CITY OF SOUTH ST. PAUL
MEETING AGENDA

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

CITY COUNCIL

Monday, June 2, 2025
7:00 PM

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **INVOCATION**

4. **PLEDGE OF ALLEGIANCE**

5. **PRESENTATIONS**

   A. 2025 Kaposia Days

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 May 19th, 2025 Regular Meeting and May 27th, 2025 Work Session

   B. Accounts Payable

   C. Business Licenses

   D. Acceptance of Letter of Resignation - HRA Caretaker Position

   E. Conditional Employment Offer - Community Service Officer

   F. Cost Share Agmt - Dakota County Election Equipment

   G. Declaring Property Surplus and Authorize the Sale of Such Property

H. Water Tower Antenna Lease Agreement – T-Mobile 4th Street

I. Approve Proposal with WSB for Construction Materials Testing for the Marie Avenue Reconstruction Project

J. Approve Proposal with Stonebrooke Engineering to update the City's ADA Transition Plan

K. Adopt Resolution 2025-62 Approving the Submittal of the Redevelopment Incentive Grant to the Dakota County Community Development Agency

L. Approve Proposal for Appraisal Services from Orion Appraisals

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

11. GENERAL BUSINESS

A. Approval of Rental License for 643 15th Ave N

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	Community Affairs
PREPARED BY:	Deb Griffith
AGENDA ITEM NUMBER:	5.A.

MEETING TYPE
Regular Meeting

AGENDA ITEM
2025 Kaposia Days

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

OVERVIEW
The 2025 South St. Paul Board of Directors will update and invite the Community to the upcoming 50th Anniversary Kaposia Days Celebration.

SOURCE OF FUNDS

ATTACHMENTS
None

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	City Clerk
PREPARED BY:	Deanna Werner
AGENDA ITEM NUMBER:	8.A.

MEETING TYPE
Regular Meeting

AGENDA ITEM
City Council Meeting Minutes of May 19th, 2025 Regular Meeting and May 27th, 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, May 19th, 2025 and Work Session, Tuesday, May 27th, 2025.

SOURCE OF FUNDS
N/A

ATTACHMENTS
1. 05-19-2025 Council Minutes
2. 05-27-2025 WS Minutes RG

SOUTH ST. PAUL CITY COUNCIL
MINUTES OF MAY 19, 2025

1. CALL TO ORDER

Mayor Jimmy Francis called the regular meeting of the City Council to order at 7:00 PM on Monday, May 19th, 2025.

2. ROLL CALL

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

Absent:

Staff Present:
Ryan Garcia, City Administrator
Kori Land, City Attorney
Nick Guilliams, City Engineer
Michael Healy, City Planner
Monika Miller, Asst. City Planner
Deb Griffith, Community Affairs

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

A. South St Paul Memorial Day Commemoration

6. CITIZEN'S COMMENTS

Comments are limited to 3 minutes in length.

None

7. APPROVAL OF AGENDA

Moved by: Tom Seaberg / Matt Thompson
Moved: To agenda as presented.
Vote: 7 ayes / 0 nays, motion Passed

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:
May 5th, 2025 Regular Meeting
May 12th, 2025 Work Session

B. Accounts Payable

C. Business Licenses

D. Conditional Employment Offer - Police Officer

E. Waive License Fees for SSP Lions associated with 2025 Community Festivals

F. Accept Bids and Award a Construction Contract – Marie Avenue Reconstruction Project (Minn Project No. CRP 1925, South St. Paul Project 2024-05)

G. Approve Proposal with Bolton & Menk for Construction Support Services for the Marie Avenue Reconstruction Project

H. Approve Amendment No. 2 with Kimley-Horn for additional Final Design services for Verderosa Avenue extension from Hardman Avenue to the existing Verderosa Avenue limits

I. Award Planting for 2024-2028 Shade Tree Bonding Grant to Tree Trust

J. Permission to Apply for Funding - HAI Group's 2025 Loss Prevention Fund

Moved by: Joe Kaliszewski / Pam Bakken
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

A. Interim Use Permits for a Temporary Concrete Batch Plant for AVR LLC

Moved by: Tom Seaberg / Joe Kaliszewski
Moved: To approve Resolution 2025-058, for Interim Use Permits for a Temporary Concrete Batch Plant for AVR LLC next to 843 Hardman Ave S
Vote: 7 ayes / 0 nays, motion Passed

Moved by: Tom Seaberg / Pam Bakken
Moved: To approve the Agreement Relating to Temporary Concrete Batch Plant Fee and authorize the Mayor and City Clerk to sign the agreement on behalf of the City.
Vote: 7 ayes / 0 nays, motion Passed

B. Comprehensive Plan Amendment to Update Future Land Use Map Guidance for City-Owned Facilities

Moved by: Lori Hansen / Matt Thompson
Moved: To approve Resolution 2025-059 approving a comprehensive plan amendment to update future land use map guidance for City-owned facilities.
Vote: 7 ayes / 0 nays, motion Passed

C. Library Reuse Study Conclusion

D. Marie Avenue Phase II Reconstruction Project Design Options

Moved by: Tom Seaberg / Todd Podgorski
Moved: To approve the selection of Option 1,for the Marie Avenue Phase II Reconstruction Project Design.
Vote: 3 ayes / 4 nays, motion Failed

Moved by: Matt Thompson / Lori Hansen
Moved: To approve the selection of Option 2,for the Marie Avenue Phase II Reconstruction Project Design.
Vote: 6 ayes / 1 nays, motion Passed

E. Economic Development Authority (EDA) - 2024 Annual Report

Moved by: Pam Bakken / Lori Hansen
Moved: To accept the Economic Development Authority (EDA) 2024 Annual Report.
Vote: 7 ayes / 0 nays, motion Passed

F. Accept 2025 Goal-Setting Report

Moved by: Lori Hansen / Joe Kaliszewski
Moved: To accept the 2025 Goal Setting Report.
Vote: 7 ayes / 0 nays, motion Passed

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT

Moved by: Pam Bakken / Tom Seaberg
Moved: To Adjourn
Vote: 7 ayes / 0 nays, motion Passed

The meeting was adjourned at 10:00 PM.

Deanna Werner

/s/: Deanna Werner
City Clerk

South St. Paul City Council Work Session

Session Notes for May 27, 2025

1. CALL TO ORDER

Mayor Francis called the City Council Work Session to order at 7:00 PM on May 27, 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, Joe Kaliszewski, Matt Thompson, Pam Bakken, and Todd Podgorski. Council member Tom Seaberg was absent.

