted, with particular concern regarding the provision which would prohibit the sale of flavored tobacco and nicotine products to informed adult consumers across every product category, and without consideration for those flavored products which have been authorized for sale by the FDA after a thorough scientific review. This proposed ordinance would remove flavored smoke-free tobacco and nicotine products that FDA has determined to be “appropriate for the protection of public health” from local store shelves, effectively leaving only the most harmful form of tobacco and nicotine (a combustible cigarette) available to adult consumers. Included attached Tobacco Harm Reduction Slides.	_	_	_	Plymouth City Code could be amended to increase the penalties for selling a tobacco and nicotine product to an individual under 21.

Stakeholder Comments

From	Flavors	Cap on licenses	Buffer zones	Price promos/ coupons	Increased Penalty Fees
Pat McKone with American Lung Association	On behalf of the American Lung Association, I'm writing to express our strong support for the City Council's proposed ordinance to end the sale of all flavored commercial tobacco products, end price discounting for these products, set a minimum price and pack size, capping the number of tobacco shops and updating the penalty structure. The current vaping epidemic demands evidence-based policy action. Flavored commercial tobacco and nicotine products deliver highly addictive substances during a critical period of brain development, increasing the risk of lifelong addiction. Restricting these products is a proven strategy to protect youth and promote public health.	Support	_	Support	Support
Colleen O'Neil, LADC Chemical Health Prevention Specialist Mounds View School District	My name is Colleen O'Neil. I am a licensed alcohol and drug counselor (LADC), and I support students in the Mounds View school district who have challenges related to substance use. I am writing this letter supporting the proposed ordinance on behalf of a grassroots group of approximately 35 school-based LADCs across Minnesota. Our reach is large and includes many school districts in the state; including the communities of Shoreview, Lakeville, Burnsville, Rochester, Eastern Carver Country, White Bear Lake and Anoka-Hennepin to name just a few! Nicotine use and addiction is not unique to any district, any school, or even any grade. Nicotine use is a problem across the state, and we are seeing that the age of first use continues to get younger and younger. I can also assure you that a vast majority of substance use begins with nicotine-in any form. While vaping remains a top concern, over the past year or so our group has noticed a concurrent issue- oral nicotine pouches. These pouches, such as Zyn or Loon, have rapidly gained popularity with young people across the country. As with nicotine vapes, we are watching the tobacco industry try to entice a new generation of users with a new, fruity, easy to conceal product. Whether it is vapes or pouches, the bottom line is that nicotine is harmful to the developing brain. Each product that becomes the "new" fad on TikTok or other social media platforms continues to be more inconspicuous than the previous one, making it more attractive to our youth and more problematic for those of us in the educational setting. As someone with "boots on the ground", I can assure you that this continues to be problematic in our school districts.	_	_	_	_

Other Comments

From	Flavors	Cap on licenses	Buffer zones	Price promotions/ coupons	Increased Penalty Fees
James Bradford III	Hello, I think the city of Plymouth is making a strong stance in protecting and advocating for the health and livelihoods of the residents in the city, as well as in the state of Minnesota in considering the changes in Section 1150 & Section 1010. I am recommending that the proposed changes go into effect.	Support	Support	Support	Support
Thomas Kottke, MD, MSPH	As a cardiologist I strongly support Plymouth's proposal to restrict the sale of all flavored tobacco products, cap the number of tobacco licenses, and end the use of tobacco price discounting. This action will have a bigger positive impact on health than I had taking care of people with heart disease for 40 years	Support	Support	Support	_
8 prefilled post cards from non-residents	Minnesota should end the sale of all flavored commercial tobacco products-including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.	_	_	_	_

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/06/2026 14:31 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Tracy Vining Plymouth BP
Email (optional)	tracyvining63@gmail.com
I am a (please check all that apply):	Current tobacco license holder
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	46 Flavored tobacco ban.docx

I consider myself very lucky to have lived in Plymouth for 46 years, and graduated from Wayzata High School. I have owned/operated Plymouth BP for the last 27 years. I employ hard-working people who depend on every shift that they are scheduled. I offer benefits to my employees, including health insurance, IRA matching program and vacation. I pay property taxes, support local charitable organizations, and even sponsor local hockey programs.

When the Plymouth City Council takes up the question of banning flavored tobacco products, including menthol cigarettes, flavored e-cigarettes, nicotine pouches, and smokeless tobacco, it will have a huge impact on my business as well as my employees. The following is data of how this flavor ban will affect my sales:

- Flavored tobacco is 40% of my total tobacco sales.
- Menthol sales are 35% of the total flavored tobacco sales.
- Flavored tobacco is 24% of the total inside sales of the convenience store not including lottery or the car wash.

There are real economic stakes. As you can see above, tobacco products represent a significant share of revenue for independent operators like myself. Tobacco sales will now go to stores just outside Plymouth's borders. A ban on these products threatens not just my margins, but the livelihoods of several parents on my staff who depend on every hour they work. It will have an impact on the number of employees I can employ and my ability to continue to offer above minimum wage pay as well as benefits.

The Minnesota Department of Education's 2025 Youth Survey shows that across the Wayzata, Plymouth, Robbinsdale, Osseo, and Hopkins school districts, 98.97% of 9th and 11th graders did not smoke cigarettes, cigars, or use smokeless tobacco. Nearly 97% did not use tobacco products of any kind, including e-cigarettes and vapes. Parents, educators, and community leaders are clearly getting the message through, and our young people deserve credit too.

That context matters, because it tells us that the problem the council is trying to solve is real but relatively contained. For the small number of young people who are accessing tobacco, the evidence consistently points to social sources like an older sibling, a peer, or unregulated online channels.

Retailers like me are already on the front lines of this fight. We keep tobacco products behind the counter, and out of reach. We train our employees rigorously on ID verification: every customer, every time, no exceptions. We take this responsibility seriously, not just because the law requires it. We are community members. We are invested in these outcomes just as deeply as any city council member.

The real pipeline fueling youth vaping isn't coming from stores like mine. It's cheap, disposable, candy-flavored e-cigarettes manufactured overseas (primarily in China) that are illegal to sell in the United States but flooding the market anyway. They move through informal networks, group chats, and back channels that no local ordinance will ever disrupt. If Plymouth's leaders want to make a meaningful dent in youth tobacco access, the most effective path is aggressive enforcement against illegal imports and unregulated online sales. That's a fight I would proudly stand beside the council to wage.

There's also an important public health dimension worth noting. Many adult smokers rely on flavored e-cigarettes, nicotine pouches, and smokeless tobacco as tools to reduce or quit smoking. Removing these from legitimate retail shelves doesn't eliminate demand. It redirects adults toward less regulated sources or back to traditional cigarettes. That's not an outcome any of us should want.

I want exactly what the city council wants: healthy kids and a safe, thriving community. But penalizing responsible retailers won't get us there. It would sideline the very partners best positioned to help.

Thank you for your consideration.

Tracy Vining
Plymouth BP
763-639-5677

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, April 7, 2026 11:45:15 AM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/07/2026 11:44 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Matt
Email (optional)	mishomoat@aol.com
I am a (please check all that apply):	Current tobacco license holder
If other, please explain	
	Plymouth City Council 3400 Plymouth Boulevard

	Plymouth, MN 55447-1482 Dear Mayor Wosje and Councilmembers: I am the owner of JAD Tobacco located in Plymouth. I received a notice that the Plymouth City Council will hold a hearing on proposed changes to the city's retail tobacco ordinance. One of my most serious concerns is with the proposed change that would ban all flavored tobacco products. Since I operate a tobacco shop, the majority of the products that I sell are tobacco products.
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Specifically, 80% of my total sales are from tobacco products. Moreover, 65 to 70% of the tobacco sales are from flavored tobacco products. This means that if the ban on the sale of flavored tobacco products is passed, then I would lose all of the sales from flavored tobacco products. With this loss being 55 to 60% of total tobacco sales, I would not be able to remain in business and would be forced to close. This means that I would not only lose my store, but my employees would lose their jobs. This does not make sense. We only sell legal tobacco products to adults who are 21 or older. Adults should have the right to purchase legal products, especially when the use of tobacco by underage youth is at historic lows.

	The future of my business is in your hands, and I would urge you to not pass a ban on the sale of all flavored tobacco products. Thank you. Sincerely, Matt Owner, JAD Tobacco 3505 Vicksburg Ln N. Plymouth, MN 55447
Upload a file with any additional comments/supplemental information (optional)	

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/07/2026 11:50 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	MATT
Email (optional)	celinstop2021@gmail.com
I am a (please check all that apply):	Current tobacco license holder
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	JAD Tobacco Plymouth City Council Letter.docx

Plymouth City Council
3400 Plymouth Boulevard
Plymouth, MN 55447-1482

Dear Mayor Wosje and Councilmembers:

I am the owner of JAD Tobacco located in Plymouth. I received a notice that the Plymouth City Council will hold a hearing on proposed changes to the city's retail tobacco ordinance.

One of my most serious concerns is with the proposed change that would ban all flavored tobacco products. Since I operate a tobacco shop, the majority of the products that I sell are tobacco products.

Specifically, 70% of my total sales are from tobacco products. Moreover, 55 to 60% of the tobacco sales are from flavored tobacco products. This means that if the ban on the sale of flavored tobacco products is passed, then I would lose all of the sales from flavored tobacco products. With this loss being 55 to 60% of total tobacco sales, I would not be able to remain in business and would be forced to close.

This means that I would not only lose my store, but my employees would lose their jobs. This does not make sense. We only sell legal tobacco products to adults who are 21 or older. Adults should have the right to purchase legal products, especially when the use of tobacco by underage youth is at historic lows.

The future of my business is in your hands, and I would urge you to not pass a ban on the sale of all flavored tobacco products. Thank you.

Sincerely,

Matt Abdelhamed

Owner, JAD Tobacco

3505 Vicksburg Ln N.

Plymouth, MN 55447

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

04/07/2026 11:52 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	
Email (optional)	
I am a (please check all that apply):	Current tobacco license holder
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	I have attached a letter for you. Thank you
Upload a file with any additional comments/supplemental information (optional)	Letter to Plymouth Mayor and City Councilmembers.docx

Plymouth Mayor and City Councilmembers
3400 Plymouth Boulevard
Plymouth, MN 55447

Dear Mr. Mayor and City Council Members:

I own the Plymouth Tobacco store located in Plymouth at 4130 Berkshire Lane. With the city council scheduling a hearing on new tobacco product sales restrictions, I am writing to urge the city council to not adopt the flavored tobacco ban.

My store is unique because the vast majority of products we sell to adults are tobacco products. In fact, 90% of my store's profit comes from the sale of tobacco products, with 85% of the profit due to flavored tobacco product sales.

The proposed ban on the sale of flavored tobacco products is really a ban on tobacco stores in Plymouth because a tobacco store business model is based on the sale of tobacco products and, most importantly, the sale of flavored tobacco products. Without the ability to sell flavored tobacco products, my store will cease to exist. The Plymouth City Council should not be in the business of forcing legitimate stores out of business.

I do not see the city council proposing to ban the sale of flavored alcohol products at the liquor stores located in Plymouth. Why is flavored tobacco being singled out when 96% to 99% of Plymouth high school students do not use tobacco products? This is a solution in search of a problem.

Again, I ask that you oppose the flavored tobacco ban.

Sincerely,

Mustafa Gharwal
Owner

From: David Ring
To: Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim
Cc: Jodi Gallup; Jennifer Erickson; Amanda Kaufman
Subject: Kwik Trip Perspective on Proposed Tobacco Ordinance in Plymouth
Date: Tuesday, April 7, 2026 3:47:46 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
shield-advisory.png
chevron-light.png
shield-advisory.png
chevron-light.png

External email

First time sender

Some people who received this message don't often get email from dring@kwiktrip.com. Learn why this is important

April 7, 2026

Dear Mayor Wosje and Plymouth City Council Members:

On behalf of Kwik Trip, we are proud to be a partner with the city of Plymouth and share your commitment to keeping tobacco out of the hands of youth. We take that responsibility seriously and have strong policies, training, and compliance measures in place to ensure our products are only sold to adults.

We write today to express concern with the proposed ban on flavored tobacco products. While well-intended, this approach would disrupt a part of our revenue model—one that supports employee wages, benefits, and our ability to invest in the communities we serve, including Plymouth.

Kwik Trip is committed to being a responsible retailer and a strong community partner. We believe there are effective ways to address youth access concerns without eliminating products that adult customers choose to purchase. To that end, we would welcome the opportunity to host you all at our Plymouth store. A store visit would allow you to see firsthand the safeguards, training, and ID checking/Secret Shopper systems we have in place to ensure compliance and responsible sales. Let us know your interest and availability and whether a store visit in the morning or after work would work best. I will then follow up with you on a few dates to choose from so we can maximize attendance and discussion.

Kwik Trip is proud to be part of the Plymouth community, and we appreciate your consideration of

our perspective. Thank you.

Sincerely,

David

David W. Ring
Government & Community Relations Manager
Kwik Trip, Inc.
1626 Oak Street | P.O. Box 2107
La Crosse, WI 54602-2107
dring@kwiktrip.com
608.793.5940 (Direct) |608.792.5060 (Cell)

Kwik Trip, Inc. Mission: "To serve our customers and community more effectively than anyone else by treating our customers, co-workers and suppliers as we, personally, would like to be treated and to make a difference in someone's life."

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Wednesday, April 8, 2026 12:04:56 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 12:04 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Charlene Brandt
Email (optional)	charlene.brandt@7-11.com
I am a (please check all that apply):	Current tobacco license holder
If other, please explain	
	Mayor Jeffry Wosje Plymouth City Council Members Plymouth City Hall 3400 Plymouth Boulevard Plymouth, MN 55447

	Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Dear Mayor Wosje and Plymouth City Council Members, The proposed retail tobacco ordinance includes several new restrictions that would significantly impact the sale of tobacco products and negatively affect the financial operation of our Plymouth stores. The most consequential provision is the proposed ban on all flavored tobacco products. The impact on our store would be substantial, as flavored products represent a meaningful portion of what adult customers currently purchase. The proposed language w ould prohibit the sale of menthol cigarettes, flavored cigars, flavored smokeless tobacco, flavored nicotine pouches, pipe tobacco, and flavored electronic cigarettes. Today, tobacco products account for approximately 15 percent of our total inside sales, with flavored tobacco products representing 10 percent of all tobacco sales. If adopted, this ban would eliminate a significant revenue stream that helps support employee wages and benefits. Experience in other communities shows that consumers do not stop purchasing these products—they simply purchase them elsewhere. Adult customers will likely travel to nearby cities where flavored tobacco products remain available. When they do, they will also purchase fuel, snacks, beverages, and other everyday items at those locations, further compounding the loss of sales for Plymouth retailers. This shift was evident after the Duluth City Council adopted a flavored tobacco ban in 2018. A study by Management Scien ce Associates found that stores within five miles of Duluth’s borders experienced immediate and sustained increases in flavored tobacco sales. Retailers in those areas reported increases of 182% in menthol cigarette sales and 93% in flavored moist smokeless tobacco sales. These findings show that adult consumers simply shifted where they made their purchases. A similar pattern would likely occur in Plymouth. For these reasons, we respectfully urge you not to adopt a ban on the sale of flavored tobacco

	products. Sincerely, Charlene C Brandt Senior Regional Manager of Government Affairs Charlene.brandt@7-11.com 312-952-3446 7-Eleven, Inc/Speedway
Upload a file with any additional comments/supplemental information (optional)	

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 12:19 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Joe O'Connor
Email (optional)	joe.oconnor@circlek.com
I am a (please check all that apply):	Non-resident of Plymouth Current tobacco license holder
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see attached comments on my submitted file-Thank you for your consideration.
Upload a file with any additional comments/supplemental information (optional)	Circle K Holiday Plymouth MN.docx

Values we live by
One team. Do the right thing. Take ownership. Play to win.

PART OF THE CIRCLE K FAMILY

April 1, 2026

Mayor Jeffry Wosje
Plymouth City Council Members
Plymouth City Hall
3400 Plymouth Boulevard
Plymouth, MN 55447

Dear Mayor Wosje and Plymouth City Council Members:

On behalf of Holiday Station stores, and specifically our nine retail locations in Plymouth, we respectfully submit this letter in opposition to the proposed tobacco ordinance that would impose a total ban on the sale of all flavored tobacco and nicotine products. Such a proposal would result in significant unintended economic harm to our business, our employees, and the broader Plymouth economy.

Let me begin by emphasizing that we fully share your commitment to preventing youth access to tobacco and nicotine products. At Holiday Station stores, we take age-verification compliance very seriously and invest substantial resources in employee training, compliance programs, and advanced technology. Additionally, any employee that sells nicotine to an underage customer is immediately terminated. These measures help ensure that age-restricted products are sold only to legal-age consumers in our stores.

Our serious concern lies with the proposed ordinance itself, which would have a substantial and detrimental impact on the financial viability of our Plymouth locations. A prohibition on flavored tobacco and nicotine products would eliminate the sale of menthol cigarettes, flavored cigars, flavored smokeless tobacco, flavored nicotine pouches, and flavored vapor products to our adult customers. Currently, tobacco and nicotine products account for approximately 40% of total in-store sales, with flavored products representing 60% of that category.

If Plymouth moves forward in adopting a comprehensive flavored tobacco and nicotine ban, our adult customers will not stop purchasing these legal products. Instead, they will shift their spending to neighboring communities such as Maple Grove, Medina, Robbinsdale, and Wayzata. Along with these purchases, customers will take their fuel, food, beverage, and other convenience spending outside the city, reducing foot traffic, store revenues, and local sales-tax collections in our Plymouth stores. As a result, we would be forced to reduce staffing levels across all nine locations, directly harming our employees, their families, and the local economy.

We have already seen these exact outcomes in Duluth after that city implemented a flavored tobacco sales ban in 2018. The revenue losses our Duluth stores experienced – both inside the store and at the fuel pump – were substantial. When the ban took effect, our adult customers stopped shopping at our locations and began traveling outside the city to make their purchases. In fact, a study by Management Science Associates found that stores within a five-mile radius of Duluth's borders saw a 182% increase in menthol cigarette sales and a 93% increase in flavored moist smokeless tobacco sales following the ban. These findings make clear that adult consumers did not stop using flavored tobacco products; instead, they simply purchased them elsewhere. The same outcome will occur in Plymouth if this ban is adopted.

One quick thing that many people are not aware of: Smoking is at an "all time low" in the U.S. Additionally, New Modern Oral products (On-Zyn-Velo) are the only nicotine sub-category that is growing in convenience stores. These products are all non-carcinogenic, and do not contain tobacco.

For these reasons, I respectfully urge you not to support a ban on the sale of flavored tobacco and nicotine products, in order to protect local businesses, employees, and the economic vitality of the Plymouth community.

Respectfully,

Joe O'Connor
Category Manager Tobacco

Holiday Stationstores
6000 Clearwater Drive Suite 300
Minnetonka, MN 55343

e: joe.oconnor@circlek.com
m: (612) 247-8212

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Holiday
PART OF THE CIRCLE K FAMILY

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 12:19 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Joe O'Connor
Email (optional)	joe.oconnor@circlek.com
I am a (please check all that apply):	Non-resident of Plymouth Current tobacco license holder
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see attached comments on my submitted file-Thank you for your consideration.
Upload a file with any additional comments/supplemental information (optional)	Circle K Holiday Plymouth MN.docx

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 4:10:07 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 16:09 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth	I am a 40 plus year resident of Plymouth and smoke menthol cigarettes which are legal. It is

City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	overly for restrictive for the city of Plymouth to prohibit sale of such legal products to adults.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 4:14:01 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 16:13 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Jack Bell
Email (optional)	jdjackjackk@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code	I disagree with the proposed changes further restricting

Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	tobacco and tobacco-related products, especially flavored products.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 5:04:45 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 17:04 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Carol Herman
Email (optional)	minnherman11@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code	Yes to all!

Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Saturday, March 14, 2026 9:59:11 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/14/2026 21:59 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Trygve Wastvedt
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8	I support

regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	these changes
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 5:42:16 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

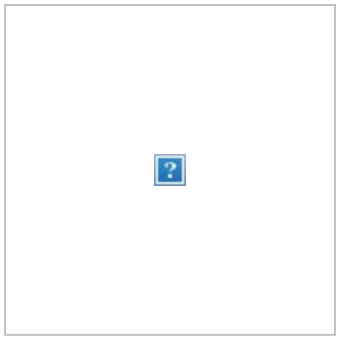
Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 17:42 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Tomo Lennox
Email (optional)	tomo@tomolennox.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth	I am ready to have the government make it more difficult to smoke. It is good for

City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	my health and for everyone's health. I don't think there should be a presumption that anyone has a right to smoke.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 7:00:49 PM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 19:00 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150	Come on enough is enough you have regulated smoking

Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	enough let's get government out of so called freedom of choice
Upload a file with any additional comments/supplemental information (optional)	

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:27:37 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Anthony Johanson <my@constituentmessage.com>
Sent: Thursday, March 26, 2026 11:36:39 AM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email

> You don't often get email from my@constituentmessage.com. Learn why this is important

Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Anthony Johanson
13840 54th ave n
Minneapolis, MN 55446-1154
offsets_chump.0e@icloud.com
763-337-0342

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:25:16 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, in case you didn't get this one for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Eric Swenson <listen@advocatemessage.com>
Sent: Thursday, March 26, 2026 4:57:06 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail

External email

> You don't often get email from listen@advocatemessage.com. Learn why this is important

Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Eric Swenson
500 magnolia Ln N
Minneapolis, MN 55441-5718
kakmak@gmail.com
612-449-0012

From:	Dave Callister
To:	Jodi Gallup
Subject:	FW: Message from Your Constituent
Date:	Monday, March 30, 2026 3:58:51 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

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Dave Callister | City Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5301
www.plymouthmn.gov

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From: Gabrielle Woo <now@advocatetakeaction.com>
Sent: Monday, March 30, 2026 3:50 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail

External email

> You don't often get email from now@advocatetakeaction.com. Learn why this is important

Dear Dave Callister,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by

rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Gabrielle Woo
14145 36th Ave N
Minneapolis, MN 55447-5309
woo.gabrielle@yahoo.com
651-262-9735

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:26:33 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Glen Burg <my@constituentmessage.com>
Sent: Thursday, March 26, 2026 3:52:20 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email

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Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Glen Burg
14500 34th Ave N
Minneapolis, MN 55447-5212
glenburg@yahoo.com
218-398-5421

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:27:12 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Mia Morral <contact@advocatevoice.com>
Sent: Thursday, March 26, 2026 12:04:57 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

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External email
First time sender

> You don't often get email from contact@advocatevoice.com. Learn why this is important

Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free

options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Mia Morral
14260 43rd Ave N
Minneapolis, MN 55446-3465
miagobes@gmail.com
612-450-2017

From:	Dave Callister
To:	Jodi Gallup
Subject:	FW: Message from Your Constituent
Date:	Monday, March 30, 2026 3:50:16 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

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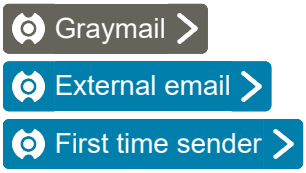
From: Randall Petersen <support@actionmessaging.com>
Sent: Monday, March 30, 2026 1:30 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: Message from Your Constituent



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Dear Dave Callister,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Randall Petersen

4300 Juneau Lane N
Minneapolis, MN 55446-2728
randalltpetersen@yahoo.com
612-834-0797

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:25:57 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Roan Hess <now@advocatetakeaction.com>
Sent: Thursday, March 26, 2026 3:58:30 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email
First time sender

> You don't often get email from now@advocatetakeaction.com. Learn why this is important

Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Roan Hess
5235 Polaris Ln N
Minneapolis, MN 55446-3798
roan.a.hess@gmail.com
774-214-8147

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:28:00 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Theresa Erickson <talk@public-voices.com>
Sent: Thursday, March 26, 2026 11:27:24 AM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email
First time sender

> You don't often get email from talk@public-voices.com. Learn why this is important

Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Theresa Erickson
1230 dunkirk lane north
Minneapolis, MN 55447-3166
theresaericksonhorse@gmail.com
161-226-7784

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: Message from Your Constituent
Date:	Friday, March 27, 2026 12:24:47 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Hi Jodi, for the record.

Julie Pointner | City Council Member Ward 4
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5004
Jpointner@plymouthmn.gov

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From: Edward Clyman <contact@advocatevoice.com>
Sent: Thursday, March 26, 2026 7:53:55 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email

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Dear Julie Pointner,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

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As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Edward Clyman
17215 49th AV N
Minneapolis, MN 55446-1748
ejclyman@gmail.com
612-581-0605

From:	Dave Callister
To:	Jodi Gallup
Subject:	FW: Message from Your Constituent
Date:	Friday, March 27, 2026 7:49:15 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

FYI

Dave Callister | City Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5301
www.plymouthmn.gov

Plymouth, Minnesota | Adding Quality to Life

From: Edward Clyman <contact@advocatevoice.com>
Sent: Thursday, March 26, 2026 7:54 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email

You don't often get email from contact@advocatevoice.com. Learn why this is important

Dear Dave Callister,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by

rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Edward Clyman
17215 49th AV N
Minneapolis, MN 55446-1748
ejclyman@gmail.com
612-581-0605

From:	Julie Pointner
To:	Jodi Gallup
Cc:	Dave Callister; Amanda Kaufman
Subject:	Fw: Message from Your Constituent
Date:	Wednesday, March 25, 2026 10:52:21 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

FYI, for the record.

Thanks,

Julie

From: Ian Stenerson <my@constituentmessage.com>
Sent: Wednesday, March 18, 2026 3:37:19 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email
First time sender

> You don't often get email from my@constituentmessage.com. Learn why this is important

Dear Julie Pointner,

As a Plymouth resident and ZYN consumer, I urge you to reject the proposed ban on flavored smoke-free h residents from purchasing these smoke-free alternatives from their local retailers. An unintended consequence of this well-intentioned but misguided proposal is that adults will seek out these flavored products in nearby jurisdictions or through the Internet, potentially harming local retailers.

A ban on flavored smoke-free options would only hurt responsible Plymouth adults who use these products and the small businesses that responsibly sell them. As your constituent, I urge you to oppose the ban, and as a ZYN consumer, I will be following this issue closely.

Sincerely,

Ian Stenerson
3928 Orchid Lane N

Minneapolis, MN 55446-3233
ian.stenerson3530@gmail.com
763-548-4402

From:	Julie Pointner
To:	Jodi Gallup
Cc:	Dave Callister; Amanda Kaufman
Subject:	Fw: Message from Your Constituent
Date:	Wednesday, March 25, 2026 11:02:00 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

Fyl, for the record.

Thanks,

Julie

From: Luke Swedberg <listen@advocatemessage.com>
Sent: Wednesday, March 18, 2026 3:37:46 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail
External email
First time sender

> You don't often get email from listen@advocatemessage.com. Learn why this is important

Dear Julie Pointner,

As a Plymouth resident and ZYN consumer, I urge you to reject the proposed ban on flavored smoke-free nicotine products, including pouches like ZYN. Flavored nicotine pouches provide adults who smoke with a better alternative that could help them leave cigarettes behind.

By banning flavored nicotine pouches, the City Council will prevent Plymouth residents from purchasing these smoke-free alternatives from their local retailers. An unintended consequence of this well-intentioned but misguided proposal is that adults will seek out these flavored products in nearby jurisdictions or through the Internet, potentially harming local retailers.

A ban on flavored smoke-free options would only hurt responsible Plymouth adults who use these products and the small businesses that responsibly sell them. As your constituent, I urge you to oppose the ban, and as a ZYN consumer, I will be following this issue closely.

Sincerely,

Luke Swedberg
9900 56th Ave N
Minneapolis, MN 55442-1622
lswed11@gmail.com
612-760-0170

From:	Julie Pointner
To:	Jodi Gallup
Cc:	Dave Callister; Amanda Kaufman
Subject:	Fw: Message from Your Constituent
Date:	Wednesday, March 25, 2026 10:46:40 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

FYI, for the record

Thanks,

Julie

From: Sebastian Haugen <my@constituentmessage.com>
Sent: Wednesday, March 18, 2026 3:39:31 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail

External email

You don't often get email from my@constituentmessage.com. Learn why this is important

Dear Julie Pointner,

As a Plymouth resident and ZYN consumer, I urge you to reject the proposed ban on flavored smoke-free nicotine products, including pouches like ZYN. Flavored nicotine pouches provide adults who smoke with a better alternative that could help them leave cigarettes behind.

By banning flavored nicotine pouches, the City Council will prevent Plymouth residents from purchasing these smoke-free alternatives from their local retailers. An unintended consequence of this well-intentioned but misguided proposal is that adults will seek out these flavored products in nearby jurisdictions or through the Internet, potentially harming local retailers.

A ban on flavored smoke-free options would only hurt responsible Plymouth adults who use these products and the small businesses that responsibly sell them. As your constituent, I urge you to oppose the ban, and as a ZYN consumer, I will be following this issue closely.

Sincerely,

Sebastian Haugen
15220 47th Ave N, Minneapolis MN
Minneapolis, MN 55446-2165
sjhaugen31@gmail.com

218-310-1080

From:	Dave Callister
To:	Jodi Gallup
Subject:	FW: Message from Your Constituent
Date:	Monday, April 6, 2026 7:19:39 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

---

From: THOMAS WORUM <now@advocatetakeaction.com>
Sent: Saturday, April 4, 2026 10:29 AM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail

External email

> You don't often get email from now@advocatetakeaction.com. Learn why this is important

Dear Dave Callister,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

THOMAS WORUM
15008 Gleason lake drive
Minneapolis, MN 55447-4316

bworum@gmail.com
612-384-5301

From:	Dave Callister
To:	Jodi Gallup
Subject:	FW: Message from Your Constituent
Date:	Monday, April 6, 2026 7:19:28 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

---

From: Tomeca Harding <now@advocatetakeaction.com>
Sent: Saturday, April 4, 2026 11:35 AM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: Message from Your Constituent

Graymail

External email

> You don't often get email from now@advocatetakeaction.com. Learn why this is important

Dear Dave Callister,

I urge you to reject the proposed ban on the sale of ALL flavored tobacco products, vapor products, and smoke-free nicotine products in Plymouth.

I share the council's goal of preventing youth access to nicotine products. However, smoke-free options must remain available and accessible to adults who use these products to transition away from traditional cigarettes. Informed adult consumers should have access to options that can help them make better choices.

As these products are a key source of revenue for many Plymouth small businesses; taking them off shelves could hurt many of these stores. Additionally, retailers in Plymouth are already prohibited from selling tobacco and nicotine products to underage customers, and studies have shown that most youth do not access tobacco products from retailers. In fact, 96.72% of Plymouth Youth in grades 9 & 11, are NOT using any tobacco or nicotine product.

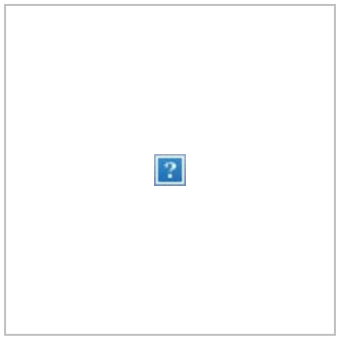
As a Plymouth resident, I encourage you to keep these smoke-free nicotine products available by rejecting the proposed ordinance to ban them, and ensuring adults have access to options other than cigarettes. There are better ways to improve public health and prevent youth access – flavor bans are not the answer.

Sincerely,

Tomeca Harding
15900
Minneapolis, MN 55447
tjhmoon08@gmail.com
651-200-1126

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 4:32:37 PM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 16:32 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Shawn Determan
Email (optional)	sdeterman@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	I fully support the desire to restrict products to young people. But this is going to far. I'm an

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	independent voter and feel that if you are going after tobacco you need to be going after THC, edibles, vapes, legal weed and alcohol too. The fact that we ship kids off to war yet they can't order a drink or have a cigarette is just government overreach. Go after the companies they are marketing to kids, not the people. I have been a tobacco user since I was 13. I'm almost 50 now. I agree it's the worst thing to be addicted to. It has been way worse to quit smoking and chewing than when I got sober. But I didn't get addicted to candy flavors, they didn't exist. I had plain tobacco flavors and I still got addicted. If you want to make a difference, you need to decide how effective these controls are going to be. Go after all the fruity and candy flavors all you want, do not include mint or wintergreen or menthol. If it was me, I'd ban everything through the age of 18. But as some someone who tries all the time to quit, I've finally moved to mint nicotine pouches. This is the first long term success I've had in 35 years. Taking away my ability to quit because you think kids are getting addicted to mint flavors is a miopoc point of view. It's the gummies, the THC, the legal weed, the alcohol, vapes and everything that is marketed to kids. Stop punishing adults.

	I've lived with my choices. I'm willing to support a common sense law. This goes to far. And I'll be honest , your attempt is 20 years behind. Kids have been targeted for decades and that's why they are going after candy flavored agent and that is the issue here. Not mint or wintergreen chew and menthol cigarettes. Please don't punish a mint pouch user who is using this as a potential to be able to quit all together. Finally, how are you going to make up for all the taxes you aren't getting with the decline is sales? I'll just go to another city to get them. And they will get my tax dollars. Please reconsider a more balanced and targeted approach.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, March 13, 2026 11:45:06 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/13/2026 23:44 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below	I support the proposed changes and appreciate all efforts to limit licensing

for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	and the availability of all forms of tobacco and related products in our city. I propose increasing the buffer zone noted in proposed change #2 to 1000 ft. Thank you for providing this space for input and for your consideration. Signed, A nurse concerned about the health of our community
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, March 17, 2026 11:51:28 AM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/17/2026 11:51 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Sonja Savre
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	Dear Mayor Wosje and Members of the Plymouth City Council, My name is Sonja Savre and I live at 4115 Forestview Lane in Plymouth. I have lived here with my family for 24 years. We value

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Plymouth's great city services, its access to city and regional parks, and its commitment to bike and walking trails. I spent my career in public health and health promotion, working to prevent chronic diseases. We learned many lessons from the tobacco industry, including how marketing and product innovation encourages new smokers. Your consideration and support of new tobacco regulations will help keep tobacco away from youth. I support restricti ng the sale of flavored tobacco and ending the use of price discounting, tools that we know make tobacco use more appealing and accessible to young people. And, no exceptions for menthol tobacco. The tobacco industry has long used menthol to hook new smokers, making it easier to start and harder to quit. Also, thank you for considering a holistic approach to tobacco control, including capping of the number of new tobacco licenses at zero and establishing a buffer zone for tobacco sales. These changes, in addition to the flavor and price restrictions, will help ensure a healthy future for the youth of Plymouth. Sincerely, Sonja Savre
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Monday, March 23, 2026 9:28:52 AM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/23/2026 9:28 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Gabby House-Fitzgerald
Email (optional)	fitzgeraldgab@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	As a Plymouth resident and soon to be parent I greatly appreciate the City of Plymouth

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	considering ending the sale of all flavored tobacco products, including menthol, setting minimum prices for cigarettes and chewing tobacco, ending the use of tobacco price discounts, capping the number of tobacco store licenses, and updating penalties for retailers who violate tobacco laws in Plymouth. I want to raise my kids in a community that prioritizes and values their health and wellbeing. Eliminating all flavored commercial tobacco products will reduce youth smoking and nicotine rates, address health inequities, improve health outcomes and lower healthcare costs fo r all Minnesotans. According to the 2023 Minnesota Youth Tobacco Survey (MYTS), 93% of middle and high school students who use e-cigarettes use flavored products. I ask that you look out for the youth of our community and take a bold and brave step in making Plymouth a healthier place by moving forward the proposed changes to City Code 1010.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Monday, March 23, 2026 4:03:39 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/23/2026 16:03 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Michelle Rheault
Email (optional)	rheau002@umn.edu
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning	Please see attached letter

Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	Plymouth Tobacco 032326.pdf

University of Minnesota
Masonic Children's Hospital

Twin Cities Campus

Pediatric Nephrology Division
Department of Pediatrics
Medical School

Academic Office Building
2450 Riverside Ave. AO-201.
Minneapolis, MN 55454
Phone: 612-626-2922
Fax: 612-626-2791

Plymouth City Council
3400 Plymouth Boulevard
Plymouth, MN 55447

Dear Mayor Wosie and Members of the Plymouth City Council:

My name is Dr. Michelle Rheault. I have lived in Plymouth since 2008 and have two children who have attended Wayzata Public Schools. I am a Pediatric Nephrologist and currently the interim head of the Department of Pediatrics at the University of Minnesota. Minimizing the exposure of children to tobacco products is vital for maintaining their health and well-being. This is especially important for children with chronic medical conditions who I treat daily. Thank you for your leadership in considering policies to reduce the harm of commercial tobacco in Plymouth. I strongly support the following ordinances under consideration:

1. Ending the sale of all flavored commercial tobacco products
Flavored products—especially those with fruit, mint, or candy flavors—are designed to appeal to youth and people who have never used tobacco. By masking the harshness of tobacco and making initiation easier, they increase the risk of lifelong addiction. Ending the sale of flavored products is one of the most effective steps to prevent youth initiation and protect future generations from nicotine dependence.

2. Capping the number of tobacco shops
Communities with a high concentration of tobacco retailers experience higher rates of youth use and tobacco-related health disparities. Limiting the number of shops helps reduce exposure to advertising and access to these harmful products.

3. Ending price discounting and promotions for commercial tobacco products
Tobacco companies have long used coupons and price promotions to attract new users and retain current ones. Eliminating these discounts will make it harder for the industry to undermine public health policies and easier for people to quit.

4. Setting a minimum price and package size
Keeping commercial tobacco prices high is the most effective way to help people quit and to prevent young people from ever starting.

5. Updating the penalty structure for tobacco retailers
Ensuring fair and consistent enforcement helps maintain a level playing field for responsible businesses and protects community members from illegal sales practices, including sales to minors.

If you are looking for a speaker or other pediatric specialist to give a presentation to your council, I'd be happy to help make a connection for you.

Sincerely,

University of Minnesota
Masonic Children's Hospital

Twin Cities Campus

Pediatric Nephrology Division
Department of Pediatrics
Medical School

Academic Office Building
2450 Riverside Ave. AO-201.
Minneapolis, MN 55454
Phone: 612-626-2922
Fax: 612-626-2791

Michelle Rheault, MD
Interim Head and Professor, Department of Pediatrics
Director, Division of Pediatric Nephrology
University of Minnesota Masonic Children's Hospital

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/25/2026 9:55 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Megan Zniewski
Email (optional)	meganzniewski@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	MZ - Letter of Support Plymouth Tobacco Ordinances.pdf

03/25/2026

Plymouth City Council
3400 Plymouth Boulevard
Plymouth, MN 55447

Dear Mayor Wosie and Members of the Plymouth City Council:

My name is Megan Zniewski. I live in Plymouth. My partner is a resident Physician through the University of Minnesota - Twin Cities. I directly see the impact smoking, vaping, and tobacco use has on patients he sees and communities he serves. I want a healthier society for our young people and less smoking and vaping as we don't know the long term effects of vaping. Thank you for your leadership in considering policies to reduce the harm of commercial tobacco in Plymouth. I strongly support the following ordinances under consideration:

1. **Ending the sale of all flavored commercial tobacco products**
Flavored products—especially those with fruit, mint, or candy flavors—are designed to appeal to youth and people who have never used tobacco. By masking the harshness of tobacco and making initiation easier, they increase the risk of lifelong addiction. Ending the sale of flavored products is one of the most effective steps to prevent youth initiation and protect future generations from nicotine dependence.

2. **Capping the number of tobacco shops**
Communities with a high concentration of tobacco retailers experience higher rates of youth use and tobacco-related health disparities. Limiting the number of shops helps reduce exposure to advertising and access to these harmful products.

3. **Ending price discounting and promotions for commercial tobacco products**
Tobacco companies have long used coupons and price promotions to attract new users and retain current ones. Eliminating these discounts will make it harder for the industry to undermine public health policies and easier for people to quit.

4. **Setting a minimum price and package size**
Keeping commercial tobacco prices high is the most effective way to help people quit and to prevent young people from ever starting.

5. **Updating the penalty structure for tobacco retailers**
Ensuring fair and consistent enforcement helps maintain a level playing field for responsible businesses and protects community members from illegal sales practices, including sales to minors.

Tobacco use remains the leading cause of preventable disease and death in Minnesota. Every measure you are considering will help reduce the number of people who start using tobacco, make it easier for current users to quit, and build a healthier future for Plymouth residents. Thank you for your thoughtful consideration on this vital public health issue.

Sincerely,

Megan Zniewski

Sales and Marketing Coordinator, Image Builders

Council Contact Info:

Mayor Jeffry Wosje	jwosje@plymouthmn.gov
Councilmember Kimberly Nelson	knelson@plymouthmn.gov
Councilmember Julie Peterson	jpeterson@plymouthmn.gov
Councilmember Scott Aldrich	saldrich@plymouthmn.gov
Councilmember Julie Pointner	jpointner@plymouthmn.gov
Councilmember Clark Gregor	cgregor@plymouthmn.gov
Councilmember Joel Spoonheim	jspoonheim@plymouthmn.gov
City Clerk Jodi Gallup	jgallup@plymouthmn.gov
Deputy City Clerk Amy Gottschalk	agottschalk@plymouthmn.gov

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, March 24, 2026 1:38:12 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/24/2026 13:37 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Joseph M. Cardamone, MD, FACP
Email (optional)	cardajm@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments	I am a retired Hematologist/Oncologist, and have had over fifty years of experience treating

below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	and caring for innumerable Lung Cancer patients. Many of these patients succumbed to Smoking induced lung cancer. We have improved our yreatment protocols for this disease, but still too many patients succumb to this illness. Strictures on availability of tobacco products have helped decrease its incidence. but we still lose too many patients to this preventable disease. As a concerned physician, I would definitely favor increasing strictures on the availability of tobacco products.
Upload a file with any additional comments/supplemental information (optional)	

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/26/2026 13:05 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Dana M Carroll
Email (optional)	dcarroll@umn.edu
I am a (please check all that apply):	Plymouth resident Other
If other, please explain	Director, Tobacco Research Programs, Masonic Cancer Center, University of Minnesota
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see my attachment.
Upload a file with any additional comments/supplemental information (optional)	Letter to plymouth 03262026.pdf

MASONIC CANCER CENTER
UNIVERSITY OF MINNESOTA

MMC 806
420 Delaware Street SE
Minneapolis, MN 55455
Phone: 612-624-8484
Fax: 612-626-3069

Subject: Scientific Perspective on Proposed Amendments to the City of Plymouth's Tobacco Ordinances

March 26, 2026

Dear Mayor Jeffry Wosje and City of Plymouth Council Members,

We write to you as the current and former Directors of the Tobacco Research Programs at the University of Minnesota, Masonic Cancer Center. Collectively, we have spent over 40 years conducting research and outreach to reduce cigarette smoking—the leading cause of preventable disease and death in Minnesota. We also have never had ties to the tobacco industry. As experts in this field, and with Dr. Carroll being a resident of Plymouth, we follow the city's public health initiatives with great interest.

We wish to express our enthusiastic support for all but one of the proposed changes to the tobacco ordinances. Specifically, we advise *against* prohibiting the sale of *all* flavored tobacco products. While well-intentioned, a blanket flavor ban may result in some unintended consequences based on scientific evidence. The following provides the scientific basis for our position.

Prioritizing the Elimination of Combustible Tobacco: We agree that there should be a ban on the sale of menthol cigarettes and all flavored cigars which include cigarillos. Cigarettes and other burned tobacco represent a "deadly trifecta": they are highly addictive, laden with carcinogens, and legally accessible. Because cigarettes in particular are the primary driver of tobacco-related mortality,(1) policy should prioritize moving the City of Plymouth away from cigarettes and other burned tobacco.

Not All Tobacco Products are Equal in Harm: There is significant evidence that non-combusted products, such as vapes/e-cigarettes and nicotine pouches, are far less harmful than cigarettes.(2) Biomarker studies consistently show that when individuals switch from cigarettes to these products, their exposure to dangerous chemicals and toxins drops significantly.(3) The reason is because these products do not cause toxic chemicals though burning and contain far less chemicals than cigarettes. While no tobacco product is safe, they can serve as an off ramp for people who currently smoke and find it difficult to quit using traditional means or do not want to quit using nicotine.

Flavored Vapes May Help in Quitting Smoking: Clinical trials provide evidence that vapor products are likely more effective at helping smokers transition off cigarettes than government-approved nicotine replacement therapies like gum or patches.(4) Research from the US and

NCI Designated Comprehensive Cancer Center

Canada shows that flavored vapes are used by the majority of smokers who have transitioned off cigarettes to exclusive vaping.(5) While randomized controlled trials directly comparing flavored versus unflavored vapes on smoking cessation are needed, prior studies suggest flavors facilitate smoking cessation or reduction. A U.S. representative longitudinal study of adults who smoke found that those who began vaping flavored vapes were more likely to quit smoking than those who used non-flavored/tobacco flavored vapes.(6) Finally, in a clinical trial that included conditions that limited versus did not limit access to flavored vapes among smokers, providing flavored vapes led to more reductions in cigarettes smoked per day.(7)

Potential for Unintended Consequences with Blanket Flavor Bans: A study published in 2024 examined how policies restricting sales of flavored e-cigarettes/vapes impacted vaping and cigarette smoking in U.S. young adults aged 18 to 24 years(8) The study compared data among young adults in states with and without restrictions on flavored vapes and found that states with restrictions had a 3.6 percentage point reduction in daily vaping as well as a 2.2 percentage point increase in daily cigarette smoking.(8) The authors concluded that state restrictions on flavored vape sales yield 3.1 to 4.4 additional daily smokers for every 5 fewer daily vapers and that "*These findings suggest that alleviating the burden of tobacco-related disease will require regulatory strategies that balance reducing vaping with preventing increases in more lethal, combustible tobacco use*." (8) A similar study, but focused on retail sales data, found consistent findings: The study leveraged 375 US localities and 7 states adopted permanent restrictions on sales of flavored e-cigarettes/vapes and observed a tradeoff of 12 additional cigarettes for every 1 less 0.7 mL e-cigarette pod sold due to e-cigarette flavor restrictions.(9) Research from Canada shows a similar finding.(10) While vape flavor restrictions in Canda reduced sale of vapes as suspected, they also drove up sales of cigarettes with large estimates ranging from a 9.6% increase in cigarette sales per capita to a potential 21.5% increase.(10)

Regulatory Consistency with the FDA: We have long advocated for FDA authority to regulate these products. Today, through their Center for Tobacco Products,(11) the FDA authorizes which products can and cannot be lawfully sold and to arrive at these decisions the FDA carefully weighs the impact of tobacco products, including their flavors, on youth and non-users as well as current users. Their goal is to authorize products for the protection of public health. To date, this has included authorizing vapes and nicotine pouches in select flavors. Ignoring their specific authorizations of certain non-combustible products may undermine a unified and scientifically backed public health message.

Recommendations for a Refined Policy for the City of Plymouth: We advocate for a strategy that prevents youth uptake without removing the tools that might help Plymouth's adult smokers reduce the devastating health consequences from smoking. We recommend the following three-pronged approach:

1. Align with FDA Authorizations: Rather than a total ban on all flavored tobacco products, the City of Plymouth should parallel the FDA's scrutiny of non-combusted tobacco

products by allowing select flavored non-combusted products that have received (or will receive) federal authorization to remain on the market. A list of authorized vapes, last updated March 2026, is available here. At present, the FDA has authorized only menthol flavored vapes (as well as tobacco/nonflavored vapes). A list of authorized nicotine pouches is available here which includes several flavor varieties.

2. Ban Menthol Cigarettes: We strongly recommend a ban on menthol cigarettes to tip the scale in favor of getting people off cigarettes, the deadliest tobacco product. Menthol masks the harshness of cigarette smoke, making it easier to start smoking and harder to quit smoking.(12) Menthol cigarettes remain the only flavor in cigarettes lawfully sold in Plymouth.
3. Strengthen Enforcement Against Unauthorized Products: Focus enforcement efforts on the removal of the many illegal vapes and nicotine products in Plymouth retail locations that have not sought or received FDA authorization and that are often popular among youth.

Focusing on banning the sales of flavor in the most lethal tobacco products (cigarettes, cigars), allowing FDA authorized products to continue to be in retail stores, and removing illegal products would benefit people who smoke, minimize uptake among youth and potentially reduce unintended consequences. Plymouth can lead the state in sophisticated, evidence-based tobacco policy. We welcome discussion.

Sincerely,

Dana Carroll, PhD

Director, Tobacco Research Programs University of Minnesota

Plymouth Resident

Dorothy Hatsukami, PhD

Former Director, Tobacco Research Programs University of Minnesota

Literature Cited

1. U.S. Department of Health and Human Services. Eliminating Tobacco-Related Disease and Death: Addressing Disparities—A Report of the Surgeon General: Executive Summary. Atlanta, GA; 2024.
2. U.S. Food and Drug Administration. The Relative Risks of Tobacco Products 2024 [Available from: https://www.fda.gov/tobacco-products/health-effects-tobacco-use/relative-risks-tobacco-products?utm_campaign=ctp-publichealth&utm_content=landingpage&utm_medium=email&utm_source=govdelivery&utm_term=stratcomms.
3. National Academies of Sciences E, Medicine, Health, Medicine D, Board on Population H, Public Health P, et al. In: Eaton DL, Kwan LY, Stratton K, editors. Public Health Consequences of E-Cigarettes. Washington (DC): National Academies Press (US) Copyright 2018 by the National Academy of Sciences. All rights reserved.; 2018.
4. Lindson N, Butler AR, McRobbie H, Bullen C, Hajek P, Wu AD, et al. Electronic cigarettes for smoking cessation. The Cochrane database of systematic reviews. 2025;1(1):Cd010216.
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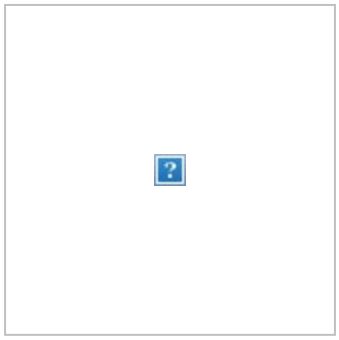
6. Friedman AS, Xu S. Associations of Flavored e-Cigarette Uptake With Subsequent Smoking Initiation and Cessation. JAMA Network Open. 2020;3(6):e203826-e.
7. Higgins ST, Sigmon SC, Tidey JW, Heil SH, Gaalema DE, Lee DC, et al. Reduced Nicotine Cigarettes and E-Cigarettes in High-Risk Populations: 3 Randomized Clinical Trials. JAMA Network Open. 2024;7(9):e2431731-e.
8. Friedman AS, Pesko MF, Whitacre TR. Flavored E-Cigarette Sales Restrictions and Young Adult Tobacco Use. JAMA Health Forum. 2024;5(12):e244594-e.
9. Friedman AS, Liber AC, Crippen A, Pesko MF. E-cigarette flavor restrictions' effects on tobacco product sales. SSRN Working Paper Accessed January 29, 2024 https://ssrncom/abstract=4586701. 2023.
10. Davis B, Friedman A, Pesko M. Restricting Sales of Flavored Nicotine Vaping Products: Effects on Cigarette and Nicotine Vaping Product Sales in Canada. Available at SSRN 5705282. 2025.
11. U.S. Food & Drug Administration. Tobacco Products 2026 [Available from: https://www.fda.gov/tobacco-products.
12. Food U, Administration D. Tobacco Products Scientific Advisory Committee (TPSAC). Menthol cigarettes and public health: review of the scientific evidence and recommendations. Rockville, MD: US Food and Drug Administration. Center for Tobacco Products. 2011.

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Thursday, March 26, 2026 1:22:33 PM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

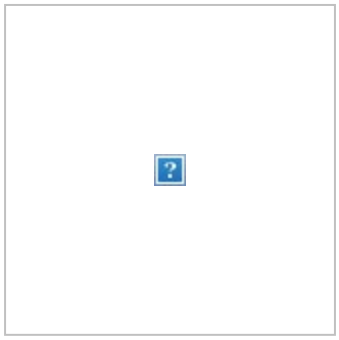
Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/26/2026 13:22 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Leslee Jaeger, MD
Email (optional)	jaegerleslee@gmail.com
I am a (please check all that apply):	Plymouth resident
If other, please explain	
Provide your comments below for the public	I am strongly in favor of the ordinance recommendations. As an

record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	obstetrician/gynecologist, I have seen a sharp decline in the incidence of women who smoke but unfortunately have seen a subsequent increase in the use of vaping by young adults and pregnant women as they do not believe that it has the same effects as tobacco. Limiting access via cost and availability will improve the health of our younger population while also decreasing the side effects of second hand smoke
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Monday, April 6, 2026 9:20:58 AM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/06/2026 9:20 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	Hello, my name is Beth, I am a Plymouth

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	resident, Wayzata school district employee, and parent. I have lived and worked in the city for 28 years. I am writing to express my gratitude for considering ending the sale of flavored tobacco products. Nicotine products, especially vapes and pouches, come in a wide range of flavors intended to appeal to children, such as GeekBars in the flavors of Blue Razz Ice, Pineapple CLR (clear), Sour Pink Dust, Blueberry Ice, and more. These products are packaged in a high-tech, almost video-game-esque manner that appeals to the younger generation, and are discounted and priced in a way that removes barriers to access. The tobacco industry is targeting kids and creating life-long customers out of them. In Plymouth, this means that children are being exposed to nicotine in schools and report feeling peer pressure to start vaping, even if to “seem cool”. My children graduated from Wayzata High School many years ago, and we were very clear about the dangers of tobacco and cigarettes with them. Now, as an elementary school employee, I am deeply concerned about the uptick in usage among children, starting as early as middle school. According to the 2023 Minnesota Youth Tobacco Survey (MYTS), 93% of middle and high school students who use e-cigarettes use flavored products. It is important that we remove flavored products from our city to keep our children safe from this industry.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, April 7, 2026 3:58:42 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/07/2026 15:58 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Marleny Huerta-Apanco
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	Good evening mayor and council members. I live in Plymouth near Bass Lake, with my

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	husband, daughter, and second child on the way. I am here in support of this proposal. I am passionate about the health of my community, especially those in vulnerable groups, such as children and racial minorities. We know that the tobacco industry targets these groups with flavored products, such as menthol, fruit, and candy flavors, as well as using coupons and discounts to ease the cost burden on youth, making them more attractive and accessible. When children become addicted to tobacco products, they become lifelong smokers, contributing to increased rates of lung and th roat cancer, billions of dollars in lost productivity in our state alone, and innumerable lives lost due to preventable diseases. I urge the Plymouth city council to ban flavored products to help keep our children away from this predatory industry, and focus their attention on their educations, career paths, and future.
Upload a file with any additional comments/supplemental information (optional)	

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, April 7, 2026 3:59:47 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/07/2026 15:59 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Michael Garber
Email (optional)	
I am a (please check all that apply):	Plymouth resident
If other, please explain	
	I reside in Plymouth with my wife and children. I am here in support of this proposal. My wife

Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	and I moved to Plymouth a few years ago, we were both excited to live in a place with an abundance of green space, open air, and dedication to protecting the environment. Tobacco and nicotine products negatively affect the beautiful environment that we all enjoy in this city. Not only does the tobacco industry cause deforestation and mining to create things like cigarettes and vapes, but the litter caused by these products affect us much closer to home. In Plymouth, it is not uncommon to find vapes or cigarette butts on the ground, which leech nicotine into our wa terways and add to our growing e-waste problem. There is no accessible, responsible way to dispose of vapes. This means that those who vape, usually flavored vapes, are likely throwing them away in municipal trash collection, which increases the risk for electronic fires. Ending the sale of flavored nicotine products would decrease the amount of vape products being disposed of unsafely, as well as other nicotine trash such as pouches, pouch containers, plastic wrapping and more. I fully support the proposed ordinance and ask that you vote in favor of it.
Upload a file with any additional comments/supplemental information (optional)	

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
80% of youth who use tobacco use flavored tobacco.

Dear Jeffry

The tobacco industry has spent decades marketing flavored products, including menthol, directly to youth, African Americans, Indigenous people, people of color, and LGBTQ communities. Flavored products, especially menthol, make commercial tobacco easier to start and harder to quit. Please support ending the sale of flavored tobacco products. My community can't wait.

Sincerely,

Grace Barnes

Address 10835 36th Pl N

City Plymouth Zip 55441

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
"I don't believe the lie the tobacco companies try to sell me."
The truth is: 44 percent of Minnesota high school students who smoke use menthol.
www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Carmen De Souza Bronsheyn

Address 220 magnolia Ln N

City Plymouth Zip 55441

City & Plymouth
3400 Plymouth Blvd
Plymouth mn 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org

BEAUTIFUL LIE UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: Menthol cigarettes increase youth smoking, lead to greater addiction and decrease success in quitting smoking.

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Lexie Nelson University of MN medical student

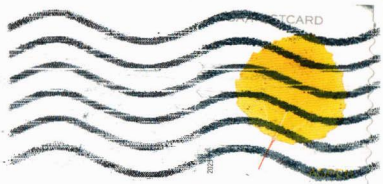
Address 3501 Xenium Lane North

City Plymouth Zip 55441

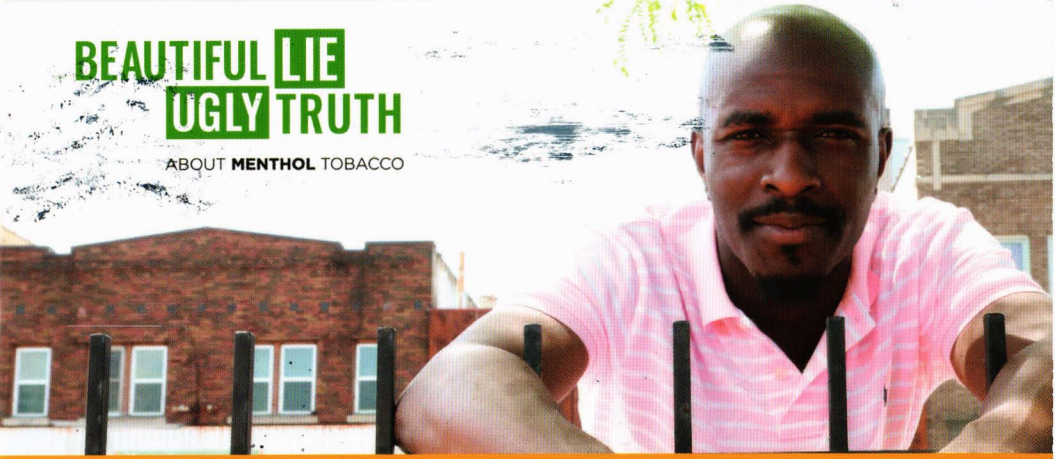
BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org



City & Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447



"I choose life, not menthol tobacco."

88 percent of African American adults who smoke use menthol, compared to 26 percent of adult smokers overall.

www.BeautifulLieUglyTruth.org

Dear PLYMOUTH CITY COUNCIL

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely, Michael Evans

Address 11085 36th AVE N

City PLYMOUTH MN Zip 55447

SAINT PAUL MN 550
17 MAR 2022 PM 2 L

USA/POSTCARD

2025 OAK

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

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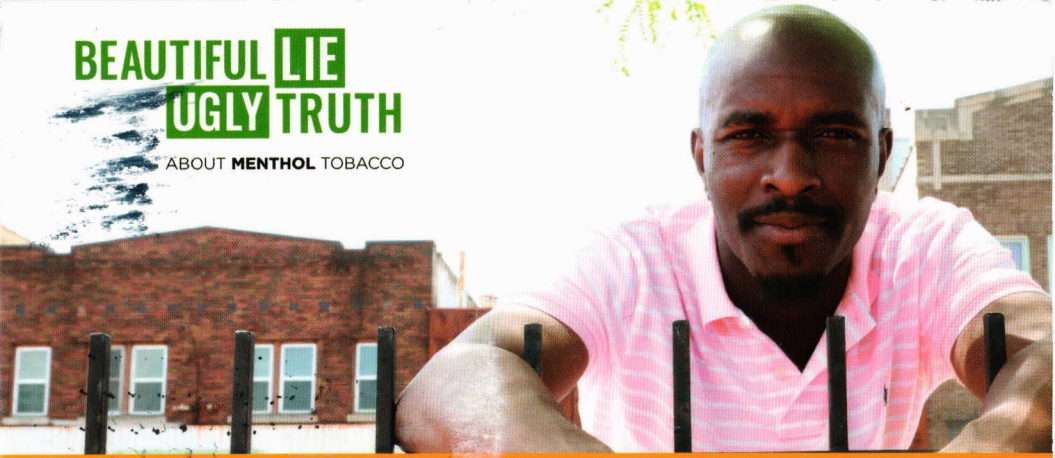
BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO



"I choose life, not menthol tobacco."

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www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

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Sincerely, SARAH KOLSTAD

Address 10000 45th Ave. NO.

City Plymouth Zip 55442

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org

SAINT PAUL MN 550
17 MAR 2026 PM 1 L

USA POSTCARD
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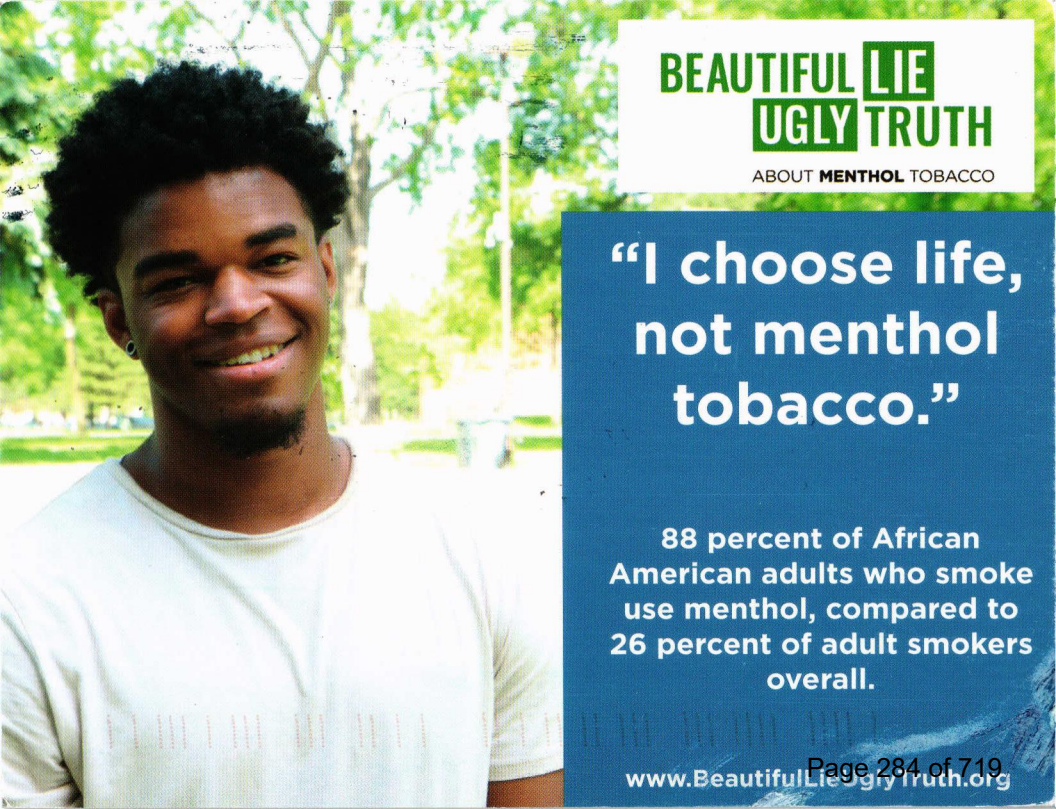
3400 Plymouth Blvd
Plymouth MN 55447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ABOUT MENTHOL TOBACCO
"I choose life, not menthol tobacco."
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www.BeautifulLieUglyTruth.org

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Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

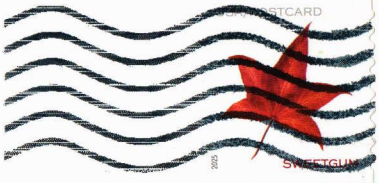
Sincerely,

Michelle Tran

Address 16625 39th Place N

City Plymouth Zip 55446

SAINT PAUL MN 550
17 MAR 2026 PM 2 L



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BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
"I choose life, not menthol tobacco."
The truth is:
Menthol makes it easier to start smoking and harder to quit.
www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. Regulating the sale of menthol tobacco can help prevent addiction and tobacco-related diseases in our community.

Sincerely,

Michael Burstein

Address 17261 33rd Ave N.

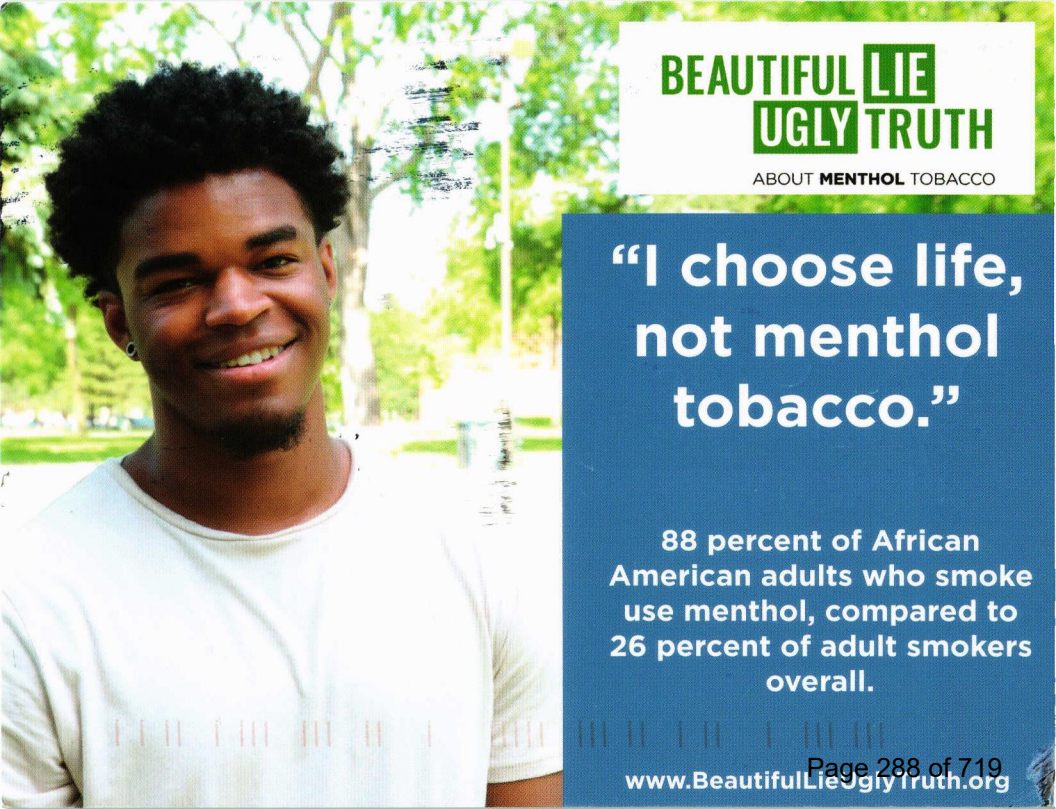
City Plymouth Zip 55447

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH

ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org


BEAUTIFUL LIE
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Sincerely,

Donna Comer

Address 10219 36th Pl

City Plymouth Zip 55441

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

SAINT PAUL MN 550
17 MAR 2026 PM5

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
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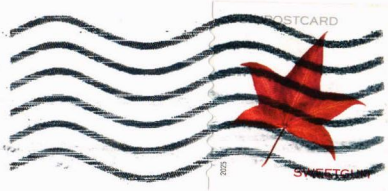
Sincerely,

Andi Droll

Address 15460 18th Ave N Apt 405

City Plymouth Zip MN



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17 MAR 2026 PM 2 L

City of Plymouth
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Plymouth, MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

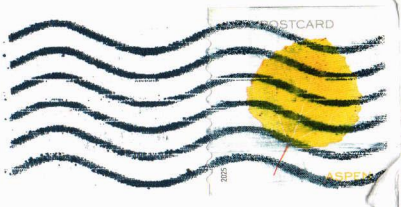
Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Myrna Evbanks

City: Plymouth Zip: 55447

447-148293



City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

FLAVORS HOOK KIDS

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Sincerely,

Name: Binaya Joshi

City: Plymouth Zip: 55447.

SAINT PAUL MN 550
19 MAR 2026 PM 7 L

City & Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

5447-144000

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Priscilla Caballero

City: Plymouth Zip: 55446

SAINT PAUL MN 550
19 MAR 2026 PM 6 L

POSTCARD

City & Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

55447-148299

ANSR
The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council

SAINT PAUL MN 550
10 MAR 2026 PM 5 L

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

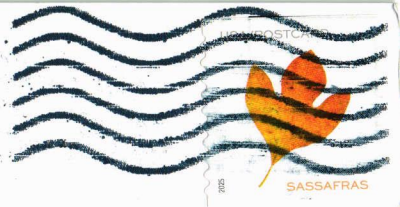
Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Raymound Barnett

City: Plymouth Zip: 55447

447-148299



City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 554

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council

SAINT PAUL MN 550
19 MAR 2025 PM 5 L

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Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Alexis Rogers

City: Plymouth Zip: 55441

City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

447-148299

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

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Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Edwin Shen

City: Plymouth Zip: 55446

55447-148299

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

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Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Liam Barnett

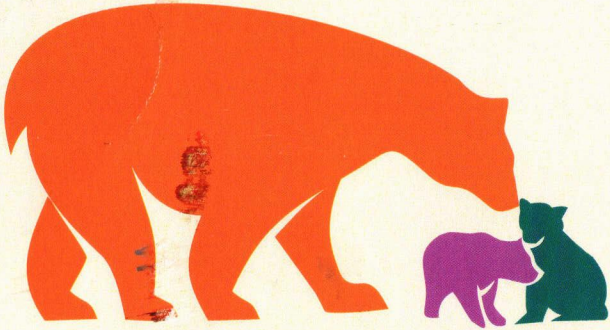
City: Plymouth Zip: 55447

55447-148299

ST PAUL MN 550
15 MAR 2025 PM 6 L

OAK

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Plymouth City Council

SAINT PAUL MN 550

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Danielle Rodin

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

5447-146299

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council,

SAINT PAUL MN 550
25 MAR 2026 PM 7 L

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Jessica Kampa

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

5447-

The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
"I choose life, not menthol tobacco."
88 percent of African American adults who smoke use menthol, compared to 26 percent of adult smokers overall.
www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco. Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely, Cheryl Creecy

Address 16925 39th Pl N

City ~~Mpls~~ Plymouth Zip MN 55446

BEAUTIFUL LIE UGLY TRUTH

ABOUT MENTHOL TOBACCO

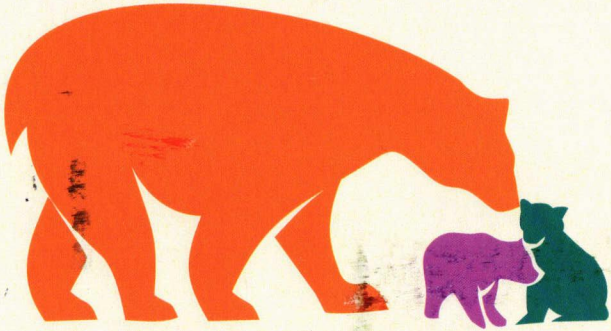
www.BeautifulLieUglyTruth.org

SAINT PAUL MN 550
23 MAR 2026 PM 8

USA/POSTCARD

MAPLE

City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Plymouth City Council,

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Sincerely,

Name: Yuriy Rodin

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: 44 percent of Minnesota high school students who smoke use menthol.

www.BeautifulLieUglyTruth.org

Dear City Council - Plymouth

SAINT PAUL MN 550

The tobacco industry targets our communities and our youth with menthol tobacco.

23 MAR 2026PM 7 L

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Frankie Tovbar

Address 2121 83rd Ave S

City Plymouth MN Zip 55404

USA/POSTCARD

2025

OAK

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council,

SAINT PAUL MN 550
23 MAR 2026 PM 3 L

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: David Kamps

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

WWW.ANSRMN.ORG

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: 44 percent of Minnesota high school students who smoke use menthol.

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

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Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Dena Kyllan

Address 15740 51st Ave. N.

City Plymouth Zip 55446

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

SAINT PAUL MN 550
23 MAR 2026 PM 3 L

USA/POSTCARD

SASSAFRAS

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I choose life, not menthol tobacco."

88 percent of African American adults who smoke use menthol, compared to 26 percent of adult smokers overall.

www.BeautifulLieUglyTruth.org

Dear PLYMOUTH CITY COUNCIL

The tobacco industry targets our communities and our youth with menthol tobacco.
Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely, JAMES F. FALCONER

Address 2005 Archer Ln N

City PLYMOUTH Zip 55447

City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
www.BeautifulLieUglyTruth.org

23 MAR 2026 PM 7 L

FLAVORS HOOK KIDS

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Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Katrina Barnett

City: Plymouth Zip: 55447

5447-148293

SAINT PAUL MN 550
23 MAR 2026 PM 7 L
USA/POSTCARD
SWEETGUM

Plymouth City Council
3400 Plymouth Blvd
Plymouth, MN 55447

FLAVORS HOOK KIDS

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Dear Plymouth City Council,

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Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Catrielle Barnett

City: Plymouth Zip: 55447

5447-14829

SAINT PAUL MN 550
23 MAR 2026 PM 7 L

ASPEN

City & Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: Menthol cigarettes increase youth smoking, lead to greater addiction and decrease success in quitting smoking.

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco. Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Linda Middlebrooks

Address 4545 Glacier Ln N

City Plymouth Zip 55446

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

SAINT PAUL MN 550
23 MAR 2026 PM 7 L

USA/POSTCARD

SWEETGUM

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Plymouth City Council

SAINT PAUL MN 550

23 MAR 2026 PM 7 L

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Sincerely,

Name: Lisa Heuton

City: Plymouth Zip: 55442

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

5447-14829

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO
80% of youth who use tobacco use flavored tobacco.

Dear Jeffry

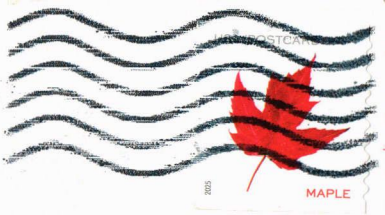
The tobacco industry has spent decades marketing flavored products, including menthol, directly to youth, African Americans, Indigenous people, people of color, and LGBTQ communities. Flavored products, especially menthol, make commercial tobacco easier to start and harder to quit. Please support ending the sale of flavored tobacco products. My community can't wait.

Sincerely,

Grace Barnes

Address 10835 36th Pl N

City Plymouth Zip 55441



City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL

www.BeautifulLieUglyTruth.org

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: 44 percent of Minnesota high school students who smoke use menthol.

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

SAINT PAUL MN 550
27 MAR 2026 PM 7 L

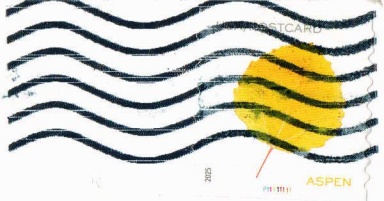
The tobacco industry targets our communities and our youth with menthol tobacco. Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Sarah Murphy

Address 1320 Pinecrest Ln N

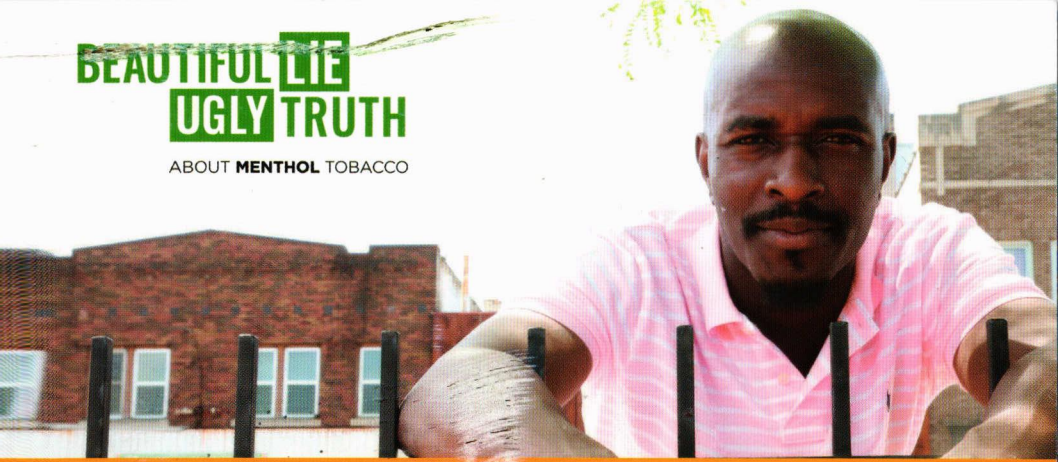
City Plymouth Zip 55441



C.M Poentner
City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org



"I choose life, not menthol tobacco."

88 percent of African American adults who smoke use menthol, compared to 26 percent of adult smokers overall.

ZS MAR 2026 1 OF 2
SAINT PAUL MN 550
www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Diane Anastos

Address 13808 52nd Ave N

City Plymouth Zip 55446

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORE

Dear Plymouth City Council,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products - including menthol cigarettes, flavored e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: [illegible]

City: Plymouth Zip: 55434

USA/POSTCARD

SASSAFRAS

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

SAINT PAUL MN 550
23 MAR 2026 PM 5 L

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

"I don't believe the lie the tobacco companies try to sell me."

The truth is: 44 percent of Minnesota high school students who smoke use menthol.

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

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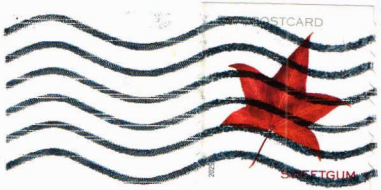
Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely, Kenya Stich

Address 15837 60th Ave N

City ~~Chan~~ Plymouth Zip 55446



City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

BEAUTIFUL LIE
UGLY TRUTH
ABOUT MENTHOL TOBACCO

www.BeautifulLieUglyTruth.org

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Jeffery Wosje,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

ely,

Name: Meyah Woods

City: Robbinsdale Zip: 55422

USA/POSTCARD

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

27 MAR 2026 PM 8 L

SAINT PAUL MN 550

ANSR WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Jeffry Wasiga

SAINT PAUL MN 550

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Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Tony Clubb

City: Maple Grove Zip: 55311

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Julie Peterson

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

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Sincerely,

Name: Mary Bye

City: Plym Zip: 55447

INT

WWW.ANSRMN.ORG

USA/POSTCARD

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Julie Peterson

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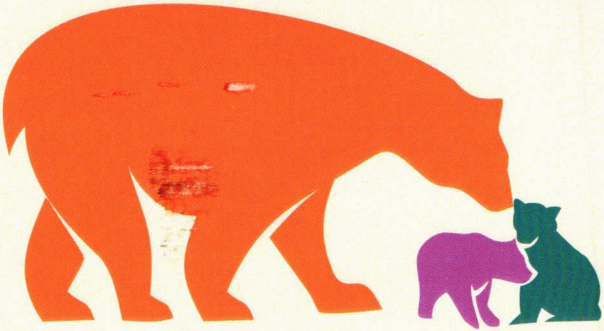
Sincerely,

Name: Sarah Dehnos

City: Plymouth Zip: 55442

C.M. Peterson
City Hall
3400 Plymouth Blvd.
Plymouth, Mn
55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Jeffry M, Mayor,

SAINT PAUL MN 550

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Katie Grumbir

City: Plymouth Zip: 55447

447-148255

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

ANSR
The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOU[illegible].

