



CITY OF SOUTH ST. PAUL MEETING AGENDA

CITY COUNCIL

Council Chambers
125 3rd Avenue North
South St. Paul, MN 55075

Monday, April 21, 2025
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

- A. Kaposia Camera Club
- B. 2025 SSP Environmental Resource Fair

6. CITIZEN'S COMMENTS

Comments are limited to 3 minutes in length.

7. APPROVAL OF AGENDA

8. CONSENT AGENDA

All items listed on the Consent Agenda are items, which are considered routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a member of the governing body or citizen, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

- A. City Council Meeting Minutes of:
 - April 7th, 2025 Regular Meeting
 - April 14th, 2025 Work Session
- B. Accounts Payable
- C. Business Licenses
- D. Acceptance of Gift Donations
- E. Accept 2024 Planning Commission Annual Report
- F. 2025 CIP Project - Approve Quote from Pine Bend Paving, Inc. for the Kaposia Park

Parking Lot Mill & Overlay

- G. Response to Public Comment from 4/7/2025
- H. Authorization to Apply for a Loan and/or Grant to the Minnesota Public Facilities Authority for the Lead Service Line Replacement Project
- I. Approve Quote from Crawford Door Service Co. for the Replacement of the Police Garage Door
- J. Purchase of Cat HM215 Forestry Mulcher and Replacement of Central Garage Mobile Column Lifts
- K. Amendment to Fee Schedule for Electrical and Building Permit Fees
- L. Replace two (2) rooftop HVAC units and relocate three (3) air conditioning condensers.
- M. **Approving Assignment of Lease (269 Echo Lane) at the Fleming Field Airport to BGSB Properties, LLC.**
- N. Accept Solar Proposal for Nan McKay Building For Solar on Public Buildings Grant Program

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

- A. Call for Public Hearing - Liquor & Tobacco Compliance Violations

11. GENERAL BUSINESS

- A. Interim Use Permit for a Farmer's Market at 1151 Southview Boulevard
- B. First Reading- Ordinance Amendment to Set the Maximum Height for All Detached Garages to 16 Feet

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Community Affairs
PREPARED BY: Deb Griffith
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Kaposia Camera Club

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

OVERVIEW

Ryan Sanford and members from the Kaposia Camera Club will present about an upcoming photo exhibit at the Kapiosia Library. .

SOURCE OF FUNDS

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Community Affairs
PREPARED BY: Deb Griffith
AGENDA ITEM NUMBER: 5.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

2025 SSP Environmental Resource Fair

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

OVERVIEW

Members from the South St. Paul Sustainability Task Force will invite the community to the SSP Environmental Resource Fair.

SOURCE OF FUNDS

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 8.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

City Council Meeting Minutes of:
April 7th, 2025 Regular Meeting
April 14th, 2025 Work Session

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Approval of meeting minutes for the Regular City Council Meeting held on Monday, April 7th, 2025 and the Council Work Session held on Monday, April 14, 2025.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 04-07-2025 Council Minutes (2)
2. 04-14-2025 WS Minutes RG



SOUTH ST. PAUL CITY COUNCIL MINUTES OF APRIL 7, 2025

1. CALL TO ORDER

Mayor Jimmy Francis called the regular meeting of the City Council to order at 7:00 PM on Monday, April 7th, 2025.

2. ROLL CALL

Present: Tom Seaberg, Todd Podgorski, Matt Thompson, Joe Kaliszewski, Jimmy Francis, Pam Bakken, Lori Hansen

Absent: None

Staff Present:

Ryan Garcia, City Administrator
Deanna Werner, City Clerk
Kori Land, City Attorney
Nick Guilliams, City Engineer
Deb Griffith, Community Affairs

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

A. SSP Relay for Life

B. Dakota County Kaposia Library

6. CITIZEN'S COMMENTS

Comments are limited to 3 minutes in length.

Josh Biedrzycki
Molly Smith
Beth Johnson
Adam Vruk
Steve Richter
Shawn Friberg
Eli
William Kump

7. APPROVAL OF AGENDA

8. CONSENT AGENDA

All items listed on the Consent Agenda are items, which are considered routine and will be approved by one motion. There will be no separate discussion of these items unless requested by a member of the governing body or citizen, in which case the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

Resolved, the City Council of South St. Paul does hereby approve the following:

- A. City Council Meeting Minutes of:
 - March 17th, 2025, Regular Meeting
 - March 31, 2025, Special Work Session
- B. Accounts Payable
- C. Business Licenses
- D. Acceptance of Gift Donations
- E. Concord Street Improvement Project – Final Payment
- F. Professional Services Agreement – Legal Services (Civil - City Attorney)
- G. Joint Powers Agreement with the State of Minnesota Human Trafficking Investigators Task Force.
- H. Authorize Participation in Metropolitan Council 2023 Municipal Inflow and Infiltration Grant Program
- I. Accept Bids and Award a Construction Contract – 4th Street S Rehabilitation Project (2025-03)
- J. Approve to Authorize Advertisement for Bids for City Hall Roof Top Unit's Replacement
- K. Approve Plans and Specifications and Authorize Advertisement for Bids – Marie Avenue Reconstruction Project (2024-05)
- L. Approve Amendment of Lease at the Fleming Field Airport
- M. Approving Assignment of Lease (213 Alpha Lane) at the Fleming Field Airport to Prescott Flying Club, Inc.
- N. Accept Solar Proposal for City Hall for Solar on Public Buildings Grant Program

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To approve consent agenda as presented.

Vote: 7 ayes / 0 nays, motion Passed

9. ITEMS REMOVED FROM CONSENT AGENDA

None

10. PUBLIC HEARINGS

None

11. GENERAL BUSINESS

None

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT

Moved by: Tom Seaberg / Matt Thompson

Moved: To Adjourn

Vote: 7 ayes / 0 nays, motion Passed

A handwritten signature in black ink that reads "Deanna Werner". The signature is written in a cursive style and is positioned above a horizontal line.

/s/: Deanna Werner
City Clerk

South St. Paul City Council Work Session

Session Notes for April 14, 2025

1. CALL TO ORDER

Mayor Francis called the City Council Work Session to order at 7:00 PM on April 14, 2025

No formal Council Action is taken at a work session meeting, this is a summary of discussion that took place.

Council Members Present: Jimmy Francis, Lori Hansen, Tom Seaberg, Joe Kaliszewski, Matt Thompson, Pam Bakken, and Todd Podgorski

Staff Present: Ryan Garcia, City Administrator, Brian Wicke, Police Chief, Nick Guilliams, City Engineer

2. DISCUSSION ITEMS

A. Emergency Management Presentation

The City's Emergency Operations Plan, adopted via Council resolution in December 2024, guides the procedures and roles of city officials and emergency organizations in carrying out their duties and responsibilities under a wide range of emergency conditions. Council welcomed Doug Nelson, Emergency Management Contractor with Dakota County, who provided a focused presentation on the respective roles of City Council and City Staff in emergency scenarios.

B. County Road 56 (Concord Street S) Project

Mr. Guilliams provided a synopsis of roadway changes under consideration by Dakota County to South Concord Street in South St. Paul and Inver Grove Heights. Specifically, Mr. Guilliams presented a county-proposed concept that would eliminate an existing southbound right-turn lane (turning westward) at the intersection of Concord Street and Poplar Street. Mr. Guilliams explained that the purpose of the County project for the corridor was to improve pedestrian safety throughout the corridor. County staff was seeking feedback on the proposal prior to completing the work in 2025.

Following discussion, Council's consensus was that the elimination of the southbound right-turn lane at Concord and Poplar would be detrimental to the safety and efficiency of vehicular traffic on the corridor. Council directed staff to communicate to Dakota County that the right-turn lane should be retained.

C. 2026 Engineering Capital Improvement Projects

Mr. Guilliams provided a brief summary of Engineering projects found in the Capital

Improvement Plan for 2026. Generally, discussion focused on the 2nd Phase of Marie Avenue Reconstruction. Mr. Williams advised that the 2nd Phase of the Marie Avenue Reconstruction Project would need to begin design in the very near future, given the timelines associated with federal funding. Council was encouraged to discuss their expectations and the level of priority placed on the 2nd Phase Marie Avenue Reconstruction Project, which would require construction with bicycle and pedestrian facilities with federal Safe Routes to School as a funding source. Following discussion, staff was directed to return to a future Worksession with additional information related to design and cost considerations in different design scenarios (i.e., both with and without Safe Routes to School-required elements).

D. City Administrator's Update

Mr. Garcia provided brief informational updates on the following:

- Mr. Garcia summarized his experience at the ICMA Local Government Reimagined Conference. Topics covered included employee and citizen engagement, the potential of leveraging Artificial Intelligence technologies in the delivery of public service, and the value of aligning the City's strategic priorities around "placemaking" and local identity.
- Mr. Garcia also noted several opportunities for Council attendance at educational events in 2025.
- Mr. Garcia also summarized a recent web-based training offered by the Minnesota Department of Employment and Economic Development (DEED) related to the "rollout" of Paid Family Medical Leave in Minnesota beginning January 1, 2026.
- Mr. Garcia noted that several bills of interest to the City had receive hearings in the past month, including bonding assistance for the design of a pool/aquatics facility, bonding assistance for the construction of a replacement public works facility, and bonding assistance for numerous improvements to the city's drinking water transmission system.
- Mr. Garcia advised that he participated in a meeting with Rep. Angie Craig's staff to learn more about the FY2026 Community Project Funding process. As no funds were awarded last year, the City's previously identified priorities (Bryant Ave. Pedestrian Bridge, Public Works) would be applied for in this round.
- Mr. Garcia provided an update on the South St. Paul Animal Hospital project, which is still pending bank financing approval by the developer. Mr. Garcia advised that he expected more information in time for the May EDA meeting.

3. COUNCIL COMMENTS & QUESTIONS

None.

4. ADJOURNMENT

There being no further business to come before the City Council at the regular work session meeting, Mayor Francis declared the meeting adjourned at 9:22 PM.

Respectfully submitted,
/s/: Ryan Garcia
City Administrator



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Finance
PREPARED BY: Jeff Hines
AGENDA ITEM NUMBER: 8.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Accounts Payable

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to Adopt Resolution 2025-049 approving accounts payable.

OVERVIEW

The City Council approves all payments of claims. Approval of audited claims is required before issuance of payment.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 04-21-25 Accounts Payable

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-049

RESOLUTION APPROVING ACCOUNTS PAYABLE

WHEREAS, the City Council is required to approve payment of claims;

NOW, THEREFORE, BE IT RESOLVED that the audited claims listed in the check register attachment are hereby approved for payment:

Check and wires:

153613-153724	\$ 843,504.06
2025118-2025131	252,295.68
801188-801193	<u>54,275.59</u>

Total	\$ 1,150,075.33
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Adopted this 21st day of April, 2025.

Deanna Werner, City Clerk

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153613	4/14/2025		14665 ALERTLINE COMMUNICATIONS, LLC							
		117.00	ELEV PH SVC-QTR		121448	62901	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		117.00								
153614	4/14/2025		9248 AMERICAN ENVIRONMENTAL LLC							
		42,756.25	SEWER CLEANING-SANIMAX		121450	4047	50606.6371		REPAIRS & MAINT CONTRACTUAL	SEWER UTILITY
		42,756.25								
153615	4/14/2025		14765 AMERITAS LIFE INSURANCE CORP.							
		379.50	VISION PREMIUM APR 2025		121563	010-065206-CITY SSP	10101.2181		EYE MED INSURANCE	GENERAL FUND
		379.50								
153616	4/14/2025		5746 ASPEN MILLS, INC							
		63.35	05-BELT&ROCKY AIRPORT FTBED		121451	351351	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		63.35								
153617	4/14/2025		9021 ATLAS STAFFING, INC.							
		734.16	NM TEMP-MOUA 3/22/25		121452	1308393	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		734.16	JC TEMP-MOUA 3/22/25		121452	1308393	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		772.80	NM TEMP-MOUA 3/28/25		121453	1308422	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP-MOUA 3/28/25		121453	1308422	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		3,013.92								
153618	4/14/2025		1082 BARNUM GATE SERVICES INC.							
		934.23	WEST GATE REPAIRS		121454	43933	20202.6371		REPAIRS & MAINT CONTRACTUAL	PARK LAND DEDICATION
		934.23								
153619	4/14/2025		1090 BAYCOM, INC.							
		9,495.00	PANASONIC FZ55-3		121455	EQUIPINV_054601	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		1,821.00	HAVIS FZ55 DOCK-3		121455	EQUIPINV_054601	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		459.00	120 WATT LIND PWR SUP-3		121455	EQUIPINV_054601	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		11,775.00								
153620	4/14/2025		14555 BIOTEC EMERGENCY SERVICES, LLC							
		150.00	SQD 2160 BIO HAZ CLEANING		121456	133841	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		150.00								
153621	4/14/2025		14193 CADY BUILDING MAINTENANCE INC							
		5,110.00	CH CLEANING APR25		121457	4992231	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		550.00	PW CLEANING APR25		121457	4992231	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153621	4/14/2025		14193 CADY BUILDING MAINTENANCE INC						Continued...	
		5,660.00								
153622	4/14/2025		5477 C-AIRE COMPRESSORS							
		467.34	AIR COMPRESSR MAINT		121458	001773	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		467.34								
153623	4/14/2025		1184 CINTAS CORPORATION #754							
		90.55	UNIFORMS/SHOP TOWELS		121459	4225217146	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		75.30	SAFETY RUGS-PD		121460	4225320996	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		24.81	SAFETY MATS-LOBBY-FD		121460	4225320996	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		383.08	SAFETY MATS		121461	4225902623	10320.6210		OPERATING SUPPLIES	PUBLIC WORKS
		90.55	UNIFORMS/SHOP TOWELS		121461	4225902623	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		664.29								
153624	4/14/2025		2009 CORE & MAIN, LP							
		143.03	YELLOW VB LID LIFTER		121462	W648382	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		143.03								
153625	4/14/2025		14405 COSTCO MEMBERSHIP							
		65.00	ARENA ANNUAL MMBRSHIP FEE25		121467	000111968510588	20243.6471		DUES & SUBSCRIPTIONS	DOUG WOOG ARENA
		65.00								
153626	4/14/2025		14858 CRAFTCO, INC.							
		1,846.50	ROADSAVER		121468	9403408041	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		1,846.50								
153627	4/14/2025		1222 CROWN TROPHY							
		387.16	COLOR RUN TROPH/MEDALS		121463	A22679	10529.6210	227685	OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		387.16	COLOR RUN ADULT MEDALS		121469	A22679	10529.6210	227685	OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		774.32								
153628	4/14/2025		1226 CULLIGAN WATER							
		337.60	SOFTNER SALT		121470	157-01458058-1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
						03/31/25				
		337.60								
153629	4/14/2025		1266 DANNER SALES							
		266.93	CB/L/HOSE/CONTRL/FLTR/SPRK		121464	68755	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		266.93								

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153630	4/14/2025		1303 DOODY CLEANING SERVICES						Continued...	
		370.00	CLEANING MAR25		121546	943	20202.6371		REPAIRS & MAINT CONTRACTUAL	PARK LAND DEDICATION
		370.00								
153631	4/14/2025		6669 FINN DANIELS ARCHITECTS							
		5,095.25	JC PLUMB PRJ CONST PH		121471	22020-20	50678.6560	229901	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		5,095.25								
153632	4/14/2025		1485 GLOBE PRINTING & OFFICE SUPPLIES INC							
		149.00	#10 WINDOW ENVELOPE		121465	82702J	10150.6201		OFFICE SUPPLIES	FINANCE
		149.00	#10 WINDOW ENVELOPE-PLAIN		121466	82703J	10150.6201		OFFICE SUPPLIES	FINANCE
		298.00								
153633	4/14/2025		6678 HD SUPPLY FACILITIES MAINTENANCE , LTD							
		1,297.71	JC-BLIND HDRAIL/CORDM BLIND		121472	9235519358	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		27.54	NM SIGNAGE		121473	9235536462	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		94.22	NM SIGNAGE		121474	9235652925	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		651.80	NM (4) MOEN KIT FAUCETS		121475	9235354375	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		166.04	JC MULTI FOLD PPR TWLS		121476	9235395032	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		2,237.31								
153634	4/14/2025		1560 HEALTHPARTNERS							
		1,231.72	DENTAL PREMIUM MAY 2025		121477	767355551035	60709.6302		PROFESSIONAL SERVICES	SELF-INSURED DENTAL
		11.62	RETRO ADJ APR 2025		121477	767355551035	60709.6302		PROFESSIONAL SERVICES	SELF-INSURED DENTAL
		1,220.10								
153635	4/14/2025		1615 HUEBSCH OF MINNESOTA							
		129.72	NM-BRUSHMATS-MAR25		121487	20390746	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		129.72	NM-BRUSHMATS-MAR25		121488	20392414	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		129.72	NM-BURSHMATS-MAR25		121489	20394075	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		129.72	NM-BRUSHMATS-MAR25		121490	20395761	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		79.87	JC-BRUSHMATS-MAR25		121491	20390745	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		79.87	JC-BRUSHMATS-MAR25		121492	203912413	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		79.87	JC-BRUSHMATS-MAR25		121493	20394074	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		79.87	JC-BRUSHMATS-MAR25		121494	20395760	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		838.36								
153636	4/14/2025		3686 IMPACT PROVEN SOLUTIONS							
		2,452.99	MAIL PROCESSING MAR25		121478	216620	50600.6375		OTHER CONTRACTED SERVICES	UTILITY ADMINISTRATION
		2,452.99								

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153637	4/14/2025		1652 INSPECTRON, INC.						Continued...	
		5,000.00	INSPECTION SVCS MAR25		121479	1518	10410.6302		PROFESSIONAL SERVICES	DEVELOPMENT SERVICES
		5,000.00								
153638	4/14/2025		14731 JLG ARCHITECTS							
		23,019.80	PROFESSION SVC MAR25		121480	24244-6	40402.6302	PR2111	PROFESSIONAL SERVICES	CAPITAL PROGRAMS FUND
		23,019.80								
153639	4/14/2025		6642 JOHNSON CONTROLS, INC							
		3,392.53	NM ORDER&REPLACED FILTERS		121481	1-135481162761	50677.6560		BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		414.84	JC(3)24-VOLT VALVE ACTUATOR		121482	1-135460149104	50678.6560		BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		13,787.90	JC BOILERS1/2/3 IGNITION SVC		121483	1-135461214044	50678.6560		BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		1,117.60	NM BOILER SVC 3/4/25		121484	1-135461663262	50677.6560		BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		18,712.87								
153640	4/14/2025		14172 KRUEGER REAL ESTATE ADVISORS							
		6,000.00	MARCH 2025		121485	MARCH 2025	20280.6302		PROFESSIONAL SERVICES	ECON DEV GENERAL
		6,000.00								
153641	4/14/2025		7503 KWIK TRIP, INC.							
		944.76	FUEL-AIRPORT		121486	04022025	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		5,467.02	FUEL-PUBLIC WORKS		121486	04022025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		7,714.43	FUEL-POLICE		121486	04022025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		225.82	FUEL-ENG/CODE/P&R/CH		121486	04022025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		14,352.03								
153642	4/14/2025		12529 LEADSONLINE							
		2,437.50	CELLHAWK SUBSCRIP TO1/31/26		121500	417500	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		2,437.50								
153643	4/14/2025		1812 LEAGUE OF MINNESOTA CITIES							
		100.00	ANNUAL CONFERENCE-HAIMA		121498	427516	10125.6331		CONFERENCES, TRAINING, TRAVEL	HUMAN RESOURCES
		100.00	ANN CONFERENCE-ANDERSON		121499	427517	10125.6331		CONFERENCES, TRAINING, TRAVEL	HUMAN RESOURCES
		200.00								
153644	4/14/2025		1813 LEAGUE OF MN CITIES INSURANCE TRUST							
		957.25	NELY GUERRA-RIVERA		121497	24178	10210.6151		WORKERS COMP DEDUCTIBLE	POLICE PROTECTION
		957.25								
153645	4/14/2025		6281 LIGHTNING DISPOSAL, INC.							
		577.22	TRASH SVC-PUBLIC WORKS		121495	0000748232	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS

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153645	4/14/2025		6281 LIGHTNING DISPOSAL, INC.						Continued...	
		544.05	TRASH SVC-PUBLIC WORKS		121496	0000760125	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		1,121.27								
153646	4/14/2025		1864 MACQUEEN EQUIPMENT, LLC							
		60.32	SWITCH-3		121501	P63533	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		39.73	SWITCH-3		121502	P63515	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		100.05								
153647	4/14/2025		14859 MARTINEZ BELTRAN, KARLA							
		100.00	COMPLIANCE CHECK DECOY		121503	03/21/2025	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		100.00								
153648	4/14/2025		1911 MENARDS, INC-WEST ST PAUL							
		19.99	WIRELESS CHGR POWERBANK		121504	8170	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		88.75	WHITE SHADE		121505	8232	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		6.38	WATER SPIGOT #PH3		121506	8280	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		110.79	AIR KIT/SCRAPER/TAPE MEAS		121507	8297	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		25.96	RTN BLOWGUN/AIR KIT		121508	8330	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		199.95								
153649	4/14/2025		1923 METRO SALES INC.							
		10.00	BASE CHARGE		121509	INV2754510	10160.6378		COPIER MAINTENANCE AGREEMENT	INFORMATION TECHNOLOGY
		222.51	COLOR COPIES		121510	INV2757752	10160.6378		COPIER MAINTENANCE AGREEMENT	INFORMATION TECHNOLOGY
		232.51								
153650	4/14/2025		1953 MIKE McPHILLIPS INC							
		969.00	GREASE/PUMP/FITTS#305		121511	5142	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		969.00								
153651	4/14/2025		1989 MINNESOTA DEPARTMENT OF LABOR & INDUSTRY							
		261.20	SURCHARGE FOR MAR25		121512	4/2/25	10101.2083		SURCHARGES	GENERAL FUND
		261.20								
153652	4/14/2025		4721 MINNESOTA LAW ENFORCEMENT EXPLORER ASSN							
		1,755.00	2025 EXPL CONF ADVISORS		121513	5742	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		5,265.00	2025 EXPL CONF EXPLORERS		121513	5742	20212.6430	227540	MISCELLANEOUS	GRANTS/DONATIONS POLICE
		175.00	2025 CONF SINGLE ROOM		121513	5742	20212.6430	227540	MISCELLANEOUS	GRANTS/DONATIONS POLICE
		7,195.00								
153653	4/14/2025		14259 MUNICIPAL BUILDERS, INC							

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153653	4/14/2025		14259 MUNICIPAL BUILDERS, INC						Continued...	
		304,388.03	WELL#3TRTMNT PLANT-MAR25		121560	PMT 18	50605.6520	202311	BUILDINGS AND STRUCTURE	WATER UTILITY
		304,388.03								
153654	4/14/2025		7391 NAN MCKAY AND ASSOCIATES, INC.							
		585.00	REMOTE PH PRGM ASSESS		121514	PCSOP02843	20260.6302		PROFESSIONAL SERVICES	HOUSING GENERAL
		585.00								
153655	4/14/2025		9298 NAPA NEWPORT							
		171.45	THROTTLE BODY #346		121515	147120	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		2.38	SPARK PLUG		121516	146955	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		173.83								
153656	4/14/2025		14367 NORTH RIDGE OUTDOOR SERVICES							
		1,954.00	JC MO SVC APR25		121517	24196	50678.6371.050		MTNCE-LANDSCAPE/GROUNDS	JOHN CARROLL APT BLDG
		1,815.00	NM MO SVC APR25		121518	24206	50677.6371.050		MTNCE-LANDSCAPE/GROUNDS	NAN MCKAY APT BLDG
		3,769.00								
153657	4/14/2025		7411 NUSS TRUCK & EQUIPMENT							
		126.22	HOOD LATCH KIT #337		121519	PSO191921-1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		126.22								
153658	4/14/2025		14861 PETROLEUM SERVICES USA, LLC							
		80.00	LICENSE FEE REFUND		121547	4/8/2025	10140.4219		PETROLEUM	CITY CLERK
		80.00								
153659	4/14/2025		14735 POO FREE PARKS							
		2,499.80	DOG POO BAGS		121520	PFP2562	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		2,499.80								
153660	4/14/2025		1636 RICOH USA, INC.							
		187.63	COPIER USAGE Q1 2025		121522	5071176161	10160.6378		COPIER MAINTENANCE AGREEMENT	INFORMATION TECHNOLOGY
		45.01	COPIER USAGE Q1 2025		121522	5071176161	10160.6378		COPIER MAINTENANCE AGREEMENT	INFORMATION TECHNOLOGY
		142.30	COPIER USAGE Q1 2025		121522	5071176161	10160.6378		COPIER MAINTENANCE AGREEMENT	INFORMATION TECHNOLOGY
		318.40	COPIER USAGE Q1 2025		121522	5071176161	10320.6378		COPIER MAINTENANCE AGREEMENT	PUBLIC WORKS
		146.64	COPIER USAGE Q1 2025		121522	5071176161	10210.6378		COPIER MAINTENANCE AGREEMENT	POLICE PROTECTION
		224.56	COPIER USAGE Q1 2025		121522	5071176161	20243.6378		COPIER MAINTENANCE AGREEMENT	DOUG WOOG ARENA
		532.25	COPIER USAGE Q1 2025		121522	5071176161	20245.6378		COPIER MAINTENANCE AGREEMENT	AIRPORT
		408.55	NM COPIER-200 MARIE		121523	5071176521	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		871.59	JC COPIER-300 GRAND		121523	5071176521	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		2,876.93								

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153660	4/14/2025		1636 RICOH USA, INC.						Continued...	
153661	4/14/2025		2351 ROCKMOUNT RESEARCH &ALLOYS, INC.							
		408.14	CUTOFF WHEELS		121524	1292736	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		408.14								
153662	4/14/2025		11845 SATIN TOUCH, INC.							
		1,680.00	NM#606 UNIT TURN PAINT		121525	1058660	50677.6371.060		MTNCE-UNIT TURNAROUND	NAN MCKAY APT BLDG
		485.00	NM#802 UNIT TURN PAINT		121526	1058674	50677.6371.060		MTNCE-UNIT TURNAROUND	NAN MCKAY APT BLDG
		2,165.00								
153663	4/14/2025		2633 SHERWIN-WILLIAMS CO., THE							
		706.98	NM PAINT FOR MOVE INS		121527	7348-5	50677.6371.060		MTNCE-UNIT TURNAROUND	NAN MCKAY APT BLDG
		706.98								
153664	4/14/2025		14860 SPORER, QUINN ANTHONY							
		100.00	COMPLIANCE CHECK DECOY		121532	03/21/2025	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		100.00								
153665	4/14/2025		2558 STATE INDUSTRIAL PRODUCTS							
		200.00	JC COIL DOCTOR		121528	903728136	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		210.99	JC DRAIN MAINT		121529	903727024	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		433.80	JC FRAGRANCE BURST		121530	903724781	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		118.67	NM AIR CARE		121531	903727159	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		963.46								
153666	4/14/2025		13591 T-MOBILE USA, INC.							
		165.00	GPSLOCATE/TIME CN#24002487		121533	9595390282	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		165.00								
153667	4/14/2025		2883 TOWMASTER							
		153,759.00	NEW TRUCK UPFIT #333		121534	476223	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		153,759.00								
153668	4/14/2025		2751 VERIZON WIRELESS							
		100.03	PW IPAD		121535	6109186150	10320.6390		POSTAGE AND TELEPHONE	PUBLIC WORKS
		60.01	PW PARKS IPAD		121535	6109186150	10340.6390		POSTAGE AND TELEPHONE	PARKS FACILITIES AND MTNCE
		243.32	ENG		121535	6109186150	10315.6390		POSTAGE AND TELEPHONE	ENGINEERING
		95.51	INSP & HOTSPOT		121535	6109186150	10410.6390		POSTAGE AND TELEPHONE	DEVELOPMENT SERVICES
		40.01	CODE ENF		121535	6109186150	10420.6390		POSTAGE AND TELEPHONE	CODE ENFORCEMENT
		40.01	P&R SPLASH POOL		121535	6109186150	10527.6210		OPERATING SUPPLIES	SPLASH POOL

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153668	4/14/2025		2751 VERIZON WIRELESS						Continued...	
		40.01	P&R NV POOL		121535	6109186150	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		40.01	POLICE 4G MOBILE		121535	6109186150	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		124.92	HOUSING		121535	6109186150	20260.6201		OFFICE SUPPLIES	HOUSING GENERAL
		240.06	PW-H20		121535	6109186150	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		40.01	PW-SAN SEW NE LIFT 2971		121535	6109186150	50606.6390		POSTAGE AND TELEPHONE	SEWER UTILITY
		120.03	PW SOTRM LIFT 7714/7983/2875		121535	6109186150	50610.6302		PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,183.93								
153669	4/14/2025		2788 WATSON COMPANY							
		568.50	CONCESSIONS		121536	147873	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		499.57	CONCESSIONS		121537	148028	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		1,068.07								
153670	4/14/2025		2819 WILCOX, JOHN							
		116.90	MILEAGE REIMB JAN-MAR25		121538	4/1/25	20243.6331		CONFERENCES, TRAINING, TRAVEL	DOUG WOOG ARENA
		116.90								
153671	4/14/2025		2844 WSB & ASSOC INC							
		1,896.25	LEVANDER POND MAINT		121539	R-020871-000-19	50610.6302	202209	PROFESSIONAL SERVICES	STORM WATER UTILITY
		1,492.25	SEIDL TRL SHORE HABT IMPS		121540	R-022116-000-26	50610.6302	202115	PROFESSIONAL SERVICES	STORM WATER UTILITY
		6,121.00	CONCORD EXCH IMP PRJ		121541	R-023128-000-21	40440.6302	202401	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		166.50	7TH AVES/I494 WTRMAIN IMP		121542	R-025471-000-6	40440.6302	202312	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		547.50	GENERAL ENG SERVICES		121543	R-022347-000-15	10315.6302		PROFESSIONAL SERVICES	ENGINEERING
		814.00	MS4 SERVICES		121544	R-022386-000-15	50610.6302		PROFESSIONAL SERVICES	STORM WATER UTILITY
		824.00	SSP FORESTRY ASSISTANT		121545	R-025193-000-10	10320.6302		PROFESSIONAL SERVICES	PUBLIC WORKS
		11,861.50								
153672	4/14/2025		2849 XCEL ENERGY							
		14,852.07	STREETLIGHTS		121548	51-6871028-3 4/3/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		1,379.67	LIBRARY		121549	51-4172907-3 3/31/25	10330.6385		UTILITY SERVICE	BUILDINGS
		224.23	ELEC CHGS-681 VERDEROSA		121550	51-0010194337-8 3/31/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY
		29.70	ELEC CHGS-228 HARDMAN		121551	51-0346935-2 3/31/25	50606.6385		UTILITY SERVICE	SEWER UTILITY
		201.90	PEDESTRIAN WALKWAY LGTS		121552	51-4332057-4 3/31/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		39.54	ELEC CHGS-1417 4TH-SEIDL		121553	51-0013543618-2 3/31/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY

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153672	4/14/2025		2849 XCEL ENERGY						Continued...	
		1,647.48	AIRPORT		121554	51-6236355-3 3/31/25	20245.6385		UTILITY SERVICE	AIRPORT
		2,947.59	PUBLIC WORKS		121555	51-4242183-6 3/31/25	10320.6385		UTILITY SERVICE	PUBLIC WORKS
		657.25	STORM SWR UTILITY FUND		121555	51-4242183-6 3/31/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY
		228.44	ST LGT UTILITY FUND		121555	51-4242183-6 3/31/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		160.11	LGT@555 HARDMAN/251 BRDGPT		121556	51-9441931-9 3/31/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		113.81	LGTS@WAK BRDG/545HARDMN		121557	51-7976470-2 3/31/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		2,425.06	WOOG ARENA 2/26-3/27/25		121558	51-5660593-9 4/2/25	20243.6385		UTILITY SERVICE	DOUG WOOG ARENA
		5,368.81	WATER UTILITY FUND		121559	51-5844319-7 4/2/25	50605.6385		UTILITY SERVICE	WATER UTILITY
		<u>30,275.66</u>								
153673	4/18/2025		2008 NCPERS GROUP LIFE INS.							
		16.00			121674	0415251602268	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>16.00</u>								
153674	4/21/2025		9253 ADVANCED ENG & ENVIRO SERVICES, LLC							
		24,790.50	PFAS FEAS STUDY MAR25		121568	101909	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		<u>24,790.50</u>								
153675	4/21/2025		9021 ATLAS STAFFING, INC.							
		772.80	NM TEMP-MOUA 4/5/25		121643	1308453	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP-MOUA 4/5/25		121643	1308453	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		<u>1,545.60</u>								
153676	4/21/2025		5978 BAUER SERVICES							
		750.00	TRAY-FOR FILL HOSE/WTR TRK		121653	03202025-7064	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		46,550.00	RPL CONC FL/DRAINS@ FD		121654	04022025-7069	40402.6371		REPAIRS & MAINT CONTRACTUAL	CAPITAL PROGRAMS FUND
		<u>47,300.00</u>								
153677	4/21/2025		1176 CEMSTONE PRODUCTS COMPANY							
		99.92	WALL FORM TUBES(2)		121621	7702018	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		<u>99.92</u>								

