



Title: Approval of Programmatic Maintenance Agreement with the City of Plymouth

Resolution number: 26-056

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Reviewed by: Chuck Holtman, Legal Counsel

Recommended action: Approval of Programmatic Maintenance Agreement with the City of Plymouth

Summary:

Minnehaha Creek Watershed District (MCWD or District) permitting rules require a permittee to record on the property title a maintenance declaration providing for perpetual maintenance of wetland buffers, stormwater management facilities and certain other water conveyance infrastructure. In lieu of a recorded declaration, a public permittee may fulfill this requirement by executing a maintenance agreement with the District. Where the public entity requires District permits from time to time, it is efficient for the entity and the District to enter into a programmatic maintenance agreement that establishes standard maintenance terms. The agreement then is simply referenced in and incorporated into subsequent permits, rather than executing agreements on a project-by-project basis. Under the terms of the agreement, on a permit-specific basis the District retains the authority to alter or impose additional maintenance terms. The District has programmatic maintenance agreements in place with several cities, counties, and road authorities.

The City of Plymouth (City) frequently plans and constructs projects that are regulated by MCWD Rules, and that therefore require long-term maintenance aligning with MCWD standards. The proposed programmatic maintenance agreement includes maintenance under the Waterbody Crossings & Structures, Stormwater Management, and Wetland Protection rules. The terms of the programmatic agreement are otherwise substantially consistent with existing District programmatic maintenance agreements and align with maintenance obligations under the Minnesota Pollution Control Agency's MS4 General Permit.

Supporting documents:

Proposed Programmatic Maintenance Agreement between MCWD and the City of Plymouth



RESOLUTION

Resolution number: 26-056

Title: Approval of Programmatic Maintenance Agreement with the City of Plymouth

WHEREAS, pursuant to Minnesota Statutes § 103D.345, the MCWD has adopted and implements the Stormwater Management Rule, Wetland Protection Rule and Waterbody Crossings & Structures Rule;

WHEREAS, under the Stormwater Management Rule, certain land development activity triggers the requirement that the landowner record a declaration establishing the landowner’s perpetual obligation to inspect and maintain stormwater-management facilities;

WHEREAS, under the Wetland Protection Rule, certain land development activity triggers the requirement that the landowner record a declaration establishing the landowner’s perpetual obligation to protect undisturbed buffer adjacent to wetland;

WHEREAS, under the Waterbody Crossings & Structures Rule, certain land development activity triggers the requirement that the landowner record a declaration establishing the landowner’s perpetual obligation to protect inspect and maintain waterbody crossings and structures;

WHEREAS, in each case, a public landowner, as an alternative to a recorded instrument, may meet the maintenance requirement by documenting its obligations in an unrecorded written agreement with the MCWD;

WHEREAS, The City of Plymouth from time to time is subject to stormwater management, wetland buffer, and waterbody crossings & structures maintenance requirements pursuant to the terms of an MCWD permit; and

WHEREAS, the parties concur that it is clearer and procedurally more efficient for the MCWD and the City of Plymouth to agree at this time on standard requirements for stormwater management, wetland buffer, and waterbody crossings & structures protection maintenance, so that this agreement may be incorporated into future permits as applicable.

NOW, THEREFORE, BE IT RESOLVED that the Minnehaha Creek Watershed District Board of Managers hereby authorizes the Board President, on advice of counsel, to execute a programmatic maintenance agreement with the City of Plymouth.

Resolution Number 26-056 was moved by Manager _____, seconded by Manager _____. Motion to adopt the resolution ___ eyes, ___ nays, ___ abstentions. Date: 6/25/2026

Secretary Date: _____

PROGRAMMATIC MAINTENANCE AGREEMENT
Stormwater Management Facilities, Wetland Buffers, and Waterbody Crossings and Structures

**Between the Minnehaha Creek Watershed District
and the City of Plymouth**

This programmatic maintenance agreement is made by and between the Minnehaha Creek Watershed District, a watershed district with purposes and powers set forth at Minnesota Statutes chapters 103B and 103D (MCWD), and the City of Plymouth (CITY) a Minnesota municipal corporation and political subdivision of the State of Minnesota.