Staff Present: Ryan Garcia, City Administrator, Shannon Young, Director of Parks and Recreation, Howard Steenberg, Public Works Director

Other Government Entities Represented:

- Dakota County: Commissioner Joe Atkins, Parks Planner John Mertens

2. DISCUSSION ITEMS

A. Dakota County Mississippi River Trail Presentation

Dakota County Commissioner Joe Atkins introduced John Mertens with Dakota County Parks and consultant Andrew Montgomery with Damon Farber. The County was seeking feedback and support for their ongoing effort, currently in its "3rd Phase", to add interpretive nodes along the Mississippi River Greenway specifically along the Greenway in South St. Paul. The project is anticipated to bid in 2026, and would include three implementations in South St. Paul. Council members supported the project. In addition to the current proposal, the City Council also voiced support for additional collaboration with Dakota County on any efforts to utilize the Armour Gatehouse structures as an interpretive element somewhere along the Greenway. Commissioner Atkins, Mr. Garcia and Mr. Mertens acknowledged that this collaboration has been discussed by Staff, and we continue to discuss ideas around where and how these structures could be meaningfully repurposed and relocated.

B. Public Works Central Maintenance Facility – Pre-Design Phase

Dustin Phillips and Nate Enger with Kraus-Anderson shared a presentation on three scope alternatives for the potential replacement of the City's Central Maintenance Facility, which is currently located at 400 Richmond Street and was constructed in 1970. Each alternative demonstrated various approaches to meeting, or in some cases compromising, current and future functionality and space considerations for the Public Works Department. Council's consensus was to proceed with a formal design solicitation in Summer 2025, generally aligning with a "Better-Best" level of program and scope.

C. City Administrator’s Update

Mr. Garcia provided brief informational updates on the following:

- Mr. Garcia shared that the 2026 Capital Investment Request timeline had started with the State of Minnesota. 2026 is a “regular” bonding year and Mr. Garcia confirmed that the City’s top priorities were bonding assistance for a replacement public works facility and for a replacement aquatics facility.
- Mr. Garcia advised that the first development phase of the Wakota Crossing project was anticipated to submit for Site Plan and Plat review and approval in the first week of June, to be slated for formal review and entitlement in July.
- Mr. Garcia shared that Staff held a kick-off meeting with Odor Management Consultant Chuck McGinley and Sanimax personnel, including a facility tour. An odor management plan as required by the 2025 Settlement Agreement between Sanimax and the City continues to be developed and will be reviewed by the City in Summer 2025.
- Mr. Garcia shared that he and Mayor Francis had the opportunity to represent the City/EDA at a recent Minnesota Real Estate Journal Southeast Metro Development Summit at Mendakota Country Club. The Yards / Backyards project was highlighted on a panel with developer Ben Beard.
- Mr. Garcia reminded Council that the 2025 LMC Annual Conference was scheduled for June 25 – 27 in Duluth and still had an opening for Councilmember attendance.
- Mr. Garcia shared a reminder that the 2025 National Brownfields Conference is open for registration, with the event taking place August 5 – 8 in Chicago.

3. CLOSED SESSION

A. Closed Session pursuant to Minnesota Statutes § 13D.05, Subd. 3(c) to develop or consider offers for the purchase of real property at 417 Concord Street North.

Councilmember Hansen Moved to close the meeting at 9:05 P.M., Seconded by Councilmember Bakken.

6 Ayes / 0 Nays

Councilmember Bakken Moved to re-open the meeting at 9:15 P.M., Seconded by Councilmember Thompson.

6 Ayes / 0 Nays

B. Closed Session pursuant to Minnesota Statutes § 13D.05, Subd. 3(c) to develop or consider offers for the purchase of real property at the southwest corner of Hardman

Avenue South and Armour Avenue.

Councilmember Thompson Moved to close the meeting at 9:15 P.M., Seconded by Councilmember Kaliszewski.

6 Ayes / 0 Nays

Councilmember Kaliszewski Moved to re-open the meeting at 9:48 P.M., Seconded by Councilmember Podgorski.

6 Ayes / 0 Nays

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 9:49 PM.

Respectfully submitted,
/s/: Ryan Garcia
City Administrator

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 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 2025-063 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. 06-02-25 Accounts Payable

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-063

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:	
153977-154082	**$ 937,635.07**
2025161-2025182	**278,454.52**
801210-801215	**36,175.24**
Total	**$ 1,252,264.83**

Adopted this 2nd day of June, 2025.