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153678	4/21/2025		2287 CENTURYLINK						Continued...	
		102.40	WIRELEASE		121624	333952345 4/1/25	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS
		80.52	WIRELEASE		121625	333785049 4/1/25	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS
		102.40	WIRELEASE		121626	333606706 4/1/25	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS
		285.32								
153679	4/21/2025		12520 CITY OF INVER GROVE HEIGHTS							
		76.68	ADAPTIVE BOWLING COSTS		121813	1094442.002	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		76.68								
153680	4/21/2025		1192 CITY OF ST. PAUL							
		720.00	40,49,48,41 WOMENS LDRSHIP		121677	IN61713	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		720.00								
153681	4/21/2025		2884 COMCAST							
		109.85	FOR WATER COMPUTER		121628	877210595017166 6 4/2/25	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		109.85								
153682	4/21/2025		5188 COOPER MECHANICAL LLC							
		300.00	REPAIR(3)FLUSH OMETERS		121564	941	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		300.00								
153683	4/21/2025		1219 CRAWFORD DOOR SALES COMPANY							
		92.55	GARAGE RECEIVER&OPENERS		121565	56593	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		92.55								
153684	4/21/2025		10710 CURBSIDE LANDSCAPE & IRRIGATION							
		3,000.00	CONCORD TREE PRUNING		121566	306201	40403.6371	202506	REPAIRS & MAINT CONTRACTUAL	INFRASTRUCTURE FUND
		3,000.00								
153685	4/21/2025		1250 DAKOTA COUNTY PROPERTY RECORDS							
		46.00	REC FEE-GRANT-LORR		121656	P964639	10340.6221		SEAL COATING & TREE MAIN	PARKS FACILITIES AND MTNCE
		140.00	ADDL MEMORIAL		121656	P964639	10340.6221		SEAL COATING & TREE MAIN	PARKS FACILITIES AND MTNCE
		186.00								
153686	4/21/2025		4725 FIRST SUPPLY LLC - TWIN CITIES							
		35.51	SAND CLOTH BLUE MONSTER		121569	3730678-00	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS

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153686	4/21/2025		4725 FIRST SUPPLY LLC - TWIN CITIES						Continued...	
		35.51								
153687	4/21/2025		5592 FRATTALONE'S DAWNWAY LLLP							
		176.58	RECYCLED CLASS 6 DEBRIS		121570	2503050	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		24.00	MIXED CONCRETE DEBRIS		121570	2503050	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		200.58								
153688	4/21/2025		14864 GOLDSTAR ELECTRIC INC							
		216.00	ELEC PERMIT RFD-416 OUTLOOK		121571	SS044935	10420.4266		ELECTRICAL	CODE ENFORCEMENT
		1.00	STATE SURCHARGE		121571	SS044935	10101.2083		SURCHARGES	GENERAL FUND
		5.00-	ADMIN SVC FEE		121571	SS044935	10420.4493		OTHER CHARGE FOR SERVICE - COM	CODE ENFORCEMENT
		212.00								
153689	4/21/2025		1497 GOPHER STATE ONE-CALL							
		74.25	LOCATES		121572	5030757	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		74.25	LOCATES		121572	5030757	50606.6302		PROFESSIONAL SERVICES	SEWER UTILITY
		148.50								
153690	4/21/2025		1505 GRAINGER							
		651.90	VALVE ACTUATORS		121573	9453590987	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		651.90								
153691	4/21/2025		11834 GUARDIAN SUPPLY LLC							
		59.99	37-STREAMLIGHT SWITCH		121574	20941	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		59.99								
153692	4/21/2025		6680 LANDRUM DOBBINS LLC							
		35.00	MAR25 PH HOURS		121644	6786	20260.6302		PROFESSIONAL SERVICES	HOUSING GENERAL
		35.00								
153693	4/21/2025		14684 M HEALTH FAIRVIEW EMS							
		97.46	EMS SVC CN#25000212		121632	EMS98099	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		97.46								
153694	4/21/2025		6681 MANN'S SOFTENER SALT DELIVERY							
		276.10	NM SOLAR SALT (27)		121575	INV423	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		331.90	JC SOLAR SALT (33)		121576	INV422	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		608.00								
153695	4/21/2025		9705 MASTER DOOR TECHNOLOGIES LLC							

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153695	4/21/2025		9705 MASTER DOOR TECHNOLOGIES LLC						Continued...	
		950.00	NM INSPECT DR CLOSERS		121577	11877	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		950.00								
153696	4/21/2025		1911 MENARDS, INC-WEST ST PAUL							
		58.28	HEX NUTS/CARR BOLTS/WRENCH		121578	8568	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		10.48	SCREW KIT/PVC BOX		121579	8493	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		45.96	POTHOLE PATCH		121580	8576	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		39.96	ALIEN TAPE		121631	8725	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		55.74	HOOKS		121678	8621	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		210.42								
153697	4/21/2025		1444 MIDWEST MACHINERY CO							
		356.58	ISOLATOR #3046R		121581	10402393	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		129.95	SERVICE KIT		121582	10408002	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		28.67	KNOB #3046		121583	10395818	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		222.00	1 GAL MIX/BAR OIL		121584	10406089	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		836.16	BLADES/MWR&GATOR BLADES		121585	10406087	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		603.43-	RETD ABSORBRKITS#3046R		121586	10388378	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		77.86	CAP SCREW/FILLER CAP		121587	10370704	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		561.08	SHAFT/BSHG/PINS #1580		121588	10387326	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		1,587.10	BOLT/NUT/KIT/FLTR #ZR1-21		121589	10395832	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		3,195.97								
153698	4/21/2025		4506 MINNESOTA BCA							
		375.00	DMT-G NELSON 2148		121622	40614	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		375.00	DMT-G LATUFF 2149		121676	40640	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		750.00								
153699	4/21/2025		9298 NAPA NEWPORT							
		380.70	WIPER BLADES		121590	147902	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		11.70	WEATHERSTRIP ADHESIVE		121591	147826	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		288.50-	RETD ROTORS & PADS		121592	146164	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		384.76	SHOCKS #301		121593	147277	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		156.04	LIP SEALS/AIR FILTERS		121594	148096	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		52.08-	RETD FUEL& CABIN FILTERS		121596	148186	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		21.32	SPIN-ON FLUID FILTERS		121658	148124	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		613.94								
153700	4/21/2025		14693 NEW HISTORY, INC.							
		6,530.00	LIBRARY REUSE STUDY STEP 2		121659	4272	20214.6302	227688	PROFESSIONAL SERVICES	GRANTS/DONATIONS COMM DVLPMT

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153700	4/21/2025		14693 NEW HISTORY, INC.						Continued...	
		3,225.00	LIBRARY REUSE STUDY STEP 3		121659	4272	20214.6302	227688	PROFESSIONAL SERVICES	GRANTS/DONATIONS COMM DVLPM
		3,960.00	LIBRARY REUSE STUDY STEP 4		121659	4272	20214.6302	227688	PROFESSIONAL SERVICES	GRANTS/DONATIONS COMM DVLPM
		13,715.00								
153701	4/21/2025		14383 NFI, INC.							
		6.37	LINKS		121599	551365/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		7.28	MISC FASTENERS		121600	551379/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		19.98	PAINT SCRAPER		121601	551381/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		33.63								
153702	4/21/2025		5682 NITTI SANITATION							
		325.18	TRASH SVC-WOOD ARENA		121602	0000749710	20243.6379		CONT SERV/REFUSE & SANITATION	DOUG WOOG ARENA
		325.18								
153703	4/21/2025		14367 NORTH RIDGE OUTDOOR SERVICES							
		75.00	125 GRAND-SHOVEL SIDEWALK		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		75.00	130 GRAND-SHOVEL SIDEWALK		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		120.00	450 HARDMAN-SHOVEL SIDEWALK		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		75.00	151 CONCORD-SHOEL SIDEWALK		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		120.00	400-438 CONCORD-SHOVEL		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		120.00	1128-1210 CONCORD-SHOVEL		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		120.00	1622-1628 CONCORD-SHOVEL		121598	24174	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		585.00	NM SHOVEL/SALT 3/30/25		121645	24231	50677.6371.050		MTNCE-LANDSCAPE/GROUNDS	NAN MCKAY APT BLDG
		1,415.00	JC SHOVEL/SALT 3/30 & 4/2/25		121646	24232	50678.6371.050		MTNCE-LANDSCAPE/GROUNDS	JOHN CARROLL APT BLDG
		8,390.00	240 CONCORD PROP MAINT		121657	24247	40490.6302		PROFESSIONAL SERVICES	CONCORD TIF
		11,095.00								
153704	4/21/2025		10685 NYSTROM PUBLISHING CO.							
		5,110.09	R&R BROCHURE Q2		121603	48864	10120.6344		NEWSLETTER/BROCHURE	CITY ADMINISTRATION
		1,911.73	POSTAGE		121603	48864	10120.6344		NEWSLETTER/BROCHURE	CITY ADMINISTRATION
		7,021.82								
153705	4/21/2025		2176 OXYGEN SERVICES COMPANY							
		323.27	RECYCLED CYLINDERS		121604	0003614268	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		323.27								
153706	4/21/2025		6656 PARK SUPPLY OF AMERICA, INC							
		47.81	JC BOILER YRLY LOG BOOK		121647	307283	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		47.81								

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153707	4/21/2025		2231 PIONEER PRESS						Continued...	
		32.45	ORDINANCE 1432		121652	0325572442	10140.6341		ADVERTISING	CITY CLERK
		48.40	VARI REQ-PIETRSEWSKI		121652	0325572442	10410.6341		ADVERTISING	DEVELOPMENT SERVICES
		234.30	BIDS FOR 4TH ST		121652	0325572442	40440.6341	202503	ADVERTISING	2024 LOCAL IMPROVEMENTS
		315.15								
153708	4/21/2025		2240 PLUNKETT'S PEST CONTROL, INC.							
		55.65	NM MULTI HS SVC MAR25		121605	9065167	50677.6371.090		MTNCE-EXTERMINATION	NAN MCKAY APT BLDG
		70.00	NM#809 INSPECT/TREATMENT		121606	9046318	50677.6371.090		MTNCE-EXTERMINATION	NAN MCKAY APT BLDG
		189.17	JC MULTI HS SVC MAR25		121607	9065169	50678.6371.090		MTNCE-EXTERMINATION	JOHN CARROLL APT BLDG
		314.82								
153709	4/21/2025		6683 POPP COMMUNICATIONS							
		187.60	NM FIRE ALRM PH SYST		121648	992874639	50677.6390.1		TELEPHONE-SECURITY	NAN MCKAY APT BLDG
		187.61	JC FIRE ALRM PH SYST		121648	992874639	50678.6390.1		TELEPHONE-SECURITY	JOHN CARROLL APT BLDG
		375.21								
153710	4/21/2025		14315 RENTGROW, INC.							
		96.00	NM BACKGROUND CK MAR25		121660	1894642	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		168.00	JC BACKGROUND CK MAR25		121661	1894641	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		264.00								
153711	4/21/2025		2365 ROTO-ROOTER SERVICES COMPANY							
		635.00	NM#900 DRAINSVC 3/30/25		121649	48-26742452	50677.6371.080		MTNCE-PLUMBING	NAN MCKAY APT BLDG
		635.00								
153712	4/21/2025		9291 SAND CREEK							
		2,901.45	EAP SVC APR25-MAR26		121611	SDC-IN-100979	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		2,901.45								
153713	4/21/2025		2403 SCHADEGG MECHANICAL INC							
		1,035.00	LIBRARY QTR MAINT 4/25-6/25		121612	75052	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		1,035.00								
153714	4/21/2025		2553 ST. PAUL REGIONAL WATER SERVICES							
		2,241.83	OTHER CITY WATER/SEWER		121613	4012025	50605.6407		OTHER CITY WATER/SEWER	WATER UTILITY
		2,241.83								
153715	4/21/2025		2606 TACTICAL SOLUTIONS							
		610.00	RADAR CERT(13) SQD/(2) LIDAR		121615	10673	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		610.00								

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153715	4/21/2025		2606 TACTICAL SOLUTIONS						Continued...	
153716	4/21/2025		2665 TRANS UNION LLC							
		90.00	BASIC SVC & REPORTS		121616	03529092	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		90.00								
153717	4/21/2025		14336 VALLE CARPET CORP							
		3,110.05	NM#802 VINYL PLANK		121651	1040	50677.6560	229057	BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		3,255.05	NM#604 VINYL PLANK		121818	1039	50677.6560	229057	BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		6,365.10								
153718	4/21/2025		2744 VAN PAPER COMPANY							
		259.54	TP/PPR TWL/LINERS		121617	102440	10330.6210		OPERATING SUPPLIES	BUILDINGS
		259.54								
153719	4/21/2025		5864 VERIZON WIRELESS							
		255.34	CONNECT PH#3/IPADS/SCADA		121618	6109862505	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		255.34								
153720	4/21/2025		2788 WATSON COMPANY							
		973.02	CONCESSIONS		121620	148706	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		973.02								
153721	4/21/2025		4656 WESTMOR FLUID SOLUTIONS, LLC							
		728.16	100LL HOSE REEL REPAIRS		121619	2126223	20202.6371		REPAIRS & MAINT CONTRACTUAL	PARK LAND DEDICATION
		728.16								
153722	4/21/2025		2849 XCEL ENERGY							
		89.47	LGTS@1203 7TH A S		121634	51-0014976969-4 3/28/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		1,752.09	SEWER UTILITY FUND		121635	51-5538274-4 4/9/25	50606.6385		UTILITY SERVICE	SEWER UTILITY
		1,168.83	WATER UTILTIY FUND		121636	51-5844319-7 4/7/25	50605.6385		UTILITY SERVICE	WATER UTILITY
		197.88	ELEC/GAS-240 CONCORD S N		121637	51-0015183333-6 4/7/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		2,747.67	CITY HALL		121638	51-4686910-7 4/7/25	10330.6385		UTILITY SERVICE	BUILDINGS
		115.01	ST LGT UTILITY FUND		121638	51-4686910-7 4/7/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		619.73	SPALSH POOL		121639	51-5316080-0	10527.6385		UTILITY SERVICE	SPLASH POOL

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153722	4/21/2025		2849 XCEL ENERGY						Continued...	
						4/7/25				
		186.04	NORTHVIEW POOL		121639	51-5316080-0	10528.6385		UTILITY SERVICE	NORTHVIEW POOL
						4/7/25				
		1,996.75	PARKS		121639	51-5316080-0	10340.6385		UTILITY SERVICE	PARKS FACILITIES AND MTNCE
						4/7/25				
		331.43	ST LGT UTILITY FUND		121639	51-5316080-0	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						4/7/25				
		15,666.81	WOOG ARENA 2/26-3/27/25		121812	51-5660593-9	20243.6385		UTILITY SERVICE	DOUG WOOG ARENA
						4/4/25				
		<u>24,871.71</u>								
153723	4/21/2025		7333 YALE MECHANICAL, LLC							
		352.00	MID-SEASON HVAC MAINT		121640	265720	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		237.18	RPR/RPL PW THERMOSTAT		121641	269311	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		<u>589.18</u>								
153724	4/21/2025		2863 ZARNOTH BRUSH WORKS							
		1,769.00	GUTTER BROOMS #307		121642	0201500-IN	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>1,769.00</u>								
801188	4/14/2025		2289 R&R SPECIALTIES OF WISCONSIN, INC.							
		40.00	ZAM BLADE SHARPEN		121521	0085080-IN	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		<u>40.00</u>								
801189	4/18/2025		1969 MINNESOTA AFSCME, COUNCIL NO. 5							
		29.00			121669	0415251602263	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>29.00</u>								
801190	4/21/2025		1240 DAKOTA COMMUNICATIONS CENTER							
		53,659.00	APRIL 2025 911 FEE		121567	AR-00000000578	10210.6305		DISPATCH SERVICES	POLICE PROTECTION
		<u>53,659.00</u>								
801191	4/21/2025		7388 GARCIA, RYAN							
		152.60	CITY ADMIN-Q1 2025 MILEAGE		121629	4/11/2025	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		<u>152.60</u>								
801192	4/21/2025		2289 R&R SPECIALTIES OF WISCONSIN, INC.							
		65.00	ZAM BLADE SHARPEN		121610	0084756-IN	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		<u>65.00</u>								

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801193	4/21/2025		2585 STREICHER'S - MINNEAPOLIS						Continued...	
		329.99	38-VEST CARRIER		121614	11754085	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		329.99								
2025118	4/9/2025		14645 MEDSURETY, LLC							
		188.00	FSA REIMB-HEALTH 2025		121561	04/08/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		139.68	HRA REIMBURSEMENT 2025		121561	04/08/2025	70805.6131		EMPLOYEE HRA REIMBURSEMENT	EMPLOYEE HEALTH REIMBUR
		327.68								
2025119	4/7/2025		6037 HEALTHPARTNERS-DENTAL							
		234.37	DENTAL CLAIMS PAID		121562	03/27/25-04/02/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		234.37								
2025120	4/18/2025		1978 MINNESOTA CHILD SUPPORT PAYMENT CENTER							
		749.42			121670	0415251602264	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		49.37			121671	0415251602265	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		216.88			121672	0415251602266	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		129.58			121673	0415251602267	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		1,145.25								
2025121	4/18/2025		2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)							
		3,675.00			121663	04152516022610	10101.2175		OTHER RETIREMENT	GENERAL FUND
		3,675.00								
2025122	4/18/2025		2096 NATIONWIDE RETIREMENT SOLUTIONS							
		15,566.31			121664	04152516022611	10101.2175		OTHER RETIREMENT	GENERAL FUND
		15,566.31								
2025123	4/18/2025		2200 PERA							
		78,145.67			121665	04152516022612	10101.2174		PERA	GENERAL FUND
		78,145.67								
2025124	4/18/2025		2748 MISSION SQUARE TRANSFER (EFT)							
		2,110.00			121666	04152516022613	10101.2175		OTHER RETIREMENT	GENERAL FUND
		2,110.00								
2025125	4/18/2025		14645 MEDSURETY, LLC							
		3,642.71			121667	04152516022614	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		3,642.71								

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2025126	4/18/2025		1338 EFTPS						Continued...	
		40,160.61			121662	0415251602261	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		42,630.22			121668	0415251602262	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		82,790.83								
2025127	4/18/2025		2013 MINNESOTA REVENUE (C)							
		18,693.43			121675	0415251602269	10101.2172		STATE WITHHOLDING	GENERAL FUND
		18,693.43								
2025128	4/14/2025		6037 HEALTHPARTNERS-DENTAL							
		565.89	DENTAL CLAIMS PAID		121814	04/03/25-04/09/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		565.89								
2025129	4/18/2025		14645 MEDSURETY, LLC							
		125.00	HSA REWARD MONEY		121816	Q424	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		125.00								
2025130	4/8/2025		6860 WELLS FARGO PURCHASING CARDS							
		113.86	COUNTY MARKET_COUNCIL GOAL SET		121679	730262628803.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		201.22	JIMMY JOHNS_COUNCIL GOAL SETTI		121680	001081659451.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		54.12	AMAZON-SHOE COVERS/BOOTIES		121681	500093722369.1	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		14.48	CUB FOODS-COOKIES TRAINING		121682	730259924731.1	10320.6331		CONFERENCES, TRAINING, TRAVEL	PUBLIC WORKS
		5,045.00	TOPPERS & MORE-FOR NEW #205		121683	213101004523.1	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		87.98	AMAZON-ROLLING CART		121684	100113280943.1	10330.6240		MINOR EQUIPMENT AND FURNITURE	BUILDINGS
		66.00	AMAZON DATE STAMP FOR NM & JC		121685	109366880063.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		66.00	AMAZON DATE STAMP FOR NM & JC		121686	109366880063.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		31.60	AMAZON DATE STAMP REFILL PADS		121687	109316844227.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		31.60	AMAZON DATE STAMP REFILL PADS		121688	109316844227.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		97.08	8X8 INTERNET AND PHONE SERVICE		121689	102230919568.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		97.07	8X8 INTERNET AND PHONE SERVICE		121690	102230919568.2	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		551.07	AMAZON HANDICAP UNIT METAL DOO		121691	101938372120.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		49.96	PREMIUM WATER FOR JC NM OFFICE		121692	026426030168.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		49.95	PREMIUM WATER FOR JC NM OFFICE		121693	026426030168.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		51.34	AMAZON BACK REST & FOOTREST FO		121694	105217651465.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		51.33	AMAZON BACK REST & FOOTREST FO		121695	105217651465.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		451.19	COMCAST NM PHONE & INTERNET SE		121696	109041007517.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		906.50	MINNESOTA MULTI HOUSING CONF A		121697	270857638909.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		906.50	MINNESOTA MULTI HOUSING CONF A		121698	270857638909.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		408.06	AMAZON JC MAINT SUPPLIES HANDI		121699	101843417634.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		302.80	COMCAST JC FEB 25 BILLING PHON		121700	103051626524.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2025130	4/8/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		544.08	AMAZON NM MAINT SUPPLIES HANDI		121701	102618078816.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		294.45	QUILL OFFICE SUPPLIES FOR JC		121702	105441352593.1	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		22.99	SP BATTERY CLERK US. JC B		121703	500004709950.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		73.00	USPS JC POSTAGE STAMPS		121704	001577477679.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		134.86	MENARDS JC MAINTENANCE SUPPLIE		121705	100305199297.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		11.72	MNRDS-RANGE SUPPLY		121706	100308599525.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		57.53	FLUEGEL-FOOD K9 RILEY		121707	102667895078.1	20212.6210	227589	OPERATING SUPPLIES	GRANTS/DONATIONS POLICE
		150.78	Gatorade		121708	500060155908.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		279.69	Cappuccino Machine Repair		121709	530000108188.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		74.30	Concessions		121710	500066163463.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		111.45	Concessions		121711	500102358272.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		481.85	Concessions		121712	109529624288.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		291.21	Concessions		121713	500110609624.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		209.31	Race bags		121714	500105384478.1	20215.6210	227685	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		68.96	Pins and Thank you cards		121715	500105348150.1	20215.6210	227685	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		106.49	Bibs		121716	101926155336.1	20215.6210	227685	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		45.44	Paper towels plates		121717	500073315972.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		94.53	Tape		121718	100067898632.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		33.62	Pool Passes		121719	742098380430.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		33.61	Pool Passes		121720	742098380430.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		38.28	communication Employees		121721	100003480895.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		233.04	Color Supplies		121722	100062735519.1	10529.6210	227685	OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		10.00	RTD TRAIN FARE DOWNTOWN TO AIR		121723	025980051317.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		35.90	UBER MSP TO SSP		121724	718268346283.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		2.00	HYATT DENVER BILLING ERROR		121725	158989134491.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		875.41	HYATT DENVER CONF LODGING 2 ME		121726	158989133311.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		16.23	BUBU DENVER CONFERENCE LUNCH 2		121727	109696316710.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		12.80	HYATT DENVER BREAKFAST 2-27		121728	158367054223.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		2.00-	HYATT DENVER BILLING ERROR		121729	158989134498.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		110.15	LDHARDWARE-FOOD-K9DOUG		121730	500774398966.1	20212.6210	227589	OPERATING SUPPLIES	GRANTS/DONATIONS POLICE
		132.98	ACRES0FUN-BOARDING-K9DOUG		121731	100009277109.1	20212.6302	227589	PROFESSIONAL SERVICES	GRANTS/DONATIONS POLICE
		8.35	USPS MLK THANK YOU TO SPEAKER		121732	001537219646.1	10530.6390		POSTAGE AND TELEPHONE	COMMUNITY AFFAIRS
		5.38	KNOWLANS JC NM MARCH BIRTHDAYS		121733	720203255833.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		5.38	KNOWLANS JC NM MARCH BIRTHDAYS		121734	720203255833.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		30.57	KNOWLANS MEMORIAL DAY MTG		121735	720203268592.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		4.09	OIFFICE DEPOT PUSHpins FOR BOA		121736	501357766855.1	10530.6201		OFFICE SUPPLIES	COMMUNITY AFFAIRS
		4.99	OFFICE DEPOT RUBBER BANDS		121737	501015274760.1	10530.6201		OFFICE SUPPLIES	COMMUNITY AFFAIRS
		20.97	KNOWLANS FRAUD PRESENTATIONS		121738	720203202861.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		20.97	KNOWLANS FRAUD PRESENTATIONS		121739	720203202861.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2025130	4/8/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		5.09	KNOWLANS FRAUD PRESENTATION		121740	720203296821.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		5.09	KNOWLANS FRAUD PRESENTATION		121741	720203296821.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		24.88	KWIK TRIP FOOD DRIVE		121742	173013509455.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		106.97	AMAZON FILL BACKPACK SUPPLIES		121743	100105513540.1	20216.6210	227559	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		62.46	THE COOP TF MTG FOOD DROVE		121744	004862250323.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		19.43	KNOWLANS SPECIAL DELIVERY PROG		121745	720203237019.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		19.43	KNOWLANS SPECIAL DELIVERY PROG		121746	720203237019.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		90.05	TARGET BUILDING SPRING ACTIVIT		121747	091008587975.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		90.04	TARGET BUILDING SPRING ACTIVIT		121748	091008587975.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		90.00	MAVA 2025 VOLUNTEER MANAGEMENT		121749	100026339179.1	10530.6471		DUES & SUBSCRIPTIONS	COMMUNITY AFFAIRS
		621.29	APWA - CONF NGUILLIAMS		121750	002042180077.1	10315.6331		CONFERENCES, TRAINING, TRAVEL	ENGINEERING
		415.16	GRANDVIEW - CONF LODGING - NG		121751	041600118146.1	10315.6331		CONFERENCES, TRAINING, TRAVEL	ENGINEERING
		462.65	APPARELLAB COUNCIL CLOTHING		121752	500039246298.1	10110.6245		CLOTHING ALLOWANCE	MAYOR AND COUNCIL
		16.75	CROWNTROPHY NAME BADGES KALZWK		121753	027018627271.1	10110.6430		MISCELLANEOUS	MAYOR AND COUNCIL
		117.25	CROWNTROPHY NAME BADGES KALZWK		121754	027018627271.2	10520.6210		OPERATING SUPPLIES	PARKS ADMINISTRATION
		138.07	COMCAST-VETS INTERNET		121755	102978360578.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		9,482.20	CDWG-LAPTOPS		121756	264533002502.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		42.91	AMAZON-TOOLS		121757	500088704204.1	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		119.96	AMAZON-TOOLS		121758	500106755410.1	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		1,179.97	WARNERS STELLIAN - REFRIGERATO		121759	084079230145.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		3,289.72	CDWG-IPADS		121760	279382004213.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		338.36	CDWG-IPAD CASES		121761	280087084002.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		25.00	Planning Comm. nameplate		121762	027019117012.1	10410.6201		OFFICE SUPPLIES	DEVELOPMENT SERVICES
		44.25	HOME DEPOT-WIRE CUTTER,SEALANT		121763	010195626247.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		3.64	HOME DEPOT-WALL PLATE		121764	010198429195.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		99.00	HOME DEPOT-BLINDS CONF ROOM		121765	010196870286.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		20.58	HOME DEPOT-BOX COVER,WRENCH		121766	010192484927.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		98.91	HOME DEPOT-LEVEL,SOCKETS		121767	010194225904.1	10330.6240		MINOR EQUIPMENT AND FURNITURE	BUILDINGS
		44.92	MENARD MAINTENANCE SUPPLIES NM		121768	100456836457.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		194.06	MENARDS NM MAINTENANCE SUPPLIE		121769	100308618911.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		226.50	MENARDS NM MAINTENANCE SUPPLIE		121770	100280294938.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		11.37	MENARDS NM MAINTENANCE SUPPLIE		121771	100280294854.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		106.76	HOME DEPOT NM MAINTENANCE SUPP		121772	010192084812.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		72.97	MENARDS NM MAINTENANCE SUPPLIE		121773	100301736023.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		240.00	LANGUAGERS INTERPRETER NEW MOV		121774	500004199569.1	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		35.01	VRZN-DATA		121775	100331005263.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		29.52	AMZN-CLEANER		121776	107927570124.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		200.00	MN LEAP-2025 MEMB FEE		121777	100452657009.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		201.56	VSTAPRNT-BIZ CARDS		121778	744646254668.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION

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2025130	4/8/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		47.98	AMZN-3 HOLE PUNCH		121779	101548289715.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		46.96	AMZN-WEAPON MAINT SUPPLIES		121780	101544587880.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		62.96	AMZN-BATTERIES		121781	101551633940.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		3,900.00	MN CIT-40hr CIT 37, 44, 31,48		121782	101341220062.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		210.00	360's-DV LUNCHEON		121783	224272616248.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		348.00	EDENK9-TRNG TRCKING SFTWRE		121784	900018585606.1	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		3.48	EDENK9-CURR CONV FEE		121785	900018585606.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		170.00	ICC 2025 DUES		121786	103965802480.1	10410.6471		DUES & SUBSCRIPTIONS	DEVELOPMENT SERVICES
		574.30	DAKOTA CTY LUMBER-TREATED LUMB		121787	270828231958.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		591.10	DAKOTA LUMBER-PICNIC TABLES		121788	280469025501.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		61.56	KT-CRIT INCNT MEAL		121789	167325580171.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		136.95	INTOX-PBT REPAIR		121790	118771014395.1	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		135.12	SAMS CLUB CONCESSION PRODUCT		121791	007563775698.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		231.68	SAMS CLUB CONCESSION PRODUCT		121792	007563421590.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		61.74	SAMS CLUB CONCESSION PRODUCT		121793	163877994594.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		16.28	SAMS CLUB CONCESSION PRODUCT		121794	007563981762.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		52.94	SAM CLUB OPEN HOUSE FOOD		121795	400178070471.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		437.71	SKYZONE FILED TRIP		121796	002549483021.1	10529.6452		TRIPS AND TOURS	RECREATIONAL PROGRAMS
		307.45	PLUNKETTS PEST NOV-FEB		121797	000700038451.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		315.00	CANTEEN VENDING		121798	161621021114.1	20245.6250		MERCHANDISE FOR RESALE	AIRPORT
		144.85	COMCAST MAR INTERNET		121799	102554549625.1	20245.6390		POSTAGE AND TELEPHONE	AIRPORT
		118.00	MN FLYER MAR AD		121800	900011723980.1	20245.6341		ADVERTISING	AIRPORT
		51.48	MENARDS SUPPLIES		121801	100308782181.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		71.89	META-PD RECRUITING		121802	000607737058.1	20212.6302	227684	PROFESSIONAL SERVICES	GRANTS/DONATIONS POLICE
		2,530.57	AT&T-CELL AND DATA		121803	277494823641.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		580.57	NEVCO-SCOREBOARD LIGHTS RINK 2		121804	300643823172.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		135.36	COMCAST-MO CABLE		121805	102561093047.1	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		118.26	SAMS -SCRUB PADS, WHITE ERASER		121806	007917211868.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		27.30	WEBSTAUANT STORE-VACUUM BAGS		121807	200261823765.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		448.00	HOME DEPOT-BLOWER/BATTERIES		121808	010184726886.1	20243.6240		MINOR EQUIPMENT AND FURNITURE	DOUG WOOG ARENA
		7.18	ABSOLUTE TRLR-LIC PLATE MOUNT		121809	900010900011.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		173.63	ARROW MOWER-EDGER PARTS		121810	120442029453.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		144.45	FOOTH AUTO-ALIGNMENT #207		121811	104508400173.1	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		44,942.04								
2025131	4/14/2025		14645 MEDSURETY, LLC							
		331.50	HRA/HSA/FSA/DCAP APR25		121817	40054	10125.6375		OTHER CONTRACTED SERVICES	HUMAN RESOURCES
		331.50								
		1,150,075.33	Grand Total						Payment Instrument Totals	



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 8.C.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Business Licenses

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Municipal Code requires that all licenses are approved by the City Council and subject to the submission of insurance certificates, forms and background investigation, when required, prior to issuance. The attached listing contains new and/or renewal applications which have been applied for since the last City Council Meeting. These licenses will expire as indicated in the attached report.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Business License 4-21-2025

Business Licenses
4/21/2025

Company	License Nbr	License Type	Rental House Nbr	Rental Street Name	Rental Unit
Triple Shift Entertainment, LLC	00016100	Bowling Alley	365	Concord St N	
T's Discount Liquor II, Inc.	00016103	Cigarette and Tobacco Sales	333	Concord Exchange N	
St. John Vianney	00016218	Charitable Gambling Exempt Permit - Festival	840	19th Ave N	
Triple Shift Entertainment, LLC	00016115	Entertainment	365	Concord St N	
Michelandia Bar & Centro Botanero, LLC	00016170	Entertainment	600	Concord St N	
Inspecta-Homes of America, Inc.	00016178	Housing Evaluator-TOS			
Inspecta-Homes of America, Inc.	00016180	Housing Evaluator-TOS			
Antony Wrobel	00016187	Housing Evaluator-TOS/Rental			
Steppingstone Massage, LLC	00016141	Massage Therapy	1335	Thompson Ave	
Olugbenga Olatunji Fatogun	00015363	Rental Housing	331	2nd Ave S	
Ralows Rentals, LLC	00015365	Rental Housing	122	Warburton St W	
Robert E. Bray	00015383	Rental Housing	621	11th Ave N	
David J. Kelm	00015405	Rental Housing	931	17th Ave N	
Hans Hoeger	00015410	Rental Housing	144-146	19th Ave S	
Richard A. Pavlasek	00015413	Rental Housing	246	1st Ave S	
Margaret Mohr	00015423	Rental Housing	736	1st Ave S	
Robert E. Bray	00015442	Rental Housing	423	3rd Ave S	
Robert E. Bray	00015443	Rental Housing	424	3rd Ave S	
Xiaoqiao Wei	00015457	Rental Housing	1406	5th Ave S	
Ronald L. Bakken	00015460	Rental Housing	159	6th Ave S	
Randy Petrosfke	00015461	Rental Housing	645	6th Ave S	
Raymond Grosberg	00015463	Rental Housing	127	7th Ave S	
Todd N. Kuester	00015485	Rental Housing	208-210	Ash St W	
Buron Lane Real Estate, LLC	00015488	Rental Housing	228-230	Buron Ln	
Seth P. Goettl	00015501	Rental Housing	1560	Lincoln Park Dr	
Seth P. Goettl	00015502	Rental Housing	1565	Lincoln Park Dr	
Jay Co, LLC	00015531	Rental Housing	309	2nd Ave S	
James E. Reid	00015535	Rental Housing	1504	4th St N	
Boka Properties, LLC	00015543	Rental Housing	157	3rd Ave S	
Teresa Shenouda	00015553	Rental Housing	205	9th St S	
Lee & Jenny Prochnow	00015555	Rental Housing	512	13th Ave S	