Dear Ivy We Pointer

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Cathy Woods

City: Plymouth M Zip: 5544

SAINT PAUL MN 550
2 APR 2026 PM 7 L

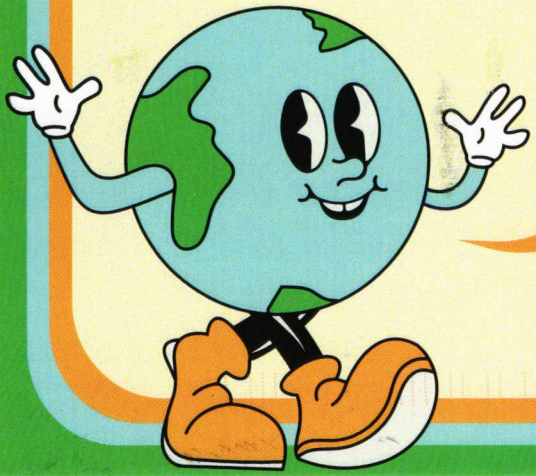
SASSAFRAS

C.M. Pointer
City Hall
3400 Plymouth Blvd
Plymouth, Mn

5447-144800

WWW.ANSRMN.ORG

Protect our planet from the tobacco industry.



PLANET
OVER
PROFITS

Dear Mayor Wosje

The production, manufacturing, and use of commercial tobacco products causes extreme harm to the environment. Every year, the tobacco industry cuts down 600 million trees, uses 22 billion tons of water, and releases vast amounts of greenhouse gases to make their products. Cigarette butts remain the most littered item worldwide.

E-cigarettes are harmful, too. Vapes are classified as hazardous waste, but many people do not know that they cannot be thrown in the trash. When improperly discarded, the chemicals, heavy metals, lithium-ion batteries, and plastics in e-cigarettes can leach into waterways, disrupt natural habitats, and start fires, leading to irreparable environmental damage.

Ending the sale of all flavored commercial tobacco products will remove a substantial number of products from shelves and decrease use, thus reducing the environmental impact of tobacco. Take action now; our planet cannot wait.

Sincerely,

Name: Sandy Pham-Vang

City: Plymouth Zip: 55446

Association for Nonsmokers-Minnesota

www.ansrmn.org/environmental-impact

SAINT PAUL MN 550

2 APR 2026 PM 7 L

USA/POSTAGE

MAPLE

2025

Mayor Jeffrey Wosje
City Hall
3400 Plymouth Blvd.
Plymouth, MN
55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Julie Peterson,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

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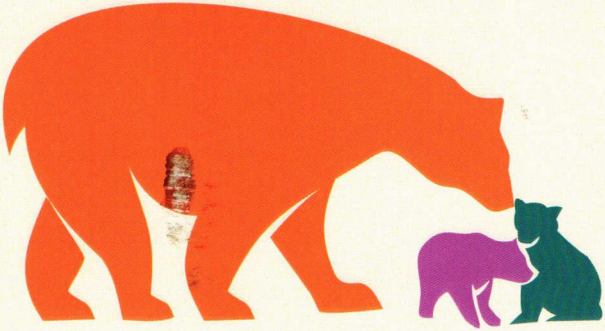
Sincerely,

Name: Diane Beyer

City: Plymouth Zip: 55447

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Julie Peterson

SAINT PAUL MN 550
2 APR 2026 PM 7 L

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Natalie Meshkova

City: Plymouth Zip: 55447

C.M. Peterson
City Hall
3400 Plymouth Blvd

Plymouth, MN
55447

5447-1

The Association for Nonsmokers-Minnesota

WWW.ANSR.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Kimberly Nelson

SAINT PAUL MN 550

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

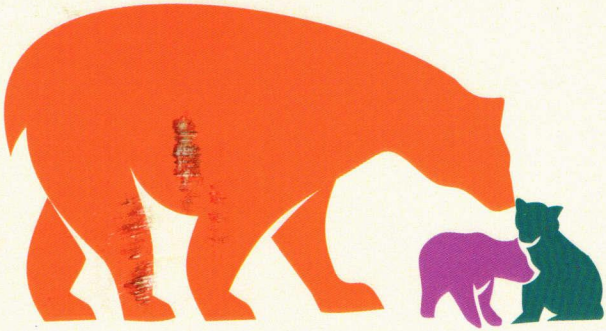
Name: Nancy Raymond

City: Plymouth, MN Zip: 55446

Councilmember
Nelson
City Hall
3400 Plymouth
Blvd.
Plymouth, Mn
55447

55447-144800

WWW.ANSRMN.ORG



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Kimberly Nelson,

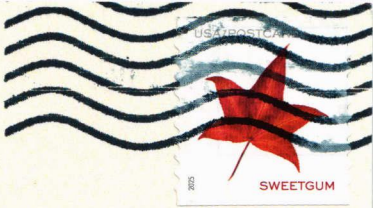
As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Savanna Porter

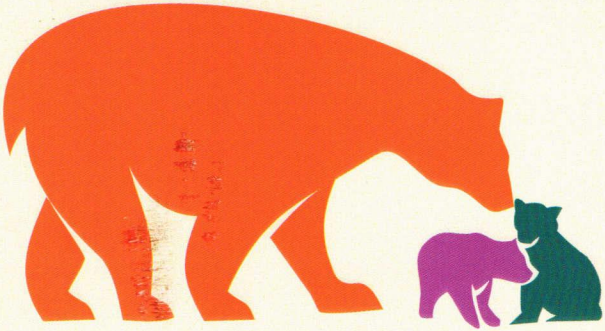
City: Plymouth MN Zip: 55447

SAINT PAUL MN 550
2 APR 2026 PM 7 L



Kimberly Nelson
City Hall
3400 Plymouth Blvd
Plymouth, MN
55447

5447-144800



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Jeffry Wosje,

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Sincerely,

Name: Jackie Divine

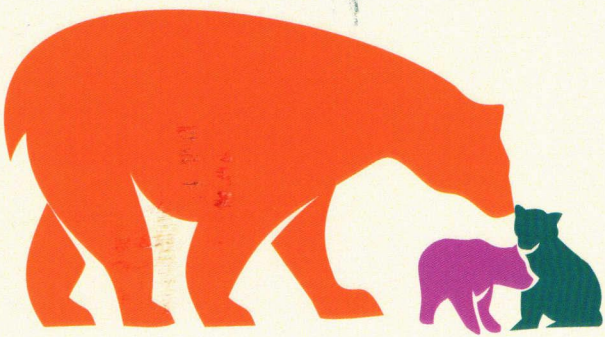
City: Plymouth Zip: 55447

55447-145800

WWW.ANSRMN.ORG

SAINT PAUL MN 550
2 APR 2026 PM 7 L

Mayor Wosje
City Hall
3400 Plymouth Blvd
Plymouth, MN
55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Mayor Jeffries

SAINT PAUL MN 550
2 APR 2026 PM 7 L

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

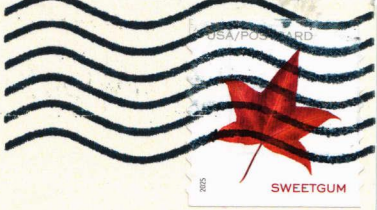
Name: Tempe

City: Plymouth Zip: 44555

55447-144800

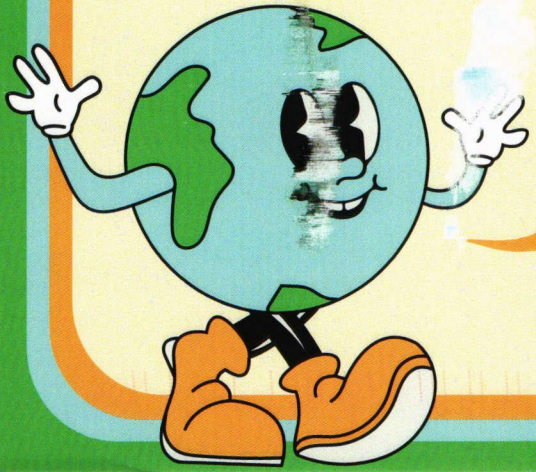
ANSR
The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG



Mayor Wosje
City Hall
3400 Plymouth Blvd
Plymouth, MN,
55447

Protect our planet from the tobacco industry.



PLANET
OVER
PROFITS

Dear Jeff Woodke,

The production, manufacturing, and use of commercial tobacco products causes extreme harm to the environment. Every year, the tobacco industry cuts down 600 million trees, uses 22 billion tons of water, and releases vast amounts of greenhouse gases to make their products. Cigarette butts remain the most littered item worldwide.

E-cigarettes are harmful, too. Vapes are classified as hazardous waste, but many people do not know that they cannot be thrown in the trash. When improperly discarded, the chemicals, heavy metals, lithium-ion batteries, and plastics in e-cigarettes can leach into waterways, disrupt natural habitats, and start fires, leading to irreparable environmental damage.

Ending the sale of all flavored commercial tobacco products will remove a substantial number of products from shelves and decrease use, thus reducing the environmental impact of tobacco. Take action now; our planet cannot wait.

Sincerely,

Name: Susan Tarnowski

City: Plymouth Zip: 55446

ANSR
Association for Nonsmokers-Minnesota

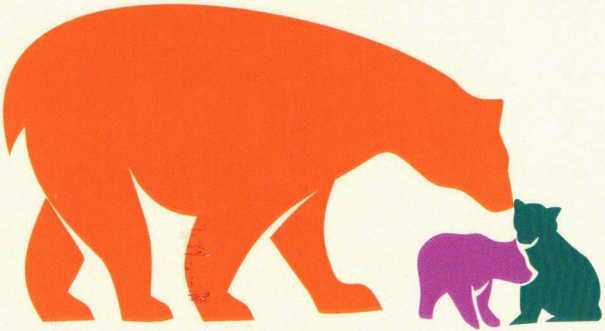
www.ansrmn.org/environmental-impact

SAINT PAUL MN 550
4 APR 2026
PM 8 L

USA POSTCARD

OAK

Mayor Jeff Woodke
City Hall
3400 Plymouth Blvd.
Plymouth MN
55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

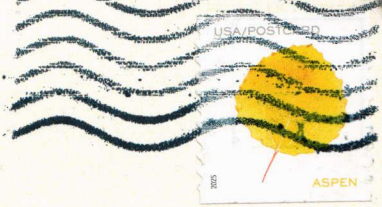
Dear Julie Pointner,

As a parent, I would do anything I can to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: John Hamm

City: Plymouth Zip: 55442



C. M. Pointner
City Hall
3400 Plymouth Blvd.
Plymouth, Mn
55447

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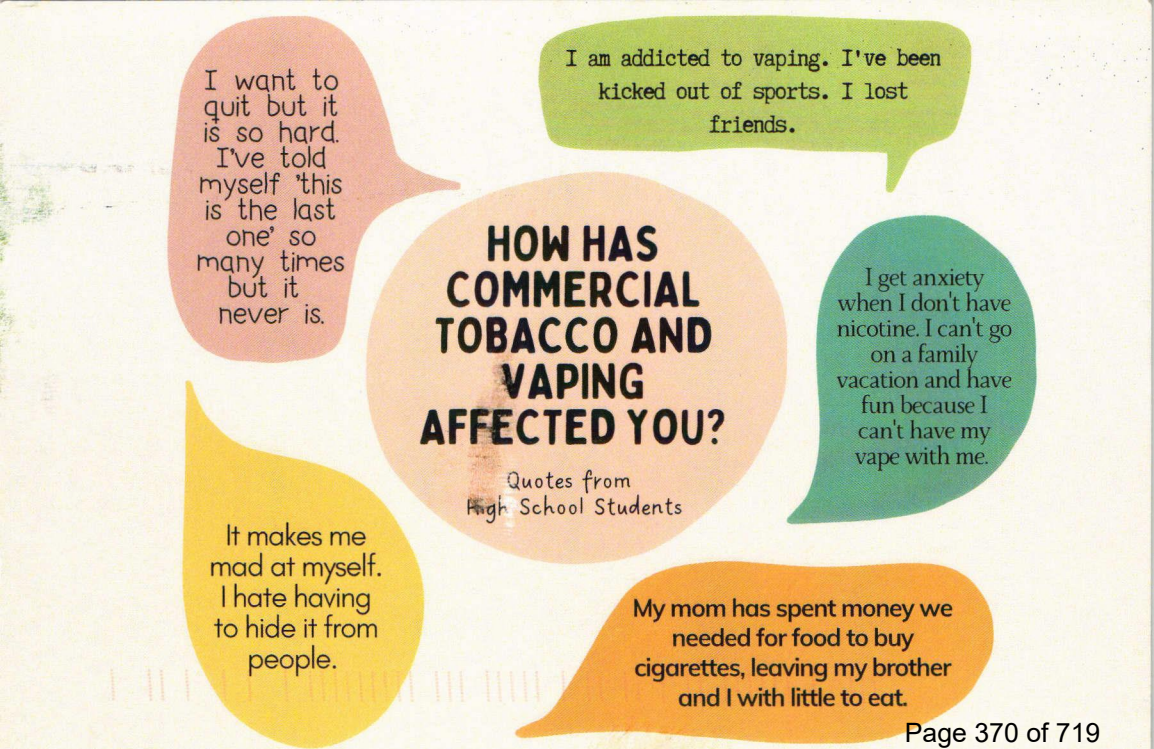
WWW.ANSRMN.ORG


I want to quit but it is so hard. I've told myself 'this is the last one' so many times but it never is.
I am addicted to vaping. I've been kicked out of sports. I lost friends.
HOW HAS COMMERCIAL TOBACCO AND VAPING AFFECTED YOU?
Quotes from High School Students
I get anxiety when I don't have nicotine. I can't go on a family vacation and have fun because I can't have my vape with me.
It makes me mad at myself. I hate having to hide it from people.
My mom has spent money we needed for food to buy cigarettes, leaving my brother and I with little to eat.

Dear Julie Pointer

ST PAUL MN 550

4 APR 2025 PM 8 L

Teens today deal with multiple pressures. Many of them turn to nicotine, mistakenly thinking that it will alleviate stress, anxiety, and depression. Unfortunately, nicotine can make mental health symptoms worse and interferes with adolescent brain development.

Many e-cigarette and other commercial tobacco products youth use contain large quantities of highly addictive nicotine and fruity, sweet flavors. Together, flavors and nicotine are driving the youth vaping epidemic, which has erased more than two decades of progress to reduce youth tobacco use overall.

Young people need decision makers to step up and end the sale of all flavored commercial tobacco and vaping products now. Our kids shouldn't have to face this alone.

Jeff Jeffers

Name

Plymouth

City

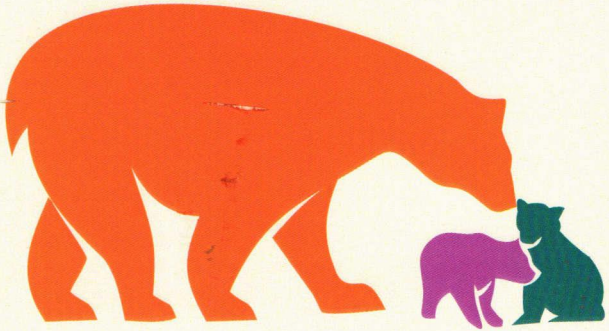
55447

Zip Code

55447-144800

Council Member Pointer
3400 Plymouth Blvd
Plymouth, MN
55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Julie Peterson

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

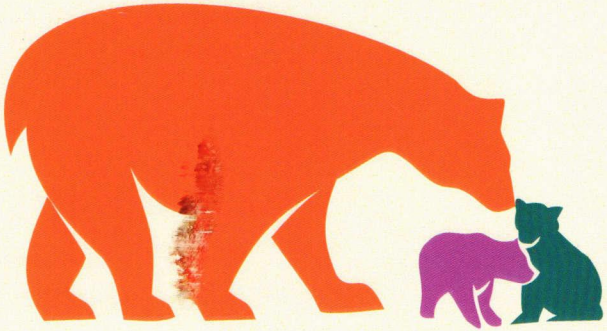
Sincerely,

Name: Alison LaCroix

City: Plymouth Zip: 55447

C. M. Peterson
City Hall
3400 Plymouth Blvd
Plymouth, Mn
55447

WWW.ANSRMN.ORG



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Julie Poitras

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

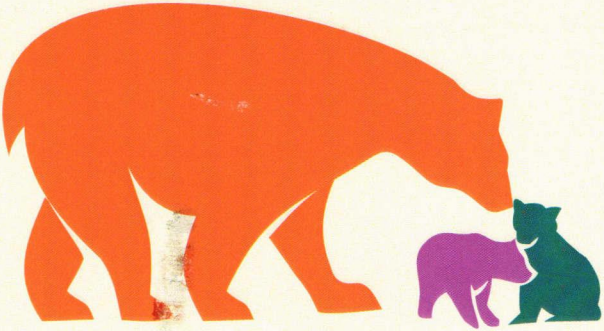
Name: Maureen Brown

City: Plym Zip: 55442

SAINT PAUL MN 550
4 APR 2026 PM 8 L
MAPLE

C.M. Poitras
City Hall
3400 Plymouth Blvd.
Plymouth, Mn
55447

5447-1444
WWW.ANSRMN.ORG
The Association for Nonsmokers-Minnesota



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Scott Aldrich

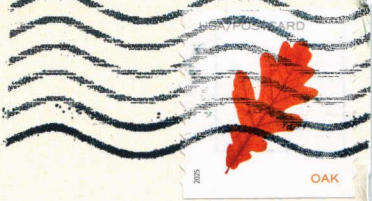
As a parent, I would do anything and everything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Randy Churchill

City: Plymouth Zip: 55442

Mayor Wolfe's
Member Advocate
3400 Plymouth Blvd.
Plymouth, MN
55447



WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Mayor Wosje,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Ron Frehner

City: Maple Grove Zip: 55311

SAINT PAUL MN 550
31 MAR 2026 PM 1 L

USA POSTCARD

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

55447-144200

ANSR The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Jeffery Nosie,

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Rose Considine

City: Maple Grove Zip: 55311

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

DON'T
DISCOUNT
MY LIFE
40 percent of Minnesota smokers have used tobacco coupons or promotions in the past year to save money on cigarettes.
www.DontDiscountMyLife.org

Dear Jeffry Wosje

Tobacco companies spent $7.7 billion in 2016 reducing the price of their products through coupons and retail promotions. Discounted tobacco only benefits the tobacco industry. Keeping tobacco prices high is the most effective way to help people quit and prevent young people from starting tobacco use. Please act now to stop the tobacco industry from targeting our communities with cheap tobacco.

Sincerely,

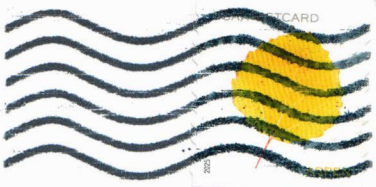
Dennis Derdoski

Address

City Plymouth Zip 55447

DON'T DISCOUNT MY LIFE

www.DontDiscountMyLife.org



City & Plymouth
3400 Plymouth Blvd
Plymouth mn 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Julie Pointer

SAINT PAUL MN 550
30 MAR 2016 PM 1 L

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

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City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

Sincerely,

Name: Lu Ann Svendsen

City: Plymouth Zip: 55442

55447-146298

ANSR
The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

I want to quit but it is so hard. I've told myself 'this is the last one' so many times but it never is.

I am addicted to vaping. I've been kicked out of sports. I lost friends.

HOW HAS COMMERCIAL TOBACCO AND VAPING AFFECTED YOU?

Quotes from High School Students

I get anxiety when I don't have nicotine. I can't go on a family vacation and have fun because I can't have my vape with me.

It makes me mad at myself. I hate having to hide it from people.

My mom has spent money we needed for food to buy cigarettes, leaving my brother and I with little to eat.

Dear Jeffrey Wosje

Teens today deal with multiple pressures. Many of them turn to nicotine, mistakenly thinking that it will alleviate stress, anxiety and depression. Unfortunately, nicotine can make mental health symptoms worse and interferes with adolescent brain development.

Many e-cigarette and other commercial tobacco products youth use contain large quantities of highly addictive nicotine and fruity, sweet flavors. Together, flavors and nicotine are driving the youth vaping epidemic, which has erased more than two decades of progress to reduce youth tobacco use overall.

Young people need decision makers to step up and end the sale of all flavored commercial tobacco and vaping products now. Our kids shouldn't have to face this alone.

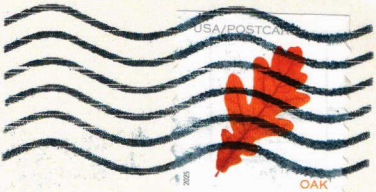
Jo Kevin Sneck

Name

City

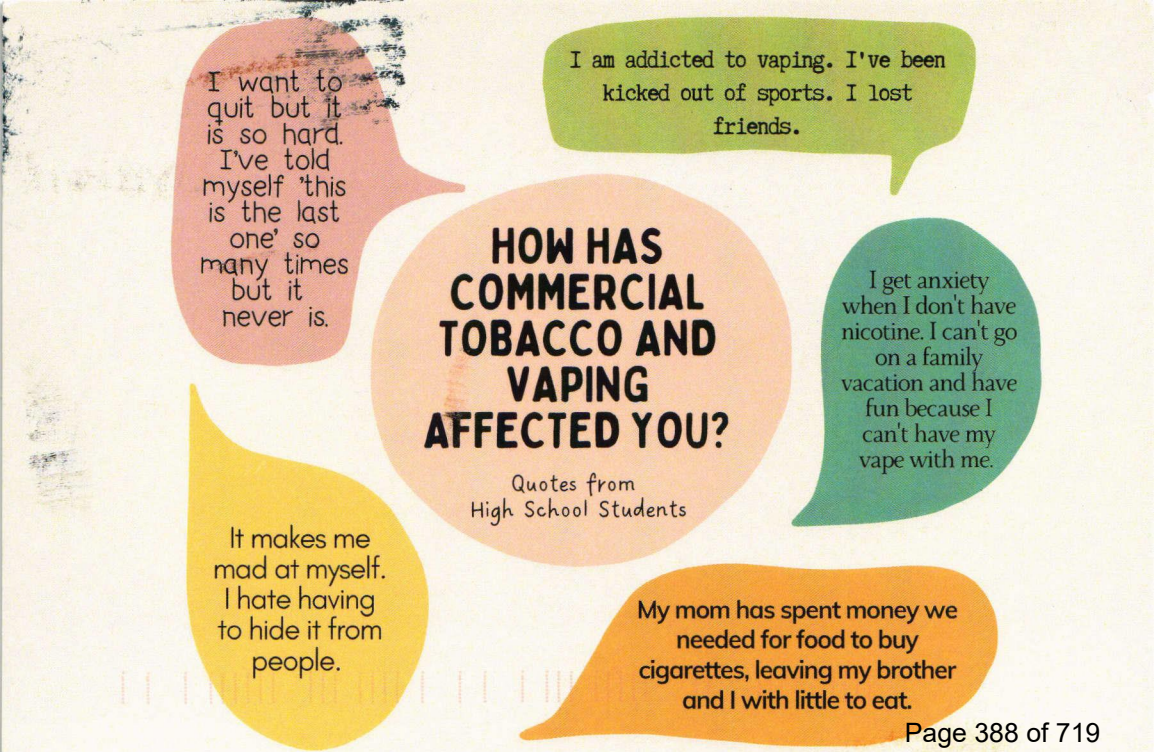
Zip Code

SAINT PAUL MN 550
6 APR 2026 PM 6 L



Mayor Wosje
3400 Plymouth Blvd
Plymouth, MN 55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative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Quotes from High School Students
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My mom has spent money we needed for food to buy cigarettes, leaving my brother and I with little to eat.

Dear Mayor - City Council

Teens today deal with multiple pressures. Many of them turn to nicotine, mistakenly thinking that it will alleviate stress, anxiety, and depression. Unfortunately, nicotine can make mental health symptoms worse and interferes with adolescent brain development.

Many e-cigarette and other commercial tobacco products youth use contain large quantities of highly addictive nicotine and fruity, sweet flavors. Together, flavors and nicotine are driving the youth vaping epidemic, which has erased more than two decades of progress to reduce youth tobacco use overall.

Young people need decision makers to step up and end the sale of all flavored commercial tobacco and vaping products now. Our kids shouldn't have to face this alone.

Name Sharon Haskell

55446 [redacted]

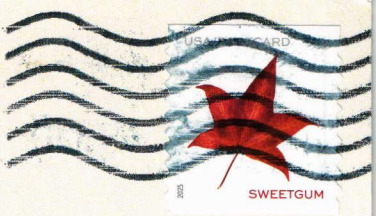
City

Zip Code

55447-144800

SAINT PAUL MN 550

6 APR 2026 PM 4 L



Mayor - Canalmember of Plymouth
3400 Plymouth Blvd.
Plymouth, MN
55447

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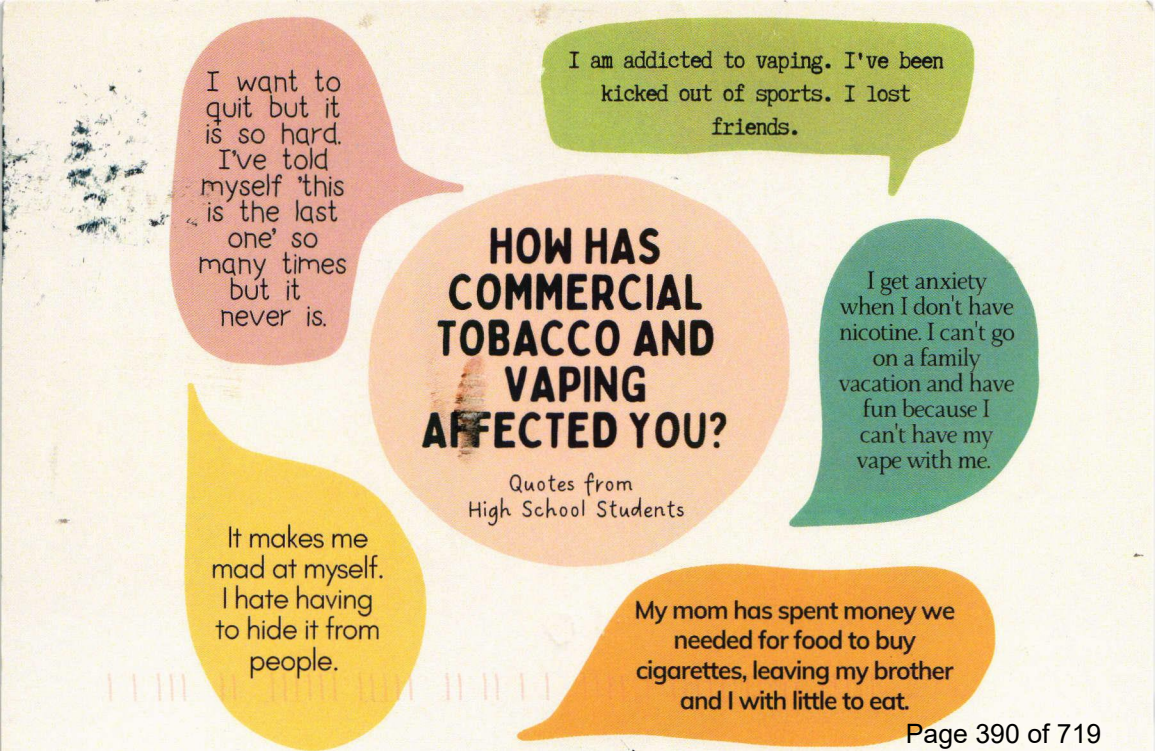
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Dear Councilmember

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Name Erin

City Medina

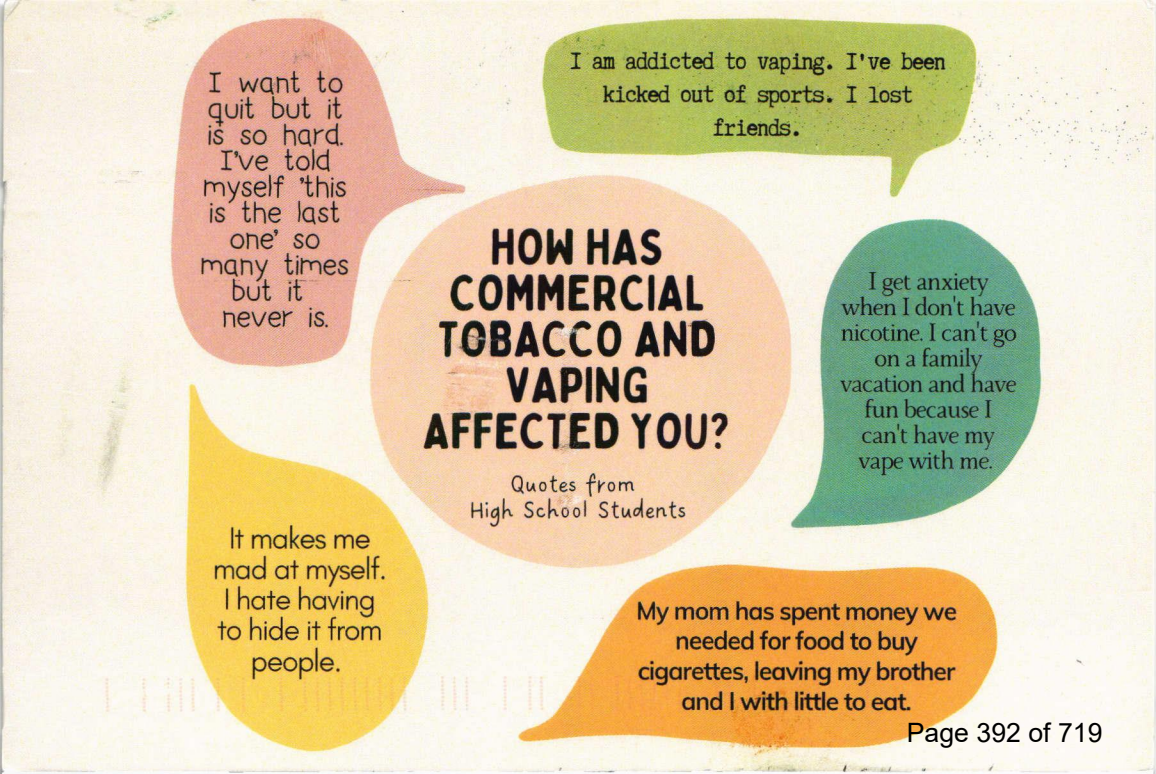
Zip Code 55340

SAINT PAUL MN 550
6 APR 2026 PM 6 L

USA POSTCARD
MAPLE

Plymouth Councilmember
3400 Plymouth Blvd.
Plymouth, MN 55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative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Dear City Council

SAINT PAUL MN 550

6 APR 2026 PM 7 L

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Gillian Barton

Name

Bloomington 55425

City Zip Code

55447-14829

Plymouth City Council
3400 Plymouth Blvd.
Plymouth, MN
55447

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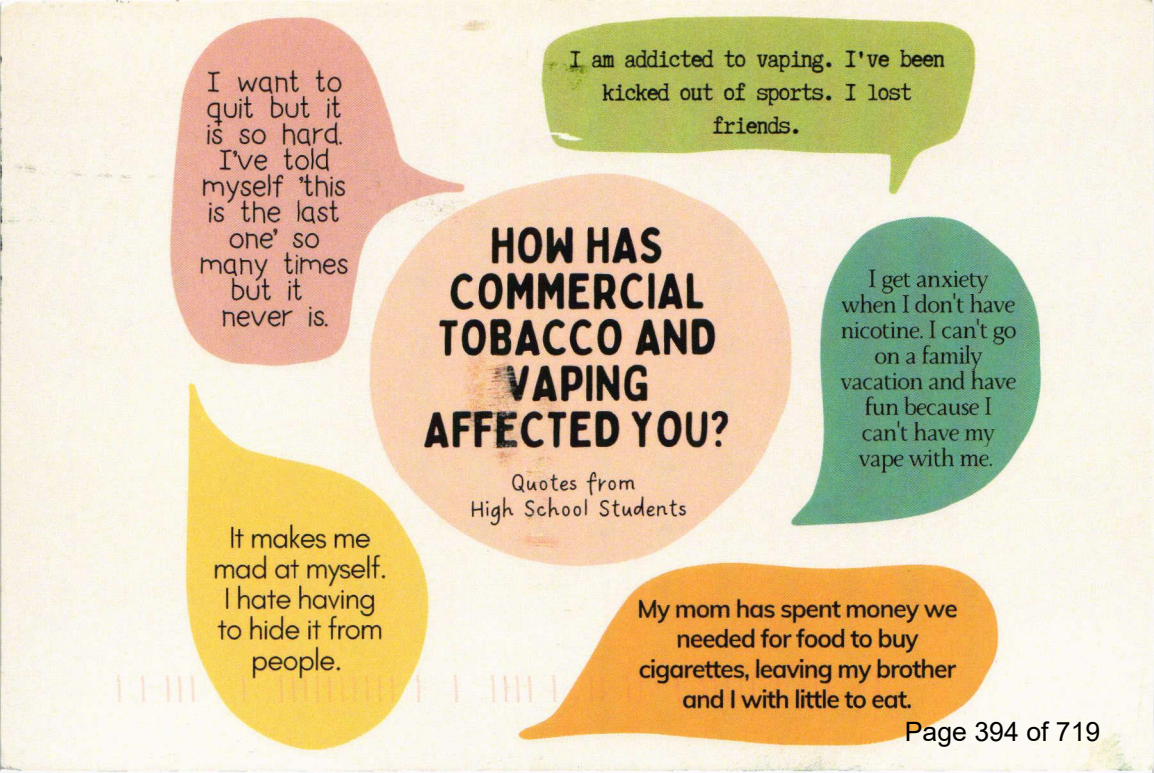
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Dear Julie Peterson

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Katherine Fair

Name

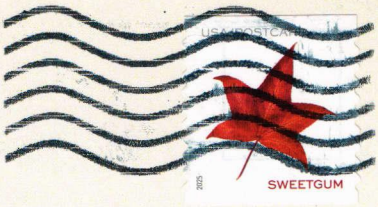
Plymouth

City

55447

Zip Code

SAINT PAUL MN 550
APR 2025 PM 6 L



Councilmember Julie Peterson
3400 Plymouth Blvd.
Plymouth, MN 55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative

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Bill Kirschner
Name

Plymouth
City

55446
Zip Code

55447-144800

SAINT PAUL MN 550
6 APR 2026 PM 4 L

Councilmember Scott
3400 Plymouth Blvd
Plymouth, MN 55447

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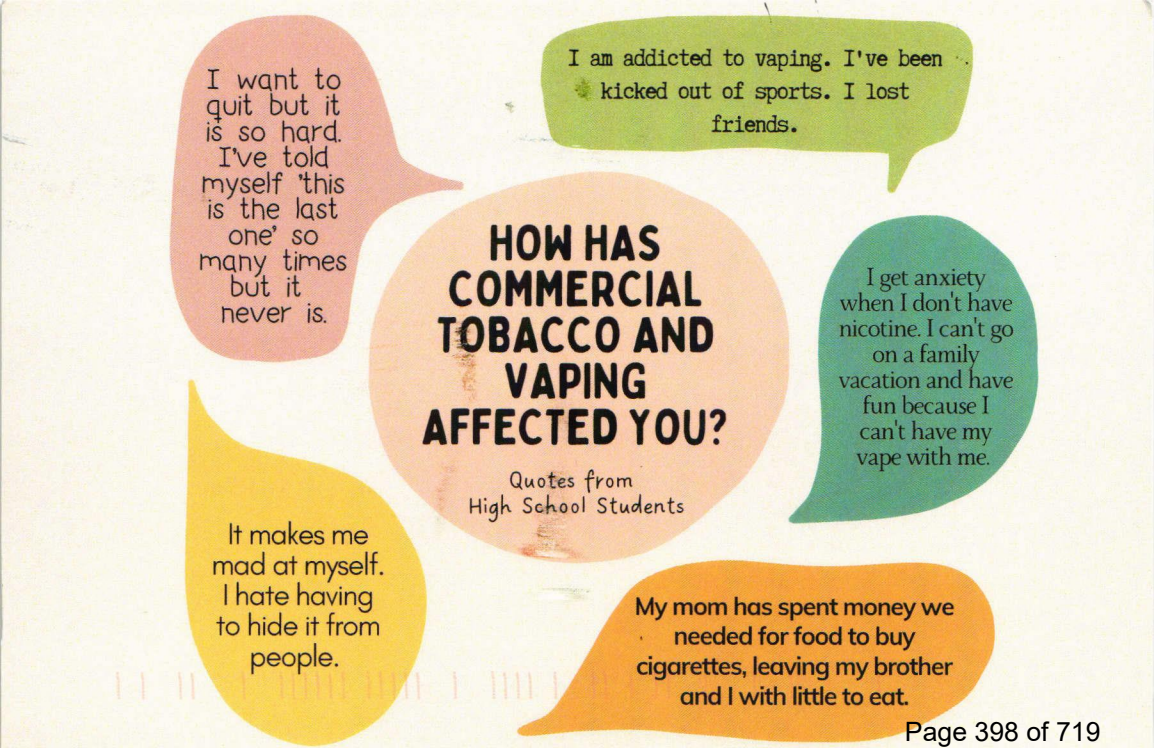
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Marie Pope

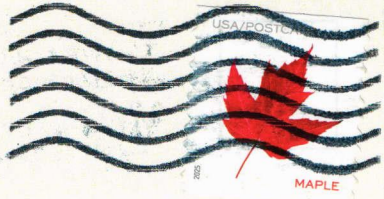
Name

Plymouth

City

55446

Zip Code



CAPT 1926 JUL MN 550
6 APR 2020 PM 6 L

City Council Members
3400 Plymouth Blvd.
Plymouth, MN
55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Kimberly Nelson,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products – including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Nancy Goh Kelly

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

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Sincerely,

Name: Patty Beissec

City: Plymouth Zip: 55446

SAINT PAUL MN 550
27 MAR 2026 PM 6 L

POSTCARD
SWEETGUM

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

5447-[illegible]

ANSR MSR
The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

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Dear Kim

SAINT PAUL MN 550
31 MAR 2026 PM 7 L

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Sincerely,

Name: Ban Gustafson

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

55447-

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

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Sincerely,

Name: Jo Rimmereid

City: Plymouth Zip: 55446

SAINT PAUL MN 550
27 MAR 2020 PM 7 L

USA POSTAGE
MAPLE

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

55447-

WWW.ANSRMN.ORG

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Sincerely,

Name: Grant Kelly

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 5544[illegible]

FLAVORS HOOK KIDS

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Dear Plymouth City Council

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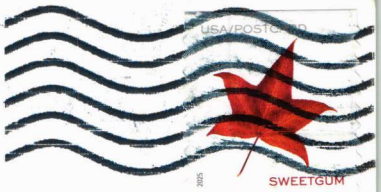
Sincerely,

Name: Katrina Barnett

City: Plymouth Zip: 55447

5447-14829 3



SAINT PAUL MN 550
23 MAR 2026 PM 7 L

Plymouth City Council
3400 Plymouth Blvd
Plymouth, MN 55447

FLAVORS HOOK KIDS

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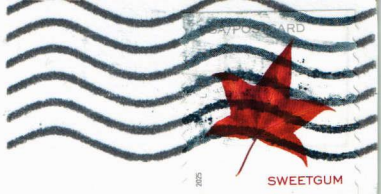
Dear Scott Aldritch

SAINT PAUL MN 550

31 MAR 2026 PM 7 L



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Sincerely,

Name: Jonathan Blight

City: Plymouth Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

55447-

WWW.ANSRMN.ORG

FLAVORS HOOK KIDS

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SAINT PAUL MN 550

31 MAR 2020 PM 7 L

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Sincerely,

Name: Maggie Baranowski

City: Plymouth MN Zip: 55446

City of Plymouth
3400 Plymouth Blvd
Plymouth mn 55447

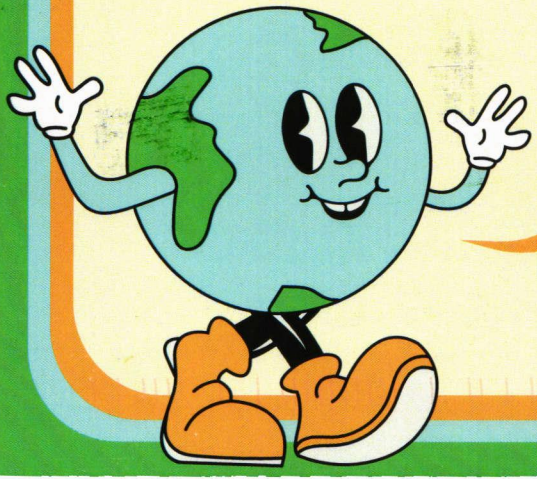
55447

ANSR

The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

Protect our planet from the tobacco industry.



PLANET
OVER
PROFITS

Dear Mayor Wosje

The production, manufacturing, and use of commercial tobacco products causes extreme harm to the environment. Every year, the tobacco industry cuts down 600 million trees, uses 22 billion tons of water, and releases vast amounts of greenhouse gases to make their products. Cigarette butts remain the most littered item worldwide.

E-cigarettes are harmful, too. Vapes are classified as hazardous waste, but many people do not know that they cannot be thrown in the trash. When improperly discarded, the chemicals, heavy metals, lithium-ion batteries, and plastics in e-cigarettes can leach into waterways, disrupt natural habitats, and start fires, leading to irreparable environmental damage.

Ending the sale of all flavored commercial tobacco products will remove a substantial number of products from shelves and decrease use, thus reducing the environmental impact of tobacco. Take action now; our planet cannot wait.

Sincerely,

Name: Rachel Moscatelli

City: Plymouth Zip: 55447

Association for Nonsmokers-Minnesota

www.ansrmn.org/environmental-impact

SAINT PAUL MN 550

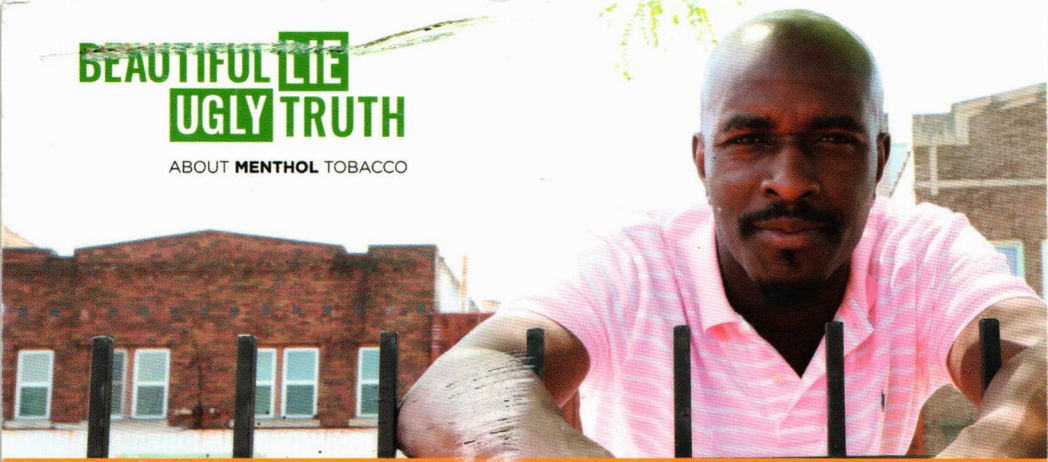
APR 2020 PM 6 L

USA/POSTCARD

Mayor Wosje
3400 Plymouth Blvd.
Plymouth, MN 55447

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO



"I choose life, not menthol tobacco."

88 percent of African American adults who smoke use menthol, compared to 26 percent of adult smokers overall.

23 MAR 2026 PM 2 L

SAINT PAUL MN 550

www.BeautifulLieUglyTruth.org

Dear Plymouth City Council

The tobacco industry targets our communities and our youth with menthol tobacco.

Menthol cools and numbs the throat, disguising the harshness of the smoke. Menthol tobacco is easy to start and even harder to quit. By regulating the sale of menthol tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth.

Sincerely,

Diane Anastos

Address 13808 52nd Ave N

City Plymouth Zip 55446

BEAUTIFUL LIE
UGLY TRUTH

ABOUT **MENTHOL** TOBACCO

www.BeautifulLieUglyTruth.org

City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

FIGHT
FIGHT
FIGHT
FLAVORED
TOBACCO
#FLAVORDANGER
80 percent of youth who use tobacco use fruit-, candy- or menthol-flavored tobacco.
www.ansrmn.org/flavors

Dear Scott Aldrich

The
our
me[illegible] flavored tobacco products have led to sky-rocketing youth use rates. Big Tobacco has spent decades marketing flavored products directly to Black, Indigenous, People of Color (BIPOC) and LGBTQ communities. These groups experience higher use rates of these products and therefore greater health disparities. By regulating the sale of flavored tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth. Our state can't wait.

Sincerely,

Madeline

Address 13015 56th Ave N

City Plymouth Zip 55442

ISA/POSTCARD

OAK

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

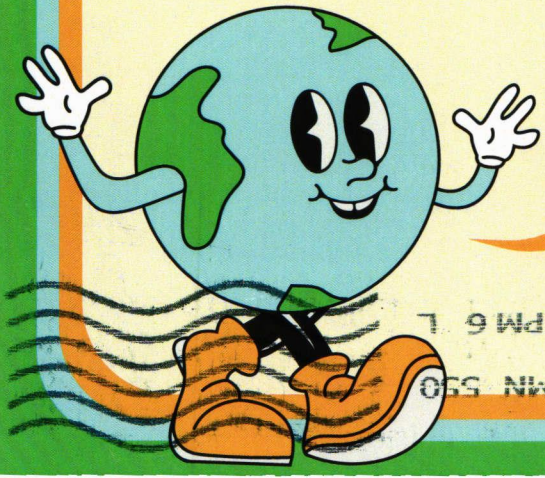
FIGHT FLAVORED TOBACCO #FLAVORREMOVER

BEAUTIFUL LIE UGLY TRUTH
ABOUT MENTHOL TOBACCO

27 MAR 2026 PM 2 L

SAINT PAUL MN 550

Protect our planet from the tobacco industry.



PLANET OVER PROFITS

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Sincerely,

Name: Maryellen Juhart

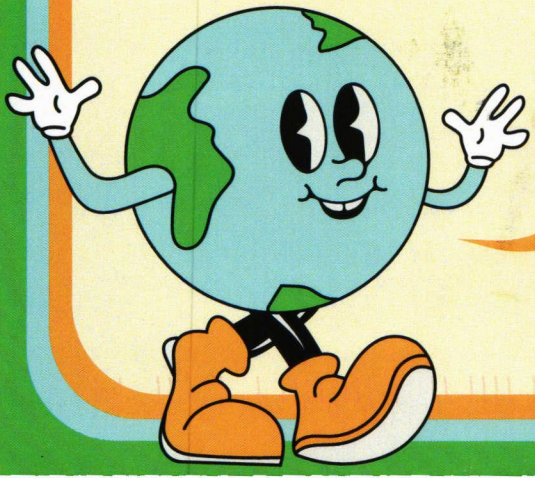
City: Plymouth Zip: 55441

Association for Nonsmokers-Minnesota

www.ansrmn.org/environmental-impact

Council member Aldrich
3400 Plymouth Blvd.
Plymouth, MN 55447

Protect our planet from the tobacco industry.



PLANET
OVER
PROFITS

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Sincerely,

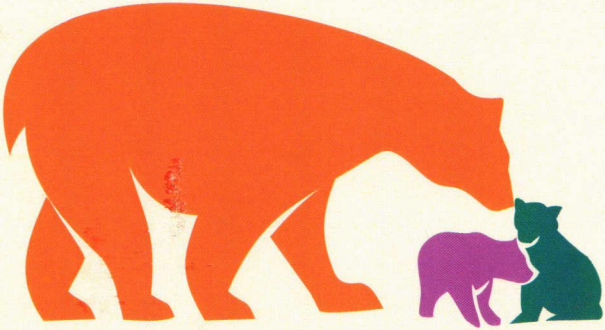
Name: Megan Friedman

City: Plymouth Zip: 55446

SAINT PAUL MN 550

APR 2020 PM 6 L

Counalmember Nelson
3400 Plymouth Blvd.
Plymouth, MN 55447



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Julie Pointner

SAINT PAUL MN 550
6 APR 2026 PM 6 L

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

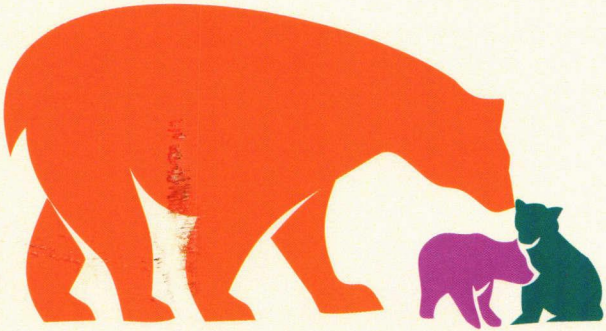
Sincerely,

Name: Troy Palm

City: Plymouth Zip: 55369

Councilmember Pointner
3400 Plymouth Blvd.
Plymouth, MN 55447

5447-144550



MAMA BEARS PROTECT KIDS

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Dear City Council

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Sincerely,

Name: Elene Basco

City: Plymath Zip: 55446

SAINT PAUL MN 550
6 APR 2026 PM 6 L

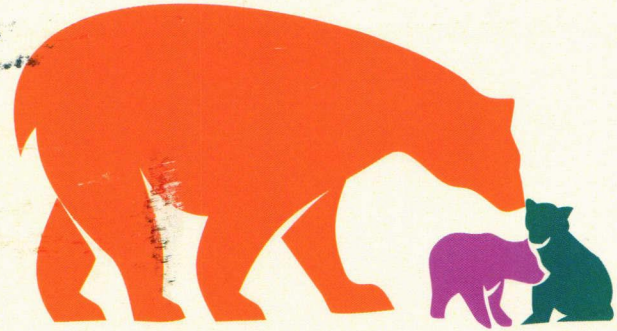
USA/POSTAGE
SWEETCOM

City Council Members
3400 Plymouth Blvd.
Plymath, MN 55446

5447-1

ANSR The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Scott Aldrich

SAINT PAUL MN 550

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28 MAR 2026 PM 8 L

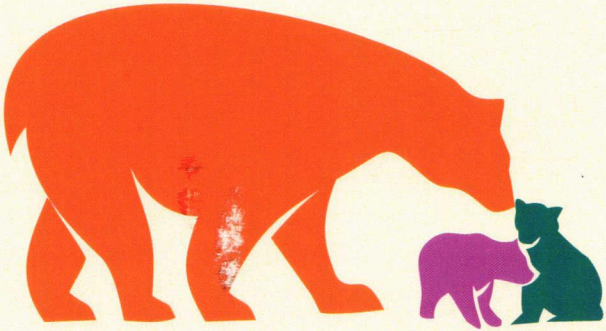
City & Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

Sincerely,

Name: Tatiana Davis

City: Plymouth Zip: 55441

5447-1462



MAMA BEARS PROTECT KIDS

"Mama bears aren't left or right—they are passionate about standing up for children in public policy." Sen. Julia Coleman

Dear Julie,

SAINT PAUL MN 550
31 MAR 2026 PM 7 L

As a parent, I would do anything to make sure my kids are safe and healthy. That's why it's so important to me that we stand up to Big Tobacco and say "No more!" No more sweet, candy flavored vapes, no more minty, menthol cigarettes, and no more apple and cherry chewing tobacco, all of which are highly appealing to young people. I refuse to stand by while another generation falls victim to the addiction and disease caused by tobacco use. I urge you to stand with me and vote to end the sale of all flavored commercial tobacco in our state.

Sincerely,

Name: Andrea Stremme

City: Plymouth Zip: 55447

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

5447-1

ANSR The Association for Nonsmokers-Minnesota

WWW.ANSRMN.ORG

From:	Lance Klatt
To:	Jodi Gallup
Cc:	Dave Callister; Amy Gottschalk; Amanda Kaufman
Subject:	RE: tobacco ordinance/conversation
Date:	Wednesday, February 11, 2026 10:27:42 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

External email

First time sender

> Some people who received this message don't often get email from lance@mnssa.com. Learn why this is important

Good morning Jodi!

Thank you for taking time to email me. Would love to be included in this conversation. There should be a conversation about illicit products, difference between “Open” and Closed” vape systems, creating a registry for the City of Plymouth. “Closed” systems are legal vape products from manufacturers (Altria, RJR PMI, etc.) that are monitored by the FDA. “Open” systems are mostly illicit products from other countries not approved by the FDA, without monitoring Nicotine or tobacco levels. BTW, some of my retailers are selling 500MG THC gummys, nobody has been regulating none of that. I have a 21-year old son and a 18-year old daughter. Neither one use tobacco, vape or THC products. They share with me, most events or when in high school, young adults are vaping. Me personally, I like to sit back and have a bourbon with my neighbors and chew Copenhagen Long cut wintergreen or flavored nicotine pouches. A flavor ban wouldn’t allow myself to buy that product, and feel my neighbors and I contribute to society, all of us are/have been coaches in our communities, a flavor ban punishes some of us.

From what I understand, Prior Lake banned all flavored vape products and left traditional flavored tobacco and nicotine pouches alone. I agree with penalty fees as responsible retailers have little to worry about as they are “responsible”. My retailers within your community and myself would love to be part of a solution. From my knowledge, MSP and St. Paul have never once fined or investigated a retail site selling flavored tobacco although it is illegal. I think Plymouth can be a the first to create an “approved” list of flavored products and inspections to ensure retailers are fulfilling their obligations to the city. BTW… Coremark is a large distributor in your city and a responsible distributor. The City of Plymouth could even ask Wholesalers/Distributors to comply with your approved list and have them pay for a distributor license to ensure they follow your approved list of flavored products.

I have said a lot but always trying to sprinkle common sense to an issue where our

communities can continue to thrive and protect our youth and responsible adults. Looking forward to a conversation.

Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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From: Jodi Gallup <jgallup@plymouthmn.gov>
Sent: Wednesday, February 11, 2026 8:58 AM
To: Lance Klatt <lance@mnssa.com>
Cc: Dave Callister <dcallister@plymouthmn.gov>; Amy Gottschalk <agottschalk@plymouthmn.gov>; Amanda Kaufman <akaufman@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

Hi Lance,
Thank you for inquiring about the tobacco ordinance conversation. The City Council is considering changes to Chapter XI, Section 1150 of the City Code that governs the regulations of tobacco and related products. The potential changes the council is considering include capping licenses, creating buffer zones, prohibiting the sale of flavored tobacco products, implementing a coupon policy, and increasing license and penalty fees.

Staff is currently researching and preparing draft ordinance language. The proposed

timeline for these changes will include a 30-day mailed notice to license holders by March 13, a public comment period from March 13-early April, and a public hearing scheduled for Monday, April 13 at 7 p.m.
We can include you in this communication to make sure you have an opportunity to comment.
Thank you!

Jodi Gallup, CMC (She/Her)
City Clerk/Administrative Coordinator
City of Plymouth

From: Lance Klatt <lance@mnssa.com>
Sent: Tuesday, February 10, 2026 2:06 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

You don't often get email from lance@mnssa.com. Learn why this is important

Hi Dave!

Thank you for your message. Will be on the lookout for Jodi's communication.

Really appreciate the email.

Take care!
Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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From: Dave Callister <dcallister@plymouthmn.gov>
Sent: Tuesday, February 10, 2026 1:59 PM
To: Lance Klatt <lance@mnssa.com>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

Hi Lance:

Thanks for reaching out. I will have City Clerk/Admin Coordinator Jodi Gallup reach out to you to update you on the discussion and how you can best provide feedback going forward.

Dave Callister | City Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5301
www.plymouthmn.gov

Plymouth, Minnesota | Adding Quality to Life

From: Lance Klatt <lance@mnssa.com>
Sent: Tuesday, February 10, 2026 12:48 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: tobacco ordinance/conversation

You don't often get email from lance@mnssa.com. Learn why this is important

Good afternoon Mr. Callister,

My name is Lance Klatt; Executive Director of the Minnesota Service Station & Convenience Store Association. I noticed on January 27, 2026 there was a Special City Council Meeting reviewing tobacco licensing regulations and am wondering how the discussion went regarding the tobacco license ordinance and what the staff may be drafting based on the presentation? As time permits, would love to be a part of the conversation if possible?

Please feel free to reach me via my email or my cell phone at 612-916-9917.

Thanks- Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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From:	Julie Pointner
To:	Jodi Gallup
Cc:	Dave Callister; Amanda Kaufman
Subject:	Fw: Proposed tobacco ordinance
Date:	Wednesday, March 25, 2026 9:49:40 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

FYI, for the record

Thanks,
Julie

From: Lance Klatt <lance@mnssa.com>
Sent: Friday, March 20, 2026 1:34:42 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>; Bruce Nustad <bruce@mnretail.org>
Subject: RE: Proposed tobacco ordinance

External email
First time sender

Good afternoon Council Member Pointner,

My name is Lance Klatt; the Executive Director of the Minnesota Service Station & Convenience Store Association, a trade association that represents service station & convenience store retailers across the State of Minnesota, including retailers in Plymouth. I'm reaching out on behalf of the MSSA Coalition, and my Plymouth retailers to request a meeting with you to discuss the current Tobacco Ordinance update legislation which the City Council will be considering on April 13th. I've had an opportunity to review the proposed ordinance, as well as the discussion and presentation made during the previous workshop session.

This is a conversation which the MSSA and our Plymouth retailers would love to be included in, and should be included in as a stakeholder, especially as the legislation proposed would have a significant impact on our small businesses. Both the MSSA and our retail members firmly believe that youth should not use any tobacco products; and, our retailers across Plymouth are on the front lines of preventing youth from buying tobacco and nicotine products in retail stores. I, and my retailers, take this seriously and personally. I have a 21-year old son and a 18-year old

daughter. Neither one of them use tobacco, vape or THC products. And my wife and I have spent considerable time educating them on why they shouldn't. There are also many adult consumers, such as myself, who utilize less harmful flavored tobacco products, like chew or nicotine pouches, that they purchase from responsible retailers in the City of Plymouth.

I am proud of our retailers in Plymouth because they are leading with compliance. Every year the FDA conducts in person compliance checks at tobacco retailers around the country regarding sales to underage persons. From the FDA's 2025 data, retailers in Plymouth had a compliance rating of 92%, which is higher than the FDA's 88% statewide compliance rate in Minnesota. Further, the Minnesota Department of Education's Student Survey results from 2025 make clear that amongst the small percentage of youth, in grades 8, 9 & 11, who use tobacco products, the vast majority of them in Plymouth (89.1%) are obtaining tobacco products from social sources (i.e., parents, older siblings, friends, and even strangers) and not by purchasing the products from retailers.

I know I've said a lot here. I appreciate your time and attention to this email. Our organization, and our responsible retailers in Plymouth want to be a part of this conversation with you so that we can collaborate on common sense solutions which protect youth, respect adult consumers, and support small business retailers. I look forward to being able to meet with you on this important issue. Please feel free to email me or call me on my cell at 612-916-9917 to discuss if you would like.

Thank You!!

Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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From:	Lance Klatt
To:	Joel Spoonheim
Cc:	Jodi Gallup; Bruce Nustad
Subject:	RE: Proposed tobacco ordinance
Date:	Monday, March 23, 2026 8:28:52 AM
Attachments:	shield-advisory.png chevron-light.png

External email

Good morning Council Member Spoonheim!

Hope you had a great weekend! I agree, the weeks ahead are busy! I can meet you virtually later this week in the afternoon or next Monday or Tuesday anytime. I can also meet you in person next Monday or Tuesday. Thinking about your email last night, would like to explore more about this ordinance. For instance, Plymouth can be the first to create an only approved distributor registry. (Coremark, Henry's foods, McClane, Amundson's etc.) These distributors are distributors working with respectable tobacco/nicotine manufacturers. Plymouth can have an interview process and an annual renewal fee. Every Qtr. The City of Plymouth conducts audits with their distributors. A real problem in our industry is illicit products coming from China. Working with reputable distributors/manufacturers can assist in these products being offered.

Also, other ideas can be included in the ordinance:

- Each retail location has a sign on their doors and by the products in plain sight stating: "City of Plymouth Cares! All guests will be carded for all tobacco/nicotine purchases.
- Each Retail establishment will utilize Truage technology. https://www.mytruage.org/

I think we can do more great things if we can have work session before the hearing on the 13th or table the proposed ordinance until we have everything thought through. I think this would be great.

Thanks,

Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983

cell: (612-916-9917
e-mail : lance@mnssa.com

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From: Joel Spoonheim <jspoonheim@plymouthmn.gov>
Sent: Sunday, March 22, 2026 8:46 PM
To: Lance Klatt <lance@mnssa.com>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>; Bruce Nustad <bruce@mnretail.org>
Subject: Re: Proposed tobacco ordinance

Hello Lance,
Thanks for your message. I'd be happy to meet with you but will need to do so virtually before 4/3 or perhaps in person the following week. I'm really tied up the coming weeks but want to hear from you well before our meeting in April.

Let me know your preference and we can get something set up.

Joel Spoonheim
City Council Member at large
City of Plymouth, Minnesota
https://www.plymouthmn.gov/

From: Lance Klatt <lance@mnssa.com>
Sent: Friday, March 20, 2026 1:28 PM
To: Joel Spoonheim <jspoonheim@plymouthmn.gov>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>; Bruce Nustad <bruce@mnretail.org>
Subject: Proposed tobacco ordinance

Good afternoon Council Member Spoonheim,

My name is Lance Klatt; the Executive Director of the Minnesota Service Station & Convenience Store Association, a trade association that represents service station & convenience store

retailers across the State of Minnesota, including retailers in Plymouth. I'm reaching out on behalf of the MSSA Coalition, and my Plymouth retailers to request a meeting with you to discuss the current Tobacco Ordinance update legislation which the City Council will be considering on April 13th. I've had an opportunity to review the proposed ordinance, as well as the discussion and presentation made during the previous workshop session.

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Thank You!!

Lance

Lance L. Klatt
Executive Director

Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
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From:	Lance Klatt
To:	Jodi Gallup
Subject:	Duluth Flavor Ban Impact
Date:	Wednesday, March 11, 2026 4:21:03 PM
Attachments:	shield-advisory.png chevron-light.png MSA Power Point Slides on Duluth, MN copy.pdf

External email

Hi Jodi!

I dug out a study (attached) from 2019 that was conducted by Management Science the Duluth Associates Inc. The experience in Duluth demonstrates why the sale of "flavored tobacco" products should not be considered or adopted by the City of Plymouth. In 2018, Duluth prohibited the sale of flavored tobacco products. A study by Management Science Associates found that stores within five miles of Duluth's borders experienced immediate and sustained increases in flavored tobacco product sales after the ordinance took effect. Specifically, retailers within five miles of Duluth reported increases of 182% in menthol cigarette sales and 93% in flavored moist chewing tobacco. This study demonstrates that adults simply shifted their purchasing behavior by driving outside of Duluth to nearby cities and towns to purchase flavored tobacco products. This same shift in consumer purchasing behavior will happen in Plymouth with financial problems of local retailers and their employees.

Please feel free to also forward this study to Mayor Wosje, City Council members and staff.

Thank you!

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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message.**

Tobacco Market Trends

Don Burke
Senior Vice President
Management Science Associates, Inc.

February 11, 2019

Management Science Associates, Inc.

About MSAi

- Management Science Associates (“MSAi”) was founded in 1963 by Dr. Alfred A. Kuehn, a faculty member at Carnegie Mellon University
- MSAi has been providing tobacco-related reporting and analysis for over 40 years
- Named in the 1998 Master Settlement Agreement as a neutral 3rd party and tasked with confirming the cigarette volumes for those manufacturers that have agreed to the settlement
- MSAi’s confirmed shipment volumes are used to determine the payment amounts made by manufacturers as defined in the Master Settlement Agreement

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Source: Wholesale Shipment to Retail data through 12/29/2018

TOBACCO FLAVOR RESTRICTION
DULUTH, MINNESOTA

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Flavored Tobacco Restriction

- Effective June 1st, 2018, Duluth, Minnesota restricted the sale of flavored products to adult only smoke shops. Such items are:
  - Menthol Cigarettes
  - Wintergreen / Mint Moist Tobacco
  - Chocolate, Vanilla, Candy or Fruit Vapor Items

- Only stores that prohibit persons under the age of 18 from entering at all times AND derive at least 90% of their revenue from the sale of tobacco can sell flavored tobacco products.

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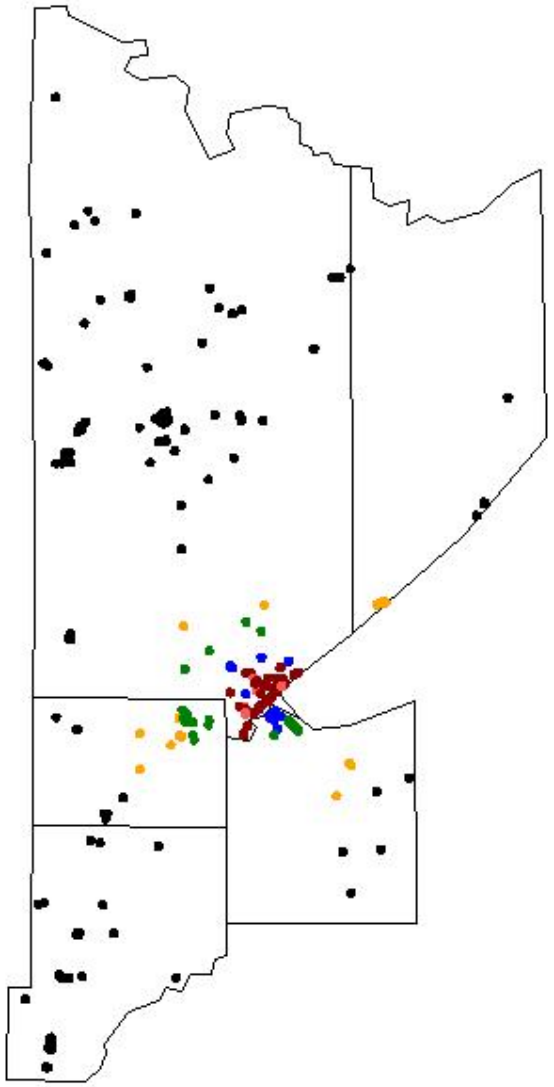
Source: Wholesale Shipment to Retail data through 12/29/2018

Flavored Tobacco Restriction



- Red – Flavored Products Banned (69 Stores)
- Light Red – Less than 1 Mile (14 Stores)
- Blue – Less than 5 Miles (29 Stores)
- Green – Less than 10 Miles (32 Stores)
- Yellow – Less than 25 Miles (20 Stores)
- Black – Greater than 25 Miles (185 Stores)

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Source: Wholesale Shipment to Retail data through 12/29/2018

Impact on Cigarettes

% Change in Volume (July '18 through Dec '18 vs. Jan '18 through June '18)

	Total	Restricted Stores	<= 1 Mile	<= 5 Miles	<= 10 Miles	<= 25 Miles	> 25 Miles
Total	4.9%	-18.1%	53.2%	9.7%	9.5%	6.4%	6.4%
Non-Menthol	6.2%	3.4%	12.4%	4.8%	8.7%	5.5%	6.6%
Menthol	0.2%	-99.2%	156.3%	26.0%	12.8%	10.3%	5.5%

- Overall Cigarette volume increased by 4.9% in the post time period, with a majority of the increase from non-menthol cigarettes.
- While Menthol volume virtually went away in Restricted Stores, stores within 1 Mile and within 5 miles saw substantial increase in volume.
- Restricted Stores saw an increase of 3.4% for non-menthol, but not as much as the other stores used in the analysis.

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Source: Wholesale Shipment to Retail data through 12/29/2018

Impact on Moist

% Change in Volume (July '18 through Dec '18 vs. Jan '18 through June '18)

	Total	Restricted Stores	<= 1 Mile	<= 5 Miles	<= 10 Miles	<= 25 Miles	> 25 Miles
Total	0.5%	-53.8%	62.6%	13.0%	9.6%	12.3%	3.8%
Tobacco	9.0%	34.7%	6.0%	1.2%	6.6%	5.9%	2.3%
Wintergreen	-3.6%	-98.3%	81.4%	20.0%	10.6%	16.2%	5.4%
Mint	-5.5%	-100.6%	89.0%	17.1%	12.8%	20.5%	2.2%
All Other	3.6%	-37.9%	83.7%	10.1%	9.6%	0.1%	-5.9%

- In total, Moist had very little to no increase in the post time period.
  - Tobacco flavored styles though did see an increase of 9% across all stores.

- Restricted stores saw a reduction in total moist volume of 53.8%. However, Tobacco styles saw an increase of 34.7%.

- Stores within a mile of restricted stores saw an increase of over 80% for wintergreen and mint styles.

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Source: Wholesale Shipment to Retail data through 12/29/2018

From:	Lance Klatt
To:	Jodi Gallup
Cc:	Dave Callister; Amy Gottschalk; Amanda Kaufman
Subject:	RE: tobacco ordinance/conversation
Date:	Wednesday, February 11, 2026 10:27:42 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

External email

First time sender

> Some people who received this message don't often get email from lance@mnssa.com. Learn why this is important

Good morning Jodi!

Thank you for taking time to email me. Would love to be included in this conversation. There should be a conversation about illicit products, difference between “Open” and Closed” vape systems, creating a registry for the City of Plymouth. “Closed” systems are legal vape products from manufacturers (Altria, RJR PMI, etc.) that are monitored by the FDA. “Open” systems are mostly illicit products from other countries not approved by the FDA, without monitoring Nicotine or tobacco levels. BTW, some of my retailers are selling 500MG THC gummys, nobody has been regulating none of that. I have a 21-year old son and a 18-year old daughter. Neither one use tobacco, vape or THC products. They share with me, most events or when in high school, young adults are vaping. Me personally, I like to sit back and have a bourbon with my neighbors and chew Copenhagen Long cut wintergreen or flavored nicotine pouches. A flavor ban wouldn’t allow myself to buy that product, and feel my neighbors and I contribute to society, all of us are/have been coaches in our communities, a flavor ban punishes some of us.

From what I understand, Prior Lake banned all flavored vape products and left traditional flavored tobacco and nicotine pouches alone. I agree with penalty fees as responsible retailers have little to worry about as they are “responsible”. My retailers within your community and myself would love to be part of a solution. From my knowledge, MSP and St. Paul have never once fined or investigated a retail site selling flavored tobacco although it is illegal. I think Plymouth can be a the first to create an “approved” list of flavored products and inspections to ensure retailers are fulfilling their obligations to the city. BTW… Coremark is a large distributor in your city and a responsible distributor. The City of Plymouth could even ask Wholesalers/Distributors to comply with your approved list and have them pay for a distributor license to ensure they follow your approved list of flavored products.

I have said a lot but always trying to sprinkle common sense to an issue where our

communities can continue to thrive and protect our youth and responsible adults. Looking forward to a conversation.

Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

This is a transmission from Minnesota Service Station & Convenience Store Association and may contain information which is privileged, confidential, and protected by the work product privileges. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately at our telephone number (651) 487-1983. The name and biographical data provided above are for informational purposes only and are not intended to be a signature or other indication of an intent by the sender to authenticate the contents of this electronic message.

From: Jodi Gallup <jgallup@plymouthmn.gov>
Sent: Wednesday, February 11, 2026 8:58 AM
To: Lance Klatt <lance@mnssa.com>
Cc: Dave Callister <dcallister@plymouthmn.gov>; Amy Gottschalk <agottschalk@plymouthmn.gov>; Amanda Kaufman <akaufman@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

Hi Lance,
Thank you for inquiring about the tobacco ordinance conversation. The City Council is considering changes to Chapter XI, Section 1150 of the City Code that governs the regulations of tobacco and related products. The potential changes the council is considering include capping licenses, creating buffer zones, prohibiting the sale of flavored tobacco products, implementing a coupon policy, and increasing license and penalty fees.

Staff is currently researching and preparing draft ordinance language. The proposed

timeline for these changes will include a 30-day mailed notice to license holders by March 13, a public comment period from March 13-early April, and a public hearing scheduled for Monday, April 13 at 7 p.m.
We can include you in this communication to make sure you have an opportunity to comment.
Thank you!

Jodi Gallup, CMC (She/Her)
City Clerk/Administrative Coordinator
City of Plymouth

From: Lance Klatt <lance@mnssa.com>
Sent: Tuesday, February 10, 2026 2:06 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

You don't often get email from lance@mnssa.com. Learn why this is important

Hi Dave!

Thank you for your message. Will be on the lookout for Jodi's communication.

Really appreciate the email.

Take care!
Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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From: Dave Callister <dcallister@plymouthmn.gov>
Sent: Tuesday, February 10, 2026 1:59 PM
To: Lance Klatt <lance@mnssa.com>
Cc: Jodi Gallup <jgallup@plymouthmn.gov>
Subject: RE: tobacco ordinance/conversation

Hi Lance:

Thanks for reaching out. I will have City Clerk/Admin Coordinator Jodi Gallup reach out to you to update you on the discussion and how you can best provide feedback going forward.

Dave Callister | City Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447
Phone: 763-509-5301
www.plymouthmn.gov

Plymouth, Minnesota | Adding Quality to Life

From: Lance Klatt <lance@mnssa.com>
Sent: Tuesday, February 10, 2026 12:48 PM
To: Dave Callister <dcallister@plymouthmn.gov>
Subject: tobacco ordinance/conversation

You don't often get email from lance@mnssa.com. Learn why this is important

Good afternoon Mr. Callister,

My name is Lance Klatt; Executive Director of the Minnesota Service Station & Convenience Store Association. I noticed on January 27, 2026 there was a Special City Council Meeting reviewing tobacco licensing regulations and am wondering how the discussion went regarding the tobacco license ordinance and what the staff may be drafting based on the presentation? As time permits, would love to be a part of the conversation if possible?

Please feel free to reach me via my email or my cell phone at 612-916-9917.

Thanks- Lance

Lance L. Klatt
Executive Director
Minnesota Service Station & Convenience Store Association
Minnesota Professional Towing Association
Minnesota Independent Oil Co. (Minnoco)
ph: (651) 487-1983
cell: (612-916-9917
e-mail : lance@mnssa.com

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ppi radically pragmatic

1919 M St NW, Ste 300
Washington, DC 20036
Tel: 202-525-3926
Fax: 202-525-3941
info@ppionline.org

Subject: Public health implications of lower-risk and flavored nicotine products

Council Member Gregor,

I am writing because I understand the Plymouth City Council is considering additional measures regarding tobacco and nicotine products.

I have more than 20 years of senior leadership experience in tobacco control and currently serve as Director of the Progressive Policy Institute's *Project to End Smoking*. Given the rapidly changing environment surrounding tobacco and nicotine products, I wanted to share our perspective on cigarette smoking in Minnesota, trends in youth nicotine use, the role of FDA regulation, and the potential for lower-risk nicotine products to help adults who want to quit smoking.

The Progressive Policy Institute (PPI) works to develop pragmatic policy ideas that strengthen confidence in democratic institutions, particularly among working-class Americans whose health outcomes are often overlooked in policy debates. Confidence in public health and scientific institutions is currently very low, and policies that fail to produce clear health benefits risk further eroding that trust.

PPI's *Project to End Smoking* supports pragmatic tobacco control policies that both protect youth and accelerate the decline in cigarette smoking. Youth should never use nicotine, and policies should minimize youth access and use. At the same time, there are strong public health imperatives to better support adults who want to quit smoking.

Cigarette Smoking and Adults

Cigarette smoking specifically — not nicotine use — remains the leading preventable cause of death in Minnesota. Smoking is responsible for more than 5,900 premature deaths annually, accounts for nearly 30 percent of cancer deaths, and imposes roughly $3 billion in direct health care costs each year, including more than $600 million in annual Medicaid expenditures.

About 10 percent of Minnesota adults still smoke cigarettes. These are disproportionately working-class and economically disadvantaged individuals, veterans, and people with mental health challenges. Most of the 460,000 Minnesotans who smoke cigarettes want to quit, and most have tried before. Unfortunately, quitting smoking is difficult, and existing public health interventions remain insufficient to meet the needs of many people trying to

quit. Traditional cessation strategies such as quitlines, counseling, and pharmacotherapy can improve quit success, but fewer than one in ten quit attempts are successful.[1]

As a result, many adults are turning to noncombustible nicotine alternatives as a way to move away from cigarettes.

Reduced-Risk Nicotine Products

A growing body of evidence indicates that noncombustible nicotine products can help some adult smokers transition away from cigarettes, which remain uniquely lethal. The Cochrane Review — one of the most rigorous evidence syntheses in medicine — has concluded that e-cigarettes are more effective for smoking cessation than traditional nicotine replacement therapies such as patches or gum.[2]

Early research from Yale and Rutgers Universities suggests nicotine pouch use is most common among adults who recently quit smoking or are transitioning away from cigarettes.[3,4] These findings are consistent with broader evidence that adults who struggle to quit nicotine completely may benefit from access to lower-risk alternatives.

From a public health perspective, these noncombustible products can represent an important off-ramp from cigarettes for people who have otherwise struggled to quit.

Youth Nicotine Use

Youth use of nicotine products in the United States has declined substantially in recent years and is now well below the peak levels observed in 2019.

Results from the 2024 National Youth Tobacco Survey[5] showed significant progress in addressing youth vaping and indicated that use of other tobacco and nicotine products remains low. Recently released data files for the 2025 National Youth Tobacco Survey suggest youth nicotine use has continued to decline. These data indicate that nationally:

- Youth use of e-cigarettes has declined by 75 percent since 2019
- Youth nicotine pouch use declined between 2024 and 2025 and remains low, with 1.7 percent of youth reporting past-month use and less than 1 percent of youth reporting use on 5 or more days in the past month.

---

[1] VanFrank B, Malarcher A, Cornelius ME, Schecter A, Jamal A, Tynan M. Adult Smoking Cessation — United States, 2022. MMWR Morb Mortal Wkly Rep 2024;73:633–641.

[2] https://www.cochranelibrary.com/cdsr/doi/10.1002/14651858.CD010216.pub10/full

[3] https://pmc.ncbi.nlm.nih.gov/articles/PMC12377922/

[4] https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2838608

[5] https://www.fda.gov/tobacco-products/youth-and-tobacco/results-annual-national-youth-tobacco-survey-nyts

- Youth cigarette smoking remains extremely low, with only 1.4 percent of youth reporting past-month use.

Results from the Minnesota Department of Health's Student Survey similarly show recent declines in tobacco use among Minnesota youth.[6]

Before considering additional tobacco control measures, it is important to recognize the substantial impact that existing policies have already had in protecting youth. These include raising the tobacco purchase age to 21; strengthening retailer compliance inspections; increasing penalties for underage sales; expanding public education campaigns; and restricting youth-oriented marketing. **Together, these efforts have contributed to historically low rates of youth nicotine use.**

FDA and Flavored Tobacco Products

In the United States, the Food and Drug Administration conducts comprehensive scientific reviews of new tobacco products before they can be legally sold. These reviews include evaluations of product chemistry and toxicology, assessments of whether the products are likely to help adult smokers switch away from cigarettes, and analyses of youth appeal.

Through this process, FDA has determined that several noncombustible tobacco products meet a statutory "public health standard" and are appropriate for the protection of public health because they are likely to benefit adults who smoke cigarettes by encouraging switching away from them.[7] The agency explicitly considers youth risk in these determinations and typically imposes marketing restrictions intended to reduce youth appeal.[8]

FDA has authorized several flavored noncombustible products, including menthol-flavored e-cigarettes, menthol-flavored heated tobacco products, and a range of flavored nicotine pouch products.[9,10] The agency is also developing guidance related to flavored e-cigarette products that may further clarify the conditions under which additional flavored products could be authorized.