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Deanna Werner, City Clerk

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153977	**5/27/2025**		**1011 ABC RENTALS INC.**							
		77.00	RENT PRSSR WSHR-SPLASH POOL		122348	302045	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		77.00								
153978	**5/27/2025**		**9253 ADVANCED ENG & ENVIRO SERVICES, LLC**							
		34,303.00	PFAS FEASIBILITY STUDY		122349	102537	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		775.75	WELL HEAD PLAN UPDATE		122350	102688	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		35,078.75								
153979	**5/27/2025**		**1018 ADVANCED GRAPHIX, INC.**							
		40.50	VEHICLE DECALS		122351	216761	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		40.50								
153980	**5/27/2025**		**1055 AQUA LOGIC INC**							
		146.49	ADJ FL INLET-SPLASH POOL		122352	4636	10527.6220		REPAIR & MAINTENANCE SUPPLIES	SPLASH POOL
		5.50	PROCESS/HANDING FEE		122352	4636	10527.6220		REPAIR & MAINTENANCE SUPPLIES	SPLASH POOL
		151.99								
153981	**5/27/2025**		**9021 ATLAS STAFFING, INC.**							
		772.80	NM TEMP-MOUA 5/9/25		122439	1308609	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP-MOUA 5/9/25		122439	1308609	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		1,545.60								
153982	**5/27/2025**		**5978 BAUER SERVICES**							
		4,610.00	WTR SVC 417 & 421 MARIE		122440	05152025-7102	40440.6302	202405	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		4,610.00								
153983	**5/27/2025**		**6676 BDS LAUNDRY MANAGEMENT CO**							
		789.29	NM LAUNDRY RENTAL APR25		122441	LMV435086	50677.6381		OTHER RENTALS	NAN MCKAY APT BLDG
		1,032.15	JC LAUNDRY RENTAL APR25		122442	LMV435082	50678.6381		OTHER RENTALS	JOHN CARROLL APT BLDG
		1,821.44								
153984	**5/27/2025**		**14907 BOTH WINGS, LLC**							
		5,328.12	TRANSFORMER RELOCATE		122465	3525	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		5,328.12								
153985	**5/27/2025**		**14908 CLEAN CBS**							
		100.95	JC#308 BDRM CARPET CLEAN		122462	99582	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		100.95								
153986	**5/27/2025**		**13622 CULPEPPER HEATING AND COOLING LLC**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153986	**5/27/2025**		**13622 CULPEPPER HEATING AND COOLING LLC**						**Continued...**	
		30,801.00	HVAC PARTIAL PYMT		122444	2765	20243.6520		BUILDINGS AND STRUCTURE	DOUG WOOG ARENA
		30,801.00								
153987	**5/27/2025**		**10710 CURBSIDE LANDSCAPE & IRRIGATION**							
		12,591.00	MULCH-CONCORD EXCH/GRAND AVE		122355	307770	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		3,303.00	INSTAL/STAKE(4) ELMS-CONC EXCH		122356	307772	40403.6371	202506	REPAIRS & MAINT CONTRACTUAL	INFRASTRUCTURE FUND
		15,894.00								
153988	**5/27/2025**		**1247 DAKOTA COUNTY FINANCIAL SERVICES**							
		1,656.43	APRIL 25 SUSCRIBER FEE		122446	5503773	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		1,656.43								
153989	**5/27/2025**		**6407 DARTS**							
		6,825.00	NM SVC COORDINATOR APR25		122357	10515-114	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		6,825.00	JC SVC COORDINATOR APR25		122357	10515-114	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		13,650.00								
153990	**5/27/2025**		**14802 DOMEIER PAINTING LLC**							
		788.00	JC #914 PAINT MOVE IN		122447	91144773	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		506.00	JC #308 PAINT MOVE IN		122447	91144773	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		723.00	JC #1014 PAINT MOVE IN		122447	91144773	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		2,017.00								
153991	**5/27/2025**		**1303 DOODY CLEANING SERVICES**							
		462.50	APR25 CLEANING		122358	954	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		462.50								
153992	**5/27/2025**		**14902 DYNASTY ELECTRIC INC**							
		55.00	ELEC PERMIT RFD-314 6TH A N		122359	SS045087	10420.4266		ELECTRICAL	CODE ENFORCEMENT
		1.00	STATE SURCHARGE		122359	SS045087	10101.2083		SURCHARGES	GENERAL FUND
		5.00-	ADMIN FEE		122359	SS045087	10420.4493		OTHER CHARGE FOR SERVICE - COM	CODE ENFORCEMENT
		51.00								
153993	**5/27/2025**		**1326 EARL F. ANDERSEN, INC**							
		266.80	PARKING SIGNS		122360	0139427-IN	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		157.65	STREET SIGNS		122361	0139426-IN	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		424.45								
153994	**5/27/2025**		**4725 FIRST SUPPLY LLC - TWIN CITIES**							
		159.14	BALL VALVE/PVP PIPE/CEMENT		122366	3744755-00	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
153994	**5/27/2025**		**4725 FIRST SUPPLY LLC - TWIN CITIES**						**Continued...**	
		159.14								
153995	**5/27/2025**		**1428 FORCE AMERICA DISTRIBUTING LLC**							
		85.95	DUST CAPS #331		122367	IN001-2063717	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		85.95								
153996	**5/27/2025**		**5592 FRATTALONE'S DAWNWAY LLLP**							
		96.00	CLN CONCRETE/BLAKTOP DEBRIS		122365	2504073	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		96.00								
153997	**5/27/2025**		**14911 GAMER, ALICIA**							
		66.00	MEALS		122448	05/15/2025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		66.00								
153998	**5/27/2025**		**7558 GO TOTALLY NUTS**							
		128.40	ROASTED NUTS		121912	109873	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		128.40								
153999	**5/27/2025**		**1505 GRAINGER**							
		11.44	ELBOW/COUPLING		122368	9492929394	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL
		121.61	RELIEF VALVE/KAPOSIA LANDING		122369	9495732308	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		340.64	UTILITY CART		122464	9496928319	60703.6240		MINOR EQUIPMENT AND FURNITURE	CENTRAL GARAGE FUND
		473.69								
154000	**5/27/2025**		**11834 GUARDIAN SUPPLY LLC**							
		47.99	26-MAGAZINE & HANDCUFF POUCH		122371	21221	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		47.99								
154001	**5/27/2025**		**6660 HAMERNICK DECORATING CENTER**							
		2,646.33	JC#104 PLANK-MOVE IN		122459	CG524122	50678.6560	229057	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		2,646.33	JC#408 PLANK-MOVE IN		122460	CG524069	50678.6560	229057	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		2,646.33	JC#914 PLANK-MOVE IN		122461	CG523932	50678.6560	229057	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		7,938.99								
154002	**5/27/2025**		**12847 HIRSHFIELDS**							
		411.00	ATHLETIC FLD STRIPPING PAINT		122372	0029124-IN	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		411.00								
154003	**5/27/2025**		**1740 KIMLEY-HORN AND ASSOCIATES, INC.**							
		12,802.13	VERDEROSA EXTENSION		122373	31661305	40440.6302	202402	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
154003	**5/27/2025**		**1740 KIMLEY-HORN AND ASSOCIATES, INC.**						**Continued...**	
		12,802.13								
154004	**5/27/2025**		**1803 LANGUAGE LINE SERVICES**							
		515.00	OTP TRANSLATION		122449	11602072	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		515.00								
154005	**5/27/2025**		**1811 LAWSON PRODUCTS INC.**							
		277.12	CABLE TIES/BATTERIES		122374	9312458986	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		277.12								
154006	**5/27/2025**		**1813 LEAGUE OF MN CITIES INSURANCE TRUST**							
		13,319.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	10110.6361		INSURANCE	MAYOR AND COUNCIL
		25,935.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	10210.6361		INSURANCE	POLICE PROTECTION
		6,140.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	10320.6361		INSURANCE	PUBLIC WORKS
		5,356.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	10330.6361		INSURANCE	BUILDINGS
		5,943.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	10340.6361		INSURANCE	PARKS FACILITIES AND MTNCE
		7,241.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	20243.6361		INSURANCE	DOUG WOOG ARENA
		10,073.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	20245.6361		INSURANCE	AIRPORT
		620.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	20260.6361		INSURANCE	HOUSING GENERAL
		336.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	20280.6361		INSURANCE	ECON DEV GENERAL
		4,952.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	50605.6361		INSURANCE	WATER UTILITY
		5,038.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	50606.6361		INSURANCE	SEWER UTILITY
		78.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	50610.6361		INSURANCE	STORM WATER UTILITY
		14,532.00	QUARTERLY P&L PREMIUM		122387	10003039 04/30/2025	60703.6361		INSURANCE	CENTRAL GARAGE FUND
		99,563.00								
154007	**5/27/2025**		**6281 LIGHTNING DISPOSAL, INC.**							