Business Licenses
4/21/2025

Company	License Nbr	License Type	Rental House Nbr	Rental Street Name	Rental Unit
Boka Properties, LLC	00015557	Rental Housing	214	Southview Blvd	
James Butler	00015568	Rental Housing	851-853	5th Ave S	
Ralows Rentals, LLC	00015571	Rental Housing	353	14th Ave S	
Jeffrey J. Krumrie	00015573	Rental Housing	204	5th Ave N	
Jack Fish	00015585	Rental Housing	1226	8th Ave S	
Todd Kelm	00015592	Rental Housing	211	10th Ave S	
Value Rental Homes of MN	00015598	Rental Housing	218	Douglas St W	
Bryan Bourn	00015601	Rental Housing	909	7th Ave S	
DRS Investments VII LLC	00015602	Rental Housing	1020	8th Ave S	
DRS Investments VII LLC	00015603	Rental Housing	1022	8th Ave S	
DRS Investments VII LLC	00015604	Rental Housing	1024	8th Ave S	
DRS Investments VII LLC	00015605	Rental Housing	1026	8th Ave S	
DRS Investments VII LLC	00015606	Rental Housing	1030	8th Ave S	
DRS Investments VII LLC	00015607	Rental Housing	1032	8th Ave S	
DRS Investments VII LLC	00015609	Rental Housing	1036	8th Ave S	
DRS Investments VII LLC	00015610	Rental Housing	1011	9th Ave S	
DRS Investments VII LLC	00015611	Rental Housing	1013	9th Ave S	
DRS Investments VII LLC	00015612	Rental Housing	1015	9th Ave S	
DRS Investments VII LLC	00015613	Rental Housing	1017	9th Ave S	
DRS Investments VII LLC	00015614	Rental Housing	1021	9th Ave S	
DRS Investments VII LLC	00015615	Rental Housing	1023	9th Ave S	
DRS Investments VII LLC	00015616	Rental Housing	1025	9th Ave S	
DRS Investments VII LLC	00015618	Rental Housing	1031	9th Ave S	
DRS Investments VII LLC	00015619	Rental Housing	1033	9th Ave S	
DRS Investments VII LLC	00015620	Rental Housing	1035	9th Ave S	
DRS Investments VII LLC	00015621	Rental Housing	1037	9th Ave S	
Shane Fine	00015624	Rental Housing	120	Poplar St W	
Michael J. Johannsen	00015632	Rental Housing	137	Park St W	
Todd Kelm	00015644	Rental Housing	217	10th Ave S	
Xiaoqiao Wei	00015646	Rental Housing	835	3rd Ave S	
Jeffrey J. Krumrie	00015653	Rental Housing	137	4th Ave S	

Business Licenses
4/21/2025

Company	License Nbr	License Type	Rental House Nbr	Rental Street Name	Rental Unit
Jack Fish	00015655	Rental Housing	1224	8th Ave S	
Mark A. Duffy	00015662	Rental Housing	753	1st Ave S	
Saurav Man Pradhan	00015669	Rental Housing	1104	5th Ave S	
Bryan Alan Johnson	00015672	Rental Housing	205	5th Ave N	
John E Goblirsch	00015681	Rental Housing	328	4th Ave S	
Ngoc Nhu Tran	00015689	Rental Housing	203	11th Ave N	
Amy Susan Piggee	00015698	Rental Housing	633	10th Ave N	
Efrain Dominguez Sosa	00015699	Rental Housing	157	2nd Ave S	
Michael J. Johannsen	00015704	Rental Housing	1133	6th Ave S	
Nicholas Gillham	00015717	Rental Housing	550	18th Ave N	
Eduard Bilik	00015718	Rental Housing	417	6th Ave S	
ELJ Investments LLC	00015734	Rental Housing	643	15th Ave N	
Matewos Timetewos Yebyo	00015739	Rental Housing	716	24th Ave N	
Nathan Raymond Siebenaler	00015744	Rental Housing	238	Ash St W	
Pro Operam Sub XII, LLC	00015752	Rental Housing	257	Spruce St E	
Mallory Lyn Derrick	00015756	Rental Housing	225	11th Ave N	
Mallory Lyn Derrick	00015757	Rental Housing	702	16th Ave N	
Olugbenga Olatunji Fatogun	00015758	Rental Housing	113	9th St S	
Lacie Boettcher	00015762	Rental Housing	752	16th Ave N	
Nancy Dolce	00015778	Rental Housing	440	3rd Ave S	
Gabriel Lynn Gruszynski	00015784	Rental Housing	520	15th Ave N	
Adam Fischbach	00015796	Rental Housing	1213-1215	9th Ave S	
Corey Jermaine Scott	00015798	Rental Housing	239	Buron Ln	
House2Home SSTP LLC	00015817	Rental Housing	422	4th Ave S	
House2Home SSTP LLC	00015818	Rental Housing	233	Spruce St E	
House2Home SSTP LLC	00015819	Rental Housing	712-716	1st Ave S	
Ind. Res. Const. Service, Inc	00015831	Rental Housing	1539	Concord St S	
Rachael Lyn Hundley	00015850	Rental Housing	125	14th Ave S	
John A. Cooper	00015858	Rental Housing	133	22nd Ave S	
Kenneth C. Albrecht	00015864	Rental Housing	129	8th Ave N	
CapGrow Holdings JV Sub VIII LLC	00015876	Rental Housing	1521	Southview Blvd	

Business Licenses
4/21/2025

Company	License Nbr	License Type	Rental House Nbr	Rental Street Name	Rental Unit
Travis Lee Cherrier	00015886	Rental Housing	234	5th Ave N	
Jacquelline Nichole Bredehoft	00015887	Rental Housing	255	7th Ave S	
40 Acres Legacy	00015890	Rental Housing	254	2nd Ave S	
Kurt Wolbeck	00015906	Rental Housing	232	2nd Ave S	
Peter Andrew Cassada	00015920	Rental Housing	221-223	17th Ave N	
Cragin Orr	00015923	Rental Housing	1950	Butler Ave	
Tyler Carl Becker	00015934	Rental Housing	643	16th Ave N	
Cosmina Ramona Strain	00015937	Rental Housing	221	Grand Ave W	213
Billee Jo Hall	00015940	Rental Housing	1203	Eldridge Ave	
Nathaniel Yeng-Kong Yang	00015953	Rental Housing	742	1st Ave S	
Richard Allen Wesley	00015960	Rental Housing	706	Congress St	
Kyle Freeman Joseph Farizel	00015961	Rental Housing	929	20th Ave N	
Baylee Lachelle Munce	00015967	Rental Housing	312	13th Ave N	
Heritage Crest Apartments, LLC	00015977	Rental Housing Multi Family Dwelling (4+)	205	3rd Ave S	
Heritage Crest Apartments, LLC	00015978	Rental Housing Multi Family Dwelling (4+)	211	3rd Ave S	
Heritage Crest Apartments, LLC	00015979	Rental Housing Multi Family Dwelling (4+)	219	3rd Ave S	
Heritage Crest Apartments, LLC	00015981	Rental Housing Multi Family Dwelling (4+)	235	3rd Ave S	
Heritage Crest Apartments, LLC	00015982	Rental Housing Multi Family Dwelling (4+)	239	3rd Ave S	
Heritage Crest Apartments, LLC	00015983	Rental Housing Multi Family Dwelling (4+)	241	3rd Ave S	
Ralows Rentals, LLC	00015984	Rental Housing Multi Family Dwelling (4+)	720	7th St S	
Thomas L. Fontana	00015985	Rental Housing Multi Family Dwelling (4+)	405	10th Ave N	
Todd Kelm	00015986	Rental Housing Multi Family Dwelling (4+)	215	10th Ave S	
Scott-Carver-Dakota CAP Agency, Inc.	00015990	Rental Housing Multi Family Dwelling (4+)	541	12th Ave N	
DSSY Properties, LLC	00015992	Rental Housing Multi Family Dwelling (4+)	707	12th Ave N	
Todd Kelm	00015993	Rental Housing Multi Family Dwelling (4+)	235	12th Ave S	
Todd Kelm	00015994	Rental Housing Multi Family Dwelling (4+)	255	12th Ave S	
Dakota County CDA	00015996	Rental Housing Multi Family Dwelling (4+)	337	15th Ave N	
Buron Lane Real Estate, LLC	00016001	Rental Housing Multi Family Dwelling (4+)	605	1st Ave S	
Buron Lane Real Estate, LLC	00016002	Rental Housing Multi Family Dwelling (4+)	615	1st Ave S	
Buron Lane Real Estate, LLC	00016003	Rental Housing Multi Family Dwelling (4+)	621	1st Ave S	
Ronald T. Saver, Jr.	00016011	Rental Housing Multi Family Dwelling (4+)	801	5th Ave S	

Business Licenses

4/21/2025

Company	License Nbr	License Type	Rental House Nbr	Rental Street Name	Rental Unit
Scott-Carver-Dakota CAP Agency, Inc.	00016016	Rental Housing Multi Family Dwelling (4+)	1011	Bryant Ave	
Buron Lane Real Estate, LLC	00016017	Rental Housing Multi Family Dwelling (4+)	206	Buron Ln	
Buron Lane Real Estate, LLC	00016018	Rental Housing Multi Family Dwelling (4+)	207	Buron Ln	
Buron Lane Real Estate, LLC	00016019	Rental Housing Multi Family Dwelling (4+)	221	Buron Ln	
Buron Lane Real Estate, LLC	00016020	Rental Housing Multi Family Dwelling (4+)	233	Buron Ln	
Buron Lane Real Estate, LLC	00016021	Rental Housing Multi Family Dwelling (4+)	234	Buron Ln	
Camber Hill Ltd Partnership	00016022	Rental Housing Multi Family Dwelling (4+)	450	Camber Ave	
Dahl Street Properties, L.P.	00016032	Rental Housing Multi Family Dwelling (4+)	1549	Elrose Ct	
Ronald T. Saver, Jr.	00016033	Rental Housing Multi Family Dwelling (4+)	814	Marie Ave	
Ronald T. Saver, Jr.	00016035	Rental Housing Multi Family Dwelling (4+)	1201	Marie Ave	
Scott-Carver-Dakota CAP Agency, Inc.	00016038	Rental Housing Multi Family Dwelling (4+)	215	South St W	
Buron Lane Real Estate, LLC	00016044	Rental Housing Multi Family Dwelling (4+)	1045	Syndicate Ave	
Dakota County CDA	00016045	Rental Housing Multi Family Dwelling (4+)	1350	Thompson Ave	
Dakota County CDA	00016046	Rental Housing Multi Family Dwelling (4+)	1720	Thompson Ave	
Buron Lane Real Estate, LLC	00016051	Rental Housing Multi Family Dwelling (4+)	376	6th Ave N	
Buron Lane Real Estate, LLC	00016055	Rental Housing Multi Family Dwelling (4+)	362	6th Ave N	
Upward Properties LLC	00016056	Rental Housing Multi Family Dwelling (4+)	909	Concord St N	
Baja Realty, LLC	00016065	Rental Housing Multi Family Dwelling (4+)	1450	5th Ave S	
Ralows Rentals, LLC	00016077	Rental Housing Multi Family Dwelling (4+)	459	5th Ave S	
SSP QOZB LLC	00016088	Rental Housing Multi Family Dwelling (4+)	205	Concord Exchange N	
SSP QOZB LLC	00016095	Rental Housing Multi Family Dwelling (4+)	225	Concord Exchange N	
Greystone Apartments	00016097	Rental Housing Multi Family Dwelling (4+)	315	3rd St N	
St. John Vianney	00016219	Temp. Intoxicating Liquor License - Festival	840	19th Ave N	
Tennis Sanitation, LLC	00016156	Trash Hauler	720	4th St N	
Organic Waste Connections	00016166	Trash Hauler			



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 8.D.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Acceptance of Gift Donations

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent.

OVERVIEW

Donations will be approved by Resolution as they are received. The amount of the donation and the donors are listed separately on the Resolution.

SOURCE OF FUNDS

Donations

ATTACHMENTS

1. 2025-046, Acceptance of Gift Donations

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-046

Acceptance of Gift Donations

WHEREAS, The City of South St. Paul is generally authorized to accept donations of real and personal property pursuant to Minnesota Statutes Section 465.03 for the benefit of its citizens, in accordance with the terms prescribed by the donor.

WHEREAS, The City of South St. Paul receives donations from various sources and businesses within the City of South St. Paul and the surrounding areas.

WHEREAS, the City of South St. Paul finds it is appropriate to accept the donation(s) offered with appreciation.

THEREFORE, BE IT RESOLVED: by the City Council of the City of South St. Paul, Minnesota, to accept the following donation(s):

<u>Value of Donation</u>	<u>Name of Donor</u>	<u>Designation</u>
\$1,500.00	SSP Lions Club	Parks & Rec Easter Egg Hunt
\$ 500.00	Bloomington Luther Collision	Parks & Rec Color Run

The City Clerk is hereby directed to issue receipts to each donor acknowledging the City's receipt of the donor's donation.

Adopted this 21st day of April 2025.

City Clerk



CITY COUNCIL AGENDA REPORT

DATE:

April 21, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Monika Miller

AGENDA ITEM NUMBER:

8.E.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Accept 2024 Planning Commission Annual Report

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Accept 2024 Planning Commission Annual Report

OVERVIEW

City Code Section 101-22 requires that the Planning Commission provide an annual summary of its activities to the City Council. This report summarizes the activity of the Planning Commission in 2024 and includes highlights of the substantial projects that were reviewed, maps showing the distribution of the reviewed cases, and building permit information. In summary:

- 15 individual zoning cases were reviewed by the Planning Commission throughout the year.
- The Planning Commission said goodbye to two commissioners: Jason Frankot and Chad Schlemmer.
- The Planning Commission welcomed two new commissioners: Tyler Fehrman and Andrew Hoffman.
- Long-time Planning Commissioner Tim Felton was re-elected as chair of the Planning Commission. Geoff Fournier was re-elected as vice chair of the Planning Commission.
- Ordinances were the most common zoning approval reviewed in 2024, followed by conditional use permits.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 2024 Annual Planning Commission Report



City of South St. Paul 2024 Planning Commission Annual Report

04.02.2025
Planning and Zoning Department

INTRODUCTION

The South St. Paul Planning Commission is a seven-member body, appointed by the City Council, that is responsible for the review of land use and zoning matters for the City of South St. Paul. The Planning Commission makes recommendations on various matters to the City Council who is ultimately responsible for making a final decision on planning and zoning related matters. This report provides relevant information about the Commission's activities and fulfills the requirements of City Code 101-22 which specifies that the South St. Paul Planning Commission is to submit to the City Council an annual report of its work during the preceding year.

2024 PLANNING COMMISSION MEMBERS

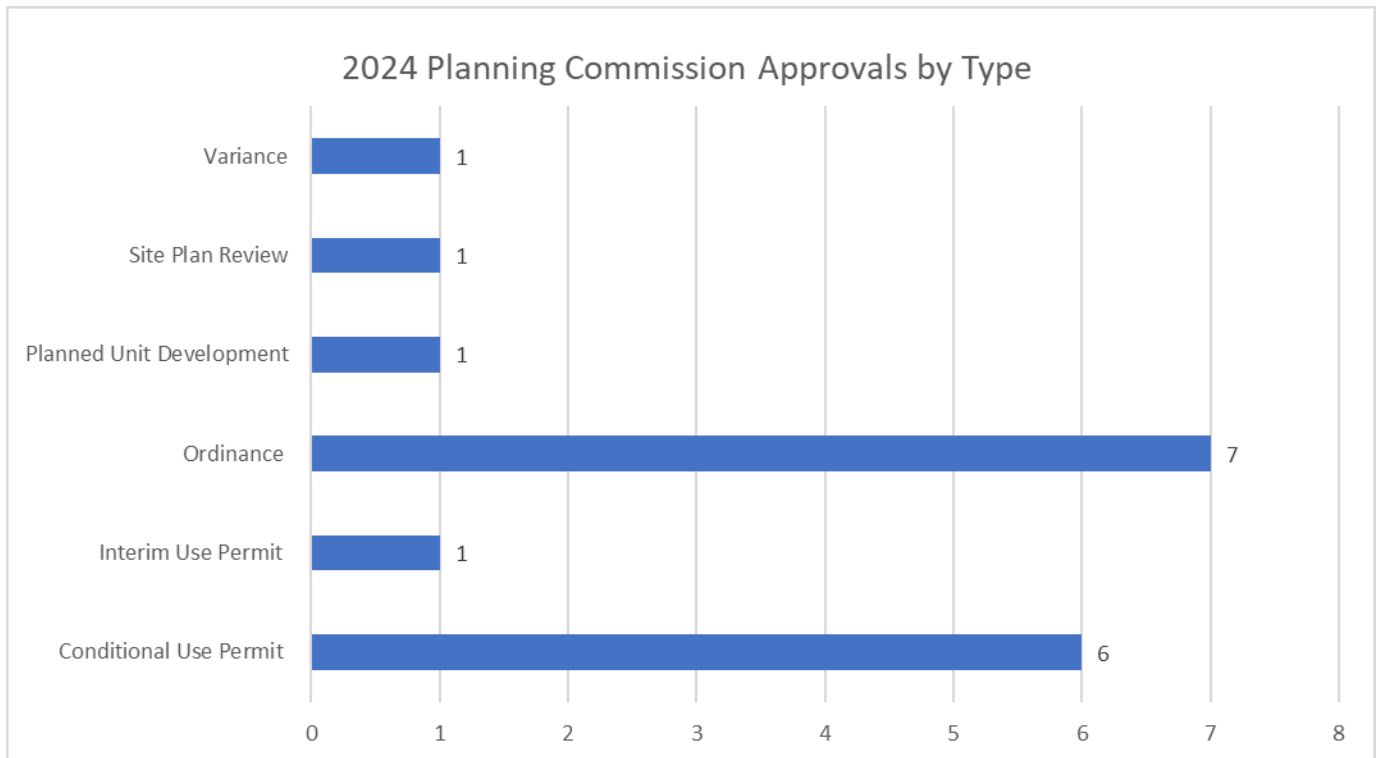
Tim Felton, Chair
Tyler Fehrman (Appointed in March)
Geoff Fourier, Vice Chair
Jason Frankot (Term ended in March)
James Hart
Andrew Hoffman (Appointed in March)
Ruth Krueger
Brianne Miller
Chad Schlemmer (Term ended in March)

The Planning Commission met 10 times in 2024. Below is a table illustrating each member's attendance for the year.

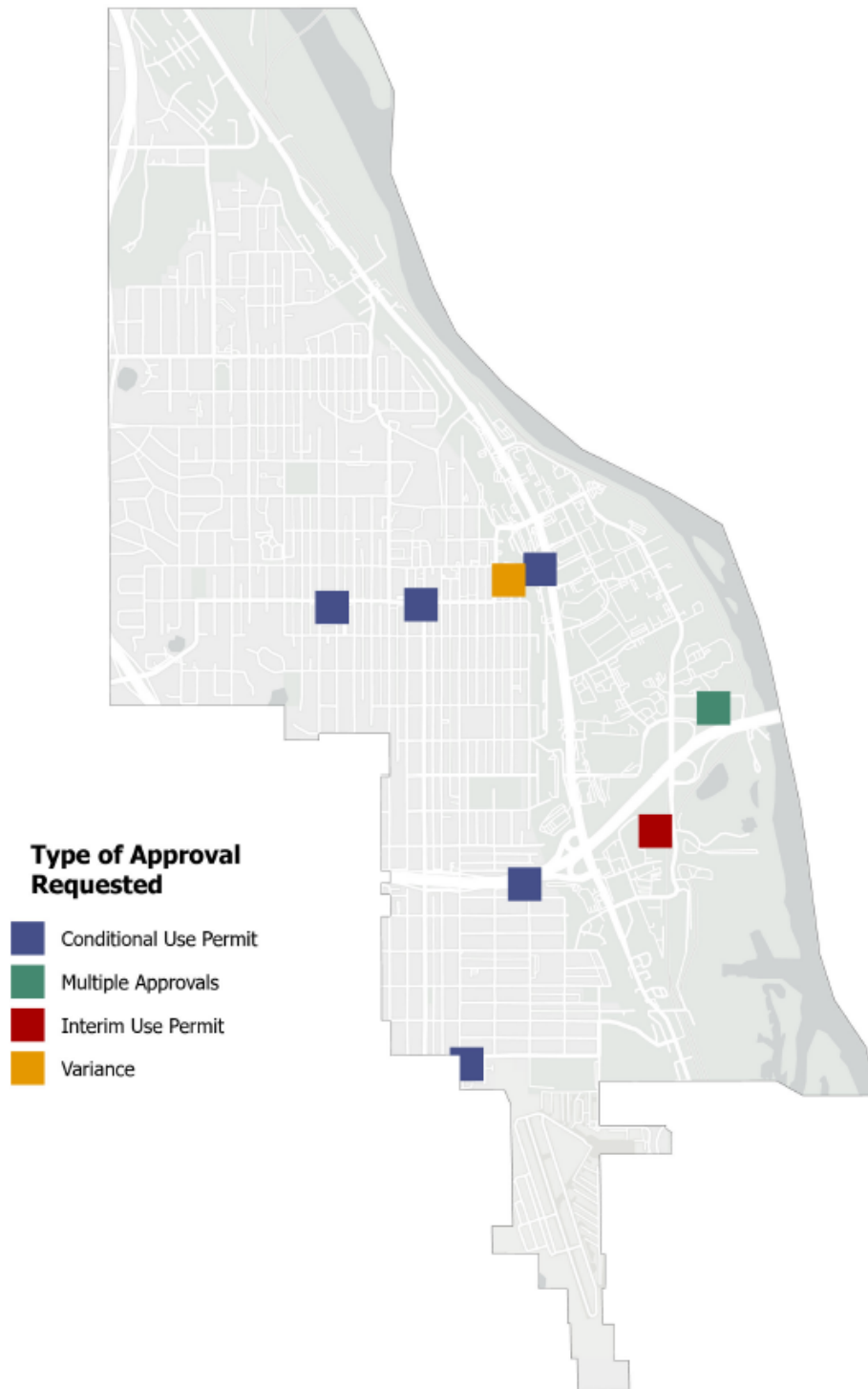
Member Name	Meetings Attended	Attendance Percentage
Tim Felton	9	90%
Tyler Fehrman (Term started in March)	8	100%
Geoff Fournier	8	80%
Jason Frankot (Term ended in March)	2	100%
James Hart	8	80%
Andrew Hoffman (Term started in March)	8	100%
Ruth Krueger	8	80%
Brianne Miller	9	90%
Chad Schlemmer (term ended in March)	2	100%

ZONING APPROVAL TOTALS BY TYPE

The Planning Commission reviewed **15** unique cases during 2024 (not including discussion items or items related to the rules of order). The figure below shows the types of zoning approvals that were reviewed as part of these 15 unique cases. For projects that required multiple zoning approvals, such as United Rentals at 587 Verderosa Avenue which needed a site plan review, a conditional use permit, and a planned unit development amendment, each approval is considered to be one zoning approval. Ordinances were the most common zoning approval reviewed in 2024, followed by conditional use permits.

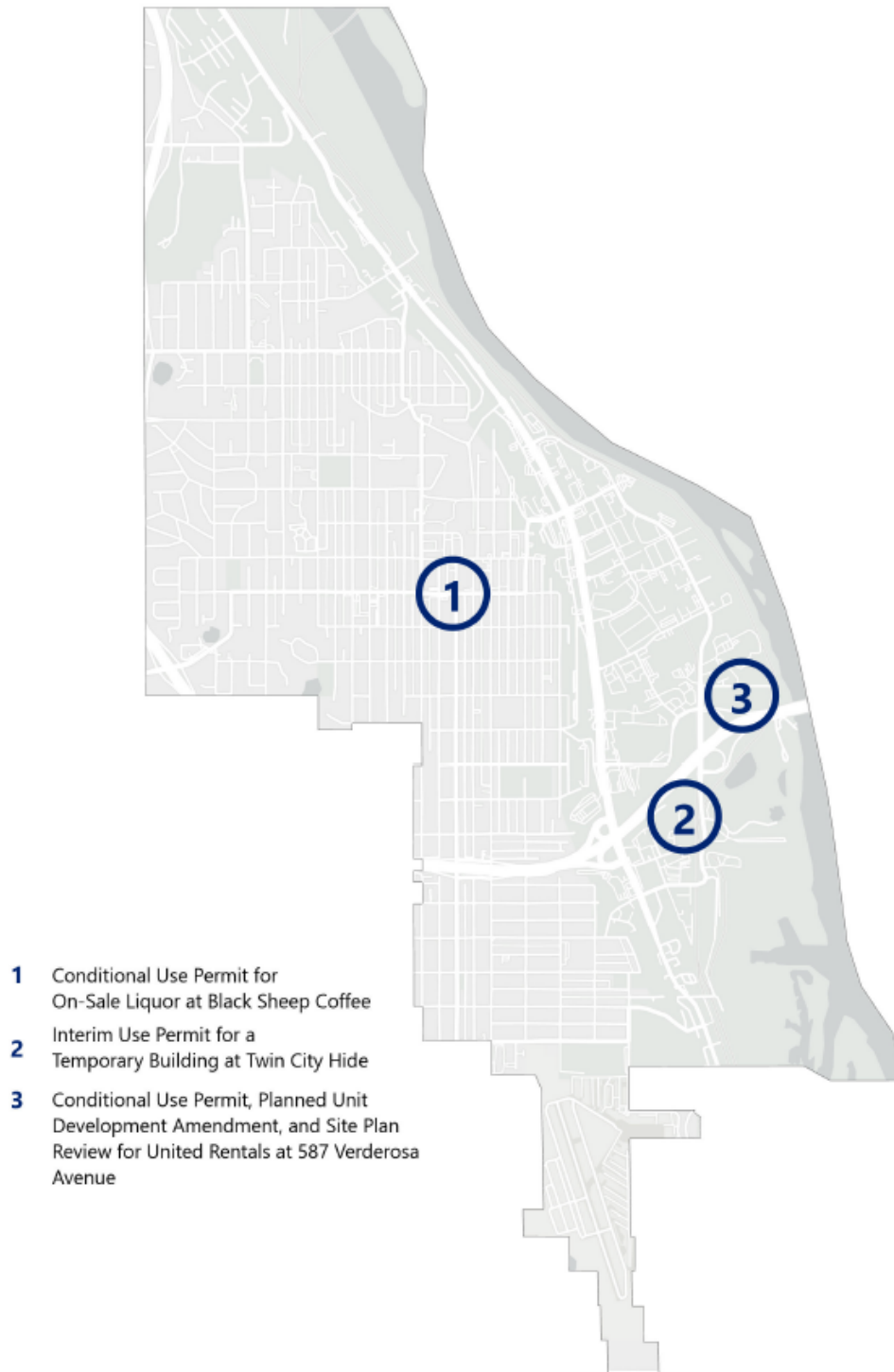


Zoning Case Distribution by Type, South St Paul, 2024



MAJOR PROJECTS

Highlighted Zoning Cases, South St Paul, 2024



1. Conditional Use Permit for On-Sale Liquor for Black Sheep Coffee (705 Southview Boulevard)

When Black Sheep Coffee announced its closing in May 2023, many members of the community were saddened to learn that their neighborhood staple coffee shop would be no more. One resident in particular, a long-time customer of Black Sheep and the owner of the insurance agency across the street, decided to take matters into his own hand to keep Black Sheep open by buying the business. Black Sheep Coffee reopened in April of 2024 with a new leader at the helm. The business proposed a slow reopening to accommodate upgrades being made to the building and the business's equipment. The coffee and baked goods that residents love were available almost immediately, and the owner shared his ambitions to create new additions to the menu to keep the business busy in the afternoon and evening.

In June, Black Sheep went before the Planning Commission for a Conditional Use Permit for On-Sale Liquor. The business's goal is to expand potential revenue streams and enhance customers experience by offering beer or wine in the afternoons, as well as the ability to host private events with beer or wine. This would allow the business to solidify its place as premier designation for gatherings while increasing their revenue to ensure the longevity of the business. The Planning Commission unanimously recommend approval of the Conditional Use Permit with a 7-0 vote.



2. Interim Use Permit for Temporary Building at Twin City Hide (491/501 Malden Street)

Long-time South St. Paul businesses Twin City Hide and Twin City Tanning are in year 8 of their facility's multi-phase reconstruction. The businesses first received a Conditional Use Permit for a Planned Unit Development in 2017 and have made slow but consistent progress on their complete site reconstruction. The project has been delayed several times and recent delays were related to the state-of-the-art equipment and odor mitigation systems in the new facility which required additional time to ensure proposed operation. In 2022, Twin City Hide received an Interim Use Permit for a temporary building that was comprised of three 720 sq. ft. trailers that were pushed together. These trailers function as a breakroom and office for the business while the rest of the facility is under construction. Twin City Hide and Twin City Tanning have completed most of their redevelopment plan and have only one building left to tear down and reconstruct. The Interim Use Permit approval for a temporary building was set to expire at the end of 2024 and a new interim use permit was required for the trailers to remain on site through 2026 while the last facility is demolished and rebuilt. The Planning Commission reviewed the interim use permit request at their meeting on October 2nd and voted to recommend approval of the Interim Use Permit for a temporary building at Twin City Hide and Twin City Tanning with a 5-0 vote.

3. Conditional Use Permit, Planned Unit Development Amendment, and Site Plan Review for United Rentals at 587 Verderosa Avenue

587 Verderosa Avenue was recently developed with a new 17,200 square foot building, a large paved exterior storage yard, and a screening fence. The development approval for this site, which was intended for the local road construction company “Danner Inc,” was granted in 2023. Early in 2024, the City learned that Danner Inc. would not be relocating to 587 Verderosa Avenue. Besides operating a road construction business, Danner Inc is also involved in real estate development and property management. They are an industrial landlord, and they lease out properties that they own to a variety of commercial tenants. One of their current tenants, United Rentals, operates across the street at 555 Hardman Avenue South and expressed interest in expanding their operations to 587 Verderosa Avenue. In order for United Rentals to use the site, the Planned Unit Development that was approved for Danner Inc. needed to be modified and a site plan review and a new Conditional Use Permit for an incidental open sales lot was needed. The Planning Commission reviewed these requests at their meeting on November 6th and voted to recommend approval of the application with a 7-0 vote.

ZONING CODE AMENDMENTS

- Ordinance Amendment Updating the Zoning Standards for Permitted Encroachments, Accessory Structures, and Nonconforming Buildings.

Each year, staff identify a handful of sections of the city code that would benefit from updates to better align the code with the City’s existing or desired development. In 2024, several topics were highlighted as potentially needing code improvements including the standards for permitted encroachments, accessory structures, and additions onto homes with a setback nonconformity.

The ordinance proposed to make it easier to approve small home improvement projects that enhance the aesthetic or functionality of a residential property. By right sizing the setback requirements for permitted encroachments (open decks, patios, arbors and trellises, chimneys, bay windows, and air conditioning units) a homeowner with a 40-foot-wide lot would be able to construct a small front yard patio, place an air conditioning unit in their side yard or install an arbor or a trellis on their property without needing a variance. Changes were proposed to the accessory structure rules to allow homeowners to have up to one detached garage, one shed, and one recreational accessory structure such as a gazebo or pergola. Historically, homeowners have had to choose between having a shed and having a pergola. Finally, language was proposed to allow small home additions onto houses with a non-conforming setback. Previously, a variance was required in order to construct an addition onto a house with a non-conforming side or rear yard setback, even if the home addition followed the existing building line. About 75% of the city’s housing stock was constructed before the current setback requirements were put into place in 1969. Many other communities allow small expansions to non-conforming structures as long as the addition does not encroach further into the nonconforming setback than the existing structure. The Planning Commission reviewed an ordinance to update these standards at their January 3rd meeting and voted to recommend approval of the ordinance with a 5-0 vote.

- Ordinance Amendment Updating the Subdivision Regulations for Lot Splits and Updating Zoning Requirements for Residential Properties

Most South St. Paul residents are very proud of their community's aesthetic and cherish the uniqueness of each of the neighborhoods. The majority of South St. Paul's residential development took place during a time where smaller lots, gridded streets, and moderate density were the norm. Approximately 33% of the city's housing stock was constructed before the City adopted its first zoning code in 1948 and 75% of the housing stock was constructed prior to 1969. Around 1969, the City adopted lot size and setback standards that varied drastically from the city's existing development pattern and required large lots (at least 7,500 sq. ft. with substantially increased setbacks) in an attempt to require more suburban-style neighborhood design like Woodbury, Eagan and, Mendota Heights have. These new setbacks ultimately made it difficult to construct infill development and made it difficult for homeowners whose property was constructed prior to the new, large setback requirements to be able to make updates to their property without receiving a variance from the City Council. In addition to having lot size standards that do not align with the community's-built environment, the City Code lacked several key provisions related to lot splits and property line adjustments. This reduced the transparency of City processes. Finally, South St. Paul's 2020 Master Housing Plan encouraged the creation of new residential design standards. Many communities are moving away from dictating architectural style to avoid restrictions that create bland "cookie-cutter style housing" and instead are focusing on adopting basic urban design regulations to ensure infill housing follows the aesthetic of the existing built environment.

In an effort to bring more harmony between the City's existing development style and the City Code, an ordinance was presented at the February 7th Planning Commission meeting. The ordinance included language that touched on each of these issues. To address the lack of clear process for lot splits and lot line adjustments, formal language was proposed to codify the lot split process that has been utilized over the last several decades. To encourage additional opportunities for homeownership in the case of a twin home, standards were proposed to make it possible to split a twin home into two units instead of requiring it to stay one unit. The lot size and lot width requirements in the R-1, single family residence district and the R-2 single-and-two family residence district were proposed with adjustments that would allow infill development on existing lots that do not meet the current lot size standards. To encourage new houses to be built in a manner that is consistent with South St. Paul's existing built environment, standards were proposed that require small residential lots to use their alley for driveway access if a built alley is available and discourage newer houses from being built with a garage that is substantially closer to the front property line than the rest of the house. The Planning Commission approved the ordinance with a unanimous 6-0 vote.