Recitals and Statement of Purpose

WHEREAS pursuant to Minnesota Statutes § 103D.345, the MCWD has adopted and implements the Stormwater Management Rule, Wetland Protection Rule, and Waterbody Crossings and Structures Rule;

WHEREAS under the Stormwater Management Rule, certain land development activity triggers the requirement that the landowner record a declaration establishing the landowner's perpetual obligation to inspect and maintain stormwater-management facilities;

WHEREAS under the Wetland Protection Rule, certain land development activity triggers the requirement that the landowner record a declaration establishing the landowner's perpetual obligation to protect undisturbed buffer adjacent to wetland;

WHEREAS, under the Waterbody Crossings & Structures Rule, certain land development activity requires the landowner to record a declaration establishing the landowner's perpetual obligation to inspect and maintain waterbody crossings and structures to ensure that the hydraulic and navigational capacity of the associated waterbody are maintained in accordance with approved plans;

WHEREAS in each case, a public landowner, as an alternative to a recorded instrument, may meet the maintenance requirement by documenting its obligations in an unrecorded written agreement with the MCWD;

WHEREAS CITY from time to time is subject to stormwater management, wetland buffer, and waterbody crossings maintenance requirements pursuant to the terms of an MCWD permit; and

WHEREAS the parties concur that it is clearer and procedurally more efficient for the MCWD and CITY to agree at this time on standard requirements for stormwater management, wetland buffer protection, and waterbody crossings so that this agreement may be incorporated into future permits as applicable.

THEREFORE, MCWD and CITY agree as follows:

- 1. STORMWATER FACILITIES.** CITY, at its cost, will maintain stormwater facilities in accordance with the following:
 - a. Stormwater retention and treatment basin(s).** Stormwater retention and treatment

basin(s) must be inspected at least once every five years to determine if the basin's retention and treatment characteristics are adequate and continue to perform per design. Culverts and outfall structures must be inspected at least annually and kept clear of any obstructions or sediment accumulation. Sediment accumulation must be measured by a method accurate to within one vertical foot. A storage treatment basin will be considered inadequate if sediment has decreased the wet storage volume by 50 percent of its original design volume. Based on this inspection, if the stormwater basin(s) is identified for sediment cleanout, the basin(s) will be restored to its original design contours and vegetation in disturbed areas restored within five years of the inspection date.

- b. Raingardens, infiltration basins and filtration basins.** Raingardens, infiltration basins and filtration basins will be inspected annually to ensure continued live storage capacity at or above the design volume. Invasive vegetation, excess sediment and debris will be removed as needed and healthy plant growth will be maintained to ensure that the facilities continue to perform per design.
- c. Iron-enhanced sand filters.** Iron-enhanced sand media must be inspected every three years to determine if the iron's binding capacity has been reached. The phosphorus binding capacity of the iron-sand bed is exhausted and must be replaced to the original specifications when the total-phosphorus-to-total-iron ratio exceeds 5 milligrams of phosphorus per 1 gram of elemental iron or when the total phosphorus at the outlet of the iron-sand filter consistently exceeds 60 to 70 micrograms per liter.
- d. Vegetated swales.** Vegetated swales may be mowed for public safety, but otherwise must remain free from vegetative disturbance, fertilizer application, yard or other waste disposal, the placement of structures unless approved within the permit, or any other alteration that impedes function.
- e. Pervious pavement and permeable pavers.** Pervious pavement or pavers will be inspected at least one per year after a major storm event and otherwise annually to ensure continuing performance per design. Surface openings will be vacuumed at least annually. Broken units that impair the structural integrity of the surface will be replaced. If water stands for an extended period of time, the base materials will be removed and replaced.
- f. Underground storage facilities.** Underground storage facilities will be inspected at least annually to ensure continuing performance per design. Capacity will be considered inadequate if sediment has decreased the storage volume by 50 percent of the original design volume. Accumulated debris and sediment will be removed, and inlet and outlet structures will be kept clear of any flow impediments.
- g. Grit chambers, sump catch basins and sump manholes.** Grit chambers, sump catch basins and sump manholes will be inspected at least once each calendar year. If maintenance or sediment removal is not required after completion of the first two calendar year inspections, the inspection frequency may be reduced to once every two years. All sediment and debris will be removed as needed such that the stormwater facilities operate as designed and permitted.
- h. Reuse systems.** Runoff-management systems relying on capture and reuse of stormwater

(e.g., for irrigation) must be operated and maintained in accordance with terms of permit approval and the manufacturer's or installer's specifications for any proprietary equipment.