---

[6] https://www.health.state.mn.us/news/pressrel/2025/survey120925.html

[7] https://www.fda.gov/tobacco-products/market-and-distribute-tobacco-product/nicotine-pouch-products-authorized-fda

[8] https://www.fda.gov/tobacco-products/ctp-newsroom/fda-authorizes-6-nicotine-pouch-products-completing-review-record-time

[9] https://www.fda.gov/news-events/press-announcements/fda-authorizes-marketing-20-zyn-nicotine-pouch-products-after-extensive-scientific-review

[10] https://www.fda.gov/tobacco-products/ctp-newsroom/fda-authorizes-6-nicotine-pouch-products-completing-review-record-time

A Risk-Proportionate Approach

PPI believes tobacco control policies should be risk-proportionate — minimizing youth use while ensuring adults who want to quit smoking have access to the full range of FDA-authorized noncombustible alternatives.

Youth nicotine use is declining, yet cigarette smoking remains the leading cause of death and hundreds of thousands of Minnesotans still smoke cigarettes. Preserving access to lower-risk alternatives may help accelerate progress toward ending cigarette smoking, particularly among populations where smoking remains concentrated.

A blanket prohibition on flavored nicotine products would remove several FDA-authorized products that may help adults move away from cigarettes. Experience from jurisdictions that have implemented comprehensive flavor bans suggest that flavor bans can unintentionally expand illicit markets, undermine responsible retail compliance, and discourage adult transitions to lower-risk products.

For these reasons, **PPI encourages the Council to oppose policies that would impose a comprehensive ban on flavored nicotine products.**

Thank you for your consideration and for your continued leadership on public health issues affecting the City of Plymouth.

Respectfully,

Jeff Willett, Ph.D.
Director of the Project to End Smoking
Progressive Policy Institute
https://www.progressivepolicy.org/project/project-to-end-smoking/

From: Jeff Willett <jwillett@ppionline.org>
Sent: Monday, March 9, 2026 2:40:46 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Letter opposing flavor ban

Council Member Pointer,

I am Director of the Progressive Policy Institute's (PPI) *Project to End Smoking*. We understand the City Council is considering additional tobacco regulations and want to share our viewpoints regarding lower-risk and flavored nicotine products.

Please consider the points raised in the attached letter. We are happy to discuss.

Thank you and best regards,

Jeff Willett, PhD
Director of the Project to End Smoking
Progressive Policy Institute
https://www.progressivepolicy.org/project/project-to-end-smoking/

ppi radically pragmatic

1919 M St NW, Ste 300
Washington, DC 20036
Tel: 202-525-3926
Fax: 202-525-3941
info@ppionline.org

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PPI's *Project to End Smoking* supports pragmatic tobacco control policies that both protect youth and accelerate the decline in cigarette smoking. Youth should never use nicotine, and policies should minimize youth access and use. At the same time, there are strong public health imperatives to better support adults who want to quit smoking.

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About 10 percent of Minnesota adults still smoke cigarettes. These are disproportionately working-class and economically disadvantaged individuals, veterans, and people with mental health challenges. Most of the 460,000 Minnesotans who smoke cigarettes want to quit, and most have tried before. Unfortunately, quitting smoking is difficult, and existing public health interventions remain insufficient to meet the needs of many people trying to

quit. Traditional cessation strategies such as quitlines, counseling, and pharmacotherapy can improve quit success, but fewer than one in ten quit attempts are successful.[1]

As a result, many adults are turning to noncombustible nicotine alternatives as a way to move away from cigarettes.

Reduced-Risk Nicotine Products

A growing body of evidence indicates that noncombustible nicotine products can help some adult smokers transition away from cigarettes, which remain uniquely lethal. The Cochrane Review — one of the most rigorous evidence syntheses in medicine — has concluded that e-cigarettes are more effective for smoking cessation than traditional nicotine replacement therapies such as patches or gum.[2]

Early research from Yale and Rutgers Universities suggests nicotine pouch use is most common among adults who recently quit smoking or are transitioning away from cigarettes.[3,4] These findings are consistent with broader evidence that adults who struggle to quit nicotine completely may benefit from access to lower-risk alternatives.

From a public health perspective, these noncombustible products can represent an important off-ramp from cigarettes for people who have otherwise struggled to quit.

Youth Nicotine Use

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[1] VanFrank B, Malarcher A, Cornelius ME, Schecter A, Jamal A, Tynan M. Adult Smoking Cessation — United States, 2022. MMWR Morb Mortal Wkly Rep 2024;73:633–641.

[2] https://www.cochranelibrary.com/cdsr/doi/10.1002/14651858.CD010216.pub10/full

[3] https://pmc.ncbi.nlm.nih.gov/articles/PMC12377922/

[4] https://jamanetwork.com/journals/jamanetworkopen/fullarticle/2838608

[5] https://www.fda.gov/tobacco-products/youth-and-tobacco/results-annual-national-youth-tobacco-survey-nyts

- Youth cigarette smoking remains extremely low, with only 1.4 percent of youth reporting past-month use.

Results from the Minnesota Department of Health's Student Survey similarly show recent declines in tobacco use among Minnesota youth.[6]

Before considering additional tobacco control measures, it is important to recognize the substantial impact that existing policies have already had in protecting youth. These include raising the tobacco purchase age to 21; strengthening retailer compliance inspections; increasing penalties for underage sales; expanding public education campaigns; and restricting youth-oriented marketing. **Together, these efforts have contributed to historically low rates of youth nicotine use.**

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[6] https://www.health.state.mn.us/news/pressrel/2025/survey120925.html

[7] https://www.fda.gov/tobacco-products/market-and-distribute-tobacco-product/nicotine-pouch-products-authorized-fda

[8] https://www.fda.gov/tobacco-products/ctp-newsroom/fda-authorizes-6-nicotine-pouch-products-completing-review-record-time

[9] https://www.fda.gov/news-events/press-announcements/fda-authorizes-marketing-20-zyn-nicotine-pouch-products-after-extensive-scientific-review

[10] https://www.fda.gov/tobacco-products/ctp-newsroom/fda-authorizes-6-nicotine-pouch-products-completing-review-record-time

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Youth nicotine use is declining, yet cigarette smoking remains the leading cause of death and hundreds of thousands of Minnesotans still smoke cigarettes. Preserving access to lower-risk alternatives may help accelerate progress toward ending cigarette smoking, particularly among populations where smoking remains concentrated.

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Thank you for your consideration and for your continued leadership on public health issues affecting the City of Plymouth.

Respectfully,

Jeff Willett, Ph.D.
Director of the Project to End Smoking
Progressive Policy Institute
https://www.progressivepolicy.org/project/project-to-end-smoking/

From:	Charles Debnam
To:	Amy Gottschalk
Subject:	FW: Support for Comprehensive Tobacco Control Policies
Date:	Monday, March 2, 2026 7:28:02 PM
Attachments:	image001.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png Plymouth Letter.pdf

External email

First time sender

You don't often get email from charles@savingblacklives.org. Learn why this is important

Dear Members of the City Council and Honorable Mayor:

I am writing to express the African American Tobacco Control Leaderships strong support for your efforts to protect public health by ending the sale of menthol and other flavored tobacco products, setting minimum prices for cigarettes and chewing tobacco, ending tobacco price discounting, capping the number of tobacco retail licenses, and strengthening penalties for retailers who violate tobacco laws.

These policies are proven strategies to reduce youth access, address health disparities, and hold the tobacco industry accountable. Your leadership will help create a healthier and more equitable community for all residents.

Please find our Letter of Support attached. Thank you for your commitment to public health and for taking meaningful action to reduce the harm caused by tobacco.

Gratefully,

AATCLC
SAVING BLACK LIVES!

***Charles Debnam*, BA, MCHES®, CTTS, CADC III, MT-CDSMP/CTS**
AATCLC, D.C. Representative
African American Tobacco Control Leadership Council
202.251.5102
charles@savingblacklives.org
www.savingblacklives.org

AATCLC
SAVING BLACK LIVES!

Mayor and Members of the Plymouth City Council
City of Plymouth-City Hall
3400 Plymouth Boulevard
Plymouth, MN 55447-1482

March 2, 2026

Dear Mayor and Members of the Plymouth City Council:

On behalf of the African American Tobacco Control Leadership Council (AATCLC), thank you for taking bold steps to ending the sale of all flavored commercial tobacco products, including menthol, setting minimum prices for cigarettes and chewing tobacco, ending the use of tobacco price discounts, capping the number of tobacco store licenses, and updating penalties for retailers who violate tobacco laws in the City of Plymouth.

AATCLC is a national organization committed to addressing the disproportionate harm caused by commercial tobacco use in African American communities and other communities that have been aggressively targeted by the tobacco industry. The policies under consideration represent a comprehensive, evidence-based approach to protecting public health, advancing health equity, and creating thriving communities.

Eliminating menthol and all flavored commercial tobacco products will significantly reduce youth smoking and nicotine use, improve health outcomes, address long-standing health inequities, and lower healthcare costs for all Minnesotans. According to the 2023 Minnesota Youth Tobacco Survey, 93% of middle and high school students who use e-cigarettes use flavored products.[1] The U.S. Food and Drug Administration has documented that flavored commercial tobacco products increase youth initiation and are disproportionately marketed toward young people and communities experiencing health disparities, including Black and LGBTQ+ populations.[2]

Ending the sale of menthol and all flavored commercial tobacco products will improve health outcomes by reducing both access and appeal in communities that have been disproportionately targeted especially youth, Black Americans, and LGBTQ+ individuals. Research indicates that if menthol cigarettes had been banned federally in 2010, smoking prevalence could have been reduced by 30%, preventing more than 633,000 premature deaths overall, including more than 237,000 among African Americans by 2050.[3]

These policies go beyond minimum compliance and youth access checks. This is about creating healthier, more resilient communities not merely ensuring retailers pass compliance inspections. The tobacco industry spends billions of dollars each year recruiting new customers, often through flavored products, price discounts, and dense retail placement.[4]

Price-based strategies are among the most effective tools to reduce tobacco use. Minnesotans spend an estimated $4.7 billion annually on smoking-related healthcare costs alone.[1] The price of tobacco products

directly affects consumption, particularly among price-sensitive populations such as youth, young adults, and individuals with limited financial means. Increasing prices and restricting price manipulation are proven strategies to help people quit and prevent initiation.[5]

Yet price manipulation remains widespread. Approximately 40% of Minnesotans who use commercial tobacco report using coupons or promotions in the past year.[1] Research shows that young adult nonsmokers who receive tobacco coupons are significantly more likely to begin smoking, and frequent exposure to discounts increases continued tobacco use.[6] Ending the use of tobacco coupons and price discounts is a necessary step to counter these tactics.

Capping the number of tobacco retail licenses and strengthening penalties for violations will also benefit environmental health. Cigarette butts and e-cigarette waste are among the most commonly discarded items worldwide and contain toxic chemicals, heavy metals, and plastics that contaminate soil and waterways.[7] Fewer retailers mean fewer products sold and less environmental harm.

Finally, we urge the Council to ensure that hookah is treated the same as other commercial tobacco products. Hookah smoke contains many of the same toxicants found in cigarettes, including carbon monoxide, heavy metals, and carcinogens, and typical hookah sessions may expose users to more smoke over longer periods [5] , 25 times more tar, 2.5 times the nicotine and 10 times the carbon monoxide compared to a singe cigarette (Primack et al., 2016). The tobacco industry frequently seeks exemptions for hookah by claiming cultural importance, including within African American communities. These arguments represent exploitation, not cultural respect, and flavored hookah products should be regulated in the same manner as other flavored commercial tobacco products.

Taken together, these proposed policies demonstrate Plymouth's leadership in protecting youth, advancing racial and health equity, safeguarding the environment, and prioritizing the long-term well-being of its residents. AATCLC strongly supports the adoption of these measures and applauds the City Council for its commitment to bold, preventative public health action.

Thank you for your leadership and consideration.

Respectfully,

Phil Gardiner, Ph.D.
Co-Chair, AATCLC

Carol McGruder
Co-Chair, AATCLC

Dr. Valerie Yerger
Co-Chair, AATCLC

References

[1] Minnesota Department of Health. *Minnesota Youth Tobacco Survey and State Tobacco Data Reports*, 2024.

[2] U.S. Food and Drug Administration. *Scientific Evidence on Flavored Tobacco Products and Youth Appeal*, 2022.

[3] Levy, D. T., et al. (2011). *The potential impact of a menthol cigarette ban on smoking prevalence and smoking-attributable deaths.* American Journal of Public Health, 101(7), 1236–1240.

[4] Federal Trade Commission. *Cigarette Report for 2021 and Smokeless Tobacco Report for 2021*, 2023.

[5] Centers for Disease Control and Prevention. *Best Practices for Comprehensive Tobacco Control Programs; Hookah Health Effects*, 2023.

[6] Choi, K., & Forster, J. (2014). Tobacco direct mail marketing and smoking behaviors in a cohort of young adults. *American Journal of Preventive Medicine*, 46(6), 542–548.

[7] World Health Organization. *Tobacco: Environmental Impact of Tobacco Production and Waste*, 2022.

Core-Mark | #WEAREDRIVENTODELIVER

March 10, 2026

Mayor Jeffry Wosje
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

RE: Tobacco Ordinance

Dear Mayor Wosje,

I am the Vice-President of the Minneapolis Division of Core-Mark, a nationwide distributor of numerous different kinds of products, including tobacco and nicotine products, to convenience stores. Core-Mark services a number of convenience stores located in Plymouth from our distribution center situated at 1035 Nathan Lane North in Plymouth. In addition, eight associates that work at our Core-Mark facility also live in the City of Plymouth.

It is our understanding that the Plymouth City Council plans to consider changes to the city's retail tobacco licensing ordinance that may include a ban on the sale of all flavored tobacco products. Core-Mark strongly supports the shared goal of preventing youth access to and use of tobacco and nicotine products. Please consider our concerns outlined below regarding the potential impact of some of a flavored tobacco product ban on Core-Mark and the retail stores that we service in Plymouth.

A ban on the sale of all flavored tobacco and nicotine products would mean removing hundreds of legal tobacco products from store shelves including menthol cigarettes, mint and wintergreen moist smokeless tobacco, flavored cigars, pipe tobacco (virtually all is flavored and always has been), flavored electronic cigarettes, and flavored nicotine pouches.

Tobacco products account for approximately 35% of all in-store product sales at an average convenience store. Moreover, flavored tobacco products make up a significant portion of these tobacco sales. A ban on the sale of flavored tobacco products will result in a significant loss of sales by Plymouth retailers because adult customers will be forced to travel to a neighboring or nearby city such as Maple Grove, Medina, or Wayzata to purchase their preferred tobacco products. At the same time, these customers will likely buy their gas, snacks, beverages, and other grocery items at the store they decide to patronize. This considerable loss of sales could lead to a reduction in employee work hours, employee layoffs, possible store closures, and a reduction in retailers' charitable financial support for local schools, youth programs, civic groups, and veterans' organizations.

This financial impact on the retail stores that we serve in Plymouth could have a similar effect on Core-Mark's business. Our distribution center at present employs 8 individuals that call Plymouth home. The convenience retailers that Core-Mark serves are responsible, law-abiding businesses that should not be penalized because they sell legal, flavored tobacco products to adults. In fact, retail stores take numerous steps to prevent the sale of tobacco to underage youth including requiring identification at the time of purchase to verify legal age, training store employees how to request identification and deny the sale of tobacco products to underage persons, and stocking tobacco products behind the store counter to prevent theft.

Moreover, according to the most recent 2022 Minnesota Department of Education Student Survey, underage student use rates of tobacco and nicotine products in the Wayzata/Plymouth School District over a 30-day period are at historic lows including:

- 99.9% of 8th graders **did not** smoke cigarettes or cigars or use smokeless tobacco products.
- 99.9% of 8th graders **did not** use electronic cigarettes/vapes.
- 99.7% of 9th graders **did not** smoke cigarettes, cigars or use smokeless tobacco products.
- 97.7% of 9th graders **did not** use electronic cigarettes/vapes.
- 98.1% of 11th graders **did not** smoke cigarettes, cigars or use smokeless tobacco.
- 96.2% of 11th graders **did not** use electronic cigarettes/vapes.

In addition, the 2025 Minnesota Department of Education Student Survey data shows that for the Wayzata/Plymouth/Robinsdale/Osseo/Hopkins school districts, 98.97% of 9th and 11th graders did not smoke cigarettes or cigars or use smokeless tobacco products and 96.7% of 9th and 11th graders did not use tobacco products, including electronic cigarettes/vapes.

These historically low youth tobacco use rates among Plymouth students do not support banning the sale of all flavored tobacco products. In fact, these extremely low use rates by Plymouth students are a testament to Plymouth retailers who take numerous steps to prevent youth from obtaining any kind of tobacco product. Prohibiting the sale of flavored tobacco products will only prevent Plymouth retailers from serving their adult customers who purchase flavored tobacco products.

We trust that you will take Core-Mark's concerns into consideration when the city council considers changes to the retail tobacco licensing ordinance. Thank you for your time.

Sincerely,

Ken MacKay
Vice-President
Core-Mark/Minneapolis Division-Plymouth MN

CC: City Council Members Kimberly Nelson, Julie Peterson, Scott Aldrich, Julie Pointeer, Clark Gregor and Joel Spoonheim

Plymouth Retailers
Leading with Responsibility

We Lead with **Compliance**

No youth should be able to access tobacco and nicotine; that's a responsibility we take personally

92%

Plymouth FDA retailer sales age compliance rate[1]

88%

Statewide FDA retailer sales compliance rate[1]

Most Youth are **Social Sourcing** - Not Purchasing from Retail

The Minnesota Student Survey (2025) shows that amongst the small percentage of youth using tobacco and nicotine in Plymouth and Hennepin County, the super majority of them are not purchasing them from retailers.[2]

89.1%

Of youth users in Plymouth report accessing products through social source pathways, not retail purchasing.[3]

83.3%

Of youth users in Hennepin County report accessing products through social source pathways, not retail purchasing.[3]

1 Compliance Check Inspections of Brick and Mortar Tobacco Product Retailers. U.S. Food and Drug Administration, Minnesota Student Survey Reports 2013-2025. Minnesota Department of Education, pub.education.mn.gov/MDEAnalytics/DataTopic.jsp?TOPICID=242. Accessed 17 Feb. 2026.

2 Minnesota Department of Health, Minnesota Youth Tobacco Survey. https://education.mn.gov/MDE/dse/health/mss/

3 Minnesota Department of Health, Minnesota Youth Tobacco Survey. https://education.mn.gov/MDE/dse/health/mss/

Minnesota Local Retail Tobacco Licensing Ordinances

March 2026

Minnesota Cities and Counties Not Adopting a Proposed Ban on the Sale of Flavored Tobacco Products

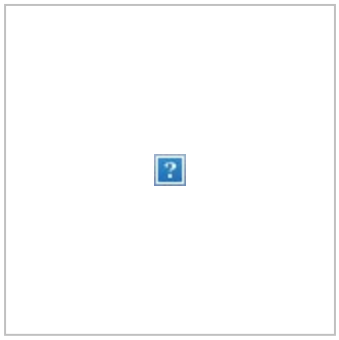
- Andover, MN
- Blaine, MN
- Elk River, MN
- Mille Lacs County, MN
- North Branch, MN
- Northfield, MN
- Prior Lake, MN (only banned the sale of flavored e-cigarettes, except menthol flavored e-cigarettes)
- Savage, MN

Minnesota Cities Near Plymouth That Have Not Proposed Nor Adopted a Ban on the Sale of Flavored Tobacco Products

- Crystal, MN
- Hopkins, MN
- Long Lake, MN
- Maple Grove, MN
- Medina, MN
- Minnetonka Mills, MN
- Wayzata, MN

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Thursday, March 19, 2026 12:23:47 PM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/19/2026 12:23 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Elyse Levine Less
Email (optional)	elyse@mntobaccofreealliance.org
I am a (please check all that apply):	Non-resident of Plymouth
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth	

City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see attached file.
Upload a file with any additional comments/supplemental information (optional)	Plymouth LOS Tobacco Ordinance 3_26.pdf

The Honorable Jeffry Wosje and members of the Plymouth City Council
City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

March 19th, 2026

Re: Letter in support of the proposed ordinance to end the sale of all flavored commercial tobacco products, prohibit the use of tobacco coupons and price discounts, set minimum prices for tobacco and oral nicotine products, cap the number of tobacco retailers, and update the penalty structure for tobacco retailers in Plymouth.

Dear Mayor Woske and members of the Plymouth City Council:

I am writing on behalf of Tobacco-Free Alliance to express our support for the proposed ordinance to end the sale of all flavored commercial tobacco products, prohibit the use of tobacco coupons and price discounts, set a minimum price for tobacco and oral nicotine products, cap the number of tobacco retailers, and update the penalty structure for tobacco retailers in Plymouth.

Tobacco-Free Alliance is a Twin Cities nonprofit organization with the mission to prevent youth from using commercial tobacco, prioritizing communities adversely affected by industry marketing and health disparities.

The 2023 Minnesota Youth Tobacco Survey found that more than 80% of students who have ever tried commercial tobacco started with a flavored product. This percentage is even higher for e-cigarettes; more than 90% of young people who vape use a flavored product. With over 15,000 e-cigarette flavors available in a variety of device types and colorful packaging, these products are highly appealing to youth. Eliminating flavored tobacco products would significantly reduce their appeal to young people, helping to prevent youth from ever starting to use them.

Capping the number of tobacco retailers, setting minimum prices, and ending price discounting and coupon redemption will reduce both youth access and use of commercial tobacco products. When more commercial tobacco retailers are located in a given area, residents' health suffers. Youth are more likely to start using tobacco, and tobacco usage in adults is higher. Tobacco companies strategically use coupons and promotions to lower prices and attract customers. In Minnesota, 40 percent of people who smoke used a tobacco coupon or promotion in the past year. Keeping commercial tobacco prices high is the most effective way to help people quit and to prevent young people from ever starting.

Finally, retailers should be expected to follow the straightforward, health-focused rules in order to partake in the privilege of selling commercial tobacco products in your city. Adequate penalty structures will help keep retailers accountable.

This ordinance will improve public health, improve the health of community members, reduce youth access and initiation rates, and create equitable health. Thank you for your leadership in considering this tobacco prevention ordinance that will help prevent another generation from a lifetime of addiction and tobacco-related disease.

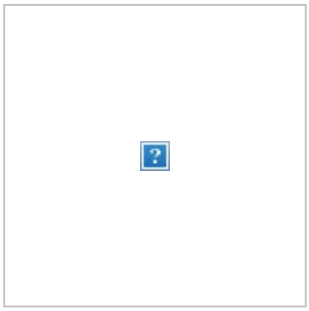
Sincerely,

Elyse Levine Less
Executive Director

2395 University Avenue W, Suite 304, Saint Paul, MN 55114-1512
651-379-0196 | www.mntobaccofreealliance.org

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, March 24, 2026 2:32:12 PM
Attachments: shield-advisory.png
chevron-light.png

External email



NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/24/2026 14:31 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Jackie Siewert
Email (optional)	Jacquelyn.siewert@hennepin.us
I am a (please check all that apply):	Other
If other, please explain	Hennepin County Public Health employee
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and	See attached letter of support.

Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	Plymouth Tobacco_LOS_2026_HennepinCountyPublicHealth.pdf

HENNEPIN COUNTY
MINNESOTA

March 24, 2026

Mayor Jeffry Wosje
Plymouth City Council
3400 Plymouth Blvd
Plymouth, MN 55477

Dear Mayor Jeffry Wosje and Members of the City Council:

On behalf of Hennepin County Public Health, I commend you for identifying ways to limit youth access to commercial tobacco in the City of Plymouth. Commercial tobacco use is still the leading preventable cause of death and disease. In 2021, 6,530 deaths in Minnesota were attributable to smoking. In the same year, use of commercial tobacco resulted in $4.7 billion in smoking-related healthcare expenses, equating to $824 per Minnesota resident (Blue Cross and Blue Shield of Minnesota, Cost of Smoking, 2024).

Adolescent commercial tobacco use rates have declined for years. Almost three percent of 11th grade students use conventional tobacco products, such as cigarettes, cigars, and chewing tobacco (MN Student Survey, Hennepin County, 2025). However, use of e-cigarettes continues to negatively affect youth. In 2023, 92.6% percent of students who vaped frequently reported signs of e-cigarette dependence (MN Youth Tobacco Survey, 2023). Commercial tobacco use increases with age, emphasizing the importance of preventing initiation of youth use (MN Student Survey, Hennepin County, 2025).

Fruit, candy, and other kid-friendly flavors make commercial tobacco products more appealing and seem less harmful to youth. About 3 out of 4 Minnesota students reported that the first commercial tobacco product they ever tried was flavored (Minnesota Youth Tobacco Survey, 2023). The cooling effect of menthol flavors (such as wintergreen or mint) in particular make commercial tobacco easier to start and harder to quit. The tobacco industry uses flavors and menthol to target marginalized communities (Centers for Disease Control and Prevention, Summary of Scientific Evidence: Flavored Tobacco Products, Including Menthol, 2021). In Hennepin County, American Indian and U.S.-born Black adults are 6 times more likely to smoke menthol cigarettes compared to the average of 3% (Hennepin County SHAPE Survey, 2022). Ending the sale of flavored tobacco products prevents youth use and protects communities from tobacco industry targeting.

Hennepin County Public Health
525 Portland Avenue South, Minneapolis, MN 55415
612-543-0402 | Jacquelyn.Siewert@hennepin.us

We know from the data that regulating price is one of the most effective ways to help people quit smoking and to keep young people from starting to use commercial tobacco (U.S. Department of Health and Human Services, The Health Consequences of Smoking— 50 Years of Progress: A Report of the Surgeon General 2014, Institute of Medicine, Taking Action to Reduce Tobacco Use, 1998). Tobacco companies use coupons and price discounts as a tactic to reduce prices and undermine youth prevention policies. Plymouth's choice to limit harmful incentives will help people quit using commercial tobacco or avoid starting altogether.

Tobacco retailer density is associated with high commercial tobacco use rates and disparities in low-income and minority neighborhoods (Counter Tobacco, Licensing, Zoning, and Retailer Density, 2024). Capping the number of tobacco retail licenses in the city will promote community health in Plymouth by reducing availability and accessibility of tobacco products and reducing exposure to tobacco industry marketing. Furthermore, capping tobacco retail licenses at zero will further reduce these health risks over time through attrition, creating a community free of commercial tobacco retailers.

Hennepin County Public Health works to decrease harm from commercial tobacco and reduce tobacco-related disparities with funding from the Minnesota Department of Health's Statewide Health Improvement Partnership. Consider us as a resource as you consider and implement commercial tobacco prevention measures. Thank you for your leadership on this important public health issue. Please contact Jacquelyn Siewert (jacquelyn.siewert@hennepin.us) if you have questions or would like more information.

Sincerely,

Stephanie Abel

Stephanie Abel
Deputy Director, Hennepin County Public Health

Hennepin County Public Health
525 Portland Avenue South, Minneapolis, MN 55415
612-543-0402 | Jacquelyn.Siewert@hennepin.us

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/27/2026 15:39 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Jeanne Weigum
Email (optional)	jw@ansrmn.org
I am a (please check all that apply):	Other
If other, please explain	ANSR-MN President
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see attached file.
Upload a file with any additional comments/supplemental information (optional)	ANSR Letter of Ordinance Support.pdf

March 26, 2026
City of Plymouth

Mayor Wosje and Members of the Plymouth City Council:

The Association for Nonsmokers-Minnesota (ANSR) strongly supports the city of Plymouth's efforts to restrict the sale of all flavored tobacco products, cap the number of tobacco licenses at zero, set up buffer zones around youth-oriented facilities, and end the use of tobacco price discounting. The type of policies you are considering have been proven to reduce youth tobacco use and drive down health disparities.

Tobacco use is still a problem and that use is fueled by flavors. The tobacco industry has a long history of targeting youth with their products. Tobacco executives admitted to these intentions in emails and industry documents throughout the late 20th century. Now, the industry is craftier, but their intentions are still clear. E-cigarettes are marketed and sold in ways that are appealing to teens through social media and the internet. In 2017, for the first time in decades, youth tobacco use rose with the introduction of vapes. The federal government banned most flavors in cigarettes decades ago, but the industry found a way around that pesky regulation. They used flavors like mango, mint and cotton candy to addict a new generation with vapes, and now with pouches. According to the 2023 Minnesota Youth Tobacco Survey (MYTS), 93% of middle and high school students who use e-cigarettes use flavored products. Eliminating flavored tobacco is one the most effective ways to counter industry efforts.

We anticipate that there will be pressure to exempt menthol and probably some other products from your proposed restriction. Those ideas do not come from educators, the medical or public health community but rather from the corporations that benefit from selling as many addictive products as possible. Over the years we have watched the industry morph from primarily a cigarette industry to a nicotine delivery industry. They sell nicotine and its analogues in any way it can be consumed. We have seen nicotine lotions, vapes, tooth picks, lozenges and pouches. While all of those alternative nicotine delivery devices have the benefit of not being burned, they still are addictive and are still a problem. They have no upside except for the sellers. We urge you to continue to include menthol, all flavors, and all the delivery mechanisms included in your ordinance.

Prohibiting price discounting is a very important element of your ordinance. The tobacco industry spends billions of dollars a day on advertising and promotion with the majority of that spent on temporary price reductions such as buy-one-get-one or money-off deals. The price of tobacco directly affects consumption, particularly among price-sensitive consumers including youth, young adults, and those with limited financial means. Tobacco price discounts impact Minnesotans. Minnesota young adult nonsmokers who receive tobacco coupons are twice as likely to become smokers. A third of Minnesotans who use commercial tobacco use coupons or discounts every time they see one.

Plymouth is taking a comprehensive approach to a deadly problem. We think that is the right way to go. Thank you for prioritizing the wellness of your community above the interests of the tobacco industry.

Smoking remains the leading preventable cause of death in Minnesota, and you have the opportunity to reduce its harm.

Sincerely,

Jeanne Weigum
President

Association for Nonsmokers-Minnesota | www.ansrmn.org | 651.646.3005

Association for Nonsmokers - Minnesota
2395 University Ave W, Suite 310 St. Paul, MN 55114

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Friday, April 3, 2026 10:50:57 AM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/03/2026 10:50 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Lance Klatt
Email (optional)	lance@mnssa.com
I am a (please check all that apply):	Other
If other, please explain	State Association
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning	

Tobacco and Related Products and Section 1010 Concerning License Fees.	
Upload a file with any additional comments/supplemental information (optional)	Coalition Letter to Plymouth MN (March 2026).pdf

March 30, 2026

Mayor Jeffry Wosje
Councilmember Kimberly Nelson
Councilmember Julie Peterson
Councilmember Scott Aldrich
Councilmember Julie Pointner
Councilmember Clark Gregor
Councilmember Joel Spoonheim
Plymouth City Council
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447-1482

RE: April 13, 2026 City Council Hearing on Tobacco Issues

Dear Mayor Wosje and Councilmembers:

The undersigned trade associations and our respective Plymouth retail stores write regarding the planned public hearing by the Plymouth City Council regarding tobacco retailing. Our associations and members request that the Plymouth City Council and city staff maintain open communication with Plymouth retailers so that the city council and staff are well-informed of possible impacts of an ordinance and that any ordinance that is developed is fair without creating winners or losers.

We would like to pass on the good news that youth usage of tobacco products in Minnesota continues its unprecedented decline over many years. According to the most recent 2022 Minnesota Department of Education Student Survey, underage student use rates of tobacco and nicotine products in the Wayzata/Plymouth School District over a 30-day period are at historic lows including:

- 99.9% of 8th graders **did not** smoke cigarettes or cigars or use smokeless tobacco products.
- 99.9% of 8th graders **did not** use electronic cigarettes/vapes.
- 99.7% of 9th graders **did not** smoke cigarettes, cigars or use smokeless tobacco products.
- 97.7% of 9th graders **did not** use electronic cigarettes/vapes.
- 98.1% of 11th graders **did not** smoke cigarettes, cigars or use smokeless tobacco.
- 96.2% of 11th graders **did not** use electronic cigarettes/vapes.

In addition, the 2025 Minnesota Department of Education Student Survey data shows that for the Wayzata/Plymouth/Robinsdale/Osseo/Hopkins school districts, 98.97% of 9th and 11th graders did not smoke cigarettes or cigars or use smokeless tobacco products and 96.7% of 9th and 11th graders did not use tobacco products, including electronic cigarettes/vapes.

These historically low youth tobacco use rates among Plymouth students do not support banning the sale of all flavored tobacco products. In fact, these extremely low use rates by Plymouth students are a testament to Plymouth retailers who take numerous steps to prevent youth from obtaining any kind of tobacco product. Prohibiting the sale of flavored tobacco products will only prevent Plymouth retailers from serving their adult customers who purchase flavored tobacco products.

Tobacco products account for approximately 35% of all in-store product sales at an average convenience store. Flavored tobacco products make up a substantial portion of these adult-only tobacco product sales. One of the policies being discussed is a ban on the sale of flavored tobacco products, which will result in a significant loss of sales by local retailers as adult customers will travel to neighboring localities to purchase their preferred tobacco products. At the same time, these customers will likely buy their gas, snacks, beverages, and other grocery items at the store they decide to patronize.

This considerable loss of sales in tobacco products, gasoline, snacks, and beverages could lead to a reduction in employee work hours, employee layoffs, possible store closures, and a reduction in retailers' charitable financial support for local schools, youth programs, civic groups, and veterans' organizations.

We respectfully request that you direct your staff to continue to communicate with Plymouth retailers so that the city council can obtain a complete picture of the state of tobacco control and the efforts of the members of our organizations and retailers to responsibly sell tobacco products to adults.

Thank you for your consideration of our request.

Sincerely,

Fueling Minnesota
Tim Gross, Executive Director
E: tgross@fuelingmn.com

Minnesota Grocers Association
Patrick Garofalo, President
E: pgarofalo@mngrocers.com

Minnesota Retailers
Bruce Nustad, President
E: bruce@mnretail.org

Minnesota Service Station and Convenience Store Association
Lance Klatt, Executive Director
E: lance@mnssa.com

Minnesota Licensed Beverage Association
Tony Chesak, Executive Director
E: tony@mlba.com

ABH | ADVOCATES FOR BETTER HEALTH

April 1, 2026

City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

Dear Mayor Wosje and Councilmembers:

My name is Rachel Stoll. I am a Community Health Worker and Board President of Advocates for Better Health (ABH). ABH is an organization dedicated to fostering a healthy, equitable, and thriving state through community-driven public health initiatives. I am writing to express our strong support for the proposed tobacco prevention policies under consideration in Plymouth.

As a Community Health Worker, I have worked closely with individuals and families navigating complex health challenges, many of which are preventable. Tobacco use remains the leading cause of preventable disease and death, and I've seen firsthand how nicotine addiction impacts physical health and mental well-being. Preventing initiation, especially among youth, is one of the most effective public health strategies we have.

The proposed policies before you represent a comprehensive approach to reducing tobacco use and its harms. These measures are particularly important because flavored and low-cost tobacco products are intentionally marketed to youth and disproportionately impact communities already experiencing health inequities. Data from across Minnesota shows youth nicotine use has risen sharply in recent years, driven largely by flavored products. Without strong local action, we risk perpetuating cycles of addiction that lead to increased rates of cancer, heart disease, respiratory illness, and other chronic conditions.

Minnesota communities have a strong history of advancing policies that protect public health when action is needed. Plymouth now has an opportunity to continue that leadership. These policies will reduce youth access and exposure while supporting long-term community health, lowering healthcare costs, and promoting health equity. I urge you to adopt these tobacco prevention measures and protect Plymouth residents from the harms of commercial tobacco and nicotine addiction.

Thank you for your leadership and consideration.

Sincerely,

Rachel Stoll

Rachel Stoll

Board President
Advocates for Better Health

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/03/2026 11:32 AM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Rigel Bloom
Email (optional)	rbloome@mnyouth.net
I am a (please check all that apply):	Non-resident of Plymouth
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	See attached document.
Upload a file with any additional comments/supplemental information (optional)	Plymouth Tobacco MYC Letter of Support .pdf

MINNESOTA YOUTH COUNCIL

03/26/26

Dear Plymouth City Council Members,

Thank you for considering updating your local ordinance to address the harms of commercial tobacco and nicotine products. The Minnesota Youth Council supports policies that help reduce youth use and help those who are addicted seek treatment. Specifically, we support policies that end the sale of all flavored commercial tobacco products.

Minnesota Youth Council was created by the MN Legislature in 2013, as the official voice of young people across Minnesota. 36 select youth from across the state, we are trained and dedicated to elevating the voices of young people and advocating for change. We hope that decisions that impact young people will be made with and by young people. Our scope is statewide, but all represent our schools and communities. We know that meaningful change often begins at the local level to lead to state level policy change.

Tobacco remains the leading preventable cause of death and disease among Minnesotans. Cheap, flavored tobacco is especially appealing to young people enabling a lifetime of addiction. Since 2017, the share of Minnesota's students who report 20+ days of nicotine use has increased 165%, with 93% of those who vape using flavored products. Commercial tobacco products are also very harmful to our environment, most containing microplastics, and vapes containing hazardous waste, living on our planet long after our grandkids are gone. This is no accident; their priority practices have lured new customers, and as a result, many of our peers are now addicted to nicotine.

As a decision maker, you have the opportunity to protect your residents from the burden of addiction. We need your help in creating a healthy community for all and holding the tobacco industry accountable. As young people, we will continue to educate and support our peers, but feel strongly that enacting comprehensive commercial tobacco prevention policies will have the biggest impact.

Thank you for your commitment to protect our community from the harms of tobacco.

Sincerely,

The Minnesota Youth Council
https://mnyouth.net/myc/members/
youthvoice@mnyouth.net

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Tuesday, April 7, 2026 4:15:16 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/07/2026 16:14 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Bruce Nustad, Minnesota Retailers
Email (optional)	bruce@mnretail.org
I am a (please check all that apply):	Other
If other, please explain	trade association of retailers
Provide your comments below for the public record by April 8	April 7, 2026 Dear Mayor Wosje and Members of the Plymouth City Council: On behalf of Minnesota Retailers, we appreciate the City of Plymouth's focus on preventing youth access to tobacco products. This is a goal we share. Retailers take seriously their responsibility to verify age, follow the law, and be part of the solution. We encourage the Council to view Plymouth retailers as key partners in addressing this issue. Responsible retailers are committed to compliance and are already on the front lines of preventing underage sales every day. Their experience and perspective can be valuable in shaping policies that are both effective and workable. As you consider potential policy changes, we would urge a focus on the root sources of youth access. Research continues to show that social sources—such as peers or adults purchasing on behalf of minors—play a significant role. Policies that focus exclusively on retail restrictions risk missing this broader dynamic. We also want to highlight that policies such as flavor bans can have

regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	unintended consequences. In an area like Plymouth, where consumers can easily travel to neighboring communities, these types of restrictions often shift sales rather than reduce access, while placing compliant local businesses at a disadvantage. There are opportunities to build on the strong compliance record of retailers through technology. Age-verification systems and point-of-sale safeguards can further strengthen existing practices and help ensure consistent enforcement. These are areas where collaboration between t he City and retailers can reinforce existing safeguards. Most importantly, we believe there is real value in engaging retailers directly as solutions are developed. As the City weighs policy options after its public hearing, we strongly encourage that dialogue. Bringing retailers to the table early will help ensure that any approach is grounded in real-world operations and achieves the shared goal of keeping tobacco out of the hands of youth. Minnesota Retailers and our members stand ready to be a constructive partner in this effort. We appreciate your leadership on this issue and look forward to working together on solutions that are effective, practical, and collaborative. Sincerely, Bruce Nustad president bruce@mnretail.org
Upload a file with any additional comments/supplemental information (optional)	MN_Retailers_Plymouth_Tobacco_Regulation_Feedback_April13_2026.pdf

April 7, 2026

Dear Mayor Wosje and Members of the Plymouth City Council:

On behalf of Minnesota Retailers, we appreciate the City of Plymouth's focus on preventing youth access to tobacco products. This is a goal we share. Retailers take seriously their responsibility to verify age, follow the law, and be part of the solution.

We encourage the Council to view Plymouth retailers as key partners in addressing this issue. Responsible retailers are committed to compliance and are already on the front lines of preventing underage sales every day. Their experience and perspective can be valuable in shaping policies that are both effective and workable.

As you consider potential policy changes, we would urge a focus on the root sources of youth access. Research continues to show that social sources—such as peers or adults purchasing on behalf of minors—play a significant role. Policies that focus exclusively on retail restrictions risk missing this broader dynamic.

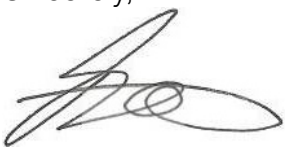
We also want to highlight that policies such as flavor bans can have unintended consequences. In an area like Plymouth, where consumers can easily travel to neighboring communities, these types of restrictions often shift sales rather than reduce access, while placing compliant local businesses at a disadvantage.

There are opportunities to build on the strong compliance record of retailers through technology. Age-verification systems and point-of-sale safeguards can further strengthen existing practices and help ensure consistent enforcement. These are areas where collaboration between the City and retailers can reinforce existing safeguards.

Most importantly, we believe there is real value in engaging retailers directly as solutions are developed. As the City weighs policy options after its public hearing, we strongly encourage that dialogue. Bringing retailers to the table early will help ensure that any approach is grounded in real-world operations and achieves the shared goal of keeping tobacco out of the hands of youth.

Minnesota Retailers and our members stand ready to be a constructive partner in this effort. We appreciate your leadership on this issue and look forward to working together on solutions that are effective, practical, and collaborative.

Sincerely,



Bruce Nustad
president
bruce@mnretail.org

From:	Minnesota Cancer Alliance Leadership Team
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim; Jodi Gallup; Amy Gottschalk
Subject:	Letter of Support - Ordinance to End Sale of Flavored Commercial Tobacco Products
Date:	Tuesday, April 7, 2026 4:01:44 PM
Attachments:	Outlook-xqoguntb.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png LOS - Plymouth Tobacco Policies - April 2026.pdf

External email

First time sender

You don't often get email from leadership@mncanceralliance.org. Learn why this is important

Good Afternoon!

I hope this email finds you well. Attached is a letter of support from the Minnesota Cancer Alliance regarding the policies the Plymouth City Council is considering on ending the sale of all flavored commercial tobacco products, prohibiting the use of tobacco coupons and price discounts, setting minimum prices for tobacco and oral nicotine products, capping the number of tobacco store licenses, and updating retailer penalties for stores that violate state and local commercial tobacco laws. We **strongly** encourage the City of Plymouth to pass these policies and take a big step in helping to improve the health of your city and its residents.

With gratitude,

Laura Fangel
Chair, MCA Steering Committee

Minnesota Cancer Alliance
PROGRESS THROUGH PARTNERSHIP

Minnesota Cancer Alliance
PROGRESS THROUGH PARTNERSHIP

April 7, 2026

City of Plymouth
Mayor Wosje and City Councilmembers
3400 Plymouth Boulevard
Plymouth, MN 55447-1482

Dear Mayor Wosje and Councilmembers:

Thank you for considering proposals to address the harms of commercial tobacco and nicotine products. Minnesota Cancer Alliance supports the passage of the following policies in Plymouth:

- Capping the number of tobacco licenses at zero
- Ending the sale of flavors, including menthol
- Building on smoke-free buffer zones around public/communal spaces within the city of Plymouth such as parks and city owned properties
- Increasing the price of tobacco licensing fees
- Raising the minimum price of all tobacco/nicotine products, including but not limited to: cigarettes, chewing tobacco, e-cigarettes, oral nicotine pouches, etc.
- Ending the use of price discounting

The Minnesota Cancer Alliance (MCA) is a statewide coalition of organizations working together to reduce the burden of cancer. Guided by the Cancer Plan Minnesota, we focus on key goals across the entire cancer continuum—from prevention and early detection to treatment, survivorship, and end-of-life care. Our members include organizations such as Essentia Health, Fairview Health Services, the Masonic Cancer Center at the University of Minnesota, HealthPartners, the American Indian Cancer Foundation, Blue Cross Blue Shield of Minnesota, and the Minnesota Medical Association, among many others.

Tobacco is the leading preventable cause of cancer, the foremost cause of death among Minnesotans. Cheap, flavored tobacco is especially appealing to kids, a growing issue that enables a lifetime of addiction. Since 2017, the share of Minnesota's students that report 20+ days of nicotine use has increased 165%, with 93% of those who vape using flavored products. You have the opportunity to protect Plymouth residents from the burdens of addiction and a myriad of cancers and other chronic diseases. Your leadership sets the example for others to follow. We strongly support these ordinances and emphatically encourage you to adopt it. Thank you for your commitment to protect your community from the harms of tobacco.

Sincerely,

Laura Fangel, Chair
Minnesota Cancer Alliance Steering Committee

2026 STEERING COMMITTEE

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Metro-Minnesota Community Oncology Research Consortium

VICE CHAIR: Joanne Moze, MPH
BlueCross BlueShield of Minnesota

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Teri Cannon
A Breath of Hope Lung Cancer Foundation

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University of Minnesota - Masonic Cancer Center

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Lakewood Health System

Foua-Choua Khang, CHW
BlueCross BlueShield of Minnesota

Renee Garcia, MPH
Minnesota Association of Community Health Centers

Alexandra Eberhart
Association of Nonsmokers – MN

Connie Norman
Red Lake Community Health Services

Andrew Mendez
Open Arms of Minnesota

Chiara Acquati, PhD, LMSW, FAOSW
University of Minnesota Medical School

From: City of Plymouth, MN
To: Info
Subject: *NEW SUBMISSION* Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
Date: Wednesday, April 8, 2026 2:37:48 PM
Attachments: shield-advisory.png
chevron-light.png

External email

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 14:37 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Daniel Shaheen Moltke
Email (optional)	moltkedaniel@gmail.com
I am a (please check all that apply):	Other
If other, please explain	National Hookah Community Association (NHCA)
	My name is Daniel Shaheen Moltke, and I am submitting this comment on behalf of the National Hookah Community Association (NHCA), a 501(c)(6) nonprofit representing

hookah producers, distributors, retailers, lounge owners, and the diverse communities they serve across the United States. I am also a Middle Eastern American whose family carried the hookah tradition with them when they immigrated to this country.

My father is originally from Iran. Growing up in Los Angeles, I remember going to open-air Persian restaurants, with the warm night air carrying the smell of hookah across the patio. That smell, to this day, brings back memories of communit y, family, and belonging. One of my grandmother's greatest joys was smoking hookah. She would crush fresh mint leaves into the tobacco, take her time lighting the coals, and settle in slowly and communally, passing the hose between friends and family members along with stories, advice, laughter, and love. I carry that memory with me into this work. I now live in Oregon, where I sit on the boards of several Persian and Arab cultural organizations and perform violin with the National Arab Orchestra. I often perform in hookah lounges—spaces that serve tea, host music, and give our community somewhere to breathe together and feel connected to our ancestry. The ordinance before this Council would ensure that Plymouth can never have a space like that.

The NHCA supports reducing youth tobacco use and eliminating products aimed at youth. This ordinance, however, would eliminate hookah from Plymouth entirely, even though hookah plays a negligible and declining role in youth tobacco use compared to the products this ordinance is principally designed to address.

1. A flavored tobacco ban is a hookah ban. Hookah tobacco—known as shisha—is a mixture of tobacco, molasses or honey, and food-grade flavoring. It has been prepared this way for centuries, originating in the Middle East and South Asia. There is no such thing as an unflavored hookah product, just as there is no such thing as unsweetened honey. A ban on flavored tobacco products is therefore a total ban on hookah, an outcome that is not

	Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	necessary to achieve the ordinance's public health objectives. Many jurisdictions have taken a different approach. California enacted a statewide flavored tobacco ban in 2022 with a hookah exemption, citing hookah's cultural heritage and its negligible role in youth tobacco use. Colorado, Denver, Columbus, San Diego, San Jose, and Los Angeles have each done the same. These jurisdictions all a chieved their public health goals without eliminating this cultural tradition. 2. The data show hookah is not driving youth tobacco use. In the 2024 CDC/FDA National Youth Tobacco Survey, only 0.8% of high school students used hookah—almost 10 times less than the 7.8% who use e-cigarettes. Between 2023 and 2024, youth hookah use nationwide dropped from 290,000 to 190,000—about a 34% decrease that the CDC identified as statistically significant. Hookah pipes are expensive, large, take at least 30 minutes to set up and use, and are impossible to hide. This makes them unappealing and inaccessible to youth in ways vapes and cigarettes are not. The FDA has proposed exempting hookah from its new nicotine limits for these same reasons. The youth tobacco crisis in Plymouth, as everywhere, is driven by e-cigarettes—not hookah. 3. The zero-new-license cap would permanently exclude Middle Eastern entrepreneurs and their communities from Plymouth's commercial life. Plymouth's existing smoke shops that carry hookah products serve local Middle Eastern families who purchase them for home use—a social and cultural tradition maintained across generations. Those retailers would lose a meaningful product line with no recourse, and their customers would be forced to leave Plymouth to access a product that has been legally available to them here. But the harm of the zero-new-license cap extends further and cuts deeper than the immediate loss of retail

access.

In cities across the country, hookah lounges are small, independent, often immigrant-owned gathering places—community anchors where Middle Eastern, Armenian, Turkish, East African, Indian, Persian, and other immigrant residents come together for hours over tea, conversation, and a shared tradition that predates this country by centuries. They are one of the few social spaces that feel genuinely welcoming to communities th at do not drink alcohol, and are places where international students can walk in alone and walk out with a community.

Plymouth does not currently have a hookah lounge. The zero-new-license cap, combined with the flavored tobacco ban, would ensure it never can. It tells Middle Eastern residents and entrepreneurs that the kind of business central to their cultural life has no place in Plymouth, not now and not ever. At a time when anti-immigrant and anti-Middle Eastern sentiment is rising across the country, we hope the City Council will consider what it would mean for Plymouth's own residents to find this door permanently closed to them.

4. A narrow exemption would fully preserve the ordinance's public health objectives.
We are not asking you to compromise on youth tobacco protection; we are simply asking the Council to do what many other major jurisdictions that have enacted a flavored tobacco ban have done: recognize that hookah is cat egorically different from the products driving youth tobacco use, and carve out a targeted exemption that protects a centuries-old cultural tradition practiced by Plymouth's immigrant community members.

We further ask the Council to reconsider the zero-new-license cap applied to hookah-specific establishments, so that the door remains open to the kind of small, community-centered businesses that enrich a city's commercial corridors. Plymouth has an opportunity to

	pursue an ordinance that is both effective and welcoming to the immigrant community members it would otherwise leave behind. Respectfully submitted, Daniel Shaheen Moltke National Hookah Community Association
Upload a file with any additional comments/supplemental information (optional)	

From:	Carrie Arblaster
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim
Cc:	Jodi Gallup; Amy Gottschalk
Subject:	Flavored Commercial Tobacco Ordinance | Letter of Support
Date:	Wednesday, April 8, 2026 12:49:26 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png Plymouth MN Letter FINAL 4.8.26.pdf

External email

First time sender

> You don't often get email from carblaster@tobaccofreekids.org. Learn why this is important

Mayor Wosje and members of Plymouth City Council,

I hope this email finds you all well. My name is Carrie Arblaster. I am the Midwest Regional Advocacy Director with The Campaign for Tobacco-Free Kids. Attached is our letter supporting the ordinance to end the sale of all commercial flavored tobacco in Plymouth.

Please let me know if you have any questions. We truly appreciate your work on and attention to this incredibly important topic.

Carrie

Carrie Arblaster
Regional Advocacy Director, Midwest
Campaign for Tobacco-Free Kids
1400 I Street NW, Suite 1200
Washington, DC 20005
Mobile: +1 937.307.5874
carblaster@tobaccofreekids.org

1400 EYE STREET, N.W. • SUITE 1200 • WASHINGTON, DC 20005
PHONE (202) 296-5469 • FAX (202) 296-5427

April 8, 2026

Mayor Wosje, Councilmember Nelson, Councilmember Peterson, Councilmember Aldrich, Councilmember Pointner, Councilmember Gregor and Councilmember Spoonheim,

Greetings! My name is Carrie Arblaster. I am the Midwest Regional Advocacy Director at The Campaign for Tobacco-Free Kids. The Campaign for Tobacco-Free Kids is the nation's largest non-profit, non-governmental advocacy organization solely devoted to reducing tobacco use and its deadly toll by advocating for public policies that prevent kids from using tobacco, and help smokers quit.

You play an extremely vital role in protecting young people in Plymouth from tobacco addiction. We thank you for taking on this important issue. While Minnesota has made great strides in reducing tobacco use, tobacco use remains the number one preventable cause of premature death and disease, killing 5,900 Minnesotans annually. The Campaign for Tobacco-Free Kids is pleased to submit this letter in support of a comprehensive ban on the sale of flavored tobacco products in Plymouth.

Across the country and now here in Plymouth, the tobacco industry and its allies are opposing efforts to restrict the sale of flavored tobacco products under the guise of harm reduction and protecting the choices of adult smokers, but the reality is that flavored tobacco products are critical to addicting a new generation to tobacco use and to the tobacco industry's bottom line. According to the Surgeon General, "The tobacco industry has designed, engineered, and marketed menthol cigarettes and other tobacco products that deliver multisensory flavor experiences which increase the likelihood of tobacco initiation, addiction, and sustained use."[1] The tobacco industry spends an estimated $97.3 million to market their products in Minnesota each year.[2] We urge the Council to prioritize the health of Plymouth's young people over the tobacco industry's profits.

Ending the Sale of All Flavored Tobacco Products Will Protect Plymouth's Kids

Prohibiting the sale of all flavored tobacco products in all tobacco retailers is a critical step that will help protect young people living in Plymouth from the unrelenting efforts by the tobacco industry to addict the next generation. Flavored tobacco products are designed to alter the taste and reduce the harshness of tobacco products to make it easier for new users—primarily young people—to initiate youth. In 2023, 76.3% of Minnesota students who experimented with commercial tobacco reported that the first product they ever tried was flavored.[3]

While e-cigarettes and nicotine pouches are the industry's newest strategy to hook kids, no flavored product has caused more harm to public health than menthol cigarettes, which are easier to start smoking, more addictive, and harder to quit.[4] Half of youth smokers will start with menthol cigarettes, and menthol cigarettes are also a driver of health disparities, as the tobacco industry has relentlessly targeted certain populations—particularly Black Americans—with marketing for menthol cigarettes.[5] This decades-long marketing campaign is the primary reason why use of menthol cigarettes is highest among Black Americans: 88% of Black smokers smoke menthol cigarettes compared to 31% of white smokers.[6] Here in Minnesota, the CDC estimates that prohibiting menthol cigarettes would lead over 8,000 Minnesotans to quit smoking.[7]

Now the tobacco industry is using the same strategies of youth-appealing flavors and slick marketing to hook a new generation. Here in Minnesota, 13.9%—or about one in seven high school students—reported current e-cigarette use in 2023 and over 93% report using a flavored product, which is no surprise since they are available in thousands of kid-friendly flavors like gummy bear, bubblegum and pink lemonade.[8] Youth e-cigarette use is particularly concerning because today's products are bigger, stronger, and cheaper than ever before, with some products containing more nicotine than 20 packs of cigarettes.[9] As a result, we see that many kids are not just experimenting, but using e-cigarettes frequently or daily—a sign of addiction. Four out of five (79.6%) Minnesota students who vaped in the past 30 days reported one or more signs of dependence.[10] Some of today's e-cigarettes, known as "smart vapes," even contain interactive screens, clearly targeting today's tech savvy kids.

Sales of nicotine pouches—like Zyn—have also skyrocketed in recent years. In addition to being flavored and easy to conceal—two characteristics that fueled the rise of e-cigarettes—nicotine pouch companies are also following the same marketing playbook that fueled the youth e-cigarette epidemic, including viral social media, music and event sponsorship, and most recently, partnerships with Formula 1. The number of youth using nicotine pouches more than doubled from 200,000 in 2021 to 480,000 in 2024.[11]

The Tobacco Industry's "Harm Reduction" Boosts Their Profits, Not Public Health

Harm reduction is a legitimate public health policy to minimize the impact of substance abuse, including tobacco use. Public health groups like the Campaign for Tobacco-Free Kids support true harm reduction strategies that include efforts proven to help people quit smoking, prevent those who haven't used tobacco from ever starting and reduce the number of people who get sick and die from tobacco use. However, what the tobacco companies are selling with their new campaigns is ***not*** effective harm reduction. Tobacco companies created today's public health problem by manufacturing and promoting addictive tobacco products. They are the cause of the problem – not the solution.

Tobacco companies cannot be trusted to reduce tobacco use. The tobacco industry has a long history of introducing new "reduced harm" products (e.g. "light" and "low tar" cigarettes) to address the known health risks of smoking, but in fact, those products have led to more people smoking, fewer people quitting, and greater suffering and death – the exact opposite of harm reduction. And now, the companies claim their new tobacco products – e-cigarettes, nicotine pouches, and heated tobacco products – will reduce harm, but they are marketing them as lifestyle products and using age-old tactics to attract young people and those who don't use tobacco.

Effective harm reduction would not allow tobacco products to be marketed in ways that will attract non-tobacco users, create new or increased addiction, or deter people from quitting. Most of today's smokers are older adults aged 45-64,[12] yet the tobacco companies' marketing strategies for their so-called harm reduction products, such as sponsoring music festivals or exclusive music concerts, capitalizing on viral social media trends, and selling candy-flavored products, are aimed at young people. These tactics have been successful, as survey data show that use of e-cigarettes and nicotine pouches is higher among young adults compared to older adults.[13] [14] In addition, nearly 60% of adult e-cigarette users continue to smoke cigarettes or have never been smokers in the first place.[15]

Instead of supporting evidence-based policies that will reduce tobacco use, tobacco companies still spend more than $8 billion per year to market deadly and addictive cigarettes and other combustible tobacco products, still develop products with kid-friendly flavors and sleek designs, and still fight policies that are proven to reduce tobacco use. The tobacco industry claims to be promoting harm reduction, but their goal is to addict new customers, sell more products, and increase profits.

Restricting the sale of flavored tobacco products will help to keep tobacco companies' addictive products out of the hands of young people and help encourage people to quit.

New and Emerging Tobacco Products Are Not Proven Cessation Products

Despite what tobacco companies claim, leading public health authorities in the United States have found that there is not enough evidence to recommend e-cigarettes, nicotine pouches, or heated tobacco products for smoking cessation.

The 2020 Surgeon General's Report on Smoking Cessation concluded that "there is presently inadequate evidence to conclude that e-cigarettes, in general, increase smoking cessation."[16] Further, there is limited evidence to suggest that flavored e-cigarettes help people who smoke to quit. Tobacco companies have been unable to provide evidence that any flavors in e-cigarettes are necessary for switching or quitting. Instead, we know that flavors attract young people to start and keep using e-cigarettes.[17]

There is no evidence demonstrating that nicotine pouches are a safe or effective way to quit smoking. A 2025 systematic review of available studies concluded, "There is limited evidence on the use of ONP for cessation or reduction of cigarette use. There is no evidence on the use of ONP for cessation or reduction of other tobacco or nicotine products or on the effects of ONP on prevalence of tobacco use/nicotine vaping."[18]

Similarly, heated tobacco products have not been proven to help people who smoke to quit. A 2022 systematic review of the available evidence concluded, "No studies reported on the use of heated tobacco for cigarette smoking cessation, so their effectiveness for this purpose remains uncertain."[19]

Nicotine is Not Harmless

Nicotine is a highly addictive chemical found in tobacco products, including e-cigarettes, nicotine pouches, and heated tobacco products, that impacts the body in many different ways.[20] Addiction to nicotine is the fundamental reason people continue using tobacco products when they want to quit.[21] However, the impact of nicotine extends beyond addiction.

The Surgeon General has found that youth use of nicotine in any form is unsafe, making any use of nicotine-based products by youth a serious concern.[22] Nicotine can harm the adolescent brain, which continues to develop until about age 25, impacting learning, memory and attention.[23] Further, nicotine can prime the adolescent brain for addiction to other drugs.[24]

Nicotine is also far from harmless to adults. It contributes to an increased risk for cardiovascular disease among smokers.[25] Nicotine can raise blood pressure and heart rate, impact the flow of blood to the heart, narrow arteries around the heart, and contribute to the hardening of the arterial walls.[26]

This issue is simple. It's about protecting our kids from the unrelenting efforts of the tobacco industry to addict them. By prohibiting the sale of all flavored tobacco products, Plymouth would join over 30 cities and counties in Minnesota, and over 420 cities nationwide, that have already enacted restrictions on the sale of flavored tobacco products.

Thank you for considering a strong and comprehensive policy *without exemptions*. This ordinance will save lives in Plymouth.

Sincerely,

Carrie L. Arblaster
Director, U.S. Midwestern Region | The Campaign for Tobacco-Free Kids
carblaster@tobaccofreekids.org

[1] U.S. Department of Health and Huma Services. *Eliminating Tobacco-Related Disease and Death: Addressing Disparities—A Report of the Surgeon General* (p.9). Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2024.
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[10] Helgertz SR. Teens and Commercial Tobacco in Minnesota: Highlights from the 2023 Minnesota Youth Tobacco Survey: Minnesota Center for Health Statistics, Minnesota Department of Health, May 2024. https://www.health.state.mn.us/data/mchs/surveys/tobacco/docs/teenscommercialtobacco2023.pdf.
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[14] University of Michigan, Nicotine pouch, cannabis, vaping, psychedelic use on the rise among US adults, August 26, 2025, https://news.umich.edu/nicotine-pouch-cannabis-vaping-psychedelic-use-on-the-rise-among-us-adults/.
[15] CDC, "Tobacco Product Use Among Adults – United States, 2022 – 2022 National Health Interview Survey (NHIS) Highlights," September 10, 2024. https://www.cdc.gov/tobacco/media/pdfs/2024/09/cdc-osh-ncis-data-report-508.pdf.
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[17] U.S. Department of Health and Huma Services. *Eliminating Tobacco-Related Disease and Death: Addressing Disparities—A Report of the Surgeon General* (p.9). Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2024.

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[25] HHS. The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. Centers for Disease Control and Prevention, Office on Smoking and Health, 2014. http://www.surgeongeneral.gov/library/reports/50-years-of-progress/index.html.
[26] HHS. The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. 2014; HHS, How Tobacco Smoke Causes Disease: The Biology and Behavioral Basis for Smoking-Attributable Disease: A Report of the Surgeon General, Centers for Disease Control and Prevention, Office on Smoking and Health, 2010 http://www.ncbi.nlm.nih.gov/books/NBK53017/.; Münzel T, et al. Nicotine and the cardiovascular system: unmasking a global public health threat. European Heart Journal. 2025 Dec 18:ehaf1010.

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 13:01 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Jace Schroeder
Email (optional)	jaces@myhealthmn.org
I am a (please check all that apply):	Other
If other, please explain	Community Organization serving Plymouth youth & young adults
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Attached is a letter of support on behalf of myHealth for Teens & Young Adults regarding the proposed ordinance. Thank you.
Upload a file with any additional comments/supplemental information (optional)	myHealth Letter City Council - Plymouth.pdf

April 8th, 2026

Dear Mayor Wosje and members of Plymouth City Council,

I am writing on behalf of myHealth for Teens & Young Adults to express our strong support for the proposed ordinance that would end the sale of flavored commercial tobacco products, prohibit the use of tobacco coupons and price discounts, set a minimum price for tobacco and oral nicotine products, cap the number of tobacco retailers, and update penalty structure for tobacco retailers in Plymouth.

myHealth for Teens & Young Adults offers free to low-cost healthcare services to youth ages 12-26 in western Hennepin, Scott, and Carver counties. As part of the work we do at myHealth, for the past four years, our Youth Advisory Board made up of 13 high school students have been focused on providing peer education to the West Metro students about commercial tobacco and nicotine products.

myHealth and the youth we represent from Plymouth strongly support actions to adopt the proposed tobacco ordinance. These policies protect not only youth, but all Plymouth residents from addiction and harm caused by using commercial tobacco and nicotine products.

According to the American Cancer Society, nearly 9 out of 10 adults who use commercial tobacco products started before age 18. 76% of Minnesota students who try commercial tobacco products start with flavored variants, including menthol (Minnesota Youth Tobacco Survey, 2023).

By restricting flavored products and imposing other preventative and protective tobacco policies. Plymouth can join cities across the metro with comprehensive policies that prevent initiation, reduce addiction, and strengthen overall community health.

Thank you for taking steps to further protect Plymouth youth and young adults.

Sincerely,

Jace Schroeder, Youth Programs Coordinator

myHealth for Teens & Young Adults

OpenForms

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 14:01 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Aaron O. Mackisey
Email (optional)	aaron.mackisey@smpmi.com
I am a (please check all that apply):	Other
If other, please explain	Current tobacco and nicotine manufacturer
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Philip Morris International U.S. respectfully opposes the proposed ordinance. A letter of opposition, and supplemental information is uploaded/attached below.
Upload a file with any additional comments/supplemental information (optional)	PMI US Letter of Opposition and Memo_Plymouth_4.8.2026_Final.pdf

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Suite 400
Washington, DC 20005

April 8, 2026

Mayor Wosje and Members of the City Council
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55447

Re: Opposition to Proposed Tobacco Ordinance Under Consideration

Mayor Wosje and Members of the City Council:

Thank you for this opportunity to submit written comments regarding the proposed ordinance to amend City Code Sections 1150 and 1010 of the Plymouth Code of Ordinances. I am writing today to respectfully oppose the proposed ordinance as drafted, with particular concern regarding the provision which would prohibit the sale of flavored tobacco and nicotine products to informed adult consumers across every product category, and without consideration for those flavored products which have been authorized for sale by the FDA after a thorough scientific review. This proposed ordinance would remove flavored smoke-free tobacco and nicotine products that FDA has determined to be "appropriate for the protection of public health" from local store shelves, effectively leaving only the most harmful form of tobacco and nicotine (a combustible cigarette) available to adult consumers.

At Philip Morris International's U.S. businesses ("PMI U.S."), we are committed to achieving a smoke-free future by commercializing smoke-free alternatives for adults 21+ who do not quit the use of tobacco and nicotine. We are not Altria or its subsidiary Philip Morris USA, nor are we affiliated with them in any manner. In fact, PMI U.S. does not sell combustible cigarettes or vaping products in the United States. Today there are upwards of 28 million Americans who continue to smoke, and we lose nearly 500,000 each year to cigarette related diseases. We believe whole heartedly in Tobacco Harm Reduction as a public health strategy aimed at lowering the health risks associated with tobacco use for adult consumers. Our goal at PMI U.S. is a simple yet purposeful one; we want to help our friends and neighbors who smoke by providing them with proven better alternatives to smoking. History, and human nature, shows us that broadly banning otherwise

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lawful products does not work. Further, simply telling consumers that a product like cigarettes are harmful to them is usually not enough to change their behavior; they need to have reasons to change their daily routines, and for those who are receptive to change, they need to have better options. As the below background information shows, the US Food & Drug Administration was empowered by Congress during the Obama Administration to do just that, to review and potentially authorize new tobacco products including those that are deemed "appropriate for the protection of public health." We are proud at PMI U.S. that our flagship product, ZYN Nicotine Pouches, are 20 of only 87 smoke-free products that have met FDA's high standards for authorization, which we received in January 2025 during the Biden Administration.

As a former municipal official myself, I certainly appreciate, respect, and agree that local actions can be taken to ensure robust protections will continue to keep youth away from tobacco and nicotine. Yet these actions should be taken based on the relevant localized data regarding youth usage and youth access, and in a manner which acknowledges that adult consumers deserve to be able to access less harmful products. In fact, as data from the 2025 MN Department of Education Student Survey shows (cited below), the City of Plymouth has seen significant declines in youth tobacco usage since the heights of the vaping crisis. Further, use of smokeless tobacco (including nicotine pouches) remains low at 1.03% of Plymouth 9th & 11th Graders. The data below also shows that the vast majority of Plymouth youth are accessing tobacco and nicotine from social source pathways, and not from purchasing them directly at retail stores.

The proposed ordinance as currently written would inadvertently lead to unintended consequences, such as; pushing adult consumers back towards the most harmful product (cigarettes), driving consumers across municipal lines to spend their dollars in other communities, increasing illicit, black-market activity for flavored tobacco and nicotine products, and negatively affecting the economic outcome of small business owners who are responsibly selling products to adult consumers. I believe there are several common-sense amendments that could be made to the proposed ordinance, as opposed to a blanket ban on all flavored tobacco and nicotine products, which would recognize Plymouth's commitment to keeping tobacco out of the hands of youth while respecting the choices of informed adult consumers who are seeking a better alternative to combustible products. I have respectfully included those recommendations in the memo below (see *Policy Recommendations*).

I appreciate your time and attention to my correspondence, as well as the background informational memo enclosed below. I welcome the opportunity to collaborate with you and the City of Plymouth at any time.

All the Best,

Aaron O'Brien Mackisey
Manager, Local Government Affairs
PMI U.S.

Background:

In 2009, the "Family Smoking Prevention and Tobacco Control Act" was enacted by Congress and, among other things, established The Center for Tobacco Products ("CTP"). Sitting within the U.S. Food & Drug Administration (FDA), CTP has the authority to regulate all tobacco and nicotine products and may authorize new tobacco products (i.e., those that are deemed appropriate for the protection of public health).[i]

The FDA and the broader scientific community acknowledge that tobacco and nicotine products exist along a continuum of risk, with combustible cigarettes presenting the highest level of harm and smoke-free alternatives (e.g., nicotine pouches, e-cigarettes, heated tobacco products, etc.) representing significantly lower-risk options (fig. 1).[ii]

As of March 1, 2026, the FDA has authorized **87 smoke-free product** applications including **flavored** varieties of nicotine pouches, e-cigarettes, and heated tobacco products as appropriate for the protection of public health (APPH).[iii] This designation indicates that the benefits to adult smokers who completely switch to a less harmful product outweigh the potential risks to non-users including youth. Meanwhile, nearly 4,000 combustible cigarette products, the most harmful form of tobacco use, remain on the market.[iv]

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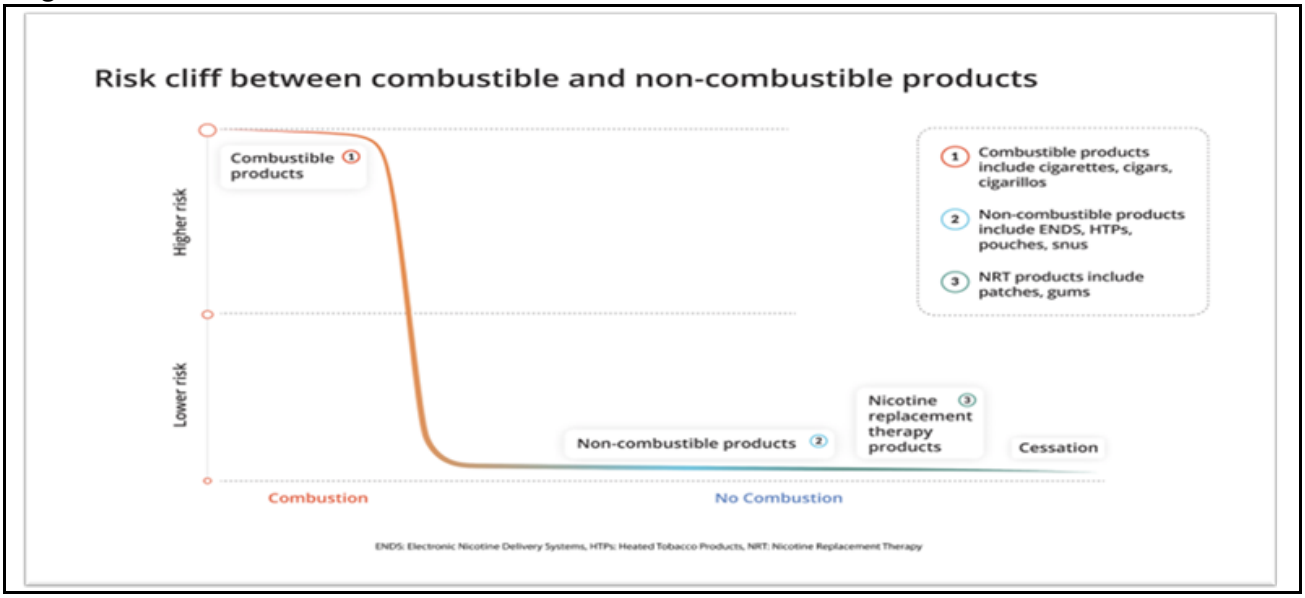
Figure 1: The Continuum of Risk[v]



One of these authorized products is ZYN nicotine pouches, which, after rigorous scientific review, the FDA determined 10 varieties at 2 different nicotine levels as APPH. A screening for harmful and potentially harmful constituents (HPHCs) in ZYN showed that only few HPHCs were quantified and all at consistently low levels. These findings were similar to nicotine replacement therapy (NRT) products approved by FDA as cessation products.[vi] According to the FDA, "Adults who smoke who fully switch from cigarettes to a lower-risk alternative can generally reduce their health risk and exposure to toxic and cancer-causing chemicals."[vii]

Snapshot of Plymouth

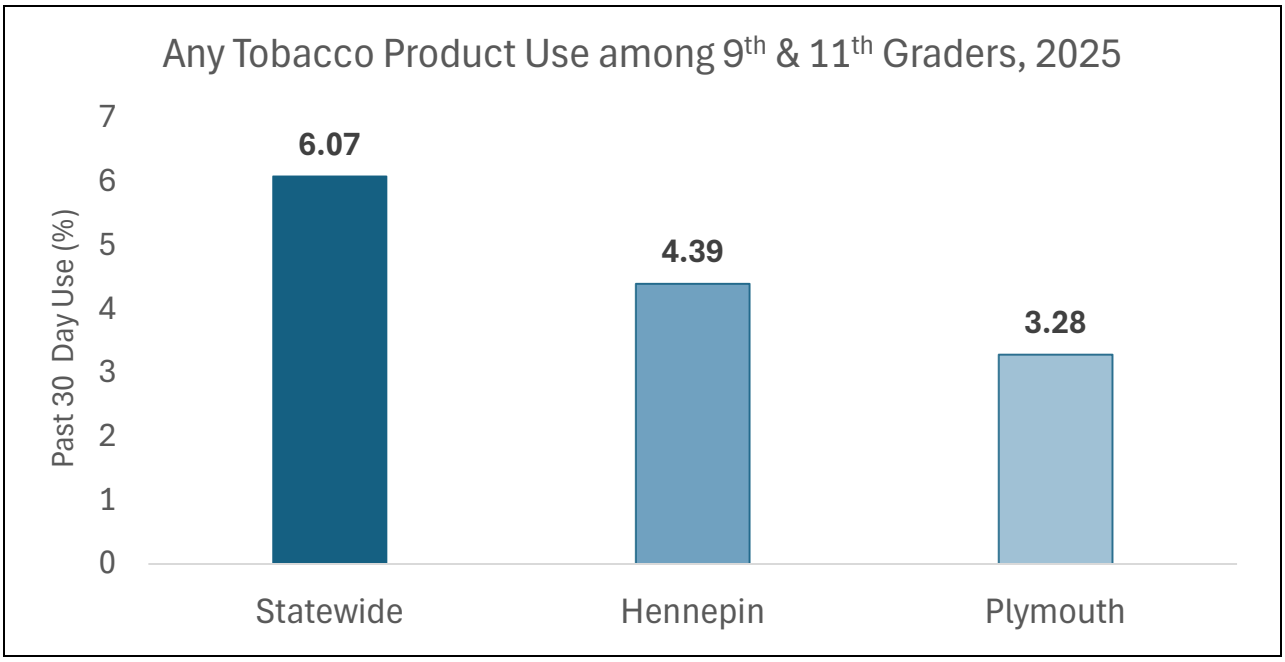
Youth smoking has fallen to an all-time low of 1.4% nationwide.[viii] In the city of Plymouth, youth use of cigarettes, cigars, and smokeless tobacco products have fallen to a low of **1.03%** among 9th and 11th graders; lower than Hennepin County (1.60%) and the state overall (2.02%).[ix]

Significant declines are also seen in overall tobacco product use. In 2025, overall tobacco use among 9th and 11th grade students in the City of Plymouth dropped to just **3.3%** *(fig. 2)*. Plymouth's overall tobacco use with these groups is now lower than that of Hennepin County (4.39%) and the state of Minnesota (6.07%), representing a significant public health achievement.

This decline is especially striking compared to 2019, when e-cigarette use alone among Plymouth 9th and 11th graders was **15%**.[x] All of these reductions were accomplished without banning flavored products.

At the same time, alcohol continues to be the most commonly used adult product among adolescents in Minnesota. In 2024, one in four adolescents (24.7%) aged 12 to 20 reported drinking alcohol in the past month.[xi] To our knowledge, the City Council has not proposed banning flavored alcohol, nor should it.

Fig 2: Plymouth: Comparing Tobacco Product Use Including E-cigarette, 2025



Data retrieved from Minnesota Student Survey (2025). Youth use in the City of Plymouth includes data from the Wayzata, Robinsdale, Osseo, and Hopkins public school districts.

Why Tobacco Harm Reduction?

Tobacco harm reduction is a public health strategy aimed at lowering the health risks associated with tobacco use. It is important because research consistently shows that smoke-free products

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can help adult smokers transition away from combusted cigarettes, which are the most harmful form of nicotine use on the market (see appendix). The FDA has also acknowledged that flavors can play a role in helping adult smokers transition to less harmful alternatives.

For example, in its authorization of ZYN nicotine pouches, the FDA found that flavors were important for current smokers shifting from cigarettes to ZYN, with nearly half of adults intending to quit reporting that the flavor variety was either 'very' or 'extremely' appealing.[xii]

At the same time, youth prevention remains essential. Encouragingly, the FDA's National Youth Tobacco Survey (2024) shows that youth use of nicotine pouches remains relatively low.[xiii] The Survey reported that only 1.8% of U.S. middle and high school students currently use nicotine pouches, even as sales of those products have increased.[xiv]

Overall, public policy can and should encompass both goals – providing harm reduction alternatives for adults who want to transition away from cigarettes and preventing youth access to tobacco and nicotine products. Recognizing that not all of these products carry the same risks—and regulating them accordingly—helps support adult smokers seeking less harmful alternatives while maintaining strong safeguards to keep nicotine products out of the hands of youth.

Policy Recommendations:

Overall, common-sense public policy should focus on evidence-based strategies that amplify the progress already being made by local retailers to ensure youth are not accessing tobacco and nicotine products. According to the FDA, 92% of retailers in Plymouth were in compliance with state and federal age restrictions in 2025 (higher than the statewide average of 88%).[xv] In 2025, according to the Minnesota Department of Education, amongst those youth in Plymouth (grades 8, 9 & 11) who reported tobacco and nicotine use, 89.1% reported acquiring their product from some source other than direct retail purchasing.[xvi] Accordingly, below are recommendations that would strengthen that trend:

1) Plymouth City Code could be amended to require annual training for retail managers and clerks who handle tobacco and nicotine products related to their requirement to not sell tobacco and nicotine to anyone under the age of 21. This training could be conducted by

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city, county or state law enforcement, or by a nationally recognized organization providing this training such as *We Card*; and,

2) Plymouth City Code currently requires the consumer to provide a government issued ID to purchase tobacco and nicotine products. That could be amended to require electronic age and ID verification of a government issued ID for all tobacco and nicotine sales, regardless of how old the consumer appears; and,
3) Plymouth City Code could be amended to increase the number of annual city compliance checks to be more than "at least once per year;" and,
4) Plymouth City Code could be amended to increase the penalties for selling a tobacco and nicotine product to an individual under 21.