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
154007	**5/27/2025**		**6281 LIGHTNING DISPOSAL, INC.**						**Continued...**	
		632.50	TRASH SVC-PUBLIC WORKS		122375	0000773563	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		422.43	TRASH SVC-PUBLIC WORKS		122376	0000773967	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		1,054.93								
154008	**5/27/2025**		**11368 LSV METALS, INC.**							
		2,140.00	COUNTER INSTALL-LORRAINE		122389	57844	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		2,140.00								
154009	**5/27/2025**		**1878 MARK'S AERIAL SERVICE**							
		1,000.00	BLVD RMVL & DEBRIS-823 15TH		122377	005368	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		350.00	BLVD RMVL&DEBRIS-851 22ND		122378	005367	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		1,900.00	BLVD RMVL&DEBRIS-226 SPRUCE		122379	005371	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		1,100.00	BLVD RMVL&DEBRIS-515 8TH A S		122380	005370	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		600.00	BLVD(2)TRIMMED-823 2ND ST N		122381	005369	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		4,950.00								
154010	**5/27/2025**		**13985 MARTIN MARIETTA MATERIALS**							
		705.07	ASPHALT FOR WATER		122383	45654121	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		853.37	ASPHALT FOR WATER		122384	45671180	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		1,327.82	ASPHALT FOR WATER		122385	45689243	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		386.70	ASPHALT FOR WATER		122386	45689340	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		3,272.96								
154011	**5/27/2025**		**8425 MED COMPASS**							
		1,650.00	OSHA ANNUAL HEARING TEST		122450	47520	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		1,650.00								
154012	**5/27/2025**		**13330 MEDICA**							
		130,567.78	HEALTH PREMIUM JUNE 2025		122382	563205237040	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		372.00	MHR INVEST FEE JUNE 2025		122382	563205237040	10125.6375		OTHER CONTRACTED SERVICES	HUMAN RESOURCES
		130,939.78								
154013	**5/27/2025**		**1911 MENARDS, INC-WEST ST PAUL**							
		27.96	SCREWS		122390	10142	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		45.57	ROOF CEMENT/ROOF VENT		122391	10206	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		8.98	CORD FOR IPAD		122392	10289	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		88.37	PLIERS/CAPS/BALL VALVE		122393	10209	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL
		170.88								
154014	**5/27/2025**		**1926 METROPOLITAN COUNCIL ENVIRONMENT SVCS**							

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154014	**5/27/2025**		**1926 METROPOLITAN COUNCIL ENVIRONMENT SVCS**						**Continued...**	
		304,761.97	JUNE 2025 SEWER SERVICE		122394	0001187325	50606.6376		METRO WASTE CONTROL COMMISSION	SEWER UTILITY
		304,761.97								
154015	**5/27/2025**		**9298 NAPA NEWPORT**							
		348.08	WHEEL& HUB ASSEMBLY#306		122395	152782	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		481.12	BRAKE ROTORS/PADS #322		122396	152700	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		155.25	BRAKE DISC PADS #338		122397	152634	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		749.17	BEARINGS/BRAKE RTR/PAD#322		122403	152618	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		894.40	FRONT/REAR BRAKES#328		122404	152238	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		229.00	BATTERY		122405	151736	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		155.28	FUEL FILTERS		122406	151805	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		8.08	MOUNTING BRACKET #328		122407	152224	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		221.50-	RETD OIL FILTERS		122408	151804	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		2,798.88								
154016	**5/27/2025**		**14383 NFI, INC.**							
		49.99	FLEXZA HOSE		122409	551467/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		49.99								
154017	**5/27/2025**		**5682 NITTI SANITATION**							
		280.67	TRASH SVC-CITY HALL		122410	762786	10330.6379		CONT SERV/REFUSE & SANITATION	BUILDINGS
		100.00	TRASH SVC-PUBLIC WORKS		122411	761366	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		87.04	TRASH SVC-AIRPORT		122412	762787	20245.6379		CONT SERV/REFUSE & SANITATION	AIRPORT
		250.94	TRASH SVC-KAPOSIA PARK		122413	762789	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVC-LORRAINE PK		122414	762790	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRANS SVC-NORTHVIEW		122415	762791	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVC-MCMORROW		122416	762792	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		34.11	TRASH SVC-GARDENS		122417	762793	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVC-KAPOSIA LANDING		122418	762794	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		325.18	TRASH SVC-WOOG ARENA		122419	0000762788	20243.6379		CONT SERV/REFUSE & SANITATION	DOUG WOOG ARENA
		2,007.22								
154018	**5/27/2025**		**2155 OLLOM APPLIANCE**							
		39.83	STOVE THERMOSTAT/KNOB/BURNER		122420	45933	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		39.83								
154019	**5/27/2025**		**4886 PETTY CASH-NORTHVIEW & SPLASH POOLS**							
		250.00	NV POOL START UP		122451	6/1/2025	10101.1010		PETTY CASH	GENERAL FUND
		250.00	SPLASH POOL START UP		122451	6/1/2025	10101.1010		PETTY CASH	GENERAL FUND
		500.00								