- Ordinance Overhauling the Regulations for Signage

In 2024, the City also did a comprehensive review and update of its signage regulations. Over the past several years, the City has undertaken two other sign code "clean-up" projects aimed at improving the code and reducing the number of unnecessary sign variances the City must review each year. These ordinances have been successful, both in reducing the amount of staff time

spent reviewing variances and creating a sign code that is consistent with the signage needs of local businesses. The other two sign ordinances were designed to address specific, pressing issues and did not offer a wholistic review and update of the sign regulations. The sign ordinance that the Planning Commission discussed at their June 5th meeting and recommended approval of at their July 5th meeting did just that.

The primary driver of the ordinance was two-fold: there was a need for a final ordinance to finish the “clean ups” to the sign code and there were two topics that still needed to be addressed. South St. Paul’s sign code was last given a full overhaul in 2009. Since 2009, new types of signs have come onto the market, new materials have been used for signs, and certain types of signs have become more common place. South St. Paul’s sign rules had previously been updated in a piecemeal fashion resulting in a disorganized code. The ordinance created the opportunity to reorganize the code to improve its readability and create a better user experience. The ordinance also addressed painted signs, murals, and temporary signs. The ordinance that the Planning Commission recommended approval of codified South St. Paul’s long-standing approach to murals while legalizing painted wall signs and subjecting them to the same regulations as other signs in the code. The ordinance also codified the City’s temporary sign standards to clearly define what is allowed and worked to better differentiate between the types of temporary signs that do and do not require a permit.

- Ordinance Establishing Zoning Regulations for Cannabis Businesses

In 2022, the Minnesota State Legislature passed a law which legalized the sale of lower-potency hemp-derived edibles that contain THC. The following legislative session in 2023 resulted in a law being passed which legalized adult-use recreational cannabis and established the “Office of Cannabis Management (OCM)” to regulate the sale of cannabis. To provide all Minnesota adults who are over the age of 21 with access to legal cannabis, the State Legislature and OCM have put several mandates in place that provide a framework for how cities can regulate cannabis businesses. These mandates included requiring every community to allow at least one (1) cannabis retail business within City limits for each 12,500 residents, requiring municipalities to allow all the types of various cannabis business license types within at least some area of the City, capping the minimum distance between cannabis businesses and certain other land uses, setting minimum hours of operation for a business, and capping the fees that cities can charge for the registration of a cannabis business. Cities were required to adopt an ordinance with these zoning regulations for cannabis by January 1st of 2025 or run the risk of cannabis businesses setting up shop with no regulations in place. In an effort to make things easier for cities, the OCM drafted a model ordinance that cities can utilize as they look to adopt their own local regulations.

At a City Council work session in May of 2024, the City Attorney facilitated a discussion on cannabis businesses. The City Council provided feedback on their preferred locations for cannabis businesses (down the hill), that the City should adopt a cap on the number of cannabis businesses in town, and that cannabis businesses should require a conditional use permit so the City can place case-by-case conditions on each business. This feedback and the model ordinance were used to draft the zoning rules for cannabis businesses that were reviewed at the November 6th Planning Commission meeting.

The Planning Commission was tasked with holding a public hearing for the draft cannabis zoning ordinance and providing a recommendation to the City Council who would ultimately adopt the final ordinance. During the meeting, the Planning Commission came to the consensus that they would like to see cannabis businesses be at least 1,000 feet from school properties. There was also consensus that cannabis manufacturing and cultivation businesses should be kept out of neighborhood commercial areas due to the potential for odor impacts. There was not consensus on whether to allow retail cannabis businesses in neighborhood commercial districts “up the hill” with C-1, Retail Business district zoning. The Planning Commission ultimately voted to recommend approval of the draft ordinance with an amendment to allow cannabis retail businesses to operate in the C-1 district if there is at least a 1,000-foot buffer from school properties. Commissioners Fournier, Fehrman, Hoffman, and Miller voted to approve the motion. The reasons that they gave included economic development opportunities, walkable access to cannabis for residents without cars, and a belief that a cannabis shop is functionally equivalent to a liquor store and should be allowed in zoning districts that allow liquor stores. Commissioners Felton, Hart, and Krueger all voted against the motion. The three dissenting voices wanted to take a more cautious approach and start by allowing these businesses only in the mixed-use and industrial districts along Concord Street and Concord Exchange with the understanding that the ordinance could be amended in the future after the cannabis industry is more established and potential negative impacts are fully understood.

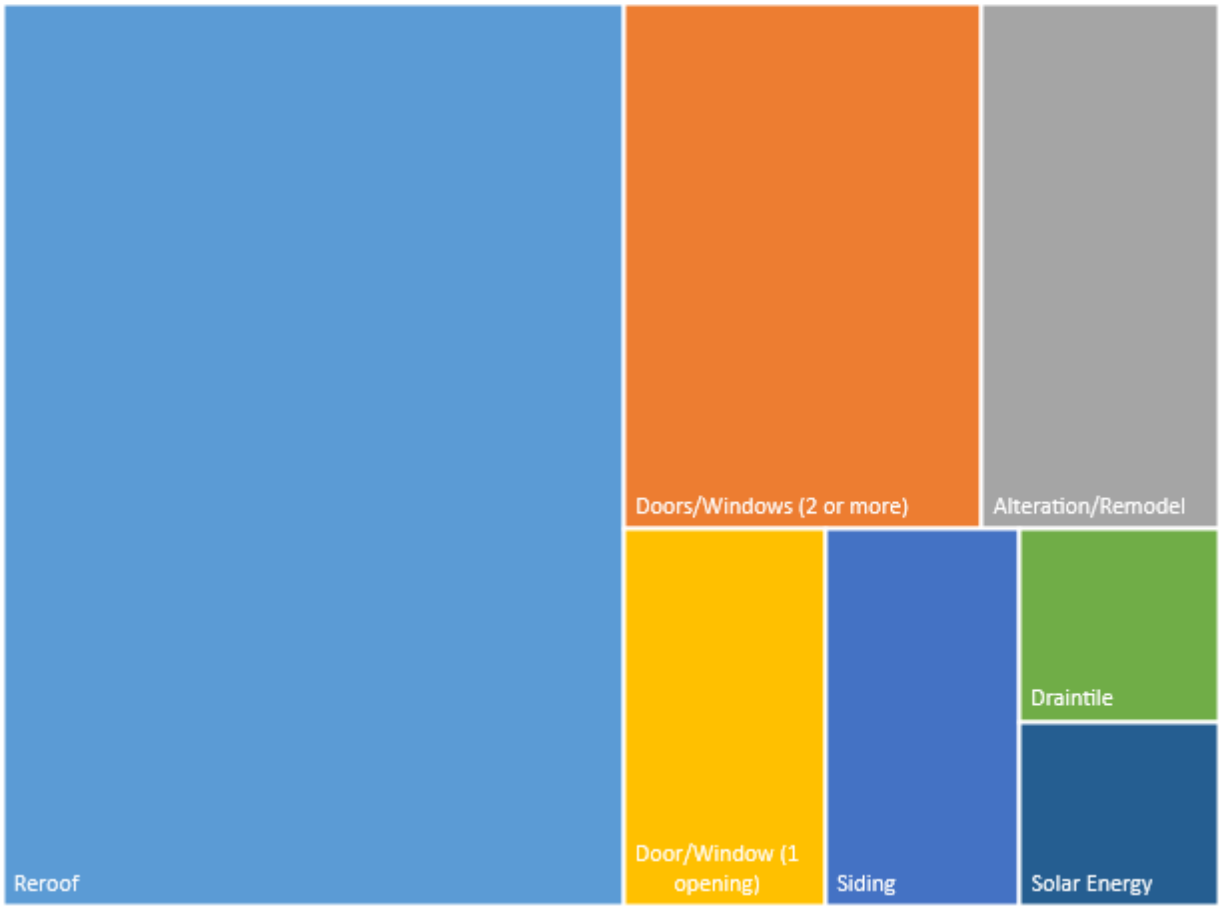
DEVELOPMENT AND BUILDING PERMITS

743 building permits were issued in calendar year 2024 with the largest number of permits coming from reroofing (306 permits), doors/windows (145 permits), and alterations/remodels (75 permits). The total number of permits issued in 2024 was slightly lower than the 884 permits issued in 2023. The most common type of remodel project was a bathroom remodel. One new commercial building permit was issued for Asian Mart at 514-516 Concord Exchange South. One permit was issued for a new single-family home and one permit was issued for a new two-family home.

New Residential Unit Count (2014-2024)					
Year	Building Permits for New Residential Units	Single Family	Duplex/ Townhome	Multi-Family Buildings	New Residential Units
2024	2	1	1	0	2
2023	0	0	0	0	0
2022	2	1	0	1	112
2021	4	2	1	1	156
2020	3	2	1	0	3
2019	8	8	0	0	8
2018	5	5	0	0	5
2017	5	5	0	0	5
2016	4	4	0	0	4
2015	3	3	0	0	3
2014	6	6	0	0	6

Most Common Permits Issued in 2024 (By Type)

- Reroof
- Doors/Windows (2 or more)
- Alteration/Remodel
- Door/Window (1 opening)
- Siding
- Drain tile
- Solar Energy





CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Parks & Recreation
PREPARED BY: Shannon Young
AGENDA ITEM NUMBER: 8.F.

MEETING TYPE

Regular Meeting

AGENDA ITEM

2025 CIP Project - Approve Quote from Pine Bend Paving, Inc. for the Kaposia Park Parking Lot Mill & Overlay

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

MOTION TO APPROVE THE QUOTE FROM PINE BEND PAVING, INC., FOR THE MILL & OVERLAY OF THE KAPOSIA PARK PARKING LOT.

OVERVIEW

The Main Parking Lot is in need of resurfacing due to pavement wear and deterioration. This item proposes a mill and overlay project to remove the top layer of existing asphalt and apply a new overlay, improving surface conditions, extending the pavement lifespan, and enhancing the overall functionality and appearance of the lot. Two quotes were obtained from reputable companies.

- | | |
|---------------------|----------|
| 1. Pine Bend Paving | \$65,000 |
| 2. McNamara | \$65,330 |

Staff is recommending the work to be awarded to the low quote, Pine Bend Paving, Inc. in the amount of 65,000 for Mill & Overlay of the Kaposia Park Parking lot.

SOURCE OF FUNDS

Capital Programs Fund

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: City Attorney
PREPARED BY: Kori Land, Deanna Werner
AGENDA ITEM NUMBER: 8.G.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Response to Public Comment from 4/7/2025

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve as presented by consent to be entered into the public record as a response to public comment.

OVERVIEW

During the Public Comment portion of the April 7th, 2025, Regular City Council Meeting, Mr. Joshua Biedrzycki made a number of statements related to the assessment of fines to his property taxes. The City Council does not respond to participants of Public Comment during the City Council Meeting, however, statements made during public comment may be further researched by staff if warranted. Mr. Biedrzycki's statements have been researched, and the attached documents are being provided to the Mayor and City Council as a follow-up.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Ltr to Joshua Biedrzycki



LEVANDER
GILLEN &
MILLER P.A.
ATTORNEYS AT LAW

April 17, 2025

Joshua Biedrzycki
112 Homer Street
South St. Paul, MN 55075

Re: Response Letter to Public Comment

Dear Mr. Biedrzycki,

At the regular South St. Paul Council Meeting on Monday, April 7th, 2025, you addressed the City Council during the Public Comment portion of the meeting. You specifically requested the City Council set aside \$2,160.00 in charges assessed to your property taxes for your property at 112 Homer Street, South St. Paul (PID # 36-62760-01-110). I write this letter in response to your comments.

You stated at the Council meeting that you were completely unaware of the assessment until you received your first half property tax statement, after which time, you spoke with the Assistant Finance Director and discovered that the assessment was related to unpaid administrative citations. You told the Council that you never received any mailings or notices related to the code violations, the administrative citations *or* for the subsequent assessment hearing, which was held due to the failure to pay the administrative citations.

Since the April 7, 2025 Council meeting, I have researched the questions you raised. The City Clerk provided me with documentation showing that you were sent two notices prior to the first administrative citation. Then, for failing to comply with the notices, you were sent seven administrative citations for operating unlicensed rental property at 112 Homer Street. When you failed to challenge or pay the administrative citations, the City decided to assess a portion of the citations to your property and you were sent a public hearing notice of the assessment hearing, which gave you an opportunity to be heard and contest the assessment. All of these citations and notices were sent to your property at 112 Homer Street in South St. Paul, and some were also sent to 2350 Delong Road, Osceola, Wisconsin, which is an alternative address provided by our Finance Department, as it is the address on the checks you send to the City to pay your utility bills.

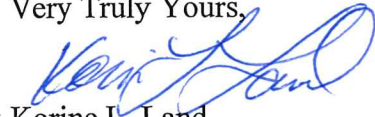
While you told the Council you never received a single notice about the citations, you responded to the notices and citations by talking to the City Clerk on the phone about them, and you also responded in writing, disputing the violations. A copy of all of the documentation sent to you, as well as a copy of the communication you sent to the City, is attached to this letter.

As I am sure you are aware, there are still unpaid administrative citations for operating unlicensed rental property at 112 Homer Street. Failure to pay these outstanding citations will result in another assessment to your property taxes. You will be provided notice and an opportunity to be heard prior to any assessment hearing.

By continuing to rent your property, you continue to violate City Code Section 106-232. **You must stop renting the property.** Failure to bring the property into compliance will result in enforcement actions including, but not limited to administrative citations, the fines of which double if repeated within a 12-month period up to a maximum fine of \$2,000, posting the property as an unlicensed rental property, criminal citations or any other legal or equitable actions needed to gain compliance.

At the April 7, 2025, City Council meeting, you specifically requested that the City Council forgive the current assessment that is on your property taxes. Since you failed to challenge the administrative citations and failed to appear at the assessment hearing, absent direction and action from the Council to rescind the assessment, it will remain on your property taxes until paid.

Very Truly Yours,



Korine L. Land
South St. Paul City Attorney

Cc: Mayor and City Council
Ryan Garcia, City Administrator
Deanna Werner, City Clerk



City of South St. Paul

125 Third Avenue North
South St. Paul, MN 55075
www.southstpaul.org

Response by ✓
May 2
Office of the City Clerk

April 22, 2024

Joshua Biedrzycki
2350 Delong Road
Osceola, MN 54020-7300

Re: 112 Homer St - Single Family Dwelling

Dear Property Owners,

This letter will serve as your only notice to bring the property listed above into compliance with the City of South St. Paul's Residential Rental Housing Ordinance. Rental property in South St. Paul require a rental license regardless of whether or not this is a long term rental or a short-term vacation rental. To date this property is not licensed. Failure to begin the process to bring the property into compliance within 10 days will result in a \$500.00 Administrative Citation being issued for operating a rental property without a license and the property will be posted as an unlicensed property.

The following items need to be received by the City Clerk's Office immediately:

- The attached Rental Housing License Application
- A blank copy of the lease/agreement you use for tenants.
- A blank copy or a written statement of the screening process used to screen prospective tenants.
- A completed, hazard free rental housing inspection.
- The necessary fees

If you have questions about this process, please contact me at (651)554-3204.

Sincerely,

Deanna Werner

Deanna Werner
City Clerk

Spoke with
owner
on
4-25-2025

4.29.27

Dear City of South St Paul,

This is a letter to contest
your notification. A copy of this
letter has been made. Any further
persistence from the city clerk
will result in charges
legally brought against her.

Warm regards,

Joshua Dzielinski, Ph.D.

5

At this point
no citation
had been issued



City of South St. Paul

125 Third Avenue North
South St. Paul, MN 55075
www.southstpaul.org

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hng

May 7, 2024

Sent Certified Mail

Joshua Biedrzycki
112 Homer Street
South St. Paul, MN 55075

Re: Rental License – Single Family Dwelling

Dear Mr. Biedrzycki,

A warning letter was sent to you on April 22, 2024, directing you to obtain a Rental License for the property you own at 112 Homer Street. You were asked to begin the process of bringing the property into compliance with the City of South St. Paul's Residential Rental Housing Ordinance within 10 days to avoid an administrative citation being issued for operating an unlicensed rental property.

To date, you have not complied with this request. During a phone call with you on Thursday, April 25th, 2024, you stated you live at the property. Regardless of where you live, a rental license is required if you are renting the property.

South St. Paul Police responded to complaint calls to the property located at 112 Homer Street multiple times on Friday, April 12th, 2024. The police report from the incident stated the individuals causing the disturbance were renting the property as a short term rental through a website.

If you have stopped using the property as short-term rental and are residing at the property, then no further action is needed. However, if you continue to rent the property as a short-term rental, regardless of whether you reside at the property or not, a \$500.00 Administrative Citation will be issued for operating a rental property without a license and the property will be posted as an unlicensed rental property until such time that you bring the property into compliance with the City Code.

Please be aware, our City Code does not allow rentals to house more than three (3) unrelated adults, so if you apply for a rental license with the city, you will be expected to adhere to this limit regardless of the length of time your tenants occupy the property.

If you have questions, please contact me at (651)554-3204.

Sincerely,

Deanna Werner, City Clerk





City of South St. Paul

125 Third Avenue North
South St. Paul, MN 55075
www.southstpaul.org

Office of the City Clerk

1st Citation

May 21, 2024

10 Days

le

Joshua Biedrzycki
2350 DeLong Road
Oseola, WI 54020-7300

Re: Unlicensed Rental Property – 112 Homer Street, South St. Paul, MN

Dear Mr. Biedrzycki,

The city code states:

No person shall operate a rental property or rental dwelling unit in the city without a license pursuant to City Code Chapter 18, Article II.

In addition, the code states that rental property or rental dwelling units must make an annual application to the city, provide the information required and pay the applicable fees prior to any license being issued.

The purpose of these ordinances is to ensure the health, safety and welfare of the residents who reside in these rental properties.

Timeline of Correspondence:

- On April 22, 2024, a warning letter was sent to you at 2350 DeLong Road, Oseola, WI, the address on your checks submitted as payment for utilities at 112 Homer Street. In that correspondence, you were directed to obtain a Rental License for the property you own at 112 Homer Street within 10 days of receipt of the letter to avoid an administrative citation being issued for operating an unlicensed rental property.
- On April 25, 2024, in a phone conversation you stated that you resided at the property at 112 Homer Street and correspondence should be sent there and you were not renting the property.
- On May 7th, a letter was sent certified mail to you at the 112 Homer Street address, detailing that if you were no longer using the property as a rental property, you did not need to do anything further but if you were renting the property, you would be required to obtain a rental license. A copy of that letter is enclosed along with the tracking information from the USPC for the certified letter sent on May 7th.
- On May 10th, a notice was left at the 112 Homer Street address alerting you to the certified letter and requesting you to schedule redelivery. To date, you have not done so.

Since that mailing, you have continued to list the property as a short term rental on the VRBA website, (copy of the listing is enclosed) and you have failed to begin the process of obtaining a rental license with the city.

Enclosed you will find an Administrative Citation in the amount of \$500.00 for operating an unlicensed rental property. You have 10 days to begin the process of obtaining a rental license and avoid further penalties. Also, you should be aware when renting your property, our City Code does not allow rentals to house more than three (3) unrelated adults at any time, so you will be expected to adhere to this limit regardless of the length of time your tenants occupy the property.

For your convenience, the necessary paperwork to obtain a rental license has been included in this mailing. Copies of this letter are being sent via US Mail to both the property address, 112 Homer Street, South St. Paul, MN and to the address you are currently listed on checks submitted to the City of South St. Paul for payment of utility bills. If you have questions, please contact me at (651)554-3204.

Sincerely,

Deanna Werner, City Clerk
City of South St. Paul

Enclosures
cc: 112 Homer Street, South St. Paul, MN 55075

ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Biedrzycki

DATE ISSUED: 5/21/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
1. Unlicensed Rental Property	106-232	1324	N	1	\$500
2.					
3.					
4.					
TOTAL					\$500

NEXT STEPS (see below for details):

1. CORRECT THE VIOLATION AND PAY THE FINE IN 30 DAYS OF THE DATE THE CITATION IS MAILED OR PERSONALLY SERVED
2. CONTEST THE CITATION IN WRITING WITHIN 10 CALENDAR DAYS OF THE DATE THIS CITATION WAS MAILED OR PERSONALLY SERVED
*IF YOU DO NOT PAY THE FINE OR CORRECT THE VIOLATION – THE FINE MAY BE ASSESSED AGAINST YOUR PROPERTY AND
ADDITIONAL ADMINISTRATIVE OR CRIMINAL CITATIONS MAY BE ISSUED.*
FINES DOUBLE WITH EACH ADDITIONAL VIOLATION THAT OCCURS WITHIN 12 MONTHS

GENERAL INFORMATION:

The Administrative Citation Program is authorized by South St. Paul City Code Section 38. The fines are set by City Council resolution. There are two options when you receive an Administrative Citation: (1) Correct the violation and pay the fine within 30 days of the date the citation is mailed or personally served or (2) Contest the citation in writing within 10 calendar days of the date the citation was mailed or personally served. See Contested Hearing Information below for more details on this process. If you fail to follow through with one of these options, the City will pursue its remedies. See the Penalties Section below. Please contact the Inspector listed below for questions about the Citation.

FINE PAYMENT INFORMATION:

Please pay the fine by check or by cash. Checks are made payable to the City of South St. Paul. INCLUDE A COPY OF THIS CITATION WITH PAYMENT. Payment must be made within 30 days of the date the citation is mailed or personally served. See "Date Issued" in the box above to determine when your 30 days expires. Please mail payment and a copy of the citation to City of South St. Paul, 125 3rd Ave. No., South St. Paul, MN 55075

CONTESTED HEARING INFORMATION:

You may contest the alleged violation, the amount of the fine, or both, by following the process in this section. To request a hearing, you must contact the City Clerk/Hearing Scheduler in writing within 10 calendar days after the date the citation was mailed or personally served, stating that you contest the alleged violation, the amount of the fine, or both. The Hearing Scheduler will notify you of the date, time, location of your hearing and the name of the hearing officer. All contested hearings will be heard before an independent hearing officer who is not a City employee. Allow at least one-half day for the hearing as other cases may be scheduled at the same time as your hearing. At the hearing, you have the right to be represented by legal counsel, to present testimony, to call witnesses and to present your evidence. If the hearing officer upholds the violation, you will be required to pay \$100 toward the cost of the hearing. The hearing officer's decision is final and may only be appealed to the Court of Appeals.

PENALTIES:

If you fail to correct the violation, fail to pay the fine, or fail to request a contested hearing, the City may do any of the following: (1) Assess the fine against your property pursuant to Minnesota Statutes Chapter 429, (2) Issue subsequent Administrative Citations, (3) Initiate misdemeanor criminal proceedings, or (4) Initiate other enforcement action authorized by law.

Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____



City of South St. Paul

125 Third Avenue North
South St. Paul, MN 55075
www.southstpaul.org

2nd Citation

Office of the City Clerk

June 12, 2024

Joshua Biedrzycki
2350 DeLong Road
Oseola, WI 54020-7300

Re: Unlicensed Rental Property – 112 Homer Street, South St. Paul, MN

Dear Mr. Biedrzycki,

The city code states:

No person shall operate a rental property or rental dwelling unit in the city without a license pursuant to City Code Chapter 18, Article II.

In addition, the code states that rental property or rental dwelling units must make an annual application to the city, provide the information required and pay the applicable fees prior to any license being issued.

The purpose of these ordinances is to ensure the health, safety and welfare of the residents who reside in these rental properties.

You have continued to list the property as a short term rental on the VRBA website and have failed to begin the process of obtaining a rental license with the city. Rental properties in the City of South St. Paul, regardless of whether they are long term or short term rentals, require a rental license. The process to do this is simple and the cost is minimal. I would urge you to begin this process and bring your property into compliance to avoid additional citations.

Enclosed you will find an Administrative Citation in the amount of \$1,000.00 for operating an unlicensed rental property. You have 10 days to begin the process of obtaining a rental license and avoid further penalties.

Also, you should be aware when renting your property our City Code does not allow rentals to house more than three (3) unrelated adults at any time, so you will be expected to adhere to this limit regardless of the length of time your tenants occupy the property.

For your convenience, the necessary paperwork to obtain a rental license has been included in this mailing. Copies of this letter are being sent via US Mail to both the property address, 112 Homer Street, South St. Paul, MN and to the address you are currently listed on checks submitted to the City of South St. Paul for payment of utility bills. If you have questions, please contact me at (651)554-3204.

Sincerely,

Deanna Werner, City Clerk
City of South St. Paul

Enclosures
cc: 112 Homer Street, South St. Paul, MN 55075

City of South St. Paul

125 3rd Avenue North, South St. Paul, MN 55075(651)554-3208

CASE # 2024.06.12-1

ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Bledrzycki

DATE ISSUED: 6/12/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
1. Unlicensed Rental Property	106-232	1324	Y	2	\$1000
2.					
3.					
4.					
TOTAL					\$1000

NEXT STEPS (see below for details):

1. CORRECT THE VIOLATION AND PAY THE FINE IN 30 DAYS OF THE DATE THE CITATION IS MAILED OR PERSONALLY SERVED
2. CONTEST THE CITATION IN WRITING WITHIN 10 CALENDAR DAYS OF THE DATE THIS CITATION WAS MAILED OR PERSONALLY SERVED
IF YOU DO NOT PAY THE FINE OR CORRECT THE VIOLATION – THE FINE MAY BE ASSESSED AGAINST YOUR PROPERTY AND
ADDITIONAL ADMINISTRATIVE OR CRIMINAL CITATIONS MAY BE ISSUED.

FINES DOUBLE WITH EACH ADDITIONAL VIOLATION THAT OCCURS WITHIN 12 MONTHS

GENERAL INFORMATION:

The Administrative Citation Program is authorized by South St. Paul City Code Section 38. The fines are set by City Council resolution. There are two options when you receive an Administrative Citation: (1) Correct the violation and pay the fine within 30 days of the date the citation is mailed or personally served or (2) Contest the citation in writing within 10 calendar days of the date the citation was mailed or personally served. See Contested Hearing Information below for more details on this process. If you fail to follow through with one of these options, the City will pursue its remedies. See the Penalties Section below. Please contact the Inspector listed below for questions about the Citation.

FINE PAYMENT INFORMATION:

Please pay the fine by check or by cash. Checks are made payable to the City of South St. Paul. INCLUDE A COPY OF THIS CITATION WITH PAYMENT. Payment must be made within 30 days of the date the citation is mailed or personally served. See "Date Issued" in the box above to determine when your 30 days expires. Please mail payment and a copy of the citation to City of South St. Paul, 125 3rd Ave. No., South St. Paul, MN 55075

CONTESTED HEARING INFORMATION:

You may contest the alleged violation, the amount of the fine, or both, by following the process in this section. To request a hearing, you must contact the City Clerk/Hearing Scheduler in writing within 10 calendar days after the date the citation was mailed or personally served, stating that you contest the alleged violation, the amount of the fine, or both. The Hearing Scheduler will notify you of the date, time, location of your hearing and the name of the hearing officer. All contested hearings will be heard before an independent hearing officer who is not a City employee. Allow at least one-half day for the hearing as other cases may be scheduled at the same time as your hearing. At the hearing, you have the right to be represented by legal counsel, to present testimony, to call witnesses and to present your evidence. If the hearing officer upholds the violation, you will be required to pay \$100 toward the cost of the hearing. The hearing officer's decision is final and may only be appealed to the Court of Appeals.

PENALTIES:

If you fail to correct the violation, fail to pay the fine, or fail to request a contested hearing, the City may do any of the following: (1) Assess the fine against your property pursuant to Minnesota Statutes Chapter 429, (2) Issue subsequent Administrative Citations, (3) Initiate misdemeanor criminal proceedings, or (4) Initiate other enforcement action authorized by law.

Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____

Revised 10/1/2022

June 24

Dear City of South St. Paul,

There have been several letters threatening me from the city sent by Deana Warner. Deana is trying to prove that my property at 112 Homer Street is rented. However, she is unaware that advertising on Urbo or any other place is not proof of rent. The law permits owners to display their home in any manner of advertising. Deana has no rental transaction, therefore by persisting in harassing me, I will be forced to press charges.

Sincerely,

Joshua Biedrzycki
112 Homer Street
S. S. P.

ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Bledrzycki

DATE ISSUED: 7/1/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
1. Unlicensed Rental Property	106-232	1324	Y	3	\$2000
2.					
3.					
4.					
TOTAL					\$2000

NEXT STEPS (see below for details):

- CORRECT THE VIOLATION AND PAY THE FINE IN 30 DAYS OF THE DATE THE CITATION IS MAILED OR PERSONALLY SERVED
- CONTEST THE CITATION IN WRITING WITHIN 10 CALENDAR DAYS OF THE DATE THIS CITATION WAS MAILED OR PERSONALLY SERVED
**IF YOU DO NOT PAY THE FINE OR CORRECT THE VIOLATION – THE FINE MAY BE ASSESSED AGAINST YOUR PROPERTY AND
ADDITIONAL ADMINISTRATIVE OR CRIMINAL CITATIONS MAY BE ISSUED.**

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Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

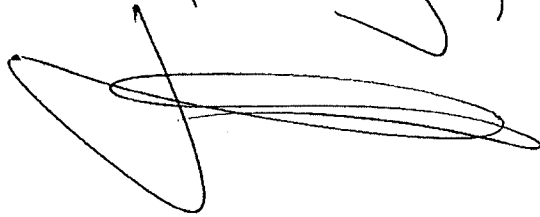
Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____

Deanna Werner,

Due to your continued harassment
a restraining order will be issued
against you, Deanna Werner. Files are
being charged against, with your
department, as your letters are now
evidence. You have failed to produce
payment transactions, as there is
no ordinance restricting residents
from advertising.

Josh Biedrzycki

A large, stylized handwritten signature, likely belonging to Josh Biedrzycki, written in black ink. The signature is fluid and cursive, with a prominent loop at the end.

City of South St. Paul

125 3rd Avenue North, South St. Paul, MN 55075(651)554-3208

CASE # 2024.08.20-1

ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Bledrzycki

DATE ISSUED: 8/20/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
1. Unlicensed Rental Property	106-232	1324	Y	4	\$2000
2.					
3.					
4.					
TOTAL					\$2000

NEXT STEPS (see below for details):

- CORRECT THE VIOLATION AND PAY THE FINE IN 30 DAYS OF THE DATE THE CITATION IS MAILED OR PERSONALLY SERVED
- CONTEST THE CITATION IN WRITING WITHIN 10 CALENDAR DAYS OF THE DATE THIS CITATION WAS MAILED OR PERSONALLY SERVED
IF YOU DO NOT PAY THE FINE OR CORRECT THE VIOLATION – THE FINE MAY BE ASSESSED AGAINST YOUR PROPERTY AND
ADDITIONAL ADMINISTRATIVE OR CRIMINAL CITATIONS MAY BE ISSUED.

FINES DOUBLE WITH EACH ADDITIONAL VIOLATION THAT OCCURS WITHIN 12 MONTHS

GENERAL INFORMATION:

The Administrative Citation Program is authorized by South St. Paul City Code Section 38. The fines are set by City Council resolution. There are two options when you receive an Administrative Citation: (1) Correct the violation and pay the fine within 30 days of the date the citation is mailed or personally served or (2) Contest the citation in writing within 10 calendar days of the date the citation was mailed or personally served. See Contested Hearing Information below for more details on this process. If you fail to follow through with one of these options, the City will pursue its remedies. See the Penalties Section below. Please contact the Inspector listed below for questions about the Citation.

FINE PAYMENT INFORMATION:

Please pay the fine by check or by cash. Checks are made payable to the City of South St. Paul. INCLUDE A COPY OF THIS CITATION WITH PAYMENT. Payment must be made within 30 days of the date the citation is mailed or personally served. See "Date Issued" in the box above to determine when your 30 days expires. Please mail payment and a copy of the citation to City of South St. Paul, 125 3rd Ave. No., South St. Paul, MN 55075

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PENALTIES:

If you fail to correct the violation, fail to pay the fine, or fail to request a contested hearing, the City may do any of the following: (1) Assess the fine against your property pursuant to Minnesota Statutes Chapter 429, (2) Issue subsequent Administrative Citations, (3) Initiate misdemeanor criminal proceedings, or (4) Initiate other enforcement action authorized by law.

Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____

City of South St Paul / Designer Werner:

Unfortunately you have failed to produce any receipt documentation that 112 Homer Street is being used as a rental, instead have only produced advertising which does not constitute as a rental property. Therefore you have incurred time and financial loss which you are legally now subject to owe in the amount of \$3000.00 to:

Joshua Riedrzycki
112 Homer Street
South St Paul, MN 55075

Note: Failure to pay will lead to legal consequences.

SAINT PAUL MN 550

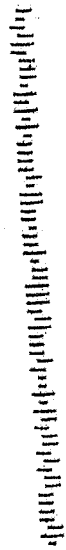
23 SEP 2024 PM 8 L -

CO



City of South St Paul
125 5th Ave N
South St Paul, MN 55075

55075-209999



ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Biedrzycki

DATE ISSUED: 9/12/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
1. Unlicensed Rental Property	106-232	1324	Y	5	\$2000
2.					
3.					
4.					
TOTAL					\$2000

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Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

Previous Violation Dates: _____

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ADMINISTRATIVE CITATION

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ISSUED: US Mail

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Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature: Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please

Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____



City of South St. Paul

Finance

125 Third Avenue North, South St. Paul, MN 55075

October 11, 2024

BIEDRZYCKI, JOSHUA
2350 DELONG RD
OSCEOLA, WI 54020

Dear BIEDRZYCKI, JOSHUA,

Service Address: 112 HOMER ST
Account #: 14634
PID#: 36-62760-01-110

As of October 11, 2024, the City has not received payment for an invoice in the amount of \$2000.00 for CODE VIOLATIONS/ADMIN CITATIONS at 112 HOMER ST.

The City of South St. Paul ordinance provides that unpaid invoices are to be certified to the county auditor for collection with property taxes due this coming year along with an interest charge of eight percent (8%). If you wish to avoid this interest charge, the past due balance must be received in our office on or before **November 29, 2024 by 4:30 pm**. Payments made after this date will need to be paid directly to Dakota County.