Appendix:

Table: Studies on the harm reduction potential of flavors and the impact of flavor bans.

Studies	Findings
Klemperer et al., 2025[xvii]	**Access to preferred flavors** increased smoke-free product use and **reduced cigarette use**.
Fucito et al., 2025[xviii]	After 4 weeks, **10%** quit smoking completely and used the following ONP **flavors**: coffee, spearmint, citrus, and cinnamon. Even more reduced cigarette use.
Carpenter et al., (Medical University of South Carolina 2023)[xix]	Flavored e-cigarette use **increased quitting** smoking across eleven American cities, even among smokers who had no intentions of quitting.

Delnevo et al., (Rutgers University, 2025)[xx]	Daily nicotine pouch use was highest among adults who had recently quit **more harmful** forms of tobacco (e.g., smokeless tobacco and cigarettes).
Gentzke, et al., (CDC, 2022) Reid et al., (ITC, 2025)[xxi]	'For the flavor" did not rank **among the top** motivations among youth or young adults for use of e-cigarettes nor nicotine pouches.
Friedman et al., (Yale, 2024)[xxii] Cheng et al., (Harvard, 2025)[xxiii]	Flavor bans were associated with **increased** adult cigarette use.

**CDC signifies Centers for Disease Control & Prevention, & ITC is International Tobacco Control.*

[i] FDA, Family Smoking Prevention and Control Act, https://www.fda.gov/tobacco-products/rules-regulations-and-guidance-related-tobacco-products/family-smoking-prevention-and-tobacco-control-act-overview
[ii] The Relative Risks of Tobacco Products, https://www.fda.gov/tobacco-products/health-effects-tobacco-use/relative-risks-tobacco-products
[iii] https://www.fda.gov/tobacco-products/ctp-newsroom/fda-launches-searchable-tobacco-products-database
[iv] FDA, Searchable Tobacco Product Database, https://www.accessdata.fda.gov/scripts/searchtobacco/
[v] Adapted from Nutt, et. al. Estimating the Harms of Nicotine-Containing Products Using the MCDA Approach. Eur. Addict Res 2014; 20:218-225
[vi] https://pmc.ncbi.nlm.nih.gov/articles/PMC9985244/
[vii] The Relative Risks of Tobacco Products, https://www.fda.gov/tobacco-products/health-effects-tobacco-use/relative-risks-tobacco-products
[viii] CDC Newsroom, Youth Tobacco Product Use at a 25-Year Low, Yet Disparities Persist, https://www.cdc.gov/media/releases/2024/p1017-youth-tobacco-use.html
[ix] Minnesota Department of Education, Minnesota Student Survey, https://pub.education.mn.gov/MDEAnalytics/DataTopic.jsp?TOPICID=242
[x] Minnesota Department of Education, Minnesota Student Survey, https://pub.education.mn.gov/MDEAnalytics/DataTopic.jsp?TOPICID=242
[xi] The Interagency Coordinating Committee on the Prevention of Underage Drinking, State Reports – Underage Drinking Prevention and Enforcement, https://library.samhsa.gov/sites/default/files/minnesota-iccpud-state-report-2024.pdf
[xii] Technical Project Lead Review of PMTAs, PMTA_TPL_PM593-PM612_Zyn_01_13_2025_Redacted.pdf

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[xiii] FDA, Results from the Annual National Youth Tobacco Survey, https://www.fda.gov/tobacco-products/youth-and-tobacco/results-annual-national-youth-tobacco-survey-nyts
[xiv] FDA, Results from the Annual National Youth Tobacco Survey, https://www.fda.gov/tobacco-products/youth-and-tobacco/results-annual-national-youth-tobacco-survey-nyts
[xv] FDA, Compliance Check Inspections of Brick and Mortar Tobacco Product Retailers, https://Timp-Ccid.fda.gov/.
[xvi] Minnesota Department of Education, Minnesota Student Survey, https://pub.education.mn.gov/MDEAnalytics/DataTopic.jsp?TOPICID=242
[xvii] Klemperer et al., 2025, https://doi.org/10.1016/j.ypmed.2025.108353
[xviii] Fucito et al., 2025, https://doi.org/10.1136/tc-2024-059094
[xix] Carpenter et al., 2023, https://doi.org/10.1016/j.eclinm.2023.102142
[xx] Delnevo et al., 2025, https://doi.org/10.1001/jamanetworkopen.2025.31155 doi:10.1001/jamanetworkopen.2025.31155
[xxi] Gentzke et al., 2022, http://dx.doi.org/10.15585/mmwr.ss7105a1
[xxii] Friedman & Pesko & Whitacre, 2024, https://doi.org/10.1001/jamahealthforum.2024.4594
[xxiii] Cheng et al., 2025, https://doi.org/10.1001/jamanetworkopen.2025.24184

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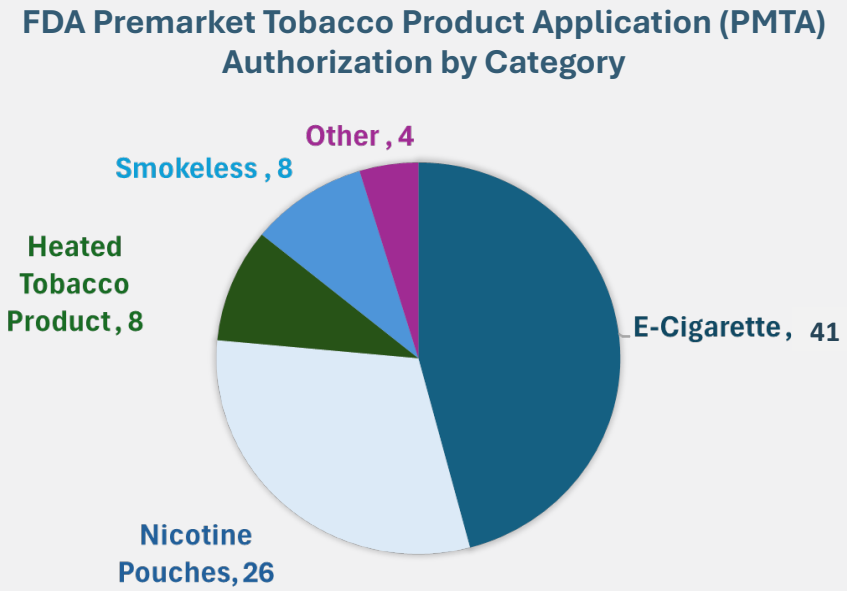
Tobacco Harm Reduction

Amanda Cross Hagerman, MPH
Head of Scientific Engagement, PMI US

April 13, 2026

FDA Authorized Products

- A total of 87 smoke-free products have received authorization as “appropriate for the protection of public health (APPH).”
- FDA authorization is a rigorous scientific evaluation.
- Means the benefit to adult smokers who completely switch outweighs the potential risks to non-users including youth.
- Offer a significantly lower risk alternative to the nearly 4,000 cigarettes in the marketplace.



“Adults who smoke who fully switch from cigarettes to a lower-risk alternative can generally reduce their health risk and exposure to toxic and cancer-causing chemicals” - FDA

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Source: 1) FDA, U.S. Food and Drug Administration Searchable Tobacco Products Database, https://www.accessdata.fda.gov/scripts/searchtobacco/ 2) FDA, The Relative Risks of Tobacco Products, https://www.fda.gov/tobacco-products/health-effects-tobacco-use/relative-risks-tobacco-products

ZYN Nicotine Pouches

***ZYN* is a tobacco leaf-free, spit-free oral nicotine pouch**

Available in:
- 2 concentrations: 3mg and 6mg
- 10 varieties traditionally found in smokeless products

Authorized as appropriate for the protection of public health by FDA on January 16th, 2025

FDA Determined ZYN to be Appropriate for the Protection of Public Health in 2025

"The toxicology review concludes that adults who smoke who switch completely to [ZYN] are expected to experience **reduced risk of cancer, respiratory toxicity, and cardiovascular toxicity**."

– FDA ZYN PMTA TPL Review, Page 6 (2025)

"Nearly one quarter (83 of 346 participants) of those who used [ZYN] **completely switched from other tobacco products** and reported exclusive use of [ZYN] by the end of the 10-week prospective study period."

- FDA ZYN PMTA TPL Review, Page 27 (2025)

"FDA expects the **risk of initiation with [ZYN], including initiation among youth, to be low**."

– FDA ZYN PMTA TPL Review, Page 54 (2025)

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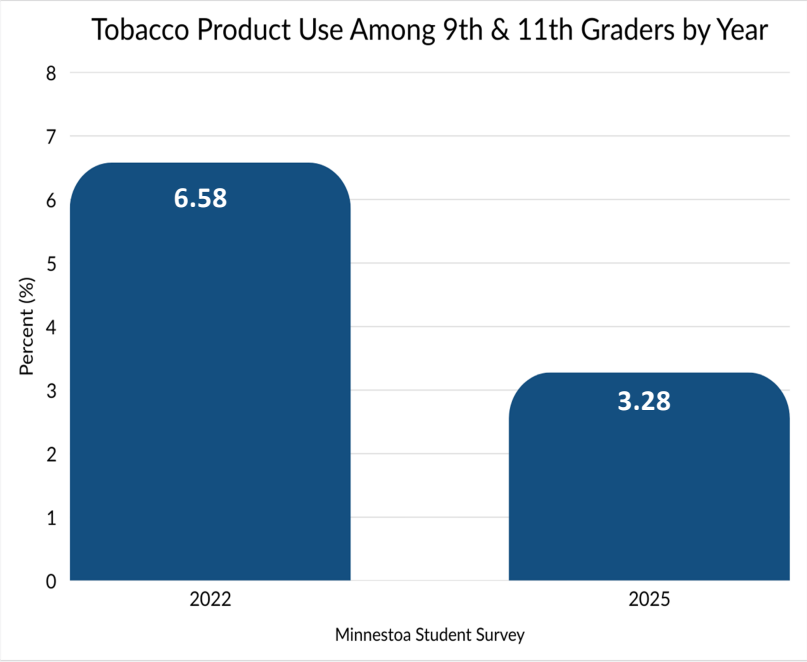
Snapshot of Plymouth

Data retrieved from the Minnesota Student Survey (MSS)

- Youth use of cigarettes, cigars, and smokeless tobacco products have fallen to a historic low of 1.03% among 9th & 11th graders.
- In 2025, overall tobacco product use (including e-cigarette) among 9th and 11th grade students, declined to 3.28%.
- E-cigarette use in Plymouth has declined significantly among 9th and 11th graders since its peak in 2019 (15%).
- Meanwhile, the use of other substances like alcohol are higher.



**Tobacco product use also includes e-cigarette.*

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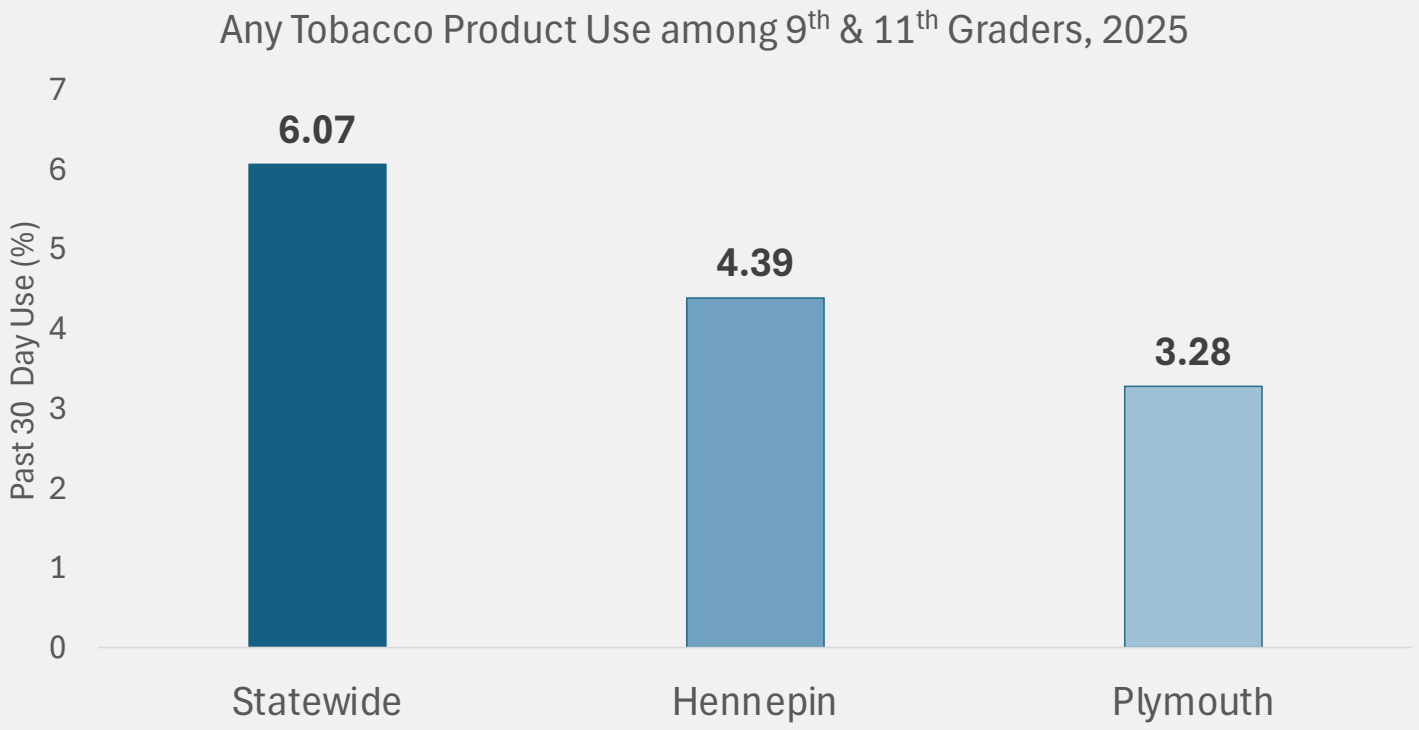
Source: Minnesota Department of Education, Minnesota Student Survey, https://pub.education.mn.gov/MDEAnalytics/DataTopic.jsp?TOPICID=242

Tobacco Product Use

Comparing tobacco product use between statewide, Hennepin County, and Plymouth.



*Any tobacco use also includes e-cigarette

Source: Minnesota Department of Education, Minnesota Student Survey (2025)

Conclusion

A Multi-sided Issue

Combustion, not nicotine is what causes smoking related diseases.

Policy can encompass both, harm reduction alternatives for adults who don't quit nicotine and prevention among non-users of nicotine including youth.

FDA-Authorized Smoke-Free Options

There are 87 FDA-authorized smoke-free products that are significantly less harmful than combusted cigarettes.

Embrace FDA's Relative Risk Framework

The FDA has concluded that smoke-free products can help people transition away from combustible cigarettes.

If you don't smoke, don't start. → If you smoke, quit. → If you don't quit, change.

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
04/08/2026 15:04 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	Pat McKone
Email (optional)	pat.mckone@lung.org
I am a (please check all that apply):	Non-resident of Plymouth
If other, please explain	
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Please see uploaded letter of support for the proposed tobacco licensing ordinance from the American Lung Association in Minnesota. Thank you for your leadership on this important issue.
Upload a file with any additional comments/supplemental information (optional)	AmericanLungAssociationLetterofSupportPlymouth.docx

American Lung Association.
Minnesota

On behalf of the American Lung Association, I'm writing to express our strong support for the City Council's proposed ordinance to end the sale of all flavored commercial tobacco products, end price discounting for these products, set a minimum price and pack size, capping the number of tobacco shops and updating the penalty structure.

The American Lung Association is the oldest voluntary health organization in the United States. For more than 120 years, the Lung Association has been working to save lives by improving lung health and preventing lung disease through education, advocacy, and research.

For decades, the tobacco industry has used flavors to attract youth. The industry's decades-long conspiracy to deceive the public includes many documents that demonstrate their understanding of the role flavors play in kids starting to use tobacco products. Flavors are one of the main reasons kids use tobacco products and have played a big role in the youth vaping epidemic. Research shows that 81% of youth who have ever used commercial tobacco products started with a flavored product, and many cite flavors as a key reason for continued use.

Minnesota's Student Tobacco Survey: Teens and Tobacco, also reveals the alarming connection between adolescent nicotine use and mental health challenges such as depression, anxiety, and stress. Additionally, four out of five students who vaped in the past 30 days reported one or more signs of dependence. For those that report trying to quit, over 40% reported multiple failed attempts – some as many as ten or more in the past year.

The current vaping epidemic demands evidence-based policy action. Flavored commercial tobacco and nicotine products deliver highly addictive substances during a critical period of brain development, increasing the risk of lifelong addiction. Restricting these products is a proven strategy to protect youth and promote public health.

We urge the Plymouth City Council to adopt this policy and take an important step to safeguard the health of residents – especially their youth.

Pat McKone, Senior Director
Public Policy and Advocacy

Mounds View PUBLIC SCHOOLS

Mayor Wosje and Plymouth City Council Members,

My name is Colleen O'Neil. I am a licensed alcohol and drug counselor (LADC), and I support students in the Mounds View school district who have challenges related to substance use. I am writing this letter supporting the proposed ordinance on behalf of a grassroots group of approximately 35 school-based LADCs across Minnesota. Our reach is large and includes many school districts in the state; including the communities of Shoreview, Lakeville, Burnsville, Rochester, Eastern Carver Country, White Bear Lake and Anoka-Hennepin to name just a few!

Nicotine use and addiction is not unique to any district, any school, or even any grade. Nicotine use is a problem across the state, and we are seeing that the age of first use continues to get younger and younger. I can also assure you that a vast majority of substance use begins with nicotine-in any form.

While vaping remains a top concern, over the past year or so our group has noticed a concurrent issue- oral nicotine pouches. These pouches, such as Zyn or Loon, have rapidly gained popularity with young people across the country. As with nicotine vapes, we are watching the tobacco industry try to entice a new generation of users with a new, fruity, easy to conceal product. Whether it is vapes or pouches, the bottom line is that nicotine is harmful to the developing brain. Each product that becomes the “new” fad on TikTok or other social media platforms continues to be more inconspicuous than the previous one, making it more attractive to our youth and more problematic for those of us in the educational setting. As someone with “boots on the ground”, I can assure you that this continues to be problematic in our school districts.

I want to stress an important point. Addiction is real, complex, and pervasive. Studies show that nicotine affects the developing brain in a more detrimental way, creating unnecessary damage that cannot be reversed. Decision making, impulse control, and emotional regulation are all areas of the pre-frontal cortex that are affected. Young brains on nicotine may struggle with memory and often lack the ability to find internal motivation when compared to non-using, developing brains. Nicotine hijacks dopamine systems, increases addiction risk, worsens anxiety/depression, and lowers cognitive capacity. For those students who find themselves dependent on nicotine, many are needing to use between classes, during classes or will skip class in order to vape. For those of us in a school setting, we see the impact that vaping has on our students on a daily basis.

The reality is this: most students don’t realize they are struggling with addiction. The word alone carries stigma and shame and no one wants to be attached to that. I spend a great deal of time building relationships with these students and we dive into the “why” of their use. Many students view nicotine use as a coping

mechanism for stress and other related mental health challenges. Many students often move on with other substances such as cannabis or alcohol. This is a slow roll and it takes time to get a student to realize that they may be dealing with addiction. When a student can acknowledge that vaping is bigger than what they had intended, the hard work begins. This can be incredibly difficult and time consuming. For this reason, we must get ahead of it and use our resources to prevent use so these young people don't carry addiction into adulthood.

How we approach this is multifold. Along with measures within schools, we need to emphasize prevention and decrease access. School administrators and educators, despite the many challenges of our time, work hard at secondary and tertiary prevention related to this issue. By removing access and appeal of these products, we firmly believe we will see fewer students start to use these products, which in turn will drastically reduce the number of young people dealing with addiction.

Thank you for considering these important policies to reduce the harm done to all children. I urge you not to fall for the tactics of the tobacco industry by leaving out pouches as an exemption. We need to protect and cherish our younger generation and make sure they are not taken advantage of by the tobacco industry and that includes any product now or in the future that is directed towards children.

Thank you,

Colleen O'Neil, LADC
Chemical Health Prevention Specialist
Mounds View School District

NEW SUBMISSION Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance

Comment Form Regarding Proposed Changes to Tobacco Licensing Ordinance
03/24/2026 17:40 PM

Comments Regarding Proposed Changes to Tobacco Licensing Ordinance	
Name (optional)	James Bradford III
Email (optional)	
I am a (please check all that apply):	Non-resident of Plymouth Other
If other, please explain	Student
Provide your comments below for the public record by April 8 regarding the draft Ordinance Amending Plymouth City Code Section 1150 Concerning Tobacco and Related Products and Section 1010 Concerning License Fees.	Hello, I think the city of Plymouth is making a strong stance in protecting and advocating for the health and livelihoods of the residents in the city, as well as in the state of Minnesota in considering the changes in Section 1150 & Section 1010. I am recommending that the proposed changes go into effect.
Upload a file with any additional comments/supplemental information (optional)	

From:	Thomas E Kottke
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim; Jodi Gallup; Amy Gottschalk
Subject:	As a cardiologist, I support changes in the Plymouth tobacco law to ban all flavored nicotine-containing products
Date:	Friday, March 27, 2026 8:23:19 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

External email

First time sender

You don't often get email from tkottke@comcast.net. Learn why this is important

To Plymouth city officials:

As a cardiologist I strongly support Plymouth's proposal to restrict the sale of all flavored tobacco products, cap the number of tobacco licenses, and end the use of tobacco price discounting. This action will have a bigger positive impact on health than I had taking care of people with heart disease for 40 years.

I spent years in medical school and decades as a practicing physician only to learn that to really prevent people from getting sick, I should have been an elected official. As a physician, people who are sick or injured come to me to be fixed. Sometimes I can fix them enough for them to live long and productive lives. More often, I fix them enough to live longer and better lives than they would have had I not helped them. That is simply not good enough. As a society we can and should do more. You, as elected officials in Plymouth, can do more to help people lead good, long and healthy lives in a way I never could.

Here is a fact: Minnesotans spend an estimated $4.7 billion on smoking-related healthcare expenses for smoking alone. That $4.7 billion does not include the costs associated with smokeless tobacco, hookah, and e-cigarette use. Neither does it include the cost of lost productivity. But I am a physician, and while I certainly care about the cost of care, I care a whole lot more about the people behind those numbers. I can think of so many things we could do with billions of dollars instead of caring for tobacco caused heart attacks and cancers.

Decades ago, I led the campaign to make Minnesota hospitals smoke-free. I know it is hard to imagine today that people smoked in hospitals. When we worked on that, they told us it couldn't be done. Dads waiting in maternity wards were so anxious they had to smoke. People dealing with addiction had to smoke. People with mental health issues had to smoke. Today it is hard to imagine that people smoked in hospitals, but they did, and all that changed because the deciders decided.

Today, you are the deciders. Today you can be the ones who say, no coupons, no flavored tobacco. And a new generation will say, "I can't imagine they actually sold fruit loops flavored tobacco products."

You are considering a strong ordinance. Good. I thank you.

Thomas E. Kottke, MD, MSPH

571 Otis Avenue
St. Paul MN 55104
612 240 5811

I want to quit but it is so hard. I've told myself 'this is the last one' so many times but it never is.

I am addicted to vaping. I've been kicked out of sports. I lost friends.

HOW HAS COMMERCIAL TOBACCO AND VAPING AFFECTED YOU?

Quotes from High School Students

I get anxiety when I don't have nicotine. I can't go on a family vacation and have fun because I can't have my vape with me.

It makes me mad at myself. I hate having to hide it from people.

My mom has spent money we needed for food to buy cigarettes, leaving my brother and I with little to eat.

Dear Mayor Wosje

Teens today deal with multiple pressures. Many of them turn to nicotine, mistakenly thinking that it will alleviate stress, anxiety, and depression. Unfortunately, nicotine can make mental health symptoms worse and interferes with adolescent brain development.

Many e-cigarette and other commercial tobacco products youth use contain large quantities of highly addictive nicotine and fruity, sweet flavors. Together, flavors and nicotine are driving the youth vaping epidemic, which has erased more than two decades of progress to reduce youth tobacco use overall.

Young people need decision makers to step up and end the sale of all flavored commercial tobacco and vaping products now. Our kids shouldn't have to face this alone.

Christina Hallquist

Name

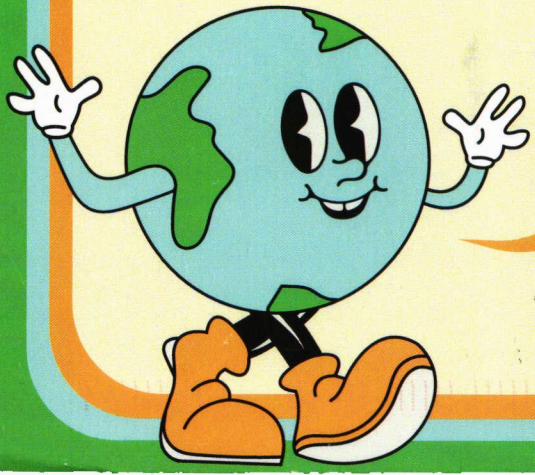
Plymouth 55447

City Zip Code

Mayor Jeff Wosje
City Hall
3400 Plymouth Blvd.
Plymouth MN
55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative

Protect our planet from the tobacco industry.



PLANET
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products causes extreme harm to the environment. Every year, the tobacco industry cuts down 600 million trees, uses 22 billion tons of water, and releases vast amounts of greenhouse gases to make their products. Cigarette butts remain the most littered item worldwide.

E-cigarettes are harmful, too. Vapes are classified as hazardous waste, but many people do not know that they cannot be thrown in the trash. When improperly discarded, the chemicals, heavy metals, lithium-ion batteries, and plastics in e-cigarettes can leach into waterways, disrupt natural habitats, and start fires, leading to irreparable environmental damage.

Ending the sale of all flavored commercial tobacco products will remove a substantial number of products from shelves and decrease use, thus reducing the environmental impact of tobacco. Take action now; our planet cannot wait.

Sincerely,

Name: Roberta Worrell

City: Plymouth Zip: 55441

ANSR
Association for Nonsmokers-Minnesota

www.ansrmn.org/environmental-impact

USA/POSTCARD

Mayor Jeff Woyje
City Hall
3400 Plymouth Blvd
Plymouth MN 55447

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Kimberly Nelson,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Hadley + Austin Bechler

City: Plymouth Zip: 55446

USA/POSTCARD

MAPLE

Counal Member Nelson
Plymouth City Counal

3400 Plymouth Blvd
Plymouth, MN 55447

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WWW.ANSRMN.ORG

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27 MAR 2026PM 5 L
FIGHT
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FLAVORED
TOBACCO
#FLAVORDANGER
80 percent of youth who use tobacco use fruit-, candy- or menthol-flavored tobacco.
www.ansrmn.org/flavors

Dear Boss

The tobacco industry targets our communities and our youth with flavored tobacco. Sweet-, candy-, and menthol-flavored tobacco products have led to sky-rocketing youth use rates. Big Tobacco has spent decades marketing flavored products directly to Black, Indigenous, People of Color (BIPOC) and LGBTQ communities. These groups experience higher use rates of these products and therefore greater health disparities. By regulating the sale of flavored tobacco, you can help prevent addiction and tobacco-related disease. Please act now to protect our community and our youth. Our state can't wait.

Sincerely, Bobby Rott

Address

City Plymouth Zip 55447

USA/POSTCARD

SASSAFRAS

City of Plymouth
3400 Plymouth Blvd
Plymouth MN 55447

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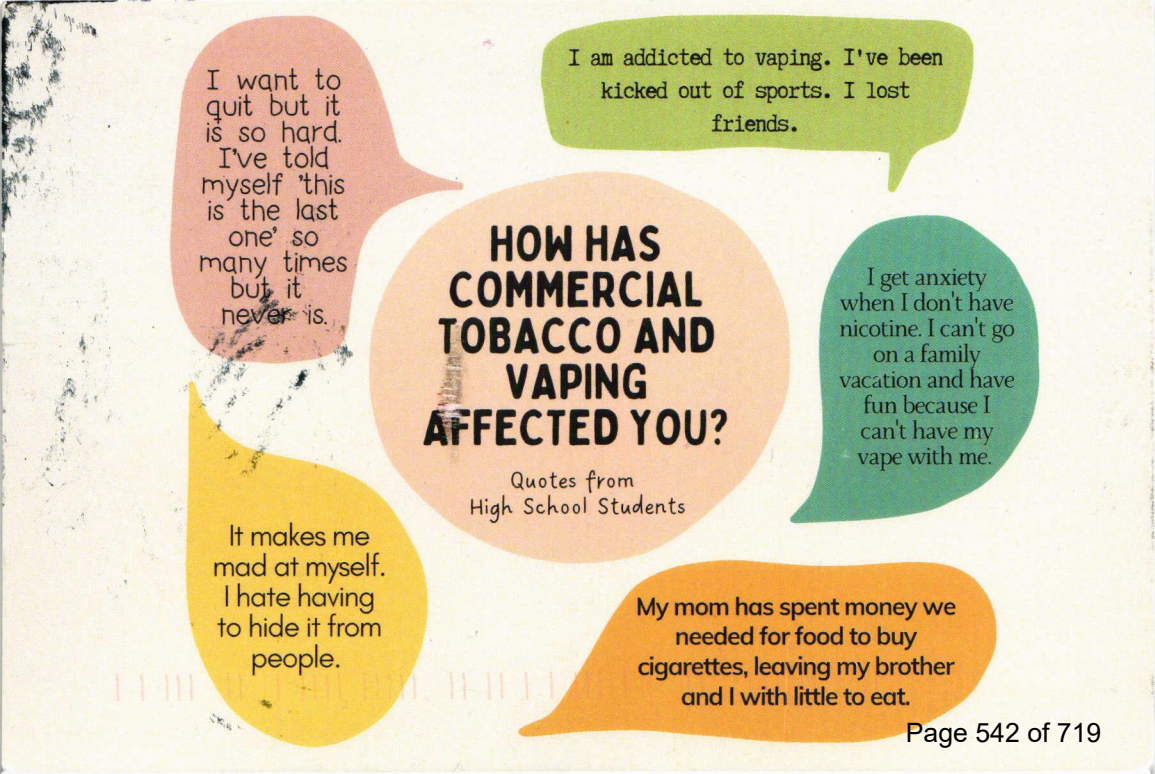
C017

BC: 55447148299 DU *2078-03949-28-25


I want to quit but it is so hard. I've told myself 'this is the last one' so many times but it never is.
I am addicted to vaping. I've been kicked out of sports. I lost friends.
HOW HAS COMMERCIAL TOBACCO AND VAPING AFFECTED YOU?
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I get anxiety when I don't have nicotine. I can't go on a family vacation and have fun because I can't have my vape with me.
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My mom has spent money we needed for food to buy cigarettes, leaving my brother and I with little to eat.

Dear Jeffrey Wosje

Teens today deal with multiple pressures. Many of them turn to nicotine, mistakenly thinking that it will alleviate stress, anxiety, and depression. Unfortunately, nicotine can make mental health symptoms worse and interferes with adolescent brain development.

Many e-cigarette and other commercial tobacco products youth use contain large quantities of highly addictive nicotine and fruity, sweet flavors. Together, flavors and nicotine are driving the youth vaping epidemic, which has erased more than two decades of progress to reduce youth tobacco use overall.

Young people need decision makers to step up and end the sale of all flavored commercial tobacco and vaping products now. Our kids shouldn't have to face this alone.

Elizabeth Workman

Name

Maple Grove

City

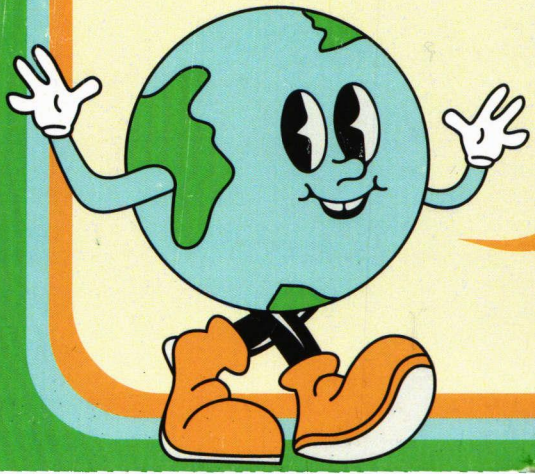
55311

Zip Code

Mayor Wosje
3400 Plymouth Blvd.
Plymouth, MN 55447

This publication is made possible by funding from the Minnesota Department of Health's Youth E-cigarette Prevention and Cessation Initiative

Protect our planet from the tobacco industry.



PLANET
OVER
PROFITS

Dear Scott Aldrich

The production, manufacturing, and use of commercial tobacco products causes extreme harm to the environment. Every year, the tobacco industry cuts down 600 million trees, uses 22 billion tons of water, and releases vast amounts of greenhouse gases to make their products. Cigarette butts remain the most littered item worldwide.

E-cigarettes are harmful, too. Vapes are classified as hazardous waste, but many people do not know that they cannot be thrown in the trash. When improperly discarded, the chemicals, heavy metals, lithium-ion batteries, and plastics in e-cigarettes can leach into waterways, disrupt natural habitats, and start fires, leading to irreparable environmental damage.

Ending the sale of all flavored commercial tobacco products will remove a substantial number of products from shelves and decrease use, thus reducing the environmental impact of tobacco. Take action now; our planet cannot wait.

Sincerely,

Name: Carol Gresham

City: Plymouth Zip: 55411

ANSR
Association for Nonsmokers-Minnesota

www.ansrmn.org/environmental-impact

USA/POSTCARD

2005 ASPEN

Councilmember Aldrich
3400 Plymouth Blvd.
Plymouth, MN 55447

7 APR 2026

FLAVORS HOOK KIDS

THE TOBACCO INDUSTRY TARGETS YOUTH WITH FLAVORED TOBACCO/NICOTINE PRODUCTS, BUT THERE'S NOTHING SWEET ABOUT IT.

Dear Mayor Wosje,

Big Tobacco uses flavored products to attract kids, Black Minnesotans, LGBTQ+ people, and other communities. The industry uses thousands of flavors in high-nicotine e-cigarettes to hook kids, ranging from apple and mango to cotton candy and mint/menthol. Cigars, chewing tobacco, blunt wraps, hookah and shisha are also targeted to kids and sold in fruit, candy, dessert and novelty flavors.

Minnesota should end the sale of all flavored commercial tobacco products — including menthol cigarettes, flavored cigars, e-cigarettes, hookah and smokeless tobacco. Ending flavored commercial tobacco sales will prevent youth addiction and create a healthier future for everyone.

Sincerely,

Name: Kari Hegey

City: Plymouth Zip: 55447

USA/POSTCARD

2005

SASSAFRAS

Mayor Jeffrey Wosje
City Hall
3400 Plymouth Blvd.
Plymouth, MN

ANSR
The Association for Nonsmokers-Minnesota

04/07

From:	Samantha Singh
To:	Jeffry Wosje
Cc:	Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim; Jodi Gallup; Amy Gottschalk
Subject:	Urging Action on Flavored Tobacco, Pricing Tactics, and Store License Caps
Date:	Friday, April 10, 2026 3:34:45 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

External email
First time sender

You don't often get email from samanthasingh2025@gmail.com. Learn why this is important

April 10th, 2026

Dear Mayor Wosje, members of the Plymouth City Council, and Deputy City Clerk Gottschalk,

My name is Samantha Singh, and I'm a Plymouth resident currently attending college at Yale University. I've lived in Plymouth my entire life, and the city has shaped who I am. From growing up playing at French Park to spending time at the community center, Plymouth's spaces and people instilled in me a deep appreciation for this community and a desire to give back to it.

I am writing to express my strong support for ending the sale of flavored commercial tobacco products, prohibiting the use of tobacco coupons and price discounts, and capping the number of tobacco store licenses in Plymouth. This issue is particularly important to me because of the years of vaping and e-cigarette prevention work I have done in high school on myHealth Clinic for Teens and Young Adults' Youth Advisory Board, giving presentations to hundreds of middle schoolers about the harms of vaping, and understanding how accessible these products are to youth. This policy is not just important for protecting youth from using nicotine products, but also for protecting all Plymouth residents from the strategies Big Tobacco uses to get people hooked on their products.

I appreciate Plymouth City Council taking steps towards further protecting our community and strongly encourage the Council to adopt these measures--specifically, ending the sale of flavored commercial tobacco products, prohibiting predatory pricing tactics like tobacco coupons and discounts, and capping the number of tobacco store licenses. I hope that we can work towards a healthier, safer Plymouth for everyone.

Thank you for your time.

Sincerely,
Samantha Singh
16905, 40th Ave North, Plymouth, MN, 55446

From:	Shivam Srivastava
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim; Jodi Gallup; Amy Gottschalk
Subject:	In Support of Updating Plymouth"s Tobacco Ordinance
Date:	Thursday, April 9, 2026 7:48:41 PM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

External email

First time sender

You don't often get email from ssrivastava2028@gmail.com. Learn why this is important

Dear Mayor Wosje and Members of the Plymouth City Council,

My name is Shivam Srivastava, and I am a sophomore from Breck School and a resident of Plymouth.

I want to extend a thank you for considering ending the sale of all flavored commercial tobacco products including menthol in Plymouth. The tobacco industry targets students my age to make products easily accessible with more tobacco retailers within our vicinity. By ending the sale of flavored tobacco products, including vapes and pouches, and enacting policies to make tobacco less accessible, you are taking a crucial step to eliminate youth access and appeal from these products, and ultimately protecting youth. When a person—specifically teens and youth—has less access to tobacco, it is harder to start and easier to quit.

Teens are the main target for tobacco companies. Despite what the tobacco industry may say, many teens are influenced by social media stars who are paid to promote vaping and nicotine products like pouches. Pouches are the second most used tobacco product among youth. They are yet another marketing method that targets youth, so much so that the term “zynfluencer” has emerged to describe influencers featuring Zyn oral nicotine pouches. I reiterate that youth are the audience of such influencers. As for flavors, colorful fruit and candy flavors attract young students, not adults. Would a child be tempted to eat a cigarette-flavored skittle? Or, rather, a tobacco-flavored M&M?

As a high schooler, I have witnessed the detrimental impact that vapes have had on students around me; from the most brilliant minds facing academic downfalls to the top athletes’ experiencing drops in performance, this occurs because of the seductive nature of these life-threatening products. According to a 2024 study by the CDC, 8.1% of students reported current use of any tobacco product. That mere 8.1% actually represents 2.25 million students, and it hurts me to hear we are risking the loss of 2.25 million of this country’s future scientists, politicians, businesspeople, or more comprehensively, 2.25 million of this country’s future leaders, to these harmful products.

Efforts to reduce access to nicotine will allow me and my peers to focus on our education. As city leaders, we need your help to do what's right, for our health and our future. Show us that you choose people over profit. Reducing access and appeal to tobacco is essential to keep these products away from young minds.

Thank you for your time reading this letter. I appreciate your attention to this issue, as it is one

that directly impacts people like me.

Sincerely,
Shivam Srivastava

April 9, 2026

Mayor Jeffry Wosje & Plymouth City Council
City of Plymouth
3400 Plymouth Blvd.
Plymouth, MN 55447

RE: Proposed Amended Tobacco Ordinance 1150

Dear Mayor Wosje and Members of the Plymouth City Council:

On behalf of the American Heart Association (AHA), I urge you to act decisively by adopting the proposed updates to Plymouth's tobacco ordinance to end the sale of all flavored tobacco products and strengthen retailer licensing. This policy is essential to protecting youth, reducing addiction, and safeguarding the long-term health of your community.

Strengthened licensing authority will give Plymouth the tools it needs to protect young people and support responsible retailers. Regulating tobacco retailer density and proximity to schools, eliminating coupons and price promotions, enforcing age-of-sale laws, and fully-funding compliance through licensing fees will reduce youth access while holding the tobacco industry accountable for the harm it causes.

Ending the sale of flavored e-cigarettes and tobacco products—including menthol cigarettes and fruit- and candy-flavored cigars—is critical. Flavors have been deliberately used for decades to attract and addict youth, and most tobacco users report that their first product was flavored. Removing flavored products reduces youth initiation and prevents lifelong nicotine addiction, disease, and premature death.

The urgency could not be clearer. From 2017 to 2019, e-cigarette use among U.S. high school students rose by 135%. In 2021, nearly 85% of youth e-cigarette users used flavored products—most commonly fruit (71.6%), candy or dessert (34.1%), and menthol (28.8%). Overall, 97% of youth users reported using a flavored product in the past month, and 70% said flavors were the primary reason they vape. Flavored products are fueling this public health crisis.

By passing this ordinance, Plymouth can take immediate action to protect Minnesota's youth, reduce future health care costs, and improve community health outcomes. We urge you to join the 34 Minnesota communities that have already acted and adopt these evidence-based policies without delay.

Sincerely,

Paul L. Weirtz
State Government Relations Director
American Heart Association

Contact: Paul L. Weirtz, Government Relations Director – 614-271-0699

From:	Emily Myatt
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim
Cc:	Jodi Gallup; Amy Gottschalk
Subject:	ACS CAN letter of support: ending the sale of all flavored tobacco products
Date:	Friday, April 10, 2026 4:52:23 PM
Attachments:	ACSCAN_RGB_sm_.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png ACS CAN Letter_Plymouth Ordinance.pdf

External email

First time sender

> Some people who received this message don't often get email from emily.myatt@cancer.org. Learn why this is important

Good afternoon, Mayor Wosje and members of the Plymouth City Council:

On behalf of the American Cancer Society Cancer Action Network, I'm writing to share our letter in support of ending the sale of all flavored commercial tobacco products, including menthol cigarettes, e-cigarettes, flavored cigars, hookah, nicotine pouches and other smokeless tobacco products

Thank you for your work on this important cancer-prevention policy.

Sincerely,
Emily Myatt

American Cancer Society Cancer Action Network™

Emily Myatt (she/her)
Regional Government Relations Director
651.374.9942 | m: 608.295.5985
fightcancer.org | 1.800.227.2345

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April 13, 2026

Dear Mayor Wosje and Members of the Plymouth City Council,

The American Cancer Society Cancer Action Network (ACS CAN), the nonprofit, non-partisan advocacy affiliate of the American Cancer Society, advocates for public polices to end cancer as we know it, for everyone.

We want to thank the Plymouth City Council for considering an ordinance to end the sale of menthol cigarettes and all other commercial flavored tobacco products, including e-cigarettes, flavored cigars, hookah, nicotine pouches and other smokeless tobacco products.

This year in Minnesota, nearly 40,000 people will hear the words "you have cancer." The good news is that the five-year relative survival rate for all cancers continues to improve. Much of the success in fighting cancer is due to public policy. Some of the most critical cancer decisions are not made in the doctor's office, but instead by elected officials. Smart public policy is a key driver of cancer prevention, improved survival rates, and fewer cancer deaths.

We strongly support ending the sale of menthol cigarettes and all other commercial flavored tobacco products. Tobacco companies add chemicals to improve the flavor of their products. Menthol, other candy, and fruit-flavored tobacco products mask the harsh taste of tobacco and are often incorrectly perceived to be "less harmful," but the use of such products, including menthol cigarettes, can still lead to cancer.

We appreciate the Council's consideration of other issues in the ordinance, but would respectfully request the Council consider the following recommendations to strengthen the public health impacts of the ordinance, as introduced:

- Add nicotine analog to the definition of tobacco products to ensure the ordinance is as comprehensive as possible and doesn't create loopholes for the tobacco industry to take advantage of.
- Remove the language that allows for the transfer of licenses; prohibiting license transfer will fully achieve the goal of reducing the availability of tobacco products in Plymouth
- Remove 115.05 A 'petty misdemeanor' to ensure the ordinance is in line with the city's earlier decision to remove penalties for purchase, use, and possession.
- Amend 1150.05 B and C to remove penalties on individual clerks and keep all penalties focused on the retailer.

On behalf of ACS CAN, thank you for considering this important public health policy, along with our recommendations, to reduce commercial tobacco addiction, prevent cancer, and improve the health of Plymouth residents.

Sincerely,
Emily Myatt
Regional Government Relations Director
American Cancer Society Cancer Action Network

From:	Waldock, Janelle
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim
Cc:	Emily Myatt; Jodi Gallup; Amy Gottschalk
Subject:	Minnesotans for a Smoke-Free Generation letter of support
Date:	Friday, April 10, 2026 10:36:49 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png 4.2026 MSFG Letter_Plymouth Tobacco Ordinance .pdf

External email

First time sender

> Some people who received this message don't often get email from janelle.waldock@bluecrossmn.com. Learn why this is important

Mayor Wosje and members of the Plymouth City Council,

We have attached our letter of support for the commercial tobacco ordinance you are considering next week. Thank you for your work on this important public health issue.

Emily Myatt and Janelle Waldock
Co-Chairs, Minnesotans for a Smoke-Free Generation coalition

April 10, 2026

Dear Mayor Wosje and Members of the Plymouth City Council,

Minnesotans for a Smoke-Free Generation is a coalition of more than 50 organizations that share a common goal of advancing justice by striving toward a future where every person is free from commercial tobacco's harms and can reach their full health potential.

Our coalition supports the proposed language to end the sale of menthol cigarettes and all other flavored commercial tobacco products, along with increasing the price of tobacco licensing fees, raising the minimum price of tobacco products, and ending the use of price discounting.

For years, tobacco use has been the number one preventable cause of death in our country and state. The important policies being considered today will reduce both access to and use of commercial tobacco products. Removing flavors, limiting the number of new tobacco shops, and setting minimum prices with no coupon redemption will make these products less accessible and appealing to young people. These policies will likely also result in fewer products being sold and fewer access points in the community, along with less toxic litter and waste in the environment.

Flavors like menthol make it easier to start smoking and harder to quit. Removing flavored tobacco products – including menthol cigarettes, flavored cigars, e-cigarettes, hookah, and smokeless tobacco products like Zyn – from the marketplace will prevent youth addiction and improve health for all Minnesotans. The policy will especially benefit communities targeted by the tobacco industry – including young people, Black Americans, LGBTQIA2S+ people, and American Indians.

We would respectfully request the City Council consider modifying the following language to fully achieve the goals of the proposed ordinance:

- Add nicotine analog to the definition of tobacco products to ensure the ordinance is as comprehensive as possible and doesn't create loopholes for the tobacco industry to take advantage of.
- Remove the language that allows for the transfer of licenses; prohibiting license transfer will fully achieve the goal of reducing the availability of tobacco products in Plymouth
- Remove 115.05 A 'petty misdemeanor' to ensure the ordinance is in line with the city's earlier decision to remove penalties for purchase, use, and possession.
- Amend 1150.05 B and C to remove penalties on individual clerks and keep all penalties focused on the retailer.

On behalf of Minnesotans for a Smoke-Free Generation, thank you for considering this important ordinance, along with our recommendations, to reduce commercial tobacco addiction. We hope we can count on your support.

Sincerely,

Emily Myatt
Co-Chair, Minnesotans for a Smoke-Free Generation
Regional Government Relations Director, American Cancer Society Cancer Action Network

Janelle Waldock
Co-Chair, Minnesotans for a Smoke-Free Generation
Senior Director of Policy, Blue Cross and Blue Shield of Minnesota

About Minnesotans for a Smoke-Free Generation

Minnesotans for a Smoke-Free Generation is a coalition of more than 50 organizations that share a common goal of advancing justice by striving toward a future where every person is free from commercial tobacco's harms and can reach their full health potential.

Advocates for Better Health, A Breath of Hope Lung Foundation, Allina Health, American Cancer Society Cancer Action Network, American Heart Association, American Lung Association in Minnesota, Association for Nonsmokers – Minnesota, Blue Cross and Blue Shield of Minnesota, Cancer Legal Care, CentraCare, Children's Minnesota, Comunidades Latinas Unidas En Servicio – CLUES, Dodge County Public Health, Essentia Health, Eugene Nichols, Faribault Martin & Watonwan Co SHIP, Gillette Children's Specialty Healthcare, HealthPartners, Hennepin County Public Health, Hennepin Healthcare, Horizon Public Health, Indigenous Peoples Task Force, Lao Center of Minnesota, Lincoln Park Children and Families Collaborative, Local Public Health Association of Minnesota, Masonic Cancer Center, University of Minnesota, Mayo Clinic, Medica, Meeker McLeod Sibley Community Health Services, MHA – Minnesota Hospital Association, Minnesota Academy of Family Physicians, Minnesota Association of Community Health Centers, Minnesota Cancer Alliance, Minnesota Council of Health Plans, Minnesota Dental Association, Minnesota Medical Association, Minnesota Public Health Association, Minnesota Society for Public Health Education, Minnesota Youth Council, MNAAP – Minnesota Chapter of the American Academy of Pediatrics, Mowery Communications, LLC, NAMI Minnesota, NorthPoint Health & Wellness, Olmsted Medical Center, Parents Against Vaping e-cigarettes, PartnerSHIP 4 Health, Perham Health, Public Health Law Center, Rainbow Health, SEIU Healthcare Minnesota, Steele County Public Health, Tobacco-Free Alliance, Twin Cities Recovery Project, UCare, WellShare International, Winona County Alliance for Substance Abuse Prevention

Find out more at: smokefreegenmn.org.

From:	Sorensen, Michelle
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Joel Spoonheim
Cc:	Amy Gottschalk; Jodi Gallup
Subject:	Plymouth Letter of Support
Date:	Friday, April 10, 2026 1:44:03 PM
Attachments:	image001.png image843553.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png
Importance:	High

External email

First time sender

> You don't often get email from michelle.sorensen@mngi.com. Learn why this is important

Dear Mayor Wosje and Members of the Plymouth City Council,

On behalf of MNGI Digestive Health, below is the letter of support for the proposed ordinance to end the sale of all flavored tobacco products.

April 10, 2026

Dear Mayor Wosje and Members of the Plymouth City Council,

On behalf of MNGI Digestive Health, we want to express our support for the proposed ordinance to end the sale of all flavored tobacco products including menthol, end the use of tobacco coupons and price discounts, create a buffer around youth oriented facilities, set a tobacco license cap, and increase retailer penalties in Plymouth. MNGI Digestive Health is a physician practice that specializes in the diagnosis and treatment of adults and children with gastrointestinal disorders. We have locations throughout the Twin Cities metro area including Plymouth and serve many patients from the Plymouth area.

We especially appreciate your consideration of an ordinance that includes ending the sale of **all** flavored commercial tobacco products, including flavored nicotine pouches. Nicotine pouches are the newest tobacco product on the market. While some claim that these products could help people quit smoking, the truth is that use among youth and young adults is skyrocketing. And the industry's own numbers show that even adults who use nicotine pouches are often also still using another tobacco product, like cigarettes. The tobacco industry is not a credible source on nicotine cessation and public health.

For decades, the tobacco industry has targeted youth with flavored products like menthol cigarettes, cherry chewing tobacco, grape cigars, cotton candy hookah, thousands of candy-flavored vapes and now discreet, easy-to-use flavored nicotine pouches. The various flavors mask the harshness of tobacco, enticing new young users and lining the tobacco industry's pockets. Youth experimentation often escalates to daily use due to nicotine's highly addictive nature. The adolescent brain is particularly vulnerable to nicotine, and exposure during this time can cause lasting neurological changes. creating a life-long dependence. Local flavor restrictions, like this proposed ordinance, are effective in reducing the likelihood of teens starting to use tobacco products.

The industry has also heavily marketed flavored products–especially menthol– to specific populations. As a result, 85% of African Americans who smoke use menthol cigarettes, which are easier to start and harder to quit than non-menthol products.

Tobacco greatly impacts our GI patients. Smoking is linked to cancer of the esophagus, stomach, liver and pancreas. As you may be aware, colorectal cancer is becoming more common in those under the age of 50 and smoking significantly increases the risk. Further, smoking increases the risk of pancreatitis and Crohn's disease. MNGI Digestive Health believes that our patients and their families deserve the best chance we can give them to live long and healthy lives.

Thank you for your leadership considering this strong and attractive tobacco prevention policy. Ending the sale of flavored tobacco products will contribute to a reduction in nicotine addiction, tobacco use rates, and a reduction in tobacco-related disease and death.

Sincerely,

Kevin Rank, MD
Chief Medical Officer
MNGI Digestive Health

Sent on behalf of Dr. Kevin Rank, Chief Medical Officer by:

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From: Julie Pointner
To: Jodi Gallup
Subject: Fw: Tobacco prevention advocacy
Date: Monday, April 13, 2026 7:00:59 AM
Attachments: shield-advisory.png
chevron-light.png
shield-advisory.png
chevron-light.png
shield-advisory.png
chevron-light.png
shield-advisory.png
chevron-light.png

FYI for the record

Thanks,

Julie

From: Wahab Abby <wahababby@gmail.com>
Sent: Saturday, April 11, 2026 4:13:55 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: Tobacco prevention advocacy

External email

First time sender

You don't often get email from wahababby@gmail.com. Learn why this is important

Dear Council Member

My name is Wahab Abby, and I am writing to you today to express my strong support for the Somali community volunteers and youth advocates who will be testifying at the upcoming City Council hearing.
As a member of this community, I am deeply concerned by how tobacco companies are specifically targeting our youth with addictive products. Our community volunteers have been working tirelessly to highlight these predatory marketing tactics, and I fully stand behind their efforts to protect the health and future of our children in Plymouth.

I want to formally state that I agree with the testimonies being presented by our community workers. We believe it is vital for the City Council to take decisive action to limit the influence of these products in our neighborhoods.
I understand the hearing will begin at 7:00 PM this Monday at Plymouth City Hall. While I hope the council listens closely to the lived experiences shared by our volunteers, please accept this email as my official statement of support for their cause.
Thank you for your time and for your dedication to the safety of all Plymouth residents.

Sincerely,
Wahab Abby

From:	Carrie Arblaster
To:	Jeffry Wosje; Kimberly Nelson; Julie Peterson; Scott Aldrich; Julie Pointner; Clark Gregor; Joel Spoonheim
Cc:	Jodi Gallup; Amy Gottschalk
Subject:	Response to Misleading Information
Date:	Friday, April 10, 2026 3:07:22 PM
Attachments:	shield-advisory.png chevron-light.png Response Letter Plymouth 4.10.26 v2.pdf

External email

> You don't often get email from carblaster@tobaccofreekids.org. Learn why this is important

Dear Mayor Wosje, Councilmember Nelson, Councilmember Peterson, Councilmember Aldrich, Councilmember Pointner, Councilmember Gregor and Councilmember Spoonheim,

My name is Carrie Arblaster. I am the Midwest Regional Advocacy Director at The Campaign for Tobacco-Free Kids. I wrote to you earlier this week in support of your ordinance to end the sale of all commercial flavored tobacco.

Today I am writing to provide important clarity about misleading information submitted to the Council about the role of new and emerging tobacco products as tobacco cessation products and potential unintended consequences of flavored tobacco restrictions.

I have attached my letter addressing these issues. Should you have any questions, please do not hesitate to contact me directly. As I said before, we applaud you for taking on this important topic and support your efforts to protect the citizens of Plymouth.

Sincerely,

Carrie

Carrie Arblaster
Regional Advocacy Director, Midwest
Campaign for Tobacco-Free Kids
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Washington, DC 20005
Mobile: +1 937.307.5874
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1400 EYE STREET, N.W. • SUITE 1200 • WASHINGTON, DC 20005
PHONE (202) 296-5469 • FAX (202) 296-5427

April 10, 2026

Dear Mayor Wosje, Councilmember Nelson, Councilmember Peterson, Councilmember Aldrich, Councilmember Pointner, Councilmember Gregor and Councilmember Spoonheim,

My name is Carrie Arblaster. I am the Midwest Regional Advocacy Director at The Campaign for Tobacco-Free Kids. The Campaign for Tobacco-Free Kids is the nation's largest non-profit, non-governmental advocacy organization solely devoted to reducing tobacco use and its deadly toll by advocating for public policies that prevent kids from using tobacco, and help smokers quit.

We write to provide important clarity about misleading information submitted to the Council about the role of new and emerging tobacco products as tobacco cessation products and potential unintended consequences of flavored tobacco restrictions. The evidence is clear that no tobacco product is proven effective for tobacco cessation and that the tobacco industry is marketing new and emerging products like e-cigarette and nicotine pouches to kids, not adult smokers. Ending the sale of all flavored tobacco products in all tobacco retailers is a critical step that will help protect young people living in Plymouth from the unrelenting efforts by the tobacco industry to addict the next generation.

Ending the Sale of All Flavored Tobacco Products Will Protect Plymouth's Kids

While there is insufficient evidence that new and emerging tobacco products can help smokers quit, the evidence is clear that they hook kids. Here in Minnesota, 13.9%—or about one in seven high school students—reported current e-cigarette use in 2023 and over 93% report using a flavored product, which is no surprise since they are available in thousands of kid-friendly flavors like gummy bear, bubblegum and pink lemonade.[i] Youth e-cigarette use is particularly concerning because today's products are bigger, stronger, and cheaper than ever before, with some products containing more nicotine than 20 packs of cigarettes.[ii] As a result, we see that many kids are not just experimenting, but using e-cigarettes frequently or daily—a sign of addiction. Four out of five (79.6%) Minnesota students who vaped in the past 30 days reported one or more signs of dependence.[iii] Some of today's e-cigarettes, known as "smart vapes," even contain interactive screens, clearly targeting today's tech savvy kids.

Sales of nicotine pouches—like Zyn—have also skyrocketed in recent years. In addition to being flavored and easy to conceal—two characteristics that fueled the rise of e-cigarettes—nicotine pouch companies are also following the same marketing playbook that fueled the youth e-cigarette epidemic, including viral social media, music and event sponsorship, and most recently, partnerships with Formula 1. The number of youth using nicotine pouches more than doubled from 200,000 in 2021 to 480,000 in 2024.[iv]

New and Emerging Tobacco Products Are Not Proven Cessation Products

Despite what tobacco companies claim, leading public health authorities in the United States have found that there is not enough evidence to recommend e-cigarettes, nicotine pouches, or heated tobacco products for smoking cessation. The 2020 Surgeon General's Report on Smoking Cessation concluded that "there is presently inadequate evidence to conclude that e-cigarettes, in general, increase smoking cessation."[v] Further, there is limited evidence to suggest that flavored e-cigarettes help people who smoke to quit. Instead, we know that flavors attract young people to start and keep using e-cigarettes.[vi]

There is no evidence demonstrating that nicotine pouches are a safe or effective way to quit smoking. A 2025 systematic review of available studies concluded, "There is limited evidence on the use of ONP for cessation or reduction of cigarette use. There is no evidence on the use of ONP for cessation or reduction of other tobacco or nicotine products or on the effects of ONP on prevalence of tobacco use/nicotine vaping."[vii]

Similarly, heated tobacco products have not been proven to help people who smoke to quit. A 2022 systematic review of the available evidence concluded, "No studies reported on the use of heated tobacco for cigarette smoking cessation, so their effectiveness for this purpose remains uncertain."[viii]

Moreover, none of these products have received approval from the FDA to be sold as a tobacco cessation product. However, there are seven FDA approved tobacco cessation medications on the market today that are proven effective, in addition to cessation counseling, which has also been identified as an effective cessation tool.

Research Does Not Substantiate Claims About Unintended Consequences of Flavored Tobacco Restrictions

While a small number of studies have found that flavor restrictions lead to increases in smoking, these studies have significant methodological limitations and are widely misinterpreted. Plymouth should not rely on cherry-picked studies when the preponderance of evidence shows that flavor restrictions—especially comprehensive ones like the law proposed in Plymouth—are working. There is a wealth of research that shows that flavor restrictions are an effective tool for reducing tobacco sales and youth tobacco use. A 2024 Surgeon General Report comprehensively reviewed the evidence and found that, "Sales restrictions on flavored products in the United States and Canada have been shown to reduce (1) sales of tobacco products, (2) the odds of youth trying flavored tobacco products, (3) the odds of youth ever using tobacco products, and (4) youth current use of tobacco products, particularly when the restrictions apply to all flavors in all tobacco products."[ix]

A critical methodological limitation of the referenced studies is that they do not distinguish between partial flavor bans and comprehensive flavor bans, like the one being considered here in Plymouth. Evidence shows that comprehensive flavor bans that cover all products, like those in Massachusetts and California, are working as intended, with no evidence of substitution. A recent study found that ending the sale of menthol cigarettes reduced smoking prevalence in Massachusetts by 11.9% between June 2020 and January 2023.[x] These smoking declines will save the state nearly $200 million dollars in health care costs over the first ten years.[xi] Massachusetts' law was associated with an 88.91% reduction in total e-cigarette sales between December 2019 and December 2020, compared to states without a flavor restriction.[xii] In addition, in the first year, total cigarette sales decreased by 17.2% (18.5 million packs) compared to the previous year, including a 97.1% decrease in menthol cigarette sales.[xiii] In the first 18 months, California's law was associated with a 37% reduction in overall e-cigarettes sales, compared to control states. The law was also associated with a 10.6% reduction in cigarette pack sales per capita, including a 94.9% reduction in menthol cigarette sales, compared to control states.[xiv]

Plymouth Can and Should Enact Stronger Protections than FDA

When Congress enacted the Family Smoking Prevention and Tobacco Control Act, they explicitly preserved and saved from preemption state and local sales restrictions on tobacco products. Minnesota localities have the authority to enact stricter standards to better protect the kids in their community from flavored products, including those authorized by FDA. No tobacco product—even those authorized by FDA—is safe.

FDA has authorized several menthol-flavored e-cigarettes despite acknowledging that "non-tobacco-flavored e-cigarettes, including menthol flavored e-cigarettes, have a known and substantial risk with regard to youth appeal, uptake and use."[xv] This includes menthol-flavored JUUL, despite JUUL's direct role in igniting an e-cigarette epidemic. New guidance from the FDA opens the door wider for the FDA to authorize flavored products, including flavors like mint that historically have been widely used by youth.

This guidance puts kids at risk by lowering the scientific standard required of industry for certain flavors and making it easier for flavored products to gain FDA authorization.[xvi]

FDA has also authorized the marketing of Zyn and On! PLUS nicotine pouches in several flavors. Nicotine pouches are widely promoted on social media and in ways that appeal to youth, including music sponsorships. PMI prominently features Zyn branding, logos, and taglines at sponsored music concerts, and gives away Zyn-branded merchandise. Most recently, PMI announced a sponsorship to add Zyn branding to Ferrari's Formula 1 cars, at a time when Formula 1 is actively expanding its viewership to kids through other partnerships with Disney, Lego and Mattel (Hot Wheels).[xvii]

Finally, FDA has authorized the marketing of IQOS menthol-flavored heat-not-burn tobacco products, even though its own social science review team concluded that there was insufficient information to fully assess the potential impact on youth initiation. PMI has aggressively marketed IQOS on Instagram and other social media platforms, reaching millions of young people across the globe.[xviii]

The FDA stood by for more than a decade while Big Tobacco hooked a generation of kids on e-cigarettes. Prohibiting the retail sale of all flavored e-cigarettes in Plymouth—even if FDA eventually allows specific flavored products be sold in the U.S.—is not only important to preserve the city's broad legal authority, but it is also the only way to ensure the health of Plymouths' kids is fully protected.

Nicotine is Not Harmless

While some tobacco products may be safer than others, no tobacco product is safe. Nicotine is a highly addictive chemical found in tobacco products, including e-cigarettes, nicotine pouches, and heated tobacco products, that impacts the body in many different ways.[xix] Addiction to nicotine is the fundamental reason people continue using tobacco products when they want to quit.[xx] However, the impact of nicotine extends beyond addiction.

The Surgeon General has found that youth use of nicotine in any form is unsafe, making any use of nicotine-based products by youth a serious concern.[xxi] Nicotine can harm the adolescent brain, which continues to develop until about age 25, impacting learning, memory and attention.[xxii] Further, nicotine can prime the adolescent brain for addiction to other drugs.[xxiii]

Nicotine is also far from harmless to adults. It contributes to an increased risk for cardiovascular disease among smokers.[xxiv] Nicotine can raise blood pressure and heart rate, impact the flow of blood to the heart, narrow arteries around the heart, and contribute to the hardening of the arterial walls.[xxv]

This issue is simple. It's about protecting our kids from the unrelenting efforts of the tobacco industry to addict them. By prohibiting the sale of all flavored tobacco products, Plymouth would join over 30 cities and counties in Minnesota, and over 420 cities nationwide, that have already enacted restrictions on the sale of flavored tobacco products.

Thank you for considering a strong and comprehensive policy *without exemptions*. This ordinance will save lives in Plymouth.

Sincerely,

Carrie L. Arblaster
Director, U.S. Midwestern Region
Campaign for Tobacco-Free Kids
carblaster@tobaccofreekids.org

[i] Helgertz SR. Teens and Commercial Tobacco in Minnesota: Highlights from the 2023 Minnesota Youth Tobacco Survey: Minnesota Center for Health Statistics, Minnesota Department of Health, May 2024. https://www.health.state.mn.us/data/mchs/surveys/tobacco/docs/teenscommercialtobacco2023.pdf.

[ii] Diaz, MC, et al., "Bigger, stronger and cheaper: growth in e-cigarette market driven by disposable devices with more e-liquid, higher nicotine concentration and declining prices," *Tobacco Control*, published online August 3, 2023.

[iii] Helgertz SR. Teens and Commercial Tobacco in Minnesota: Highlights from the 2023 Minnesota Youth Tobacco Survey: Minnesota Center for Health Statistics, Minnesota Department of Health, May 2024. https://www.health.state.mn.us/data/mchs/surveys/tobacco/docs/teenscommercialtobacco2023.pdf.

[iv] Park-Lee, E., et al., "E-Cigarette and Nicotine Pouch Use Among Middle and High School Students — United States, 2024," *MMWR* 73(35):774-778, September 5, 2024, https://www.cdc.gov/mmwr/volumes/73/wr/pdfs/mm7335a3-H.pdf.

[v] U.S. Department of Health and Human Services (HHS), Office of the Surgeon General, "Smoking Cessation: A Report of the Surgeon General," 2020 https://www.hhs.gov/sites/default/files/2020-cessation-sgr-full-report.pdf.

[vi] U.S. Department of Health and Huma Services. *Eliminating Tobacco-Related Disease and Death: Addressing Disparities—A Report of the Surgeon General* (p.9). Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2024.

[vii] Cochrane Database of Systematic reviews, *Oral nicotine pouches for cessation or reduction of use of other tobacco or nicotine products*, October 24, 2025, https://doi.org/10.1002/14651858.CD016220.pub2.

[viii] Tattan-Birch H, et al., Heated tobacco products for smoking cessation and reducing smoking prevalence, Cochrane Database of Systematic Reviews, Issue 1. Art. No.: CD013790. DOI: 10.1002/14651858.CD013790.pub2, 2022, https://www.cochranelibrary.com/cdsr/doi/10.1002/14651858.CD013790.pub2/epdf/full.

[ix] U.S. Department of Health and Human Services. *Eliminating Tobacco-Related Disease and Death: Addressing Disparities—A Report of the Surgeon General* (p.600). Atlanta, GA: U.S. Department of Health and Human Services, Centers for Disease Control and Prevention, National Center for Chronic Disease Prevention and Health Promotion, Office on Smoking and Health, 2024.

[x] Tauras, J.A. and Chaloupka, F.J. "Health Care Cost Savings Associated with the Massachusetts Flavored Tobacco Restriction on Menthol Cigarettes," https://www.mass.gov/doc/health-care-cost-savings-associated-with-the-massachusetts-flavored-tobacco-restriction-on-menthol-cigarettes/download.

[xi] Tauras, J.A. and Chaloupka, F.J. "Health Care Cost Savings Associated with the Massachusetts Flavored Tobacco Restriction on Menthol Cigarettes," https://www.mass.gov/doc/health-care-cost-savings-associated-with-the-massachusetts-flavored-tobacco-restriction-on-menthol-cigarettes/download.

[xii] Ali, FMR, et al., "Evaluation of Statewide Restrictions on Flavored e-Cigarette Sales in the US From 2014 to 2020," *JAMA Network Open*, 2022;5(2):e2147813.

[xiii] CDC Foundation "Changes in US and State Cigarette Sales Following Flavored Tobacco Sales Restrictions," https://www.cdcfoundation.org/programs/monitoring-e-cigarette-use-among-youth. Data from Circana, which includes e-cigarette sales data from convenience stores, gas stations and other retail store chains. Sales from the internet and tobacco-specialty stores, including vape shops, are not included.

[xiv] Ali, F. R. M., et al., (2025). "Changes in E-Cigarette and Cigarette Sales in California and Neighboring States Following a Law Prohibiting Flavored Tobacco Product Sales." *American Journal of Public Health*, (0), e1-e5.

[xv] https://www.fda.gov/news-events/press-announcements/fda-denies-marketing-two-vuse-menthol-e-cigarette-products-following-determination-they-do-not-meet

[xvi] https://www.tobaccofreekids.org/press-releases/2026_03_10_new-fda-guidance-on-e-cigarettes-opens-door-wider-for-authorization-of-flavors-that-attract-kids

[xvii] https://www.tobaccofreekids.org/press-releases/2026_03_04_over-160-organizations-call-on-formula-1-to-end-all-tobacco-sponsorships

[xviii] https://assets.tobaccofreekids.org/content/what_we_do/federal_issues/fda/2019_05_14_youth_marketing_iqos.pdf

[xix] U.S. Department of Health and Human Services (HHS). The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. Centers for Disease Control and Prevention, Office on Smoking and Health, 2014. http://www.surgeongeneral.gov/library/reports/50-years-of- progress/index.html.

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[xxii] HHS. The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. Centers for Disease Control and Prevention, Office on Smoking and Health, 2014. http://www.surgeongeneral.gov/library/reports/50-years-of-progress/index.html.

[xxiii] HHS, E-Cigarette Use Among Youth and Young Adults. A Report of the Surgeon General, 2016.

[xxiv] HHS. The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. Centers for Disease Control and Prevention, Office on Smoking and Health, 2014. http://www.surgeongeneral.gov/library/reports/50-years-of-progress/index.html.

[xxv] HHS. The Health Consequences of Smoking: 50 Years of Progress. A Report of the Surgeon General. 2014; HHS, How Tobacco Smoke Causes Disease: The Biology and Behavioral Basis for Smoking-Attributable Disease: A Report of the Surgeon General, Centers for Disease Control and Prevention, Office on Smoking and Health, 2010 http://www.ncbi.nlm.nih.gov/books/NBK53017/.; Münzel T, et al. Nicotine and the cardiovascular system: unmasking a global public health threat. European Heart Journal. 2025 Dec 18:ehaf1010.

From:	Julie Pointner
To:	Jodi Gallup
Subject:	Fw: support for tobacco ordinance
Date:	Monday, April 13, 2026 7:01:00 AM
Attachments:	shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png shield-advisory.png chevron-light.png

FYI for the record

Thanks,
Julie

From: Jeanne Weigum <jw@ansrmn.org>
Sent: Friday, April 3, 2026 4:01:24 PM
To: Julie Pointner <jpointner@plymouthmn.gov>
Subject: support for tobacco ordinance

External email
First time sender

You don't often get email from jw@ansrmn.org. Learn why this is important

Plymouth is considering several important changes to your tobacco ordinance. As a long time public health advocate, I am delighted. I have also been around this block quite a few times and I am familiar with tobacco industry tactics. I would like to provide a bit of perspective on what I anticipate the industry doing.

Carving out exemptions for certain products is a common tactic. Often this is justified by saying that the product they want exempted has a public health benefit such as helping people quit smoking regular cigarettes or using a nicotine delivery system that is less harmful. Examples are filtered cigarettes, low tar cigarettes, vapes, and more recently, nicotine pouches. Interestingly, these alleged public health arguments are typically made by someone paid by the industry rather than by someone who works in public health.

Nicotine pouches are the newest kid on the block. They are tiny packets containing nicotine that is absorbed through the skin, usually in the mouth. Like vapes, they come in an impressive array of flavors like candy and coffee. Again, like vapes, it is the flavors that make them interesting and the nicotine that makes the user come back for more. Nicotine is addictive and can have a serious negative impact on youth brain development. Neither vapes nor pouches should be exempted from your flavors ordinance, even if these products might help some people switch from cigarettes to a product that may be less lethal.

Another typical industry tactic is sowing confusion. Often industry representatives will make long-winded presentations and bring up arcane studies or describe a convoluted situation that is intended to distract from the facts. Facts are knowable and are available from trusted sources

such as your own health department. The tobacco industry is not a credible source on public health.

The proposed ordinance is well thought out and will save lives, particularly the health and lives of your youth. Thanks for your work on this issue and I look forward to the upcoming public hearing.

--
Jeanne Weigum
If you want your voice heard, you must speak.

CITY OF PLYMOUTH

ORDINANCE NO. 2026-

ORDINANCE AMENDING PLYMOUTH CITY CODE SECTION 1150 CONCERNING TOBACCO AND RELATED PRODUCTS AND SECTION 1010 CONCERNING LICENSE FEES

THE CITY OF PLYMOUTH, MINNESOTA ORDAINS:

SECTION 1. Section 1150.01 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1150.01. – Purpose and Intent.

~~Because t~~The City recognizes that tobacco use has been shown to be the cause of several serious health problems which subsequently place a financial burden on all levels of government.~~; t~~ This ordinance is intended to regulate the sale of tobacco, tobacco-related devices, electronic delivery devices, ~~and~~ nicotine or lobelia delivery products for the purpose of enforcing and furthering existing laws, and to protect minors and young adults against the serious effects associated with use and initiation, and to further the official public policy of the state to prevent young people from starting to smoke, as stated in Minnesota Statutes 144.391.

~~The City also recognizes that the use of tobacco products has devastating health and economic consequences. Tobacco use is the foremost preventable cause of premature death in America. It causes half a million deaths annually and has been responsible for 20.8 million premature deaths in the U.S. over the past 50 years since the first Surgeon General's report on smoking in 1964. This leads to more than $300 billion in health care and lost worker productivity costs each year. In Minnesota, smoking was responsible for $3.39 billion in excess medical expenditures and the deaths of 6,312 individuals in 2014. The City further recognizes that young people are particularly susceptible to the addictive properties of tobacco products, and are particularly likely to become lifelong users. An estimated 5.6 million youth aged 0 to 17 are projected to die prematurely from a tobacco-related illness if prevalence rates to not change. National data show that about 95 percent of adult smokers begin smoking before they turn 21. The ages of 18 to 21 are a critical period when many smokers move from experimental smoking to regular, daily use. Electronic delivery device use among minors has recently tripled and high among youth. Young minds are particularly susceptible to the addictive properties of nicotine. As a result, approximately three out of four teen smokers end up smoking into adulthood. In 2015, the Institute of Medicine concluded that raising the minimum legal sales age for tobacco products nationwide will reduce tobacco initiation, particularly among adolescents aged 15 to 17, improve health across the lifespan, and save lives; and that raising the minimum legal sales age for tobacco products nationwide to 21 would, over time, lead to a 12 percent decrease in smoking prevalence. The Institute of Medicine also predicts that raising the minimum legal sales age for tobacco products nationwide to 21 would result in 223,000 fewer premature deaths, 50,000 fewer deaths from lung cancer, and 4.2 million fewer years of life lost for those born between 2000 and 2019, and would result in near immediate reductions in preterm birth, low birth weight, and sudden infant death syndrome. In making these findings, the City Council accepts the conclusions and recommendations of the U.S. Surgeon General reports, "E-cigarette~~

~~Use Among Youth and Young Adults" (2016), "The Health Consequences of Smoking—50 Years of Progress" (2014) and "Preventing Tobacco Use Among Youth and Young Adults" (2012); a BlueCross BlueShield of Minnesota report, "Health Care Costs and Smoking in Minnesota: The Bottom Line" (2017); the Institute of Medicine in their study, "Public Health Implications of Raising the Minimum Age of Legal Access to Tobacco Products" (2015); the Centers for Disease Control and Prevention in their studies, "Tobacco Use Among Middle and High School Students—United States, 2011—2015," and "Selected Cigarette Smoking Initiation and Quitting Behaviors Among High School Students, United States, 1997"; and of the following scholars in these scientific journals: Xin Xu et al., Annual Healthcare Spending Attributable to Cigarette Smoking: An Update, Am. J. Prev. Med. 48(3): 326-33 (Mar. 2015); Giovino GA, "Epidemiology of Tobacco Use in the United States," Oncogene (2002) 21, 7326-40; Khuder SA, et al., "Age at Smoking Onset and its Effect on Smoking Cessation," Addictive Behavior 24(5):673-7, September-October 1999; D'Avanzo B, et al., "Age at Starting Smoking and Number of Cigarettes Smoked," Annals of Epidemiology 4(6):455-59, November 1994; Chen, J & Millar, WJ, "Age of Smoking Initiation: Implications for Quitting," Health Reports 9(4):39-46, Spring 1998; and Everett SA, et al., "Initiation of Cigarette Smoking and Subsequent Smoking Behavior Among U.S. High School Students," Preventive Medicine, 29(5):327-33, November 1999; copies of which are adopted by reference.~~

SECTION 2. Section 1150.02 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1150.02. – Definitions.

For the purpose of this Section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

Child-Resistant Packaging. Packaging that meets the definition set forth in Code of Federal Regulations, title 16, section 1700.15(b), as in effect on January 1, 2015, and was tested in accordance with the method described in Code of Federal Regulations, title 16, section 1700.20, as in effect on January 1, 2015.

Cigar. Any roll of tobacco that is wrapped in tobacco leaf or in any other substance containing tobacco, with or without a tip or mouthpiece, which is not a cigarette as defined in Minn. Stats. § 297F.01, subd. 3, as may be amended from time to time.

Compliance Checks. The system the City uses to investigate and ensure that those authorized to sell tobacco-related products are following and complying with the requirements of this ordinance. Compliance checks shall involve the use of persons under the age of 21 as authorized by this ordinance. Compliance checks shall also mean the use of persons under the age of 21 who attempt to purchase tobacco-related products for educational, research and training purposes as authorized by state and federal laws. Compliance checks may also be conducted by other units of government for the purpose of enforcing appropriate federal, state or local laws and regulations relating to tobacco-related products.

Electronic Delivery Device. Any product containing or delivering nicotine, lobelia, or any other substance, whether natural or synthetic, intended for human consumption through the inhalation of aerosol or vapor from the product. Electronic Delivery Device includes, but is not limited to, devices manufactured, marketed, or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic Delivery Device includes any component part of a product, whether or not marketed or sold separately. Electronic Delivery Device does not include any nicotine cessation product that has been approved by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act. ~~Any product containing or delivering nicotine, lobelia, or any other substance~~

~~intended for human consumption that can be used by a person to simulate smoking in the delivery of nicotine or any other substance through inhalation of vapor from the product. Electronic delivery device includes, but is not limited to, devices manufactured, marketed, or sold as e-cigarettes, e-cigars, e-pipes, vape pens, mods, tank systems, or under any other product name or descriptor. Electronic delivery device also includes any component part of a product, whether or not marketed or sold separately. Electronic delivery device does not include any product that has been approved or certified by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco-dependence product, or for other medical purposes, and is marketed and sold for such an approved purpose.~~

Flavored Product. Any licensed products that contains a taste or smell, other than the taste or smell of tobacco, that is distinguishable by an ordinary consumer either prior to or during consumption or use of the product or device, including, but not limited to, any taste or smell relating to menthol, mint, wintergreen, chocolate, cocoa, vanilla, honey, fruit, or any candy, dessert, alcoholic beverage, herb or spice, or a cooling or numbing sensation distinguishable by an ordinary consumer either prior to or during the consumption of such licensed product. A public statement or claim, whether express or implied, made or disseminated by the manufacturer or retailer of a licensed product, or by any person authorized or permitted by the manufacturer or retailer to make or disseminate public statements concerning such products, that a product has or produces a taste or smell other than a taste or smell of tobacco, or a cooling or numbing sensation, shall constitute presumptive evidence that the product is a flavored product. Presumptive evidence may include but is not limited to the use of terms such as "cool," "chill," "ice," "fresh," "arctic," or "frost" to describe the product.