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154019	**5/27/2025**		**4886 PETTY CASH-NORTHVIEW & SPLASH POOLS**						**Continued...**	
154020	**5/27/2025**		**2240 PLUNKETT'S PEST CONTROL, INC.**							
		91.50	PEST CONTROL-PW		122421	9136954	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		31.16	PEST CONTROL-MCMORROW		122422	9140017	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		30.09	PEST CONTROL-WELL #4		122423	9139830	50605.6371		REPAIRS & MAINT CONTRACTUAL	WATER UTILITY
		152.75								
154021	**5/27/2025**		**6683 POPP COMMUNICATIONS**							
		188.02	NM ALARM PH SYST 5/10-6/9		122424	992878226	50677.6390.1		TELEPHONE-SECURITY	NAN MCKAY APT BLDG
		188.02	JC ALARM PH SYST 5/10-6/9		122424	992878226	50678.6390.1		TELEPHONE-SECURITY	JOHN CARROLL APT BLDG
		376.04								
154022	**5/27/2025**		**2098 RENT N SAVE PORTABLE SERVICES**							
		951.83	APR25 PORTABLE TOILETS		122425	82705	10520.6381		OTHER RENTALS	PARKS ADMINISTRATION
		951.83								
154023	**5/27/2025**		**6815 ROCHESTER MIDLAND CORPORATION**							
		798.72	JC CLEAN SUPPLIES		122426	INV00501186	50678.6211		CLEANING SUPPLIES	JOHN CARROLL APT BLDG
		798.72								
154024	**5/27/2025**		**11485 RUSSEL WILLIAMS HOME SERVICES**							
		3,213.00	WINDOW CLN CH/FD/LOBBY AREA		122427	116795	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		3,213.00								
154025	**5/27/2025**		**12871 SECOND CHANCE MN**							
		2,376.50	CPR/AED CERTIFY-PW		122428	3168	10125.6331		CONFERENCES, TRAINING, TRAVEL	HUMAN RESOURCES
		2,376.50								
154026	**5/27/2025**		**2464 SHORT ELLIOTT HENDRICKSON INC**							
		15,776.54	SSPTA WELL#3 CONSTRUCTION		122429	487474	50605.6302	202311	PROFESSIONAL SERVICES	WATER UTILITY
		15,776.54								
154027	**5/27/2025**		**14905 THE ELECTRIC GUYS**							
		2,240.00	RPL LGTS W/CANS-MCMARROW		122362	2921	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,000.00	RMV LGT POLES@ LORRAINE		122363	2922	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,250.00	INST OUTLETS-LORRAINE		122364	2923	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		4,490.00								
154028	**5/27/2025**		**14906 TIMMONS, ROBBY**							
		22,195.00	1875 HINZ LN CASH BOND #1		122430	5/15/25	20245.2205		DEPOSITS	AIRPORT

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154028	**5/27/2025**		**14906 TIMMONS, ROBBY**						**Continued...**	
		22,195.00								
154029	**5/27/2025**		**4658 TOTAL TOOL SUPPLY, INC.**							
		172.97	RECIP SAW BLADES		122431	01685987	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		172.97								
154030	**5/27/2025**		**2693 TWIN CITY JANITOR SUPPLY, INC.**							
		893.96	TOWEL ROLLS/LINERS		122432	184569	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		893.96								
154031	**5/27/2025**		**14336 VALLE CARPET CORP**							
		3,255.05	NM#411 VINYL PLANK		122433	1043	50677.6560	229057	BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		3,255.05								
154032	**5/27/2025**		**2744 VAN PAPER COMPANY**							
		506.02	LINERS/SOAP/PPR TWL/TP		122434	106578	10330.6210		OPERATING SUPPLIES	BUILDINGS
		506.02								
154033	**5/27/2025**		**2788 WATSON COMPANY**							
		592.84	CONCESSIONS		122435	149391	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		592.84								
154034	**5/27/2025**		**8606 WOLF, BRIAN**							
		74.99	BOOT ALLOWANCE		122436	150288	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		74.99								
154035	**5/27/2025**		**13585 YARDI SYSTEMS, INC.**							
		8,230.20	ASPIRE PLUS/MGMT/PHA		122437	4829302	50677.6572		COMPUTER SOFTWARE	NAN MCKAY APT BLDG
		10,474.80	ASPIRE PLUS/MGMT/PHA		122437	4829302	50678.6572		COMPUTER SOFTWARE	JOHN CARROLL APT BLDG
		18,705.00								
154036	**5/27/2025**		**2860 ZAHL-PETROLEUM MAINTENANCE CO.**							
		210.48	HOSES/NOZZLES/HOOKS/SEALS		122438	0218287	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		210.48	HOSES/NOZZLES/HOOKS/SEALS		122438	0218287	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		210.47	HOSES/NOZZLES/HOOKS/SEALS		122438	0218287	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		210.48	HOSES/NOZZLES/HOOKS/SEALS		122438	0218287	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		841.91								
154037	**6/2/2025**		**2767 ALLSTATE PETERBILT OF SOUTH ST. PAUL**							
		208.44	6" MAXXHEAT ST LGTS		122474	3004732137	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND

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154037	**6/2/2025**		**2767 ALLSTATE PETERBILT OF SOUTH ST. PAUL**						**Continued...**	
		208.44								
154038	**6/2/2025**		**12367 AL'S CORRAL BAR**							
		10.00	OVERPAYMENT OF LIC-2ND HALF		122475	5/22/2025	10140.4213		LIQUOR	CITY CLERK
		10.00								
154039	**6/2/2025**		**1050 ANOTHER LOCKSMITH**							
		101.22	FUEL TANK PADLOCKS		122476	3115	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		101.22								
154040	**6/2/2025**		**9021 ATLAS STAFFING, INC.**							
		772.80	NM TEMP-MOUA 5/16/25		122537	1308641	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP-MOUA 5/16/25		122537	1308641	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		1,545.60								
154041	**6/2/2025**		**1184 CINTAS CORPORATION #754**							
		90.55	UNIFORMS/SHOP TWLS		122477	4230306740	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		90.55								
154042	**6/2/2025**		**10850 CONTROLOGIX SERVICES, LLC**							
		1,565.00	SPRING TSA VISIT		122478	25-104	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		1,565.00								
154043	**6/2/2025**		**2009 CORE & MAIN, LP**							
		227.95	2x50 PVC DISCHARGE HOSE		122479	W947939	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		227.95								
154044	**6/2/2025**		**11317 CUSTOM CAP & TIRE**							
		340.78	TIRES #A-1		122480	270075963	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		340.78								
154045	**6/2/2025**		**1247 DAKOTA COUNTY FINANCIAL SERVICES**							
		165.19	2025 1ST QTR UTILITIES		122481	5503709	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		165.19								
154046	**6/2/2025**		**6755 DAVEY TREE EXPERT COMPANY**							
		94.50	MULCH		122482	919498267	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		94.50								
154047	**6/2/2025**		**14802 DOMEIER PAINTING LLC**							