If you recently sent a payment or if you have a question regarding this notice, please call our billing customer service representative at 651-554-3206. Thank you for your cooperation in this matter.

Sincerely,

Jeff Hines

Jeff Hines
Assistant Finance Director

Please return this remittance stub with your payment. Thank you.

Service Address: 112 HOMER ST
Property ID#: 36-62760-01-110

Acct #: 14634

Delinquent Balance: \$2000.00

Please mail your payment to:
Finance Department
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

OFFICE USE ONLY:			
CASH	CHECK	CREDIT	RECEIPTED BY:

CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA
NOTICE OF HEARING ON PROPOSED SPECIAL ASSESSMENTS

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of South St. Paul, MN will meet in the City Council Chambers at South St. Paul City Hall, 125 Third Avenue North, South St. Paul, MN at 7:00 PM on Monday November 4, 2024 to consider, pass upon, and levy the proposed special assessments for unpaid special charges: code violations and administrative citations.

The proposed assessments roll is on file for public inspection at the City Hall Finance Office, 125 Third Avenue North, South St. Paul, MN. City offices are open from 7:00 AM to 4:30 PM, Monday through Thursday and 7:00 AM to 11:00 AM, Friday.

/s/ Clara Hilger
Finance Director



City of South St. Paul

125 Third Avenue North
South St. Paul, MN 55075
www.southstpaul.org

Office of the City Clerk

November 22, 2024

Joshua Biedrzycki
2350 DeLong Road
Oseola, WI 54020-7300

Re: Unlicensed Rental Property – 112 Homer Street, South St. Paul, MN

Dear Mr. Biedrzycki,

You have continued to market the property you own at 112 Homer Street, South St. Paul for short term rentals and have failed to obtain a rental license with the city. In addition, on November 16th, 2024, police were again called to the property due a party being held by the renters involving juveniles. **A Notice of Unlicensed Rental Property has been posted at the property, removal of the posting constitutes a misdemeanor and is punishable by a fine of \$1,000 and/or up to 90 days in jail.**

As you know, rental properties in the City of South St. Paul require a rental license, regardless of whether they are long term or short-term rentals. Enclosed you will find an Administrative Citation in the amount of \$2,000.00 for operating an unlicensed rental property.

In your most recent written communication with the city, you threatened legal action against the City of South St. Paul, therefore any further communication with the City of South St. Paul, should be sent to the City Attorney Amanda Johnson with LeVander, Gillen & Miller.

Sincerely,

Deanna Werner, City Clerk
City of South St. Paul

Enclosures
cc: 112 Homer Street, South St. Paul, MN 55075

6th citation

ADMINISTRATIVE CITATION

ADDRESS/LOCATION OF VIOLATION: 112 Homer Street
NAME OF OFFENDER: Joshua Biedrzycki

DATE ISSUED: 11/22/2024
ISSUED: US Mail

This citation charges you with one or more violations of South St. Paul City Code.

NATURE OF OFFENSE	CODE SECTION	ORDINANCE #	Repeat Violation within 12 months	OFFENSE #	FINE (\$)
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2.					
3.					
4.					
TOTAL					\$2000

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Authorized Employee Name: **Deanna Werner**

Authorized Employee Title: City Clerk

Signature

Deanna Werner

Department: City Clerk's Office

*****Office Use Only – Please Print*****

Previous Violation Dates: _____

Data-Entry by _____ Date _____ Payment Receipt # _____ Date _____

Unlicensed

Rental Property

This property has not been licensed as Rental Property under Chapter 106-232 of the Municipal Code of the City of South St. Paul

Unauthorized removal of this Notice is a misdemeanor punishable by up to \$1,000 Fine and/or up to 90 days in jail.

112 Homer Street

Street Address

November 22, 2024

Effective Date

By order of the City Clerk: Deanna Werner



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Engineering
PREPARED BY: Nick Guilliams
AGENDA ITEM NUMBER: 8.H.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Authorization to Apply for a Loan and/or Grant to the Minnesota Public Facilities Authority for the Lead Service Line Replacement Project

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion to approve Resolution 2025-045 AUTHORIZATION TO APPLY FOR A LOAN AND/OR GRANT TO THE MINNESOTA PUBLIC FACILITIES AUTHORITY FOR A LEAD SERVICE LINE REPLACEMENT PROJECT.

OVERVIEW

The State of Minnesota is funding Public Water Systems to replace lead service lines connected to their distribution systems through the Minnesota Drinking Water Revolving Fund (DWRF). This program receives funding from the 2023 Minnesota Legislature and the federal Infrastructure Investment and Jobs Act. The initiative aims to remove and replace all lead service lines at no cost to private property owners.

To qualify for funding from the Minnesota Public Facilities Authority (MPFA), the City must formally request that its Lead Service Line Replacement project be included in the MPFA's fiscal year 2025 DWRF Intended Use Program. Recently, staff completed an inventory of all lead service lines throughout the city and identified 745 lead service lines and 178 galvanized water service lines that require replacement. Additionally, there are 88 water service lines with an unknown material type. The exact number of replacements will be determined during the preparation of plans and specifications, as actual home inspections will be conducted to verify the presence of lead or galvanized water services.

In 2022, the project was submitted to the MPFA for inclusion on the Project Priority List. The city has been allocated \$8,976,000 in funding to complete a lead service replacement project. However, this funding depends on submittal and approval of an application to the MPFA, which includes adopting a resolution authorizing staff to proceed with the application process.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Resolution 2025-045

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025 - 045

**AUTHORIZATION TO APPLY FOR LOAN AND/OR GRANT TO THE MINNESOTA
PUBLIC FACILITIES AUTHORITY FOR A LEAD SERVICE LINE REPLACEMENT
PROJECT**

WHEREAS, The City of South St. Paul is hereby applying to the Minnesota Public Facilities Authority (MPFA) for a loan and/or grant from the Drinking Water Revolving Fund for a lead service line replacement project as described in the application; and

WHEREAS, The City of South St. Paul estimates the MPFA-financed amount to be \$8,976,000, or the project's as-bid cost; and

WHEREAS, The City of South St. Paul has the legal authority to apply for the loan and/or grant and the financial, technical, and managerial capacity to repay the loan and ensure proper construction, operation, and maintenance of the project for its design life.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. The City Council of South St. Paul authorizes applying for a loan and/or grant to the Minnesota Public Facilities Authority for a Lead Service Line Replacement Project.

Adopted this 21st day of April, 2025.

City Clerk



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Public Works
PREPARED BY: Melissa Blair
AGENDA ITEM NUMBER: 8.I.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Quote from Crawford Door Service Co. for the Replacement of the Police Garage Door

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve the quote from Crawford Door Service Co. for the replacement of the Police garage door in the amount of \$22,770.00.

OVERVIEW

The 2025 Capital Improvement Plan shows \$40,000 for the replacement. The Police need to be able to come and go without any issues. The existing door at the City Hall Police garage needs to be replaced due to age, and frequent repairs it requires. Some electrical work may be required for the high-performance door. Staff was able to acquire three quotes.

- Crawford Door Service Co. \$22,770
- Twin City Garage Door \$28,946
- All Seasons Garage Door Co. \$38,760

Staff is recommending the work be awarded to Crawford Door Service Co. for the replacement of the Police garage door in the amount of \$22,770.00.

SOURCE OF FUNDS

2025 Capital Improvement Plan (Buildings CIP)

ATTACHMENTS

1. 8-I Police Garage Door Quotes

CRAWFORD DOOR SERVICE COMPANY

1641 Oakdale Ave, West St. Paul, MN 55118 (651) 621-2609 FAX (651) 455-9559

Date: April 7, 2025

Project: City of South St. Paul – Police Parking

Section: High Performance Door – Hormann Flexon – Steel Ranger SR9000

We Propose to Furnish and Install the Following:

<u>QTY</u>	<u>DESCRIPTION</u>	<u>WIDTH</u>	<u>HEIGHT</u>
1	Hormann Flexon Steel Ranger 9000L High Performance Door Insulated Steel Curtain, R Value = 8.0 Guides and Curtain to be RAL#9006 – Clear Anodized Aluminum Color High Speed, Direct Drive Operator – Opening/Closing Speed Up To 45"/Second – 500K Cycle Warranty 3 Phase Smart Control Panel BEA – Widescan Interior And Exterior Lite Advance Safety Photo Sensors Electric Safety Edge Remove and Haul Existing Sectional Door Reuse Existing Activation See Attached Product Brochure	16' 2"	9' 6"

THREE PHASE POWER REQUIRED FOR DOOR. CRAWFORD WAS UNABLE TO VERIFY EXISTING MOTOR VOLTAGE ON SITE. IF CHANGE IS REQUIRED, THIS WORK IS BY OTHERS

WORK TO BE PERFORMED DURING NORMAL BUSINESS HOURS. NO TRAFFIC THROUGH OPENING DURING INSTALLATION. ROUGHLY 2 TOTAL DAYS

FOR THE SUM OF: Twenty-Two Thousand, Seven Hundred Seventy Dollars _____ \$22,770.00
Includes: Material, Freight, Installation, Tax.

We **EXCLUDE** the Following: Any repairs/modifications to existing structure or doors necessary to complete installation for issues that are currently concealed. All electrical wiring (high and low voltage) and Mounting of Control Box. Crawford Excludes reconnection of existing door activation controls.

Prices quoted are subject to change if not accepted within 30 days.

PAYMENT TERMS: 30 days

Accepted By: _____

Jeremy Jenson

Date:



Twin City Garage Door
5601 Boone Avenue North
New Hope, MN 55428
(763) 533-3838
service@twincitygaragedoor.us

BILL TO

City Of South St Paul
125 3rd Avenue North
South Saint Paul, MN 55075 USA

ESTIMATE
416796595

ESTIMATE DATE
Apr 07, 2025

JOB ADDRESS

City Of South St Paul
125 3rd Avenue North
South Saint Paul, MN 55075 USA

Job:

SERVICE	DESCRIPTION	QTY	PRICE	TOTAL
SPOD	High Performance Rigid Coiling Door: 16 x 10 HORMANN SR900L DOOR. OPERATING SPEEDS UP TO 45IN/SECOND OPENING AND 30IN/SECOND CLOSING. REMOVE AND DISPOSE OF OLD SECTIONAL DOOR AND OPERATOR. RE-USE EXISTING REMOTE TRANSMITTERS. OPERATOR REQUIRED 480V 3PHASE POWER. WIRING OF OPERATOR AND CONTROLS BY OTHERS. CONCRETE BOLLARDS TO BE REMOVED BY OTHERS PRIOR TO INSTALLATION OF NEW DOOR.	1.00	\$28,946.00	\$28,946.00

*SPECIAL ORDER. DEPOSIT MAY BE REQUIRED PRIOR TO ORDERING.

SUB-TOTAL	\$28,946.00
TAX	\$0.00
TOTAL	\$28,946.00

Thank you for your business!

CUSTOMER AUTHORIZATION

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Twin City Garage Door as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed. Note : Preparation of openings and wiring of operators and controls BY OTHERS. Floors must be poured prior to installation of doors and operators.

Note : THIS ESTIMATE MAY BE WITHDRAWN BY US IF NOT ACCEPTED WITHIN 30 DAYS.

Sign here

Date



ESTIMATE	#142545
ESTIMATE DATE	Apr 8, 2025

All Seasons Garage Door Co

City of South St. Paul
125 3rd Ave N
South Saint Paul, MN 55075

CONTACT US

14161 Basalt St. NW
Ramsey, MN 55303

(651) 262-6409
sjanderson@sspmn.org

(763) 755-0210
service@allseasonsgaragedoor.com

ESTIMATE

High Speed Rigid Door

Services	qty	unit price	amount
- - SCOPE OF WORK	1.0	\$0.00	\$0.00
We will be replacing the commercial overhead sectional door on the police parking garage with a high speed roll up door. Haul away and disposal of the old material is included.			
**Vent on the left wall will need to be moved prior to installation.			
Misc Part - Comm-Parts	1.0	\$38,760.00	\$38,760.00
Commercial Door Make: Hormann Model: SR9000 L Size: 16'0" x 10'0" Style: High Speed Rigid Insulation: Polyurethane Color: White Aluminum Power: 460v 3 Phase			

Services subtotal: \$38,760.00

All Seasons Garage Door Co | BC638424

<http://allseasonsgaragedoor.com>

2 of 3

Materials	qty	unit price	amount
Install Line Items - Install Lead Time	1.0	\$0.00	\$0.00
6-8 Weeks			
Our operations team will contact you to schedule the install once the product arrives at our warehouse. If you have any questions about your install date, please email service@allseasonsgaragedoor.com			
Install Line Items - J/L	1.0	\$0.00	\$0.00
Josh LaBelle josh@allseasonsgaragedoor.com cell:612-357-1640			

Service Information	1.0	\$0.00	\$0.00
Call in AM with time. Email: mblair@southstpaul.org Contact: Melissa Blair Phone: 651-554-3218			
Requirements	1.0	\$0.00	\$0.00
-Due to steel price instability prices are subject to change at any time. -Prices reflect cash/check payment. -Credit card payment are subject 3.95% Processing Fee. -Concrete floors must be poured -Opening must be properly framed to the correct dimensions -50% down payment required on special order products -Work is performed Monday-Friday between the business hours of 8am-4pm			
		Materials subtotal: \$0.00	
		Subtotal	\$38,760.00
		Total	\$38,760.00

THANK YOU FOR YOUR BUSINESS!

Overhead doors and openers are very dangerous and could cause injury or death. We ask that special attention be given to all warning labels and safety information posted on all doors or near wall control button.
 All Service Labor performed by All Seasons Garage Door Company is warranted for 60 days or as otherwise indicated in writing.

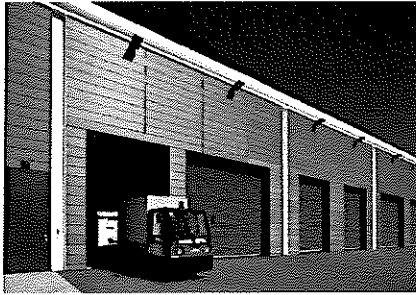
Product Data Sheet

Steel Ranger™ 9000 L

High-Performance 'Rolling Steel-Style' Door with Insulated Curtain Panels

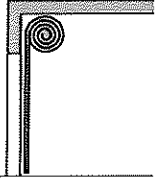
HÖRMANN

Features



The Steel Ranger™ High speed, secure line of doors provide strong and durable Decotherm® insulated steel slats with an attractive surface finish.

- Superior performance and reliability over traditional class rolling steel products with springless design.
- Decotherm® Polyurethane Insulated slats for reduced energy transfer.
- Fast operation, with speeds up to 45"/sec. open, 30"/sec. close.
- Exclusive foamed anti-abrasion technology considerably reduces wear and noise.
- Compact and durable extruded aluminum guide tracks.
- Integral non-contact light grid entrapment protection feature.
- Emergency operation via chain hoist.
- 4-1/4" x 5/8" insulated slats with R-8.0 thermal performance.
- Optional slats with double-pane synthetic window elements.
- 5 & 2 year warranty protection plan. 5 yrs. motor/gearbox and slats. 2 yrs. other mech./elec.

Technical Data		Remark	
Steel Ranger™ 9000 L Rigid, high performance rolling shutter-type door.		Specify High Performance Doors in Section 08 33 30.13 'Overhead Rapid Coiling Doors' Find CSI format documents available at MasterSpec®, SpecLink, and Hormann.us®	
Application	Exterior or Interior		--
Speed	Opening	Closing	Variable speed based on opening height
	up to 45"/sec.	Up to 30"/sec.	
Control Box	Smart Start™ NXT (11-5/8"W x 15-3/4"H x 8-1/2"D)		Standard, NEMA Type 4X rated
Roll-up Technology	Hollow-core steel roll tube with precision-welded axles		Standard
 Door Construction High Speed - Rolling Shutter	Size Range	Width = 21'-4" (max), avail. up-to 10'-8" High Width = 20'-7", avail. up-to 11'-6" High Width = 18'-11", avail. up-to 12'-4" High Width = 18'-1", avail. up-to 13'-2" High Width = 16'-5" & below, avail. up-to 14'-0" (max) High	Min. Width = 3'-5" Min. Height = 5'-0"
	Guide Track Profile	3-5/8" + (3/4" light grid) x 2-3/4"	C-T Profile Shape (W x D)
	Roll Tube Diameter	6-1/4"	Hollow core
	Solid Slat Profile	4-1/4" Tall x 5/8" Thick	Concentrical shape
	Vision Slat Profile	4-1/4" Tall x 5/8" Thick	Concentrical shape
	Overall Width of Vision Area on Slat	Either 7 portals, spaced at 8-1/4" on center apart, or varying number of portals spaced at 16-1/2" on center up-to within 2" of the ends of the slat.	Portal size 6-1/4" x 2-7/8" Grouping is centered on width of the slat
Required Headroom		HR = 24-1/2" minimum	With Hood Enclosure HR = 27-1/4"
Drive Mechanism		Direct-drive operator	--
Counterbalance System		Not required	--
Braking		Control box activated 24V DC brake	Anti-fall back
Cycleability / Maintenance		High Cycleability, inspect at 6 mo. intervals. Windows replaceable independent of solid slats.	Consult factory for details
Safety Features		Built-in light grid, chain hoist open/close	--
Maximum Wind Load per Door Width		Up-to 21'-4", Wind Load Class 2 (9.4 psf or 60 mph) Up-to 19'-9", Wind Load Class 3 (14.5 psf or 75 mph) Up-to 16'-5", Wind Load Class 4 (21 psf or 91 mph)	Per standard EN 12424, DASMA 108 Exposure B (Window profiles reduce the resistance to wind loads)
Fire Behavior		Class E	Per EN 13501-1
Manufacturer Warranty		5 & 2 years. Motor/gearbox and Panels (5), all other mech./elec. (2)	Standard

Product Data Sheet (Continued)

Steel Ranger™ 9000 L

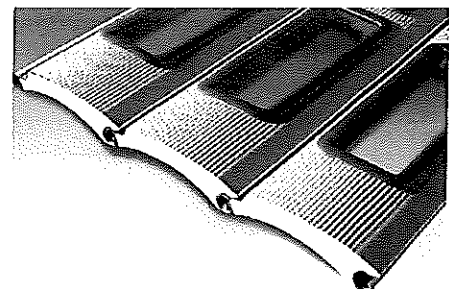
High-Performance 'Rolling Steel-Style' Door with Insulated Curtain Panels

HÖRMANN

Materials and Finishes		Remark
Guide Tracks (light grid mounted externally)	2 mm (avg) extruded aluminum	--
Door Header, Roll Tube, Bearing Brackets	Hot-dipped galvanized steel	Zinc, Class G90
Weather Seals	Vinyl brush lintel	Optional vinyl brush at side frames
Door Slats with Window Elements	Decotherm® 0.34 mm Hot-dipped galvanized steel, with foamed-in-place polyurethane insulation core. MicroGrain™ texture. Color RAL 9006. Window Polycarbonate, Clear	Zinc, Class G40 (0.4 oz. per SF) Polyurethane foam density 2.0 pcf (33 kg/m³)
Solid Door Slats	Decotherm® 0.34 mm Hot-dipped galvanized steel, with foamed-in-place polyurethane insulation core. MicroGrain™ texture. Color RAL 9006	Zinc, Class G40 (0.4 oz. per SF) Polyurethane foam density 2.0 pcf (33 kg/m³)
Door Slats with Ventilation Elements	Decotherm® 0.34 mm Hot-dipped galvanized steel, with foamed-in-place polyurethane insulation core. MicroGrain™ texture. Color RAL 9006. Slotted Portal Black ABS	Open area per Portal = 4.18 Square Inches Zinc, Class G40 (0.4 oz. per SF) Polyurethane foam density 2.0 pcf (33 kg/m³)
Electric Door Operator	Cast aluminum	--
Control Panel	Stainless steel, or baked-on polyester powder coat painted. Color RAL 7035 Light Gray	--
Hood and Motor Cover	20-ga. Hot-dipped galvanized steel	Zinc, Class G90 (0.9 oz. per SF)
Energy Analysis		
Air Permeability	Class 0	Per EN 12426, ASTM E283 (Without Visions)
Water Tightness	Class 0	Per EN 12425 (Without Visions)
Visible Transmittance (Tvis)	0.86%	Window elements only
Solar Heat Gain Coefficient (SHGC)	0.83%	Window elements only
Thermal Resistance (R-value) Slat only	8.0 (R² x F x hr)/BTU or 1.41 (m² x K)/W	Calc. per DASMA TDS 163 (Without Visions)
Heat Transfer Coefficient (U-value) Assembly	0.73 W/(m² x K) or 0.13 BTU/(hr x R² x F)	Test per EN 12428 (Without Visions)
Acoustic Insulation	R _w 18 dB (STC 21 dB)	Per EN ISO 717-7 (Without Visions)
LEED Credit	MRc2, MRc4, EQc5	USGBC® LEED v4
Electrical		
Electric Door Operator (Motor)	2.0 HP GfA Elektromaten F18	NEMA Type 3 / IP54
Operating Voltage (Motor)	3 PH, 132v or 230v	From Control Box to Motor
Control Box	5 KW variable frequency drive rated for operating voltage	Enclosure: NEMA Type 4X / IP66, UL/CUL Listed
Standard Power Requirement (to Control Box)	230 VAC, 1 PH or 208VAC* - 480 VAC - 600VAC*, 3 PH, 60 Hz	*Transformer may be req'd. Consult factory
Full Load Amps	13.3 A	Operator
Disconnect	Fuse: 20 Amp, Class CC	Supplied by Others

The Steel Ranger™ 9000 L is a class above traditional rolling steel doors. With a windload rating up to 91 mph, a direct-drive motor/operator, and springless compact tracks, extremely strong panel and fast operating speeds, this revolutionary high performance coiling steel door is the model to choose as an upgrade to traditional steel doors in high cycle applications.

Our springless design has few moving parts, which translates into maintenance free operation. Decotherm® steel panels are strong and durable, with a special layered finish that can perform in tough environments and resist damage. The inline light grid is a standard feature for our low profile tracks.



Find us in
MasterSpec
a product of The American Institute of Architects

Our products are specified in
SpecLink
www.bsdspeclink.com

The Steel Ranger™ High speed, secure, excellent durability and fast opening speeds.

AIA
Continuing
Education
Provider

BOMA
Building Owners
and Managers
Association

DASMA
Door and
Shutter
Manufacturers
Association

IDA
International
Door Association

USGBC
United States
Green Building
Council

Hörmann Flexon, LLC | Starpointe Business Park | 117 Starpointe Boulevard | Burgettstown, PA 15021-9506
1-800-365-3667 | 724-385-9150 | Fax: 724-385-9151 | www.hormann.us | Email: info2@hormann.us



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Public Works
PREPARED BY: Howie Steenberg
AGENDA ITEM NUMBER: 8.J.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Purchase of Cat HM215 Forestry Mulcher and Replacement of Central Garage Mobile Column Lifts

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve the purchase of a Cat. HM215 Forestry Mulcher and Replacement of Central Garage Mobile Column Lifts, equipment from Ziegler Cat and Stertil-Koni USA Inc. in the amount of \$107,664.63.

OVERVIEW

The Capital Improvement Plan has \$117,000 for the purchase of Cat. HM215 Forestry Mulcher (Track Loader attachment for clearing small trees and brush. This tool will be used on some of the overgrown boulevards and cleanup in the woods at our Parks.) and replacement of the Central Garage Mobile Column Lifts. Our current set of 4 Mobile Column lifts were purchased in 2006/2007 and no longer have replacement parts. The new set of 6 Mobile Column Lifts is needed for lifting the Tandem axle trucks that PW and SMFD now have. Central garage relies on the Mobile Column Lifts for a variety of repair/maintenance for PW & SMFD.

- CAT Forestry Mulcher MN DOT State Contract # 242476 \$25,075.62
- Stertil-Koni Column Lifts NASPO Contract #: CW7260 \$82,589.01

The retiring Mobile Column Lifts will be sold at a public auction sometime after the city takes delivery of the new lifts.

Staff recommends consideration of the purchase of a 2025 Forestry Mulcher and Mobile Column Lifts from the State of Minnesota Contract in the amount of \$107,664.

SOURCE OF FUNDS

2025 Capital Improvement Plan

ATTACHMENTS

1. 8- Quote #1567v3 City_of_South_St._Paul-ST1085-3FWA_South_St._Paul_MN
2. 8- City of South St. Paul HM215 4.3.25



Quote

Stertil-Koni USA, Inc.
200 Log Canoe Circle
Stevensville, MD 21666
T: 410.643.9001
F: 410.643.8901

Quote #	1567
Date	03/25/2025
Expires	05/24/2025
RSM	Jeff Sampson

Billing Address
City of South St. Paul
Brian Wolf
400 East Richmond St
South St. Paul, MN
55075
bwolf@southstpaul.org
(651) 253-4470

Shipping Address
City of South St. Paul
Brian Wolf
400 East Richmond St
South St. Paul, MN
55075
bwolf@southstpaul.org
(651) 253-4470

NASPO Contract #: CW7260

Item	Qty	Price	Discount	Total
ST-1085-3FWA	1.00	\$124,194.00	33.50%	\$82,589.01

Set of 6 Wireless Battery-Powered Mobile Lifts at 111,000 lbs.
capacity, 24V DC, ebright control box on every column with
synthetic fixed front wheels and adustable forks

Comments

Subtotal:	\$124,194.00
Discount:	(\$41,604.99)
Tax:	\$0.00
Shipping:	\$0.00
Total	\$82,589.01

Subcontract: Minnesota State Contract #230921

Local Distributor:

Midwest Lift Works
Cole Siegle

Terms and Conditions

1. Purchase Orders MUST be issued to Stertil- Koni USA, Inc., not the Local Distributor. Please submit Purchase Orders to orders@sterdil-koni.com.
2. P.O.s must be issued on a company letterhead and must contain contact information, billing address, shipping address, phone number, and email. P.O. must also contain direct reference to parts, pricing, and quantity provided on the quote or direct reference to quote number.
3. Product availability and proposed delivery date provided ARO.
4. Stertil-Koni is responsible for collecting sales tax in the following states: CA, FL, HI, MD, NY, and WA. Customers outside of these states are responsible for any applicable sales or use tax.
5. The prices quoted are subject to change based on any applicable tariff fees imposed by relevant authorities. These fees are not included in the quoted price and will be added to the final invoice if applicable.

Ziegler Inc.



2545615-01

April 3, 2025

CITY OF SOUTH ST PAUL
400 RICHMOND ST E
SOUTH SAINT PAUL, MN 55075-5940

Howie Steenberg,

We would like to thank you for your interest in our company and our products, and are pleased to quote the following for your consideration per MN DOT State Contract # 242476.

Caterpillar Model: HM215 Mulcher

This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Matt DuCette
Territory Manager
612.554.1540 (c)

Caterpillar Model: HM215

475-2770	MULCHER, HM215, HF 1,803
	Previous HM215C, NO technical change.
	58" (1480mm) drum width - 36 fixed reversible chisel teeth
	69" (1758mm) overall width, 8" (200mm) Max cutting diameter
	For use in brush, vine, and softwood applications
	For use in brush, vine, and softwood applications
	INCLUDES: Dual speed motor, V-belt drive, single bolt tooth retention,
	pressure gauge, adjustable push/guard frame, hydraulically operated
	front hood, diverter valve installed on work tool, hydraulic lines
	with 1/2" quick disconnects, case drain, 14-pin electrical harness,
	mounting brackets and hardware.
	REQUIRES: High flow hydraulics 25-31 GPM (96-117 LPM)
Sell Price	\$25,075.62

WARRANTY

Standard Warranty: 1 year Premier Warranty





CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Building Inspections
PREPARED BY: Monika Miller
AGENDA ITEM NUMBER: 8.K.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Amendment to Fee Schedule for Electrical and Building Permit Fees

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution 2025-043 approving amendments to the 2025 Fee Schedule related to building and electrical permits.

OVERVIEW

As part of the annual budgeting process, the City adopts a fee schedule which details the fees and charges related to each department. Since the 2025 Fee Schedule was adopted, the City's previous electrical inspector has retired and a new electrical inspector has come on board. In an effort to address some of the confusion around electrical permit fees for City Staff and members of the public, the new electrical inspector has recommended simplified electrical permit fees. Changes to the fee schedule need to be made to reflect the simplified electrical fees. Separate from the changes to the electrical permit fees, the Building Official recommended the City update the cost of an occupancy permit to reflect the staff time required to review the permit and to create a flat fee for building permits for solar PV projects instead of having a valuation-based permit fee. This will reduce the permit fees related to installing solar projects for residents and businesses.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Resolution 2025-043- Amendment to Fee Schedule for Electrical and Solar Permits

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-043

**RESOLUTION APPROVING AN AMENDMENT TO THE 2025 FEE SCHEDULE TO
SIMPLIFY THE ELECTRICAL FEES AND REDUCE THE SOLAR PERMIT FEES**

WHEREAS, the City Council adopted the 2025 fee schedule on December 2, 2024; and

WHEREAS, the fee schedule lists fees and charges for Administrative, Financial, Environmental, Planning, Development, Building, Parks and Recreation, Police, Airport, and Utility services along with code enforcement violations;

WHEREAS, the City Council wishes to amend the fee schedule related to electrical permits and building permits;

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of South St. Paul hereby approves the attached amendments to the 2025 Fee Schedule, effective January 1, 2025.

Adopted this 21st day of April, 2025.