Individually Packaged. The practice of selling any tobacco product wrapped individually for sale. Individually wrapped tobacco products shall include but not be limited to single cigarette packs, single bags or cans of loose tobacco in any form, and single cans or other packaging of snuff or chewing tobacco. Cartons or other packaging containing more than a single pack or other container as described in this definition shall not be considered individually packaged.

Indoor Area. All space between a floor and a ceiling that is bounded by walls, doorways, or windows, whether open or closed, covering more than 50 percent of the combined surface area of the vertical planes constituting the perimeter of the area. A wall includes any retractable divider, garage door, or other physical barrier, whether temporary or permanent.

Loosies. The common term used to refer to a single or individually packaged cigarette or any other tobacco product that has been removed from its packaging and sold individually. The term loosies does not include individual cigars with a retail price, before any sales taxes, of more than $2.00 per cigar.

Moveable Place of Business. Any form of business operated out of a truck, van, automobile or other type of vehicle or transportable shelter and not a fixed address store front or other permanent type of structure authorized for sales transactions.

Nicotine. Any form of the chemical nicotine, including any salt or complex, regardless of whether the chemical is naturally or synthetically derived.

Nicotine or Lobelia Delivery Product. Any product containing or delivering nicotine or lobelia, whether natural or synthetic, intended for human consumption, or any part of such a product that is not tobacco or an electronic delivery device as defined in this section. Nicotine or lobelia delivery product does not include any nicotine cessation product that has been approved by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act. ~~Any product containing or delivering nicotine or lobelia intended for human consumption, or any part of such a product, that is not tobacco or an electronic~~

~~delivery device as defined in this section. Nicotine or Lobelia Delivery Products do not include any product that has been approved or otherwise certified for legal sale by the United States Food and Drug Administration for tobacco use cessation, or for other medical purposes, and is being marketed and sold solely for that approved purpose.~~

Person. One or more natural persons; a partnership, including a limited partnership; a corporation, including a foreign, domestic or nonprofit corporation; a trust; a political subdivision of the state; or any other business organization.

Retail Establishment. Any place of business where tobacco-related products, are available for sale to the general public. The phrase shall include but not be limited to grocery stores, convenience stores, restaurants, and drug stores.

Sale. Any transfer of goods for money, trade, barter or other consideration.

Self-Service Merchandising. Open displays of tobacco-related products in any manner where any person shall have access to tobacco-related products without the assistance or intervention of the licensee or the licensee's employee. The assistance or intervention shall entail the actual physical exchange of the tobacco-related product between the customer and the licensee or employee. Self-service sales are interpreted as being any sale where there is not an actual physical exchange of the product between the clerk and the customer.

Smoking. Inhaling or exhaling smoke from any lighted or heated cigar, cigarette, pipe, or any other lighted or heated tobacco or plant product. Smoking also includes carrying a lighted or heated cigar, cigarette, pipe, or any other lighted or heated tobacco or plant product intended for inhalation.

Tobacco or *Tobacco Products.* Any product containing, made from, or derived from tobacco that is intended for human consumption or is likely to be consumed, whether smoked, heated, chewed, absorbed, dissolved, inhaled or ingested by any other means, or any component, part, or accessory of a tobacco product including, but not limited to cigarettes; cigars; cheroots; stogies; perique; granulated, plug cut, crimp cut, ready rubbed, and other smoking tobacco; snuff; snuff flour; snus; Cavendish; plug and twist tobacco; fine cut and other chewing tobaccos; shorts; refuse scraps, clippings, cuttings and sweepings of tobacco; and other kinds and forms of tobacco. Tobacco or tobacco product does not include any nicotine cessation product that has been approved by the U.S. Food and Drug Administration to be marketed and for sale as "drugs," "devices," or "combination products," as defined in the Federal Food, Drug, and Cosmetic Act. ~~Tobacco does not include any tobacco product that has been approved by the United States Food and Drug Administration for sale as a tobacco cessation product, as a tobacco dependence product, or for medical purposes, and is being marketed and sold solely for such an approved purpose.~~

Tobacco-Related Devices. A pipe, rolling papers, ashtray, or other device intentionally designed or intended to be used in a manner which enables the chewing, sniffing, smoking of tobacco or otherwise ingesting of. Tobacco-related devices includes components of tobacco-related devices which may be marketed or sold separately.

Tobacco-Related Product. Any tobacco, tobacco-related device, electronic delivery device, nicotine or lobelia delivery product or nicotine, as those terms are defined in this section.

Vending Machine. Any mechanical, electric or electronic, or other type of device which dispenses tobacco-related products or tobacco-related devices upon payment by any form ~~upon the insertion of money, tokens or other form of payment directly into the machine~~ by the person seeking to purchase tobacco-related products.

SECTION 3. Section 1150.03 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1150.03. – License.

Subd. 1. **License Required.** No person shall sell or offer to sell any tobacco-related product without first having obtained a license to do so from the City.

Subd. 2. **Maximum Number of Licenses.**

(1) The maximum number of new licenses issued to tobacco retail establishments by the city at any time is limited to zero. The city will only renew existing licenses to license holders that were issued prior to [insert date of ordinance adoption] and have applied for renewal by November 15 of each year. Eligible parties will lose the existing license if they fail to renew it annually or if the license is revoked for any reason.

(2) Succession Allowance. The City will allow an existing tobacco retailer license to be issued to a new owner of an existing tobacco retail establishment if:

(a) The tobacco retail establishment is sold to or ownership is transferred to the new owner; and,

(b) The new owner applies for a license within one year of ownership and meets the requirements for licensure under this section.

Subd. 3~~2~~. **Application.** An application for a license to sell, tobacco-related products, shall be made on a form provided by the City. The application shall contain the full name of the applicant, the applicant's residential and business addresses and telephone numbers, the name of the business for which the license is sought, and any additional information the City deems necessary. Upon receipt of a completed application, the City Clerk shall forward the application to the City Council for action at its next regularly scheduled City Council meeting. If the City Clerk shall determine that an application is incomplete, he or she shall return the application to the applicant with notice of the information necessary to make the application complete.

Subd. 4~~3~~. **Action.** The City Council may either approve or deny the license, or it may delay action for a reasonable period of time as necessary to complete any investigation of the application or the applicant it deems necessary. If the City Council shall approve the license, the City Clerk shall issue the license to the applicant. If the City Council denies the license, notice of the denial shall be given to the applicant along with notice of the applicant's right to appeal the City Council's decision.

Subd. 5~~4~~. **Term.** All licenses issued under this section shall be valid for one calendar year from the date of issue except that initial licenses shall expire on December 31 of the year they are issued.

Subd. 6~~5~~. **Revocation or Suspension.** Any license issued under this Section may be revoked or suspended as provided in Section 1150.12.

Subd. 7~~6~~. **Transfers.** All licenses issued under this Section shall be valid only on the premises for which the license was issued and only for the person to whom the license was issued. No transfer of any license to another location ~~or person~~ shall be valid without the prior approval of the City Council. A licensee seeking to transfer their license to another location shall submit all information required for issuance of a new license and pay the license fee for a Tobacco and Related Products license. The City Council shall approve the transfer only if the new location meets the requirements for licensure under this Chapter, except that a transfer of an existing license shall not be subject to any restriction on the maximum number of licenses available.

Subd. 8~~7~~. **Moveable Place of Business.** No license shall be issued to a moveable place of business. Only fixed location businesses shall be eligible to be licensed under this Section.

Subd. 9~~8~~. **Display.** All licenses shall be posted and displayed in plain view of the general public on the licensed premises.

Subd. 10~~9~~. **Renewals.** The renewal of a license issued under this Section shall be handled in the same manner as the original application. The request for a renewal shall be made at least 30 days but no more than 60 days before the expiration of the current license.

Subd. 11~~0~~. **Issuance as Privilege and Not a Right.** The issuance of a license issued under this Section shall be considered a privilege and not an absolute right of the applicant and shall not entitle the holder to an automatic renewal of the license.

Subd. 12~~1~~. **Smoking.** Smoking shall not be permitted and no person shall smoke within the indoor area of any establishment with a retail tobacco license. This includes, but is not limited to, smoking for the purpose of sampling tobacco-related products.

Subd. 13~~2~~. **Age Verification.** Licensees shall verify by means of government-issued photographic identification that the purchaser of tobacco-related products is at least 21 years of age. Verification is not required for a person over the age of 30. That the person appeared to be 30 years of age or older shall not constitute a defense to a violation of this subsection.

Subd. 14~~3~~. **Signage.** Notice of the legal sales age and the age verification requirement shall be posted at each location where tobacco-related products are offered for sale. The required signage, which will be provided to the licensee by the City, shall be posted in a manner so that it is clearly visible to anyone who is considering or making a purchase.

Subd. 15. **Tobacco License Buffer.**

(1) Operations.

(a) No tobacco license establishment making retail sales to customers may operate, and no license will be issued, within the Tobacco License Buffer. The establishment of a school or park amenity regularly used by minors within the prohibited area after the original license application has been granted shall not, in and of itself, render such premises ineligible for renewal of license or expansion.

(2) Measurement.

(a) The Tobacco License Buffer 500-foot distance shall be measured from:

a. The closest parcel edge of any contiguously owned school; or

b. The closest edge of any playfield parcel; or

c. The nearest park amenity point.

(b) The Tobacco License Buffer 500-foot distance shall be measured to:

a. For single tenant buildings, the freestanding parcel upon which the establishment is to be licensed.

b. In multitenant buildings, the buffer shall be measured from the closest exterior walls of owned or leased tenant space.

(c) The Tobacco License Buffer Map shall be maintained by the Zoning Administrator and available for reviewing.

SECTION 4. Section 1150.05 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1150.05. – Prohibited Acts.

A. It shall be a violation of this Section for any person to sell or offer to sell any tobacco-related product:

1. To any person under the age of 21 years.

2. By means of any type of vending machine.

3. By means of self-service methods whereby the customer does not need to make a verbal or written request to an employee of the licensed premises in order to receive the tobacco-related product, and whereby there is not a physical exchange of the tobacco-related product between the licensee, or the licensee's employee, and the customer.

4. By means of loosies.

5. Containing opium, morphine, jimson weed, belladonna, strychnos, cocaine, or other deleterious, hallucinogenic, toxic or controlled substances except nicotine and other substances found naturally in tobacco or added as part of an otherwise lawful manufacturing process. It is not the intention of this provision to ban the sale of lawfully manufactured cigarettes or other tobacco products.

6. In the form of liquid, whether or not such liquid contains nicotine, which is intended for human consumption and use in an electronic delivery device, in packaging that is not child-resistant. Upon request, a licensee must provide a copy of the certificate of compliance or full laboratory testing report for the packaging used.

7. By other means, to any other person, on in any other manner or form prohibited by federal, state or other local law, ordinance provision, or other regulation.

B. Coupon and price promotion. No person will accept or redeem any coupon, price promotion, or other instrument or mechanism, whether in paper, digital, electronic, mobile, or any other form, that provides any licensed products to a consumer at no cost or at a price that is less than the non-discounted, standard price listed by a retailer on the item or on any related shelving, posting, advertising, or display at the location where the item is sold or offered for sale, including all applicable taxes.

C. Flavored products. No person will sell or offer for sale any flavored products after January 1, 2028.

SECTION 5. Section 1150.12 of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

1150.05. – Violations.

A. *Petty Misdemeanors.* Any person who violates this ordinance shall be guilty of a petty misdemeanor unless the violation has a specific penalty designated by state law.

B. *Administrative Civil Penalties; Individuals.* An individual who sells tobacco-related products to a person under the age of 21 years shall be subject to an administrative penalty of $50.00. No penalty may be imposed until the individual has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before the Chief of Police or his/her designee. A decision that a violation has occurred must be in writing.

C. *Administrative Civil Penalties; Licensee.* If a licensee or an employee of a licensee sells, gives, or otherwise furnishes tobacco-related products, ~~tobacco, tobacco-related devices, electronic delivery devices, or nicotine or lobelia delivery products~~ to a person under the age of 21 years, or violates any other provision of this Chapter, the licensee shall be subject to an administrative penalty as follows. If applicable, such penalty shall comply with the minimum and maximum penalties established by Minn. Stat. § 461.12:

Offense	Minimum ~~(State)~~	Presumptive Penalty ~~(City)~~	Maximum ~~(City/State)~~
1st Violation	$300.00 and/or 0 days suspension	$500.00 fine and 5-day suspension ~~stayed~~	$2,000.00 and/or 60-days suspension
2nd Violation (within 36 months)	$600.00 and/or 0 days suspension	$~~750.00~~1,000.00 fine and ~~5~~10-day suspension	$2,000.00 and/or 60-days suspension
3rd Violation (within 36 months)	$1,000.00 and 7 days suspension	$~~1,000.00~~2,000.00 fine and ~~10~~20-day suspension	$2,000.00 and/or 60 days suspension
4th Violation (within 36 months)	None listed	Revocation	Revocation

No suspension, revocation, or other penalty may take effect until the licensee has received notice, served personally or by mail, of the alleged violation and an opportunity for a hearing before a person authorized by the licensing authority to conduct the hearing. A decision that a violation has occurred must be in writing.

D. *Defense.* It is a defense to the charge of selling tobacco-related products to a person under the age of 21 years, that the licensee or individual, in making the sale, reasonably and in good faith relied upon representation of proof of age described in Minnesota Statutes, section 340A.503, subdivision 6, paragraph (a).

SECTION 6. Section 1150.13 of the Plymouth City Code is added, with new text as follows:

1150.13. – Severability.

If any section or provision of this ordinance is held invalid, such invalidity will not affect other sections or provisions that can be given force and effect without the invalidated section or provision.

SECTION 7. Section 1010. Subd. 7, H. (License Fees, Miscellaneous, Tobacco and Related Products) of the Plymouth City Code is amended, with existing text, ~~deleted text~~, and new text as follows:

Type of License	**Fee**
H. Tobacco and Related Products	$~~300.00~~500.00

SECTION 8. Effective Date. This Ordinance shall be in full force and effect upon its passage.

ADOPTED by the City Council this ___, day of _____, 2026.

_____
Jeffry Wosje, Mayor

ATTEST:

_____
Jodi Gallup, City Clerk

DRAFT

Regular City Council
April 13, 2026
Agenda Number: 8.1

To:	Dave Callister, City Manager
Prepared by:	Tony Miller, Engineering Project Manager
Reviewed by:	Michael Thompson, Public Works Director
Item:	**Order improvement, adopt assessments and award contract for the 2026 Street Rehabilitation Project (ST269002)**

1. Action Requested:

Adopt attached resolutions ordering improvement, adopting assessments and awarding contract for the 2026 Street Rehabilitation Project (ST269002). Approval of resolution ordering the improvement requires 6/7 votes of the City Council and all other resolutions require a 4/7 vote.

2. Background:

On March 24, 2026, Council held the public improvement and assessment hearing for the 2026 Street Rehabilitation Project. One written objection to assessments was received and is attached. Council tabled the vote on the resolutions to order the improvement, adopt assessments and award the contract to the April 13th meeting.

On January 27, 2026, Council approved plans and specifications, ordered advertisement for bids, and set March 24, 2026 as the date for the public improvement and assessment hearing. In accordance with state statute, notice of the improvement and assessment hearing was sent to all affected property owners and has been advertised in the city's designated newspaper.

The project area includes Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 46th Avenue, and streets within the Amhurst neighborhood. Location maps of the project areas are attached. The 2025-2034 Capital Improvement Plan (CIP) scheduled this project as one of the two pavement rehabilitation projects for 2026. Project improvements include mill and overlay or pavement rehabilitation. Milling and paving will be completed by city maintenance crews or a contractor. Additional improvements include utility repairs,

replacement of curb and gutter, trail replacement along Holly Lane and Zachary Lane and replacement of pedestrian ramps to comply with the Americans with Disabilities Act (ADA). The trail on Zachary Lane is being replaced in coordination with Three Rivers Park District as it is part of their larger regional trail system and will be owned and maintained by Three Rivers Park District after this project is complete.

Bids were publicly opened for this project on February 20, 2026. The city received six bids which are provided in the attached bid tabulation. Staff reviewed the bidding documents submitted by Northwest Asphalt, Inc. of Shakopee, Minnesota for compliance with the responsible bidder criteria and finds their bid acceptable. Northwest Asphalt, Inc. has completed similar projects for Plymouth in the past and staff believes Northwest Asphalt, Inc. is capable of constructing the project in accordance with the approved plans and specifications.

Recommended special assessments reflect the rates for single-family properties approved by council in October 2025. The rates for single-family properties impacted by a mill and overlay are $1,500 for Single Family Detached homes and $750 for Single Family Attached homes. The rates for single-family properties impacted by a full-depth reclamation are $4,250 for Single Family Detached homes. Assessments for other property types were calculated based on the lowest responsible bid.

If the street construction contract is awarded, construction is expected to start in spring of 2026 and be substantially completed in fall of 2026. Final completion, including restoration, will occur in the spring of 2027.

3. Budget Impact:

This project is one of two pavement rehabilitation projects included in the 2025 Capital Improvement Plan (2025-2034) with an estimated cost of $10,150,000. The total estimated project cost of the 2026 Street Rehabilitation Project, based on the low bid, is $3,811,400. Additionally, Three Rivers Park District has agreed to reimburse the city up to $500,000 for the costs associated with the rehabilitation of the trail along Zachary Lane.

The project cost and funding sources are listed below:

Project Cost	**Amount**
Improvements	$ 2,779,677.27
Engineering, Inspection and Administration	$ 892,000.00
Contingency	$ 139,722.73
Total	$ 3,811,400.00

Project Funding	Amount
Street Reconstruction Fund	$ 2,243,050.02
Water Fund	$ 285,000.00
Water Resources Fund	$ 160,000.00
Sewer Fund	$ 120,000.00
Special Assessments	$ 553,349.98
Three Rivers Park District	$ 450,000.00
Total	$ 3,811,400.00

4. Attachments:

1. Presentation - April 13
2. Presentation - March 24
3. Location Maps
4. Award Recommendation Letter
5. Bid Tabulation
6. Assessment Roll and Maps
7. Written Objection Letter from Stuart Gilbert
8. City Council Resolution 2026-097
9. City Council Resolution 2026-098
10. City Council Resolution 2026-099

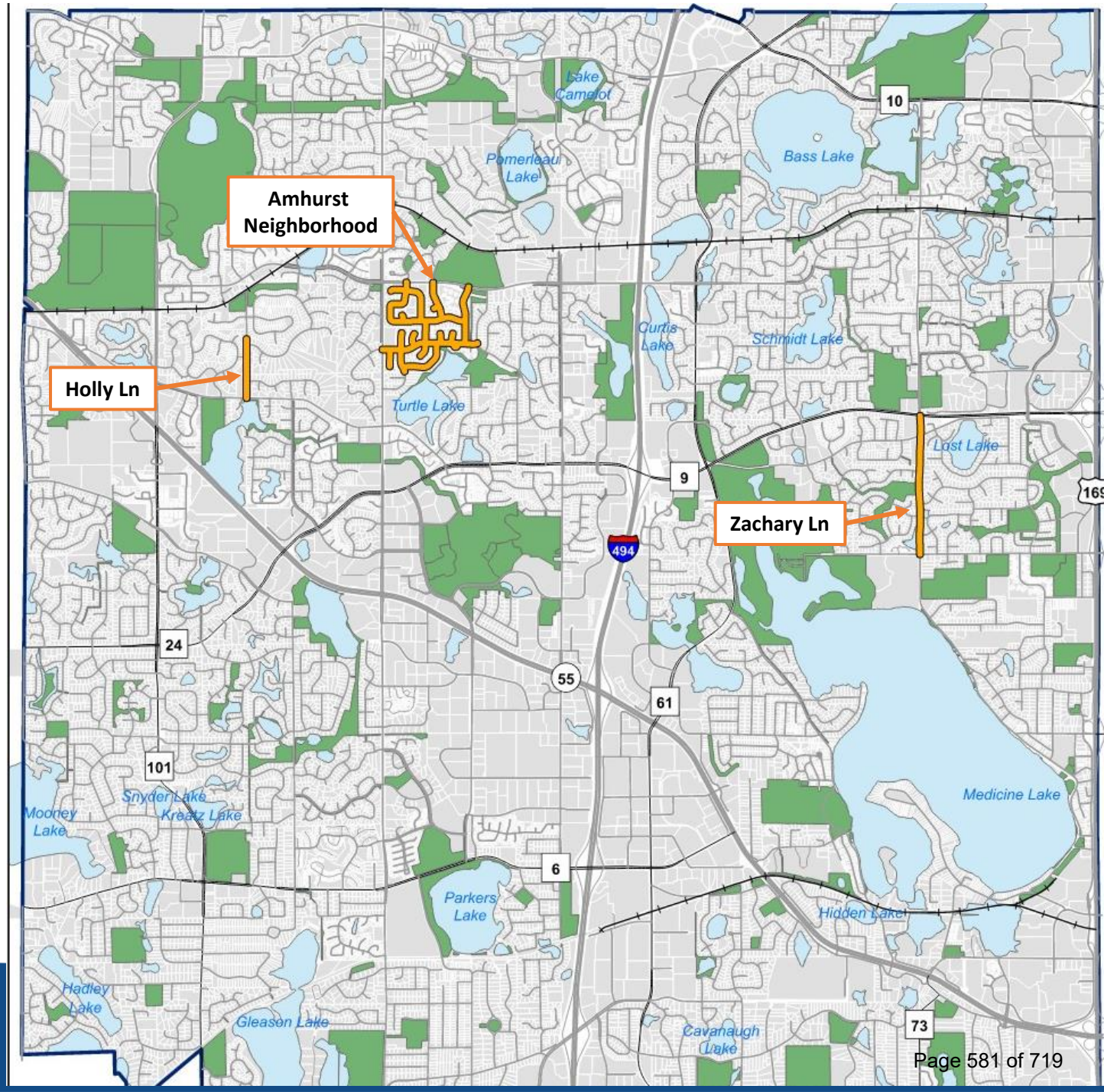
2026 Street Rehabilitation Project

April 13th, 2026

City of Plymouth

Project Area

- Holly Lane
- Amhurst Neighborhood
- Zachary Lane



Background & Recommendations

- March 24th Council meeting
  - Held & closed Public Improvement & Assessment Hearing
  - Continued item to April 13th Council meeting

- April 13th Council meeting recommendations
  - Approve Resolution Ordering Improvement (6 of 7 votes)
  - Approve Resolution Adopting Assessments (4 of 7 votes)
  - Approve Resolution Awarding Contract (4 of 7 votes)

Questions or Comments?

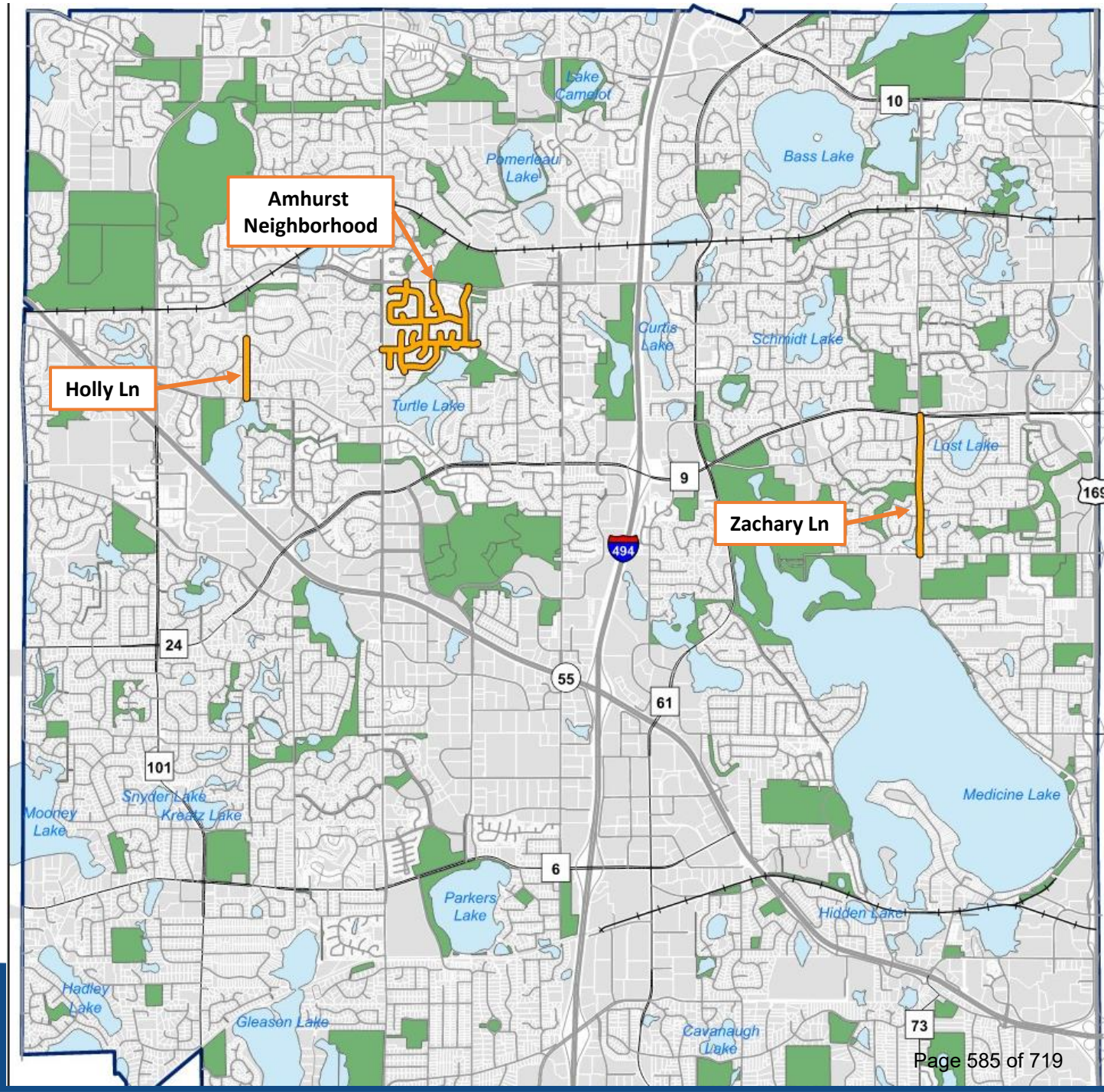
2026 Street Rehabilitation Project

Public Improvement and Assessment Hearing – March 24th, 2026

City of Plymouth

Project Area

- Holly Lane
- Amhurst Neighborhood
- Zachary Lane



Existing Conditions

- Pavement is deteriorating
- Spot curb and gutter cracking/heaving
- Aging/spot utility failures

Existing Conditions – Holly Ln

Existing Conditions – Amhurst

Existing Conditions – Zachary Ln

Proposed Improvements

- Street
  - Full depth reclamation
    - Holly Lane
  - Mill & overlay
    - Amhurst neighborhood
    - Zachary Lane
- Spot Curb & gutter replacement
- Spot pedestrian improvements
- Spot utility repairs & improvements
- Trail rehabilitation
  - Holly Lane & Zachary Lane

Project Costs & Funding

- Cost: $ 3,811,400.00

- Funding:

  - Street Reconstruction Fund: $ 2,243,050.02
  - Water Fund: $ 285,000.00
  - Water Resources Fund: $ 160,000.00
  - Sewer Fund: $ 120,000.00
  - Special Assessments: $ 553,349.98
  - Three Rivers Park District: $ 450,000.00

Assessment Policy – last revised Oct 2025

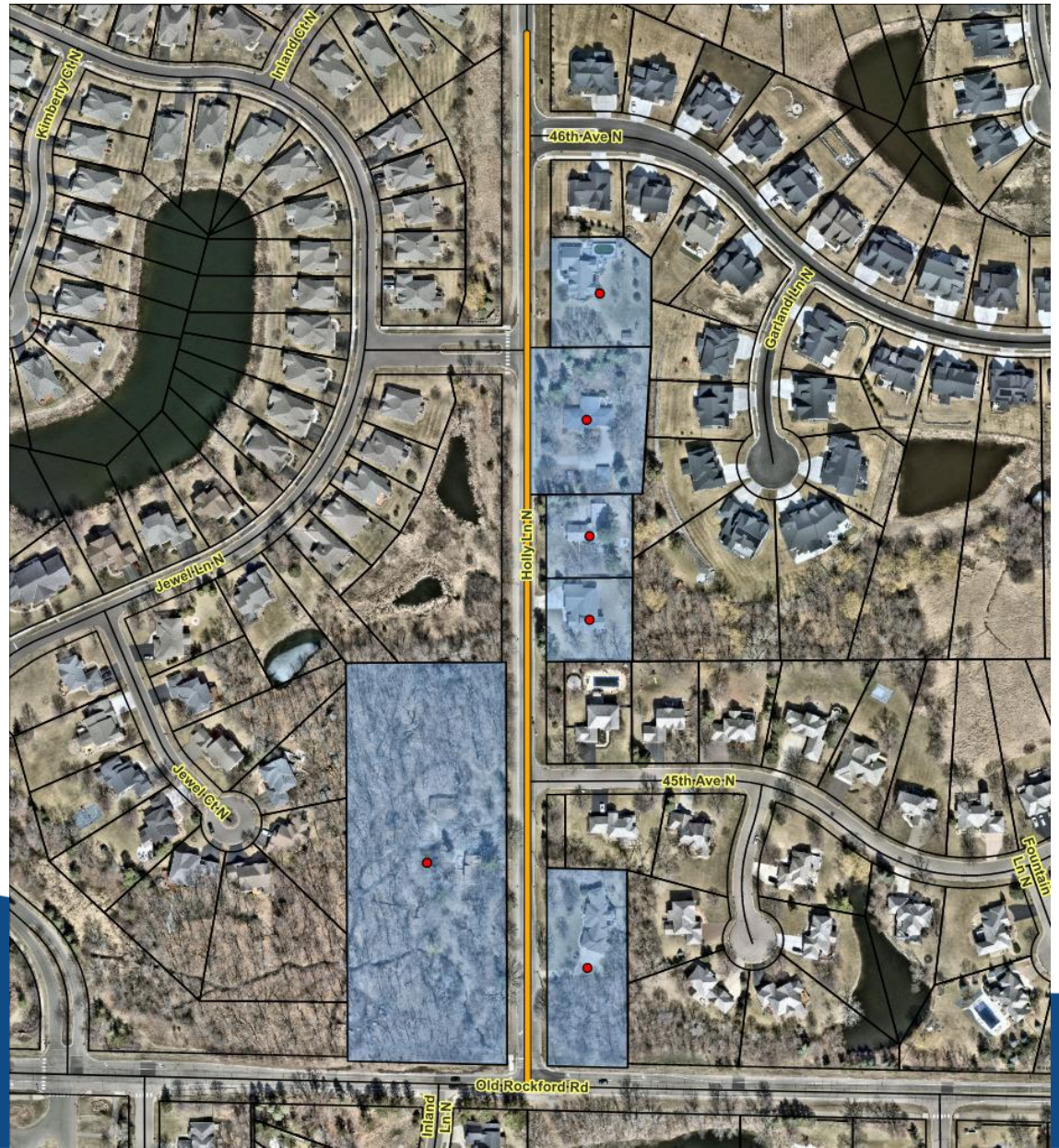
- Assesses benefiting properties

Type of Implement	Single Family Detached Assessment	Single Family Attached Assessment
Full Depth Reclamation	$4,250.00	$2,125.00
Mill and Overlay	~~$1,150.00~~ $1,500.00 (1)	$750.00

- City pays remainder
- Costs not assessed and fully paid by City
  - Water main improvements
  - Sanitary sewer improvements
  - Trail improvements

(1) Correction made during the March 24 City Council Meeting

Proposed Assessments – Holly Lane



- Single Family Detached - $4,250
- Other – $ Varies

Project Area

Assessed Parcels

Single Family Detached Unit

Proposed Assessments - Amhurst Neighborhood

- Single Family Detached - $1,500
- Single Family Attached - $750
- Other – $ Varies

Project Area

Private Driveway

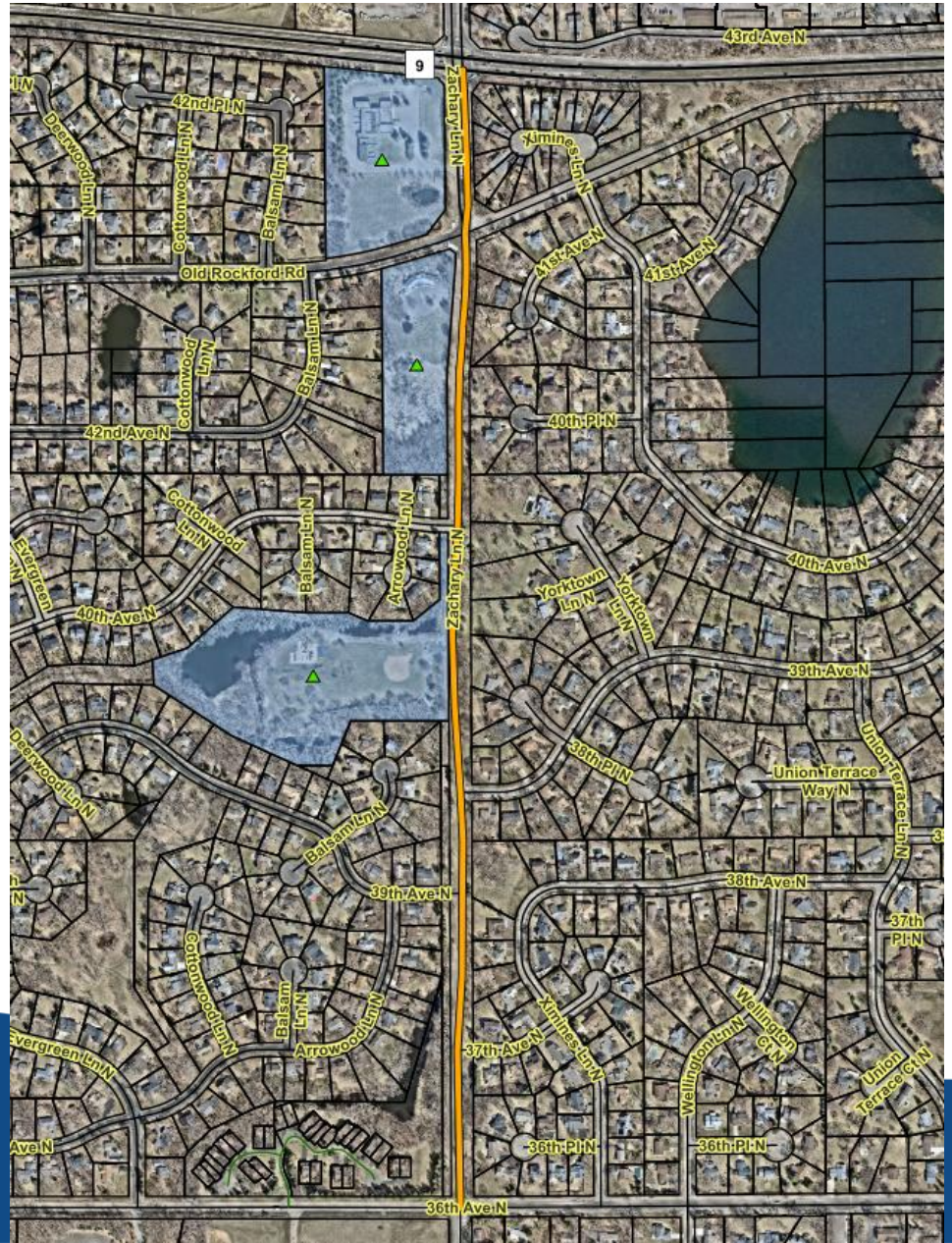
Assessed Parcels

Single Family Detached Unit

Single Family Attached Unit

Other

Proposed Assessments – Zachary Lane



- Other – $ Varies

Project Area

Assessed Parcels

Other

Assessment Payment Options

- Pay in full or partial payment by 10/31/26 [without interest]
- Full payment between 11/1/26 and 11/1/27 [includes 1st year of interest]
- Paid with property taxes over the assessment term [default & includes interest]
- Assessment terms and interest rates
- Deferrals available
  - Seniors & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< $5,000	5 years	3%
$5,001 - $10,000	10 years	3%
> $10,000	15 years	3%

Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.

Project Outreach & Communication

- Mailings
  - March 2025 – Project Notification
  - November 2025 – Informational Meeting Notification
  - March 2026 – Public Hearing Notification
- Informational Meeting – 11/13/2025
- Webpage
  - Project information
  - Status updates
  - Option to sign up for email updates
- Onsite meetings as requested

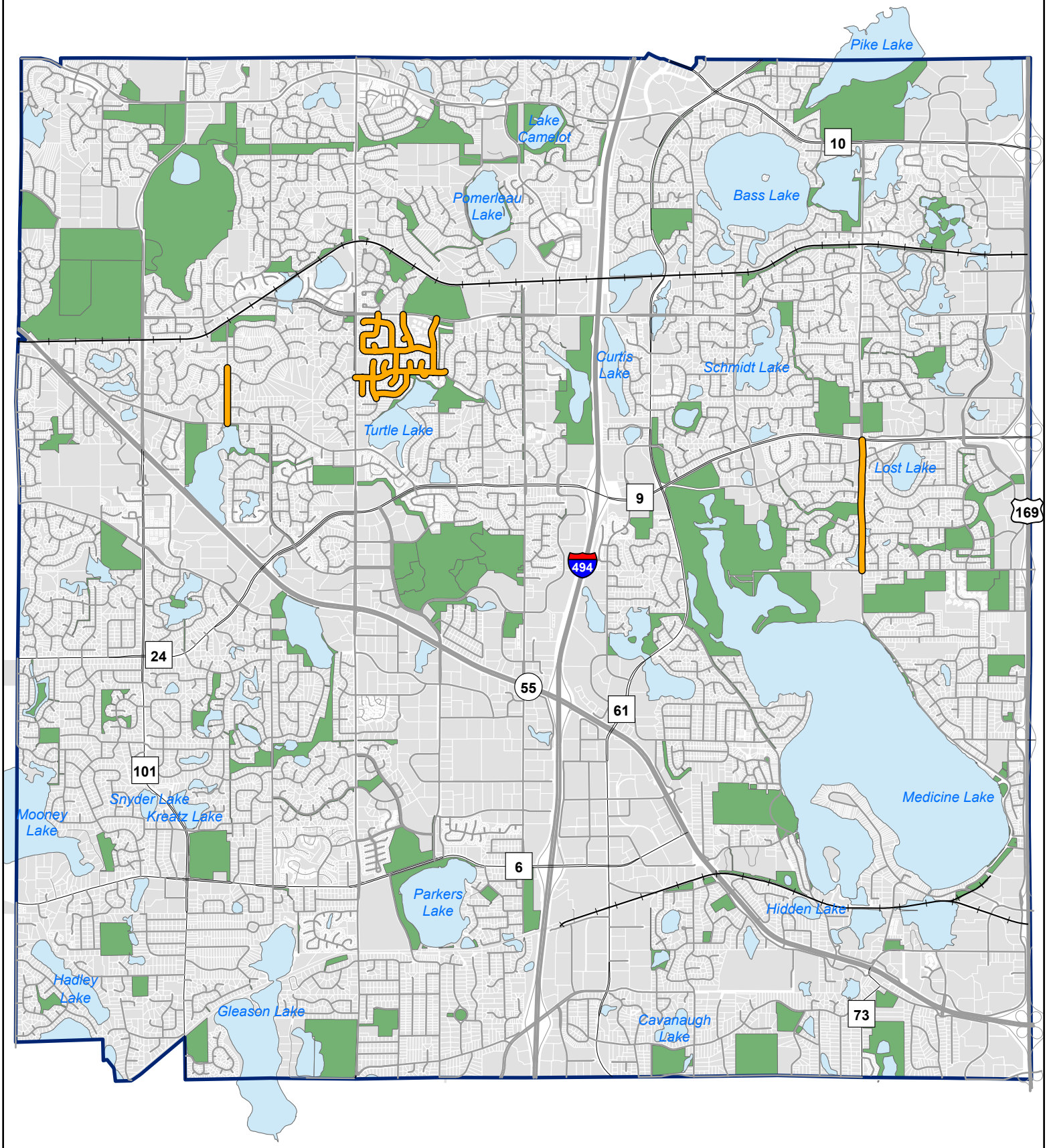
Project Schedule

- March 24th
  - Public Improvement & Assessment Hearing
- April 13th
  - Consider award of Contract
- Construction
  - Spring/early summer thru fall

Recommendations

- Hold Public Improvement & Assessment Hearing
- Close the Public Improvement & Assessment Hearing
- Continue the vote on the following Resolutions at the next meeting
  - Approve Resolution Ordering Improvement
  - Approve Resolution Adopting Assessments
  - Approve Resolution Awarding Contract

Questions or Comments?



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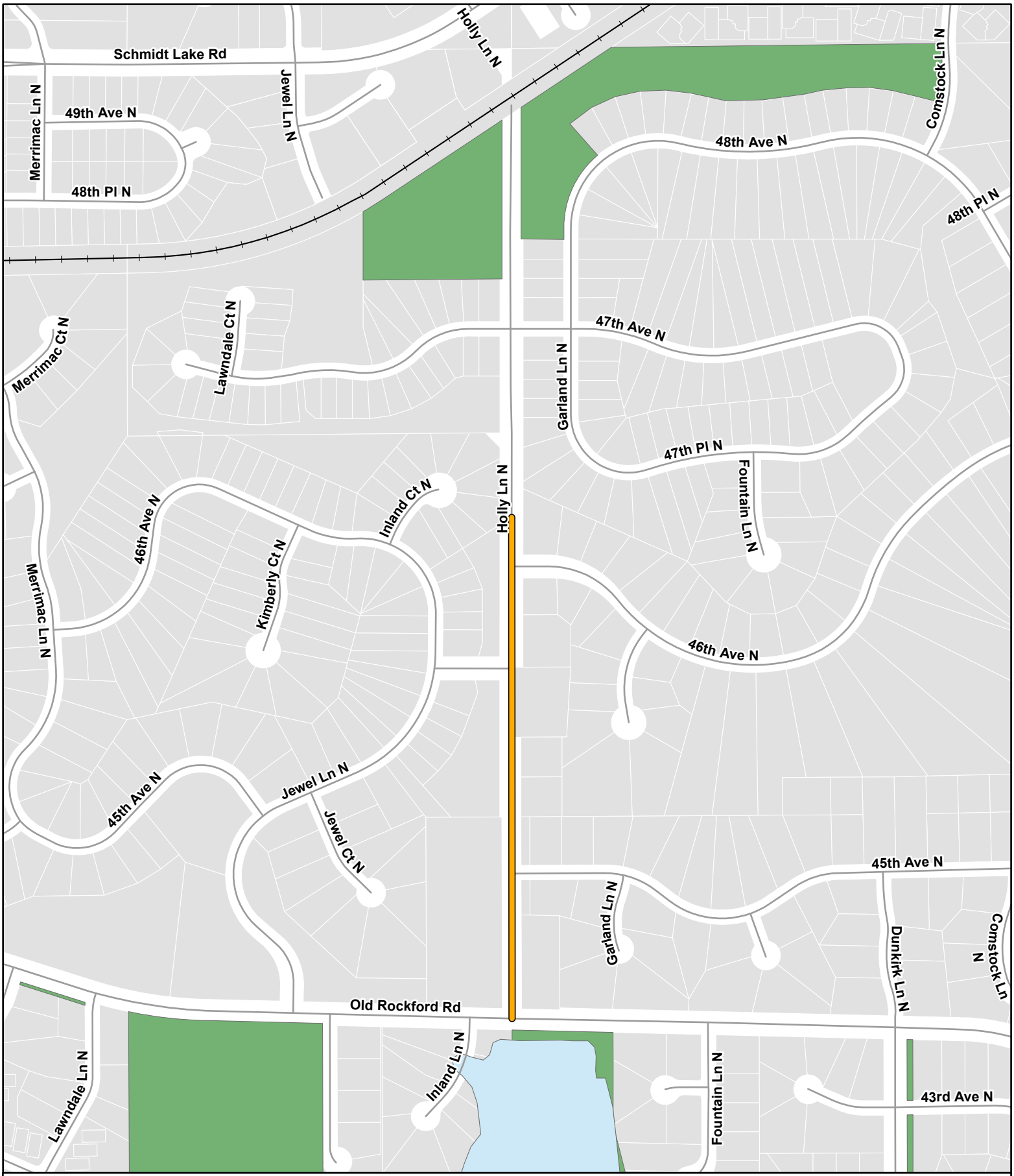
0 1 Miles

2026 Street Rehabilitation Projects
City Project #ST269002

2026 Rehabilitation Project Areas

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.



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0 500 Feet

2026 Street Rehabilitation Projects
Holly Lane
City Project #ST269002

Project Area

City of Plymouth

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2026 Street Rehabilitation Projects
Amhurst Area
City Project #ST269002

N

0 490 Feet

Project Area

City of Plymouth

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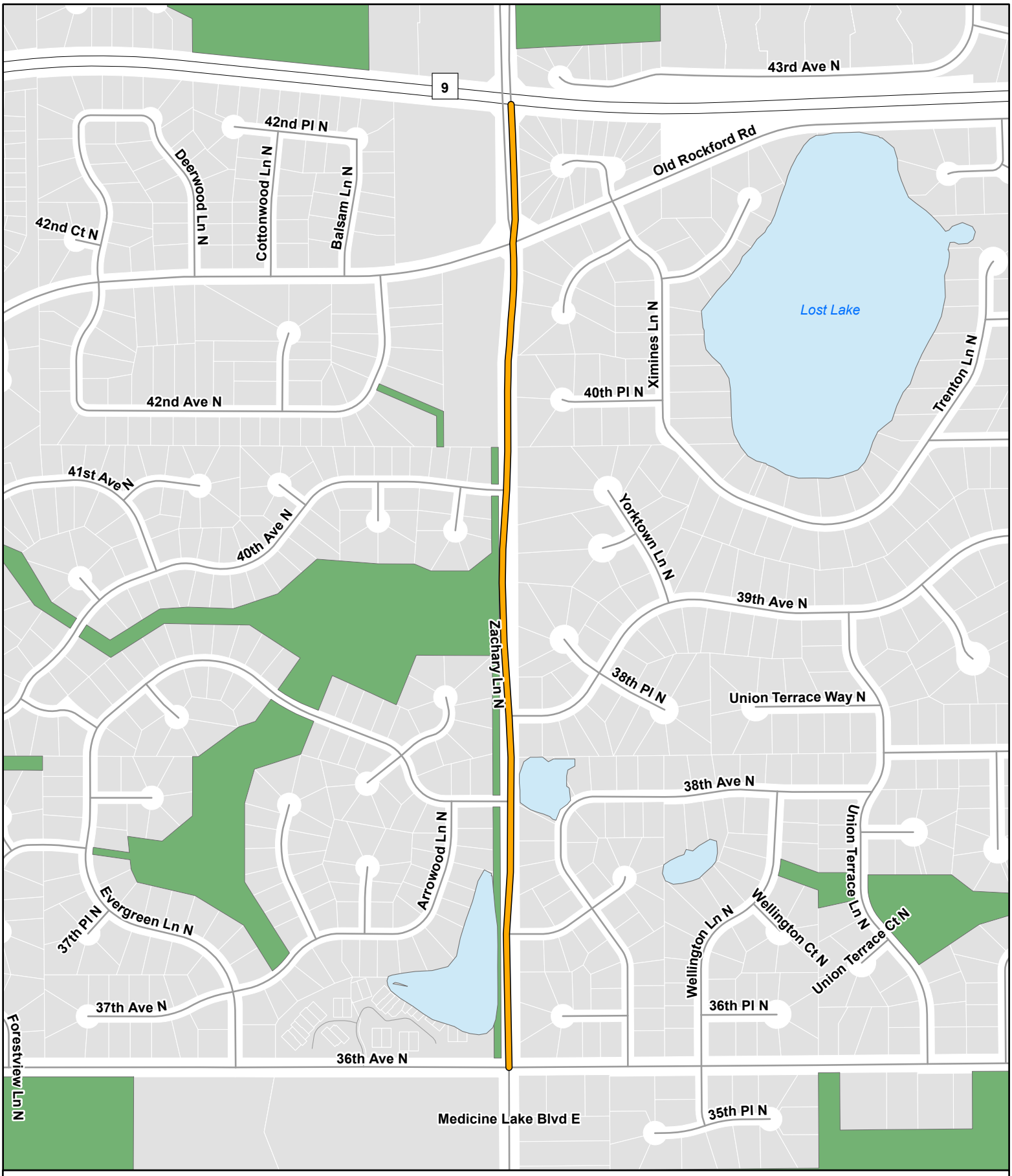

N

0 500 Feet

2026 Street Rehabilitation Projects
Zachary Lane
City Project #ST269002

Project Area

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

ALLIANT

February 20, 2026

Mr. Tony Miller
Engineering Project Manager
City of Plymouth

Re: 2026 Street Rehabilitation Project
City Project No. ST269002
Recommendation to Award Construction Contract

Dear Mr. Miller:

Regarding the above-named project, this letter summarizes the public bidding process and bid results and makes a recommendation for award of a construction contract to complete the proposed work.

The project was advertised on January 30, 2026 on the QuestCDN online bidding site. Additionally, an advertisement was posted in the Sun Sailor to serve as the City's official publication. Bids were publicly read at an online bid opening on February 20, 2026. The following six bids were submitted:

Contractor	**Base Bid**
Northwest Asphalt	$2,027,277.27
GMH Asphalt Corporation	$2,210,976.85
Asphalt Surface Technologies Corp.	$2,356,165.82
Wm. Mueller & Sons	$2,397,635.00
Park Construction Company	$2,466,556.57
Bituminous Roadways Inc.	$2,687,049.00

We have reviewed the bid submitted by the apparent low bidder, Northwest Asphalt, and have confirmed the accuracy and completeness of their bid and that they are the lowest responsive and

responsible bidder. Therefore, we recommend that the City award a construction contract to Northwest Asphalt to complete the proposed 2026 Street Rehabilitation project.

Sincerely,

Eric Nelson, PE
Principal

BID TABULATION
2026 Street Rehabilitation Project
City of Plymouth Project No. ST269002
Solicitor: Alliant Engineering, Inc
02/20/2026 10:00 AM CST

				Engineer Estimate		Northwest		GMH Asphalt Corporation		Asphalt Surface Technologies Corp.		Wm. Mueller & Sons		Park Construction Company		Bituminous Roadways Inc.	
Item No.	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID																	
1	MOBILIZATION	LS	1	$150,000.00	$150,000.00	$79,000.00	$79,000.00	$80,500.00	$80,500.00	$170,000.00	$170,000.00	$79,000.00	$79,000.00	$326,692.84	$326,692.84	$130,000.00	$130,000.00
2	CLEARING	EA	133	$300.00	$39,900.00	$254.00	$33,782.00	$278.00	$36,974.00	$660.00	$87,780.00	$500.00	$66,500.00	$261.62	$34,795.46	$500.00	$66,500.00
3	GRUBBING	EA	133	$200.00	$26,600.00	$110.00	$14,630.00	$120.00	$15,960.00	$82.50	$10,972.50	$200.00	$26,600.00	$113.30	$15,068.90	$225.00	$29,925.00
4	TREE TRIMMING/PRUNING	HOUR	10	$500.00	$5,000.00	$750.00	$7,500.00	$820.00	$8,200.00	$412.50	$4,125.00	$400.00	$4,000.00	$772.50	$7,725.00	$1,000.00	$10,000.00
5	REMOVE BOLLARDS	EA	7	$100.00	$700.00	$10.00	$70.00	$100.00	$700.00	$253.00	$1,771.00	$50.00	$350.00	$109.24	$764.68	$350.00	$2,450.00
6	REMOVE GATE VALVE & BOX	EA	3	$500.00	$1,500.00	$1,820.00	$5,460.00	$961.00	$2,883.00	$1,774.30	$5,322.90	$1,166.67	$3,500.01	$849.02	$2,547.06	$1,300.00	$3,900.00
7	REMOVE DRAINAGE STRUCTURE	EA	1	$750.00	$750.00	$940.00	$940.00	$1,108.00	$1,108.00	$578.60	$578.60	$500.00	$500.00	$850.10	$850.10	$900.00	$900.00
8	REMOVE SIGN	EA	87	$50.00	$4,350.00	$25.00	$2,175.00	$26.40	$2,296.80	$27.50	$2,392.50	$25.00	$2,175.00	$41.20	$3,584.40	$25.00	$2,175.00
9	SALVAGE SIGN	EA	1	$50.00	$50.00	$25.00	$25.00	$26.40	$26.40	$27.50	$27.50	$25.00	$25.00	$41.20	$41.20	$25.00	$25.00
10	SALVAGE SIGN PANEL	EA	3	$50.00	$150.00	$25.00	$75.00	$26.40	$79.20	$27.50	$82.50	$25.00	$75.00	$41.20	$123.60	$25.00	$75.00
11	REMOVE WATER MAIN	LF	38	$20.00	$760.00	$30.00	$1,140.00	$21.90	$832.20	$16.50	$627.00	$184.21	$6,999.98	$151.19	$5,745.22	$35.00	$1,330.00
12	REMOVE SEWER PIPE (STORM)	LF	130	$15.00	$1,950.00	$21.00	$2,730.00	$10.95	$1,423.50	$19.80	$2,574.00	$10.00	$1,300.00	$18.75	$2,437.50	$15.00	$1,950.00
13	REMOVE CURB & GUTTER	LF	8110	$10.00	$81,100.00	$10.50	$85,155.00	$8.50	$68,935.00	$9.74	$78,991.40	$10.00	$81,100.00	$13.30	$107,863.00	$11.00	$89,210.00
14	REMOVE RETAINING WALL	LF	55	$20.00	$1,100.00	$7.70	$423.50	$30.00	$1,650.00	$68.20	$3,751.00	$20.86	$1,147.30	$29.46	$1,620.30	$70.00	$3,850.00
15	REMOVE BITUMINOUS PAVEMENT	SY	2910	$8.00	$23,280.00	$3.82	$11,116.20	$9.40	$27,354.00	$20.46	$59,538.60	$9.95	$28,954.50	$26.56	$77,289.60	$8.50	$24,735.00
16	REMOVE BITUMINOUS WALK	SF	55540	$1.50	$83,310.00	$0.42	$23,326.80	$1.30	$72,202.00	$0.66	$36,656.40	$0.43	$23,882.20	$1.01	$56,095.40	$1.00	$55,540.00
17	REMOVE CONCRETE WALK	SF	1441	$2.50	$3,602.50	$2.77	$3,991.57	$3.00	$4,323.00	$2.75	$3,962.75	$1.37	$1,974.17	$2.70	$3,890.70	$4.00	$5,764.00
18	REMOVE CONCRETE VALLEY GUTTER	SY	116	$10.00	$1,160.00	$29.00	$3,364.00	$26.75	$3,103.00	$32.78	$3,802.48	$17.32	$2,009.12	$18.89	$2,191.24	$35.00	$4,060.00
19	REPAIR INVISIBLE DOG FENCE	SYSTEM	10	$250.00	$2,500.00	$200.00	$2,000.00	$211.00	$2,110.00	$198.00	$1,980.00	$250.00	$2,500.00	$331.72	$3,317.20	$300.00	$3,000.00
20	STABILIZING AGGREGATE	TON	100	$75.00	$7,500.00	$30.52	$3,052.00	$55.30	$5,530.00	$59.29	$5,929.00	$121.10	$12,110.00	$68.64	$6,864.00	$100.00	$10,000.00
21	EXCAVATION - COMMON	CY	1800	$30.00	$54,000.00	$33.80	$60,840.00	$51.25	$92,250.00	$26.40	$47,520.00	$26.32	$47,376.00	$12.88	$23,184.00	$65.00	$117,000.00
22	COMMON EMBANKMENT (CV)	CY	125	$5.00	$625.00	$1.00	$125.00	$20.00	$2,500.00	$36.85	$4,606.25	$63.86	$7,982.50	$0.01	$1.25	$40.00	$5,000.00
23	EXCAVATION - SUBGRADE	CY	180	$10.00	$1,800.00	$33.80	$6,084.00	$75.40	$13,572.00	$35.20	$6,336.00	$30.75	$5,535.00	$42.03	$7,565.40	$65.00	$11,700.00
24	EXPLORATORY EXCAVATION	HOUR	15	$300.00	$4,500.00	$385.00	$5,775.00	$500.00	$7,500.00	$715.00	$10,725.00	$500.00	$7,500.00	$878.84	$13,182.60	$800.00	$12,000.00
25	SUBGRADE PREPARATION	SY	6170	$2.00	$12,340.00	$1.91	$11,784.70	$1.65	$10,180.50	$1.47	$9,069.90	$0.88	$5,429.60	$0.64	$3,948.80	$2.00	$12,340.00
26	AGGREGATE BASE (CV) CLASS 5 - TRAIL	CY	1340	$40.00	$53,600.00	$54.25	$72,695.00	$43.55	$58,357.00	$53.13	$71,194.20	$70.50	$94,470.00	$0.01	$13.40	$34.00	$45,560.00
27	FULL DEPTH RECLAMATION	SY	6160	$5.00	$30,800.00	$1.07	$6,591.20	$4.15	$25,564.00	$2.31	$14,229.60	$1.63	$10,040.80	$2.98	$18,356.80	$6.00	$36,960.00
28	BITUMINOUS PATCHING MIXTURE	TON	590	$175.00	$103,250.00	$178.16	$105,114.40	$151.00	$89,090.00	$170.39	$100,530.10	$128.36	$75,732.40	$217.54	$128,348.60	$135.00	$79,650.00
29	MILL BITUMINOUS SURFACE (2.5")	SY	17540	$3.00	$52,620.00	$1.65	$28,941.00	$1.35	$23,679.00	$1.76	$30,870.40	$2.38	$41,745.20	$1.76	$30,870.40	$1.50	$26,310.00
30	BITUMINOUS MATERIAL FOR TACK COAT	GAL	2170	$4.00	$8,680.00	$0.01	$21.70	$3.50	$7,595.00	$3.30	$7,161.00	$4.50	$9,765.00	$4.23	$9,179.10	$1.00	$2,170.00
31	TYPE SP 12.5 WEARING COURSE MIX (3,C)	TON	4080	$90.00	$367,200.00	$82.40	$336,192.00	$87.80	$358,224.00	$86.13	$351,410.40	$81.40	$332,112.00	$84.76	$345,820.80	$90.00	$367,200.00
32	15" RC PIPE SEWER DES 3006 CL V	LF	70	$80.00	$5,600.00	$119.00	$8,330.00	$159.00	$11,130.00	$121.00	$8,470.00	$146.46	$10,252.20	$145.56	$10,189.20	$110.00	$7,700.00
33	24" RC PIPE SEWER DES 3006 CL V	LF	75	$95.00	$7,125.00	$174.00	$13,050.00	$175.00	$13,125.00	$195.80	$14,685.00	$145.33	$10,899.75	$220.04	$16,503.00	$155.00	$11,625.00
34	IRRIGATION SYSTEM REPAIR	ALLOWANCE	1	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00	$20,000.00
35	CONNECT TO EXISTING WATERMAIN	EACH	8	$2,000.00	$16,000.00	$2,030.00	$16,240.00	$1,096.00	$8,768.00	$1,535.60	$12,284.80	$1,700.00	$13,600.00	$1,038.00	$8,304.00	$3,500.00	$28,000.00
36	ADJUST VALVE BOX	EA	61	$500.00	$30,500.00	$345.00	$21,045.00	$900.00	$54,900.00	$492.80	$30,060.80	$550.00	$33,550.00	$490.15	$29,899.15	$650.00	$39,650.00
37	HYDRANT EXTENSION	LF	3	$1,000.00	$3,000.00	$2,560.00	$7,680.00	$2,082.00	$6,246.00	$2,255.00	$6,765.00	$1,823.67	$5,471.01	$1,865.59	$5,596.77	$3,000.00	$9,000.00
38	REPAIR WATER VALVE (REPLACE BOLTS & VALVE BOX)	EA	8	$4,500.00	$36,000.00	$4,050.00	$32,400.00	$4,175.00	$33,400.00	$4,023.80	$32,190.40	$4,471.38	$35,771.04	$3,537.23	$28,297.84	$5,500.00	$44,000.00
39	REPLACE 6" WATER VALVE	EA	4	$5,500.00	$22,000.00	$3,980.00	$15,920.00	$3,885.00	$15,540.00	$4,078.80	$16,315.20	$4,666.75	$18,667.00	$4,173.21	$16,692.84	$12,500.00	$50,000.00
40	REPLACE FITTING BOLTS	EA	50	$50.00	$2,500.00	$42.00	$2,100.00	$43.85	$2,192.50	$100.10	$5,005.00	$131.00	$6,550.00	$71.19	$3,559.50	$4,000.00	$200,000.00
41	6" PVC WATERMAIN C900	LF	20	$75.00	$1,500.00	$138.00	$2,760.00	$54.80	$1,096.00	$83.60	$1,672.00	$161.00	$3,220.00	$78.68	$1,573.60	$200.00	$4,000.00
42	DUCTILE IRON FITTINGS	LB	164	$15.00	$2,460.00	$21.50	$3,526.00	$17.55	$2,878.20	$25.30	$4,149.20	$31.13	$5,105.32	$35.63	$5,843.32	$35.00	$5,740.00
43	CASTING ASSEMBLY	EA	1	$1,000.00	$1,000.00	$1,525.00	$1,525.00	$800.00	$800.00	$1,045.00	$1,045.00	$825.00	$825.00	$1,272.20	$1,272.20	$2,000.00	$2,000.00
44	ADJUST FRAME & RING CASTING (STORM)	EA	61	$850.00	$51,850.00	$525.00	$32,025.00	$600.00	$36,600.00	$825.00	$50,325.00	$1,600.00	$97,600.00	$481.19	$29,352.59	$450.00	$27,450.00
45	ADJUST FRAME & RING CASTING (SANITARY)	EA	87	$850.00	$73,950.00	$800.00	$69,600.00	$1,400.00	$121,800.00	$888.80	$77,325.60	$1,600.00	$139,200.00	$811.14	$70,569.18	$1,350.00	$117,450.00
46	RECONSTRUCT DRAINAGE STRUCTURE	EA	23	$3,500.00	$80,500.00	$1,205.00	$27,715.00	$642.00	$14,766.00	$5,000.00	$115,000.00	$1,650.00	$37,950.00	$2,147.63	$49,395.49	$2,400.00	$55,200.00
47	CONNECT INTO EXISTING DRAINAGE STRUCTURE	EA	6	$1,500.00	$9,000.00	$1,435.00	$8,610.00	$1,096.00	$6,576.00	$2,185.70	$13,114.20	$1,200.00	$7,200.00	$1,212.01	$7,272.06	$1,950.00	$11,700.00
48	REPAIR DRAINAGE STRUCTURE	EA	33	$500.00	$16,500.00	$275.00	$9,075.00	$548.00	$18,084.00	$627.00	$20,691.00	$365.00	$12,045.00	$365.17	$12,050.61	$850.00	$28,050.00
49	INSTALL MANHOLE SEALING SYSTEM	EA	87	$250.00	$21,750.00	$150.00	$13,050.00	$0.01	$0.87	$159.50	$13,876.50	$200.00	$17,400.00	$153.80	$13,380.60	$500.00	$43,500.00
50	6" CONCRETE WALK	SF	4945	$15.00	$74,175.00	$15.04	$74,372.80	$10.10	$49,944.50	$8.80	$43,516.00	$15.05	$74,422.25	$16.12	$79,713.40	$9.00	$44,505.00
51	3" BITUMINOUS WALK	SF	59940	$4.50	$269,730.00	$1.81	$108,491.40	$1.90	$113,886.00	$2.11	$126,473.40	$1.63	$97,702.20	$2.34	$140,259.60	$1.60	$95,904.00
52	8" CONCRETE DRIVEWAY PAVEMENT	SY	90	$100.00	$9,000.00	$123.36	$11,102.40	$109.25	$9,832.50	$110.00	$9,900.00	$143.20	$12,888.00	$140.62	$12,655.80	$110.00	$9,900.00
53	CONCRETE CURB & GUTTER	LF	8070	$35.00	$282,450.00	$31.00	$250,170.00	$33.00	$266,310.00	$28.60	$230,802.00	$35.80	$288,906.00	$32.25	$260,257.50	$28.00	$225,960.00
54	8" CONCRETE VALLEY GUTTER	SY	116	$115.00	$13,340.00	$96.00	$11,136.00	$124.00	$14,384.00	$126.50	$14,674.00	$124.70	$14,465.20	$99.88	$11,586.08	$125.00	$14,500.00
55	TRUNCATED DOMES	SF	599	$75.00	$44,925.00	$60.00	$35,940.00	$102.00	$61,098.00	$104.50	$62,595.50	$65.00	$38,935.00	$62.42	$37,389.58	$95.00	$56,905.00
56	RELOCATE MAIL BOX	EA	1	$1,500.00	$1,500.00	$250.00	$250.00	$369.00	$369.00	$450.00	$450.00	$2,500.00	$2,500.00	$1,287.50	$1,287.50	$250.00	$250.00

				Engineer Estimate		Northwest		GMH Asphalt Corporation		Asphalt Surface Technologies Corp.		Wm. Mueller & Sons		Park Construction Company		Bituminous Roadways Inc.	
Item No.	Item Description	Unit	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID																	
57	TRAFFIC CONTROL SUPERVISOR	LS	1	$10,000.00	$10,000.00	$1.00	$1.00	$1.06	$1.06	$2,750.00	$2,750.00	$1.00	$1.00	$5,480.04	$5,480.04	$10,000.00	$10,000.00
58	TRAFFIC CONTROL	LS	1	$75,000.00	$75,000.00	$19,350.00	$19,350.00	$20,414.00	$20,414.00	$22,000.00	$22,000.00	$19,350.00	$19,350.00	$11,845.00	$11,845.00	$60,000.00	$60,000.00
59	CONSTRUCTION SIGN SPECIAL	SF	45	$100.00	$4,500.00	$30.00	$1,350.00	$31.65	$1,424.25	$33.00	$1,485.00	$30.00	$1,350.00	$21.63	$973.35	$40.00	$1,800.00
60	PORTABLE CHANGEABLE MESSAGE SIGN	UDAY	50	$70.00	$3,500.00	$50.00	$2,500.00	$52.75	$2,637.50	$55.00	$2,750.00	$50.00	$2,500.00	$128.75	$6,437.50	$100.00	$5,000.00
61	INSTALL SIGN PANEL	EA	2	$100.00	$200.00	$100.00	$200.00	$106.00	$212.00	$110.00	$220.00	$100.00	$200.00	$51.50	$103.00	$150.00	$300.00
62	INSTALL SIGN	EA	2	$50.00	$100.00	$150.00	$300.00	$158.00	$316.00	$165.00	$330.00	$150.00	$300.00	$128.75	$257.50	$350.00	$700.00
63	SIGN	SF	302	$80.00	$24,160.00	$72.00	$21,744.00	$75.95	$22,936.90	$79.20	$23,918.40	$72.00	$21,744.00	$47.38	$14,308.76	$50.00	$15,100.00
64	SIGN PANEL	SF	58	$50.00	$2,900.00	$50.00	$2,900.00	$52.75	$3,059.50	$55.00	$3,190.00	$50.00	$2,900.00	$36.05	$2,090.90	$35.00	$2,030.00
65	SIGN	EA	32	$750.00	$24,000.00	$375.00	$12,000.00	$396.00	$12,672.00	$412.50	$13,200.00	$375.00	$12,000.00	$669.50	$21,424.00	$650.00	$20,800.00
66	ADJUST HANDHOLE	EA	3	$1,000.00	$3,000.00	$943.00	$2,829.00	$2,006.00	$6,018.00	$1,039.50	$3,118.50	$943.00	$2,829.00	$971.29	$2,913.87	$950.00	$2,850.00
67	CONIFEROUS TREE 4' HT B&B	EA	20	$750.00	$15,000.00	$600.00	$12,000.00	$369.00	$7,380.00	$770.00	$15,400.00	$1,600.00	$32,000.00	$575.74	$11,514.80	$550.00	$11,000.00
68	DECIDUOUS TREE 4' HT B&B	EA	20	$750.00	$15,000.00	$600.00	$12,000.00	$317.00	$6,340.00	$770.00	$15,400.00	$1,600.00	$32,000.00	$628.56	$12,571.20	$500.00	$10,000.00
69	STORM DRAIN INLET PROTECTION	EA	118	$200.00	$23,600.00	$100.00	$11,800.00	$220.00	$25,960.00	$220.00	$25,960.00	$225.00	$26,550.00	$169.62	$20,015.16	$280.00	$33,040.00
70	SEDIMENT CONTROL LOG TYPE WOOD CHIP	LF	7455	$2.50	$18,637.50	$3.50	$26,092.50	$5.80	$43,239.00	$3.30	$24,601.50	$2.39	$17,817.45	$3.01	$22,439.55	$3.50	$26,092.50
71	COMMON TOPSOIL BORROW	CY	850	$50.00	$42,500.00	$52.86	$44,931.00	$0.01	$8.50	$24.20	$20,570.00	$79.23	$67,345.50	$110.91	$94,273.50	$60.00	$51,000.00
72	FERTILIZER TYPE 3	LB	140	$1.50	$210.00	$2.00	$280.00	$1.52	$212.80	$1.10	$154.00	$3.00	$420.00	$2.11	$295.40	$2.00	$280.00
73	ROLLED EROSION PREVENTION CATEGORY 20	SY	12940	$2.00	$25,880.00	$2.50	$32,350.00	$2.14	$27,691.60	$1.10	$14,234.00	$2.39	$30,926.60	$1.91	$24,715.40	$1.75	$22,645.00
74	SEEDING	ACRES	2.6	$1,500.00	$3,900.00	$1,000.00	$2,600.00	$846.00	$2,199.60	$1,200.00	$3,120.00	$10,000.00	$26,000.00	$475.38	$1,235.99	$450.00	$1,170.00
75	SEED SOUTHERN BOULEVARD	LB	416	$3.00	$1,248.00	$10.00	$4,160.00	$8.20	$3,411.20	$7.15	$2,974.40	$5.60	$2,329.60	$7.39	$3,074.24	$7.00	$2,912.00
76	WATER	HOUR	60	$100.00	$6,000.00	$200.00	$12,000.00	$333.00	$19,980.00	$71.50	$4,290.00	$265.00	$15,900.00	$158.46	$9,507.60	$150.00	$9,000.00
77	LANDSCAPING ALLOWANCE	ALLOWANCE	1	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00
78	4" SOLID LINE PAINT - WHITE	LF	485	$1.00	$485.00	$0.35	$169.75	$1.34	$649.90	$1.16	$562.60	$0.35	$169.75	$1.10	$533.50	$1.00	$485.00
79	4" BROKEN LINE PAINT - YELLOW	LF	949	$1.00	$949.00	$1.00	$949.00	$1.34	$1,271.66	$1.16	$1,100.84	$1.00	$949.00	$1.10	$1,043.90	$1.00	$949.00
80	4" DBLE SOLID LINE PAINT - YELLOW	LF	655	$1.00	$655.00	$0.70	$458.50	$2.67	$1,748.85	$2.31	$1,513.05	$0.70	$458.50	$2.20	$1,441.00	$2.00	$1,310.00
81	4" SOLID LINE MULTI COMP - WHITE	LF	6580	$2.00	$13,160.00	$0.70	$4,606.00	$0.57	$3,750.60	$0.55	$3,619.00	$0.70	$4,606.00	$0.47	$3,092.60	$0.50	$3,290.00
82	24" SOLID LINE MULTI COMP - YELLOW	LF	152	$10.00	$1,520.00	$12.00	$1,824.00	$10.15	$1,542.80	$8.80	$1,337.60	$12.00	$1,824.00	$8.37	$1,272.24	$8.00	$1,216.00
83	4" DBLE SOLID LINE MULTI COMP - YELLOW	LF	3869	$1.50	$5,803.50	$1.40	$5,416.60	$1.14	$4,410.66	$1.00	$3,869.00	$1.40	$5,416.60	$0.94	$3,636.86	$1.00	$3,869.00
84	PAVT MSSG PREF THERMO GR IN	SF	128	$30.00	$3,840.00	$32.00	$4,096.00	$29.10	$3,724.80	$25.20	$3,225.60	$32.00	$4,096.00	$23.95	$3,065.60	$22.50	$2,880.00
85	CROSSWALK PREF THERMO GR IN	SF	1845	$15.00	$27,675.00	$15.25	$28,136.25	$15.90	$29,335.50	$13.75	$25,368.75	$15.25	$28,136.25	$13.07	$24,114.15	$12.50	$23,062.50
TOTAL FOR BASE BID:					**$2,624,455.50**		**$2,027,277.27**		**$2,210,976.85**		**$2,356,165.82**		**$2,397,635.00**		**$2,466,556.57**		**$2,687,049.00**

City of Plymouth

Assessment Roll

2026 Street Rehabilitation
City Project No. ST269002

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
08-118-22-34-0009	WESTON T BOSER		4540 HOLLY LA N	PLYMOUTH MN 55446	4540 HOLLY LA N	PLYMOUTH MN 55446	$ 4,250.00
08-118-22-34-0015	MATT NIELAND	AMANDA NIELAND	4520 HOLLY LA N	PLYMOUTH MN 55446	4520 HOLLY LA N	PLYMOUTH MN 55446	$ 4,250.00
08-118-22-34-0016	RODNEY BERG & BEVERLY BERG		4510 HOLLY LA N	PLYMOUTH MN 55446	4510 HOLLY LN N	PLYMOUTH MN 55446	$ 4,250.00
08-118-22-34-0081	RICHARD J DEZIEL	LYNETTE M DEZIEL	4600 HOLLY LA N	PLYMOUTH MN 55446	4600 HOLLY LA N	PLYMOUTH MN 55446	$ 4,250.00
09-118-22-31-0001	MARK BARTA & KATHRYN BARTA		4850 ORCHID LA N	PLYMOUTH MN 55446	4850 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0002	REJOICE TARFA		4840 ORCHID LA N	PLYMOUTH MN 55446	4840 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0003	RICK STEPAN		4830 ORCHID LA N	PLYMOUTH MN 55446	4830 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0004	JESSE MATTER & CHERYL MATTER		4820 ORCHID LA N	PLYMOUTH MN 55446	4820 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0005	MARK SCHMID		4810 ORCHID LA N	PLYMOUTH MN 55446	4810 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0006	LUANN S BERG		4800 ORCHID LA N	PLYMOUTH MN 55446	4800 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0007	PAUL & ANGELA WAROSH		4720 ORCHID LA N	PLYMOUTH MN 55446	4720 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0008	THOMAS E VERTES		4710 ORCHID LA N	PLYMOUTH MN 55446	4710 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0009	MICHAEL S WILMO		4700 ORCHID LA N	PLYMOUTH MN 55446	4700 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0010	ALEXIS J PROWIZOR		4660 ORCHID LA N	PLYMOUTH MN 55446	4660 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0011	ARUN KUMAR & MEENAXI SHARMA		4650 ORCHID LA N	PLYMOUTH MN 55446	4650 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0012	KOTHALASAMY MUTHURAJ		4665 ORCHID LA N	PLYMOUTH MN 55446	15725 43RD PL N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0013	THOMAS L & JAN M SCHULTZ		4655 ORCHID LA N	PLYMOUTH MN 55446	4655 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0014	ERIC W PETERSON	MARY H PETERSON	15190 47TH AVE N	PLYMOUTH MN 55446	15190 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0015	MUSTAFA AKRAM	LESLIE D AKRAM	4861 ORCHID LA N	PLYMOUTH MN 55446	2242 LAKE PULASKI DR	BUFFALO MN 55313	$ 750.00
09-118-22-31-0016	VICKI L AROLA		4859 ORCHID LA N	PLYMOUTH MN 55446	4859 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0017	XING LIU		4857 ORCHID LA N	PLYMOUTH MN 55446	4857 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0018	METROPOLITAN COUNCIL	FAMILY AFFORD HSG PROGRAM	4855 ORCHID LA N	PLYMOUTH MN 55446	390 ROBERT ST N	ST PAUL MN 55101	$ 750.00
09-118-22-31-0019	ROBERT J FORD II		4853 ORCHID LA N	PLYMOUTH MN 55446	4853 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0020	ALLISON M DYER		4851 ORCHID LA N	PLYMOUTH MN 55446	4851 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0021	CAITLIN GATZKE		4849 ORCHID LA N	PLYMOUTH MN 55446	4849 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0022	WILLIAM GRANDSTAFF		4847 ORCHID LA N	PLYMOUTH MN 55446	4847 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0023	MICHAEL R DYKEMA		4839 ORCHID LA N	PLYMOUTH MN 55446	4839 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0024	GLENN R CROUSE		4845 ORCHID LA N	PLYMOUTH MN 55446	4845 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0025	LINDA S RUSSELL		4843 ORCHID LA N	PLYMOUTH MN 55446	4843 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0026	MARINA O KONTOROVICH		4841 ORCHID LA N	PLYMOUTH MN 55446	4841 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0027	BECKY L MILLHOUSE		4807 ORCHID LA N	PLYMOUTH MN 55446	4807 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0028	LEO B BERENS		4805 ORCHID LA N	PLYMOUTH MN 55446	4805 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0029	PAMELA MASON		4803 ORCHID LA N	PLYMOUTH MN 55446	4803 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0030	GRAHAM WONG		4801 ORCHID LA N	PLYMOUTH MN 55446	1701 PONDVIEW TERRACE	WAYZATA MN 55391	$ 750.00
09-118-22-31-0031	PATRICIA A LUEDERS		4815 ORCHID LA N	PLYMOUTH MN 55446	4815 ORCHID LA	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0032	RHONDA R NOWICKI		4813 ORCHID LA N	PLYMOUTH MN 55446	4813 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0033	MARSHA J GARNER TRUST		4811 ORCHID LA N	PLYMOUTH MN 55446	4811 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0034	CHARLENE K ANDERSON PAULSON		4809 ORCHID LA N	PLYMOUTH MN 55446	4809 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0035	MICHAEL C ACHTERKIRCH &	JULIE F ACHTERKIRCH	4823 ORCHID LA N	PLYMOUTH MN 55446	37169 LAKE COUNTRY DR	CROSSLAKE MN 56442	$ 750.00
09-118-22-31-0036	OLEKSANDR VINNYTSKYY	LYUDMYLA VINNYSKA	4821 ORCHID LA N	PLYMOUTH MN 55446	4821 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0037	ABDOULAYE SACKO		4819 ORCHID LA N	PLYMOUTH MN 55446	4819 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0038	SHARON FRICKE		4817 ORCHID LA N	PLYMOUTH MN 55446	4817 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00