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154047	**6/2/2025**		**14802 DOMEIER PAINTING LLC**						**Continued...**	
		867.00	JC#411 PAINT-NEW TENANT		122538	91160596	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		771.00	JC#408 PAINT-NEW TENANT		122538	91160596	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		708.00	JC#211 PAINT-NEW TENANT		122538	91160596	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		2,346.00								
154048	**6/2/2025**		**4725 FIRST SUPPLY LLC - TWIN CITIES**							
		97.38	HARD TOP TUBE/COUPLINGS		122484	3747822-00	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL
		97.38								
154049	**6/2/2025**		**14615 FRANCIS, FRED**							
		1,224.50	PRIVATE II SAN SERV REPAIR		122483	56	10315.6371	202406	REPAIRS & MAINT CONTRACTUAL	ENGINEERING
		1,224.50								
154050	**6/2/2025**		**14915 FREEDOM FOREVER MN, LLC**							
		127.00	PERMIT REFUND ELEC-412 4TH		122485	SS044430/SS0444 94	10420.4266		ELECTRICAL	CODE ENFORCEMENT
		1.00	STATE SURCHARGE		122485	SS044430/SS0444 94	10101.2083		SURCHARGES	GENERAL FUND
		95.00	PERMIT REFUND BLDG-412 4TH		122485	SS044430/SS0444 94	10420.4263		BUILDING	CODE ENFORCEMENT
		2.00	STATE SURCHARGE		122485	SS044430/SS0444 94	10101.2083		SURCHARGES	GENERAL FUND
		5.00-	ADMIN SVC FEE		122485	SS044430/SS0444 94	10420.4493		OTHER CHARGE FOR SERVICE - COM	CODE ENFORCEMENT
		220.00								
154051	**6/2/2025**		**11834 GUARDIAN SUPPLY LLC**							
		179.99	2167 FLASH LGT FOR SQUAD		122503	21257	10210.6240		MINOR EQUIPMENT AND FURNITURE	POLICE PROTECTION
		449.94	2123 BASE SHIRT & PANTS		122504	21299	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		629.93								
154052	**6/2/2025**		**6660 HAMERNICK DECORATING CENTER**							
		2,646.33	JC#215 PLANK-MOVE IN		122539	CG524242	50678.6560	229057	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		2,646.33								
154053	**6/2/2025**		**1586 HILLYARD / MINNEAPOLIS**							
		1,468.78	AREA MATS		122486	605817871	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		1,468.78								
154054	**6/2/2025**		**1667 INVER GROVE FORD**							

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154054	**6/2/2025**		**1667 INVER GROVE FORD**						**Continued...**	
		95.06	OIL FILTERS		122489	5356953	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		149.38	OIL FILTER		122490	5356955	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		244.44								
154055	**6/2/2025**		**6642 JOHNSON CONTROLS, INC**							
		465.04	NM#900 RPL VALVE ACTUATOR		122540	1-135776138960	50677.6560		BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		5,203.64	NM #900BDRM ACTU/#916 THERM		122541	1-135796391556	50677.6560		BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		5,668.68								
154056	**6/2/2025**		**11377 KATH FUEL OIL SERVICE CO.**							
		695.66	DYED DIESEL		122491	825846	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		695.66								
154057	**6/2/2025**		**1721 KAT-KEYS**							
		396.74	CYLINDERS/KEYS&CONTROLS		122492	25050052	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		727.50	CYLINDERS/KEYS&CONTROLS		122493	25050057	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		1,124.24								
154058	**6/2/2025**		**1811 LAWSON PRODUCTS INC.**							
		667.71	LOCK NUT/SM PARTS/MATS		122494	9312470558	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		667.71								
154059	**6/2/2025**		**1878 MARK'S AERIAL SERVICE**							
		9,300.00	TREE RMV-3RD & 6TH A S		122495	005378	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		9,900.00	RMV TREES-3RD & KAPOSIA AVE		122496	005379	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		500.00	RMV FALLEN TOP-127 10TH A N		122497	005376	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		1,500.00	SPLIT TREE RMV-350 9TH A S		122498	005377	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		21,200.00								
154060	**6/2/2025**		**13985 MARTIN MARIETTA MATERIALS**							
		1,164.75	ASPHALT FOR WATER		122499	45748875	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		1,487.78	ASPHALT FOR WATER		122500	45725924	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		947.33	ASPHALT FOR WATER		122501	45738154	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		3,599.86								
154061	**6/2/2025**		**9705 MASTER DOOR TECHNOLOGIES LLC**							
		705.00	NM EVAL SOFTWARE/DEVICES		122502	11971	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		705.00								
154062	**6/2/2025**		**1911 MENARDS, INC-WEST ST PAUL**							

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154062	**6/2/2025**		**1911 MENARDS, INC-WEST ST PAUL**						**Continued...**	
		10.32	COUPLINGS		122505	10591	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL
		184.64	PLYWOOD/WEED KILLER		122506	10595	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		48.98	HOSE/NOZZLE		122507	10449	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		25.99	300' REEL TAPE MEASURE		122508	10446	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		33.44	ODOR ILIMINATOR/FIBER DISC		122509	10486	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		123.97	HOSE/VINYL BOOT OVER SHOE		122510	10552	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		2.37	ADAPTER		122511	10601	10528.6220		REPAIR & MAINTENANCE SUPPLIES	NORTHVIEW POOL
		429.71								
154063	**6/2/2025**		**14383 NFI, INC.**							
		28.98	PAINT ROLLER/KEY STEM		122512	551504/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		11.99	VALVE KEY 4-WAY		122513	551494/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		15.98	GROMMET REFILLS		122514	551490/D	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		56.95								
154064	**6/2/2025**		**2166 O'REILLY AUTO PARTS**							
		58.16	CLEANER		122515	1767-424987	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		58.16								
154065	**6/2/2025**		**2286 QUILL LLC**							
		67.97	OFFICE SUPPLY		122516	44084136	10420.6201		OFFICE SUPPLIES	CODE ENFORCEMENT
		67.97								
154066	**6/2/2025**		**2389 SAINT PAUL PUBLISHING COMPANY**							
		58.81	NM SR PH NWSPPR JUN25		122519	34010	50677.6341		ADVERTISING	NAN MCKAY APT BLDG
		58.82	JC SR PH NWSPPR JUN25		122519	34010	50678.6341		ADVERTISING	JOHN CARROLL APT BLDG
		117.63								
154067	**6/2/2025**		**2408 SCHINDLER ELEVATOR CORPORATION**							
		670.46	JC SVC 5/14/25		122520	7154167822	50678.6371.040		MTNCE-ELEVATOR MTNCE	JOHN CARROLL APT BLDG
		670.46								
154068	**6/2/2025**		**2410 SCHLOMKA SERVICES LLC**							
		660.00	PUMP NV POOL-LEAVES/WATER		122523	34514	10528.6371		REPAIRS & MAINT CONTRACTUAL	NORTHVIEW POOL
		660.00								
154069	**6/2/2025**		**14916 SCHWARTING, ALLAN**							
		5,000.00	PRIVATE II SAN SERV REPAIR		122521	828229	10315.6371	202406	REPAIRS & MAINT CONTRACTUAL	ENGINEERING
		5,000.00								