City Clerk

Building Permits and Inspections	
Building Permits	
New Construction (e.g., Residential, Commercial, Deck, Remodel, Garage, Tenant Finish, Accessory Structure)	Based on Minimum Valuation of \$2,000.00 plus Plan Review Fee and State Surcharge
Escrow – Residential (Single Family, Duplex)	\$1,000.00 + \$500.00 for erosion control inspections
Escrow – Garage	\$1,000.00
Escrow – Commercial (including multi-family construction)	\$3,000.00 per acre or \$1,000.00 whichever is greater
Inground Swimming Pool	Based on Valuation
Retaining Wall (over 4 feet)	Based on Valuation
State Surcharge	Valuation x 0.0005 (minimum \$1.00)
Local Surcharge (License Verification)	\$5.00
Roofing (fixed fees)	
House only	\$100.00 + \$1.00 State Surcharge
Garage only	\$50.00 + \$1.00 State Surcharge
House and Garage	\$150.00 + \$1.00 State Surcharge
Roof Repair	\$100.00 + \$1.00 State Surcharge
Siding (fixed fees)	
House only	\$120.00 + \$1.00 State Surcharge
Garage only	\$75.00 + \$1.00 State Surcharge
House and Garage	\$160.00 + \$1.00 State Surcharge
Siding Repair	\$100.00 + \$1.00 State Surcharge
Roof & Siding	\$150.00 + \$1.00 State Surcharge
Roof & Windows	\$150.00 + \$1.00 State Surcharge
Siding & Windows	\$150.00 + \$1.00 State Surcharge
Roof, Siding & Windows	\$200.00 + \$1.00 State Surcharge
Siding & Doors	\$150.00 + \$1.00 State Surcharge
Roof & Doors	\$150.00 + \$1.00 State Surcharge
Door/Window (1 opening)	\$50.00 + \$1.00 State Surcharge
Doors/Windows (2 or more)	\$100.00 + \$1.00 State Surcharge
Overhead Garage Door	\$100.00 + \$1.00 State Surcharge
Draintile	\$200.00 + \$1.00 State Surcharge
Demolition – Residential	\$100.00 + \$1.00 State Surcharge
Demolition – Commercial	Based on Valuation
Plan Review Fee	65% of building permit fee
Sewer Availability Charge, per Unit set by MCES	\$2,485.00
Certificate of Occupancy	\$25.00 \$65.00
Driveway Access Permit	\$25.00
Residential Solar PV System	\$200.00 + \$1.00 State Surcharge
Commercial Solar PV System	\$300.00 + \$1.00 State Surcharge
Commercial Building Permit Fees based on Valuations supplied by Permittee	
Total valuation of \$1.00 to \$500.00	\$50.00
Total valuation of \$500.01 to \$2,000.00	\$50.00 for the first \$500.00 plus \$3.25 for each additional \$100.00 or fraction to \$2,000.00
Total valuation of \$2,000.01 to \$25,000.00	\$73.75 for the first \$2,000.00 plus \$14.75 for each additional \$1,000.00 or fraction to \$25,000.00
Total valuation of \$25,000.01 to \$50,000.00	\$413.00 for the first \$25,000.00 plus \$10.75 for each additional \$1,000.00 or fraction to \$50,000.00
Total valuation of \$50,000.01 to \$100,000.00	\$681.75 for the first \$50,000.00 plus \$7.50 for each additional \$1,000.00 to \$100,000.00
Total valuation of \$100,000.01 to \$500,000.00	\$1,056.75 for the first \$100,000.00 plus \$6.00 for each

Building Permits and Inspections	
	additional \$1,000.00 to \$500,000.00
Total valuation of \$500,000.01 to \$1,000,000.00	\$3,456.75 for the first \$500,000.00 plus \$5.00 for each additional \$1,000.00 to \$1,000,000.00
Total valuation of \$1,000,000.01 and above	\$5,956.75 for the first \$1,000,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof

<u>Valuations for Residential Building Construction</u>	
Basement:	
Crawl Space	\$8.50 Per Square Foot
Unfinished w/original permit	\$16.50 Per Square Foot
Finished w/original permit	\$100.00 Per Square Foot
Finished (after original permit)	\$37.00 Per Square Foot
Dwelling:	
Residential 1-2 Family	\$100.00 Per Square Foot
Additions	\$100.00 Per Square Foot
Unfinished floors above grade	\$37.00 Per Square Foot
Bonus Room – finished	\$100.00 Per Square Foot
Bonus Room – unfinished	\$37.00 Per Square Foot
Garage	
w/Footings	\$38.50 Per Square Foot
w/Floating Slab	\$31.00 Per Square Foot
Carport	\$17.00 Per Square Foot
Porches:	
Screen Porch	\$36.00 Per Square Foot
3 Season	\$56.00 Per Square Foot
4 Season	\$72.00 Per Square Foot
Miscellaneous:	
Deck	\$21.00 Per Square Foot
Shed	\$18.00 Per Square Foot
NOTE: Valuations for commercial building construction, demolitions, pools, retaining walls, signs, commercial plumbing & mechanical work, asphalt work, concrete work and similar construction is based on valuation submitted by the permittee and reviewed by the City Building Official for accuracy and reasonableness.	
<u>Mechanical – Residential</u>	
Permit Fee (Base charge for all mechanical permits)	\$25.00
State Surcharge	\$1.00
Additional charges	
Air Conditioner	\$30.00
Air Handler	\$30.00
Refrigeration	\$30.00
Duct Work	\$30.00
Electric Air Filter	\$30.00
Furnace/Boiler	\$30.00
Fireplace	\$30.00
Gas Certification	\$30.00
Gas Piping	\$40.00
Humidifier	\$30.00
Ventilation	\$30.00
<u>Mechanical and Plumbing – Commercial based on valuation provided by permittee</u>	
Under \$3,500.00 valuation (1 inspection)	\$75.00
Under \$3,500.00 valuation (2 inspection)	\$125.00
Over \$3,500.00 valuation	2% of valuation or minimum \$225.00

Building Permits and Inspections	
State Surcharge	Valuation x 0.0005 (minimum \$1.00)
<u>Miscellaneous Permit (No State Surcharges)</u>	
Asphalt	\$20.00 per \$1,000.00 of valuation or fraction thereof
Concrete	\$20.00 per \$1,000.00 of valuation or fraction thereof
Fence	\$50.00
Permanent Sign (valuation provided by permittee)	Based on Valuation (use building permit fee schedule)
Temporary Sign	\$20.00
Permit is good for 30 days. Allowed 4 per year	
<u>Plumbing & Water/Sewer Permit Residential</u>	
Permit Fee (base charge for all plumbing permits)	\$25.00
State Surcharge (added to all plumbing permits)	\$1.00
<u>Additional Charges</u>	
Street Excavation (hole charge)	\$25.00 per sq. ft. (hole size) Minimum \$1,500.00 per hole
Curb Replacement	\$100.00 per foot
Hot Water Heater/Softener	\$30.00
Lawn Sprinkler System	\$50.00
Above Ground Pool (2,000 gallons and above)	\$25.00
Plumbing Fixture: (e.g., Sinks, bathtub, toilet/ urinal/floor drain, dishwasher, garbage disposal, drinking fountain, laundry tray, shower, etc.)	\$10.00 per fixture
Sewer hook-up fee (if assessments are not paid)	\$40.00 per lineal foot
Water hook-up fee (if assessments are not paid)	\$40.00 per lineal foot
Water/Sewer - Repair, Connect, Disconnect	\$35.00
Holding Tank	\$150.00
<u>Building Official Inspection Fees</u>	
Inspection outside normal business hours – minimum charge 2 hours	\$80.00 per hour
Reinspection fee or special request for inspection	\$80.00 per hour
Additional plan review required by changes, additions or revisions to plans	\$80.00 per hour
<u>Time of Sale</u>	
Time of Sale Evaluation Filing Fee (within 10 days of evaluation)	\$35.00
Amended Time of Sale Evaluation Filing Fee	\$35.00
Late Fee (after 10 days of evaluation) double fee	\$70.00
<u>Service Fee</u>	
Administrative Charge for Refund	\$5.00
<u>Code Enforcement</u>	
Reinspection Fee	\$50.00 first reinspection \$100.00 each additional reinspection
Abatement Administration Fee	\$25.00
Administrative Citation Appeal Filing Fee (All Properties)	\$200.00
Residential Property Violation Upheld Appeal Hearing Fee	\$1,000.00 towards the cost of the hearing
Residential Rental Property Violation Upheld Appeal Hearing Fee	All costs for the hearing office and up to \$2,000.00 towards the City's costs

Building Permits and Inspections	
Non-Residential Property Violation Upheld Appeal Hearing Fee	All costs for the hearing office and up to \$7,000.00 towards the City's costs
Electrical	
Service/Power Supply 0-400 Amp	\$70.00 each
Service/Power Supply 401-800 Amp	\$140.00 each
Service/Power Supply over 800 Amp	\$200.00 each
Circuit/Feeder 0-200 Amp	\$12.00 each
Circuit/Feeder over 200 Amp	\$30.00 each
Re-connect circuits/feeders (panel board replacements)	\$100.00 per panel
New or existing 1 or 2 Family Dwelling —up to 30 circuits/feeders per unit	\$200.00 per unit <u>\$225.00 per unit</u>
New or existing 1 or 2 Family Dwelling—over 30 circuits/feeders per unit	\$12.00 per unit
Electrical (continued)	
Additional inspection(s)	\$50.00 each <u>\$70.00 each</u>
Multi-Family Units up to 20 <u>30</u> circuits/feeder per unit	\$100.00 each
Multi-Family Units over 20 <u>30</u> circuits/feeders per unit	\$12.00 each
Investigative Fee	\$80.00 per inspection
Technology circuits 0 – 50 Volts	\$1.00 each
Street/Outdoor traffic standards	\$6.00 each
Transformer up to 10 KVA	\$20.00 each
Transformer over 10 KVA	\$40.00 each
Carnivals/Transient Projects	\$175.00 minimum
OVER 250 VOLTS	
Service/Power supply 0-400 Amp	\$140.00 each
Service/Power supply 401-800 Amp	\$280.00 each
Service/Power supply over 800 Amp	\$400.00 each
Circuit/Feeder 0-200 Amp	\$24.00 each
Circuit/Feeder over 200 Amp	\$60.00 each
SOLAR PANELS - Per Location	
1 – 5,000 Watts	\$90.00
5,001 – 10,000 Watts	\$150.00
10,001 – 20,000 Watts	\$225.00
20,001 – 30,000 Watts	\$300.00
30,001 – 40,000 Watts	\$375.00
40,001 – 1,000,000 Watts	\$375.00 and \$25.00 for each additional 10,000 over 40,000 watts
1,000,001 to 5,000,000 Watts	\$3,975.00 and \$15.00 for each additional 10,000 over 1,000,000 watts
5,000,001 Watts and larger	\$12,975.00 and \$10.00 for each additional 10,000 over 5,000,000 watts
Solar Re-roofing connection	\$90.00 <u>\$70.00</u>
Residential Remodel - 1 Inspection	<u>\$70.00</u>
Residential Remodel – 2 Inspections	\$100.00 <u>\$140.00</u>
Residential Remodel – 3 Inspections	\$200.00 <u>\$210.00</u>
Commercial Remodel – 2 Inspections	\$100.00 <u>\$140.00</u>
Commercial Remodel – 3 Inspections	\$200.00 <u>\$210.00</u>
State Surcharge (added to all electrical permits)	<u>\$1.00</u>



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Arena
PREPARED BY: Shannon Young, John Wilcox
AGENDA ITEM NUMBER: 8.L.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Replace two (2) rooftop HVAC units and relocate three (3) air conditioning condensers.

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve the bid from Culpepper Heating and Cooling, LLC, for \$48,981.00 for the replacement of two (2) rooftop HVAC units and the relocation of three (3) air conditioning condensers at Doug Woog Arena.

OVERVIEW

As part of the Doug Woog Arena's CIP, this would be to replace the Modine rooftop HVAC unit (#5), which serves the south half of the upstairs warming area along with the south half of the main lobby and restrooms, and the Titan rooftop unit (#11), which serves the four locker rooms and bathrooms in rink 2. The Titan unit is original to when the building was built in 1998 and past its useful life. As part of the replacement of the Titan the new unit will have air conditioning (the current unit does not have ac) which will aid in the problems with moisture in those areas. The Modine unit has been out of service for several years.

In addition to the replacement of the two (2) rooftop HVAC units, this bid also includes the relocation of three (3) air conditioning condensers that are currently inside Rink 1, from the inside of the building to the outside of the building.

Staff is requesting the approval of the bid from Culpepper Heating and Cooling, LLC, a local company located in South St. Paul, in the amount of \$48,981.00 to replace the two rooftop HVAC units and relocation of three (3) air conditioning condensers, which was the lower of two bids received for the combination of both the rooftop units and relocation of the condensers, and to move forward at this time. The other bid received from Binder Heat & Air was \$124,509.20 for the two rooftop units and \$11,979.20 for the relocation of the three condensers for a total amount of \$136,488.70. A third bid from Total Mechanical in the amount of \$92,950, was only for the two rooftop units as they did not submit a bid for the three condensers relocation.

As noted previously, the Modine rooftop HVAC unit has been out of service for several years and as a result there have been moisture issues over the years, along with no heat or ac for those areas, which also puts a strain on the other HVAC units that serve the other parts of those areas. The Titan rooftop HVAC unit is over 25 years old and has past its useful life and has had several

breakdowns recently and parts are becoming harder to come by. The addition of air conditioning to these areas will help reduce the moisture problems that occur throughout the warm and humid months year after year also.

As a result of increased demand for summer ice rental and having to keep ice in Rink 1 for the summer, moving the AC units to the outside would eliminate the hot air that they generate and dispense back into the facility and help maintain cooler temperatures within the facility, which in turn helps keep moisture levels down and would help with temperatures needed to maintain the ice sheet.

SOURCE OF FUNDS

Doug Woog Arena Levy

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: Airport
PREPARED BY: Andrew Wall
AGENDA ITEM NUMBER: 8.M.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approving Assignment of Lease (269 Echo Lane) at the Fleming Field Airport to BGSM Properties, LLC.

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution No. 2025-047 Approving Assignment of Lease at the Fleming Field Airport to BGSM Properties, LLC.

OVERVIEW

The City Council is required to approve the transfer of leases at the airport. The Donald K. Davis Living Trust entered into a Lease with the City of South St. Paul on March 16, 2016 for Lot 9, Block 12, Airport Rearrangement, also known as 269 Echo Lane, at the South St. Paul Municipal Airport. The hangar is being sold to BGSM Properties, LLC.

Now, the Donald K. Davis Living Trust wishes to assign the tenants interests in the Lease to BGSM Properties, LLC. The Assignee will assume the rights and obligations of the Lessee. BGSM Properties, LLC. intends to use the hangar for maintenance and storage of aircraft.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 269 Echo Lane Lane Assignment of Lease Resolution 4-21-25
2. Assignment of Lease 269 Echo Lane 4-21-25

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-047

**RESOLUTION RELATING TO AIRPORT:
APPROVING ASSIGNMENT OF LEASE (269 ECHO LANE) AT THE FLEMING
FIELD AIRPORT.**

WHEREAS, The City Council has reviewed and considered an assignment of lease for a certain ground lease, The Donald K. Davies Living Trust (Lessee), with regard to the following described property:

Lot 9, Block 12 of Airport Rearrangement, also known as 269 Echo Lane

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota, that the Assignment of Lease is approved, and the Mayor and City Clerk are authorized and directed to execute the assignor's consent to the Change of Control, in the name on behalf of the City.

Adopted this 21st day of April 2025.

City Clerk

ASSIGNMENT OF LEASE

AGREEMENT Made as of the 21st day of April, 2025 between The Donald K. Davies Living Trust (“Assignor”) and BGSM Properties, LLC (“Assignee”).

RECITALS

1. The Donald K. Davies Living Trust, as lessee, entered into a ground lease dated March 16, 2016 with the City of South St. Paul as lessor for Lot 9 Block 12, Airport Rearrangement, at South St. Paul Municipal Airport (the Lease); and
2. Assignor desires to assign, and Assignee desires to assume the rights, duties, and liabilities of lessee under the Lease, subject to the consent of the lessor.

ASSIGNMENT

In consideration of one dollar and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor assigns the lessee’s interest under the Lease to the Assignee effective as of the 21st day of April, 2025 for the balance of the term of the Lease, subject to the consent of the Lessor.

Assignee assumes all rights and duties required of Assignor under the Lease, including all payments required thereby, and shall comply with all terms and conditions of the Lease.

IN WITNESS WHEREOF, the parties have executed this agreement as of the day and year above.

ASSIGNOR:

ASSIGNEE (S):

The Donald K. Davies Living Trust

BGSM Properties, LLC

**CONSENT OF LESSOR TO ASSIGNMENT OF LEASE AND TRASFER
OF HANGAR**

The City of South St. Paul, lessor in the Lease, consents to the above assignment by the Assignor to the Assignee, including the terms and conditions thereof and the separate transfer of the hangar structure itself to Assignee, by separate Bill of Sale dated _____, 2025.

CITY OF SOUTH ST. PAUL

By: _____
Its Mayor, and

By: _____
Its City Clerk



CITY COUNCIL AGENDA REPORT

DATE:

April 21, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Monika Miller

AGENDA ITEM NUMBER:

8.N.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Accept Solar Proposal for Nan McKay Building For Solar on Public Buildings Grant Program

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Staff recommend the City Council direct staff to authorize acceptance of the proposal for solar on the Nan McKay Building at 200 Marie Avenue from MN Solar

OVERVIEW

In 2023, the Minnesota Legislature established the Solar on Public Buildings Grant Program. The program is similar to the “Solar for Schools” grant program that was established in 2021 to help schools generate all or most of their needed electricity using solar, which in turn lowers their annual energy costs. Through the program, \$4.3 million was set aside to provide grants to local governments in Xcel Energy’s service territory to generously discount the cost to install solar energy systems on publicly owned buildings. The Department of Commerce will be distributing funding over the course of two rounds. The first round of funding was awarded in September of 2024. The second round of funding will be awarded in late Spring of 2025.

In order to be eligible for the first round of funding, applicants were required to go through two steps: the Notice of Intent: Public Building Readiness Assessment, and the Full Grant Application. City staff submitted the Public Building Readiness Assessment for City Hall and the Nan McKay building in December 2024 after getting the "OK" from the City Council to move forward with the grant at a November work session meeting. On January 13, staff was notified the city’s Readiness Assessment was selected to move to the full application step, with an eligible award amount of up to \$72,000. The full grant application is due on Monday, May 5, and the award notification will be made by June 2, 2025.

Program Basics

Eligible applicants for the Solar on Public Buildings grant program are local units of government, including a county, statutory, or home rule charter city, town, or other local government jurisdictions. Funding can be used to install a rooftop solar array on a public building or a ground-mounted, freestanding solar array near the public building. Applicants can submit one application per publicly owned building, meaning that an applicant can submit multiple applications if they are interested in having solar on multiple buildings. The maximum

size solar array the grant can fund is a 40 kW AC solar array. A 40 kW AC solar array is about the size of a tennis court.

Depending on the financial capacity of the public entity applying for funding, up to 70% of the installation cost can be covered by the grant. South St. Paul would be eligible to have up to 60% of a 40 kW AC system funded by this grant. Furthermore, the Federal Investment Tax Credit for Clean Energy would cover 30% of the project cost. In total, the grant and the federal tax credits would cover around 90% of the cost of installing a 40 kW AC solar array.

Request for Proposal

On March 7th, the City issued an RFP for the Solar on Public Buildings Program for City Hall and the Nan McKay Building. The RFP was shared with about 70 solar vendors that were recommended by the Clean Energy Resource Team (CERTS) and the solar providers recommended through the State of Minnesota Master Contract. Additionally, the RFP was published on the City's website. The City hosted a site visit on March 14th with 2 vendors in attendance. The City received 8 total proposals from the following contractors: All Energy Solar, ECOcentric Energy Solution, iSolar, MN Solar, Planet Solarity, SolarPod, Unity Solar, and Wolf River Electric.

The proposals were reviewed in partnership with staff from Johnson Controls Inc. The City/HRA has a Project Development Agreement in place with Johnson Controls for energy-saving measures at the high rise buildings, including the installation of a solar PV array on the Nan McKay Building so Johnson Control's involvement in the review process was key. Factors taken into consideration while reviewing each proposal included: cost, output of the proposed solar array, system components, warranties and maintenance, and references. While each of the 8 proposals had their own merits, Staff is recommending that the City accept the proposal from MN Solar.

MN Solar Proposal

MN Solar and More is a woman-owned and managed solar company based out of Plymouth, Minnesota that serves the Greater Twin Cities Metro Market. The company was established in 2017 with a focus on educating and informing its customers. MN Solar's proposal showed a comprehensive understanding of the project and offered a high-quality array with one of the highest annual kWh outputs, which would mean more savings for the City. The pricing of the proposed system showed excellent value and factored in some of the additional costs related to installing solar on a multi-story housing building.

The cost for MN Solar's proposed system is \$120,060. Assuming the City receives grant funding from the Solar on Public Buildings program and the Federal Investment Credit for Clean Energy, the solar array would cost \$12,042.00. The City expects to save around \$4,000 annually on its utility costs for the Nan McKay building and \$100,000 in utility costs over the lifetime of the solar array. The system will pay for itself in about 4 years.

Johnson Controls Requirements for Solar Installers

Since Johnson Controls will be a partner in this project, any solar installer will need to be approved by Johnson Controls for liability and insurance purposes. Staff and Johnson Controls will work with the selected solar installer to get this squared away. If for some reason MN Solar is unable to meet JCI's requirements, the City would reach out to the runner-up installer.

SOURCE OF FUNDS

General Fund

Solar on Public Buildings Grant

Federal Investment Tax Credit For Clean Energy

ATTACHMENTS

1. MN Solar_Nan McKay Public Housing Proposal



Your Local Solar Experts.

Mission Statement

MN Solar and More is a highly qualified, woman-owned and managed solar company that serves the Greater Twin Cities Metro Market. Established in 2017, our focus is always to educate and inform our potential customers first as solar is a large, long-term investment. Our team members handle and carry out all the details of your project, from the exclusive design of your system, to getting your system interconnected, and everything in between. We are here to support you with any questions or concerns you have along the process now, and for years to come. All of our team members live and work in the communities we serve. We do not subcontract any of our work, so anyone you speak to, or that is at your home, is a MN Solar employee! To be an employee at MN Solar requires a high degree of ethics, honesty, and empathy for every potential, and current, customer and their needs. At MN Solar, our mission is to deliver the best possible customer experience, the best possible system, installed by the best installers in our market.

Why MN Solar?

Experience: MN Solar has been in business since 2017, since installing over 600+ Residential and commercial solar photovoltaic systems. MN Solar has a highly trained and dedicated commercial installation team.

Prevailing Wage: Although we pay our employees well above the industry standard, we will use prevailing wage for this installation.

Monitoring: Using the SolarEdge app you will have access to panel-level monitoring, ensuring you are getting the best possible return on your investment.

Service: We limit our service area to within a 2-hour radius of the Greater Twin Cities Metro Area. This approach enables us to ensure swift responsiveness should a technical or service need arise. Our localized approach also gives us the benefit of a better understanding of the communities we serve.



Main Contacts

- **President/Founder: Kim Benjamin.** Kim has over 21 years of experience in renewable energies. She founded MN Solar in 2017.
 - o 320.212.6134, kim@mnsolarandmore.com
- **Senior System Design & Sales: Bridget Clements.** Bridget has over 9 years of experience in solar photovoltaics. She has designed and sold over 1,200 residential and light commercial projects.
 - o 612.757.0060, Bridget@mnsolarandmore.com
- **Project Coordinator: Kail Nicholas.** Kail has been with MN Solar since 2022 and has an avid attention to detail and is extremely customer-focused. Kail is the liaison for MN Solar, customers, utilities, cities and more.
 - o 612.244.4565, Kail@mnsolarandmore.com
- **Project Manager: Leah Johnson.** Leah has over a decade of experience in the solar industry, joining MN Solar in 2017. She has managed over 800 residential and light commercial projects.
 - o 320.444.5694, Leah@mnsolarandmore.com
- **Master Electrician: Randy Thompson.** Randy is our master electrician of record with over 14 year's experience in solar and 30 year's experience as an electrician.
 - o 612.986.1855, Randy@mnsolarandmore.com
- **Crew Foreman/Electrician: Johnson Purimitla.** Johnson has over a decade of skilled labor as a certified solar technician and journeyman electrician. Greg oversees all of our projects and components to ensure site safety, reliability, efficiency and aesthetics.
 - o 612.578.7109, Johnson@mnsolarandmore.com

**Please check out our
website or Instagram for
pictures of our
installations.**



[MNSolarandMore.com](https://www.MNSolarandMore.com)

Hilltop Solar Array; 167.04kW DC

Installation Date: 9/18/23-10/13/23

Panels: (288) x 580W Hanwha QCell

Inverter: (2) x CPS 60kW



Eagan Solar Array; 173.9kW DC

Installation Date: 10/16/23-11/10/23

Panels: (470) x 370W REC Solar

Inverter: (5) x CPS 25kW



Woodbury Solar Array; 74.0kW DC

Installation Date: 11/13/23-11/24/23

Panels: (200) x 370W REC Solar

Inverter: (1) x CPS 50kW



Maplewood Solar Array; 213.44kW DC

Installation Date: 11/27/23-12/29/23

Panels: (368) x 580W Hanwha QCell

Inverter: (3) x CPS 50kW



Shorewood Solar Array; 146.52kW DC

Installation Date: 4/22/24-5/10/24

Panels: (396) x 370W REC Solar

Inverter: (2) x CPS 50kW





All MN Solar employees live and work in the communities we serve.



EMAIL



CALL





Customer Information

Name: Monika Miller
Company: Nan McKay Public Housing
Address: 200 Marie Ave
City, State, Zip: South St Paul, MN 55075
Phone: 651.554.3273
Email: mmann@southstpaul.org

Utility Provider

Xcel Energy

Average Monthly Electric Bill

\$8,553

Proposed System Size

52.2 kW



Phone: (320) 444-5696

Date: 3/27/25 10:50 AM

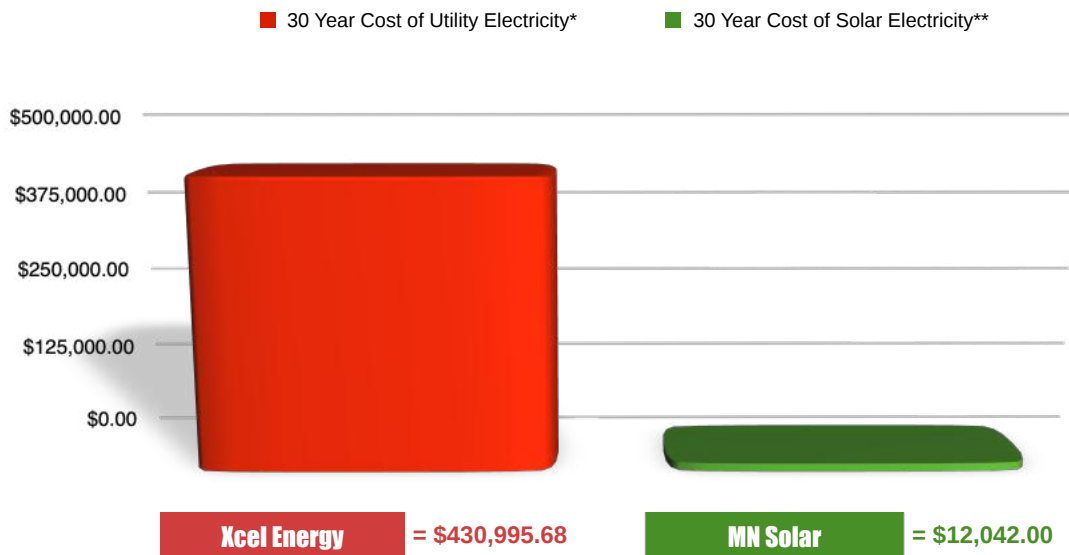
Prepared By: Leah Johnson

Your MN Solar Proposal

You signed up to buy electricity from Xcel Energy when you bought your house because there was no other option. Now you have the choice to generate affordable, clean energy right at your home! Your decision to go solar starts with the quote. A MN Solar system provides a turn-key solar electric solution for your energy needs, based on our discussions, experience and expertise. A MN Solar system provides the best value, lowers the overall costs without sacrificing quality or durability on the system, and saves you money with a system that substantially outperforms industry standard energy production. All of our products are backed with a 10 to 30 year warranty, including our design and installation, helping ensure your system will last long into the future and keep producing electricity for 30 years and beyond.

Solar Savings Over Time

Solar can save you thousands of dollars on your electric bill for the next 30 years and beyond. Below is how much this **MNSolarProposal™** can save you in the coming years just off your electric bill.



Your Total Savings with Solar - 30 Year Estimate: \$418,953.68

With a **MNSolar** array you will save a great deal of money, simply by producing your own electricity and avoiding the annual average increases on the local power company's electricity rates that average around 5-8%*.

*U.S. Department of Energy has estimated that electricity prices will be increasing by 5-8% annually in the next 20 years. MN Solar uses a 3.5% cost of kWh electricity escalation each year.
** The cost of the solar is the entire project cost less any incentives. Panel degradation of 0.512% per year has been applied in this graph. There may be additional costs for inverter failure if product fails within the shown 30 year time frame.

MNSolar Array Benefits



Electricity Generated*

\$430,995.68



Property Value Increases†

\$156,600.00



CO2 Savings**

1,257.85 Tons

Making Your Own Power

The main goal of your **MNSolar** array is to produce power for 30 years, and beyond, with the warranties to help ensure that happens, below is what you can expect out of this system on your property, home or business.

Amount of 30 years of electricity production*: \$430,995.68

The systems expected ROI is set to be in*: 1.2 Years

The Average Monthly Production: \$821.66 a Month

* The total amount of electricity over 30 years is figured using the specific utilities kWh cost plus any additional kWh fees and taxes. Also figured into the number is 3.5% cost of kWh electricity escalation each year.

Production Offset



Property Value with MNSolar



As with any home or business improvement, solar adds value to your home, property, or business. How much, depends mostly on the size of system you purchase.

Each of our **MNSolar** systems offers durability and great aesthetics, helping ensure the value increase to your property is maximized. Recent studies by Berkeley Lab† and the SunShot Initiative, indicate that property values go up any where from \$3-\$4/DC Watt.

Property Value Increase: \$156,600.00

† Figure estimate is based on the amount of \$3.00/Watt. The Berkeley Lab study can be located at <https://emp.lbl.gov/publications/selling-sun-price-premium-analysis>

Protecting Our Environment

The environmental benefits of your MN Solar photovoltaic system are significant and outlined below using figures gathered from the U.S. Energy Information Administration and from the U.S. Environmental Protection Agency.

1,257.85 Tons - Savings of CO2 over 30 Years**

141,193 - Gallons of Gasoline's CO2 Emissions Saved**

1,031.44 - Acres of U.S. Forest Sequestering Carbon**

** All figures are based off information gathered from EIA.gov as well as EPA.gov. CO2 Emissions figured using U.S. electricity average on emissions. Gallons of gasoline figured using 112.25 gallons per Metric Ton. Acres of Carbon sequestration figured at 0.82 acres in the U.S. per metric ton of CO2 over 1 year.



Your MN Solar System



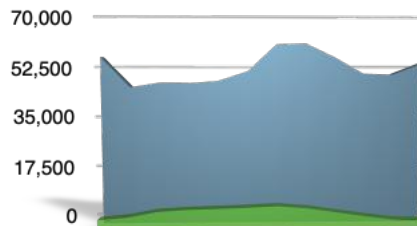
Number of Solar Panels

90



Number of Inverters

4



Annual kWh's Produced*

59,721 kWh's

Jinko Solar

Jinko Solar is a leading international developer and producer of high quality solar photovoltaic (PV) modules at competitive prices. The innovative solar cells have PERC cell technology that improves efficiency. Jinko Solar has advanced glass technology that enhances light absorption and retention. Jinko Solar offers a 25-year product warranty and a 30-year linear performance guarantee. The panels are salt mist and ammonia resistant. MN Solar uses Monocrystalline Jinko Solar Panels rated at 580 Watts, and above, with no negative tolerance.

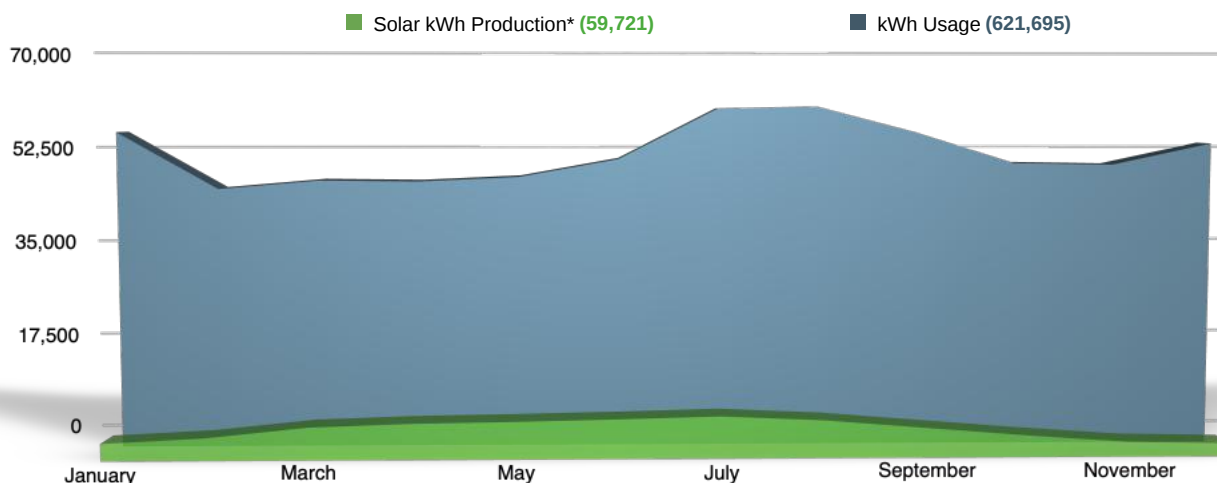


**This is our first choice panel based on current availability. MN Solar only uses Tier 1, Monocrystalline panels. Panel procurement at time of project installation is subject to change based on availability.

SolarEdge HD Wave



SolarEdge is a provider of power optimizer, solar inverter and monitoring solutions. These products aim to increase energy output through module-level tracking. The SolarEdge Power Optimizer is attached to each panel and optimizes energy output by performing Maximum Power Point Tracking (MPPT) individually for each panel and maintains a fixed DC string voltage. Power optimizers also collect the performance data of each panel and are warranted for workmanship and material defects for up to 25 years. The SolarEdge Solar inverter is responsible for DC to AC inversion while MPPT and voltage management are handled by power optimizers separately for each module, and is warranted for workmanship and material defects for up to 12 years.



* Monthly kWh production is calculated with your areas local weather station through PVWATTS Version 2 using an 81.63% overall system efficiency. There is typically minimal obstruction shading assumed in these calculations.



MNSolar Workmanship Warranty

MN Solar offers one of the markets strongest warranties for 10 full years. Our warranty guarantees that your system will not fail due to our design or installation practices. As a fully licensed electrical and building contractor we understand all aspects of your system and we back it up with the strongest warranty.

System Design - Ballasted Roof Mount



200 Marie Ave, South St Paul, MN 55075

System Cost

Solar Panels -	Included
Solar Inverter(s) -	Included
Optimizers -	Included
Racking System -	Included
Electrical System -	Included
System Design -	Included
Installation -	Included
Construction Permits* -	Included
Monitoring** -	FREE

Total Project Cost - \$120,060.00

* We do the best we can to estimate the permit costs, and have built into this bid \$750 in application and permit fees, and any special engineering costs, by the permitting agencies or similar. Any additional fees will be added to the final bill and we will make you aware as soon as we are aware of any additional permit or engineering fees.

** Our free monitoring is limited to a standard installation of the monitoring. If Internet, network, or similar is not available we will not be able to provide this service. Any additional equipment necessary for installation that is abnormal for a "standard" installation may be billed as an additional cost.

***Panel layout is subject to change. The layout pictured above is our best estimate design via satellite imagery. During installation our solar specialists will verify, and if needed, redesign, exact panel location.

Incentives/Rebates

	Itemized	Running Total
Total Cost of System	\$120,060.00	\$120,060.00
30% Federal Tax Credit****	-\$36,018.00	\$84,042.00
Depreciation (if applicable)	\$0.00	\$84,042.00
Production Incentive (if applicable)†	\$0.00	\$84,042.00
Utility/City Rebate (if applicable)†	-\$72,000.00	\$12,042.00
Veterans/Military Discount††	\$0.00	\$12,042.00

Cost to Go Solar - \$12,042.00

**** Tax Credits should be handled by your accountant and we cannot provide advice on financial accounting practices, and any questions shall be addressed by a tax professional. Not all Tax Credits are guaranteed; however MN Solar tries to give the most accurate information we can as to their availability, and we will not be held liable for a customer that does not receive a Tax Credit.

† Production incentives and Utility/City rebates are handled by the Utility, City, or similar and MN Solar cannot guarantee their availability and will have no liability for such.

†† Veterans/Military Discounts are for active and retired US Military personnel. 3% of the total project cost will be discounted for such personnel.

System Cost Estimate

Total Project Cost listed is an estimated cost. If you elect to include any of the additional options listed on page 7 additional costs will incur. Proposal is valid for 30 calendar days from date listed on page 2.

30 Year Financial Breakdown

Below is a 30 year breakdown of cash flow on your system quote. The breakdown shows the years that capital is spent and the year and amount of any incentives and/or rebates.