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PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-31-0039	ROBERT D SUMP		4825 ORCHID LA N	PLYMOUTH MN 55446	4825 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0040	MELISSA J CONNELL		4827 ORCHID LA N	PLYMOUTH MN 55446	4827 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0041	JAIME KELLI BENNETT		4829 ORCHID LA N	PLYMOUTH MN 55446	4829 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0042	CAROLYN THERESE MEYER		4831 ORCHID LA N	PLYMOUTH MN 55446	4831 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0043	BONITA JOHNSON		4863 ORCHID LA N	PLYMOUTH MN 55446	4863 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0044	HARRIET H ABDO		4837 ORCHID LA N	PLYMOUTH MN 55446	5904 KILLARNEY LA	EDINA MN 55436	$ 750.00
09-118-22-31-0045	STEPHANIE N MASER	MARK D MASER	4835 ORCHID LA N	PLYMOUTH MN 55446	4835 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0046	SCOTT ANDERSON		4833 ORCHID LA N	PLYMOUTH MN 55446	4833 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0047	CAROLE J STEPHENS		4871 ORCHID LA N	PLYMOUTH MN 55446	4871 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0048	ZHIJUN GUO		4869 ORCHID LA N	PLYMOUTH MN 55446	4869 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0049	BRYAN JOHNSON	ANGELA GROSHKOVA	4867 ORCHID LA N	PLYMOUTH MN 55446	4867 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0050	JANICE K KURTZ		4865 ORCHID LA N	PLYMOUTH MN 55446	4865 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0051	MATTHEW D BACHMAN		4879 ORCHID LA N	PLYMOUTH MN 55446	4879 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0052	AUDREY F JOHNSON		4877 ORCHID LA N	PLYMOUTH MN 55446	4877 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0053	JOHN ADDINGTON		4875 ORCHID LA N	PLYMOUTH MN 55446	4875 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0054	JOHN W HERMAN	CAROL I HERMAN	4873 ORCHID LA N	PLYMOUTH MN 55446	4873 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0055	SUSAN M MADISON		4895 ORCHID LA N	PLYMOUTH MN 55446	4895 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0056	DAVYD LEVKOVICH	LIANA ASTVATSATUROVA	4893 ORCHID LA N	PLYMOUTH MN 55446	4893 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0057	CAROL PETERSON		4891 ORCHID LA N	PLYMOUTH MN 55446	4891 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0058	CAROLYN A WACKER		4889 ORCHID LA N	PLYMOUTH MN 55446	4889 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0059	LILA M STRAND		4887 ORCHID LA N	PLYMOUTH MN 55446	4887 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0060	N C PETERSON & B P SIMPSON		4885 ORCHID LA N	PLYMOUTH MN 55446	4885 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0061	MD SHARIF UDDIN		4883 ORCHID LA N	PLYMOUTH MN 55446	4883 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0062	BRENT R HAUPT		4881 ORCHID LA N	PLYMOUTH MN 55446	4881 ORCHID LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-31-0068	JOHN & BRENDA HUH		4700 QUANTICO LA N	PLYMOUTH MN 55446	4700 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0069	RANGESH K SHAH	AVANIKA R SHAH	15300 47TH AVE N	PLYMOUTH MN 55446	15300 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0070	MICHAEL A & BARBARA J BARNES		15230 47TH AVE N	PLYMOUTH MN 55446	15230 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0071	SEBASTIAN JOSEPH HAUGEN		15220 47TH AVE N	PLYMOUTH MN 55446	15220 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0072	TERRY STEBNER	JILL MARIE STEBNER	15210 47TH AVE N	PLYMOUTH MN 55446	15210 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0073	JUNG NAM LEE/YONG AE LEE		15200 47TH AVE N	PLYMOUTH MN 55446	15200 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0074	LOUISE JENSEN		4650 RANCHVIEW LA N	PLYMOUTH MN 55446	4650 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0075	MICHAEL DURKIN & NORA DURKIN		15425 47TH AVE N	PLYMOUTH MN 55446	15425 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0076	ZACHARY THOMAS SERRE	STEPHANIE MARIE SERRE	15415 47TH AVE N	PLYMOUTH MN 55446	15415 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0077	PETER KHAMUTOUSKI		15405 47TH AVE N	PLYMOUTH MN 55446	15405 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0078	AKANKSHA BHATNAGAR	RAJAT BHATNAGAR	15325 47TH AVE N	PLYMOUTH MN 55446	15325 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0079	MARK & DEBORAH CULLINAN		15315 47TH AVE N	PLYMOUTH MN 55446	15315 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0080	CODY J MEYER & BETH E MEYER		15305 47TH AVE N	PLYMOUTH MN 55446	15305 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0081	GEORGE & KATHRYN LYTWYN		15225 47TH AVE N	PLYMOUTH MN 55446	15225 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0082	CRAIG WILLIAM TROCHINSKI	LISA CLAIRE TROCHINSKI	15215 47TH AVE N	PLYMOUTH MN 55446	15215 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0083	ALEX IVAN & JILL IVAN		15205 47TH AVE N	PLYMOUTH MN 55446	15205 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0084	TYLER SCOTT & JENNIFER SCOTT		15440 47TH AVE N	PLYMOUTH MN 55446	15440 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0085	ROBERT H & JOANNE F ZEIDLER		15430 47TH AVE N	PLYMOUTH MN 55446	15430 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00

City of Plymouth

Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-31-0086	JULIE L HANKEN		15420 47TH AVE N	PLYMOUTH MN 55446	15420 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0087	LEROY V & MARILYN A MOTZKO		4705 QUANTICO LA N	PLYMOUTH MN 55446	4705 QUANTICO LA	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0088	CARA L HUGHES		4925 QUANTICO LA N	PLYMOUTH MN 55446	4925 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0089	BRENT L VERBRIDGE &	MERRILEE ANNE VERBRIDGE	4915 QUANTICO LA N	PLYMOUTH MN 55446	4915 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0090	CHRIS I AAL		4905 QUANTICO LA N	PLYMOUTH MN 55446	4905 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0091	JEFF R & VICTORIA E JUREK		4835 QUANTICO LA N	PLYMOUTH MN 55446	4835 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0092	CHRISTINE M FORBES		4825 QUANTICO LA N	PLYMOUTH MN 55446	4825 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0093	DELANO A & LISA K CERNEY		4815 QUANTICO LA N	PLYMOUTH MN 55446	4815 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0094	KEVIN D MCELROY	BARB MCELROY	15400 48TH AVE N	PLYMOUTH MN 55446	15400 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0095	ADAM T BEBUS		15410 48TH AVE N	PLYMOUTH MN 55446	15410 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0096	JOSHUA R BERHOW	NATALIE BERHOW	15420 48TH AVE N	PLYMOUTH MN 55446	15420 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0097	PATRICK J & DARLENE A SIMS		15415 48TH AVE N	PLYMOUTH MN 55446	15415 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0098	SANDEEP RAMDAS JADHAV	VRUSHALI SANDEEP JADHAV	15405 48TH AVE N	PLYMOUTH MN 55446	15405 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0099	ROBERT BARTLOV	GABRIELLA BARTLOV	4715 QUANTICO LA N	PLYMOUTH MN 55446	4715 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0100	JORDAN M HERZOG	KIRSTEN HERZOG	4920 QUANTICO LA N	PLYMOUTH MN 55446	4920 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0101	WILLIAM & LISA MIELKE		4910 QUANTICO LA N	PLYMOUTH MN 55446	4910 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0102	MARY KAY FISCHER		4900 QUANTICO LA N	PLYMOUTH MN 55446	4900 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0103	TODD G & MOLLY A WIRTH		4830 QUANTICO LA N	PLYMOUTH MN 55446	4830 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0104	COREY MORTENSON	AMANDA LITTLE	4820 QUANTICO LA N	PLYMOUTH MN 55446	4820 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0105	DANIEL L & RACHEL A PELC		4810 QUANTICO LA N	PLYMOUTH MN 55446	4810 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0106	PAUL E BOUCHER	ROSE MARIE C BOUCHER	4800 QUANTICO LA N	PLYMOUTH MN 55446	14800 QUANTICO LANE	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0107	MARCUS MEIER/CLAUDIA KABELLA		4730 QUANTICO LA N	PLYMOUTH MN 55446	4730 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0108	LOREN & DEBORA FOLEY		4720 QUANTICO LA N	PLYMOUTH MN 55446	4720 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-31-0109	YONG LIN & YUZHU XIAO		4710 QUANTICO LA N	PLYMOUTH MN 55446	4710 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0004	ERIK & MARLENY OLSON		15820 49TH AVE N	PLYMOUTH MN 55446	15820 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0005	MICHAEL D & CYNTHIA S NOLL		15810 49TH AVE N	PLYMOUTH MN 55446	15810 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0006	SHARON A BLOODWORTH		15800 49TH AVE N	PLYMOUTH MN 55446	15800 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0007	ALENA IGOREVNA GREENHALGE		15720 49TH AVE N	PLYMOUTH MN 55446	15720 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0008	LAUREN MICHELLE KURTH		15710 49TH AVE N	PLYMOUTH MN 55446	15710 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0009	ERIC S OLSON		15700 49TH AVE N	PLYMOUTH MN 55446	15700 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0010	BRENDA J JAKOBER		4835 TERRACEVIEW LA N	PLYMOUTH MN 55446	4835 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0011	JACOB GAVE & SALLY GAVE		4825 TERRACEVIEW LA N	PLYMOUTH MN 55446	4825 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0012	ANGELO ARBONELL		4815 TERRACEVIEW LA N	PLYMOUTH MN 55446	4815 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0013	RYAN HANRATTY		4765 UPLAND LA N	PLYMOUTH MN 55446	4765 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0014	MICHAEL R TRUBY	ELIZABETH B TRUBY	15625 49TH AVE N	PLYMOUTH MN 55446	15625 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0015	LAURIE A SLAVIK		4820 TERRACEVIEW LA N	PLYMOUTH MN 55446	4820 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0016	KEVIN WELLMANN	ASHLEY WELLMANN	4810 TERRACEVIEW LA N	PLYMOUTH MN 55446	13430 43RD AVE N	PLYMOUTH MN 55442	$ 1,500.00
09-118-22-32-0017	MICHAEL & HEIDI STANTON		4800 TERRACEVIEW LA N	PLYMOUTH MN 55446	4800 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0018	MURRAY WARREN WOLF	ELIZABETH JULIA ATKINSON	15705 48TH AVE N	PLYMOUTH MN 55446	15705 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0019	RANDALL D BERG		15715 48TH AVE N	PLYMOUTH MN 55446	15715 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0020	HILDANIA KRISTENSEN		15725 48TH AVE N	PLYMOUTH MN 55446	15725 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0022	JOANNE PRILLAMAN	RICHARD J PEELER JR	15615 49TH AVE N	PLYMOUTH MN 55446	15615 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00

City of Plymouth

Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-32-0023	CHUN NING		15605 49TH AVE N	PLYMOUTH MN 55446	15605 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0024	REBECCA L BURROUGHS		15620 49TH AVE N	PLYMOUTH MN 55446	15620 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0025	JORDAN SJOSELIUS	STACEY ROJAS	15610 49TH AVE N	PLYMOUTH MN 55446	15610 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0026	THOMAS J VICTOR	THERESA L SINDERMAN	15600 49TH AVE N	PLYMOUTH MN 55446	15600 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0028	KAITLYN NYSTUL		4755 UPLAND LA N	PLYMOUTH MN 55446	14751 126TH AVE N	DAYTON MN 55327	$ 1,500.00
09-118-22-32-0029	ALEXANDER SPANGLER		4745 UPLAND LA N	PLYMOUTH MN 55446	4745 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0030	MITCHELL J BERENS		4735 UPLAND LA N	PLYMOUTH MN 55446	4735 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0031	ERIN E HARDER		4725 UPLAND LA N	PLYMOUTH MN 55446	4725 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0032	GREGORY J & TAMMY JO MAKI		4715 UPLAND LA N	PLYMOUTH MN 55446	4715 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0033	RYAN B & JENNIFER M GRAVES		4705 UPLAND LA N	PLYMOUTH MN 55446	4705 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0034	VINCENT GERMSCHEID		15815 47TH AVE N	PLYMOUTH MN 55446	15815 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0035	THOMAS W WYATT	SHARON J WYATT	15805 47TH AVE N	PLYMOUTH MN 55446	15805 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0039	CU COMPANIES ATT JOHN A		4750 UPLAND LA N	PLYMOUTH MN 55446	500 MAIN ST STE 100	NEW BRIGHTON MN 55112	$ 1,500.00
09-118-22-32-0040	NICOLE O BROOKS		4740 UPLAND LA N	PLYMOUTH MN 55446	4740 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0041	ADRIAN WILLHITE	NATSUA WILLHITE	4730 UPLAND LA N	PLYMOUTH MN 55446	4730 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0043	CRAIG & KATHY LEERVIG		15800 47TH AVE N	PLYMOUTH MN 55446	15800 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0044	DWIGHT C TANGREN		15730 47TH AVE N	PLYMOUTH MN 55446	15730 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0045	THOMAS E BRANSON		15720 47TH AVE N	PLYMOUTH MN 55446	4705 TERRACEVIEW LA	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0046	MARK P & MARA J CLYSDALE		4715 TERRACEVIEW LA N	PLYMOUTH MN 55446	4715 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0047	JOHN & HUIZHU CHEN		4725 TERRACEVIEW LA N	PLYMOUTH MN 55446	4725 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0048	CHATHERINE GRACE MUSICK	THOMAS C MUSICK	4720 TERRACEVIEW LA N	PLYMOUTH MN 55446	4720 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0049	ANDREA M BERGERON		4710 TERRACEVIEW LA N	PLYMOUTH MN 55446	4710 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0050	SUSAN K & MARK S DYAS		4700 TERRACEVIEW LA N	PLYMOUTH MN 55446	4700 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0051	ERIKA ANN THOMPSON	RICHARD CHESTER PROPPE JR	15630 47TH AVE N	PLYMOUTH MN 55446	42179 VISTA RD	ISLE MN 56342	$ 1,500.00
09-118-22-32-0052	ERIC D BACHMEIER	MEGAN A BACHMEIER	15620 47TH AVE N	PLYMOUTH MN 55446	15620 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0053	YANG LIU & JIE MA		15610 47TH AVE N	PLYMOUTH MN 55446	15610 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0054	BROTTLUND BACH PROP LLC		15600 47TH AVE N	PLYMOUTH MN 55446	3506 MEADOW LANE	MINNETONKA MN 55345	$ 1,500.00
09-118-22-32-0055	CHRISTOPHER DOBBERSTEIN	JOANNA DOBBERSTEIN	4715 RANCHVIEW LA N	PLYMOUTH MN 55446	4715 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0056	SARAH A TAM	ADI TAM	4805 RANCHVIEW LA N	PLYMOUTH MN 55446	4805 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0057	CHAU TAM		4815 RANCHVIEW LA N	PLYMOUTH MN 55446	4815 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0058	RAKESH K PANDEY	MRIDULA PANDEY	4810 RANCHVIEW LA N	PLYMOUTH MN 55446	4810 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0059	THOMAS J CLEMENT		4800 RANCHVIEW LA N	PLYMOUTH MN 55446	4800 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0060	BHARATHAN J PULLUVALLIL	SALINI NARAYANAN NAIR	4710 RANCHVIEW LA N	PLYMOUTH MN 55446	4710 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0061	HAROLD L CRAGG	JUDITH ANN CRAGG	4700 RANCHVIEW LA N	PLYMOUTH MN 55446	4700 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0062	CODY ANDERSON	MICHELLE RYNDA	15735 47TH AVE N	PLYMOUTH MN 55446	15735 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0063	MATTHEW BOATMAN	JAMES R BOATMAN JR	15725 47TH AVE N	PLYMOUTH MN 55446	15725 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0064	STEVEN R & LISA M JOHNSTON		15715 47TH AVE N	PLYMOUTH MN 55446	15715 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0065	ADAM MAHER & ANNA MAHER		15705 47TH AVE N	PLYMOUTH MN 55446	15705 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0066	XIAOXIANG CHENG & BELLE HU		15635 47TH AVE N	PLYMOUTH MN 55446	15635 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0067	CHRISTOPHER/KRISTINE BISANZ		15625 47TH AVE N	PLYMOUTH MN 55446	15625 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0068	SUE JEONG SHIN		15615 47TH AVE N	PLYMOUTH MN 55446	15615 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0069	MARIA C RUCKE		15605 47TH AVE N	PLYMOUTH MN 55446	15605 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00

City of Plymouth

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PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-32-0070	LOTHAR & ALICIA SCHWAB		15515 47TH AVE N	PLYMOUTH MN 55446	15515 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0071	D F THOMPSON & J H THOMPSON		15505 47TH AVE N	PLYMOUTH MN 55446	15505 47TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0075	AMANDA R DUDEK		4825 RANCHVIEW LA N	PLYMOUTH MN 55446	4825 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0076	GERARDO TORRES RENDON		4835 RANCHVIEW LA N	PLYMOUTH MN 55446	4835 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0077	KERWIN & SHERYL NESS		4845 RANCHVIEW LA N	PLYMOUTH MN 55446	4845 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0078	NIKOLAY ALEXANDROV	TIHOMIRA VALKOVA	4855 RANCHVIEW LA N	PLYMOUTH MN 55446	4855 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0079	JENNIFER JERULLE		4850 RANCHVIEW LA N	PLYMOUTH MN 55446	4850 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0080	KATHRYN DICKSON		4840 RANCHVIEW LA N	PLYMOUTH MN 55446	4840 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0081	PAUL BECK & AMANDA BECK		4830 RANCHVIEW LA N	PLYMOUTH MN 55446	4830 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0082	LANE UHERKA		4820 RANCHVIEW LA N	PLYMOUTH MN 55446	4820 RANCHVIEW LANE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0086	SARAH JOSEPHS/JASON JOSEPHS		15825 49TH AVE N	PLYMOUTH MN 55446	15825 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0087	MATTHEW J STEWART	SARA M STEWART	15815 49TH AVE N	PLYMOUTH MN 55446	15815 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0088	BAO D LE		15805 49TH AVE N	PLYMOUTH MN 55446	15805 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0089	LARRY M BENSON	KATHERINE M BENSON	15715 49TH AVE N	PLYMOUTH MN 55446	15715 49TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0090	JAMES OWEN ELLSWORTH		15720 48TH AVE N	PLYMOUTH MN 55446	15720 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0091	JONATHAN D & ALYSSA M KOSCH		15800 48TH AVE N	PLYMOUTH MN 55446	15800 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0092	GABRIEL C & LILIAN C EJEBE		15810 48TH AVE N	PLYMOUTH MN 55446	15810 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-32-0093	BARBARA SYVERSON		15820 48TH AVE N	PLYMOUTH MN 55446	15820 48TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0002	JASON DONALD MENKEN	EMILY MENKEN	4565 UPLAND LA N	PLYMOUTH MN 55446	4565 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0003	MARK B SHALEEN		4555 UPLAND LA N	PLYMOUTH MN 55446	4555 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0004	ANITA ADJEI-WIAFE	ERNEST WIAFE	4545 UPLAND LA N	PLYMOUTH MN 55446	16050 55TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0005	JEREMY D & JENNIFER M SWIFT		4535 UPLAND LA N	PLYMOUTH MN 55446	4535 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0006	JEFFREY ADAIR WALLSMITH		4525 UPLAND LA N	PLYMOUTH MN 55446	4525 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0007	DENNIS OLSEN/NICOLE HASKAMP		4515 UPLAND LA N	PLYMOUTH MN 55446	4515 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0008	BRUCE E ARNE		4505 UPLAND LA N	PLYMOUTH MN 55446	4505 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0010	PETER ALEXANDER SHERMAN	EMMY JEAN FRITZ	4500 UPLAND LA N	PLYMOUTH MN 55446	4500 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0011	RICHARD A RAAEN	KARI H RAAEN	4510 UPLAND LA N	PLYMOUTH MN 55446	4510 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0012	TIMOTHY KELLY & TARA KELLY		4520 UPLAND LA N	PLYMOUTH MN 55446	4520 UPLAND LA	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0013	THOMAS G OLSON	ELIZABETH M OLSON	4530 UPLAND LA N	PLYMOUTH MN 55446	4530 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0014	MATTHEW E COOKSEY	ALICIA M COOKSEY	4540 UPLAND LA N	PLYMOUTH MN 55446	4540 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0015	BENJAMIN J METLING	CAROLINE E SAWYER	4550 UPLAND LA N	PLYMOUTH MN 55446	4550 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0016	DAYA RAM		4560 UPLAND LA N	PLYMOUTH MN 55446	4560 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0017	BRADLEY J MERSEREAU	JENNIFER R MERSEREAU	4570 UPLAND LA N	PLYMOUTH MN 55446	4570 UPLAND LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0018	ADAM ALTEPETER	JENNA ALTEPETER	4565 TERRACEVIEW LA N	PLYMOUTH MN 55446	4565 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0019	CRAIG G & EDITH A RHOMBS		4555 TERRACEVIEW LA N	PLYMOUTH MN 55446	4555 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0020	ARETIA SENENFELDER		4545 TERRACEVIEW LA N	PLYMOUTH MN 55446	4545 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0021	MICHAEL P BAETZ	NANCY E BAETZ	4535 TERRACEVIEW LA N	PLYMOUTH MN 55446	4535 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0022	YUANDONG QI & QIANZHI JIN		4525 TERRACEVIEW LA N	PLYMOUTH MN 55446	4525 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0023	DANIEL FENSKE & KESSA FENSKE		4515 TERRACEVIEW LA N	PLYMOUTH MN 55446	4515 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0024	CARL A & PATRICIA M SCHU		4505 TERRACEVIEW LA N	PLYMOUTH MN 55446	4505 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0025	THOMAS R MCMONAGLE		4485 TERRACEVIEW LA N	PLYMOUTH MN 55446	4485 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0026	MOLLY STEWART	CHRISTOPHER SAPP	4540 TERRACEVIEW LA N	PLYMOUTH MN 55446	4540 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00

City of Plymouth

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09-118-22-33-0027	GARY J & ELIZABETH OUELLETTE		4530 TERRACEVIEW LA N	PLYMOUTH MN 55446	4530 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0028	AMBER LYNN ETZEL	JAKE RICHARD OBRIEN	4520 TERRACEVIEW LA N	PLYMOUTH MN 55446	4520 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0029	JOHN L THORVILSON		4510 TERRACEVIEW LA N	PLYMOUTH MN 55446	4510 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0030	CRAIG N JENSEN	JILL S JENSEN	15640 45TH AVE N	PLYMOUTH MN 55446	15640 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0031	HPA BORROWER 2016 2 LLC	120 S RIVERSIDE PLAZA	15630 45TH AVE N	PLYMOUTH MN 55446	SUITE 2000	CHICAGO IL 60606	$ 1,500.00
09-118-22-33-0032	PHILLIP GLAPA & SARAH GLAPA		15620 45TH AVE N	PLYMOUTH MN 55446	15620 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0033	JAMES N GRUBE		15610 45TH AVE N	PLYMOUTH MN 55446	15610 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0034	KEITH L & ELIZABETH E PASKEY		15600 45TH AVE N	PLYMOUTH MN 55446	15600 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0035	YUAN FANG		15520 45TH AVE N	PLYMOUTH MN 55446	15520 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0036	R C LOSINGER & B L LOSINGER		15510 45TH AVE N	PLYMOUTH MN 55446	15510 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0037	TERRY ANDERSON		15500 45TH AVE N	PLYMOUTH MN 55446	15500 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0038	STEVEN M KEITH		4530 RANCHVIEW LA N	PLYMOUTH MN 55446	4530 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0039	THOMAS M FEITEN	MICHELLE FEITEN	4520 RANCHVIEW LA N	PLYMOUTH MN 55446	4520 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0040	MEHMET AKCAKAYA		4510 RANCHVIEW LA N	PLYMOUTH MN 55446	4510 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0041	JAMES D & MARTI R LILLESVE		4500 RANCHVIEW LA N	PLYMOUTH MN 55446	4500 RANCHVIEW LA	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0042	CEDAR L PALAIA		4505 RANCHVIEW LA N	PLYMOUTH MN 55446	4505 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0043	KENNETH J & SUSAN K EITEL		4515 RANCHVIEW LA N	PLYMOUTH MN 55446	4515 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0044	LAURI BARNES	BINA NAGARAJ	4525 RANCHVIEW LA N	PLYMOUTH MN 55446	4525 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0045	DAVID D KILGARD		4535 RANCHVIEW LA N	PLYMOUTH MN 55446	4535 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0046	ROXANNE LIESER		4545 RANCHVIEW LA N	PLYMOUTH MN 55446	4545 RANCHVIEW LANE	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0047	ZESHENG GUAN		4555 RANCHVIEW LA N	PLYMOUTH MN 55446	4555 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0048	DAVID KRAKER/A JODY ROWLAND		15515 46TH AVE N	PLYMOUTH MN 55446	15515 46TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0049	J J COLLINS & N A ROSSCUP		15605 46TH AVE N	PLYMOUTH MN 55446	15605 46TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0050	MATHEW BEDARD/ASHLEY BEDARD		15615 46TH AVE N	PLYMOUTH MN 55446	15615 46TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0051	ARCHANA A SHELKE		15625 46TH AVE N	PLYMOUTH MN 55446	15625 46TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0052	SAMANTHA KEOGH		15635 46TH AVE N	PLYMOUTH MN 55446	18999 180TH AVE	BIG LAKE MN 55309	$ 1,500.00
09-118-22-33-0053	LAWRENCE E KOLSTAD	MARY L KOLSTAD	15635 45TH AVE N	PLYMOUTH MN 55446	15635 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0054	JEFFREY & LENORE WATKINS		15625 45TH AVE N	PLYMOUTH MN 55446	15625 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0055	ROBERT T PARLATO		15615 45TH AVE N	PLYMOUTH MN 55446	15615 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0056	SARA HUNSTIGER	JEFF HUNSTIGER	15605 45TH AVE N	PLYMOUTH MN 55446	15605 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0057	PAUL CURRY		15545 45TH AVE N	PLYMOUTH MN 55446	15545 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0058	IGOR & MAYA MELAMED		15535 45TH AVE N	PLYMOUTH MN 55446	15535 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0059	BLAKE GUYER & ASHLEY GUYER		15525 45TH AVE N	PLYMOUTH MN 55446	15525 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0064	MARTIN ELIASSON	NICOLE SCHNEIDER	4605 TERRACEVIEW LA N	PLYMOUTH MN 55446	4605 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0065	JOSHUA ROSENBLUM	ELIZABETH ROSENBLUM	4615 TERRACEVIEW LA N	PLYMOUTH MN 55446	4615 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0066	SAMY M MAKLAD		4625 TERRACEVIEW LA N	PLYMOUTH MN 55446	15600 55TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0067	JESSE GREEN & REBECCA GREEN		4635 TERRACEVIEW LA N	PLYMOUTH MN 55446	4635 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0068	CHRISTOPHER TAYLOR	ESZTER TAMAS	4645 TERRACEVIEW LA N	PLYMOUTH MN 55446	4645 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0069	DANIEL J LEVERENTZ TRSTEE	GAYLE L LEVERENTZ TRSTEE	4655 TERRACEVIEW LA N	PLYMOUTH MN 55446	4655 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0070	JERIK ELM & KRISTEN ELM		4665 TERRACEVIEW LA N	PLYMOUTH MN 55446	4665 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0071	BRIAN F & JOELLYN S MORAN		4660 TERRACEVIEW LA N	PLYMOUTH MN 55446	4660 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0072	TIANRONG LIU		4650 TERRACEVIEW LA N	PLYMOUTH MN 55446	4650 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00

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PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
09-118-22-33-0073	JAMES FERGUSON		4640 TERRACEVIEW LA N	PLYMOUTH MN 55446	4640 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0074	DONNA R SANKEY		4630 TERRACEVIEW LA N	PLYMOUTH MN 55446	4630 TERRACEVIEW LANE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0075	ROBERT J HOLLY	JESSIE M HOLLY	4620 TERRACEVIEW LA N	PLYMOUTH MN 55446	4620 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0076	JOHN HELMEN & MEGAN HELMEN		4610 TERRACEVIEW LA N	PLYMOUTH MN 55446	4610 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0077	BRIANA BURBACH	CODY BURBACH	4600 TERRACEVIEW LA N	PLYMOUTH MN 55446	4600 TERRACEVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0078	RICHARD ELSNER/TRUDY ELSNER		4605 SHENANDOAH LA N	PLYMOUTH MN 55446	4605 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0079	DONALD J & NANCY L BUSHEK		4615 SHENANDOAH LA N	PLYMOUTH MN 55446	4615 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0080	EDWARD M & JOAN E GARTNER		4625 SHENANDOAH LA N	PLYMOUTH MN 55446	4625 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0081	RUIRONG HE & HUAIYU PENG		4635 SHENANDOAH LA N	PLYMOUTH MN 55446	4635 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0082	PAYSON M LIPPERT	TARYN LACE LIPPERT	4645 SHENANDOAH LA N	PLYMOUTH MN 55446	4645 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0083	CHARLENE SCHNOBRICH		4655 SHENANDOAH LA N	PLYMOUTH MN 55446	4655 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0084	HENRY THOMAS MORRIS	NANETTE SCHULMAN MORRIS	4640 SHENANDOAH LA N	PLYMOUTH MN 55446	4640 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0085	DEBORAH L OJEDA	DEBORAH LOUISE OJEDA TRUST	4630 SHENANDOAH LA N	PLYMOUTH MN 55446	4630 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0086	JOSHUA & JANELLE BERTELSON		4620 SHENANDOAH LA N	PLYMOUTH MN 55446	4620 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0087	KATHERINE MITCHELL	THOMAS MITCHELL	4610 SHENANDOAH LA N	PLYMOUTH MN 55446	4610 SHENANDOAH LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0088	GREGORY D BAUFIELD		4600 SHENANDOAH LA N	PLYMOUTH MN 55446	4600 SHENANDOAH LANE	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0089	ASCENSION EVAN LUTH CHURCH		15830 46TH AVE N	PLYMOUTH MN 55446	15870 46TH AVE N	PLYMOUTH MN 55446	$ 21,445.09
09-118-22-33-0090	PATRICK D QUIGG		4635 RANCHVIEW LA N	PLYMOUTH MN 55446	4635 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0091	SCOTT C/JENNIFER L ANDERSON		4625 RANCHVIEW LA N	PLYMOUTH MN 55446	4833 ORCHID LN N	MINNEAPOLIS MN 55446	$ 1,500.00
09-118-22-33-0092	SCOTT & MARY JANE BERGLUND		4615 RANCHVIEW LA N	PLYMOUTH MN 55446	4615 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-33-0093	RUSS FLATEN & CATHRYN R DANA		4605 RANCHVIEW LA N	PLYMOUTH MN 55446	4605 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0001	ROSS L ALLANSON		4505 QUANTICO LA N	PLYMOUTH MN 55446	4505 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0002	BETHANY S VAN KEUREN		4515 QUANTICO LA N	PLYMOUTH MN 55446	4515 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0003	CHAD KREUTZ & MONIQUE KREUTZ		4525 QUANTICO LA N	PLYMOUTH MN 55446	4525 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0004	L C SPOONER & L M SPOONER		4535 QUANTICO LA N	PLYMOUTH MN 55446	4535 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0005	NGOC HONG LE		4545 QUANTICO LA N	PLYMOUTH MN 55446	4545 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0006	VIKTOR POTERYAKHIIN		4555 QUANTICO LA N	PLYMOUTH MN 55446	4555 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0007	V KESSLER & M KESSLER		4565 QUANTICO LA N	PLYMOUTH MN 55446	4565 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0008	JOHN MILLER		4560 RANCHVIEW LA N	PLYMOUTH MN 55446	4560 RANCHVIEW LA	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0009	CRAIG A & JO A ANDERSON		4550 RANCHVIEW LA N	PLYMOUTH MN 55446	4550 RANCHVIEW LANE	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0010	MATTHEW BROWER/MARIA BROWER		4540 RANCHVIEW LA N	PLYMOUTH MN 55446	4540 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0011	WILLIAM GORMAN	MEGHAN MORONEY GORMAN	15515 45TH AVE N	PLYMOUTH MN 55446	15515 45TH AVE N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0012	REC PROPERTY GROUP LLC		15505 45TH AVE N	PLYMOUTH MN 55446	6000 BASS LAKE RD #207	CRYSTAL MN 55429	$ 1,500.00
09-118-22-34-0013	MATTHEW EARHART		4500 QUANTICO LA N	PLYMOUTH MN 55446	4500 QUANTICO LANE N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0014	KEVIN CHEN		4502 QUANTICO LA N	PLYMOUTH MN 55446	4502 QUANTICO LANE N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0015	HOLLY PFEIFFER		4504 QUANTICO LA N	PLYMOUTH MN 55446	4504 QUANTICO LANE N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0016	ELLEN B BRUEGGEMAN	JASON T BRUEGGEMAN	4506 QUANTICO LA N	PLYMOUTH MN 55446	216 INTERLACHEN RD	HOPKINS MN 55343	$ 750.00
09-118-22-34-0017	HAILEY HINRICHS		4508 QUANTICO LA N	PLYMOUTH MN 55446	4508 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0018	ANDRIY PAVLOVSKYY		4510 QUANTICO LA N	PLYMOUTH MN 55446	4510 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0019	BARBARA S TOM		4512 QUANTICO LA N	PLYMOUTH MN 55446	4512 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0020	MEI ZHOU & JOE ZHOU		4514 QUANTICO LA N	PLYMOUTH MN 55446	14825 44TH PL N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0021	SHARON J CONZET	PATRICIA CONZET	4516 QUANTICO LA N	PLYMOUTH MN 55446	4516 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00

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09-118-22-34-0022	JOSHUA & JAKOBE MARKWORTH		4518 QUANTICO LA N	PLYMOUTH MN 55446	6807 34TH AVE N	CRYSTAL MN 55427	$ 750.00
09-118-22-34-0023	HA NGUYEN		4520 QUANTICO LA N	PLYMOUTH MN 55446	4520 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0024	DIANNE L BOLSTROM		4522 QUANTICO LA N	PLYMOUTH MN 55446	4522 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0025	TOM PULLES	CAROLYN SCHROEDER	4524 QUANTICO LA N	PLYMOUTH MN 55446	4524 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0026	JOSEPH J CAVANAUGH		4526 QUANTICO LA N	PLYMOUTH MN 55446	3650 YUMA LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0027	SUSAN GAITHER		4528 QUANTICO LA N	PLYMOUTH MN 55446	16500 45TH AVE N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0028	SETH GOLDFARB	KERRIE ANN GOLDFARB	4530 QUANTICO LA N	PLYMOUTH MN 55446	4530 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0029	SUSAN A BEEBE		4532 QUANTICO LA N	PLYMOUTH MN 55446	4532 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0030	BARBARA J MAKOUSKY		4534 QUANTICO LA N	PLYMOUTH MN 55446	4534 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0031	GARY BAILEY		4536 QUANTICO LA N	PLYMOUTH MN 55446	4536 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0032	TAYLOR HOULE & DANIA HOULE		4538 QUANTICO LA N	PLYMOUTH MN 55446	4538 QUANTICO LA N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0036	MICHELLE R GUERICKE	JUDSON G GUERICKE	4555 ORCHID CIR N	PLYMOUTH MN 55446	4555 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0037	WILLIAM A HAGEN		4545 ORCHID CIR N	PLYMOUTH MN 55446	3300 PLYMOUTH BLVD #47061	PLYMOUTH MN 55447	$ 750.00
09-118-22-34-0038	MYKOLA M SARAZHYNSKYY	TETIANA DROBOT	4535 ORCHID CIR N	PLYMOUTH MN 55446	4535 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0039	DIVAKAR MURALI		4525 ORCHID CIR N	PLYMOUTH MN 55446	4525 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0040	LINDA LEVIN		4515 ORCHID CIR N	PLYMOUTH MN 55446	4515 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0041	SHAWN REGER & NICOLE REGER		4505 ORCHID CIR N	PLYMOUTH MN 55446	4505 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0042	AMANDA WILSON		4500 ORCHID CIR N	PLYMOUTH MN 55446	4500 ORCHID CIRCLE	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0043	MARK DUSBABEK		4510 ORCHID CIR N	PLYMOUTH MN 55446	4510 ORCHID CIR	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0044	AMY NICOLE SCHEVING	JUSTIN LEE MERRILL	4520 ORCHID CIR N	PLYMOUTH MN 55446	4520 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0045	MICHELLE A OELKE		4530 ORCHID CIR N	PLYMOUTH MN 55446	4530 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0046	JUSTINE BOLOGNINO		4540 ORCHID CIR N	PLYMOUTH MN 55446	4540 ORCHID CIRCLE N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0047	KIMBERLY M NIEMAN		4550 ORCHID CIR N	PLYMOUTH MN 55446	4550 ORCHID CIR N	PLYMOUTH MN 55446	$ 750.00
09-118-22-34-0053	SFR BORROWER 2022 LLC		4645 ORCHID LA N	PLYMOUTH MN 55446	120 S RIVERSIDE PLZ #1600	CHICAGO IL 60606	$ 1,500.00
09-118-22-34-0054	DONNA L ROEHL		4635 ORCHID LA N	PLYMOUTH MN 55446	4635 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0055	YOUNGJOO LEE		4625 ORCHID LA N	PLYMOUTH MN 55446	4625 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0056	DALE A & ALICE E WOLD		4615 ORCHID LA N	PLYMOUTH MN 55446	4615 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0057	CHIATING LU & MEIYAO CHENG		4605 ORCHID LA N	PLYMOUTH MN 55446	4605 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0058	TIMOTHY D REISNER	DEBORAH R REISNER	4640 ORCHID LA N	PLYMOUTH MN 55446	4640 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0059	JOHN POHL		4630 ORCHID LA N	PLYMOUTH MN 55446	4630 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0060	KENNETH ELANDER	DONNA ELANDER	4620 ORCHID LA N	PLYMOUTH MN 55446	4620 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0061	GARY MACKINNON	KATHERINE MACKINNON	4610 ORCHID LA N	PLYMOUTH MN 55446	4610 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0062	WAYNE FROESE & SHERYL FROESE		4600 ORCHID LA N	PLYMOUTH MN 55446	4600 ORCHID LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0065	HEATHER HAMILTON SIMONETT	JOSEPH EDWARD SIMONETT	4630 RANCHVIEW LA N	PLYMOUTH MN 55446	4630 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0066	MILLS RE0030917	PDS TAX SERVICES	4620 RANCHVIEW LA N	PLYMOUTH MN 55446	PO BOX 13519	ARLINGTON TX 76094	$ 1,500.00
09-118-22-34-0067	ANTHONY W SAUCIER	HEATHER M SAUCIER	4610 RANCHVIEW LA N	PLYMOUTH MN 55446	4610 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0068	MARISSA LAUREN JAHNKE	MATTHEW JAHNKE	4600 RANCHVIEW LA N	PLYMOUTH MN 55446	4600 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0069	MARY C MATHIESON		4605 QUANTICO LA N	PLYMOUTH MN 55446	4605 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0070	ADRISH SEN & NANDINI SEN		4615 QUANTICO LA N	PLYMOUTH MN 55446	4615 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0071	SUSAN K NOHA		4625 QUANTICO LA N	PLYMOUTH MN 55446	4625 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0072	DANIEL C & JACQUELINE A LEE		4635 QUANTICO LA N	PLYMOUTH MN 55446	4635 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0073	TIMOTHY V GRIFFIN		4640 QUANTICO LA N	PLYMOUTH MN 55446	4640 QUANTICO LA	PLYMOUTH MN 55446	$ 1,500.00

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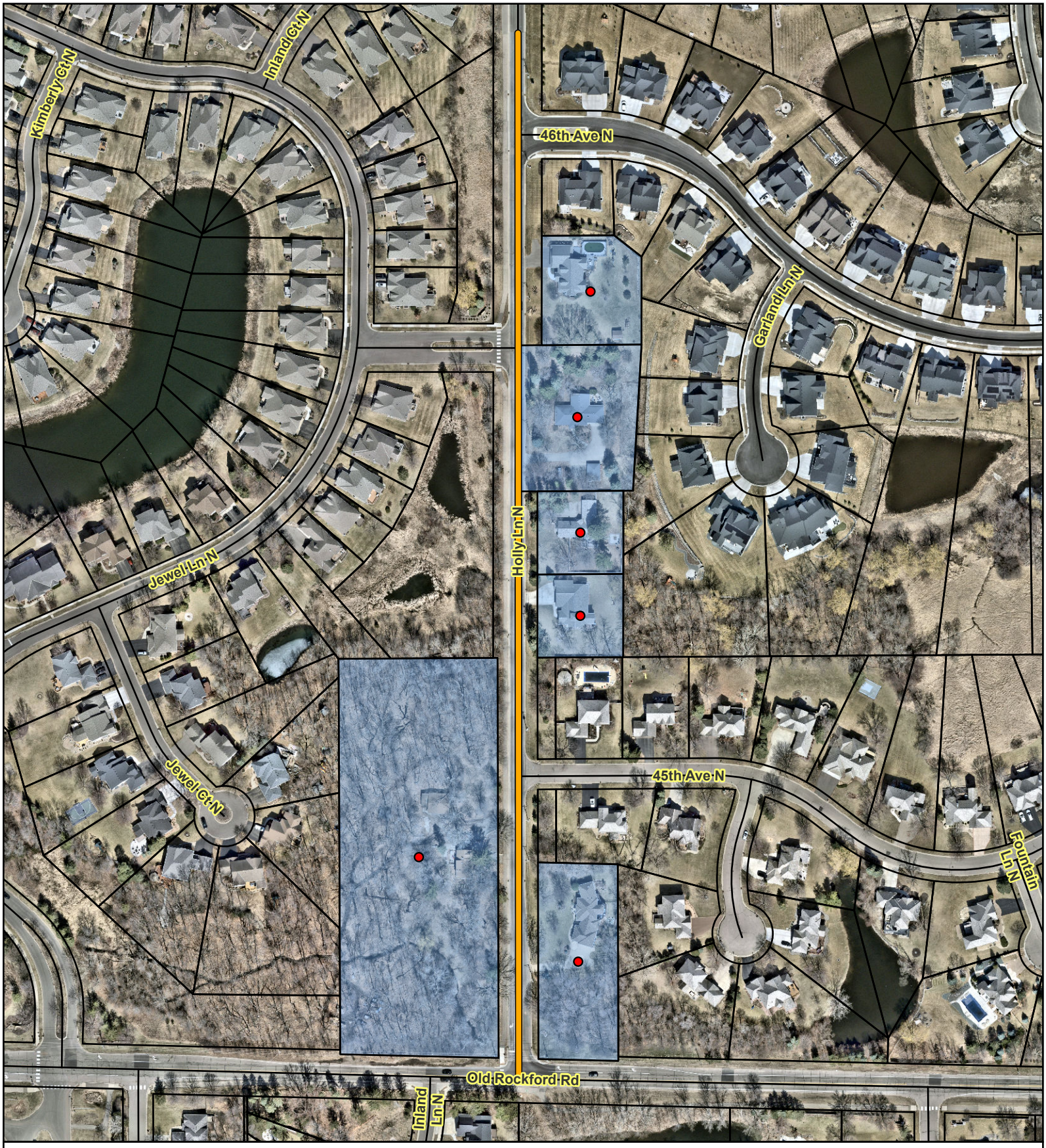
09-118-22-34-0074	TOR SWANSON	JESSICA SWANSON	4630 QUANTICO LA N	PLYMOUTH MN 55446	4630 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0075	MARY JO A BALL		4620 QUANTICO LA N	PLYMOUTH MN 55446	4620 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0076	ELIZABETH J & ALLAN J COTIE		4610 QUANTICO LA N	PLYMOUTH MN 55446	4610 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0077	DEREK & SUSAN GULLETT		4600 QUANTICO LA N	PLYMOUTH MN 55446	4600 QUANTICO LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0078	DARIN J DVORAK		4605 POLARIS LA N	PLYMOUTH MN 55446	4605 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0079	JEFFREY CHENGCHAROEN	MAKIKO ISHIZAWA	4615 POLARIS LA N	PLYMOUTH MN 55446	4615 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0080	URI P ROSENWALD	KARA L ROSENWALD	4625 POLARIS LA N	PLYMOUTH MN 55446	4625 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0081	MATTHEW & AMY ROEHL		4635 POLARIS LA N	PLYMOUTH MN 55446	4635 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0082	KEVIN D & SHEENA M SWANSON		4640 POLARIS LA N	PLYMOUTH MN 55446	4640 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0083	PETER E & LORA L SELINGER		4630 POLARIS LA N	PLYMOUTH MN 55446	4630 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0084	REBECCA S SHAFFER		4620 POLARIS LA N	PLYMOUTH MN 55446	4620 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0085	JOSHUA HEATH & SARA JOHNSON		4610 POLARIS LA N	PLYMOUTH MN 55446	4610 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0086	R H MATERNA & T A MATERNA		4600 POLARIS LA N	PLYMOUTH MN 55446	4600 POLARIS LA N	PLYMOUTH MN 55446	$ 1,500.00
09-118-22-34-0087	JAMES NIELSEN/MISTY NIELSEN		4640 RANCHVIEW LA N	PLYMOUTH MN 55446	4640 RANCHVIEW LA N	PLYMOUTH MN 55446	$ 1,500.00
14-118-22-14-0006	LAKNATH GOONETILLEKE		4155 ZACHARY LA N	PLYMOUTH MN 55441	4440 GLACIER LA N	PLYMOUTH MN 55446	$ 10,595.23
14-118-22-14-0041	CITY OF PLYMOUTH		4295 ZACHARY LA N	PLYMOUTH MN 55441	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	$ 19,131.67
14-118-22-41-0067	CITY OF PLYMOUTH		40 ADDRESS UNASSIGNED	PLYMOUTH MN 00000	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	$ 19,177.99
17-118-22-21-0050	MARK H BOOK & SHELLY M BOOK		4400 HOLLY LA N	PLYMOUTH MN 55446	4400 HOLLY LA N	PLYMOUTH MN 55446	$ 4,250.00
17-118-22-22-0001	MARK & SHELLY BOOK		4425 HOLLY LA N	PLYMOUTH MN 55446	4400 HOLLY LANE NORTH	PLYMOUTH MN 55446	$ 4,250.00



2026 Street Rehabilitation Projects
City Project #ST269002 - Holly Lane
Assessment Map

N
W E
S

0 200 Feet

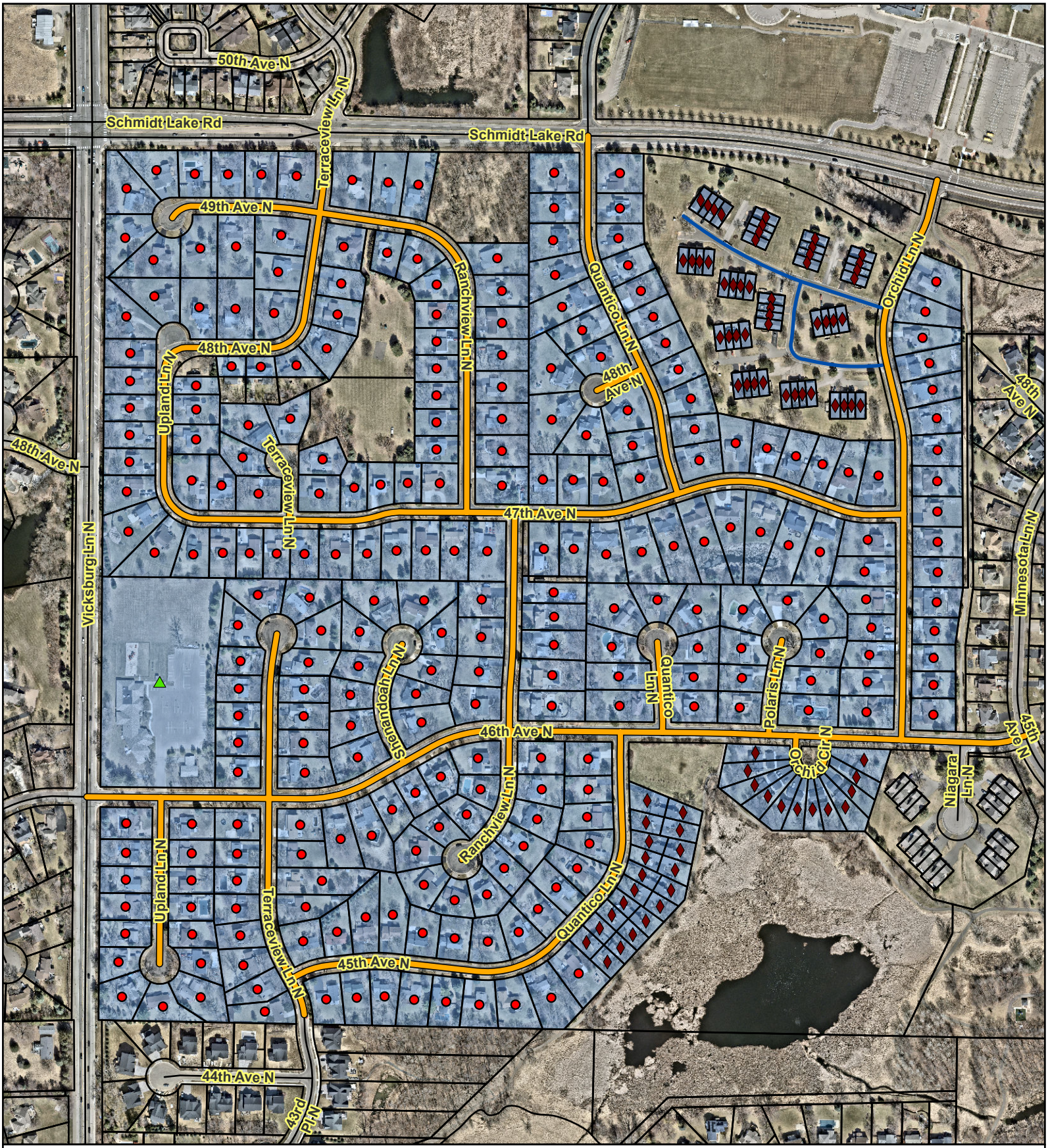
Project Area

Assessed Parcels

Single Family Detached Unit

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.



Project Area
Private Driveway
Assessed Parcels
Single Family Detached Unit
Single Family Attached Unit
Other

2026 Street Rehabilitation Projects
City Project #ST269002 - Amhurst Area
Assessment Map

N
W E
S

0 400 Feet

City of Plymouth

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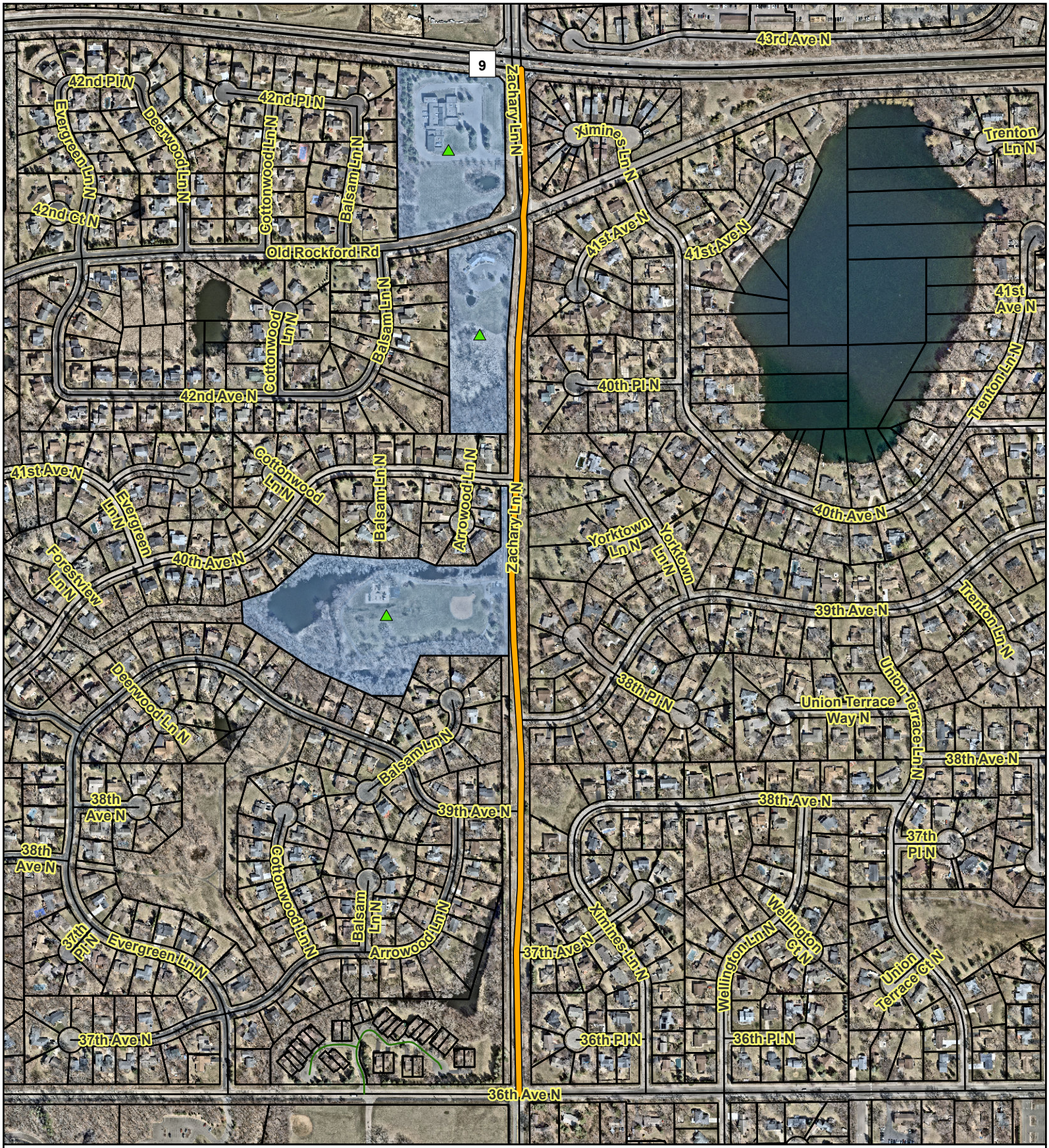


2026 Street Rehabilitation Projects
City Project #ST269002 - Zachary Lane
Assessment Map

Project Area

Assessed Parcels

Other

N
W E
S

0 500 Feet

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

NOTICE OF PUBLIC HEARING
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON
2026 STREET REHABILITATION PROJECT
CITY PROJECT NO. ST269002

3/24/26

OBJECT TO ASSESSMENT
STUART GILBERT
PRESIDENT

09-118-22-33-0089
ASCENSION EVAN LUTH CHURCH
15870 46TH AVE N
PLYMOUTH MN 55446

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Hall, 3400 Plymouth Boulevard, at 7:00 p.m., on Tuesday, March 24, 2026 to consider the improvement of the project area including Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, but excluding Niagara Lane. The proposed improvement includes pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement, and all necessary items pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

SEC	TWP	RNG	Q/Q	SUFFIX
08	118	22	34	0009, 0015-0016, 0081
09	118	22	31	0001-0062, 0068-109
09	118	22	32	0004-0020, 0022-0026, 0028-0035, 0039-0041, 0043-0071, 0075-0082, 0086-0093
09	118	22	33	0002-0008, 0010-0059, 0064-0093
09	118	22	34	0001-0032, 0036-0047, 0053-0062, 0065-0087
14	118	22	14	0006, 0041
14	118	22	41	0067
17	118	22	21	0050
17	118	22	22	0001

The estimated cost of such improvement is $2,919,400.00. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is $553,349.98. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

ASCENSION 3.8% OF TOTAL

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2026, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2026. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2027 property tax statement and shall include interest at the rate of 3.0% per year for a 5 year assessment period, 3.0% for a 10 year term, or 3.0% for a 15 year term per annum from November 1, 2026 until December 31, 2026. If no payment is made by October 31, 2026, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

Jodi M. Gallup, City Clerk
DATED: March 5, 2026

PIN:	09-118-22-33-0089
Proposed Assessment Total:	$21,445.09

CITY OF PLYMOUTH

RESOLUTION NO. 2026-097

RESOLUTION ORDERING IMPROVEMENT FOR THE 2026 STREET REHABILITATION PROJECT (ST269002)

WHEREAS, the City Council adopted a resolution on the 27th day of January, 2026, which fixed a date for the council hearing on the proposed improvement of the project area including Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, but excluding Niagara Lane by pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement and all necessary appurtenances; and

WHEREAS, a minimum of 10 days mailed notice and two weeks published notice of the hearing was given and the hearing was held thereon the 24th day of March, 2026, at which all persons desiring to be heard will be given an opportunity to be heard thereon.

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

1. Such improvement is ordered as proposed in the council resolution adopted April 13, 2026.

2. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax exempt bond or other identified sources for this project.

APPROVED by the City Council on this 13th day of April, 2026.

CITY OF PLYMOUTH

RESOLUTION NO. 2026-098

RESOLUTION ADOPTING ASSESSMENTS FOR 2026 STREET REHABILITATION PROJECT (ST269002)

WHEREAS, pursuant to proper notice duly given as required by law, the council has met, heard and passed upon all objections to the proposed assessment for the improvement of the project area which includes Zachary Lane between 36th Avenue and Rockford Road, Holly Lane between Old Rockford Road and 160 feet north of 46th Avenue, and the streets south of Schmidt Lake Road, west of Minnesota Lane, north of 44th Avenue, east of Vicksburg Lane, and excluding Niagara Lane by pavement reclamation, pavement mill and overlay, spot curb and gutter repair, utility repair and improvements, trail replacement and all necessary appurtenances.

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

1. Such proposed assessments, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments between $0 and $5,000 shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 5 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. Such assessments between $5,001 and $10,000 shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 10 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

4. Such assessments over $10,000 shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January, 2027, and shall bear the interest rate of 3% per annum for a 15 year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to Hennepin County, pay the whole of the assessment on such property with interest accrued to the date of payment to the City of Plymouth Finance Department, except that no interest shall be charged if the entire assessment was paid by October 31, 2026 and the property owner may at any time thereafter, pay the City of Plymouth Finance Division the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made by November 15 or interest will be charged through December 31 of the next succeeding year. The owner of any property so assessed may also, until October 31, 2026, make a partial payment of at least $100 to the City of Plymouth Finance Division. The remaining unpaid balance will be certified as the new assessment amount. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to November 15 of the year in which such prepayment is made.

6. The clerk shall forthwith transmit a certified duplicate of this assessment to Hennepin County to be extended on the property tax lists of the County. Such assessments shall be collected and paid over in the same manner as other municipal taxes.

The total cost of the improvement assessed by this resolution is $553,349.98.

APPROVED by the City Council on this 13th day of April, 2026.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on April 13, 2026 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. 2026-099

RESOLUTION AWARDING CONTRACT FOR THE 2026 STREET REHABILITATION PROJECT (ST269002)

WHEREAS, pursuant to an advertisement for bids for the 2026 Street Rehabilitation Project, bids were received, opened and tabulated according to State law, and the following bids were received complying with the advertisement:

Contractor	Base Bid
Northwest Asphalt, Inc.	$2,027,277.27
GMH Asphalt Corporation	$2,210,976.85
Asphalt Surface Technologies Corp.	$2,356,165.82
Wm. Mueller & Sons	$2,397,635.00
Park Construction Company	$2,466,556.57
Bituminous Roadways Inc.	$2,687,049.00
Engineers Estimate	*$2,624,455.50*

WHEREAS, Northwest Asphalt, Inc of Shakopee, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Northwest Asphalt, Inc.; 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 contract with Northwest Asphalt, Inc of Shakopee, MN, in the name of the City of Plymouth for the 2026 Street Rehabilitation Project according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer in the amount of $2,027,277.27.

2. The total cost of the project is $3,811,400 as detailed in the below table:

Project Cost	Amount
Improvements	$2,779,677.27
Engineering, Inspection and Administration	$892,000.00
Contingency	$139,722.73
Total	**$3,811,400.00**

BE IT FURTHER RESOLVED, that this project will be funded as detailed in the below table:

Project Funding	Amount
Street Reconstruction Fund	$2,243,050.02
Water Fund	$285,000.00
Water Resources Fund	$160,000.00
Sewer Fund	$120,000.00
Special Assessments	$553,349.98
Three Rivers Park District	$450,000.00
Total	**$3,811,400.00**

APPROVED by the City Council on this 13th day of April, 2026.

Regular City Council
April 13, 2026
Agenda Number: 8.2

To:	Dave Callister, City Manager
Prepared by:	Joe Shamla, Assistant City Engineer
Reviewed by:	Michael Thompson, Public Works Director
Item:	**Order improvement, adopt assessments, award contract, approve supplemental agreement and approve a temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001)**

1. Action Requested:

Adopt attached resolutions ordering improvement, adopting assessments, awarding contract, approving supplemental agreement and approving temporary construction easement agreement for the 2026 Street Reconstruction Project (ST269001). Approval of resolution ordering the improvement requires 6 of 7 votes of the council, and all other resolutions require a 4 of 7 vote.

2. Background:

On March 24, 2026, council held the public improvement and assessment hearing for the 2026 Street Reconstruction Project. Eight written objections were received and are attached. Council tabled the vote for the resolutions to the April 13th council meeting. Staff recommends the council adopt the resolutions to order the improvement, adopt assessments, award contract, approve supplemental agreement, and approve the temporary construction easement.

On January 27, 2026, council approved plans and specifications, ordered an advertisement for bids and set March 24, 2026 as the date for the public improvement and assessment hearing for the 2026 Street Reconstruction Project. In accordance with state statute, notice of the improvement and assessment hearing was sent to all affected property owners and was posted in the city's designated newspaper.

Streets included in the project are 8th Avenue, 9th Avenue and Weston Lane in the Birch Briar neighborhood, as well as Highway 55 Frontage Road from 15th Avenue to

Cottonwood Lane. Location maps of streets included with the project are attached. The scope of this project includes the reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer upgrades, minor sanitary sewer repairs and sidewalk and pedestrian improvements. Also included are water quality improvements to meet permit requirements for environmental stewardship related to storm water, which is required when the city undertakes large scale street reconstruction improvements. To take advantage of the unique characteristics of the neighborhood and large available area, the size of the water quality improvements are being increased to provide additional regional water quality benefits.

Bids were publicly opened for this project on February 19, 2026, and a total of seven bids were received as detailed in the attached bid tabulation. Staff reviewed the information submitted by Veit & Company, Inc. of Rogers, Minnesota, for compliance with the responsible bidder criteria and finds the information acceptable. Veit & Company, Inc. has completed similar projects with other nearby cities. Staff believes that Veit & Company, Inc. is capable of constructing the project in accordance with the approved plans and specifications.

The special assessment for single-family properties is $12,000, which reflects the rate approved by council in October 2025. Assessments for single-family properties with indirect access are proposed to be $6,000 and assessments for other property types were calculated based on the lowest bid received.

A temporary construction easement is required from 900 Forestview Lane to construct the improvements on the Highway 55 Frontage Road. The attached agreement with Fourth Baptist Church provides the necessary temporary easement.

Bolton & Menk, Inc. was designated as the engineer for the project and provided engineering design services. A proposal was solicited from Bolton & Menk to provide construction staking, construction observation, project management support and other construction services necessary to support city staff in the administration and inspection of the project. If the construction contract is awarded, construction is expected to start in the spring and be substantially completed in the fall. Final completion, including restoration and wear course (in the Birch Briar neighborhood), will occur in the spring of 2027.

3. Budget Impact:

This project is included in the 2025 Capital Improvement Plan (2025-2034) with an estimated planning level cost of $6,810,000. The estimated project cost after more detailed design was $8,240,000. The total estimated project cost of the 2026 Street Reconstruction Project, based on the low bid, is $8,270,000. The estimated project cost includes the cost for the larger stormwater infiltration system ($614,000) and sidewalk ($411,000) that were not originally included with the project in the CIP.

The project cost and funding sources are listed below:

Project Cost	Amount
Improvements	$ 6,392,743.04
Engineering, Inspection and Administration	$ 1,557,000.00
Contingency	$ 320,256.96
Total	$ 8,270,000.00

Project Funding	Amount
Street Reconstruction Fund	$ 3,794,299.70
Water Fund	$ 2,230,000.00
Water Resources Fund	$ 1,357,000.00
Sewer Fund	$ 89,000.00
Special Assessments	$ 799,700.30
Total	$ 8,270,000.00

4. Attachments:

1. Presentation - April 13
2. Presentation - March 24
3. Location Maps
4. Award Recommendation Letter
5. Bid Tabulation
6. Assessment Roll & Map
7. Written Objection Letters
8. Additional Resident Correspondence
9. Supplemental Agreement
10. Temporary Construction Easement Agreement
11. City Council Resolution 2026-100
12. City Council Resolution 2026-101
13. City Council Resolution 2026-102
14. City Council Resolution 2026-103

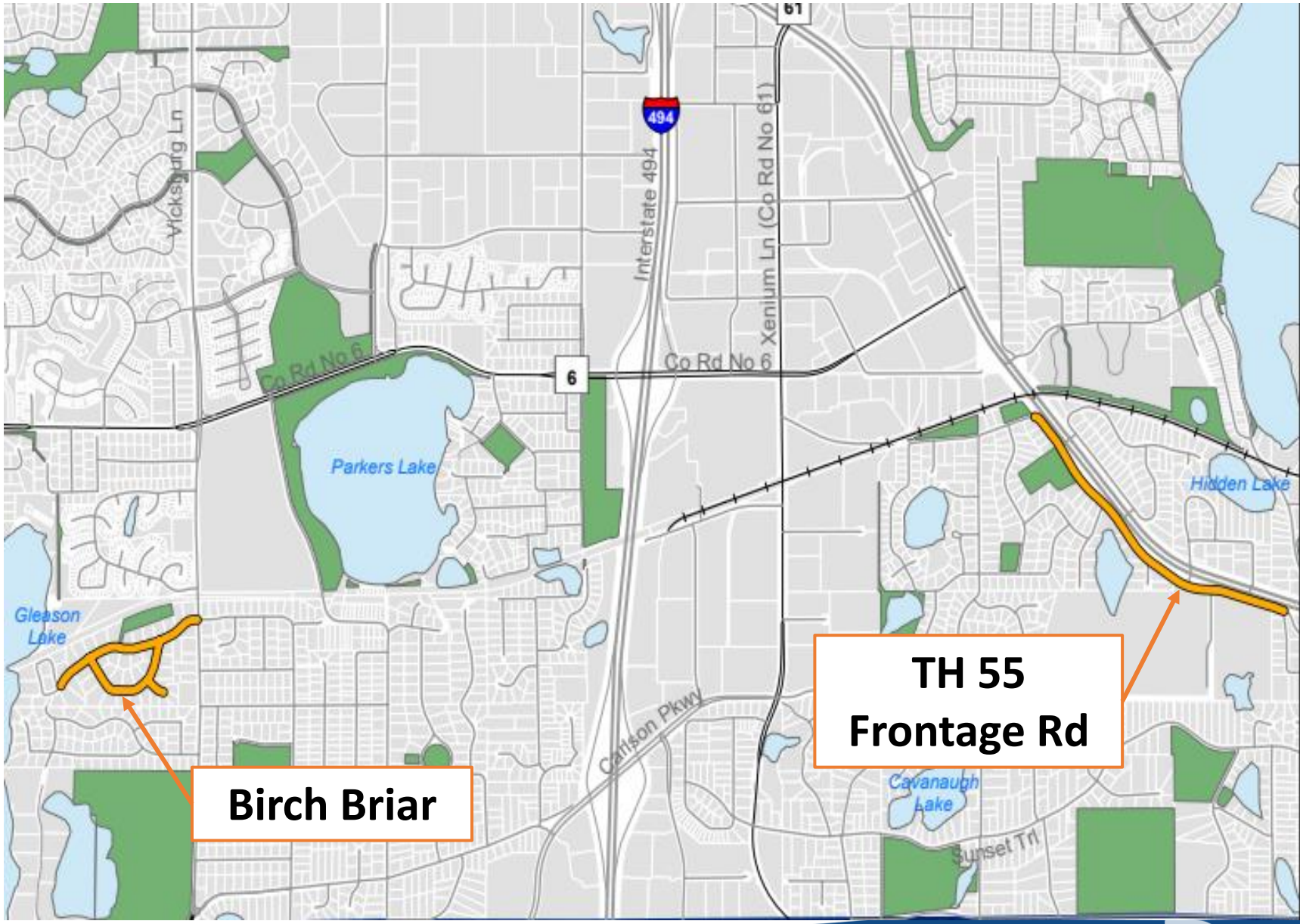
2026 Street Reconstruction Project

April 13th, 2026

City of Plymouth

Project Area

- Birch Briar
  - 9th Avenue
  - 8th Avenue
  - Weston Lane
- TH 55 Frontage Rd
  - 15th Avenue to Cottonwood Lane



Background

- March 24th Council meeting
  - Held & closed Public Improvement & Assessment Hearing
  - Continued item to April 13th Council meeting
  - Residents that objected to assessments have rights (district court)
- Productive outreach and conversations with residents since last meeting
  - Additional tree screening between homes and infiltration basin
  - Staff will work with city arborist and coordinate with residents
  - Emergency access maintained and personalized coordination with residents

Recommendation

- Approve Resolution Ordering Improvement (6 of 7 votes)
- Approve Resolution Adopting Assessments (4 of 7 votes)
- Approve Resolution Awarding Contract (4 of 7 votes)
- Approve Supplemental Agreement (4 of 7 votes)
- Approve Temporary Construction Easement (4 of 7 votes)

Questions or Comments?

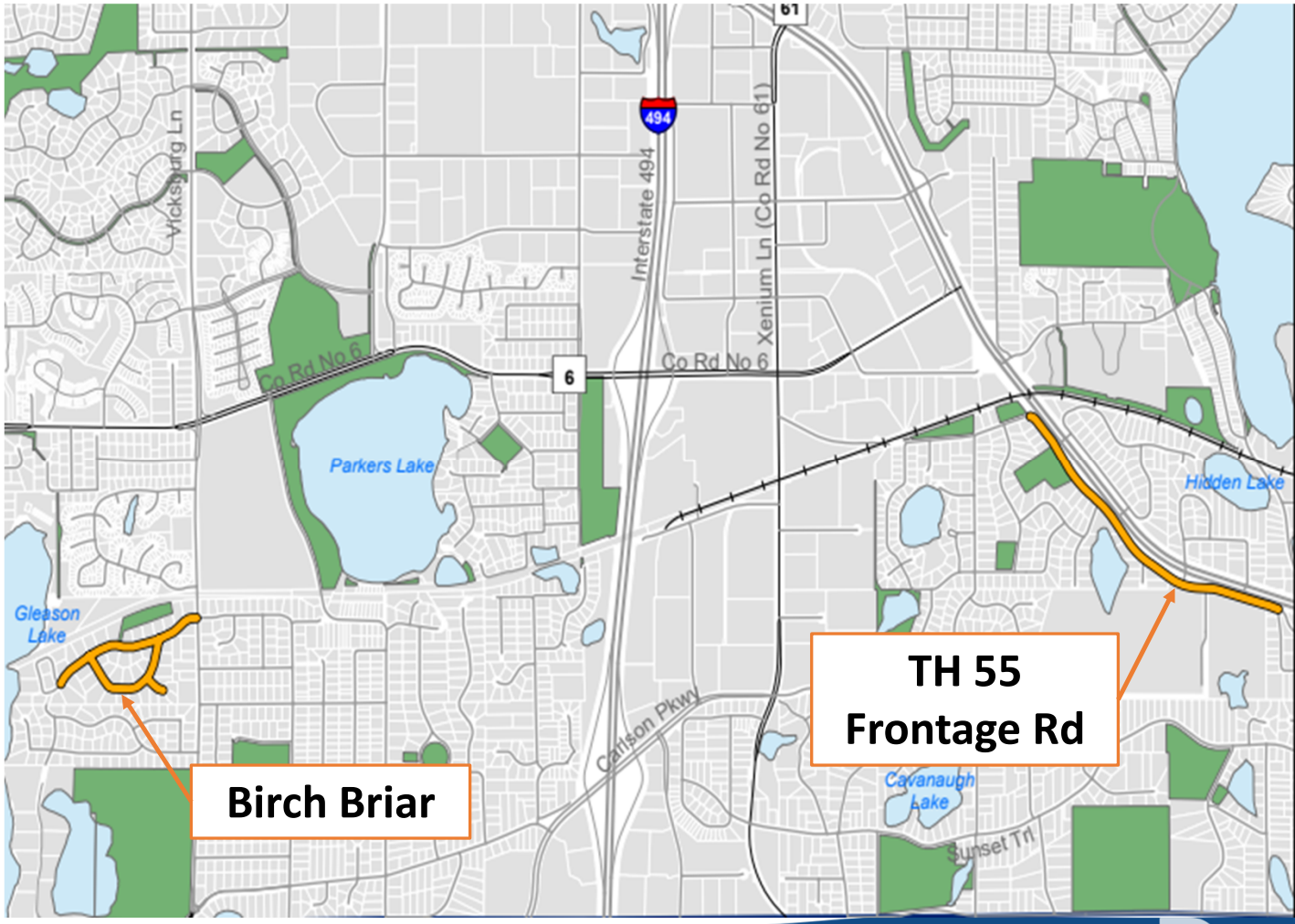
2026 Street Reconstruction Project

Public Improvement and Assessment Hearing – March 24th, 2026

City of Plymouth

Project Area

- Birch Briar
  - 9th Avenue
  - 8th Avenue
  - Weston Lane
- TH 55 Frontage Rd
  - 15th Avenue to Cottonwood Lane



Existing Conditions

- Pavement has deteriorated
- Lacks curb and gutter
- Minimal storm sewer
- Water main is in poor condition

Existing Conditions – Birch Briar

Existing Conditions – TH 55 Frontage Rd

Larch Ln to TH 55 Frontage Rd (Facing East, towards TH55)

TH 55 Frontage Rd between Kirkwood Ln & Ives Ln (Facing Southeast)

Proposed Improvements

- Street Reconstruction
  - Engineered road section
  - Curb & gutter – barrier style
  - Drain tile at catch basins
- Utilities
  - Storm sewer system improvements
  - Replacement of water main and services to curb stop
  - Infiltration & inflow barriers on sanitary sewer manholes
- Sidewalk (Hwy 55 Frontage Road)
- Water Quality Improvements (Birch Briar)

Project Costs & Funding

- Cost: $ 8,270,000.00

- Funding:
  - Street Reconstruction Fund: $ 3,794,299.70
  - Water Fund: $ 2,230,000.00
  - Water Resources Fund: $ 1,357,000.00
  - Sewer Fund: $ 89,000.00
  - Special Assessments: $ 799,700.30

Assessment Policy - last revised Oct 2025

- Assesses benefiting properties

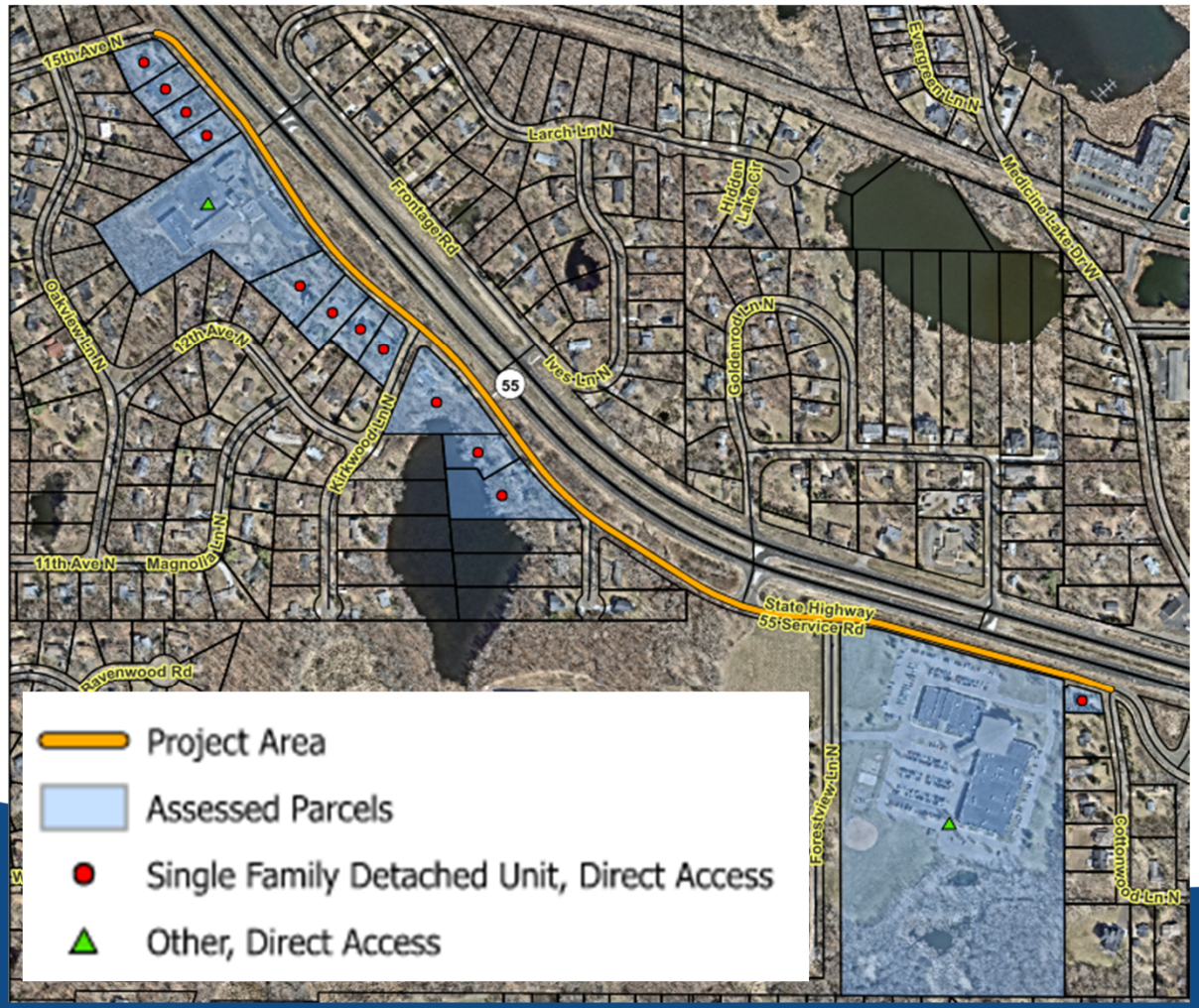
Type of Implement	Single Family Detached Assessment	Single Family Attached Assessment
Street Reconstruction	$12,000.00	$6,000.00

- City pays remainder
- Costs not assessed and fully paid by City
  - Water main replacement and utility improvements
  - Water quality
  - Sidewalk/trail improvements

Project Cost & Proposed Assessments – Birch Briar

- Single Family (direct) - $12,000.00
- Single Family (indirect) - $6,000

Project Cost & Proposed Assessments – TH55 Frontage Rd



- Single Family (direct) - $12,000.00
- Other – $ Varies

Assessment Payment Options

- Pay in full or partial payment by 10/31/26 [without interest]
- Full payment between 11/1/26 and 11/1/27 [includes 1st year of interest]
- Paid with property taxes over the assessment term [default & includes interest]
- Assessment terms and interest rates
- Deferrals available
  - Seniors, active military & people with disabilities

Assessment Amount	Assessment Term	Interest Rate
< $5,000	5 years	3.0%
$5,001 - $10,000	10 years	3.0%
> $10,000	15 years	3.0%

Assessment Appeals

- Must notify the City Clerk of objection in writing before the close of the hearing.
- Must serve notice upon the Mayor or City Clerk within 30 days of adoption of the assessments.
- Must file served notice to the district court within 10 days of notice to Mayor or City Clerk.