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154070	**6/2/2025**		**6703 SENTRY SYSTEMS, INC**						**Continued...**	
		30.95	NM MONITOR SYST JUN25		122524	802340	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		30.95	JC MONITOR SYST JUN25		122524	802340	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		61.90								
154071	**6/2/2025**		**2632 SHERWIN-WILLIAMS CO., THE**							
		357.36	WHITE PAINT		122522	3616-5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		357.36								
154072	**6/2/2025**		**2633 SHERWIN-WILLIAMS CO., THE**							
		432.43	PAINT FOR ARENA		122525	9139-6	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		211.98	PAINT FOR ARENA		122526	9140-4	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		644.41								
154073	**6/2/2025**		**14917 STERTIL -KONI USA, INC.**							
		82,589.01	MOBILE COLUMN LIFTS		122544	185077	60703.6580		OTHER EQUIPMENT	CENTRAL GARAGE FUND
		82,589.01								
154074	**6/2/2025**		**2601 SYSCO - MINNESOTA INC.**							
		262.90	CONCESSIONS		122527	547903384	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		116.79-	CREDIT - CONCESSIONS		122528	547759138	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		146.11								
154075	**6/2/2025**		**14773 THE LINCOLN NATIONAL LIFE INSURANCE CO**							
		1,827.36	JUN25 LONG-TERM DIS		122542	05/22/2025	10101.2177		LONG-TERM DISABILITY	GENERAL FUND
		2,718.60	JUN25 GROUP/AD&D/VOLUNTARY		122542	05/22/2025	10101.2178		LIFE INSURANCE	GENERAL FUND
		1,628.11	JUN25 SHORT TERM DIS		122542	05/22/2025	10101.2185		SHORT TERM DISABILITY	GENERAL FUND
		6,174.07								
154076	**6/2/2025**		**14854 THE LINCOLN NATIONAL LIFE INSURANCE CO**							
		326.26	JUN25 CRITICAL ILLNESS		122543	5085592	10101.2183		HARTFORD CRITICAL ILLNESS	GENERAL FUND
		403.80	JUN25 ACCIDENT INSUR		122543	5085592	10101.2184		HARTFORD ACCIDENT POLICY	GENERAL FUND
		285.13	JUN25 HOSPITAL INSUR		122543	5085592	10101.2186		HEALTH INDEMNITY	GENERAL FUND
		1,015.19								
154077	**6/2/2025**		**3646 U.S. BANK EQUIPMENT FINANCE**							
		112.00	COPIER LEASE		122529	555998228	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		112.00								
154078	**6/2/2025**		**2788 WATSON COMPANY**							
		383.66	CONCESSIONS		122531	149515	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA

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154078	**6/2/2025**		**2788 WATSON COMPANY**						**Continued...**	
		383.66								
154079	**6/2/2025**		**6344 WEBBER, PATRICK**							
		25.00	CANCEL CORE CLASS		122530	210022	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION
		5.00-	ADMIN FEE		122530	210022	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION
		20.00								
154080	**6/2/2025**		**14369 WELLNESS THAT FITS LLC**							
		125.00	WELLNESS CHECK-IN		122532	SSPPD-05162025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		150.00	DPT COVERED SESSION		122532	SSPPD-05162025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		62.50	PEER SUPPORT		122532	SSPPD-05162025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		33.75	10% ADMIN FEE		122532	SSPPD-05162025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		371.25								
154081	**6/2/2025**		**7333 YALE MECHANICAL, LLC**							
		1,510.29	MID SEASON HVAC MAINT		122533	265724	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		1,510.29								
154082	**6/2/2025**		**2867 ZIEGLER, INC.**							
		23,260.00	CATERPILLAR MULCHER		122534	IN001926353	10340.6580		OTHER EQUIPMENT	PARKS FACILITIES AND MTNCE
		842.09	LOCKNUT/CABLE KIT/PARTS#314		122535	IN001927851	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		214.41	HELX BOLT/BELT/PARTS#314		122536	IN001927418	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		24,316.50								
801210	**5/27/2025**		**3632 BOLTON & MENK, INC.**							
		7,223.00	2024 LOCAL IMP PROF SVC		122354	0362490	40440.6302	202405	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		233.00	2024 LOCAL IMP PROF SVC		122463	0362486	40440.6302	202405	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		7,456.00								
801211	**5/27/2025**		**7547 DAHL, MICHAEL**							
		144.38	REIMB BOOTS/SUNGLASSES		122445	05/12/2025	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		144.38								
801212	**5/27/2025**		**1825 LEVANDER, GILLEN & MILLER PA**							
		1,500.00	APR 25 LEGAL		122388	04-30-25-41000E	10130.6306		PROFESSIONAL SVCS - RETAINER	CITY ATTORNEY
		9,583.90	APR 25 LEGAL		122388	04-30-25-41000E	10130.6302		PROFESSIONAL SERVICES	CITY ATTORNEY
		2,500.00	APR 25 LEGAL-SANIMAX LIT		122388	04-30-25-41000E	10130.6375		OTHER CONTRACTED SERVICES	CITY ATTORNEY
		57.00	APR 25 LEGAL		122388	04-30-25-41000E	20260.6302		PROFESSIONAL SERVICES	HOUSING GENERAL
		228.00	APR 25 LEGAL		122388	04-30-25-41000E	20280.6302		PROFESSIONAL SERVICES	ECON DEV GENERAL
		18.00	APRIL 25 LEGAL-HARDMAN TRI		122388	04-30-25-41000E	40494.6302		PROFESSIONAL SERVICES	HARDMAN TRIANGLE TIF