Year	System Cost	kWh's*	Production \$**	Federal/State Tax Credit(s)	Production Incentive	Rebate/ Discount	Depreciation	Balance
1	\$120,060.00	59,721	\$9,860	\$36,018	\$0	\$72,000.00	\$0	\$2,182.06
2		59,415	\$10,104	\$0	\$0	\$0.00	\$0	-\$7,921.68
3		59,111	\$10,354	\$0	\$0	\$0.00	\$0	-\$18,275.25
4		58,808	\$10,610	\$0	\$0	\$0.00	\$0	-\$28,884.82
5		58,507	\$10,872	\$0	\$0	\$0.00	\$0	-\$39,756.73
6		58,208	\$11,141	\$0	\$0	\$0.00	\$0	-\$50,897.47
7		57,910	\$11,416	\$0	\$0	\$0.00	\$0	-\$62,313.67
8		57,613	\$11,698	\$0	\$0	\$0.00	\$0	-\$74,012.16
9		57,318	\$11,988	\$0	\$0	\$0.00	\$0	-\$85,999.91
10		57,025	\$12,284	\$0	\$0	\$0.00	\$0	-\$98,284.07
11		56,733	\$12,588	\$0	\$0	\$0.00	\$0	-\$110,871.97
12		56,442	\$12,899	\$0	\$0	\$0.00	\$0	-\$123,771.13
13		56,153	\$13,218	\$0	\$0	\$0.00	\$0	-\$136,989.24
14		55,866	\$13,545	\$0	\$0	\$0.00	\$0	-\$150,534.18
15		55,580	\$13,880	\$0	\$0	\$0.00	\$0	-\$164,414.05
16		55,295	\$14,223	\$0	\$0	\$0.00	\$0	-\$178,637.11
17		55,012	\$14,575	\$0	\$0	\$0.00	\$0	-\$193,211.85
18		54,730	\$14,935	\$0	\$0	\$0.00	\$0	-\$208,146.98
19		54,450	\$15,304	\$0	\$0	\$0.00	\$0	-\$223,451.40
20		54,171	\$15,683	\$0	\$0	\$0.00	\$0	-\$239,134.24
21		53,894	\$16,071	\$0	\$0	\$0.00	\$0	-\$255,204.87
22		53,618	\$16,468	\$0	\$0	\$0.00	\$0	-\$271,672.86
23		53,344	\$16,875	\$0	\$0	\$0.00	\$0	-\$288,548.04
24		53,071	\$17,292	\$0	\$0	\$0.00	\$0	-\$305,840.49
25		52,799	\$17,720	\$0	\$0	\$0.00	\$0	-\$323,560.52
26		52,528	\$18,158	\$0	\$0	\$0.00	\$0	-\$341,718.70
27		52,260	\$18,607	\$0	\$0	\$0.00	\$0	-\$360,325.87
28		51,992	\$19,067	\$0	\$0	\$0.00	\$0	-\$379,393.12
29		51,726	\$19,539	\$0	\$0	\$0.00	\$0	-\$398,931.84
30		51,461	\$20,022	\$0	\$0	\$0.00	\$0	-\$418,953.68

* Annual kWh production estimate is calculated with your areas local weather station through PVWATTS Version 2 using an 81.63% overall system efficiency. There is typically minimal obstruction shading assumed in these calculations.

** Production value estimates are determined using a local average annual energy escalator of 3.5% as determined by the U.S. Department of Energy and by using your utilities kWh charges plus any avoided sales taxes and similar. If we did not receive your specific utility info, we use known kWh rates of similar utilities in the area(s).

Additional Options Available

The following options DO NOT come with our standard installation. Once you have reviewed the additional options available please initial and click submit. Once returned we will add this into your final contract terms, finalizing your system and all components.

☒ **SolarInsure 30-Year Warranty**

We offer an extensive 30-year coverage plan designed to provide peace of mind for your solar system investment. Our coverage includes: **All Solar System Components, Labor, Roof Penetrations & Batteries**. This comprehensive coverage plan ensures that your solar system remains efficient and well-maintained, protecting your investment without additional costs or complications.

☐ **SolarEdge Energy Hub Inverter with Prism Technology (Battery Compatible)****

The Energy Hub inverter is a key piece of equipment to set your system up for a future battery! Along with the Energy Hub inverter, additional equipment is required for a battery system. The listed cost is only for the upgraded inverter.

**If a second inverter is required due to the DC to AC ratio cost is subject to increase per the cost of the additional inverter.

Cost: \$1,900.00**

☐ **SolarEdge Backup Interface and/or Battery Backup Package***

This option can include the entire battery system installation or the installation of a Backup Interface, Auto-Transformer and required switchgear for future integration. SolarEdge Energy Hub Inverter upgrade is required with this option. Prices vary based on equipment location and future desired battery capacity.

☐ **Generac Generator Backup Package***

This option includes the installation of a backup Generac Generator. Generator sizes range from 7.5kW-24kW. We will help you select the appropriate generator for your needs and ensure a seamless installation. Final price varies depending on factors such as the size of the generator and the complexity of the installation.

☐ **SolarEdge Consumption Monitoring**

Monitor your energy consumption, on a whole-home level, as well as display your solar production in the SolarEdge monitoring application.

Cost: \$1,900.00

☐ **SolarEdge Level II EV Charger †**

The SolarEdge EV Charger is compatible with all Electric Vehicle Supply Equipment (EVSE) Codes, Standards and Recommended Practices, including SAE J1772TM, NEC 625, UL 2231 and UL 2594. The SolarEdge charger has a 9.6kW output and is rated for indoor or outdoor use. It includes a 25' charging cable. Please note that specific EV Chargers may be available upon request.*

Cost: \$2,300.00

☐ **Critter Guard**

Wire Mesh is installed on the exterior of your panels to protect your roof, panels and wiring from any birds or rodents that could get under your panels and cause damage. This can also be installed with the IronRidge Contour Trim.

Cost: \$14.00/Ft

☐ **IronRidge Contour Trim**

IronRidge Contour Trim elevates the aesthetic appearance of your solar array. Contour Trim provides a polished and sleek finish by covering components that may be visible beneath the solar panels, especially along the south edge or around the perimeter of the array. This not only improves the overall look of the solar installation but also helps maintain a clean and professional appearance.

Cost: \$16.00/Ft + \$20/Corner

☐ **Enphase Microinverters***

SolarEdge DC Optimizers/inverter(s) can be replaced by Enphase Microinverters, if preferred.

☐ **Decline Additional Options**

By checking this box you acknowledge you are foregoing any of the "additional options available" therein listed above.

*Indicates that prices vary.

†Standard EV Charger installation assumes your home has available breaker space. If a service upgrade is required, or requested, additional costs will apply.

Please note that price listed includes product and installation, of the equipment, at the time of solar installation. If additional options are requested after your project has a finalized design additional costs may apply.

Next Steps

Ready to move forward? Here are the next steps to get started!

1. Finalize Your System

Solar is not only great for the environment, but it is a financial investment and your input is critical to feeling satisfied with your decision. Please let us know if there are any other options you would like to add onto your project package and finalize your system details by filling out the additional options on page 7. Once completed, initialed and submitted we will put together your final proposal to get started on the next steps!

2. Sign Your Contract

Once you have completed the checklist above we will send you a final contract to sign which includes all, if any, additional options. Please note upon signing your agreement we will also need the following items to get stated on your paperwork and plans. Please submit the following with your signed proposal:

- ☐ Copy of your Electric Bill
- ☐ Copy of your Homeowners Insurance
- ☐ Pictures of your Electric Meter - One close up (entire meter can) and one zoomed out (showing all wall space available)
- ☐ Pictures of any, and all, roof, or ground, 'surface(s)' intended for the installation of solar panels
- ☐ \$750 Downpayment - (Payment schedule is based on total project cost: 40% product payment [less \$750 Downpayment] = \$47,274.00, 50% upon system construction complete = \$60,030.00, 10% after final witness test/interconnection = \$12,006.00)

3. Plans & Permitting

With all required documentation and our agreement in place we begin working on your plan sets, applications and required permits. You will receive an invite from us for access to your project using Basecamp. During this process you will need to sign your Solar Interconnection Agreement with your utility. Permit and application processing times are based on local Authorities Having Jurisdiction (AHJ) and Utility approval.

4. System Install

Based on your system size we anticipate that installation will take anywhere from 2-4 days, but many factors such as equipment procurement, weather, meter location, wire runs, etc play into account here.

5. Final Inspection

Your system is operational but we need to work with your AHJ for a final inspection before you can flip the switch. Once completed we set a date for final witness testing and interconnection, which can take 4-8 weeks.

6. Interconnection & System Monitoring

Once your system is on and producing power we configure your system monitoring. We will send you an activation link and you can view your system production from your app or any device with Wi-Fi capabilities. Please note that you must have Wi-Fi that can connect to our system in order to utilize the monitoring system.

7. Sit Back & Enjoy the Savings!

Remember, your system is completely maintenance free! Now all you have to do is relax and know that your system will provide you with savings and energy independence for decades to come!

MNSolar Mission Statement

MN Solar and More is a highly qualified, woman owned and managed solar company that serves the Greater Twin Cities Metro Market. Established in 2017, our focus is always to educate and inform our potential customers first as solar is a large, long-term investment. Our team members handle and carry out all the details of your project, from the exclusive design of your system, to getting your system interconnected, and everything in-between. We are here to support you with any questions or concerns you have along the process now, and for years to come. All of our team members live and work in the communities we serve. We do not subcontract any of our work, so anyone you speak to, or that is at your home, is a MN Solar employee! To be an employee at MN Solar requires a high degree of ethics, honesty, and empathy for every potential, and current, customer and their needs. At MN Solar, our mission is to deliver the best possible customer experience, the best possible system, installed by the best installers in our market.



THE MOST DEPENDABLE SOLAR PRODUCT

EAGLE 72 G6B

570-590 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA, Vietnam, and Malaysia

KEY FEATURES



N-Type Technology

N-type cells offer Jinko's in-house TOPCon technology with better performance and improved reliability.



Multi Busbar Half Cell Technology

Better light trapping and current collection to improve module power output and reliability.



Bifacial Power Gain

N-Type architecture increases bifaciality for higher backside bonus and better lifetime yield.



Low Temperature Coefficient

Best in class temperature coefficient for highest lifetime energy yield in all climates.



Industrial Grade Construction

Fire Type 29 with optimized dual-glass construction and thick frame for highest mechanical load resistance.



Shade Tolerant

Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments

Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



Warranty

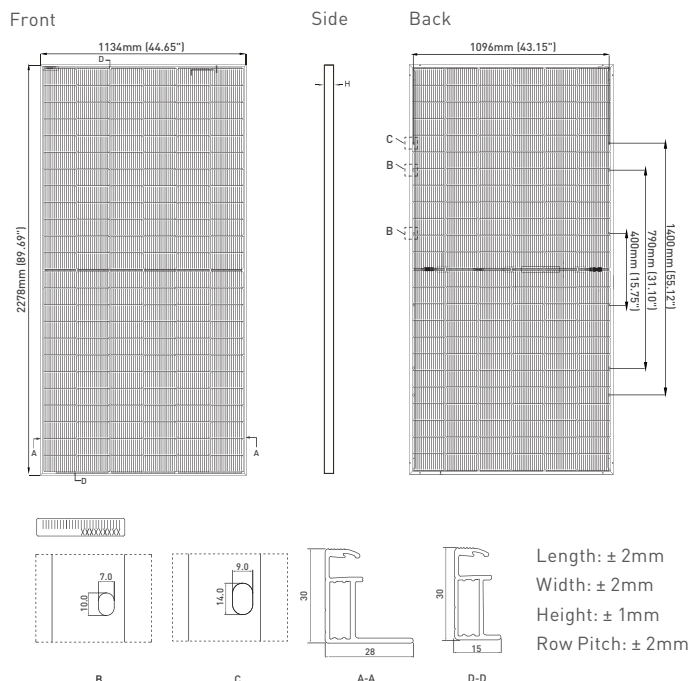
12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products

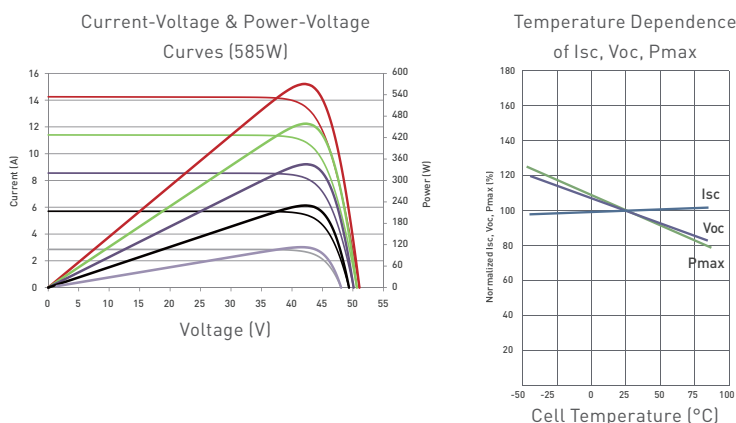
- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products



ENGINEERING DRAWINGS



ELECTRICAL PERFORMANCE & TEMPERATURE DEPENDENCE



ELECTRICAL CHARACTERISTICS

Module Type	JKM570N-72HL4-BDV		JKM575N-72HL4-BDV		JKM580N-72HL4-BDV		JKM585N-72HL4-BDV		JKM590N-72HL4-BDV	
	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (P_{max})	570Wp	430Wp	575Wp	433Wp	580Wp	437Wp	585Wp	441Wp	590Wp	445Wp
Maximum Power Voltage (V_{mp})	43.58V	40.56V	43.73V	40.73V	43.88V	40.89V	44.02V	41.05V	44.17V	41.21V
Maximum Power Current (I_{mp})	13.08A	10.59A	13.15A	10.64A	13.22A	10.69A	13.29A	10.74A	13.36A	10.79A
Open-circuit Voltage (V_{oc})	52.10V	39.60V	52.30V	39.75V	52.50V	39.90V	52.70V	40.05V	52.90V	40.20V
Short-circuit Current (I_{sc})	13.83A	11.16A	13.89A	11.21A	13.95A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	22.07%		22.26%		22.45%		22.65%		22.84%	

*STC: ☀ Irradiance 1000W/m²
NOCT: ☀ Irradiance 800W/m²

🌡 Cell Temperature 25°C
🌡 Ambient Temperature 20°C

☁ AM = 1.5
☁ AM = 1.5
🌀 Wind Speed 1m/s

*Power measurement tolerance: $\pm 3\%$

The company reserves the final right for explanation on any of the information presented hereby. JKM570-590N-72HL4-BDV-F30-F2-US

BUILDING YOUR TRUST IN SOLAR. WWW.JINKOSOLAR.US

MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1134 x 30mm [89.69 x 44.65 x 1.18in]
Weight	31kg (68.34lbs)
Front Glass	2.0mm, Anti-Reflection Coating
Back Glass	2.0mm, Heat Strengthened Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm [55.12in]
Fire Type	Type 29
Pressure Rating	5400Pa (Snow) & 2400Pa (Wind)
Hailstone Test	25mm Hailstone at 23 m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of P_{max}	-0.29%/°C
Temperature Coefficients of V_{oc}	-0.25%/°C
Temperature Coefficients of I_{sc}	0.045%/°C
Nominal Operating Cell Temperature (NOCT)	45 $\pm$ 2°C
Bifacial Factor	80 $\pm$ 5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C~+85°C
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

(Two pallets = One stack)
36pcs/pallet, 72pcs/stack, 576pcs/40 HQ Container

BIFACIAL OUTPUT-REAR SIDE POWER GAIN

5%	Maximum Power (P_{max})	598Wp	604Wp	609Wp	614Wp	620Wp
	Module Efficiency (%)	23.17%	23.37%	23.57%	23.78%	23.98%
15%	Maximum Power (P_{max})	656Wp	661Wp	667Wp	672Wp	679Wp
	Module Efficiency (%)	25.38%	25.60%	25.82%	26.05%	26.27%
25%	Maximum Power (P_{max})	713Wp	719Wp	725Wp	731Wp	738Wp
	Module Efficiency (%)	27.59%	27.83%	28.06%	28.31%	28.55%

WARRANTY

12-year product and 30-year linear power warranty

1st year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power at year 30 is 87.4% or greater.

Three Phase Inverters for the 277/480V Grid for North America

SE20KUS / SE30KUS / SE33.3KUS

INVERTERS



The best choice for SolarEdge enabled systems

- Quick and easy inverter commissioning directly from a smartphone using the SolarEdge SetApp
- Specifically designed to work with power optimizers
- Superior efficiency (98%)
- Fixed voltage inverter for longer strings
- Integrated Safety Switch
- UL1741 SA certified, for CPUC Rule 21 grid compliance
- Integrated arc fault protection and rapid shutdown for NEC 2014 and 2017, per article 690.11 and 690.12
- Built-in module-level monitoring
- Internet connection through Ethernet or Wireless
- Small, lightweight, and easy to install outdoors or indoors on provided bracket
- Supplied with RS485 Surge Protection Device, to better withstand lightning events

/ Three Phase Inverters for the 277/480V Grid⁽¹⁾ for North America

SE20KUS / SE30KUS / SE33.3KUS

MODEL NUMBER	SE20KUS	SE30KUS	SE33.3KUS	
APPLICABLE TO INVERTERS WITH PART NUMBER	SEXXK-XXXXXBXX4			
OUTPUT				
Rated AC Power Output	20000	30000	33300	VA
Maximum AC Power Output	20000	30000	33300	VA
Output Line Connections	3 phase, 4-wire / PE (L1-L2-L3-N), TN, TT			
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-N)	244-277-305			Vac
AC Output Voltage Minimum-Nominal-Maximum ⁽²⁾ (L-L)	422.5-480-529			Vac
AC Frequency Min-Nom-Max ⁽²⁾	59.3 - 60 - 60.5			Hz
Maximum Continuous Output Current (per Phase)	24	36.5	40	A
GFDI Threshold	1			A
Utility Monitoring, Islanding Protection, Country Configurable Set Points	Yes			
THD	≤ 3			%
INPUT				
Maximum DC Power (Module STC)	27000	40500	45000	W
Transformer-less, Ungrounded	Yes			
Maximum Input Voltage DC to Gnd	490			Vdc
Maximum Input Voltage DC+ to DC-	1000			Vdc
Nominal Input Voltage DC to Gnd	420			Vdc
Nominal Input Voltage DC+ to DC-	850			Vdc
Maximum Input Current	26.5	39	40	Adc
Maximum Input Short Circuit Current	45			Adc
Reverse-Polarity Protection	Yes			
Ground-Fault Isolation Detection	1MΩ Sensitivity	350kΩ Sensitivity ⁽³⁾		
CEC Weighted Efficiency	98	98.5		%
Night-time Power Consumption	< 3	< 4		W
ADDITIONAL FEATURES				
Supported Communication Interfaces	RS485, Ethernet, Built-in Cellular (optional)			
Inverter Commissioning	With the SetApp mobile application using built-in access point for local connection			
Rapid Shutdown – NEC 2014 and 2017 690.12	Automatic Rapid Shutdown upon AC Grid Disconnect ⁽⁴⁾			
RS485 Surge Protection Plug-in	Supplied with the inverter			
Smart Energy Management	Export Limitation			
STANDARD COMPLIANCE				
Safety	UL1741, UL1741 SA, UL1699B, CSA C22.2, Canadian AFCI according to T.I.L. M-07			
Grid Connection Standards	IEEE1547, Rule 21, Rule 14 (HI)			
Emissions	FCC part15 class B			
INSTALLATION SPECIFICATIONS				
AC output conduit size / AWG range	3/4" minimum / 12-6 AWG	3/4" minimum / 8-4 AWG		
DC input conduit size / AWG range	3/4" minimum / 12-6 AWG			
Number of DC inputs	2 pairs	3 pairs ⁽⁴⁾		
Dimensions (H x W x D)	21 x 12.5 x 10.5 / 540 x 315 x 260			in / mm
Dimensions with Safety Switch (H x W x D)	30.5 x 12.5 x 10.5 / 775 x 315 x 260			in / mm
Weight	73.2 / 33.2	93.6 / 42.5		lb / kg
Weight with Safety Switch	79.7 / 36.2	100.3 / 45.5		lb / kg
Cooling	Fans (user replaceable)			
Noise	< 50	< 55		dBA
Operating Temperature Range	-40 to +140 / -40 to +60 ⁽⁵⁾			°F / °C
Protection Rating	NEMA 3R			

(1) For 120/208V inverters refer to: <https://www.solaredge.com/sites/default/files/se-three-phase-us-inverter-208V-setapp-datasheet.pdf>

(2) For other regional settings please contact SolarEdge support

(3) Where permitted by local regulations

(4) Field replacement kit for 1 pair of inputs P/N: DCD-3PH-1TBK; Field replacement kit for 3 pairs of fuses and holders P/N: DCD-3PH-6FHK-S1

(5) For power de-rating information refer to: <https://www.solaredge.com/sites/default/files/se-temperature-derating-note-na.pdf>

Power Optimizer

For North America

S1201



POWER OPTIMIZER

SolarEdge's most advanced, cost-effective Power Optimizer for commercial and large field installations

Greater Energy Yields

- High efficiency (99.5%) with module-level MPPT, for maximized system energy production and revenue, and fast project ROI
- Supports high power and bifacial PV modules, and high string current for more power per string

Maximum Protection with Built-In Safety

- Designed to automatically reduce high DC voltage to touch-safe levels, upon grid/inverter shutdown, with SafeDC™
- Includes SolarEdge Sense Connect, allowing continuous monitoring to detect overheating due to installation issues or connector-level wear and tear

Lower BoS Costs

- Flexible system design enables maximum space utilization and up to 2x longer string lengths, 50% less cables, fuses and combiner boxes
- Supports connection of two PV modules in series with easy cable management and fast installation times

Simpler O&M

- Module-level system monitoring enabling pinpointed fault detection and remote, time-saving troubleshooting

Power Optimizer

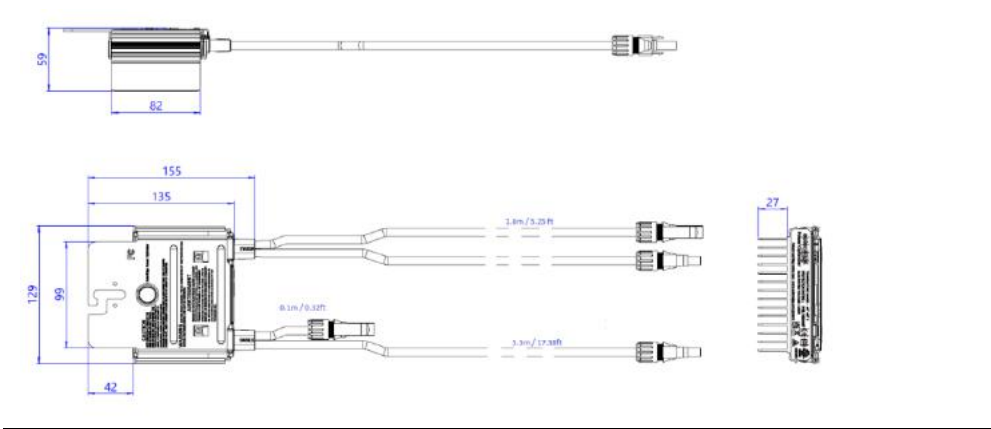
For North America

S1201

Power Optimizer Model (Typical Module Compatibility)	S1201 (for up to 2 x high power or bifacial modules)	Units
INPUT		
Rated Input DC Power ⁽¹⁾	1200	W
Absolute Maximum Input Voltage (Voc)	125	Vdc
MPPT Operating Range	12.5 – 105	Vdc
Maximum Short Circuit Current (Isc) of Connected PV Module	15	Adc
Maximum Adjusted Short Circuit Current (with Safety Factor) ⁽²⁾	18.75	Adc
Maximum Efficiency	99.5	%
Weighted Efficiency	98.8	%
Overvoltage Category	II	
OUTPUT DURING OPERATION		
Maximum Output Current	18	Adc
Maximum Output Voltage	80	Vdc
OUTPUT DURING STANDBY (POWER OPTIMIZER DISCONNECTED FROM INVERTER OR INVERTER OFF)		
Safety Output Voltage per Power Optimizer	1±0.1	Vdc
STANDARD COMPLIANCE		
Photovoltaic Rapid Shutdown System	NEC 2014 – 2023	
EMC	FCC Part15, IEC 61000-6-2, and IEC 61000-6-3	
Safety	IEC62109-1 (class II safety), UL1741, UL3741, CSA C22.2#107.1	
Material	UL94 V-0, UV Resistant	
RoHS	Yes	
Fire Safety	VDE-AR-E 2100-712:2013-05	
INSTALLATION SPECIFICATIONS		
Compatible SolarEdge Inverters	All commercial three phase inverters	
Maximum Allowed System Voltage	1000	Vdc
Dimensions (W x L x H)	129 x 155 x 59 / 5.08 x 6.10 x 2.32	mm / in
Weight	1106 / 2.4	gr / lb
Input Connector	MC4 ⁽³⁾	
Input Wire Length	1.6 / 5.25 ⁽⁴⁾	m / ft
Output Connector	MC4	
Output Wire Length	(+) 5.3 (-) 0.10 / (+) 17.38, (-) 0.32	m / ft
Operating Temperature Range ⁽⁵⁾	-40 to +85 / -40 to +185	°C / °F
Protection Rating	IP68 / NEMA6P	
Relative Humidity	0 – 100	%

- (1) The rated power of the module at STC will not exceed the power optimizer Rated Input DC Power. Modules with up to +5% power tolerance are allowed.
- (2) Adjusted for ambient temperature, irradiance, bifacial gain, safety factor, and so on, in accordance with NEC and CSA.
- (3) For other connector types please contact SolarEdge.
- (4) The Sense Connect feature is only enabled on the output cable connectors.
- (5) For ambient temperatures above +65°C / +149°F, power derating is applied.

S1201 Mechanical Drawing



Power Optimizer

For North America

S1201

PV System Design Using a SolarEdge Inverter ⁽⁶⁾⁽⁷⁾⁽⁸⁾⁽⁹⁾		208V Grid SE10K	208V Grid SE17.3K*	277/480V Grid SE20K, SE30K	277/480V Grid SE40K*	
Compatible Power Optimizers		S1201				
Minimum String Length	Power Optimizers	8	10	15	15	
	PV Modules	15	19	29	29	
Maximum String Length	Power Optimizers ⁽⁸⁾	30	30	30	30	
	PV Modules	60	60	60	60	
Maximum Continuous Power per String		7200	8820	15,300	15,300	W
Maximum Allowed Connected Power per String ⁽⁹⁾		1 string – 8400	1 string – 10,020	1 string – 17,550	2 strings or less – 17,550	W
		2 strings or more – 10,600	2 strings or more – 13,000	2 strings or more – 23,000	3 strings or more – 23,000	
Parallel Strings of Different Lengths or Orientations		Yes				
Maximum Difference in Number of Power Optimizers Allowed Between the Shortest and Longest String Connected to the Same Inverter Unit		5 Power Optimizers				

*The same rules apply for Synergy units of equivalent power ratings, that are part of the modular Synergy Technology inverter.

(6) S1201 cannot be mixed with any other Power Optimizers models in the same string.

(7) For each string, a Power Optimizer may be connected to a single PV module if:

- 1) Each Power Optimizer is connected to a single PV module or
- 2) It is the only Power Optimizer connected to a single PV module in the string.

(8) When connecting to inverters that support Rapid Shutdown, each string must contain fewer than 28 power optimizers to meet NEC Rapid Shutdown requirements.

(9) To connect more STC power per string, design your project using SolarEdge Designer.

EcoFoot2+™

Back in Black

PV installation Professionals use EcoFoot2+ to complete their projects in record time. The refreshed EcoFoot2+ design is now available in Black, along with a comprehensive UL2703 certification.

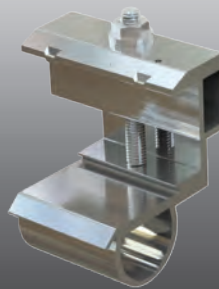


Three main components



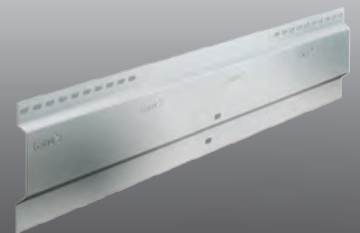
Base

Our new UL-Listed ASA based resin is a durable material commonly used in automotive and construction applications. The material is class A fire rated as part of our UL2703 Certification.



Preassembled Universal Clamp

The new preassembled universal clamp achieves integrated grounding without the use of grounding washers.



Wind Deflector

Corrosion-resistant wind deflector on every module helps minimize uplift, reduce ballast requirements and carries UL2703 validated ground path from modules and racking components.

EcoFoot2 + Installer Feedback = EcoFoot2+™

Our design enhancements help you master the most challenging site and rooftop conditions



System Benefits

- Low part count
 - Rapid system deployment
 - Preassembled Universal Clamp
 - Increased design flexibility
 - More ballast capacity
 - Simplified logistics
- (up to 50kW per pallet)

Validation Summary

- Certified to UL2703 Fire Class A for Type I and II modules
- Certified to UL2703 Grounding and Bonding
- Wind tunnel tested to 150mph
- SEAOC seismic compliant
- CFD and structurally tested DNV GL rated at 13.5 panels per installer-hour

Technical Specifications

Dimensions: 26.5" L x 18.25" W x 8.3" H

Typical System Weight: 3.5–6 lbs. per sq. ft.

Module orientation: Landscape/Portrait

Tilt angle: Landscape 10°/Portrait 5°

Module inter-row spacing: 18.9"

Roof pitch: 0° to 7°

Ballast requirements: 4" x 8" x 16"

Warranty: 25 years

pvwatts_monthly - Nan McKay Public Housing

PVWatts Monthly PV Performance Data			
Requested Location	200 marie ave south st paul		
Location	Lat, Lng: 44.89, -93.02		
Latitude (DD)	44.89		
Longitude (DD)	-93.02		
Elevation (m)	223.11999511719		
DC System Size (kW)	52.2		
Module Type	Standard		
Array Type	Fixed (roof mount)		
Array Tilt (deg)	10		
Array Azimuth (deg)	180		
System Losses (%)	20.95		
DC to AC Size Ratio	1.2		
Inverter Efficiency (%)	96		
Ground Coverage Ratio	NA		
Albedo	From weather file		
Bifacial	No (0)		
Month	Daily Average POA Irradiance (kWh/m2/day)	DC Array Output (kWh)	AC System Output (kWh)
1	2.328	3192.646	3022.248
2	3.376	4098.897	3896.008
3	4.617	5951.426	5667.634
4	5.47	6551.864	6237.529
5	5.673	6828.052	6494.969
6	6.339	7190.776	6843.533
7	6.661	7650.454	7284.239
8	5.859	6866.96	6536.742
9	4.707	5418.433	5151.033
10	3.15	3974.545	3766.782
11	2.147	2724.674	2571.749
12	1.771	2384.028	2248.542
			59,721.008

NABCEP®

Raising Standards. Promoting Confidence.



Photovoltaic

The North American Board of Certified Energy Practitioners

does hereby recognize that

RANDAL THOMPSON

has satisfied the requirements and standards for the

PV Associate

established by the NABCEP Board of Directors.

Associate # PVA-032018-021117

Expires 05/20/2027

To verify current status visit www.nabcep.org


Shawn W. O'Brien, President & CEO



CITY COUNCIL AGENDA REPORT

DATE: April 21, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 10.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Call for Public Hearing - Liquor & Tobacco Compliance Violations

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to call for public hearings to be held on Monday, Monday, May 5th, 2025 to consider the imposition of a sanctions for liquor and tobacco violations which occurred during the compliance checks conducted on March 31, 2025.

OVERVIEW

Each year the Police Department conducts alcohol and tobacco compliance checks on City-licensed establishments. In performing compliance checks, the Police Department utilizes age-appropriate individuals who are under police supervision. These individuals will enter an establishment and either request to be served alcohol or attempt to purchase a tobacco product. Alcohol compliance checks are performed separately from tobacco compliance checks. On March 31, 2025, the Police Department conducted liquor and tobacco compliance checks on all South St. Paul licensed holders. Michelandia Bar & Centro Botanero was found to be in violation of liquor laws by selling to a minor. Family Dollar Store was found to be in violation of the tobacco laws by selling to a minor.

State law authorizes the City Council to impose sanctions for law violations and requires that no suspension or revocation take effect until the licensee or permit holder has been given the opportunity for a hearing. At this hearing, the applicant is allowed to present evidence and argument with respect to said violation.

Staff recommends the City Council call for this hearing to be held on Monday, May 5th, 2025.

SOURCE OF FUNDS

N/A

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE:

April 21, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Michael Healy

AGENDA ITEM NUMBER:

11.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Interim Use Permit for a Farmer's Market at 1151 Southview Boulevard

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve Resolution #2025-48 approving an interim use permit for a farmer's market at 1151 Southview Boulevard.

OVERVIEW

Application

The Applicant, the City of South St. Paul, is seeking an Interim Use Permit to hold a farmer's market on the vacant lot behind Wakota Federal Credit Union for the next five years (through 2029).

Background

The City of South St. Paul co-hosts a farmer's market each summer in partnership with the Saint Paul Farmers' Market and Wakota Federal Credit Union. Since 2013, the event has taken place on a vacant lot on 12th Avenue South that is located next to Wakota Federal Credit Union. The vacant lot (the Subject Property) is owned by Wakota Federal Credit Union. The Subject Property is fully paved and has a good configuration to host this type of event.

Farmers' Market Details

The South St. Paul Farmers' Market is held on Wednesday afternoons between June and October. The market typically features around 20 vendors and runs from 2 PM to 6 PM. Many of the vendors sell fresh produce that was grown on their farms. There are also typically vendors selling fresh cut flowers, plants, artisan food goods, and hot foods.

Vendor booths will be set up each Wednesday at the southern end of the Subject Property. The northern end of the Subject Property will be used for parking for the event. A portable restroom will be set up to serve the event.

Zoning and Comprehensive Plan Guidance

The Subject Property is zoned C-1 Retail Business and guided "commercial" in the 2040 Comprehensive Plan. Farmer's markets are listed as an interim use in the C-1 district, meaning that an interim use permit is required. Interim use permits are similar to conditional use permits, but they do not "run with the land" forever, and instead they have a defined expiration date or triggering event (i.e. the sale of the property or completion of a project). Cities use interim use permits to regulate long-term temporary uses that may be appropriate in the short-term but likely do not represent the "highest and best use" of a piece of property. The City can attach conditions to an interim use permit just like it does for a conditional use permit. The interim use permit can be revoked, following a hearing by the City Council, if the conditions are violated.

Review Criteria

Interim Use Permits are analyzed using criteria outlined in the City Code. Staff completed an analysis of the application using the criteria and the Planning Commission agreed with Staff's analysis:

- a. That the use conforms to the zoning regulations.

Farmers' markets are listed as an interim use in the C-1 Retail Business zoning district.