Project Outreach & Communication

- Mailings
  - February 2025 – Project Notification
  - June 2025 – Informational Meeting Notification
  - November 2025 – Open House Notification
  - March 2026 – Public Hearing Notification
- Informational Meeting – Spring 2025
- Open House – Fall 2025
- Webpage
  - Option to sign up for email updates
- Onsite meetings as requested

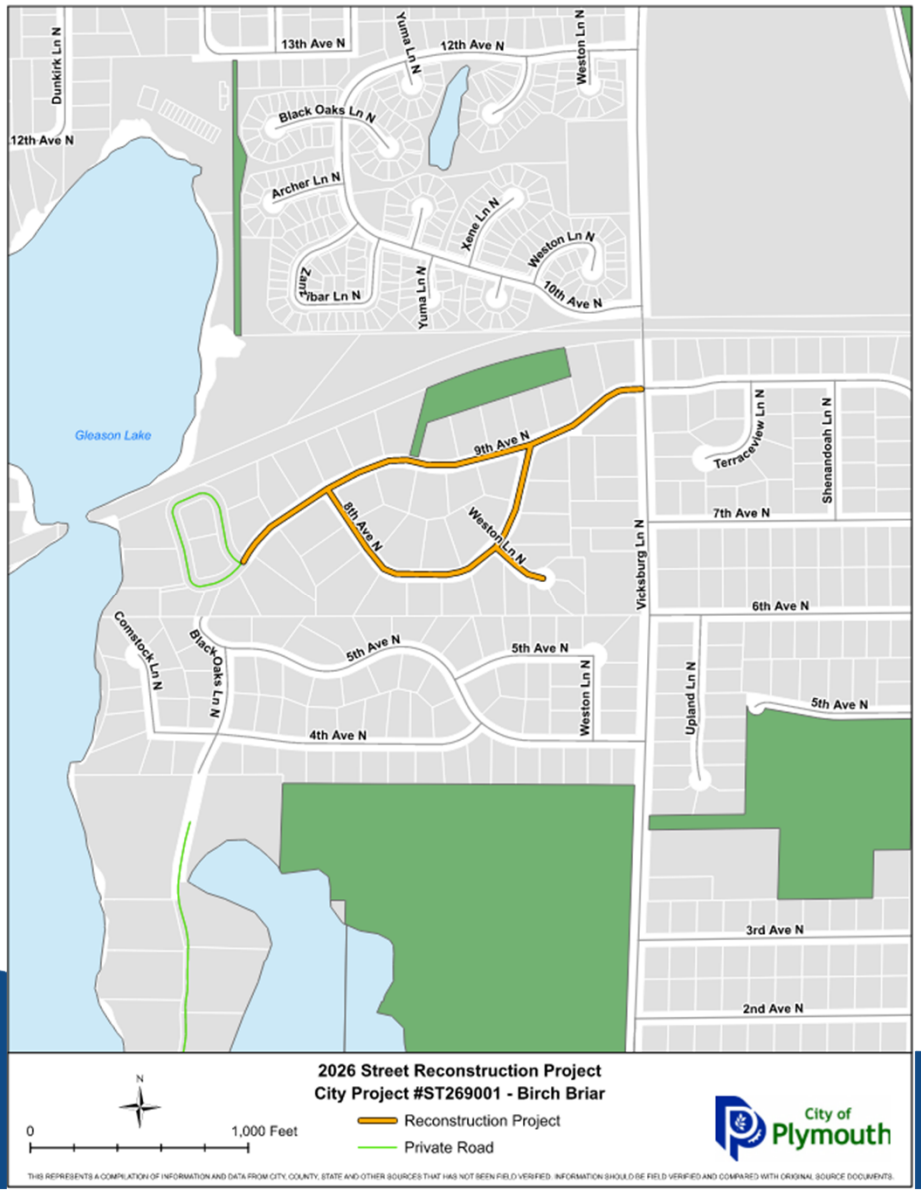
Project Schedule

- March 2026
  - Public Improvement & Assessment Hearing
- April
  - Consider award of contract
- Construction
  - Spring/early summer thru fall 2026
- Final Restoration & Final Pavement Lift
  - Spring/early summer (2027 Birch Briar)
  - Fall 2026 (Th 55 Frontage Road)

Recommendations

- Open the Public Improvement & Assessment Hearing
- Close the Public Improvement & Assessment Hearing
- Continue the vote on the following resolutions at the next meeting
  - Approve Resolution Ordering Improvement
  - Approve Resolution Adopting Assessments
  - Approve Resolution Awarding Contract and Approving Supplemental Agreement
  - Approve Resolution Approving Grant of Temporary Construction Easement Agreement

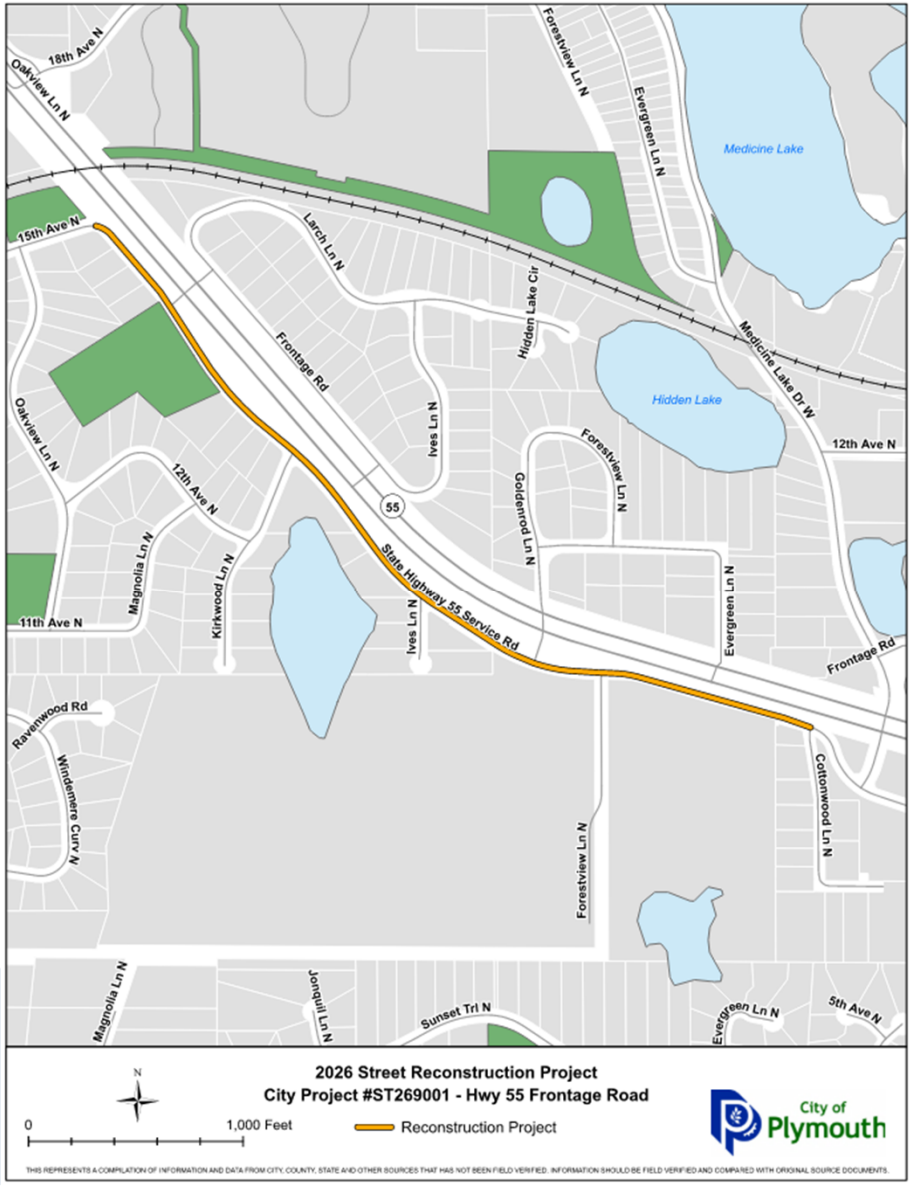
Questions or Comments?



Project Location

- Birch Briar Neighborhood

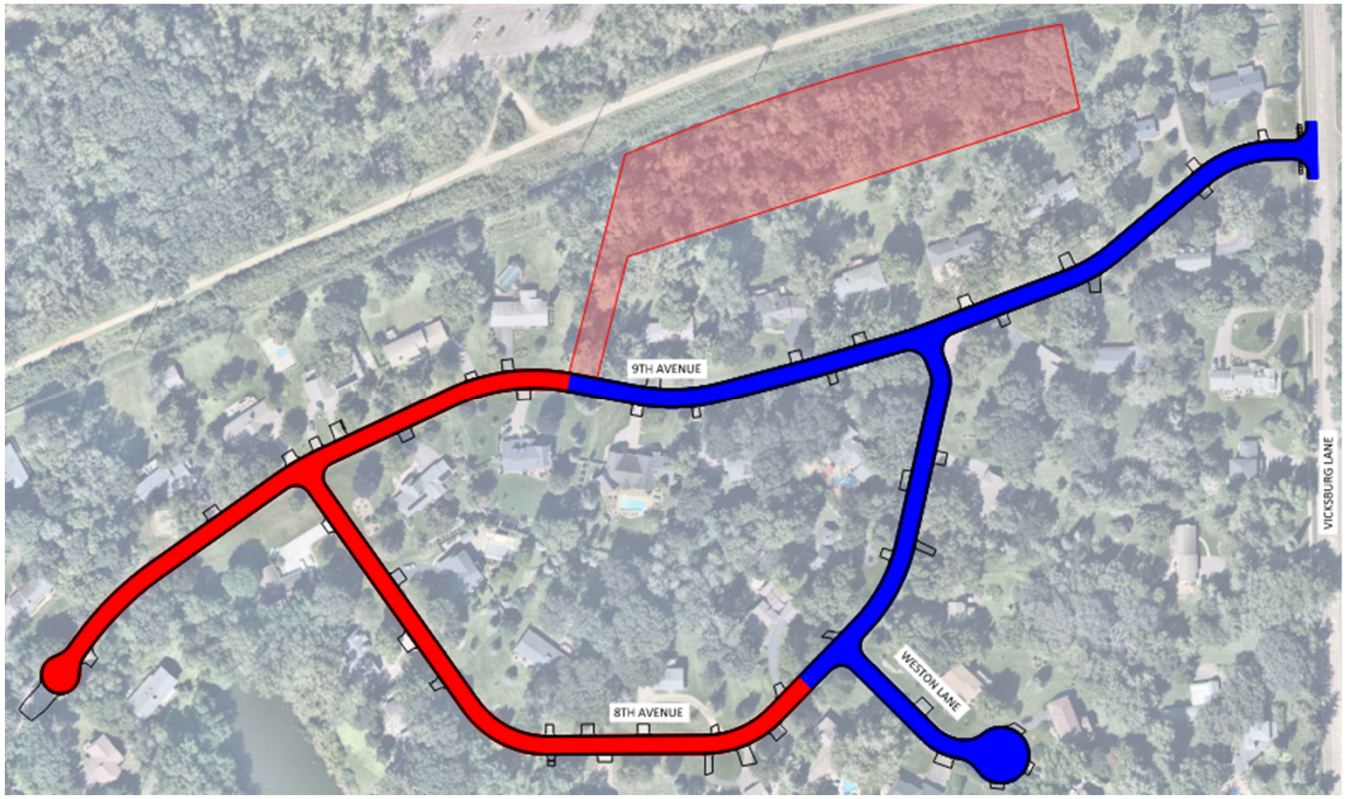
  (Contractor Full Reconstruct)



Project Location

- TH 55 Frontage Rd

  (Contractor Full Reconstruct)



Construction Phasing Map
(Birch Briar)

LEGEND

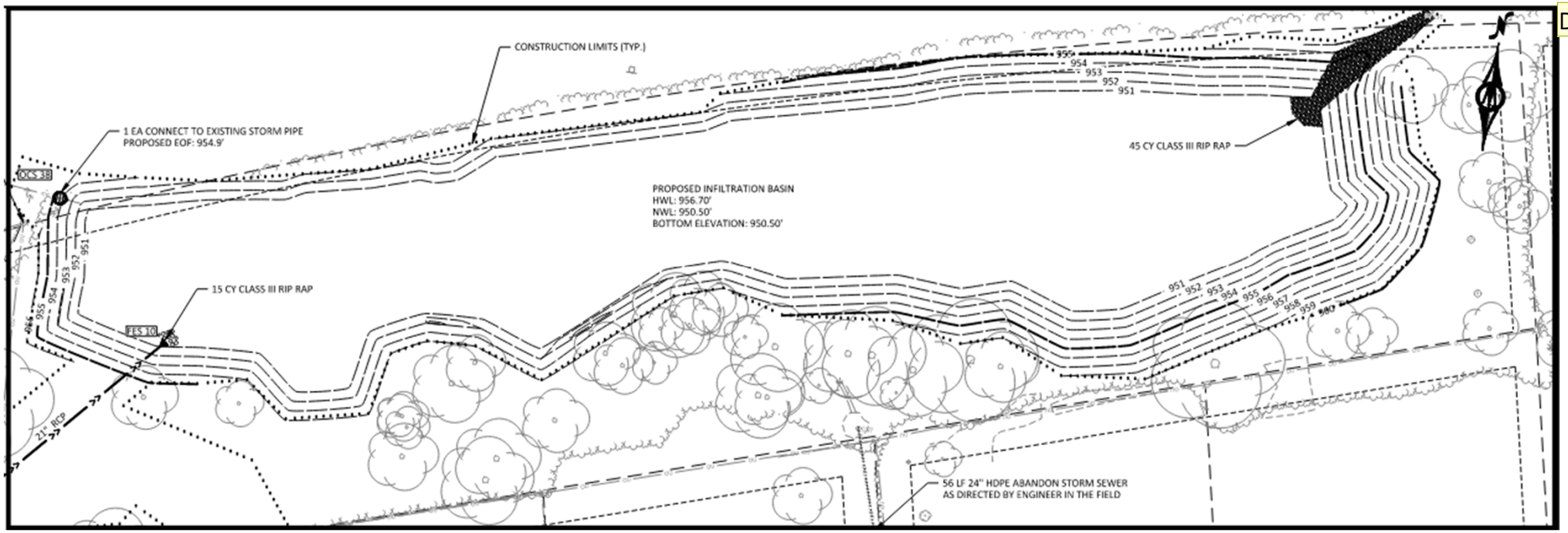
PHASE 1

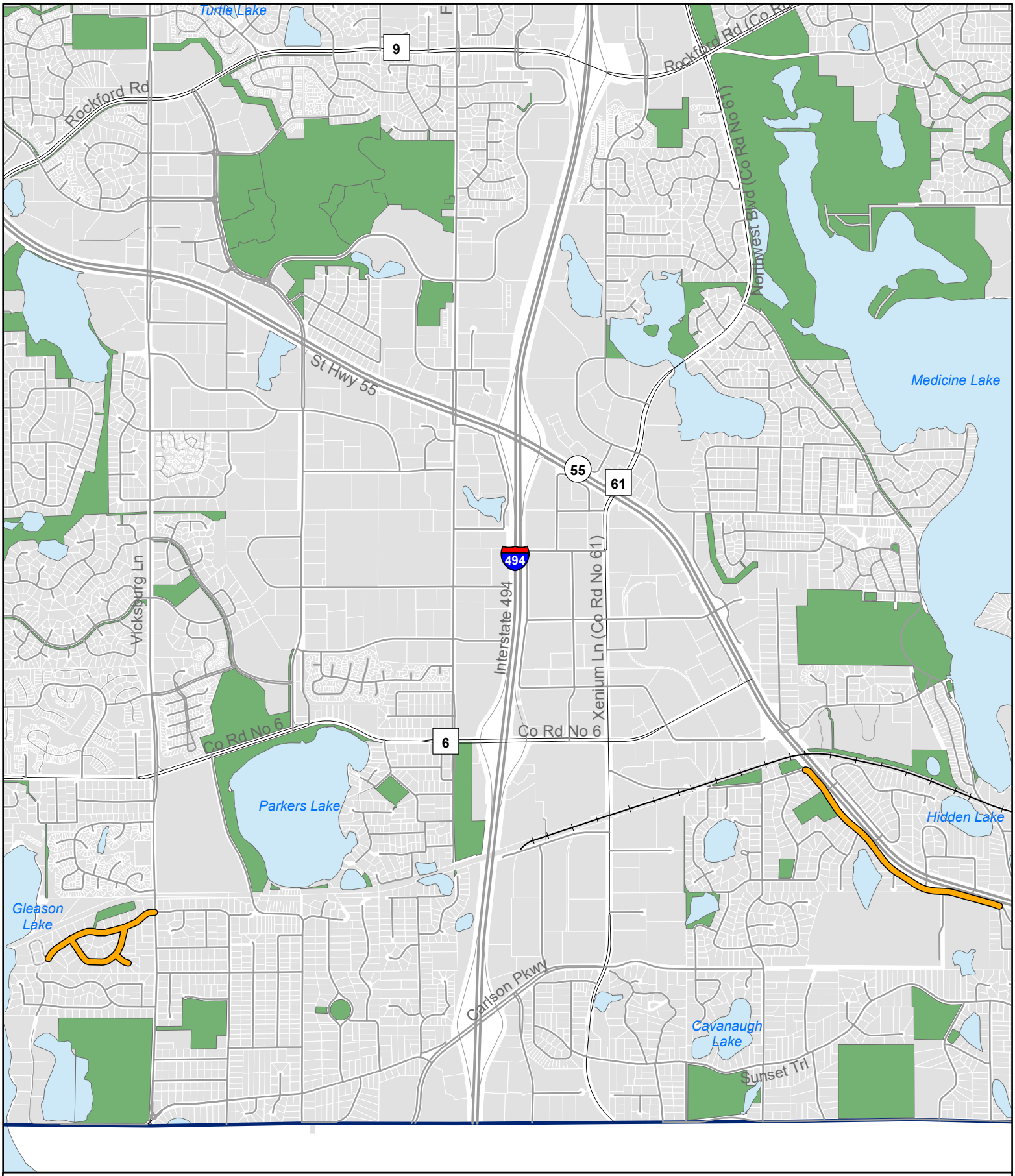
PHASE 1A

PHASE 2

Stormwater BMP - Location

Stormwater BMP – Design





2026 Street Reconstruction Project
City Project #ST269001

N

0 3,000 Feet

Reconstruction Project

City of Plymouth

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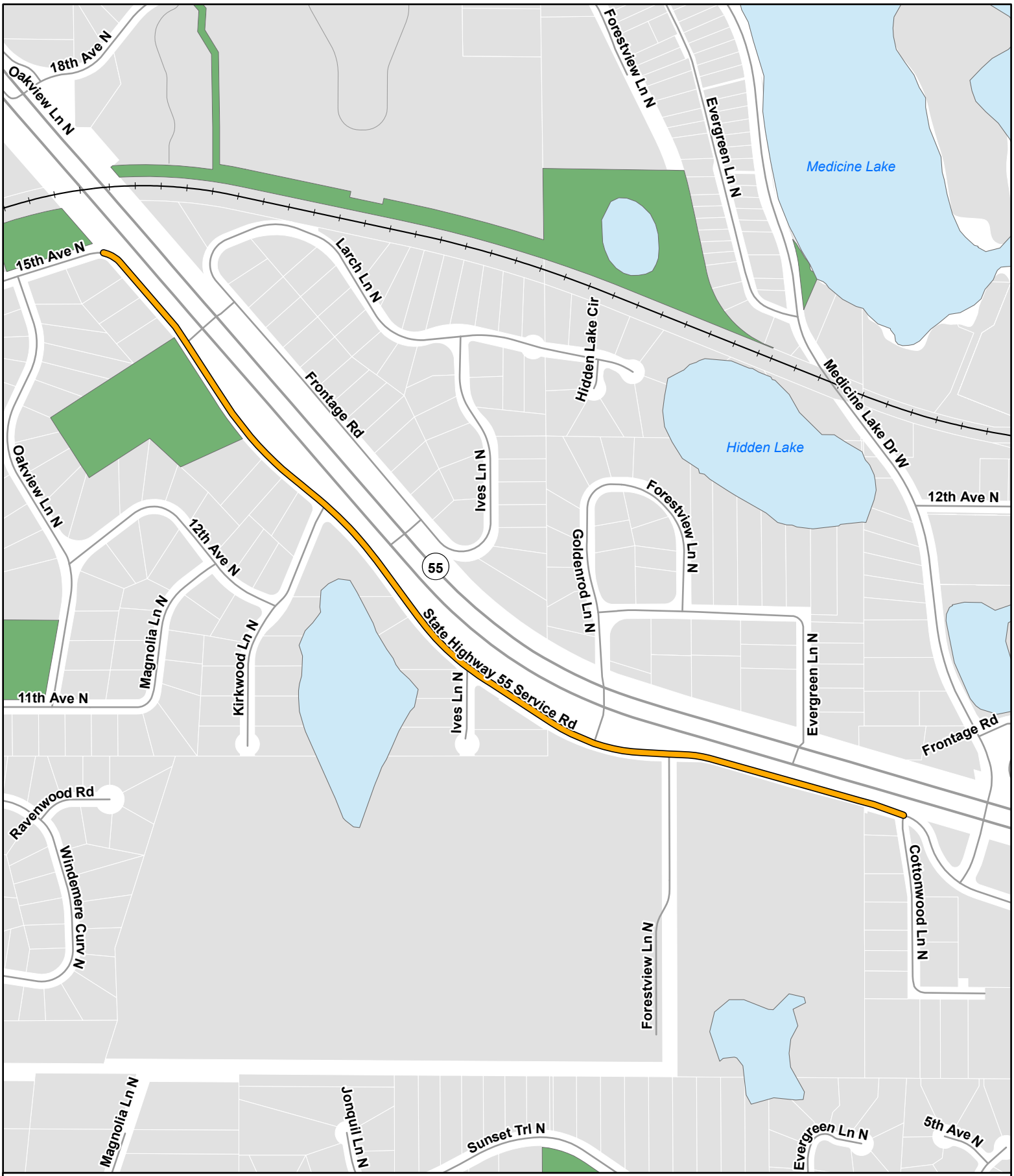

2026 Street Reconstruction Project
City Project #ST269001 - Hwy 55 Frontage Road

N

0 1,000 Feet

Reconstruction Project

City of Plymouth

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BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

March 9, 2026

Mr. Tony Miller, P.E., Engineering Project Manager
City of Plymouth
3400 Plymouth Blvd
Plymouth, MN 55447

RE: 2026 Street Reconstruction
City of Plymouth, Minnesota
City Project No. ST269001
Project No.: 25X.137928

Dear Mr. Miller,

Bids on the above-referenced project were opened at 10:00 a.m. on February 19, 2026. There were seven bidders for the project and a detailed bid abstract is enclosed. The low bidder on the project is Veit & Company, Inc. with a bid of $6,392,743.04. Veit & Company has previous experience on projects of this size and complexity in the Twin Cities Metro area.

Based on Veit's experience, acceptable bid prices, and the competitive bids the City received, we recommend the City of Plymouth award the project to Veit & Company, Inc. following the Public Improvement and Assessment Hearings on March 24, 2026.

If you have any questions regarding this award recommendation, please contact me at your convenience.

Sincerely,

Bolton & Menk, Inc.

Nicholas J. Amatuccio, P.E.
Municipal Project Manager | Principal

Bolton & Menk is an equal opportunity employer.

TABULATION

2026 Street Reconstruction
City Project No. ST269001
City of Plymouth MN
BMI Project No. 25X.137928
Bid: 02/19/2026 10:00 AM CST

						Engineer Estimate		1 Veit & Company, Inc.		2 LaTour Construction, Inc.		3 Ryan Contracting Co.		4 Northwest		5 S.M. Hentges & Sons, Inc.		6 Geislinger & Sons		7 New Look Contracting, Inc.	
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
BASE BID																					
	1	2021.501	MOBILIZATION	LUMP SUM	1	$275,000.00	$275,000.00	$331,208.47	$331,208.47	$127,000.00	$127,000.00	$250,000.00	$250,000.00	$348,058.00	$348,058.00	$192,497.85	$192,497.85	$402,200.00	$402,200.00	$1,000,000.00	$1,000,000.00
	2	2572.51	PRUNE TREES (TREE TRIMMING)	HOUR	75	$250.00	$18,750.00	$443.19	$33,239.25	$412.00	$30,900.00	$400.00	$30,000.00	$385.00	$28,875.00	$405.00	$30,375.00	$385.00	$28,875.00	$860.00	$64,500.00
	3	2101.502	CLEARING	EACH	271	$300.00	$81,300.00	$276.27	$74,869.17	$257.00	$69,647.00	$300.00	$81,300.00	$240.00	$65,040.00	$400.00	$108,400.00	$240.00	$65,040.00	$540.00	$146,340.00
	4	2101.502	GRUBBING	EACH	274	$150.00	$41,100.00	$69.07	$18,925.18	$64.00	$17,536.00	$200.00	$54,800.00	$60.00	$16,440.00	$100.00	$27,400.00	$60.00	$16,440.00	$135.00	$36,990.00
	5	2101.505	BRUSH CLEARING	ACRE	0.3	$20,000.00	$6,000.00	$2,417.40	$725.22	$2,247.00	$674.10	$2,100.00	$630.00	$2,100.00	$630.00	$5,000.00	$1,500.00	$2,100.00	$630.00	$4,720.00	$1,416.00
	6	2104.502	SALVAGE MAILBOX	EACH	50	$80.00	$4,000.00	$121.68	$6,084.00	$134.00	$6,700.00	$125.00	$6,250.00	$125.00	$6,250.00	$135.00	$6,750.00	$85.00	$4,250.00	$280.00	$14,000.00
	7	2104.502	SALVAGE CASTING (SANITARY)	EACH	22	$350.00	$7,700.00	$1,254.05	$27,589.10	$96.00	$2,112.00	$100.00	$2,200.00	$250.00	$5,500.00	$400.00	$8,800.00	$500.00	$11,000.00	$2,000.00	$44,000.00
	8	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	10	$700.00	$7,000.00	$592.57	$5,925.70	$430.00	$4,300.00	$1,000.00	$10,000.00	$1,100.00	$11,000.00	$800.00	$8,000.00	$400.00	$4,000.00	$2,000.00	$20,000.00
	9	2104.502	REMOVE HYDRANT	EACH	11	$400.00	$4,400.00	$113.61	$1,249.71	$374.00	$4,114.00	$1,000.00	$11,000.00	$1,000.00	$11,000.00	$700.00	$7,700.00	$150.00	$1,650.00	$2,000.00	$22,000.00
	10	2104.502	REMOVE SIGN POST	EACH	26	$50.00	$1,300.00	$22.32	$580.32	$21.40	$556.40	$50.00	$1,300.00	$20.00	$520.00	$22.00	$572.00	$20.00	$520.00	$45.00	$1,170.00
	11	2104.502	SALVAGE SIGN PANEL	EACH	4	$100.00	$400.00	$22.32	$89.28	$21.40	$85.60	$50.00	$200.00	$20.00	$80.00	$22.00	$88.00	$20.00	$80.00	$45.00	$180.00
	12	2104.502	SALVAGE GATE VALVE	EACH	6	$750.00	$4,500.00	$19.11	$114.66	$107.00	$642.00	$1,000.00	$6,000.00	$250.00	$1,500.00	$1,400.00	$8,400.00	$500.00	$3,000.00	$1,940.00	$11,640.00
	13	2104.502	REMOVE SIGN PANEL	EACH	41	$50.00	$2,050.00	$22.32	$915.12	$21.40	$877.40	$50.00	$2,050.00	$20.00	$820.00	$22.00	$902.00	$20.00	$820.00	$45.00	$1,845.00
	14	2506.502	ADJUST FRAME AND RING CASTING (STORM)	EACH	2	$400.00	$800.00	$992.47	$1,984.94	$920.00	$1,840.00	$1,000.00	$2,000.00	$577.50	$1,155.00	$700.00	$1,400.00	$1,000.00	$2,000.00	$3,500.00	$7,000.00
	15	2104.503	REMOVE CURB AND GUTTER	LIN FT	1386	$7.50	$10,395.00	$2.56	$3,548.16	$3.20	$4,435.20	$5.00	$6,930.00	$4.80	$6,652.80	$5.00	$6,930.00	$5.00	$6,930.00	$11.00	$15,246.00
	16	2104.503	REMOVE WATERMAIN	LIN FT	7070	$6.00	$42,420.00	$4.35	$30,754.50	$6.40	$45,248.00	$8.00	$56,560.00	$18.50	$130,795.00	$20.00	$141,400.00	$6.00	$42,420.00	$50.00	$353,500.00
	17	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	520	$9.00	$4,680.00	$17.23	$8,959.60	$12.85	$6,682.00	$12.00	$6,240.00	$31.50	$16,380.00	$28.00	$14,560.00	$12.00	$6,240.00	$70.00	$36,400.00
	18	2104.503	SALVAGE RETAINING WALL	LIN FT	50	$50.00	$2,500.00	$22.20	$1,110.00	$43.00	$2,150.00	$50.00	$2,500.00	$40.00	$2,000.00	$26.00	$1,300.00	$15.00	$750.00	$150.00	$7,500.00
	19	2104.604	SALVAGE & REINSTALL EMERGENCY EXIT CONCRETE BLOCK MAT	SQ YD	50	$100.00	$5,000.00	$25.38	$1,269.00	$43.00	$2,150.00	$100.00	$5,000.00	$20.00	$1,000.00	$210.00	$10,500.00	$100.00	$5,000.00	$150.00	$7,500.00
	20	2104.601	SALVAGE CHURCH MONUMENT SIGN	LUMP SUM	1	$7,500.00	$7,500.00	$2,537.57	$2,537.57	$270.00	$270.00	$2,500.00	$2,500.00	$1,250.00	$1,250.00	$3,800.00	$3,800.00	$10,000.00	$10,000.00	$22,000.00	$22,000.00
	21	2104.518	REMOVE CONCRETE WALK	SQ FT	355	$1.50	$532.50	$0.81	$287.55	$1.10	$390.50	$1.00	$355.00	$1.00	$355.00	$5.00	$1,775.00	$1.50	$532.50	$5.00	$1,775.00
	22	2104.504	REMOVE CONCRETE PAVEMENT	SQ YD	170	$14.00	$2,380.00	$6.00	$1,020.00	$7.50	$1,275.00	$15.00	$2,550.00	$11.70	$1,989.00	$15.00	$2,550.00	$5.00	$850.00	$50.00	$8,500.00
	23	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	1880	$5.00	$9,400.00	$2.41	$4,530.80	$3.20	$6,016.00	$10.00	$18,800.00	$9.70	$18,236.00	$6.00	$11,280.00	$4.00	$7,520.00	$32.00	$60,160.00
	24	2104.504	REMOVE BITUMINOUS PAVEMENT (STREET) (P)	SQ YD	29035	$1.50	$43,552.50	$3.24	$94,073.40	$3.70	$107,429.50	$5.00	$145,175.00	$1.45	$42,100.75	$6.00	$174,210.00	$5.00	$145,175.00	$5.50	$159,692.50
	25	2232.504	MILL BITUMINOUS SURFACE (1.5")	SQ YD	225	$5.00	$1,125.00	$12.09	$2,720.25	$11.80	$2,655.00	$11.00	$2,475.00	$11.37	$2,558.25	$25.00	$5,625.00	$11.00	$2,475.00	$23.00	$5,175.00
	26	2104.503	REMOVE BITUMINOUS PAVING WEDGE	LIN FT	7700	$2.25	$17,325.00	$2.80	$21,560.00	$2.70	$20,790.00	$3.00	$23,100.00	$1.57	$12,089.00	$2.10	$16,170.00	$2.55	$19,635.00	$2.50	$19,250.00
	27	2104.502	ABANDON DRAINAGE STRUCTURE	EACH	1	$2,000.00	$2,000.00	$564.33	$564.33	$650.00	$650.00	$1,500.00	$1,500.00	$1,150.00	$1,150.00	$1,600.00	$1,600.00	$500.00	$500.00	$2,250.00	$2,250.00
	28	2104.503	ABANDON STORM SEWER	LIN FT	210	$30.00	$6,300.00	$28.55	$5,995.50	$20.00	$4,200.00	$20.00	$4,200.00	$36.75	$7,717.50	$68.00	$14,280.00	$24.00	$5,040.00	$60.00	$12,600.00
	29	2104.503	ABANDON WATERMAIN	LIN FT	3615	$10.00	$36,150.00	$6.84	$24,726.60	$5.20	$18,798.00	$4.00	$14,460.00	$13.50	$48,802.50	$12.00	$43,380.00	$7.00	$25,305.00	$38.00	$137,370.00
	30	2563.601	TEMPORARY ACCESS ROAD (HONEYWELL)	LUMP SUM	1	$10,000.00	$10,000.00	$2,606.54	$2,606.54	$11,000.00	$11,000.00	$15,000.00	$15,000.00	$6,600.00	$6,600.00	$52,000.00	$52,000.00	$40,000.00	$40,000.00	$90,000.00	$90,000.00
	31	2106.507	EXCAVATION - COMMON (BIRCH BRIAR NEIGHBORHOOD) (P)	CU YD	11640	$30.00	$349,200.00	$26.87	$312,766.80	$31.50	$366,660.00	$25.00	$291,000.00	$28.08	$326,851.20	$24.00	$279,360.00	$35.00	$407,400.00	$77.00	$896,280.00
	32	2106.507	EXCAVATION - COMMON (HIGHWAY 55 FRONTAGE ROAD) (P)	CU YD	17120	$30.00	$513,600.00	$28.29	$484,324.80	$31.60	$540,992.00	$25.00	$428,000.00	$28.08	$480,729.60	$24.00	$410,880.00	$35.00	$599,200.00	$72.00	$1,232,640.00
	33	2106.507	EXCAVATION - SUBGRADE (EV)	CU YD	1210	$30.00	$36,300.00	$28.56	$34,557.60	$34.10	$41,261.00	$10.00	$12,100.00	$28.08	$33,976.80	$30.00	$36,300.00	$26.00	$31,460.00	$85.00	$102,850.00
	34	2106.507	COMMON BORROW (P)	CU YD	115	$25.00	$2,875.00	$12.52	$1,439.80	$24.20	$2,783.00	$30.00	$3,450.00	$1.00	$115.00	$16.00	$1,840.00	$12.00	$1,380.00	$25.00	$2,875.00
	35	2106.509	STABILIZING AGGREGATE (3" CLEAR)	TON	2205	$30.00	$66,150.00	$42.09	$92,808.45	$44.00	$97,020.00	$20.00	$44,100.00	$40.00	$88,200.00	$50.00	$110,250.00	$38.10	$84,010.50	$87.00	$191,835.00
	36	2118.609	TEMPORARY AGGREGATE FOR TRAFFIC CONTROL (3" MINUS)	TON	600	$25.00	$15,000.00	$31.11	$18,666.00	$44.00	$26,400.00	$20.00	$12,000.00	$38.25	$22,950.00	$44.00	$26,400.00	$38.10	$22,860.00	$159.00	$95,400.00
	37	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	9240	$24.00	$221,760.00	$15.29	$141,279.60	$32.20	$297,528.00	$35.00	$323,400.00	$30.04	$277,569.60	$28.00	$258,720.00	$35.00	$323,400.00	$70.00	$646,800.00
	38	2108.504	GEOTEXTILE FABRIC TYPE 5	SQ YD	26265	$1.50	$39,397.50	$2.23	$58,570.95	$2.75	$72,228.75	$1.50	$39,397.50	$1.27	$33,356.55	$2.50	$65,662.50	$4.00	$105,060.00	$5.50	$144,457.50
	39	2106.61	EXPLORATORY EXCAVATION	HOUR	20	$400.00	$8,000.00	$253.22	$5,064.40	$740.00	$14,800.00	$300.00	$6,000.00	$385.00	$7,700.00	$500.00	$10,000.00	$1,000.00	$20,000.00	$1,750.00	$35,000.00
	40	2211.507	AGGREGATE BASE CLASS 5 (CV)	CU YD	6110	$30.00	$183,300.00	$10.90	$66,599.00	$35.00	$213,850.00	$45.00	$274,950.00	$44.68	$272,994.80	$57.00	$348,270.00	$40.00	$244,400.00	$120.00	$733,200.00
	41	2118.509	AGGREGATE SURFACING, CLASS 2 (GRAVEL DRIVEWAY)	TON	19	$50.00	$950.00	$55.89	$1,061.91	$31.40	$596.60	$40.00	$760.00	$47.80	$908.20	$90.00	$1,710.00	$22.00	$418.00	$260.00	$4,940.00
	42	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GAL	1460	$6.00	$8,760.00	$4.56	$6,657.60	$4.40	$6,424.00	$4.25	$6,205.00	$4.00	$5,840.00	$4.00	$5,840.00	$4.15	$6,059.00	$9.50	$13,870.00
	43	2360.504	TYPE SP 9.5 WEAR COURSE MIX (2,B) 3.0" THICK DRIVEWAY	SQ YD	1625	$35.00	$56,875.00	$38.65	$62,806.25	$47.40	$77,025.00	$40.00	$65,000.00	$47.29	$76,846.25	$33.40	$54,275.00	$28.70	$46,637.50	$65.00	$105,625.00
	44	2360.509	TYPE SP 12.5 NON-WEAR COURSE MIX (SPNWB330C)	TON	3440	$90.00	$309,600.00	$92.16	$317,030.40	$89.70	$308,568.00	$84.00	$288,960.00	$82.00	$282,080.00	$91.90	$316,136.00	$83.85	$288,444.00	$192.00	$660,480.00
	45	2360.509	TYPE SP 9.5 WEAR COURSE MIX (SPWEA340C)	TON	2098	$95.00	$199,310.00	$97.82	$205,226.36	$95.20	$199,729.60	$89.00	$186,722.00	$88.50	$185,673.00	$98.10	$205,813.80	$89.00	$186,722.00	$204.00	$427,992.00
	46	2514.603	BITUMINOUS PAVING WEDGE	LIN FT	7700	$3.50	$26,950.00	$5.44	$41,888.00	$5.30	$40,810.00	$5.00	$38,500.00	$5.09	$39,193.00	$5.50	$42,350.00	$4.95	$38,115.00	$11.00	$84,700.00
	47	2501.502	15" RC PIPE APRON	EACH	5	$1,800.00	$9,000.00	$1,642.05	$8,210.25	$1,063.00	$5,315.00	$2,000.00	$10,000.00	$1,435.00	$7,175.00	$1,300.00	$6,500.00	$2,000.00	$10,000.00	$3,850.00	$19,250.00
	48	2501.502	18" RC PIPE APRON	EACH	3	$2,000.00	$6,000.00	$1,642.05	$4,926.15	$1,127.00	$3,381.00	$2,200.00	$6,600.00	$1,495.00	$4,485.00	$1,400.00	$4,200.00	$2,100.00	$6,300.00	$4,200.00	$12,600.00
	49	2501.502	21" RC PIPE APRON	EACH	2	$2,500.00	$5,000.00	$1,751.20	$3,502.40	$1,307.00	$2,614.00	$2,400.00	$4,800.00	$1,670.00	$3,340.00	$1,500.00	$3,000.00	$2,300.00	$4,600.00	$5,000.00	$10,000.00
	50	2501.502	24" RC PIPE APRON W/ TRASH GUARD	EACH	2	$3,000.00	$6,000.00	$2,521.35	$5,042.70	$2,526.00	$5,052.00	$5,000.00	$10,000.00	$2,980.00	$5,960.00	$3,000.00	$6,000.00	$4,100.00	$8,200.00	$5,000.00	$10,000.00
	51	2511.507	RANDOM RIP RAP CLASS III (GRANITE) (LV)	TON	175	$150.00	$26,250.00	$102.04	$17,857.00	$84.00	$14,700.00	$80.00	$14,000.00	$142.25	$24,893.75	$120.00	$21,000.00	$125.00	$21,875.00	$195.00	$34,125.00
	52	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	26	$350.00	$9,100.00	$2,795.09	$72,672.34	$367.00	$9,542.00	$500.00	$13,000.00	$545.00	$14,170.00	$730.00	$18,980.00	$700.00	$18,200.00	$1,300.00	$33,800.00
	53	2502.503	6" PVC PERFORATED PIPE DRAIN	LIN FT	8795	$12.00	$105,540.00	$10.79	$94,898.05	$12.60	$110,817.00	$16.00	$140,720.00	$18.75	$164,906.25	$12.00	$105,540.00	$18.40	$161,828.00	$25.00	$219,875.00
	54	2502.603	6" PVC SUMP PUMP PIPE DRAIN	LIN FT	210	$20.00	$4,200.00	$14.78	$3,103.80	$16.00	$3,360.00	$40.00	$8,400.00	$45.50	$9,555.00	$50.00	$10,500.00	$36.00	$7,560.00	$90.00	$18,900.00
	55	2503.503	15" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	3625	$55.00	$199,375.00	$63.57	$230,441.25	$58.00	$210,250.00	$68.00	$246,500.00	$79.00	$286,375.00	$76.00	$275,500.00	$110.00	$398,750.00	$157.00	$569,125.00
	56	2503.503	18" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	219	$65.00	$14,235.00	$65.71	$14,390.49	$63.00	$13,797.00	$75.00	$16,425.00	$82.00	$17,958.00	$102.00	$22,338.00	$115.00	$25,185.00	$172.00	$37,668.00
	57	2503.503	21" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	1264	$95.00	$120,080.00	$103.13	$130,356.32	$72.70	$91,892.80	$85.00	$107,440.00	$91.00	$115,024.00	$96.00	$121,344.00	$150.00	$189,600.00	$180.00	$227,520.00
	58	2503.503	24" RC PIPE SEWER DESIGN 3006 CL V (STORM)	LIN FT	74	$150.00	$11,100.00	$116.94	$8,653.56	$94.00	$6,956.00	$120.00	$8,880.00	$115.00	$8,510.00	$134.00	$9,916.00	$150.00	$11,100.00	$245.00	$18,130.00
	59	2503.602	CONNECT TO EXISTING STORM PIPE	EACH	2	$1,500.00	$3,000.00	$1,431.84	$2,863.68	$2,200.00	$4,400.00	$5,000.00	$10,000.00	$2,125.00	$4,250.00	$2,500.00	$5,000.00	$2,200.00	$4,400.00	$2,200.00	$4,400.00
	60	2503.602	SANITARY SEWER SERVICE POINT REPAIR	EACH	10	$2,500.00	$25,000.00	$117.65	$1,176.50	$1,833.00	$18,330.00	$2,000.00	$20,000.00	$2,175.00	$21,750.00	$4,500.00	$45,000.00	$700.00	$7,000.00	$5,950.00	$59,500.00
	61	2503.602	STORM SEWER PIPE CLEANING AND TELEVISING (ANY SIZE)	LIN FT	5182	$2.50	$12,955.00	$5.47	$28,345.54	$2.15	$11,141.30	$4.00	$20,728.00	$4.25	$22,023.50	$3.50	$18,137.00	$5.00	$25,910.00	$7.00	$36,274.00
	62	2504.601	TEMPORARY WATER SERVICE SPECIAL (BIRCH BRIAR NEIGHBORHOOD)	LUMP SUM	1	$30,000.00	$30,000.00	$88,143.39	$88,143.39	$16,700.00	$16,700.00	$50,000.00	$50,000.00	$48,000.00	$48,000.00	$39,000.00	$39,000.00	$30,000.00	$30,000.00	$250,000.00	$250,000.00
	63	2504.601	TEMPORARY WATER SERVICE SPECIAL (HIGHWAY 55 FRONTAGE ROAD)	LUMP SUM	1	$30,000.00	$30,000.00	$68,722.56	$68,722.56	$5,600.00	$5,600.00	$25,000.00	$25,000.00	$31,200.00	$31,200.00	$46,000.00	$46,000.00	$28,000.00	$28,000.00	$375,000.00	$375,000.00
	64	2505.601	TEMPORARY WATER SERVICE SPECIAL (REDUNDANT TH 55 CROSSING)	LUMP SUM	1	$10,000.00	$10,000.00	$24,773.19	$24,773.19	$8,500.00	$8,500.00	$25,000.00	$25,000.00	$27,000.00	$27,000.00	$32,000.00	$32,000.00	$10,000.00	$10,000.00	$70,000.00	$70,000.00
	65	2504.602	HYDRANT	EACH	22	$7,500.00	$165,000.00	$7,098.33	$156,163.26	$7,360.00	$161,920.00	$7,000.00	$154,000.00	$7,365.00	$162,030.00	$8,700.00	$191,400.00	$10,000.00	$220,000.00	$16,250.00	$357,500.00
	66	2504.602	HYDRANT EXTENSION	EACH	16	$1,000.00	$16,000.00	$1,913.13	$30,610.08	$1,400.00	$22,400.00	$1,200.00	$19,200.00	$2,450.00	$39,200.00	$2,300.00	$36,800.00	$1,300.00	$20,800.00	$4,500.00	$72,000.00
	67	2504.602	6" GATE VALVE & BOX	EACH	23	$2,500.00	$57,500.00	$2,058.61	$47,348.03	$2,400.00	$55,200.00	$3,000.00	$69,000.00	$2,375.00	$54,625.00	$2,800.00	$64,400.00	$2,800.00	$64,400.00	$7,000.00	$161,000.00
	68	2504.602	8" GATE VALVE & BOX	EACH	15	$3,500.00	$52,500.00	$2,879.11	$43,186.65	$3,800.00	$57,000.00	$3,800.00	$57,000.00	$3,415.00	$51,225.00	$3,700.00	$55,500.00	$3,700.00	$55,500.00	$9,000.00	$135,000.00
	69	2504.602	12" GATE VALVE & BOX	EACH	9	$6,750.00	$60,750.00	$5,157.57	$46,418.13	$6,630.00	$59,670.00	$6,500.00	$58,500.00	$5,745.00	$51,705.00	$6,100.00	$54,900.00	$6,000.00	$54,000.00	$15,000.00	$135,000.00
	70	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	12	$1,500.00	$18,000.00	$3,405.37	$40,864.44	$3,240.00	$38,880.00	$5,000.00	$60,000.00	$2,125.00	$25,500.00	$3,100.00	$37,200.00	$10,000.00	$120,000.00	$4,000.00	$48,000.00
	71	2504.602	1" WATER SERVICE	EACH	52	$1,600.00	$83,200.00	$3,081.74	$160,250.48	$1,770.00	$92,040.00	$1,500.00	$78,000.00	$3,865.00	$200,980.00	$2,800.00	$145,600.00	$3,000.00	$156,000.00	$2,000.00	$104,000.00
	72	2504.602	SALVAGE & INSTALL IRRIGATION HEAD	EACH	200	$160.00	$32,000.00	$60.84	$12,168.00	$160.00	$32,000.00	$100.00	$20,000.00	$125.00	$25,000.00	$42.00	$8,400.00	$150.00	$30,000.00	$1,100.00	$220,000.00
	73	2504.602	SALVAGE & INSTALL INVISIBLE DOG FENCE	EACH	10	$200.00	$2,000.00	$474.25	$4,742.50	$320.00	$3,200.00	$300.00	$3,000.00	$250.00	$2,500.00	$500.00	$5,000.00	$300.00	$3,000.00	$1,100.00	$11,000.00
	74	2504.603	1" TYPE PE PIPE	LIN FT	1672	$35.00	$58,520.00	$22.70	$37,954.40	$22.40	$37,452.80	$40.00	$66,880.00	$40.00	$66,880.00	$40.00	$66,880.00	$50.00	$83,600.00	$100.00	$167,200.00
	75	2504.603	6" PVC C900 WATERMAIN	LIN FT	364	$60.00	$21,840.00	$66.49	$24,202.36	$43.40	$15,797.60	$59.00	$21,476.00	$48.25	$17,563.00	$155.00	$56,420.00	$70.00	$25,480.00	$170.00	$61,880.00
	76	2504.603	8" PVC C900 WATERMAIN	LIN FT	4307	$65.00	$279,955.00	$69.64	$299,939.48	$51.90	$223,533.30	$60.00	$258,420.00	$55.25	$237,961.75	$82.00	$353,174.00	$117.00	$503,919.00	$200.00	$861,400.00
	77	2504.603	12" PVC C900 WATERMAIN	LIN FT	4305	$85.00	$365,925.00	$80.16	$345,088.80	$78.00	$335,790.00	$80.00	$344,400.00	$87.25	$375,611.25	$93.00	$400,365.00	$126.00	$542,430.00	$236.00	$1,015,980.00
	78	2503.604	POLYSTYRENE INSULATION (4" THICKNESS)	SQ YD	180	$50.00	$9,000.00	$26.21	$4,717.80	$46.40	$8,352.00	$25.00	$4,500.00	$31.75	$5,715.00	$57.00	$10,260.00	$50.00	$9,000.00	$100.00	$18,000.00
	79	2504.608	DUCTILE IRON FITTINGS	POUNDS	7499	$12.50	$93,737.50	$13.65	$102,361.35	$16.00	$119,984.00	$13.00	$97,487.00	$18.50	$138,731.50	$19.00	$142,481.00	$14.45	$108,360.55	$36.00	$269,964.00
	80	2504.602	CURB BOX COVER	EACH	2	$200.00	$400.00	$340.34	$680.68	$197.00	$394.00	$1,000.00	$2,000.00	$200.00	$400.00	$550.00	$1,100.00	$52.00	$104.00	$1,100.00	$2,200.00
	81	2506.502	CONST DRAINAGE STRUCTURE DESIGN SPECIAL (2X3)	EACH	20	$2,250.00	$45,000.00	$1,476.21	$29,524.20	$1,860.00	$37,200.00	$2,000.00	$40,000.00	$2,275.00	$45,500.00	$2,300.00	$46,000.00	$2,700.00	$54,000.00	$7,000.00	$140,000.00
	82	2506.502	CONST DRAINAGE STRUCTURE 48" DIAMETER	EACH	43	$3,250.00	$139,750.00	$2,490.80	$107,104.40	$2,548.00	$109,564.00	$2,500.00	$107,500.00	$3,345.00	$143,835.00	$3,600.00	$154,800.00	$3,600.00	$154,800.00	$9,000.00	$387,000.00
	83	2506.502	CONST DRAINAGE STRUCTURE 60" DIAMETER	EACH	4	$5,250.00	$21,000.00	$4,213.84	$16,855.36	$3,900.00	$15,600.00	$5,000.00	$20,000.00	$4,840.00	$19,360.00	$5,100.00	$20,400.00	$5,500.00	$22,000.00	$12,500.00	$50,000.00
	84	2506.602	CONST SUMP W/ SAFL BAFFLE	EACH	7	$6,000.00	$42,000.00	$7,698.37	$53,888.59	$7,330.00	$51,310.00	$6,000.00	$42,000.00	$8,345.00	$58,415.00	$4,800.00	$33,600.00	$6,000.00	$42,000.00	$16,500.00	$115,500.00
	85	2506.602	CONST DRAINAGE STRUCTURE DESIGN SPECIAL (48" OVERFLOW STRUCTURE)	EACH	1	$7,500.00	$7,500.00	$4,635.87	$4,635.87	$6,200.00	$6,200.00	$10,000.00	$10,000.00	$6,325.00	$6,325.00	$7,400.00	$7,400.00	$7,200.00	$7,200.00	$16,000.00	$16,000.00
	86	2506.502	CASTING ASSEMBLY (R-3067) (STORM)	EACH	62	$1,000.00	$62,000.00	$987.52	$61,226.24	$876.00	$54,312.00	$1,200.00	$74,400.00	$986.00	$61,132.00	$1,600.00	$99,200.00	$685.00	$42,470.00	$2,250.00	$139,500.00
	87	2506.502	CASTING ASSEMBLY (R-3067 - LOW PROFILE) (STORM)	EACH	3	$1,200.00	$3,600.00	$662.33	$1,986.99	$868.00	$2,604.00	$1,200.00	$3,600.00	$986.00	$2,958.00	$2,000.00	$6,000.00	$1,200.00	$3,600.00	$2,500.00	$7,500.00
	88	2506.502	CASTING ASSEMBLY (R-1642) (STORM)	EACH	3	$1,500.00	$4,500.00	$1,515.89	$4,547.67	$1,550.00	$4,650.00	$1,000.00	$3,000.00	$1,640.00	$4,920.00	$1,400.00	$4,200.00	$1,200.00	$3,600.00	$2,250.00	$6,750.00
	89	2507.502	CASTING ASSEMBLY (R-2501) (STORM)	EACH	1	$1,500.00	$1,500.00	$1,582.35	$1,582.35	$716.00	$716.00	$1,000.00	$1,000.00	$830.00	$830.00	$1,400.00	$1,400.00	$1,250.00	$1,250.00	$2,750.00	$2,750.00
	90	2506.602	LOWER SANITARY MANHOLE (SPECIAL)	EACH	1	$2,500.00	$2,500.00	$3,161.66	$3,161.66	$810.00	$810.00	$3,000.00	$3,000.00	$1,935.00	$1,935.00	$1,400.00	$1,400.00	$3,500.00	$3,500.00	$8,800.00	$8,800.00
	91	2506.502	CASTING ASSEMBLY SPECIAL (R-1642 CASTING) (SANITARY)	EACH	3	$1,500.00	$4,500.00	$1,515.89	$4,547.67	$1,700.00	$5,100.00	$1,000.00	$3,000.00	$1,798.00	$5,394.00	$1,400.00	$4,200.00	$1,200.00	$3,600.00	$2,200.00	$6,600.00
	92	2506.502	CASTING ASSEMBLY SPECIAL (R-1642 CASTING - LOW PROFILE) (SANITARY)	EACH	6	$1,500.00	$9,000.00	$1,515.87	$9,095.22	$1,800.00	$10,800.00	$1,000.00	$6,000.00	$1,972.00	$11,832.00	$1,400.00	$8,400.00	$1,250.00	$7,500.00	$3,500.00	$21,000.00
	93	2506.502	ADJUST FRAME & RING CASTING SPECIAL (I&I BARRIER) (SANITARY)	EACH	19	$1,000.00	$19,000.00	$1,146.76	$21,788.44	$1,216.00	$23,104.00	$1,000.00	$19,000.00	$1,333.00	$25,327.00	$800.00	$15,200.00	$1,200.00	$22,800.00	$3,500.00	$66,500.00

					Engineer Estimate		1 Veit & Company, Inc.		2 LaTour Construction, Inc.		3 Ryan Contracting Co.		4 Northwest		5 S.M. Hentges & Sons, Inc.		6 Geislinger & Sons		7 New Look Contracting, Inc.	
Section Title	Line Item	Item Code	Item Description	UofM	Quantity	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension	Unit Price	Extension
	94	2106.607	INFILTRATION BASIN EXCAVATION (P)	CU YD	12550	$30.00	$376,500.00	$25.76	$323,288.00	$32.60	$409,130.00	$25.00	$313,750.00	$27.18	$341,109.00	$31.00	$389,050.00	$35.00	$439,250.00	$70.00	$878,500.00
	95	2574.605	SUBSOILING (P)	ACRE	0.9	$5,000.00	$4,500.00	$546.79	$492.11	$2,140.00	$1,926.00	$5,000.00	$4,500.00	$3,500.00	$3,150.00	$4,000.00	$3,600.00	$500.00	$450.00	$675.00	$607.50
	96	2123.605	ROTARY TILLER (P)	ACRE	0.9	$10,000.00	$9,000.00	$546.79	$492.11	$4,300.00	$3,870.00	$5,000.00	$4,500.00	$2,500.00	$2,250.00	$4,000.00	$3,600.00	$500.00	$450.00	$11,500.00	$10,350.00
	97	2574.605	SOIL BED PREPARATION (COMPACTION OR SCARIFYING)	ACRE	0.9	$7,500.00	$6,750.00	$382.76	$344.48	$4,300.00	$3,870.00	$5,000.00	$4,500.00	$3,000.00	$2,700.00	$4,000.00	$3,600.00	$350.00	$315.00	$1,200.00	$1,080.00
	98	2571.502	DECIDUOUS TREE 2" CAL B&B	EACH	33	$650.00	$21,450.00	$771.62	$25,463.46	$524.00	$17,292.00	$500.00	$16,500.00	$600.00	$19,800.00	$850.00	$28,050.00	$707.75	$23,355.75	$1,800.00	$59,400.00
	99	2571.502	CONIFEROUS TREE 6' HT B&B	EACH	33	$650.00	$21,450.00	$638.39	$21,066.87	$514.00	$16,962.00	$500.00	$16,500.00	$600.00	$19,800.00	$800.00	$26,400.00	$605.00	$19,965.00	$1,700.00	$56,100.00
	100	2572.503	PROTECT TREE WITH FENCE	EACH	135	$125.00	$16,875.00	$81.95	$11,063.25	$80.00	$10,800.00	$80.00	$10,800.00	$150.00	$20,250.00	$280.00	$37,800.00	$104.00	$14,040.00	$450.00	$60,750.00
	101	2521.518	4" CONCRETE WALK	SQ FT	20300	$10.00	$203,000.00	$6.51	$132,153.00	$8.50	$172,550.00	$8.00	$162,400.00	$6.55	$132,965.00	$9.10	$184,730.00	$6.30	$127,890.00	$12.00	$243,600.00
	102	2521.518	6" CONCRETE WALK (PEDESTRIAN RAMP)	SQ FT	1740	$20.00	$34,800.00	$16.19	$28,170.60	$17.80	$30,972.00	$15.00	$26,100.00	$15.25	$26,535.00	$18.30	$31,842.00	$15.00	$26,100.00	$32.00	$55,680.00
	103	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	17170	$22.00	$377,740.00	$20.44	$350,954.80	$21.90	$376,023.00	$23.00	$394,910.00	$18.50	$317,645.00	$26.10	$448,137.00	$20.00	$343,400.00	$42.00	$721,140.00
	104	2532.503	CONCRETE CURB DESIGN V	LIN FT	150	$42.00	$6,300.00	$44.19	$6,628.50	$44.90	$6,735.00	$40.00	$6,000.00	$40.00	$6,000.00	$64.40	$9,660.00	$40.00	$6,000.00	$90.00	$13,500.00
	105	2531.504	6" CONCRETE DRIVEWAY	SQ YD	254	$85.00	$21,590.00	$105.19	$26,718.26	$113.00	$28,702.00	$90.00	$22,860.00	$96.00	$24,384.00	$141.40	$35,915.60	$91.50	$23,241.00	$200.00	$50,800.00
	106	2531.504	6" CONCRETE DRIVEWAY SPECIAL 1 (EXPOSED AGGREGATE)	SQ YD	59	$180.00	$10,620.00	$119.72	$7,063.48	$125.00	$7,375.00	$120.00	$7,080.00	$107.50	$6,342.50	$164.60	$9,711.40	$103.00	$6,077.00	$225.00	$13,275.00
	107	2531.504	6" CONCRETE DRIVEWAY SPECIAL 2 (STAMPED AND COLORED)	SQ YD	46	$180.00	$8,280.00	$150.69	$6,931.74	$155.00	$7,130.00	$140.00	$6,440.00	$135.50	$6,233.00	$204.00	$9,384.00	$131.00	$6,026.00	$287.00	$13,202.00
	108	2530.604	8" CONCRETE DRIVEWAY	SQ YD	110	$115.00	$12,650.00	$129.28	$14,220.80	$134.00	$14,740.00	$110.00	$12,100.00	$115.50	$12,705.00	$166.00	$18,260.00	$111.00	$12,210.00	$243.00	$26,730.00
	109	2531.604	8" CONCRETE VALLEY GUTTER	SQ YD	20	$120.00	$2,400.00	$122.31	$2,446.20	$103.00	$2,060.00	$130.00	$2,600.00	$96.00	$1,920.00	$172.00	$3,440.00	$96.00	$1,920.00	$216.00	$4,320.00
	110	2531.618	TRUNCATED DOMES	SQ FT	156	$75.00	$11,700.00	$66.28	$10,339.68	$64.20	$10,015.20	$80.00	$12,480.00	$60.00	$9,360.00	$80.00	$12,480.00	$61.00	$9,516.00	$135.00	$21,060.00
	111	2540.602	TEMPORARY MAILBOX	EACH	52	$75.00	$3,900.00	$37.44	$1,946.88	$80.00	$4,160.00	$150.00	$7,800.00	$75.00	$3,900.00	$80.00	$4,160.00	$50.00	$2,600.00	$169.00	$8,788.00
	112	2540.602	INSTALL MAILBOX AND SUPPORT	EACH	50	$175.00	$8,750.00	$162.22	$8,111.00	$198.00	$9,900.00	$185.00	$9,250.00	$185.00	$9,250.00	$195.00	$9,750.00	$85.00	$4,250.00	$215.00	$10,750.00
	113	2411.603	INSTALL RETAINING WALL	LIN FT	50	$175.00	$8,750.00	$32.81	$1,640.50	$134.00	$6,700.00	$80.00	$4,000.00	$40.00	$2,000.00	$148.00	$7,400.00	$25.00	$1,250.00	$336.00	$16,800.00
	114	2563.601	TRAFFIC CONTROL	LUMP SUM	1	$40,000.00	$40,000.00	$11,270.62	$11,270.62	$11,000.00	$11,000.00	$50,000.00	$50,000.00	$50,000.00	$50,000.00	$12,000.00	$12,000.00	$14,000.00	$14,000.00	$23,000.00	$23,000.00
	115	2564.502	INSTALL SIGN PANEL	EACH	5	$75.00	$375.00	$139.49	$697.45	$134.00	$670.00	$125.00	$625.00	$125.00	$625.00	$130.00	$650.00	$125.00	$625.00	$280.00	$1,400.00
	116	2564.502	CONSTRUCT SIGN PANEL	EACH	22	$250.00	$5,500.00	$290.13	$6,382.86	$280.00	$6,160.00	$260.00	$5,720.00	$260.00	$5,720.00	$270.00	$5,940.00	$260.00	$5,720.00	$585.00	$12,870.00
	117	2564.602	CONSTRUCT SIGN PANEL SPECIAL - STREET NAME BLADES	EACH	17	$300.00	$5,100.00	$323.61	$5,501.37	$310.00	$5,270.00	$300.00	$5,100.00	$290.00	$4,930.00	$300.00	$5,100.00	$290.00	$4,930.00	$650.00	$11,050.00
	118	2564.502	SIGN POST	EACH	27	$150.00	$4,050.00	$83.69	$2,259.63	$80.00	$2,160.00	$75.00	$2,025.00	$75.00	$2,025.00	$79.00	$2,133.00	$75.00	$2,025.00	$170.00	$4,590.00
	119	2564.518	CONSTRUCTION SIGN SPECIAL	SQ FT	100	$25.00	$2,500.00	$23.43	$2,343.00	$22.50	$2,250.00	$21.00	$2,100.00	$21.00	$2,100.00	$22.00	$2,200.00	$21.00	$2,100.00	$48.00	$4,800.00
	120	2564.601	INSTALL CHURCH MONUMENT SIGN	LUMP SUM	1	$15,000.00	$15,000.00	$2,537.57	$2,537.57	$23,800.00	$23,800.00	$8,000.00	$8,000.00	$8,750.00	$8,750.00	$8,300.00	$8,300.00	$5,000.00	$5,000.00	$50,000.00	$50,000.00
	121	2573.501	EROSION CONTROL INSPECTOR	LUMP SUM	1	$2,500.00	$2,500.00	$2,877.97	$2,877.97	$5,400.00	$5,400.00	$1.00	$1.00	$500.00	$500.00	$15,000.00	$15,000.00	$2,500.00	$2,500.00	$5,000.00	$5,000.00
	122	2573.501	STABILIZED CONSTRUCTION EXIT	EACH	5	$1,500.00	$7,500.00	$1,979.37	$9,896.85	$1,400.00	$7,000.00	$500.00	$2,500.00	$2,200.00	$11,000.00	$5,800.00	$29,000.00	$2,500.00	$12,500.00	$3,500.00	$17,500.00
	123	2573.502	STORM DRAIN INLET PROTECTION	EACH	73	$150.00	$10,950.00	$304.13	$22,201.49	$214.00	$15,622.00	$150.00	$10,950.00	$125.00	$9,125.00	$220.00	$16,060.00	$250.00	$18,250.00	$400.00	$29,200.00
	124	2573.503	SEDIMENT CONTROL LOG TYPE WOOD FIBER	LIN FT	3850	$4.00	$15,400.00	$3.35	$12,897.50	$3.20	$12,320.00	$3.00	$11,550.00	$3.50	$13,475.00	$3.15	$12,127.50	$3.15	$12,127.50	$10.00	$38,500.00
	125	2573.503	DITCH CHECK BIOLOG	LIN FT	250	$12.00	$3,000.00	$4.43	$1,107.50	$4.20	$1,050.00	$4.00	$1,000.00	$5.00	$1,250.00	$4.15	$1,037.50	$3.75	$937.50	$12.00	$3,000.00
	126	2573.503	SILT FENCE	LIN FT	5109	$4.00	$20,436.00	$2.13	$10,882.17	$2.00	$10,218.00	$2.00	$10,218.00	$2.50	$12,772.50	$2.00	$10,218.00	$2.00	$10,218.00	$8.00	$40,872.00
	127	2574.507	LOAM TOPSOIL BORROW (LV)	CU YD	880	$42.00	$36,960.00	$17.28	$15,206.40	$47.10	$41,448.00	$50.00	$44,000.00	$52.00	$45,760.00	$48.00	$42,240.00	$60.65	$53,372.00	$90.00	$79,200.00
	128	2574.507	COMMON TOPSOIL BORROW (LV)	CU YD	3891	$38.00	$147,858.00	$17.56	$68,325.96	$49.30	$191,826.30	$40.00	$155,640.00	$44.50	$173,149.50	$48.00	$186,768.00	$48.70	$189,491.70	$90.00	$350,190.00
	129	2575.523	WATERING (TURF ESTABLISHMENT)	MGAL	1000	$55.00	$55,000.00	$22.43	$22,430.00	$21.40	$21,400.00	$20.00	$20,000.00	$20.00	$20,000.00	$21.00	$21,000.00	$7.50	$7,500.00	$45.00	$45,000.00
	130	2575.504	SODDING TYPE LAWN	SQ YD	13814	$6.50	$89,791.00	$8.08	$111,617.12	$7.70	$106,367.80	$9.00	$124,326.00	$7.20	$99,460.80	$7.50	$103,605.00	$9.30	$128,470.20	$17.00	$234,838.00
	131	2575.504	NETLESS STRAW BLANKET W/ SEED MIXTURE WD	SQ YD	13472	$5.00	$67,360.00	$3.08	$41,493.76	$2.90	$39,068.80	$3.00	$40,416.00	$2.75	$37,048.00	$2.90	$39,068.80	$3.05	$41,089.60	$6.25	$84,200.00
	132	2575.504	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIXTURE (SB)	SQ YD	1437	$3.50	$5,029.50	$1.91	$2,744.67	$1.80	$2,586.60	$2.00	$2,874.00	$1.70	$2,442.90	$1.80	$2,586.60	$2.50	$3,592.50	$4.00	$5,748.00
	133	2576.504	ROLLED EROSION PREVENTION CATEGORY 20 W/ SEED MIXTURE (RT)	SQ YD	1487	$4.50	$6,691.50	$1.96	$2,914.52	$1.90	$2,825.30	$2.00	$2,974.00	$1.75	$2,602.25	$1.85	$2,750.95	$2.25	$3,345.75	$4.00	$5,948.00
	134	2582.518	PAVEMENT MESSAGES - THERMOPLASTIC (GR IN)	SQ FT	30	$25.00	$750.00	$22.21	$666.30	$21.40	$642.00	$20.00	$600.00	$20.00	$600.00	$21.00	$630.00	$20.00	$600.00	$65.00	$1,950.00
	135	2582.503	4" LATEX PAINT - WHITE OR YELLOW	LIN FT	450	$3.00	$1,350.00	$2.22	$999.00	$2.10	$945.00	$2.00	$900.00	$2.00	$900.00	$2.10	$945.00	$2.00	$900.00	$7.00	$3,150.00
	136	2582.503	6" LATEX PAINT - WHITE OR YELLOW	LIN FT	25	$6.00	$150.00	$2.22	$55.50	$5.40	$135.00	$2.00	$50.00	$2.00	$50.00	$2.10	$52.50	$2.00	$50.00	$7.00	$175.00
	137	2582.503	24" LATEX PAINT - WHITE OR YELLOW	LIN FT	100	$12.00	$1,200.00	$6.66	$666.00	$6.40	$640.00	$6.00	$600.00	$6.00	$600.00	$6.30	$630.00	$6.00	$600.00	$20.00	$2,000.00
	138	2575.601	LANDSCAPE ALLOWANCE	LUMP SUM	1	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00	$10,000.00
			TOTAL AMOUNT BID				**$6,720,056.00**		**$6,392,743.04**		**$6,597,448.45**		**$6,726,714.50**		**$7,074,678.25**		**$7,707,000.00**		**$8,196,115.55**		**$17,633,748.50**

City of Plymouth

Assessment Roll

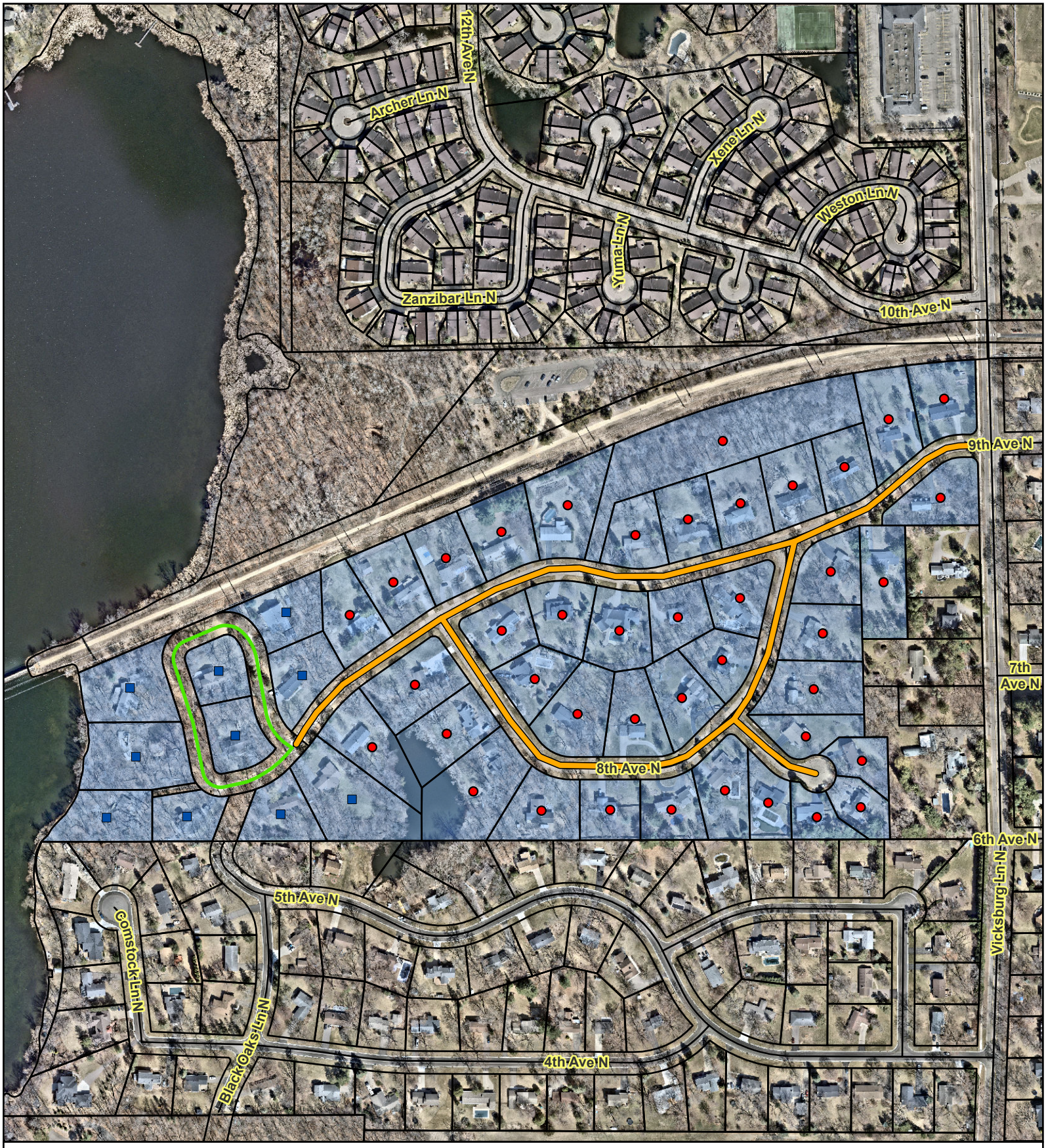
2026 Street Reconstruction
City Project No. ST269001

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
26-118-22-33-0011	CHRISTOPHER BARON		12417 STATE HWY NO 55	PLYMOUTH MN 55441	12417 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
26-118-22-33-0012	TAYLOR W COLLINS	CHRISTOPHER B JACOBSEN	12411 STATE HWY NO 55	PLYMOUTH MN 55441	12411 STATE HWY 55	PLYMOUTH MN 55441	$ 12,000.00
26-118-22-33-0013	CASEY G WIGGINS	KIRSTIE J KELLEY	12409 STATE HWY NO 55	PLYMOUTH MN 55441	12409 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
26-118-22-33-0014	CLAIRE M COONEY	ALEXANDER S COONEY	12405 STATE HWY NO 55	PLYMOUTH MN 55441	12405 HWY 55	PLYMOUTH MN 55441	$ 12,000.00
26-118-22-33-0040	NURSING VALUES LLC		12325 STATE HWY NO 55	PLYMOUTH MN 55441	5110 QUANTICO LN N	MINNEAPOLIS MN 55446	$ 39,804.40
32-118-22-13-0003	SUZANNE GALLOWAY	J PATRICK STEWART	16515 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16515 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0005	JOHN G & SUSAN PETERSON		16545 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16545 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0006	ELIZABETH ANN SIMMONS	CHRISTIAAN M SIMMONS	16410 9TH AVE N	PLYMOUTH MN 55447	16410 9TH AVE N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0007	TAMARA N COMBS	BRIAN T COMBS	16330 9TH AVE N	PLYMOUTH MN 55447	16330 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0008	SUSAN MARIE STROM		16320 9TH AVE N	PLYMOUTH MN 55447	16320 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0009	NISSA R MANLEY		16300 9TH AVE N	PLYMOUTH MN 55447	16300 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0010	CATHERINE SUSAN SILVERMAN		16425 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16425 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0011	BRADLEY R ANDERSON		16415 9TH AVE N	PLYMOUTH MN 55447	16415 9TH AVE N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0012	THOMAS G/THERESE A GRIFFITH		16405 9TH AVE N	PLYMOUTH MN 55447	16405 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0013	CHRISTOPHER & BARBRA MACK		16315 9TH AVE N	PLYMOUTH MN 55447	16315 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0014	SWANDAL LIVING TRUST		16305 8TH AVE N	PLYMOUTH MN 55447	16305 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0015	PHILIP RICHARD PALQUIST		16225 8TH AVE N	PLYMOUTH MN 55447	16225 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-13-0016	STEVEN C SWANSON	PHOEBE G KREJCI	16535 BIRCH BRIAR TR N	PLYMOUTH MN 55447	801 8TH ST NE	MINNEAPOLIS MN 55414	$ 6,000.00
32-118-22-13-0017	JONATHAN NOWLIN	JENNIFER NOWLIN	16525 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16525 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0019	DAVID M EGELAND	JEAN A EGELAND	16505 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16505 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0020	ANDREW LONG & SYDNEY LONG		16550 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16550 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-13-0021	DIANE L/HAROLD E MILLER III		16430 BIRCH BRIAR TR N	PLYMOUTH MN 55447	16430 BIRCH BRIAR TR N	PLYMOUTH MN 55447	$ 6,000.00
32-118-22-14-0002	MATTHEW J HAUX		15935 9TH AVE N	PLYMOUTH MN 55447	15935 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0004	DAVID A & KATHLEEN A ZENK		16230 9TH AVE N	PLYMOUTH MN 55447	16230 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0005	JOHN R TORRANCE		16210 9TH AVE N	PLYMOUTH MN 55447	16210 9TH AVE NO	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0006	CITY OF PLYMOUTH		16200 9TH AVE N	PLYMOUTH MN 55447	3400 PLYMOUTH BLVD	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0007	WENDY SUE NELSON		16130 9TH AVE N	PLYMOUTH MN 55447	16130 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0008	MARY KATHLEEN NESS		16110 9TH AVE N	PLYMOUTH MN 55447	16110 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0009	DAVID J & NORA J ELLIS		16030 9TH AVE N	PLYMOUTH MN 55447	16030 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0010	AMY J DUEPNER TRUSTEE	RICHARD E WILSON TRUSTEE	16020 9TH AVE N	PLYMOUTH MN 55447	16020 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0011	RAMON J & LINDA M BAILER		16000 9TH AVE N	PLYMOUTH MN 55447	16000 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0012	JAMES R FRANTZ		15920 9TH AVE N	PLYMOUTH MN 55447	15920 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0013	MAUREEN A FISH REV TRUST		15900 9TH AVE N	PLYMOUTH MN 55447	15900 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0014	J P & M C HAYDEN SODERBERG		16235 9TH AVE N	PLYMOUTH MN 55447	16235-9TH AVE NO	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0015	KATHERINE KIRK MORRIS		16215 9TH AVE N	PLYMOUTH MN 55447	16215 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0016	SHANNON E POWELL		16135 9TH AVE N	PLYMOUTH MN 55447	16135 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0017	MARILYN WHITEHURST		16115 9TH AVE N	PLYMOUTH MN 55447	16115 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0018	GREGORY & KRISTEN FRANK		16035 9TH AVE N	PLYMOUTH MN 55447	16035 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0019	DANIEL J HARMEYER	HANNAH J DEIBERT HARMEYER	16030 8TH AVE N	PLYMOUTH MN 55447	16030 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0020	DANIEL & LORI BRAEGELMAN		16120 8TH AVE N	PLYMOUTH MN 55447	16120 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0021	THOMAS M HINNENTHAL		16130 8TH AVE N	PLYMOUTH MN 55447	16130 8TH AVE NO	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0022	JOHN D & DIANA L DANIELSON		16210 8TH AVE N	PLYMOUTH MN 55447	16210 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00

City of Plymouth

Assessment Roll

PID	PROPERTY OWNER 1	PROPERTY OWNER 2	PROPERTY ADDRESS	PROPERTY CITY, STATE, ZIP	TAXPAYER ADDRESS	TAXPAYER CITY, STATE, ZIP	ASSESSMENT
32-118-22-14-0023	JOEL LARSON		16230 8TH AVE N	PLYMOUTH MN 55447	16230 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0024	LUKE D ANDERSON	ANGELA N ANDERSON	16215 8TH AVE N	PLYMOUTH MN 55447	16215 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0025	JUDITH A SUPER		16205 8TH AVE N	PLYMOUTH MN 55447	16205 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0026	KATHERINE MAURA DREWS	NATHAN TYLER DREWS	16125 8TH AVE N	PLYMOUTH MN 55447	16125 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0027	JAMES W MOROWCZYNSKI	JULIE ANN MOROWCZYNSKI	16115 8TH AVE N	PLYMOUTH MN 55447	16115 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0028	WARREN N/VIRGINIA M CALDWELL		16015 9TH AVE N	PLYMOUTH MN 55447	16015 9TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0029	KEVIN ALLEN SCHOENROCK		16025 8TH AVE N	PLYMOUTH MN 55447	16025 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0030	LEE A DORNBUSCH		16035 8TH AVE N	PLYMOUTH MN 55447	16035 8TH AVE N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0032	MINNESOTA ECO HOMES LLC		835 VICKSBURG LA N	PLYMOUTH MN 55447	500 FAR HILL ROAD	WAYZATA MN 55391	$ 12,000.00
32-118-22-14-0036	ALAN D & JEAN C PAULSEN		690 WESTON LA N	PLYMOUTH MN 55447	690 WESTON LA N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0037	KAREN COTCH & PAUL STOCKING		680 WESTON LA N	PLYMOUTH MN 55447	680 WESTON LA N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0038	DANIEL P JAMES	NICOLE JAMES	670 WESTON LA N	PLYMOUTH MN 55447	670 WESTON LA N	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0039	SUSAN H GORDON		675 WESTON LA N	PLYMOUTH MN 55447	675 WESTON LANE	PLYMOUTH MN 55447	$ 12,000.00
32-118-22-14-0040	GREGORY T SEDGWICK	JOY SZARKE	685 WESTON LA N	PLYMOUTH MN 55447	685 WESTON LA N	PLYMOUTH MN 55447	$ 12,000.00
35-118-22-13-0013	FOURTH BAPTIST CHURCH MPLS	ATTN LUKE FORMAN	900 FORESTVIEW LA N	PLYMOUTH MN 55441	900 FORESTVIEW LA N	PLYMOUTH MN 55441	$ 63,895.90
35-118-22-14-0007	GARY G BENDICKSON		11425 STATE HWY NO 55	PLYMOUTH MN 55441	11425 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0013	JAMES B AYERS JR	MARLANA AYERS	12109 STATE HWY NO 55	PLYMOUTH MN 55441	12109 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0014	KEVIN F DORSEY		12231 STATE HWY NO 55	PLYMOUTH MN 55441	12231 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0015	ROBERT GEORGE SHELTON	SAMSAM MOHAMED GHEDI	12225 STATE HWY NO 55	PLYMOUTH MN 55441	12225 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0016	MARIE C ELLIOTT		12215 STATE HWY NO 55	PLYMOUTH MN 55441	12215 HWY 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0033	JENNIFER VAGTS		12011 STATE HWY NO 55	PLYMOUTH MN 55441	12011 STATE HWY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-21-0034	DAVID A JOHNSON LIVING TRUST		12007 STATE HWY NO 55	PLYMOUTH MN 55441	12007 STATE HIGHWAY NO 55	PLYMOUTH MN 55441	$ 12,000.00
35-118-22-22-0031	SHANE T & REBEKAH FAWCETT		12235 STATE HWY NO 55	PLYMOUTH MN 55441	1000 BROWN RD S	WAYZATA MN 55391	$ 12,000.00



Project Area

Private Roadway

Assessed Parcels

Single Family Detached Unit, Direct Access

Single Family Detached Unit, Indirect Access Private Roadway

2026 Street Reconstruction Project
City Project #ST269001 - Birch Briar
Assessment Map

N
W E
S

0 500 Feet

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

2026 Street Reconstruction Project
City Project #ST269001 - Hwy 55 Frontage Road
Assessment Map

- Project Area
- Assessed Parcels
- Single Family Detached Unit, Direct Access
- Other, Direct Access

N
W E
S

0 500 Feet

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

March 20, 2026

Jodi Gallup, City Clerk
City of Plymouth
3400 Plymouth Boulevard
Plymouth, Minnesota 55447

Re: Written Objection to Amount of Special Assessment — 2026 Street Reconstruction Project, City Project No. ST269001
Property Address: 16430 Birch Briar Trail, Plymouth, Minnesota 55447
PIN: 32-118-22-13-0021

Dear City Clerk Gallup:

We, Harold E. Miller and Diane L. Miller, owners of the property located at 16430 Birch Briar Trail, Plymouth, Minnesota 55447 (PIN 32-118-22-13-0021), hereby submit this signed written objection to the amount of the proposed special assessment applied to our property in connection with the above-referenced project. The proposed assessment amount is not supported by the actual benefit our property will receive from the reconstruction project, and this objection is made on that basis.