- i. **Proprietary stormwater facilities.** Proprietary stormwater facilities will be inspected at least annually and maintained as specified or recommended by the manufacturer and/or installer. Current manufacturer's and/or installer's maintenance specification must be maintained on file at both the MCWD office and appropriate CITY office.
- j. **Reporting.** The Declarant will submit to the MCWD annually a brief written report that describes stormwater facility maintenance activities performed under this declaration, including dates, locations of inspections and the maintenance activities performed.

2. WETLAND BUFFER AREAS. CITY, at its cost, will maintain buffer areas in accordance with the following:

- a. Buffer vegetation will not be cultivated, cropped, pastured, mowed, fertilized, subject to the placement of mulch or yard waste, or otherwise disturbed, except for periodic cutting or burning that promotes the health of the buffer, actions to address disease or invasive species, mowing for purposes of public safety, temporary disturbance for placement or repair of buried utilities. Pesticides and herbicides may be used in accordance with Minnesota Department of Agriculture rules and guidelines. No new structure or hard surface will be placed within a buffer, except that construction of a trail or path of no more than 4 feet in width to provide riparian access through the buffer is acceptable. No fill, debris or other material will be excavated from or placed within a buffer.
- b. Permanent wetland buffer monuments or markers will be maintained in the locations shown on the approved site plan. Monument or marker language will indicate the purpose of the buffer, restrictions and the name and phone number of the Minnehaha Creek Watershed District.

3. WATERBODY CROSSINGS AND STRUCTURES. CITY, at its cost, will maintain stormwater facilities in accordance with the following:

- a. Crossings and structures in contact with the bed or bank of a waterbody will be inspected at least once a year and maintained in good repair in perpetuity to ensure continuing adequate hydraulic and navigational capacity is retained in accordance with approved plans, to ensure no net increase in the flood stage beyond that achieved by the approved plans, to prevent adverse effects on water quality, changes to the existing flowline/gradient and increased scour, erosion or sedimentation, and to minimize the potential for obstruction of the waterbody.
- 4. An MCWD permit for a specific project may contain additional maintenance conditions in accordance with MCWD rules, as they may be amended from time to time.
- 5. If CITY conveys into private ownership a fee interest in any property that has become subject to this agreement, it must require as a condition of sale, and enforce: (a) that the purchaser record a declaration on the property incorporating the maintenance requirements of this agreement;

and (b) that recordation occur either before any other encumbrance is recorded on the property or, if after, only as accompanied by a subordination and consent executed by the encumbrance holder ensuring that the declaration will run with the land in perpetuity. If CITY conveys into public ownership a fee interest in any property that has become subject to this agreement, it must require as a condition of the purchase and sale agreement that the purchaser accept an assignment of all obligations vested under this agreement.

6. CITY may enter into contracts with third parties for the performance of its responsibilities under this agreement. CITY may assign its responsibilities to another governmental unit, with prior or concurrent written notice to MCWD. Such agreements notwithstanding, CITY will remain liable to MCWD for compliance with the terms and requirements of any permit that explicitly applies this agreement.
7. This agreement may be amended only in a writing signed by the parties.
8. This agreement is in force for five years from the date on which it has been fully executed and will renew automatically for five year terms unless terminated. Either party may terminate the agreement on 30 days' written notice to the other. Any obligations vested in CITY through incorporation into an issued permit before the effective date of termination will survive expiration.
9. The recitals above are incorporated into and made a part of this agreement.
10. The individuals below by their execution represent that they have the authority to enter into this agreement on behalf of the respective parties and to bind the parties to the terms herein.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, the parties hereto have executed this Agreement.

MINNEHAHA CREEK WATERSHED DISTRICT

By _____ Date:
Its Board President

CITY OF PLYMOUTH

By: _____ Date:
Its Mayor

By: _____ Date:
Its City Manager