- b. That the date or event that will terminate the use can be identified with certainty.

The Interim Use Permit will terminate in five years, after the last day of the Farmers' Market in 2030.

- c. Permit of the use will not impose additional cost on the city if it is necessary for the city to take the property in the future.

The Farmers' Market is a temporary and seasonal use that will not create any lasting impact to the site or increase its value.

- d. The user agrees in writing to any condition the City Council deems appropriate for the use.

A representative for the application will sign the Interim Use Permit and accept responsibility for adhering to the conditions of approval.

Planning Commission Public Hearing and Recommendation

The Planning Commission held a public hearing for the interim use permit at their meeting on April 2, 2025. No members of the public submitted comments or spoke during the public hearing. The Planning Commission briefly discussed the applicaiton and recommended approval with a 7-0 vote.

Recommended Action

Staff and the Planning Commission recommend approval of Resolution #2025-48 approving an interim use permit for a farmer's market at 1151 Southview Boulevard.

60-Day Review Deadline: May 10, 2025

SOURCE OF FUNDS

NA

ATTACHMENTS

1. Resolution # 2025-48
2. Planning Commission Memo

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-48

**A RESOLUTION APPROVING AN INTERIM USE PERMIT FOR A FARMER'S
MARKET AT 1151 SOUTHVIEW BOULEVARD**

WHEREAS, the City received an application from the City of South St. Paul seeking the following approvals:

- An Interim Use Permit to hold a farmer's market on the vacant lot behind Wakota Federal Credit Union for the next five years (through 2029).

WHEREAS, the subject property is a paved vacant lot behind 1151 Southview Boulevard and is legally described as follows:

Lots 24, 25, and 26, Block 6, Minnesota and Northwestern Addition, according to the record plat thereof on file and of record in the office of the County Recorder within and for Dakota County, Minnesota.

WHEREAS, the Planning Commission reviewed the interim use permit, held a public hearing, and recommended approval of the interim use permits (7 –0) at their April 2, 2025 meeting; and

WHEREAS, the City Council has considered the application, the recommendation of the Planning Commission and other evidence presented for consideration;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South St. Paul, Minnesota as follows:

1. Facts. The facts found by the Planning Commission as stated in the Planner's report dated April 2, 2024 regarding this matter are hereby adopted and included herein by reference including the following attachments:
 - a. Site Location Map
 - b. Site Plan
 - c. Applicant's Narrative
 - d. Public Hearing Notice
2. Findings.
 - A. The City Council determines that the proposed Interim Use Permit is consistent with the following criteria:
 - i. The use conforms to the zoning regulations.

Farmers' markets are listed as an interim use in the C-1 Retail Business zoning district.

- ii. The date or event that will terminate the use can be identified with certainty.

The Interim Use Permit will terminate in five years, after the last day of the Farmers' Market in 2030.

- iii. Permit of the use will not impose additional costs on the city if it is necessary for the city to take the property in the future.

The Farmers' Market is a temporary and seasonal use that will not create any lasting impact to the site or increase its value.

- iv. The user agrees in writing to any conditions that the city council deems appropriate for permission of the use.

A representative for the application will sign the Interim Use Permit and accept responsibility for adhering to the conditions of approval.

B. The City Council approves the Interim Use Permit subject to the following conditions:

1. Approved Plans. The conditions of this approval are based on the following plans:

- a) **Application (Deb Griffith)**
- b) **Narrative (Deb Griffith)**
- c) **Site Plan (Deb Griffith)**

Dated 3/11/2025

Undated

Undated

2. Sales Area Limited to Area Shown on Site Plan. Farmers' Market vendors must conduct their sales and display activities wholly within the area shown on the approved site plan. Vendors shall not obstruct the public sidewalk or the public alley.

3. Applicant Responsible for all Cleanup Activities. The Applicant is responsible for all cleanup activities, including ensuring that the site is free of litter after each market day.

4. License Required for Food Vendors. Food vendors shall obtain any required licenses from the Minnesota Department of Health (MDH) before operating in city limits. Food vendors must keep their MDH license in good standing.

5. Food stands Limited to the Dates of the Farmers' Market. Food stands that are operating as part of the Farmers' Market shall be located within the boundaries of the Farmers' Market and shall only operate during the dates and times that the Farmers' Market is taking place. On those dates when a community event is being held following or in conjunction with the Farmers' Market, food stands shall be allowed to continue operating at the site until the conclusion of the

South St. Paul community event. This condition shall not apply to mobile food units (i.e. food trucks) which are fully compliant with all State requirements and local ordinances.

6. Hours of Operation Restricted. The Farmers' Market may not begin operating before 8 AM and must cease operating by no later than 9 PM.

7. Compliance with Noise Ordinance and Nuisance Ordinances. The Farmers' Market must not violate the City Code's noise ordinance or in any other way be a public nuisance.

8. Termination of the Interim Use Permit. The Interim Use Permit will be terminated upon the occurrence of one or more of the following events:

- a. The Interim Use Permit may be terminated if there is a violation of any condition of the approval, following notice and a hearing by the City Council.
- b. The Interim Use Permit is nontransferable and shall automatically terminate if the City is no longer a partner in operating the Farmers' Market at this location.
- c. The Interim Use Permit shall automatically terminate on December 31, 2029.

Adopted this 21st day of April, 2025.

City Clerk

I accept the conditions of this Interim Use Permit:

(signature)

(title)

(date)



PLANNING COMMISSION AGENDA REPORT

DATE:

April 2, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Michael Healy

AGENDA ITEM NUMBER:

5.C.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Interim Use Permit for a Seasonal Farmers Market at 1151 Southview Boulevard

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

A motion recommending approval or denial of an interim use permit for a seasonal farmers' market at 1151 Southview Boulevard.

OVERVIEW

Application

The Applicant, the City of South St. Paul, is seeking an Interim Use Permit to hold a farmer's market on the vacant lot behind Wakota Federal Credit Union for the next five years (through 2029).

Background

The City of South St. Paul co-hosts a farmer's market each summer in partnership with the Saint Paul Farmers' Market and Wakota Federal Credit Union. Since 2013, the event has taken place on a vacant lot on 12th Avenue South that is located next to Wakota Federal Credit Union. The vacant lot (the Subject Property) is owned by Wakota Federal Credit Union. The Subject Property is fully paved and has a good configuration to host this type of event.

Farmers' Market Details

The South St. Paul Farmers' Market is held on Wednesday afternoons between June and October. The market typically features around 20 vendors and runs from 2 PM to 6 PM. Many of the vendors sell fresh produce that was grown on their farms. There are also typically vendors selling fresh cut flowers, plants, artisan food goods, and hot foods.

Vendor booths will be set up each Wednesday at the southern end of the Subject Property. The northern end of the Subject Property will be used for parking for the event. A portable restroom will be set up to serve the event.

Zoning and Comprehensive Plan Guidance

The Subject Property is zoned C-1 Retail Business and guided "commercial" in the 2040 Comprehensive Plan. Farmer's markets are listed as an interim use in the C-1 district, meaning that an interim use permit is required. Interim use permits are similar to conditional use permits, but they do not "run with the land" forever, and instead they have a defined expiration date or triggering event (i.e. the sale of the property or completion of a project). Cities use interim use permits to regulate long-term temporary uses that may be appropriate in the short-term but likely do not represent the "highest and best use" of a piece of property. The City can attach conditions to an interim use permit just like it does for a conditional use permit. The interim use permit can be revoked, following a hearing by the City Council, if the conditions are violated.

Review Criteria

The Planning Commission is asked to review the proposed interim use permit and should recommend approval if they determine that the proposal complies with the review criteria outlined in the City Code. Staff has drafted findings that the Planning Commission can adopt if they want to recommend approval:

- a. That the use conforms to the zoning regulations.

Farmers' markets are listed as an interim use in the C-1 Retail Business zoning district.

- b. That the date or event that will terminate the use can be identified with certainty.

The Interim Use Permit will terminate in five years, after the last day of the Farmers' Market in 2030.

- c. Permit of the use will not impose additional cost on the city if it is necessary for the city to take the property in the future.

The Farmers' Market is a temporary and seasonal use that will not create any lasting impact to the site or increase its value.

- d. The user agrees in writing to any condition the City Council deems appropriate for the use.

A representative for the application will sign the Interim Use Permit and accept responsibility for adhering to the conditions of approval.

Staff Recommendation

Staff recommends approval of the proposed Interim Use Permit with the following conditions:

1. **Approved Plans.** The conditions of this approval are based on the following plans:
 1. **Application (Deb Griffith)** **dated 3/11/2025**
 2. **Narrative (Deb Griffith)** **Undated**
 3. **Site Plan (Deb Griffith)** **Undated**

2. Sales Area Limited to Area Shown on Site Plan. Farmers' Market vendors must conduct their sales and display activities wholly within the area shown on the approved site plan. Vendors shall not obstruct the public sidewalk or the public alley.

3. Applicant Responsible for all Cleanup Activities. The Applicant is responsible for all cleanup activities, including ensuring that the site is free of litter after each market day.

4. License Required for Food Vendors. Food vendors shall obtain any required licenses from the Minnesota Department of Health (MDH) before operating in city limits. Food vendors must keep their MDH license in good standing.

5. Food stands Limited to the Dates of the Farmers' Market. Food stands that are operating as part of the Farmers' Market shall be located within the boundaries of the Farmers' Market and shall only operate during the dates and times that the Farmers' Market is taking place. On those dates when a community event is being held following or in conjunction with the Farmers' Market, food stands shall be allowed to continue operating at the site until the conclusion of the South St. Paul community event. This condition shall not apply to mobile food units (i.e. food trucks) which are fully compliant with all State requirements and local ordinances.

6. Hours of Operation Restricted. The Farmers' Market may not begin operating before 8 AM and must cease operating by no later than 9 PM.

7. Compliance with Noise Ordinance and Nuisance Ordinances. The Farmers' Market must not violate the City Code's noise ordinance or in any other way be a public nuisance.

8. Termination of the Interim Use Permit. The Interim Use Permit will be terminated upon the occurrence of one or more of the following events:

- a. The Interim Use Permit may be terminated if there is a violation of any condition of the approval, following notice and a hearing by the City Council.
- b. The Interim Use Permit is nontransferable and shall automatically terminate if the City is no longer a partner in operating the Farmers' Market at this location.
- c. The Interim Use Permit shall automatically terminate on December 31, 2029.

Action Requested

The Planning Commission has the following actions available on the proposed application:

1. Approval. If the Planning Commission wishes to recommend approval of the interim permit, the following action should be taken:

A. Motion to recommend approval of an interim use permit for the South St. Paul Farmers' Market.

2. Denial. If the Planning Commission wishes to recommend denial of the interim use permit, the following action should be taken:

B. Motion to recommend denial of an interim use permit for the South St. Paul Farmers' Market.

If the Planning Commission wants to recommend denial, it will require a specific finding that the Interim Use Permit request does not meet the code criteria.

SOURCE OF FUNDS

NA

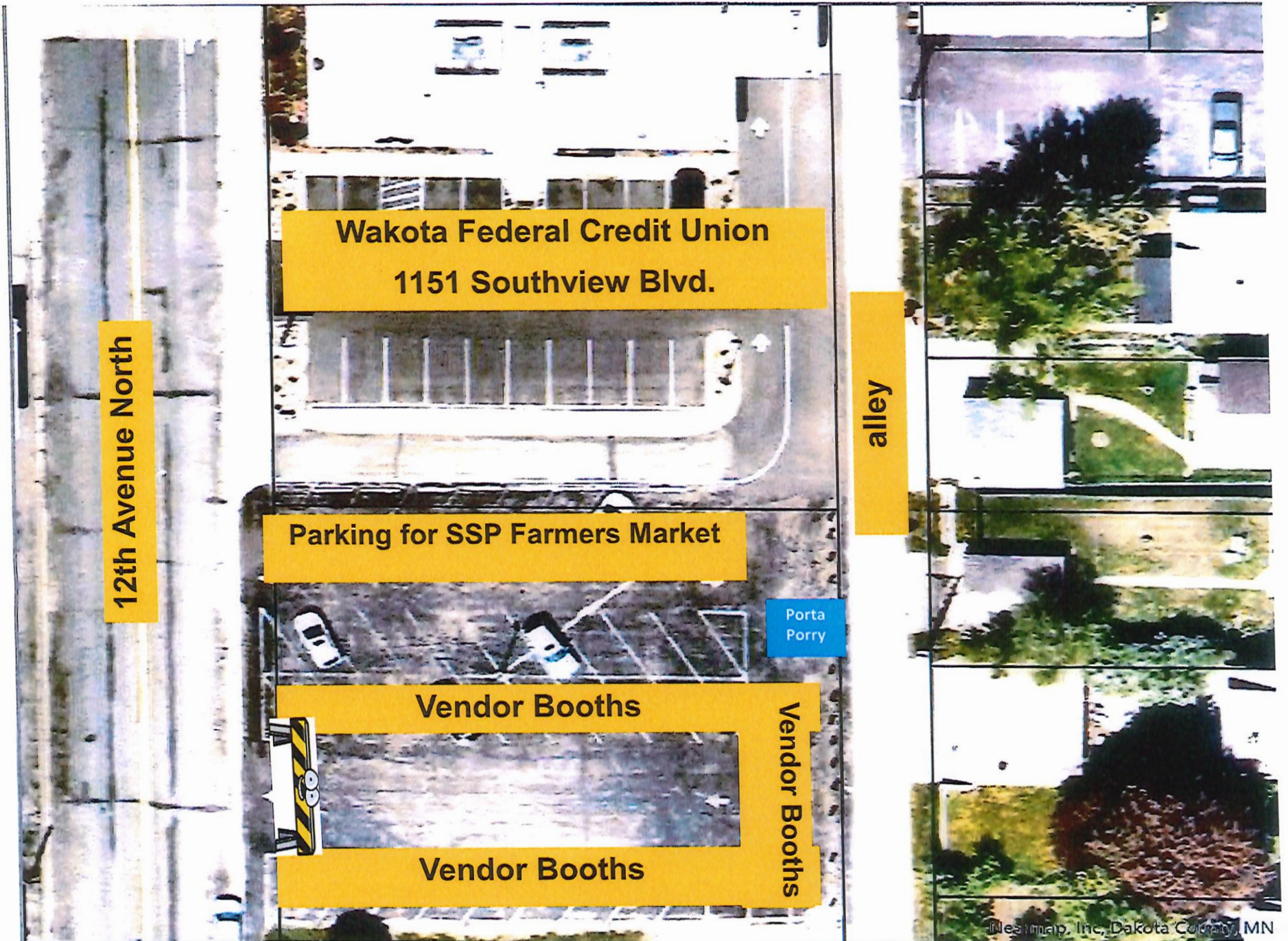
ATTACHMENTS

1. Site Location Map
2. Site Plan
3. Applicant's Narrative
4. Public Hearing Notice

ATTACHMENT 1
SITE LOCATION MAP



ATTACHMENT 2
SITE PLAN



**ATTACHMENT 2
APPLICANT'S NARRATIVE**

On behalf of Wakota Federal Credit Union, the Saint Paul Farmers' Market and the City of South St. Paul, the City of South St. Paul is requesting an interim use permit for the South St. Paul Farmers' Market to be hosted in the back parking lot of Wakota Federal Credit Union located at 1151 Southview Blvd. Wakota Federal Credit Union is the owner of the property.

The South St. Paul Farmers' Market is a partnership between the Saint Paul Farmers' Market, Wakota Federal Credit Union and the City of South St. Paul. Each summer, during the months of June to October, the Saint Paul Farmers' Market comes to South St. Paul with vendors selling locally growth vegetables and fruit for the residents to purchase.

The South St. Paul Farmers Market will take place on Wednesday afternoons from 2:00 to 6:00 pm. There will be approximately 20 vendor booths with anywhere from 250-350 people attending the Farmers Market during the season.

On behalf of the Saint Paul Farmers' Market, Wakota Federal Credit Union and the City of South St. Paul, I am requesting a 5 year interim use permit.



**ATTACHMENT 4
PUBLIC HEARING NOTICE**



**City of South
St. Paul**

125 Third Avenue North
South St. Paul, MN 55075

www.southstpaul.org

**Notice of Public
Hearing**

Applicant(s):	City of South St. Paul
Request:	The Applicant is seeking an interim use permit for a seasonal farmers market in the parking lot behind Wakota Federal Credit Union. The seasonal farmers market would start in June and run through October of each year. The property has C-1 Retail Business zoning.
Subject Property	1151 Southview Boulevard
Public Hearing Time and Location:	City Hall, Council Chambers, 125 Third Avenue North, South St. Paul Wednesday, April 2, 2025 at 7:00 P.M. Or as soon thereafter as the matter can be heard. All those interested are encouraged to attend and will be given an opportunity to be heard.
Questions or Comments, Please Contact:	The Planning Commission will also consider oral and written comments that are received prior to the meeting. You can submit your comments: By mail: City of South St. Paul, Attn: City Planner 125 Third Avenue North South St. Paul, MN 55075 By phone: (651) 554-3217 By fax: (651) 554-3271 By e-mail: mhealy@southstpaul.org <u>All written, faxed, or e-mailed comments must be received by the City Planner no later than Noon on Wednesday, February 5th to be considered by the Planning Commission as part of the public hearing*.</u> <i>*Please include your name and address as well as the project address</i>

A staff memo analyzing the request will be posted to the City's website by Friday, March 28th as part of the Planning Commission packet. It can be accessed using the following link:

<https://www.southstpaul.org/926/Agendas-Minutes>



Map Showing the Approximate Location of the Proposed Farmers Market in Wakota Federal Parking Lot



CITY COUNCIL AGENDA REPORT

DATE:

April 21, 2025

DEPARTMENT:

Planning & Zoning

PREPARED BY:

Monika Miller

AGENDA ITEM NUMBER:

11.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

First Reading- Ordinance Amendment to Set the Maximum Height for All Detached Garages to 16 Feet

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Introduce for a first reading an ordinance amendment that would set the maximum allowable height for all detached garages at 16 feet.

OVERVIEW

The Applicant, Jack Pietruszewski, is seeking an ordinance amendment to allow detached garages to be up to 16 feet in height, regardless of the style of roof on the garage. Currently, only detached garages with hip roofs and gable roofs can be 16 feet tall. All other detached garages are limited to being 12 feet tall. The Applicant would like to construct a detached garage with a shed style roof that is just over 14 feet tall.

Background

The Applicant is the co-owner of a single-family home located at 1820 Faber Avenue. The Applicant would like to construct a 35-foot by 26-foot detached garage in his rear yard to address his parking and storage needs. The Applicant's proposed detached garage would have a shed roof which is a roof style that features a flat roof with a single slope in one direction. Separate from the ordinance amendment, the Applicant is seeking a conditional use permit to have a detached garage since his property already has an attached garage. The conditional use permit will be reviewed at the May 5th City Council meeting.

Why is the Applicant Seeking a Code Amendment Instead of a Variance?

The Applicant originally explored getting a variance for their garage project before deciding to seek an ordinance amendment. The City Council does have the authority to grant a variance and allow a project to proceed that deviates from the City Code, but they can only do this if the project complies with the rules for variances that are contained in State Statute. State Statute says that variances can only be granted in situations where there is a unique "practical difficulty" that is specific to a property. The expectation is that most properties will follow the City Code but a variance can be granted if there is something special about an individual piece of property. When

a homeowner has an architectural design preference or building size preference and simply does not want to follow the City Code, that generally would not be considered a practical difficulty.

Staff brought it to the Applicant's attention that his desire for a taller garage did not appear to meet the variance criteria and Staff would need to recommend denial if he pursued a variance. The Applicant was firm on wanting to try to get approval to have a 15-foot-tall garage with a shed roof, so Staff encouraged him to apply for an ordinance amendment and explore whether the City Council is willing to change this part of the City Code.

Accessory Structure Regulations

The rules for detached accessory structures can be found in City Code Section 118-208. This code section lays out the height rules for detached garages. The maximum allowable height for a detached garage with a hip or gable roof is 16 feet, measured from the garage floor to the peak of the roof. The maximum allowable height for a detached garage with any other roof style is 12 feet, measured from the garage floor to the peak of the roof. No detached garage is allowed to have sidewalls that are greater than 10 feet in height. This prevents a garage from being constructed that is more than one story.

South St. Paul's current height rules for detached garages have been in place since 1994. The current garage height rules were the direct result of a very contentious fight between the City and a property owner who sought to exploit loopholes in the old garage height rules to build a very tall two-story detached garage with 16-foot sidewalls and a 6-foot-tall roof which would have made his garage effectively 22 feet tall at the peak. The City Attorney at the time helped prepare the current rules for detached garage height and the rules leave very little room for loopholes.

Different communities throughout the Twin Cities metro have different rules for detached garage height. When a City sets garage height rules, it is a policy decision that attempts to balance the fact that some residents want to own a very large detached garage with the fact that a very large garage can have a negative impact on adjacent properties (impact on light and air, poor aesthetics, increased potential for an illegal commercial business use, etc.). In 1994, garages with gable roofs and hip roofs were given an allowance for extra height because that type of roof design reduces the massing and visual impact of a garage structure.

Is it Common to Regulate Garage Height by Architectural Style?

Staff reviewed the garage height requirements for 12 other cities in the Twin Cities metro area and learned that it is difficult to do a true "apples to apples comparison" because many cities use entirely different frameworks for regulating garage height instead of measuring from the garage floor to the peak of the roof like South St. Paul does. Many communities have a building height definition which measures height differently depending on what the roof style is. For example, West St. Paul defines building height as "the vertical distance to the highest point of the roof for flat roofs; to the deck line for mansard roofs; and to the average height between the highest roof ridge and its associated eaves for gable, hip and gambrel roofs, as measured from the finished grade level of the front elevation of the structure."

A community that measures height in this way may technically have one height limit that applies to all garages, but it plays out in unique ways because height is measured differently for each roof type. Even though West St. Paul technically limits accessory buildings to being only 15 feet in height, this height limit only applies to garages with a flat, mansard or shed roof. Because of the way “height” is defined, a garage with a gable, hip or gambrel roof can be built to be up to 18 feet tall.

Regardless of how garage height is defined, South St. Paul’s detached garage height standards are more restrictive than most of the 12 cities that were reviewed. Even if South St. Paul allowed all detached garages to be up to 16 feet in height as measured from the garage floor to garage peak, it would not make South St. Paul an outlier in terms of garage height as long as the 10-foot side wall height restriction remains in place.

Draft Ordinance

In response to the Applicant’s code amendment petition, Staff drafted an ordinance that would set the maximum allowable height for all detached garages to 16 feet, measured from the garage floor to the peak of the roof. For shed roofs, the side wall height measurement would be taken at the low eave side. Each side of a shed-roofed building has a different side wall height, and the high eave side would have side walls that are almost as tall as the peak of the roof.

Discussion

City Staff frequently receive requests from residents who want to construct a garage in a residential neighborhood that is taller than the City Code allows. Often this is for innocent purposes like a desire for more storage space but sometimes a resident secretly or not-so-secretly wants a commercial garage that is large enough to operate an unlawful commercial business out of (i.e. car repair, warehousing and distribution, business headquarters, oversized commercial vehicle parking, etc.). Historically, the Planning Commission and City Council have also been concerned that properties with a 2-story garage may try to convert the second story into an illegal dwelling unit. South St. Paul’s accessory structure rules prohibit garages from exceeding one story in height which is an attempt to address these concerns. Capping garage height at 16 feet further ensures that garages will blend in with the aesthetics of a residential neighborhood and will look and feel residential rather than commercial.

Zoning rules for garage height are ultimately a community values policy decision that centers on design and architecture. There are many communities that allow slightly larger detached garages than South St. Paul does today, and the proposed ordinance amendment will likely have a minimal impact on South St. Paul’s neighborhood aesthetics and will give residents slightly more flexibility to be creative with garage architecture. City Staff likes the simplicity of the zoning code’s existing garage height framework where garage height is measured from floor to peak. In communities that use a more complicated formula involving average grade and “average height of the roofline” to calculate garage height, it sets residents and staff up for arguments and provides opportunities for loopholes on properties with unusual grades.

The Applicant has applied for a code amendment and a conditional use permit simultaneously in

the hopes that he can build his ideal garage. If the Planning Commission does not recommend approval of the ordinance and the City Council does not adopt the ordinance amendment, the Applicant will need to reduce the height of his garage to 12 feet or change the garage roof's style to be a hip or gable roof.

Planning Commission Public Hearing

The Planning Commission reviewed the ordinance and the Applicant's Conditional Use Permit request at their April 2nd meeting. As part of their discussion, the commissioners considered how different roof styles may impact the look of a garage in terms of scale, specifically for a garage with a mansard or gambrel roof. The Commissioners generally came to the consensus that many of the non-traditional roof styles (such as shed, mansard or gambrel) will likely continue to be used infrequently even if the garage height rules are relaxed. Factors such as the additional material costs associated with these roof styles and their impracticality in a climate with rain and snow would prevent a surge of garages with these other roof styles. At the conclusion of the public hearing, the Planning Commission voted to recommend approval of the ordinance as presented with a vote of 6-1 (Hart). Commissioner Hart expressed that garages with mansard roofs have too much massing and he does not believe that they should not be given a 16-foot height allowance.

Staff and Planning Commission Recommendation:

Garage height regulation is a judgement call that will need to be made by the City Council and the City Council is not obligated to change this part of the City Code. South St. Paul does currently have restrictive rules for detached garage height and increasing the height allowance would bring local regulations closer to what is standard elsewhere in the metro.

The Planning Commission is recommending that the ordinance amendment be introduced for a first reading "as proposed" which would mean that all detached garages are allowed to be up to 16 feet in height. The City Council's other option if they want to allow the Applicant's project to go forward would be to introduce a more targeted ordinance that allows garages with a shed roof to be 15 or 16 feet tall but continues to restrict garages with a mansard, gambrel, or flat roof to being 12 feet in height.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Ordinance 14xx- Ordinance Amending the Height Standards for Garages
2. Garage Roof Architectural Style Guide
3. List of Maximum Allowable Garage Height by City
4. Applicant's Narrative
5. Rendering of Applicant's Proposed Garage

City of South St. Paul
Dakota County, Minnesota
Ordinance No. 14XX

AN ORDINANCE AMENDING THE HEIGHT STANDARDS FOR GARAGES

The City Council of the City of South St. Paul does ordain:

SECTION 1. AMENDMENT. South St. Paul City Code Sections 118-208(d) (1) is hereby amended as follows:

(d) *Maximum height.*

(1) All residential zoning districts:

a. Garages or any accessory structure intended to or capable of storing vehicles:

i. No detached garage shall exceed one story. As used in this subsection, the word "story" means the portion of the garage between the surface of the floor and the roof above.

~~ii. In the case of a hip roof or gable roof, no part of the garage shall exceed a height of 16 feet measured from the garage floor to the highest point of the roof; in all other cases the highest point of the garage shall not exceed a height of 12 feet above the surface of the garage floor.~~

ii. No part of a garage shall exceed a height of 16 feet, measured from the garage floor to the highest point on the roof.

iii. The exterior side walls of a garage shall not exceed ten feet in height. This measurement shall be taken at the exterior intersection of the wall and the roof rafters for a hip, gable, gambrel, mansard, or flat roof. For a shed roof, this measurement shall be taken at the low eave side.

b. All other accessory buildings:

i. The height of a detached building shall not exceed 12 feet. If attached, the structure shall not exceed the height of the principal building.

SECTION 2. SUMMARY PUBLICATION. Pursuant to Minnesota Statutes Section 412.191, in the case of a lengthy ordinance, a summary may be published. While a copy of the entire ordinance is available without cost at the office of the City Clerk, the following summary is approved by the City Council and shall be published in lieu of publishing the entire ordinance:

The ordinance clarifies that the maximum allowable height for a garage is 16 feet as measured from the floor to the highest point of the roof, regardless of the type of roof on the garage.

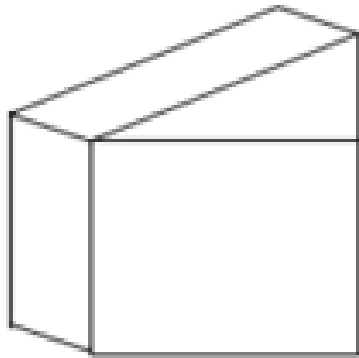
SECTION 3. EFFECTIVE DATE. This ordinance shall become effective upon publication.

Approved: _____

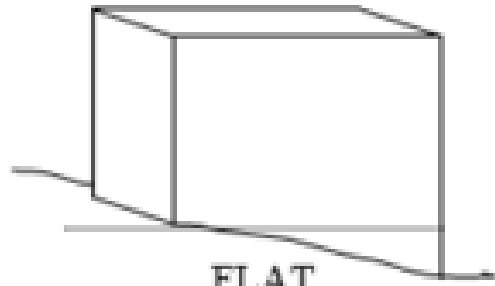
Published: _____

Deanna Werner, City Clerk

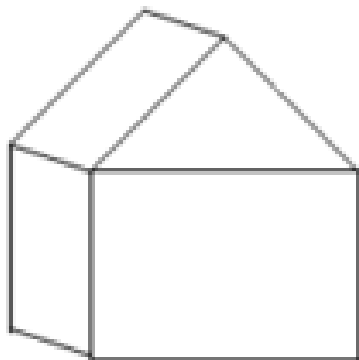
GARAGE ROOF ARCHITECTURAL STYLE GUIDE



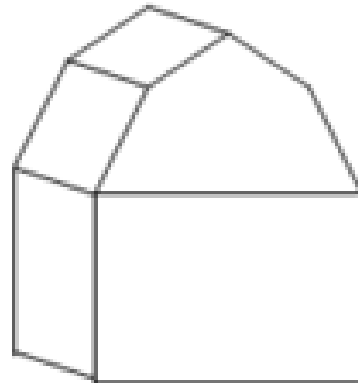
SHED



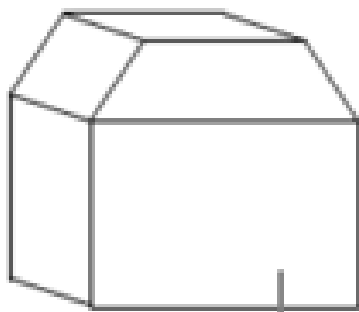
FLAT



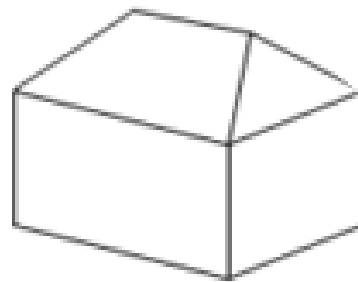
GABLE



GAMBREL



MANSARD



HIP

LIST OF MAXIMUM ALLOWABLE GARAGE HEIGHT BY CITY

City Name	Maximum Allowable Height
West St. Paul	15'*
Mendota Heights	1.5 stories and must not exceed 15' in height*
Rosemount	18'*
Burnsville	15'*
Apple Valley	16'*
Minneapolis	13', can be increased to 16' when the primary exterior materials match the primary exterior materials of the house and the roof pitch
Saint Paul	15' for flat or shed style roof or 18' for all other roof styles*
St. Louis Park	15' but can be increased to 24 feet if the primary exterior materials of the accessory building match the primary exterior materials of the house and the roof pitch
Richfield	The height of the principal structure, 1.5 stories or 18 feet, whichever is less*
Edina	18' or 1.5 stories, whichever is less
Roseville	15'*
Little Canada	15'*

* Denotes a City where the building height is defined as the vertical height to the highest point of the roof for a flat roof; to the deck line for a mansard roof; and to the average height between the highest roof ridge and its associated eaves for gable, hip or gambrel roofs, as measured from the finished grade or the average grade of the structure

Narrative for Conditional Use Permit & Zoning Ordinance Amendment

Applicant: Jack Pietruszewski

Property Address: 1820 Faber Avenue

City: South St. Paul, MN

Conditional Use Permit (CUP) Request for Detached Garage

I am requesting a Conditional Use Permit (CUP) to construct a detached garage on my property. My home currently has a tuck-under garage, which is significantly smaller than modern garage standards and does not adequately fit our family's SUV, making it impractical for daily use. As our family grows, we require additional space to safely park vehicles and store necessary household and outdoor items.

The addition of a detached garage will:

- Provide safe and functional parking for our family vehicle.
- Align with other properties in the neighborhood that have detached garages.
- Improve property value and curb appeal without negatively impacting neighbors.

This request meets the intent of South St. Paul's zoning regulations by maintaining residential character while ensuring practical use of the property. The proposed garage will be built with quality materials and designed to blend with the existing home and surrounding area.

Zoning Ordinance Amendment Request – Roof Height Restrictions

I am also requesting a Zoning Ordinance Amendment to revise South St. Paul's restrictive roof height regulations. Currently, the city allows:

- Gable and hip roofs to have a maximum height of 16 feet.
- All other roof styles (Mansard, gambrel, shed, etc.) to have a maximum height of only 12 feet.

This 12-foot restriction is significantly lower than those in surrounding communities, which allow 15 to 16 feet for all garage roof styles, as well as Minnesota state code standards. This creates unnecessary design limitations and does not reflect modern construction trends or practical homeowner needs.

Updating the ordinance to allow all roof styles up to 16 feet will:

1. Align South St. Paul with neighboring cities and state standards, ensuring consistency in zoning enforcement.

2. Simplify the zoning code by setting one universal height restriction (16 feet) for all detached garage roof styles, making it easier for residents and the city to comply.
3. Allow homeowners greater design flexibility while maintaining the character of the neighborhood.

This amendment would not negatively impact neighboring properties but would instead modernize South St. Paul's zoning regulations, allowing for uniformity, fairness, and easier enforcement.

Conclusion

I respectfully request approval for my Conditional Use Permit to construct a detached garage and consideration of my request to amend the zoning ordinance to allow all garage roof styles up to 16 feet. These updates will help residents like myself make better use of our properties while keeping South St. Paul in line with current standards and surrounding communities.

I appreciate your time and consideration. Please let me know if further information is needed.

Sincerely,
Jack Pietruszewski
1820 Faber Avenue, South St. Paul