In addition, and in order to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.081, this letter is also submitted as a signed written objection filed with the City Clerk prior to the public hearing, as required by statute.

Our objection rests on two primary grounds: (1) the proposed assessment amount is disproportionate to the actual benefit our property will receive from the reconstruction project; and (2) the methodology used to calculate the projected market value increase lacks transparency and has not been made available for independent review.

I. The Proposed Assessment Is Disproportionate to Actual Benefit

The property at 16430 Birch Briar Trail is situated on a private road. As an indirectly benefiting property, the assessment amount being applied to our property is disproportionate to the actual benefits we will receive from the street reconstruction project.

The City retained Nagell Appraisal to evaluate potential market value benefits across properties involved in the reconstruction project. Nagell's appraisal identified nine factors relevant to potential benefit. However, the vast majority of those factors apply only to directly benefiting properties — those with frontage on the public road being reconstructed. Private road properties that do not abut the reconstructed street represent a distinct class from directly benefiting properties, and the special benefit test requires that assessments be uniform as applied to the same class of property within the assessed area. Applying an assessment methodology designed primarily for directly

abutting properties to our non-abutting private road property raises a fundamental question as to whether that uniformity standard is satisfied.

As private road property owners, we will not benefit from, and will not receive, any of the following improvements delivered by the project:

- New curb and gutter
- Sanitary sewer improvements
- Stormwater and drainage improvements
- Water main replacement
- A new road surface on the private road

At most, our property and other private road properties may experience a marginal indirect benefit from the visual improvement of the adjacent public road and the general enhancement of road condition from its current state to a new condition. These limited aesthetic and access adjacency benefits do not justify the assessment amount being proposed.

Furthermore, the private road is and will continue to be privately maintained by its property owners. The condition, appearance, and long-term value of our property are tied principally to the private road — not to the surrounding public street network. The reconstruction project will make no changes or improvements to the private road itself.

II. The Assessment Methodology Lacks Transparency and Accountability

The proposed assessment amount is predicated on a projected market value increase that has not been made available for independent review or verification by the City or affected property owners. The detailed methodology underlying the appraisal is contained in a restricted workfile that is not accessible to the public. We are therefore required to accept on faith that the projected valuations are accurate, reasonable, and correctly applied — without any ability to examine or challenge the analytical basis.

While the City has indicated it is following its adopted special assessment policy, applicable state statutes, and past practice, the specific methodology used to calculate projected market value increases has not been communicated clearly or made accessible to affected property owners.

Minnesota Statutes Section 429.031 imposes specific procedural requirements directly relevant to this concern. The statute requires that a description of the methodology used to calculate individual assessments for affected parcels be available at the assessment hearing. This is not a discretionary courtesy; it is a statutory obligation. Specifically, the circumstance of private road properties being assessed as indirectly benefiting properties in a public street reconstruction project is not a common situation in Plymouth or in comparable municipalities. It is therefore unclear whether the appraisal relied upon actual precedent and comparable neighborhood and property data sufficient to support a credible determination of market value benefit for this specific class of property.

The treatment of the Nagell Appraisal workfile as a restricted, non-public document in this proceeding is inconsistent with the transparency these requirements are designed to ensure. This lack of transparency undermines confidence in the process and constitutes a fundamental accountability concern: affected property owners are left with no meaningful basis to evaluate whether the appraisal is reasonable, accurate, or justified.

III. Request for Review and Justification Prior to Assessment Adoption

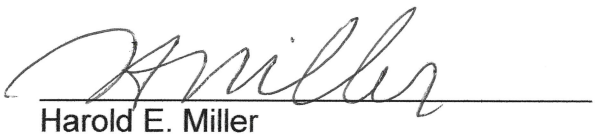
For the City to fulfill its obligation to apply special assessments consistently and equitably, we respectfully request the following prior to the adoption of the assessment roll:

1. A formal review of the limited and indirect nature of the benefits expected to accrue to private road property owners as a result of this project;
2. Disclosure of the methodology and comparable data used by Nagell Appraisal to calculate the projected market value increase attributable to indirectly benefiting properties on private roads; and
3. A clear and documented justification for the assessment amount as applied to our property, demonstrating that it does not exceed the special benefit conferred.

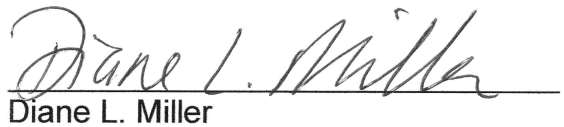
Absent such review and justification, we maintain that the assessment amount as proposed is not supportable under the City of Plymouth's Public Improvement Special Assessment Policy, which states that a property may only be assessed to the extent the improvement causes the property to increase in market value.

We object to the amount of the special assessment described herein as it applies to our property. This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,



Harold E. Miller



Diane L. Miller
16430 Birch Briar Trail
Plymouth, Minnesota 55447

From: Steven Swanson, 16535 Birch Briar Trail, Plymouth MN 55447

March 22, 2026

Jodi Gallup, City Clerk City of Plymouth 3400 Plymouth Blvd, Plymouth, MN 55447

Objection to the Amount of the Special Assessment - 2026 Street Reconstruction Project, No. ST269001

Hello Jodi,

I, and my wife Phoebe Krejci, own the property 16535 Birch Briar Trail, Plymouth MN 55447. We are submitting this letter to inform you that we object to the amount of the assessment placed upon us for the changes proposed in the City Project #ST269001. We find this amount, $6000, unreasonably high as, we benefit only periferally at best from the changes that this project provides. It will be nice but, not entirely necessary to have fresh pavement on 9th Ave N. Apart from that indirect benefit, we see this project contributing nothing to justify an increase in our property value. In fact, we prefer the current condition and, the rustic aesthetic of Birch Briar Trail which, is why we and our neighbors have chosen to NOT make those kinds of changes to our private roadway.

Regarding roadway improvements as they pertain to properties on Birch Briar Trail, one might view the situation somewhat in reverse in this instance to understand that our property values on Birch Briar Trail are enhanced more by the rustic unimproved quality of our roadway than by having curbs and gutters and storm sewers etcetera. Were those kinds of changes made to our private road, we would have lost a valuable feature that is unique to our properties. We continue to maintain our road privately in an effort to preserve those simple conditions and rustic natural aesthetics.

In light of the listed benefits to those of us indirectly impacted by the project, we would like to see justification for this assessment. How do those improvements, benefit us on Birch Briar Trail? We understand that the appraisal company will not disclose their process however, since the City is required to disclose the methodology, perhaps the City should hire a firm that will share the information required by law to be relayed to us. What methods were used in in the calculations? We see no analytics, no comparables and, nothing to support the amount that we are being assessed. In the absence of a basis to evaluate, one is left to wonder whom to trust.

We see no initiatives in this project that could contribute to a measurable increase in our property value. We request a review of the process of this assessment and, a justification for the amount, $6000 which, as of now appears to be a very arbitrary and elevated figure.

Please enter this objection into the official record of the public hearing. Thank you.

March 24, 2026

Jodi Gallup, City Clerk
City of Plymouth
3400 Plymouth Boulevard
Plymouth, Minnesota 55447

Re: Written Objection to Amount of Special Assessment — 2026 Street Reconstruction Project, City Project No. ST269001
Property Address: 16550 Birch Briar Trail, Plymouth, Minnesota 55447

Dear City Clerk:

We, Andrew & Sydney Long, are the owners of the property located at 16550 Birch Briar Trail, Plymouth, Minnesota 55447 and hereby submit this written objection to the proposed special assessment associated with the referenced project. We believe the assessment exceeds the actual benefit our property will receive. This objection is also submitted to preserve our right of appeal under Minnesota Statutes Section 429.081.

Our objection is based on two primary concerns. First, the proposed assessment is disproportionate to the limited and indirect benefit our property will receive. As a property located on a private road, we will not directly benefit from the core project improvements, such as curb and gutter, utilities, drainage, or road reconstruction. Any benefit is minimal and largely aesthetic, which does not justify the proposed assessment amount.

Second, the methodology used to determine the projected increase in market value lacks transparency. The appraisal relied upon has not been made available for independent review, and the basis for applying it to private road properties remains unclear. This raises concerns regarding compliance with statutory requirements and the equitable application of the City's assessment policy.

Given these concerns, we respectfully request: (1) a review of the limited benefits to private road properties; (2) disclosure of the methodology and supporting data used in the appraisal; and (3) clear justification demonstrating that the assessment does not exceed the special benefit to our property.

Absent this information, we maintain that the proposed assessment is not supported and should not be adopted as applied to our property. We respectfully request that this objection be entered into the official public hearing record.

Sincerely,

Andrew & Sydney Long

16550 Birch Briar Trail, Plymouth, Minnesota 55447

March 24, 2026

Jodi Gallup, City Clerk
City of Plymouth
3400 Plymouth Boulevard
Plymouth, Minnesota 55447

Re: Written Objection to Amount of Special Assessment — 2026 Street Reconstruction Project, City Project No. ST269001
Property Address: 16525 Birch Briar Trail, Plymouth, Minnesota 55447
PIN: 32-118-22-13-0017

Dear City Clerk Gallup:

We, Jonathan Nowlin and Jennifer Nowlin, owners of the property located at 16525 Birch Briar Trail, Plymouth, Minnesota 55447 (PIN 32-118-22-13-0017), submit this signed written objection to the amount of the proposed special assessment cost applied to our property in connection with the 2026 9th Avenue road reconstruction project. The proposed assessment amount is not conclusively supported by the actual benefit our property will receive from the reconstruction project. This is the basis of our objection.

We are submitting this letter to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.081, as a signed written objection filed with the City Clerk prior to the public hearing on the evening of March 24, 2026, as required by statute.

Our objection is based on the lack of transparency of the methodology used to calculate the projected market value increase. Applying an assessment methodology that is designed primarily for directly abutting properties to our non-abutting private road property raises doubts and questions as to the validity of the proposed special assessment cost applied to our property.

We would ask that the City of Plymouth consider an alternative approach to estimating the proposed special assessment cost for our non-abutting private road property and other non-abutting private road properties that is simplified and aligned with the main purpose of 9th Avenue as an access road. The private neighborhood of Birch Briar Trail has two access points on 9th Avenue; one directly to the West and one directly to the North. These two access points could be considered under the same cost assessment criteria as the directly abutting properties on 9th Avenue. The City of Plymouth could then work with the Birch Briar Trail private neighborhood property owners to determine specific allocation of the cost assessment per property.

We object to the amount of the special assessment described as it applies to our property and request consideration and review of an alternative approach to estimating

the proposed special assessment cost for our non-abutting private road property and other non-abutting private road properties.

This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,

Jonathan Nowlin

Jennifer Nowlin
16525 Birch Briar Trail
Plymouth, Minnesota 55447

3/24/2026

I Wendy Nelson
16130 9th Ave. No.
Plymouth, Mn. 55447

I Object to the storm water feature on 9th Ave. Birch Briar

The above and beyond is at my living expense at my home during the project. I will not be able to live comfortably while they are driving trucks next and behind my home.

I feel, they could do something less that would be efficient.

Wendy Nelson

March 23, 2025

Joni Gallup, City Clerk
City of Plymouth
340 Plymouth Boulevard
Plymouth, MN 55447

RE: Written Objection to Amount of Special Assessment – 2026 Street Reconstruction Project, City Project No. ST269001
Property Address: 16505 Birch Briar Tail, Plymouth, MN 55447
PIN: 32-118-22 13 0019

Dear City Clerk Gallup:

We, David M. Egeland and Jean A. Egeland, owners of the property located at 16505 Birch Briar Trail, Plymouth, MN 55447 (PIN: 32-118-22 13 0019), hereby submit this signed written objection to the amount of the proposed special assessment applied to our property in connection with the above-referenced project. The proposed assessment amount is not supported by the actual benefit our property will receive from the reconstruction project, and this objection is made on that basis.

In addition, and in order to preserve our right of appeal to District Court pursuant to Minnesota Statutes Section 429.031, this letter is also submitted as a signed written objection filed with the City Clerk prior to the public hearing, as required by statute.

Our objection is based on a few points enumerated below:

NOTIFICATION TIMELINE
1-**Letter from Tony Miller**, Engineering Project Manager **dated February 5,2025** (copy attached**)**, in which he states:
"Currently, the project scope does **not** include street improvements along the gravel private roadway, Birch Briar Trail, unless residents along the private road are interested in turning over ownership and maintenance responsibilities to the city."

2-**Letter from Tony Miller**, Engineering Project Manager, **dated August 28, 2025** (copy attached), in which he states:
"I want to clarify that the City's 2026 Street Reconstruction Project area does **NOT** include the private roadway known as Birch Briar Trail."

3-**Letter from Tony Miller**, Engineering Project Manager, **dated March 5, 2026** (copy attached), sent only recently, and more than 6 months after stating repeatedly that Birch Briar Trail will **not** be included in the Project, which includes:

- a colored map showing Birch Briar Trail in a separate color, as **no**t being included in the Project
- and Notice of a "Public Hearing and Assessment," in which it is **stated for the very first time** that we will be assessed $6,000

4-We have attended many meetings and received all correspondence associated with this Project, and **nothing previously has led us to believe we would be any part of this Project, including the cost.**

5-Also, **no basis was provided on how the proposed assessment would increase our property value.**

NO SPECIAL BENEFIT

1-**Birch Briar Trail is a private roadway:**

- The roadway has signage stating it is a private drive
- We pay as owners on the roadway, for all charges associated with maintaining the roadway, including road surface maintenance and snow snowplowing
- **The City provides no services to maintain our roadway**

2-**None of these Project changes directly affect our property, nor will add to our value.**

- We do not benefit from - nor receive the improvements in - the project:
  - New curb and gutter
  - Sanitary sewer improvements
  - Water main replacement
  - A new road surface on our private drive

3-**Our property values derive principally from the unique private drive,** offering a natural setting in a rustic wooded environment, for which we pay all costs in maintaining.

We object to the amount of the special assessment described herein as it applies to our property. This written objection is also submitted in accordance with Minnesota Statutes Section 429.081 to preserve our right of appeal to the District Court. We respectfully request that this objection be entered into the official record of the public hearing.

Sincerely,

David M. Egeland

Jean A. Egeland

16505 Birch Briar Trail
Plymouth, MN 55447

BOLTON & MENK
Real People. Real Solutions.

City of Plymouth

February 5, 2025

Re: City of Plymouth's 2026 Street Reconstruction Project

Dear Resident,

The City of Plymouth plans to make improvements to the streets and utilities in the Birch Briar neighborhood in 2026 (see map on back). This letter is simply intended to inform you of the upcoming project and field work that will be completed within the neighborhood in the near future.

As part of the preliminary engineering process, some surveying and geotechnical work will be occurring. Survey will likely take place around mid to late February and conclude in March. The City's Consultant, Bolton & Menk, will use survey equipment to collect data on the existing infrastructure conditions. Geotechnical work is planned for late February or Early March. During this time, you may see individuals in the neighborhood collecting soils samples. The project team will be reviewing the survey and geotechnical information collected to confirm the scope of the project over the coming months.

The preliminary project scope generally includes:

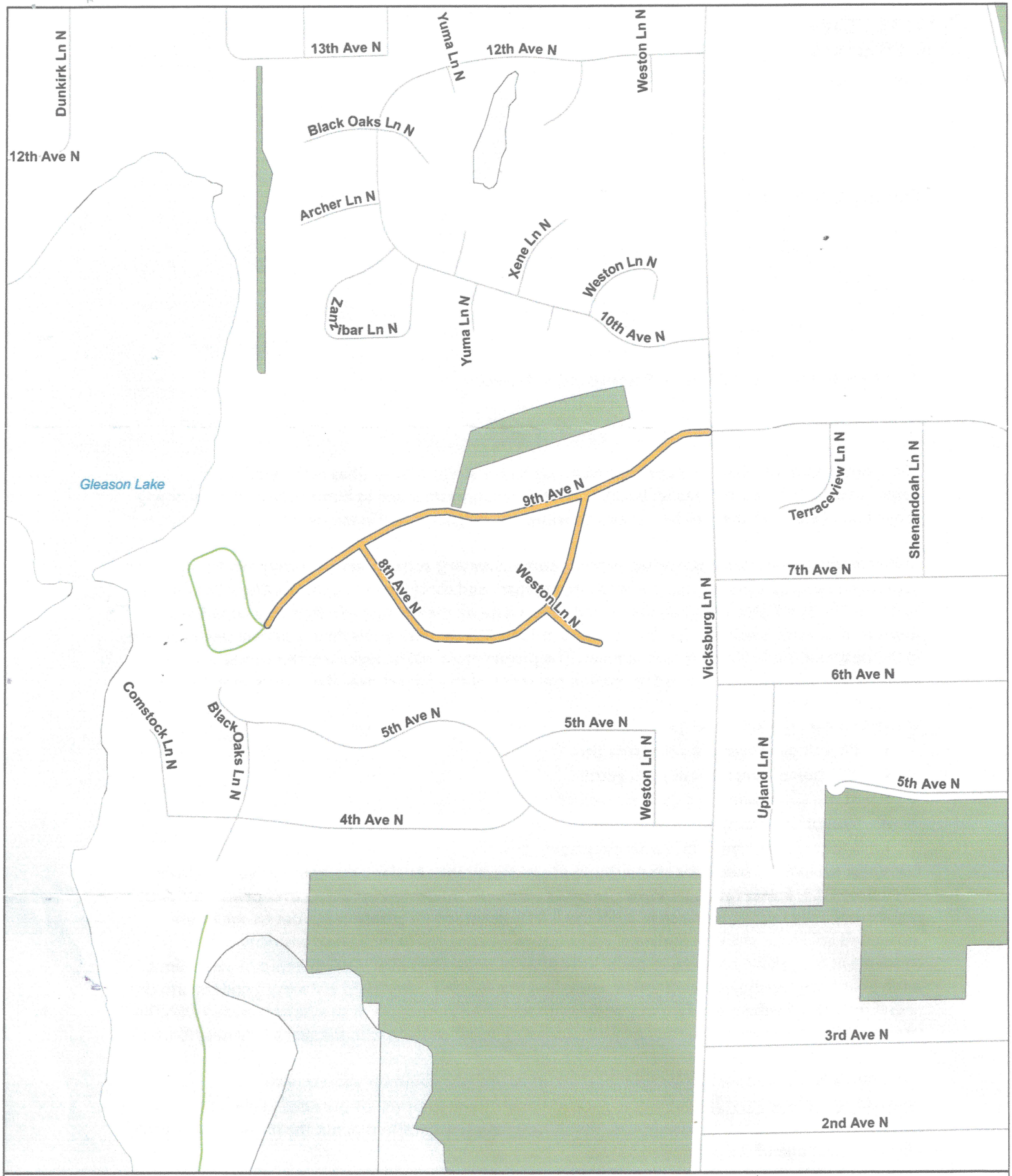
- Bituminous pavement reconstruction
- Addition of concrete curb and gutter
- Storm sewer and drainage improvements
- Watermain and service replacement
- Sanitary sewer manhole casting adjustments

Currently, the project scope does not include street improvements along the gravel private roadway, Birch Briar Trail, unless residents along the private road are interested in turning over ownership and maintenance responsibilities to the City. If this is of interest to you, please reach out to one of the individuals below for more information, and a future meeting will likely be held with City staff and residents of the private roadway to discuss the project. Regardless of any street improvements along Birch Briar Trail, the project team will be evaluating the existing City owned watermain underneath the gravel road to determine whether any improvements to the water system should be included with the project. This will require survey and geotechnical work to occur along with the rest of the neighborhood.

For information and to sign up for eNotification email updates about the project, visit www.plymouthmn.gov/2026streetrecon. Additional information will be provided as the project matures, including a project open house. Should you have any questions about the project at this time, please contact one of the individuals below.

Tony Miller, Engineering Project Manager
City of Plymouth
tmmiller@plymouthmn.gov
763-509-5528

Nick Amatuccio, Project Manager
Bolton & Menk, Inc.
Nicholas.Amatuccio@bolton-menk.com
612-965-3926



2026 Street Reconstruction Project
City Project #ST269001 - Birch Briar

N

0 1,000 Feet

Reconstruction Project

Private Road

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

City of Plymouth

32-118-22-13-0019
DAVID M EGELAND
JEAN A EGELAND
16505 BIRCH BRIAR TR N
PLYMOUTH MN 55447

August 28, 2025

Subject: 2026 Street Reconstruction Project, City Project ST269001
CenterPoint Energy

Dear Property Owner,

CenterPoint Energy has notified City Staff they intend to replace most of their infrastructure adjacent to the roadways as well as the services to the homes. This will likely happen for all public roadways within the City's 2026 Street Reconstruction Project area AS WELL AS the private roadway, Birch Briar Trail.

CenterPoint typically does this work using trenchless technologies such as directional boring. CenterPoint, as well as any other private utility company that choose to work within the public right of way, is required to restore the surface once done.

I want to clarify that the City's 2026 Street Reconstruction Project area does NOT include the private roadway known as Birch Briar Trail. The City will NOT be replacing the water infrastructure below Birch Briar Trail with the 2026 Street Reconstruction Project. CenterPoint Energy is a private company. Their decision to update their infrastructure is independent from the City's Project.

CenterPoint will be sending a letter to all affected owners 2-4 weeks prior to the start of their project, likely the spring of 2026. If you have questions regarding CenterPoint Energy's project, please contact Paul Jacks at paul.jacks@centerpointenergy.com or Annah Anderson at annah.anderson@centerpointenergy.com.

Sincerely,

Tony Miller, PE
Engineering Project Manager
TonyMiller@PlymouthMN.gov
(763) 509-5528

City of Plymouth

March 5, 2026

32-118-22-13-0019
DAVID M EGELAND
JEAN A EGELAND
16505 BIRCH BRIAR TR N
PLYMOUTH MN 55447

SUBJECT: 2026 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. ST269001
PUBLIC IMPROVEMENT & ASSESSMENT HEARING

Dear Property Owner:

As noted on the enclosed notice, a public hearing has been scheduled for March 24, 2026, City Council meeting for the proposed 2026 Street Reconstruction Project. At this meeting, the City Council will consider ordering the improvement, adopting the assessments, and awarding the contract for the work related to the project. A map showing the streets included in this proposed project can be found on the City's webpage for the project at www.plymouthmn.gov/2026StreetRecon. Improvements proposed with this project include reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary appurtenances.

The City Council has adopted an assessment policy that assesses adjacent, benefiting property owners a portion of the cost of the improvement. Attached is the notice for the public hearing that includes information about the hearing and the recommended assessment. Following the public hearing, you will receive a letter notifying you if the project was approved, the final assessment amount, and payment options. Property owners will be notified of the preliminary schedule if the project is awarded after the City is able to meet with the Contractor.

If you have any questions, please contact me at 763-509-5528 or TonyMiller@plymouthmn.gov.

Sincerely

Tony Miller
Engineering Project Manager

Enclosure: NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON
2026 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. ST269001

32-118-22-13-0019
DAVID M EGELAND
JEAN A EGELAND
16505 BIRCH BRIAR TR N
PLYMOUTH MN 55447

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Hall, 3400 Plymouth Boulevard, at 7:00 p.m., on Tuesday, March 24, 2026 to consider the improvement of the project area the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane. The proposed improvement includes the reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary items pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

SEC	TWP	RNG	Q/Q	SUFFIX
26	118	22	33	0011-0014, 0040
32	118	22	13	0003, 0005-0017, 0019-0021
32	118	22	14	0002, 0004-0030, 0032, 0036-0040
35	118	22	13	0013
35	118	22	14	0007
35	118	22	21	0013-0016, 0033, 0034
35	118	22	22	0031

The estimated cost of such improvement is $6,713,000.00. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is $799,700.30. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

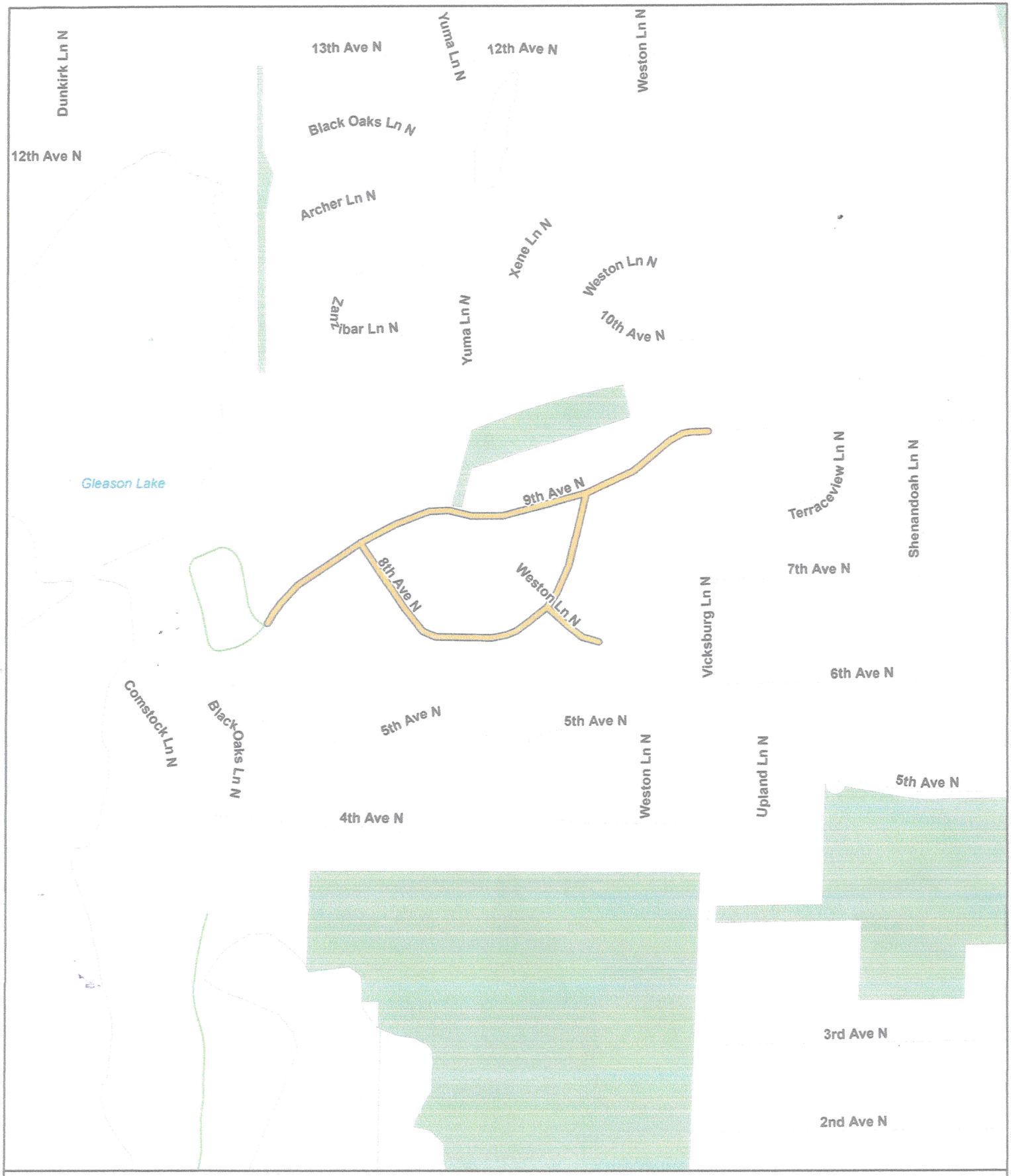
Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2026, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2026. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2027 property tax statement and shall include interest at the rate of 3.0% per year for a 5 year assessment period, 3.0% for a 10 year term, or 3.0% for a 15 year term per annum from November 1, 2026 until December 31, 2026. If no payment is made by October 31, 2026, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

Jodi M. Gallup, City Clerk
DATED: March 5, 2026

PIN:	32-118-22-13-0019
Proposed Assessment Total:	$6,000.00



2026 Street Reconstruction Project
City Project #ST269001 - Birch Briar

N

0 1,000 Feet

Reconstruction Project

Private Road

City of Plymouth

THIS REPRESENTS A COMPILATION OF INFORMATION AND DATA FROM CITY, COUNTY, STATE AND OTHER SOURCES THAT HAS NOT BEEN FIELD VERIFIED. INFORMATION SHOULD BE FIELD VERIFIED AND COMPARED WITH ORIGINAL SOURCE DOCUMENTS.

3/23/26 & 3/24/26

To the City of Plymouth / Subject
2026 Reconstruction Street Project
Pin 32-118-22-13-0010
Catherine Susan Silverman
16425 Birch Briar Trail
Plymouth, Minnesota 55447

Public Hearing March 24th 7pm
City Project No. ST269001
Public Hearing & Improvement &
Assessment Hearing

I totally agree with my fellow neighbors here on Birch Briar as being a Private Drive Road. we do our maintance & Plow ourselves and have no interest in becoming Public, though have & allow neighbors to access the Luce Line thru our Private Drive/Road for others to have access -

The objection #1 proposed assessment is disproportional to acual benifit/property

The objection #2 The metholodgy of Propery Market Value & Assessment

The Objection #3 we are a Private Road nothing to do with City Projects -

Mary Kathleen (KAY) Ness
16110 9th Ave N
Plymouth, MN 55447
612-327-6070
kay_ness@me.com
March 24, 2026

City of Plymouth City Hall
3400 Plymouth Blvd
Plymouth MN 55447

SUBJECT: Concerns RE: Birch Briar Drainage Pond Project

City Hall Officials.

I am here this evening to express my serious concerns re the proposed reconstruction project at Birch Briar, specifically the inclusion of the new drainage pond.
While understanding the importance of infrastructure improvements and responsible water management, I, and several of my neighbors are significantly impacted and have serious concerns that warrant careful reconsideration.

FIRST, communication with residents has been insufficient. Many of us feel that we have not been adequately informed re the scope of the project, the reasoning behind key decisions, or the potential impacts on our properties and daily lives. For a project of this magnitude, clearer more proactive communication is essential.

SECOND, the proposed drainage pond appears to be highly disruptive. The changes will significantly alter the character of the homes on 9th ave (those facing the Luce line) ,impact green spaces and potentially affect property values. The scale and location of the pond raises concerns re aesthetics and overall neighborhood cohesions. Usability and enjoyment and privacy of backyard spaces will be significantly and negatively impacted.

FINALLY, I question whether the drainage pond as currently designed is necessary. The goal of the drainage pond has not been clearly explained..it is also not clear that alternative, less intrusive solutions have been fully explored or presented to residents. I strongly encourage the City postpone implementing the drainage pond, using a year to revisit the analysis and supposed rationale, at the same time considering options that would achieve the same goals, with less negative impact, if the pond is necessary at all.

I respectfully request that the city

1.Provide clearer and more detailed communication to residents
2. Reevaluate the necessity and design of the drainage pond
3. Consider less disruptive alternatives

4. Engage more directly with the community before moving forward, delaying the drainage project by a year to achieve these goals

Thank you for you time and consideration. I hope that the city will take these concerns seriously and work with the residents to reach a solution that is more compatible with the character and well being of our neighborhood.

Sincerely,

Mary Kathleen (KAY) Ness

Tony M. Miller

From: Tony M. Miller
Sent: Thursday, April 2, 2026 1:02 PM
To: topherbaron@hotmail.com
Cc: Jodi Gallup; Michael Payne; Joe Shamla
Subject: RE: Street Assessment Concert - Property at 12417 Hwy 55
Attachments: Public Hearing Notice - Mailing 26 Recon - Letters-12417 HW55.pdf

Hi Topher,

Thank you for reaching out regarding your questions about the proposed special assessment.

The City follows its adopted special assessment policy, applicable state statutes, and past practice to ensure assessments are applied consistently and equitably across properties. The proposed assessment for your property was calculated in accordance with these standards.

The public hearing was opened and closed on March 24. The process to appeal is outlined in Minnesota Statue 429.081 and is also summarized in the letter mailed to your address prior to the public hearing, attached.

While this is no longer eligible as an official Written Objection, I will include a screenshot of your email as well as my reply in the April 13 City Council Packet as “additional resident correspondence”.

Regarding the close of the “Larch” access to and from Highway 55 and Highway 55 Frontage Road, this access was closed by the State of Minnesota’s Department of Transportation in 2024. Plymouth’s proposed 2026 Street Reconstrucion project is not assocated with the closure of this access other than to remove the lingoring (no longer relevent) stop signs.

Respectfully,
Tony Miller

Tony Miller, P.E. | Engineering Project Manager
City of Plymouth - Engineering Department
Direct: 763-509-5528

From: Topher Baron <topherbaron@hotmail.com>
Sent: Wednesday, April 1, 2026 9:58 PM
To: Tony M. Miller <tonymiller@plymouthmn.gov>
Cc: jodigallup@plymouthmn.gov
Subject: Street Assessment Concert - Property at 12417 Hwy 55

External email
First time sender

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Good evening Tony,

I am writing regarding the proposed special assessment for the 2026 Street Reconstruction Project affecting my property.

Due to prior commitments, I was unable to attend the public hearing and did not have the opportunity to present concerns. I am requesting that my objection be considered as part of the record prior to finalization of the assessment.

My property is located on a corner lot along a frontage road, and the project provides limited benefit while significantly impacting access. As part of an earlier project, my previous direct access to the highway was removed, requiring a longer and more complex route to the highway that introduces additional safety concerns due to pedestrian and bicycle traffic. In practice, accessing the highway now often requires using the frontage road or a longer neighborhood route behind my property. This change in access may also negatively impact the overall usability and market value of the property.

I've attached a map showing my property location, previously removed access point, and current required route for reference.

Given these factors, I believe the proposed assessment exceeds the benefit to my property. I am requesting that the proposed assessment be reduced to reflect the limited benefit to my property.

Please advise on next steps or available options for review or adjustment, including any applicable timelines.

Thanks in advance for your time - I appreciate it.

Topher Baron

March 5, 2026

26-118-22-33-0011
CHRISTOPHER BARON
12417 STATE HWY NO 55
PLYMOUTH MN 55441

SUBJECT: 2026 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. ST269001
PUBLIC IMPROVEMENT & ASSESSMENT HEARING

Dear Property Owner:

As noted on the enclosed notice, a public hearing has been scheduled for March 24, 2026, City Council meeting for the proposed 2026 Street Reconstruction Project. At this meeting, the City Council will consider ordering the improvement, adopting the assessments, and awarding the contract for the work related to the project. A map showing the streets included in this proposed project can be found on the City's webpage for the project at www.plymouthmn.gov/2026StreetRecon. Improvements proposed with this project include reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary appurtenances.

The City Council has adopted an assessment policy that assesses adjacent, benefiting property owners a portion of the cost of the improvement. Attached is the notice for the public hearing that includes information about the hearing and the recommended assessment. Following the public hearing, you will receive a letter notifying you if the project was approved, the final assessment amount, and payment options. Property owners will be notified of the preliminary schedule if the project is awarded after the City is able to meet with the Contractor.

If you have any questions, please contact me at 763-509-5528 or TonyMiller@plymouthmn.gov.

Sincerely

Tony Miller
Engineering Project Manager

Enclosure: NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING
PUBLIC IMPROVEMENT AND ASSESSMENT HEARING ON
2026 STREET RECONSTRUCTION PROJECT
CITY PROJECT NO. ST269001

26-118-22-33-0011
CHRISTOPHER BARON
12417 STATE HWY NO 55
PLYMOUTH MN 55441

Notice is hereby given that the City Council of the City of Plymouth, Minnesota will meet at the City Council Chambers, Plymouth City Hall, 3400 Plymouth Boulevard, at 7:00 p.m., on Tuesday, March 24, 2026 to consider the improvement of the project area the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane. The proposed improvement includes the reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements, and all necessary items pursuant to Minnesota Statutes, §§ 429.011 to 429.111. The purpose of the combined improvement and assessment hearing is to allow affected property owners to review and comment on the nature and merits of undertaking the improvement project, and the assessments proposed to be levied against their property. Adoption by the Council of the proposed assessment may be taken at the hearing.

The area proposed to be assessed for such improvement is:

SEC	TWP	RNG	Q/Q	SUFFIX
26	118	22	33	0011-0014, 0040
32	118	22	13	0003, 0005-0017, 0019-0021
32	118	22	14	0002, 0004-0030, 0032, 0036-0040
35	118	22	13	0013
35	118	22	14	0007
35	118	22	21	0013-0016, 0033, 0034
35	118	22	22	0031

The estimated cost of such improvement is $6,713,000.00. Such persons as desired to be heard with reference to the above proposed improvement will be heard at this meeting.

The proposed assessment is on file for public inspection at the office of the City Clerk. Written or oral objections will be considered at the hearing. The total amount of the proposed assessment is $799,700.30. The amount proposed to be assessed to individual properties and a description of the methodology for that assessment will be available at the hearing and the amount of the proposed assessment for individual properties will be mailed to owners of those particular lots, pieces or parcels of land prior to the hearing.

Following the hearing, the Council will decide whether to undertake the project as proposed or modified, and whether any adjustments in the assessment roll are necessary and will, by resolution, order the improvement and adopt the roll.

Property owners have options to pay for the assessment. If a property owner pays their assessment in full by October 31, 2026, no interest will be charged. A property owner may make a partial prepayment of the assessment by October 31, 2026. If a partial prepayment is made, the remaining unpaid balance shall be spread over the period of time established by the Council for installment payment of the assessment. The first installment will appear on the 2027 property tax statement and shall include interest at the rate of 3.0% per year for a 5 year assessment period, 3.0% for a 10 year term, or 3.0% for a 15 year term per annum from November 1, 2026 until December 31, 2026. If no payment is made by October 31, 2026, the full assessment amount will be certified to the County for collection through property taxes. Prepayments should be made to the City Treasurer at City Hall.

You may appeal any assessment to the District Court pursuant to Minnesota Statutes Section 429.081 by serving notice of the appeal upon the Mayor or the City Clerk within 30 days after the adoption of the assessment roll and filing such notice with the Clerk of District Court within ten (10) days after service upon the Mayor or City Clerk. No such appeal as to the amount of an assessment as to a specific parcel of land may be made unless the owner has either filed a signed written objection to that assessment with the City Clerk prior to the hearing or has presented the written objection to the presiding officer at the hearing.

Under Minn. Stat. §§ 435.193 to 435.195, the Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law may, within 30 days of the confirmation of the assessment, request of the City Clerk the form for such deferral of payment of this special assessment on his property.

Jodi M. Gallup, City Clerk
DATED: March 5, 2026

PIN:	26-118-22-33-0011
Proposed Assessment Total:	$12,000.00

SUPPLEMENTAL AGREEMENT
FOR
PROFESSIONAL ENGINEERING SERVICES

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

2. BACKGROUND.

A. Date of Supplemental Agreement: **April 13, 2026**

B. Owner: **City of Plymouth**

C. Engineer: **Bolton & Menk, Inc.**

D. Project: **2026 Street Reconstruction Project No. ST269001**

3. SERVICES. The Engineer shall perform the following services for the Owner as per the Agreement for Engineering Services dated **February 25th 2025** and the Scope Amendment, dated **March 9, 2026** (attached).

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

☐ Lump sum of: $ _____

☐ Standard hourly rate pursuant to rate schedule on file with the City as of the date of this Supplemental Agreement.

☒ Standard hourly rate pursuant to rate schedule included in the proposal with a not to exceed of **$1,209,485**, including reimbursable expenses.
Agreement for Engineering Services: **$740,435.00**
Supplemental Agreement (**4/13/2026**): **$469,050**

- **Extension of construction phase services**

5. COMPLETION DATE. Services performed by Engineer pursuant to this Supplemental Agreement must be completed on or before **May 28th, 2028**.

CITY OF PLYMOUTH

BY: _____

Jeffry Wosje
Mayor

BY: _____

David Callister
City Manager

REVIEWED BY: _____

Michael Thompson, PE
Public Works Director

BOLTON & MENK, INC.

BY: Mike Waltman
Mike Waltman (Mar 16, 2026 10:04:37 CDT)

Mike Waltman
Municipal Group Leader /Principal Engineer

BOLTON & MENK
Real People. Real Solutions.

12224 Nicollet Avenue
Burnsville, MN 55337-1649

Ph: (952) 890-0509
Fax: (952) 890-8065
Bolton-Menk.com

March 9, 2026

Mr. Tony Miller, P.E.
Engineering Project Manager
City of Plymouth
3400 Plymouth Boulevard
Plymouth, MN 55345

Re: Proposal for Professional Engineering & Surveying Services
2026 Street Reconstruction Project
Amendment #1 – Construction Phase Services

Mr. Miller:

Building on the final design efforts for the 2026 Street Reconstruction project, Bolton & Menk has drafted a proposed amendment to our agreement for the construction phase of the project, as requested. Efforts include construction staking, shop drawing review, construction phase startup efforts (including leading a preconstruction meeting), construction administration, full-time construction observation for the Birch Briar neighborhood project area, infiltrometer testing, construction phase design revision support as necessary, project closeout, as-built survey, and record drawing efforts. Our proposed fee for this amendment is $469,050 for 2590 proposed hours of labor by Bolton & Menk.

Thank you for allowing Bolton & Menk to submit this proposal for your consideration. Please contact me at (612) 965-3926 or nickam@bolton-menk.com with any questions or comments.

Sincerely,
Bolton & Menk, Inc.

Nicholas J. Amatuccio, P.E.
Municipal Project Manager | Principal

cc: Joe Shamla, PE, Assistant City Engineer, City of Plymouth
Mike Payne, PE, City Engineer/Deputy Public Works Director, City of Plymouth
Mike Waltman, PE, Municipal Practice Leader | Principal, Bolton & Menk

Bolton & Menk is an equal opportunity employer.

PROPOSED SCOPE OF WORK

The work to be performed by Bolton & Menk, Inc. under this agreement shall encompass and include detailed work, services, materials, equipment and supplies necessary for construction staking, shop drawing and submittal review, construction phase 'start up', construction administration, construction observation, project closeout, as-built survey, and record drawings.

The project consists of roadway and utility improvements along Highway 55 Frontage Road and the streets within the Birch Briar neighborhood, along with improvements to the Pineview Lane and 6th Avenue intersection. Details of the improvements are identified in the final plans for the 2026 Street Reconstruction project. Building from the initial scope of work performed by Bolton & Menk for the City of Plymouth on the 2026 Street Reconstruction project (tasks 1 through 4), work under this amendment addresses engineering and surveying support needs required during the construction phase. The scope of work to be performed for Task 5 – Construction Phase Services is as follows:

TASK 5 – CONSTRUCTION PHASE SERVICES

Construction phase professional engineering and surveying services to be provided by Bolton & Menk are as follows:

Task 5.1 - Construction Staking

Bolton & Menk will complete construction staking as required of the Owner/Engineer specified in the project manual. More specifically, staking will be provided as follows:

1. Storm Sewer: Staking will be furnished and set by Bolton & Menk at 50.0-foot spacing (usually offset for construction) for the storm sewer. Cuts to the proposed pipeline grade will be furnished by Bolton & Menk. Manholes and catch basins will be staked with an offset and a witness with a cut to the lowest structure invert. Location staking shall be provided for service wyes for new construction.
2. Watermain: Staking will be provided at intervals of 50.0-feet. Cuts to the proposed pipeline grade will be furnished by Bolton & Menk, and location staking will be provided for valves and fittings. Hydrants will be staked with an offset and a witness with a cut to the ground elevation at the hydrant.
3. Curb: Offset staking will be provided with cuts and fills to proposed grade at 50-foot spacing on tangents, and 25-foot spacing on horizontal or vertical curves, shall be furnished and set along curb segments to be replaced at intersection and corners and replacements of 50-foot length or longer.
4. Pedestrian Ramps: Staking will be provided by the Bolton & Menk as specified in the plans for pedestrian ramps. Staking will be provided for the curb & gutter including the 0" curb height locations, curb begin radii, curb end radii, and trail/walk connection points to the pedestrian ramps. Bolton & Menk will not be required to stake location and elevation of landings, ramps, domes, and concrete carriage walks, as those features are required to be laid out by the contractor.
5. Sidewalks: Staking will be provided at 50.0-foot intervals along concrete sidewalks that are not directly adjacent to the back of curb. No staking will be provided for sidewalks along the back of curb.
6. Miscellaneous: Location stakes will be provided for silt fence locations at 100.0-foot spacing. No staking will be provided for sediment control logs or bioroll ditch checks. Location stakes representing clearing and grubbing limits will be provided at 100.0-foot spacing. Infiltration basin excavation and grading stakes will be provided at 50.0-foot to 100.0-foot spacing for offset/reference stakes to the top and bottom of the basin. Right-of-way and easements will only be staked as requested or needed for specific properties of concern.
7. Bolton & Menk will provide horizontal and vertical control points on the project's datum.

8. The City's contractor will be responsible for having all areas where stakes need to be set to be clear of debris. The contractor needs to also provide a clear line of sight for staking.
9. The Owner's project representative shall notify Bolton & Menk a minimum of 48 hours in advance of the need for construction stakes on the project, excluding Saturdays, Sundays, and legal holidays. Staking requests submitted after 2pm shall be recorded as being received the next business day.
10. The City's Contractor shall protect and preserve all such stakes and marks, and Owner will charge the contractor and pay Bolton & Menk expense of resetting all such stakes and marks destroyed or disturbed due to the Contractor's carelessness or negligence. Stakes that are destroyed due to vandalism, erosion or other incidents shall be re-staked by the Bolton & Menk and will be at the OWNER's expense.
11. In the event of apparent or questionable errors or inconsistencies in such stakes set for control of line and/or grade, the Contractor shall promptly notify the Engineer of such error or inconsistency and shall not proceed with the work until such stake, grade, or mark shall have been verified or corrected by Bolton & Menk.
12. Bolton & Menk will mark the existing boundary monuments prior to construction. The Contractor is responsible for protecting the monuments during construction. If monuments are removed the Bolton & Menk will reset them post construction at the Contractor's expense.
13. All other line and grade staking shall be the responsibility of the City's Contractor. The Contractor shall furnish sufficient equipment and personnel for determination of plan grades, cross sections, course thicknesses, etc.

Task 5.2 – Construction Administration

Bolton & Menk will provide construction administration for the project. Bolton & Menk will have qualified and appropriate staff:

1. Review required shop drawings submitted by the contractor, coordinate with contractors, suppliers, and City Staff as necessary, and issue comments or approvals as appropriate. Shop drawing review will be completed based on our review of the final plans and specifications, as well as supplemental conversations with City Staff and research should we identify such needs.
2. Lead the preconstruction meeting, coordinate any remaining permits necessary for construction, and complete transition of private utility relocation coordination to the contractor.
3. Attend weekly scheduling meetings with the contractor during construction and prepare/distribute meeting minutes.
4. Track the project schedule and milestones with the contractor.
5. Prepare change orders and review change order requests as necessary.
6. Prepare monthly pay estimates with the project representatives for the review by the City and payment to the contractor.
7. Coordinate weekly web updates with the project representatives and City Staff.
8. Review for conformance with design alternatives submitted by the contractor.
9. Assist in review, response, and/or production of temporary traffic control modification desires being contemplated or specifically desired by the City.

10. Visit the site during or following the construction effort to review constructed elements for compliance with the project documents and intent.
11. Attend the final walk through for review of substantially completed work and develop the project punch list.

During construction, unforeseen conditions can necessitate plan changes or design revision considerations. Bolton & Menk will be available to respond immediately to such needs to avoid contractor delays and associated costs. A budget is included for this potential need, which will be expended on an hourly basis as requested by the City's Project Team.

Task 5.3 – Birch Briar Construction Observation

Bolton & Menk will provide a Construction Project Representative to perform full-time construction observation and inspection of the Birch Briar neighborhood project area and the intersection of Pineview Ln & 6th Avenue. It is understood that City Staff will be performing full-time construction observation and inspection of the Highway 55 Frontage Road project area. Bolton & Menk will have qualified and appropriate staff:

1. Observe the Contractor's operations and the installation of public infrastructure to confirm the materials and construction methods are per the project plans and specifications.
2. Document the daily construction activity and site conditions.
3. Coordinate with the Contractor, City Staff, and project area residents as needed.
4. Schedule construction staking needs with Bolton & Menk survey staff.
5. Schedule materials testing with the City's geotechnical engineering consultant. This proposal does not include construction materials testing required for the project as it's understood that the City is contracting with a geotechnical engineering consultant directly to complete this effort.
6. Measure and record quantities for monthly pay estimates and coordinate with the City's inspector to combine quantities and pay items into one monthly pay app for both project areas.
7. Attend weekly construction scheduling meetings.
8. Coordinate any necessary design changes in the field with Bolton & Menk's design team and/or the City's inspector and/or project manager.

For budgeting purposes, we are assuming that full-time observation will be necessary for 50 hours per week for a duration of 24 weeks in 2026 and part-time observation will be necessary in the spring of 2027 for final wear course bituminous paving of the Birch Briar neighborhood along with any remaining punch list items for the contractor to complete.

Task 5.4 – Birch Briar Infiltrometer Testing, Coordination, and Reporting

Bolton & Menk will perform the infiltrometer testing required for the Birch Briar infiltration basin at the rates specified in the project manual. The Construction Project Representative will coordinate with the Contractor and the person(s) taking the infiltrometer tests from Bolton & Menk to schedule the tests as needed. It is assumed that two sets of tests requiring two separate trips will be completed. Results of the infiltrometer testing will be reported to the City and Contractor when all tests have been completed.

Task 5.5 – Project Closeout, As-Built Survey, and Record Drawings

The Construction Project Representative and Construction Manager will attend the final project walk-through for review of substantially completed work and assist with development of the project punch list. Once the punch list is created, Bolton & Menk will follow up with the Contractor and inspect the work as it is completed to work towards closeout of the project, of which Bolton & Menk will administer and coordinate with both the City and Contractor to complete. Bolton & Menk understands that the final punch list work and project closeout will likely go beyond the substantial completion date into late October or early November 2026 and possibly into the following spring of 2027, so a budget has been included for this work in addition to the weekly observation needs during the anticipated construction season.

Bolton & Menk will collect as-built survey information on the installed storm sewer components, including elevation data on installed pipes at each structure invert, and installed watermain components, including elevation data on installed hydrants and locations of curb stops. This information will be incorporated into an as-built plan set, along with construction notes collected by Bolton & Menk's Construction Project Representative and the City's inspector, following construction. The as-builts provided by Bolton & Menk will include the streets, typical sections, storm sewer with the profile of each pipe including grades and elevations, striping, signage, and the infiltration basin along with any other permanent BMPs.

PROPOSED FEES

A detailed cost breakdown including hours is shown on the attached Detailed Fee Estimate. Our total proposed hourly not-to-exceed fee for this task is $469,050.

DETAILED FEE ESTIMATE - PROPOSAL

Client: City of Plymouth
Project: 2026 Street Reconstruction

	WORK TASK DESCRIPTION	Principal Project Manager	Communications Specialist	Construction Project Representative	GIS Specialist / Engineering Technician	Water Resources Engineer	Principal Land Surveyor	Survey Crew Chief	Survey Technician	Administrative/ Clerical	Total Hours	Total Cost
	HOURLY RATE	$220	$150	$160	$160	$190	$220	$205	$195	$125		
5.0	**Construction Phase Services**											
5.1	Construction Staking						54	410	120	4	588	$ 119,830
5.2	Construction Administration	420	100		20					32	572	$ 114,600
5.3	Birch Briar Construction Observation (24 Weeks @ 50 Hours/Week)			1200							1200	$ 192,000
5.4	Birch Briar Infiltrometer Testing, Coordination, and Reporting	10		10		60					80	$ 15,200
5.5	Project Closeout, As-Built Survey, and Record Drawings	10		60	10		6	50	10	4	150	$ 27,420
	TOTAL PROPOSED - TASK 5	440	100	1270	30	60	60	460	130	40	2590	$ 469,050.00
	Total Proposed Amount	**440**	**100**	**1270**	**30**	**60**	**60**	**460**	**130**	**40**	**2590**	**$ 469,050.00**

Final- 2026 BMI Engineering Services Supplemental Agreement - 2026 Reconstruction Project

Final Audit Report 2026-03-16

Created:	2026-03-16
By:	Danielle Kiminski (dkiminski@plymouthmn.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAGAKuwweTHHh7eRrgvxtmHL55M5Oalqga

"Final- 2026 BMI Engineering Services Supplemental Agreement - 2026 Reconstruction Project" History

Document created by Danielle Kiminski (dkiminski@plymouthmn.gov)
2026-03-16 - 2:53:39 PM GMT

Document emailed to michael.waltman@bolton-menk.com for signature
2026-03-16 - 2:54:26 PM GMT

Email viewed by michael.waltman@bolton-menk.com
2026-03-16 - 3:04:03 PM GMT

Signer michael.waltman@bolton-menk.com entered name at signing as Mike Waltman
2026-03-16 - 3:04:35 PM GMT

Document e-signed by Mike Waltman (michael.waltman@bolton-menk.com)
Signature Date: 2026-03-16 - 3:04:37 PM GMT - Time Source: server

Agreement completed.
2026-03-16 - 3:04:37 PM GMT

Adobe Acrobat Sign

(reserved for recording)

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

This Temporary Construction Easement Agreement (hereafter, this "Agreement"), is made by and between **FOURTH BAPTIST CHURCH, INC.**, a Minnesota nonprofit corporation (hereafter, the "**Church**"), as Grantor, and the **CITY OF PLYMOUTH,** a Minnesota municipal corporation (hereafter, the "**City**"), as Grantee.

RECITALS

Whereas the Church is the fee owner of that property having an address of 900 Forestview Lane North, Plymouth, Minnesota, as more particularly described on **Exhibit A** attached hereto (hereafter, the "**Church Property**"), which property abuts that certain roadway owned by the City located south of Highway 55 and known as the Highway 55 Service Road (hereafter, the "**Service Road**"); and

Whereas the City intends to reconstruct the Service Road pursuant to the "**2026 Street Reconstruction Project**" as identified on the City of Plymouth's website. The 2026 Street Reconstruction Project includes, without limitation, the rebuilding of the Service Road, the installation of concrete curbing, gutter, and sidewalks, and water main and storm sewer improvements. Accordingly, the City has requested that the Church grant to the City certain rights of access to the Church Property as more particularly set forth herein;

Now therefore, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Church and the City hereby agree as follows:

AGREEMENT

1. Recitals. The aforesaid Recitals are hereby incorporated herein as if restated in full. That portion of the 2026 Street Reconstruction Project which affects or abuts the Church Property and which includes such further work as delineated under this Agreement is collectively hereafter referred to as the "**Service Road Project**". The City represents that the reconstructed Service

Road and the new curbing, gutter, and sidewalks will be constructed within the existing right of way to which the Church Property is already subject.

2. Grant. The Church hereby grants to the City, its agents, employees, and contractors, a limited and temporary construction easement (hereafter, the "**Temporary Easement**") over, across, on under and through that portion of the Church Property as described on the attached Exhibit B, and as depicted and identified as the "proposed temporary construction easement" on the attached Exhibit C (hereafter, the "**Temporary Easement Premises**") solely for the limited purpose of facilitating the Service Road Project including the undertaking of the additional obligations set forth herein. This Temporary Easement includes the right of the City to enter upon the Temporary Easement Premises for the purposes of constructing, reconstructing, grading, inspecting, repairing, and undertaking the Service Road Project and its obligations hereunder. This Temporary Easement shall commence on April 1, 2026 and expire on June 30, 2027 (hereafter, the "**Easement Period**"). The Church hereby grants the Temporary Easement herein specified without divesting itself of the right to own, use and enjoy the above-described Temporary Easement Premises, subject only to the right of the City to use the same for the purposes herein expressed.

3. Access. In recognition of the fact that a K-12 school, a seminary, and a church are operated on the Church Property, all of which render the Church Property heavily accessed by automobiles on a daily basis (particularly during the school year), the City agrees that during the Easement Period, the City shall use reasonable efforts to continually provide automobile access to and from the Church Property as it undertakes the Service Road Project and its obligations hereunder. This access shall be provided at either the driveway to the Church Property from the Service Road (near Cottonwood Lane) or the entrance point off of Forestview Lane. The City shall further use reasonable efforts to undertake the work between Forestview Lane and Cottonwood Lane between the dates of May 23, 2026, and August 23, 2026 -- when Fourth Baptist Christian School is not in session during summer break.

4. Grading. The City hereby agrees, at its sole cost, shall make a reasonable effort to grade the Temporary Easement Premises (hereafter, the "**Grading Work**") as outlined in the Bid Documents posted to QuestCDN on January 29, 2026 (the design intent to have a maximum grade of twenty percent, 20%, from the area commencing at (a) the level of the sidewalk to be installed adjacent to the Service Road (or the corresponding curbing, if higher) and terminating at (b) the curbing of the parking lot, which is the boundary of the Temporary Easement Premises depicted on Exhibit C). The City shall likewise at its sole cost remove all excess dirt and vegetation arising from the grading of the Temporary Easement Premises and dispose of the same.

5. Sprinkler System. There is an underground sprinkler system installed throughout the grounds of the Church Property. A portion of that sprinkler system is located within and near the boundary of the Temporary Easement Premises by the curbing of the adjacent parking lot. The Church shall be solely responsible for turning off the zone of the sprinkler system located within the Temporary Easement Premises. The Church shall likewise identify the location of its underground sprinkler lines by installing identification flags within the Temporary Easement Premises. The City shall provide the Church with advance notice at least two weeks prior to the start of construction of the Service Road Project to provide sufficient lead time for the Church to do so. The City shall use reasonable efforts to protect the existing sprinkler system from damage, including without limitation, all sprinkler heads and buried sprinkler lines. In the event

of any damage to any components of the sprinkler system, the City shall repair and replace such

components at its sole cost immediately following completion of the grading work, but prior to installation of new sod.

6. Trees. The City shall remove from the Church Property those trees so identified for removal on Exhibit C. The City shall bear the sole cost and expense of removal and disposal of said trees, and shall purchase and plant a replacement tree for every tree so removed. Replacement trees shall have a trunk diameter of at least 2", and shall be of one or more species selected by the Church from the species outlined in the project specifications. All new trees shall be planted in locations within the Temporary Easement Premises pre-approved by the Church, but in no event directly beneath overhead power lines. In the event the Church requests that any replacement tree be planted in a location outside the Temporary Easement Premises, the Church will provide the City the right to access the Church Property as is necessary to do so. The City shall install watering bags around each newly planted tree at the time of planting. The Church shall bear sole responsibility for the watering, maintenance and care of all replacement trees following planting and installation of watering bags. The City hereby provides the Church with a two-year warranty on all new trees planted in the Temporary Easement Premises, provided that adequate maintenance has been provided by the Church. In the event any such tree(s) die or fail to thrive during the warranty period, the City shall remove such tree(s) and replace the same at its sole cost and expense, including the installation of watering bags. Except for those trees identified on Exhibit C for removal, the City shall use reasonable efforts to protect all other trees within the Temporary Easement Premises from damage arising from undertaking the Service Road Project. Any such trees not identified for removal but damaged by the City while undertaking the Service Road Project to such an extent that they die within one year following completion of the work hereunder shall likewise be removed and replaced by the City at its sole cost and expense in the same manner as the trees identified for replacement as aforesaid.

7. Sod. Two weeks following completion of all tree removals, grading, utility work, sidewalk installation, and base pavement, the City shall, at its sole cost, replace all areas of disturbed turf with fresh sod, provided, however, that it is agreed that such turf restoration work shall be undertaken at a time during the year which is most likely to result in successful establishment of the sod. The City hereby provides the Church with a thirty-day warranty on such sod, thus agreeing to replace any sod that doesn't meet the project specification upon inspection by the City during said warranty period following planting. The Church shall be solely responsible watering all new sod once laid by the City on a watering schedule determined by the Church..

8. Equipment Staging. All construction equipment, including but not limited to grading and tree removal equipment, shall remain within the Temporary Easement Premises. Parking lots on the Church Property are not to be used for staging, storing or parking of construction equipment or automobiles of contractors or other parties undertaking the Service Road Project or the work hereunder unless prior written permission is obtained from the Church.

9. Utility Identification. Utility companies are responsible for relocating their own lines and will do so with locate tickets through the State's Gopher State One Call system, called in by the City's Contractor, prior to commencing any construction work on the Church Property. The City is not relying on any current or future knowledge of or representation by the Church or any of its employees, agents, or contractors regarding the location, existence, or non-existence of any such utility lines, but will contact the utility companies and/or Gopher State One Call directly for

this information. The Church will be responsible for locating all their private utilities, including the electrical lines for its infrastructure, including but not limited to the Church's Monument Sign. The Church shall identify the location of its private utilities by installing identification flags or paint within the Temporary Easement Premises. The City shall provide the Church with advance notice at least two weeks prior to the start of construction of the Service Road Project to provide sufficient lead time for the Church to do so.

10. Monument Sign. The Church currently has a metal and brick monument sign with lighting located within the Temporary Easement Premises which must be moved in order to

perform the Grading Work. The City shall, at its sole cost, (a) remove such sign, using reasonable efforts to preserve the metal panel intact without damage for reuse (b) dispose of the brick base, (c) remove the lights for disposal, and (d) cap off the electrical service to the sign. The City shall pay for the reconstruction of a substantially similar sign using the undamaged, salvaged metal panel (or paying for replacement components in the event of damage during removal) and new bricks and other components, in a location to be selected by the Church. In the event the Church desires to move the sign to a new location, then the Church shall be responsible for (a) obtaining the necessary sign permit from the City prior to installation of the sign in the new location, and (b) paying all costs of electrical work necessary to install electrical lighting in the new location. The Church will obtain at least three quotes for reinstalling the sign. The City will reimburse the Church once the work is completed and the Church provides the City with a paid receipt. In the event the Church chooses to select a contractor other than the Low Bid Contractor, the City will reimburse only up to the value of the lowest quote. In the event that the Church selects the Low Bid Contractor and additional fees arise due to unforeseen issues, the City will pay for these as long as the City has been made aware of any changes at least 72 hours prior giving the sign contractor authorization to proceed with the unforeseen work.

11. Indemnity. In the event of any other damage to the Church Property arising out of the Service Road Project, the City shall at its cost repair such damage and restore the same to the condition existing prior to such damage. The City shall not be held liable for any damage to the Church Property caused by utility companies conducting work in connection with the Service Road Project. The City hereby agrees to indemnify, defend, and hold the Church harmless from all claims, actions, losses, costs and expenses (including attorney's fees and litigation costs), incurred or suffered by any third parties (including, without limitation, the City's contractors and subcontractors) in connection with loss of life, personal injury and/or damage to property arising out of the negligent or intentional acts or omissions of the City or its contractors or subcontractors in connection with the exercise of its rights or performance of its obligations pursuant to this Agreement. Nothing herein shall obligate the City to indemnify, defend, and hold the Church harmless for costs, damages, claims, actions, liabilities, and proceedings arising out of the Church's negligent or intentional acts or omissions.

12. Authority. The Church hereby represents that the undersigned individual signing on its behalf is authorized to execute this Agreement on its behalf, and it has undertaken all requisite corporate procedures to authorize the same. The City hereby represents that the undersigned individual signing on its behalf is authorized to execute this Agreement on its behalf and it has undertaken all requisite corporate procedures to authorize the same.

13. Miscellaneous. Paragraph headings are for convenience alone and do not limit or constrain the provisions of the corresponding paragraphs hereunder. This Agreement may be executed in any number of counterparts, all of which are considered one and the same Amendment notwithstanding that all parties hereto have not signed the same counterpart. Signatures of this Agreement which are transmitted by electronic or telephonic means (including, without limitation, facsimile and email) constitute valid delivery and are valid and binding for all purposes. Obligations of the parties hereunder which are unfulfilled or incomplete as of the expiration or earlier termination of the Easement Period shall survive the expiration or earlier termination of the Easement Period.

[remainder of page is intentionally left blank]

IN WITNESS WHEREOF, this Temporary Construction Easement Agreement is hereby executed by the parties on the date last set forth below.

CITY OF PLYMOUTH,
a Minnesota municipal corporation

By: _____
Jeffry Wosje, Mayor

(SEAL)

By: _____
Dave Callister, City Manager

STATE OF MINNESOTA)
) ss.
COUNTY OF HENNEPIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by Jeffry Wosje and 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

FOURTH BAPTIST CHURCH, INC.
A Minnesota nonprofit corporation

By: _____

Printed name: Matthew Morrell

Its: President

STATE OF MINNESOTA)
(ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 4 day of February, 2026, by Matt Morrell, the president of **FOURTH BAPTIST CHURCH, INC.**, a Minnesota nonprofit corporation, on behalf of the corporation.

_____
Notary Public

LINDSAY TUTTLE LEVANG
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2027

EXHIBIT A TO
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

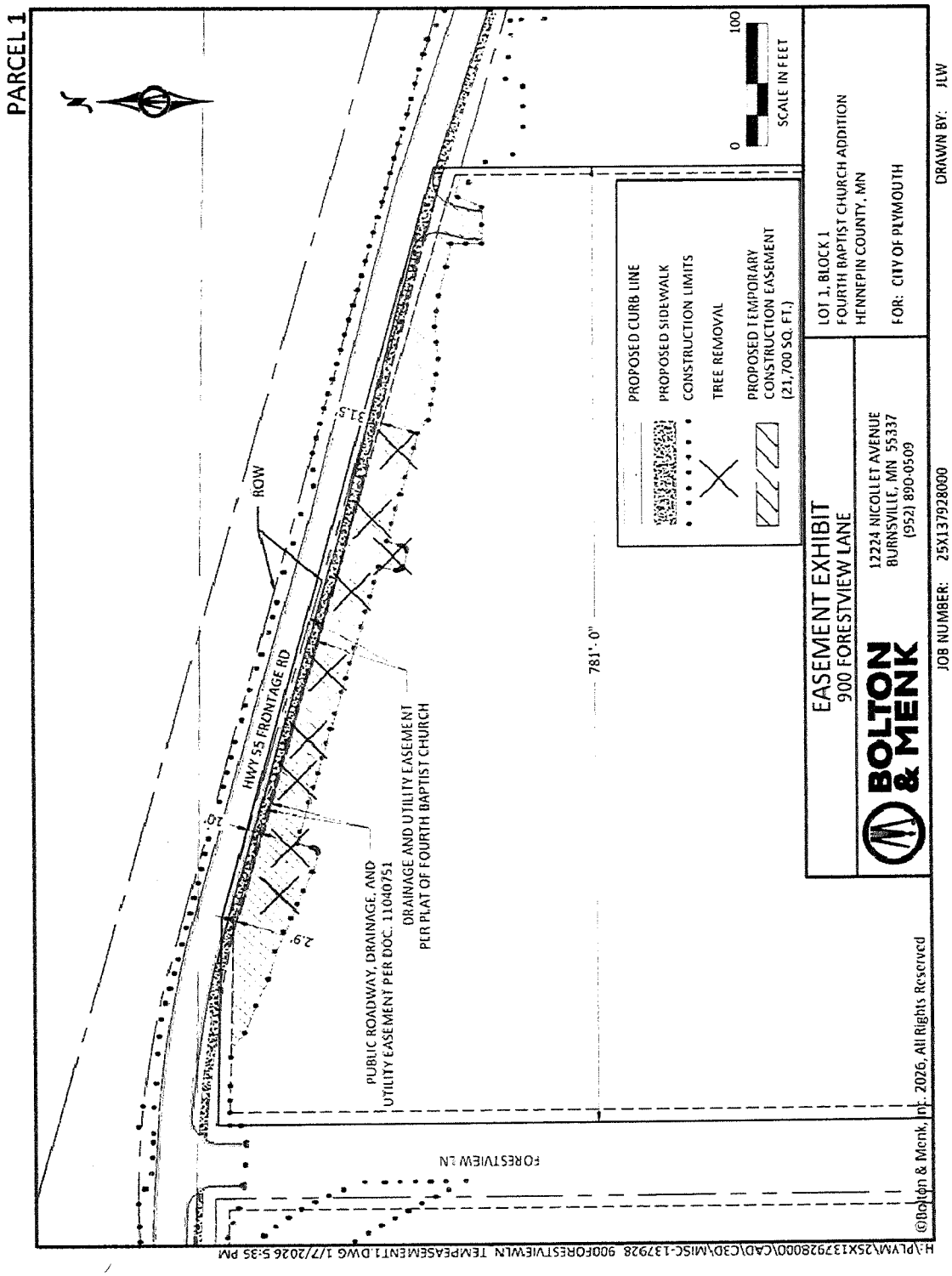
Lot 1, Block 1, FOURTH BAPTIST CHURCH, Hennepin County, Minnesota.

EXHIBIT B TO
TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

An easement for temporary construction purposes over a portion of the following described property: Lot 1, Block 1, FOURTH BAPTIST CHURCH, Hennepin County, Minnesota.

Said easement lies northerly of the dotted line labeled the "Construction Limits" on Exhibit C, and includes solely the area labeled "Proposed Temporary Construction Easement" on Exhibit C.

EXHIBIT C TO TEMPORARY CONSTRUCTION EASEMENT AGREEMENT



CITY OF PLYMOUTH

RESOLUTION NO. 2026-100

RESOLUTION ORDERING IMPROVEMENT FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, the City Council adopted a resolution on the 27th day of January, 2026, which fixed a date for the council hearing on the proposed improvement located on the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane by reconstruction of streets, installation of concrete curb and gutter, replacement of water main, storm sewer and sanitary sewer repairs, water quality improvements, pedestrian improvements and all necessary appurtenances; and

WHEREAS, a minimum of 10 days mailed notice and two weeks published notice of the hearing was given and the hearing was held thereon the 24th day of March, 2026, at which all persons desiring to be heard will be given an opportunity to be heard thereon.

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

1. Such improvement is ordered as proposed in the council resolution adopted April 13, 2026.

2. The City Council declares its official intent to reimburse itself for the costs of the improvement from the proceeds of the tax-exempt bond or other identified sources for this project.

APPROVED by the City Council on this this 13th day of April, 2026

CITY OF PLYMOUTH

RESOLUTION NO. 2026-101

RESOLUTION ADOPTING ASSESSMENTS FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, pursuant to proper notice duly given as required by law, the City Council has met, heard and passed upon all objections to the proposed assessment for the improvement located on the streets south of and including 9th Avenue, west of Vicksburg Lane, north of and including 8th Avenue and Weston Lane, and east of the Private Road, Birch Briar Trail and Highway 55 Frontage Road, from 15th Avenue to Cottonwood Lane by reconstruction of streets, installation of concrete curb and gutter, water main, and storm sewer, sanitary sewer repairs, water quality improvements and all necessary appurtenances.

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

1. Such proposed assessments, a copy of which is attached hereto and made a part hereof, is accepted and shall constitute the special assessment against the lands named therein, and each tract of land therein included is found to be benefited by the proposed improvement in the amount of the assessment levied against it.

2. Such assessments between $0 and $5,000 shall be payable in equal annual installments extending over a period of 5 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 5-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

3. Such assessments between $5,001 and $10,000 shall be payable in equal annual installments extending over a period of 10 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 10-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026 until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

4. Such assessments over $10,000 shall be payable in equal annual installments extending over a period of 15 years, the first of the installments to be payable on or before the first Monday in January 2027, and shall bear the interest rate of 3% per annum for a 15-year assessment period. Therefore, the first installment shall be added interest on the entire assessment from November 1, 2026, until December 31, 2027. To each subsequent installment when due shall be added interest for one year on all unpaid installments.

5. The owner of any property so assessed may, at any time prior to certification of the assessment to Hennepin County, pay the whole of the assessment on such property with interest accrued to the date of payment to the City of Plymouth Finance Department, except that no interest shall be charged if the entire assessment was paid by October 31, 2026 and the property owner may at any time thereafter, pay the City of Plymouth Finance Department the entire amount of the assessment remaining unpaid, with interest accrued to December 31 of the year in which such payment is made. Such payment must be made by November 15 or interest will be charged through December 31 of the next succeeding year. The owner of any property so assessed may also, until October 31, 2026, make a partial payment of at least $100 to the City of Plymouth Finance Department. The remaining unpaid balance will be certified as the new assessment amount. The owner may also at any time prior to November 15, of any year, pay the remaining unpaid principal balance with interest accrued to November 15 of the year in which such prepayment is made.

6. The clerk shall forthwith transmit a certified duplicate of this assessment to Hennepin County to be extended on the property tax lists of the County. Such assessments shall be collected and paid in the same manner as other municipal taxes.

The total cost of the improvement assessed by this resolution is $799,700.30.

APPROVED by the City Council on this 13th day of April, 2026.

STATE OF MINNESOTA)
COUNTY OF HENNEPIN) SS.

The undersigned, being the duly qualified and appointed City Clerk of the City of Plymouth, Minnesota, certifies that I compared the foregoing resolution adopted at a meeting of the Plymouth City Council on April 13, 2026 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. 2026-102

RESOLUTION AWARDING CONTRACT AND APPROVING SUPPLEMENTAL AGREEMENT FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, pursuant to an advertisement for bids for the 2026 Street Reconstruction Project, bids were received, opened and tabulated according to state law, and the following bids were received complying with the advertisement:

Contractor	Total Bid
Veit & Company, Inc.	$6,392,743.04
LaTour Construction, Inc.	$6,597,448.45
Ryan Contracting Co.	$6,726,714.50
Northwest Asphalt, Inc.	$7,074,678.25
S.M. Hentges & Sons, Inc.	$7,707,000.00
Geislinger & Sons	$8,196,115.55
New Look Contracting, Inc.	$17,633,748.50
Engineers Estimate	*$6,720,056.00*

WHEREAS, Veit & Company, Inc. of Rogers, MN, is the lowest responsible bidder, complying with the minimum qualifications; and

WHEREAS, the City Engineer recommends awarding the project to Veit & Company, Inc.

WHEREAS, Bolton & Menk, Inc. has been designated as engineer for the project; and

WHEREAS, staff believes it to be in the best interest of the City to approve the supplemental agreement with Bolton and Menk, Inc. to provide construction engineering services including, construction surveying, construction observation, project management, and administration support at an additional cost of $469,050.00.

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

1. The Mayor and City Manager are authorized to enter into a $6,392,743.04 contract with Veit & Company, Inc. of Rogers, MN, in the name of the City of Plymouth for the 2026 Street Reconstruction Project. This project will be constructed according to the plans and specifications therefore approved by the City Council and on file in the office of the City Engineer.

2. The Supplemental Agreement with Bolton & Menk, Inc. is hereby approved at an additional cost of $469,050.

3. The total cost of the project is $8,270,000.00 as detailed in the below table:

Project Cost	Amount
Improvements	$ 6,392,743.04
Engineering, Inspection and Administration	$ 1,557,000.00
Contingency	$ 320,256.96
Total	**$ 8,270,000.00**

BE IT FURTHER RESOLVED, that this project will be funded as detailed in the below table:

Project Funding	Amount
Street Reconstruction Fund	$ 3,794,299.70
Water Fund	$ 2,230,000.00
Water Resources Fund	$ 1,357,000.00
Sewer Fund	$ 89,000.00
Special Assessments	$ 799,700.30
Total	**$8,270,000.00**

APPROVED by the City Council on this 13th day of April, 2026.

CITY OF PLYMOUTH

RESOLUTION NO. 2026-103

RESOLUTION APPROVING GRANT OF TEMPORARY CONSTRUCTION EASEMENT AGREEMENT WITH FOURTH BAPTIST CHURCH, INC. FOR THE 2026 STREET RECONSTRUCTION PROJECT (ST269001)

WHEREAS, the city requires temporary easement for construction of improvements with the 2026 Street Reconstruction Project (ST269001); and

WHEREAS, Fourth Baptist Church, Inc. is the grantor "Owner" of real property located within the City of Plymouth legally described in the attached easement document and identified as Lot 1, Block 1, Forth Baptist Church, Hennepin County, Minnesota; and

WHERAS, the Owner has agreed to grant the city temporary easement for construction of improvements with the 2026 Street Reconstruction Project (ST269001) purposes over, across, on and under a portion of the subject property.

NOW, THEREFORE, BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLYMOUTH, MINNESOTA, that the temporary construction easement agreement is approved.

APPROVED by the City Council on this 13th day of April, 2026.