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801212	5/27/2025		**1825 LEVANDER, GILLEN & MILLER PA**						**Continued...**	
		13,886.90								
801213	5/27/2025		**2585 STREICHER'S - MINNEAPOLIS**							
		1,306.80	NEW SHIELD CARRY BAGS		122454	I1753137	20212.6580	227684	OTHER EQUIPMENT	GRANTS/DONATIONS POLICE
		283.00	DTF PLATE CARRIER		122455	I1761513	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		54.99	2126-POLO		122456	I1761482	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		302.97	2136-GLOVES & BOOTS		122457	I1760526	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		1,108.80-	CREDIT MEMO		122458	CM301758	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		13,160.00	(13)LG(7)MED BALLISTIC HELMETS		122466	I1761653	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		13,998.96								
801214	5/30/2025		**1969 MINNESOTA AFSCME, COUNCIL NO. 5**							
		29.00			122551	0527251603483	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		29.00								
801215	6/2/2025		**2289 R&R SPECIALTIES OF WISCONSIN, INC.**							
		90.00	ZAM BLADE SHARPEN(3)		122517	0085403-IN	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		570.00	ICE SHAVING BLADES		122518	0085411-IN	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		660.00								
2025161	6/2/2025		**2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)**							
		1,071.95			122401	0520251301574	10101.2175		OTHER RETIREMENT	GENERAL FUND
		1,071.95								
2025162	6/2/2025		**2200 PERA**							
		566.51			122402	0520251301575	10101.2174		PERA	GENERAL FUND
		566.51								
2025163	6/2/2025		**1338 EFTPS**							
		207.03			122398	0520251301571	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		822.48			122399	0520251301572	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		1,029.51								
2025164	6/2/2025		**2013 MINNESOTA REVENUE (C)**							
		155.37			122400	0520251301573	10101.2172		STATE WITHHOLDING	GENERAL FUND
		155.37								
2025165	5/12/2025		**6037 HEALTHPARTNERS-DENTAL**							
		2,199.11	DENTAL CLAIMS PAID		122473	05/01/25-05/07/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL

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2025165	**5/12/2025**		**6037 HEALTHPARTNERS-DENTAL**						**Continued...**	
		2,199.11								
2025166	**5/19/2025**		**6037 HEALTHPARTNERS-DENTAL**							
		287.00	DENTAL CLAIMS PAID		122469	05/08/25-05/14/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		287.00								
2025167	**5/20/2025**		**2013 MINNESOTA REVENUE (C)**							
		216.44	SALES TAX FOR APR 2025		122470	APR 2025	10101.2081		DUE TO OTHER GOVT-SALES	GENERAL FUND
		.22	SALES TAX FOR APR 2025		122470	APR 2025	10101.4673		CASH OVER/SHORT	GENERAL FUND
		3,831.67	SALES TAX FOR APR 2025		122470	APR 2025	20243.2081		DUE TO OTHER GOVT-SALES	DOUG WOOG ARENA
		17.93	SALES TAX FOR APR 2025		122470	APR 2025	20245.2081		DUE TO OTHER GOVT-SALES	AIRPORT
		5,715.74	SALES TAX FOR APR 2025		122470	APR 2025	50605.2081		DUE TO OTHER GOVT-SALES	WATER UTILITY
		9,782.00								
2025168	**5/21/2025**		**14645 MEDSURETY, LLC**							
		68.00	FSA REIMB-HEALTH 2025		122471	05/20/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		68.00								
2025169	**5/23/2025**		**14645 MEDSURETY, LLC**							
		384.62	FSA-REIMB-DEPCARE 2025		122472	05/21/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		384.62								
2025170	**5/30/2025**		**1978 MINNESOTA CHILD SUPPORT PAYMENT CENTER**							
		749.42			122552	0527251603484	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		49.37			122553	0527251603485	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		216.88			122554	0527251603486	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		107.98			122555	0527251603487	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		23.07			122556	0527251603488	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		1,146.72								
2025171	**5/30/2025**		**2096 NATIONWIDE RETIREMENT SOLUTIONS**							
		15,501.79			122546	05272516034810	10101.2175		OTHER RETIREMENT	GENERAL FUND
		15,501.79								
2025172	**5/30/2025**		**2200 PERA**							
		79,255.41			122547	05272516034811	10101.2174		PERA	GENERAL FUND
		79,255.41								
2025173	**5/30/2025**		**2748 MISSION SQUARE TRANSFER (EFT)**							

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2025173	**5/30/2025**		**2748 MISSION SQUARE TRANSFER (EFT)**						**Continued...**	
		2,110.00			122548	05272516034812	10101.2175		OTHER RETIREMENT	GENERAL FUND
		2,110.00								
2025174	**5/30/2025**		**14645 MEDSURETY, LLC**							
		5,917.71			122549	05272516034813	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		5,917.71								
2025175	**5/30/2025**		**1338 EFTPS**							
		41,607.06			122545	0527251603481	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		43,432.28			122550	0527251603482	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		85,039.34								
2025176	**5/30/2025**		**2013 MINNESOTA REVENUE (C)**							
		19,275.26			122557	0527251603489	10101.2172		STATE WITHHOLDING	GENERAL FUND
		19,275.26								
2025177	**5/23/2025**		**5900 FP MAILING SOLUTIONS**							
		2,000.00	POSTAGE		122558	TDC#600069876-857	10101.1610		PREPAID POSTAGE	GENERAL FUND
		2,000.00								
2025178	**5/28/2025**		**14645 MEDSURETY, LLC**							
		727.49	HRA REIMBURSEMENT 2025		122560	05/27/2025	70805.6131		EMPLOYEE HRA REIMBURSEMENT	EMPLOYEE HEALTH REIMBUR
		727.49								
2025179	**5/27/2025**		**6037 HEALTHPARTNERS-DENTAL**							
		979.87	DENTAL CLAIMS PAID		122561	05/15/25-05/21/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		979.87								
2025180	**5/30/2025**		**14645 MEDSURETY, LLC**							
		125.00	HSA REWARD MONEY		122729	1Q25 INVEST	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		125.00								
2025181	**5/30/2025**		**14645 MEDSURETY, LLC**							
		1,400.00	FSA REIMB-HEALTH 2025		122730	5-28-25	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		1,400.00								
2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**							
		17.19	AMAZON-SHOP BRUSHES		122562	100114231666.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND

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2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**						**Continued...**	
		18.87	HYVEE-COOKIES-SAFETY TRAINING		122563	001580139385.1	10320.6331		CONFERENCES, TRAINING, TRAVEL	PUBLIC WORKS
		41.99	AMAZON-UNDERCARRIAGE WASHER		122564	100078689205.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		73.80	DMV-PLATES/TABS		122565	300637891325.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		21.99	AMAZON-SEVERE WEATHER SIGN-CH		122566	106228533759.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		1,835.00	NAN MCKAY & ASSOC INC ON-LINE		122567	878005502055.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		1,835.00	NAN MCKAY & ASSOC INC ON-LINE		122568	878005502055.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		2,663.38	WM NM GARGAGE & RECYCLE		122569	107080233897.1	50677.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING	NAN MCKAY APT BLDG
		97.11	8X8 PHONE SYSTEM		122570	106505192937.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		97.11	8X8 PHONE SYSTEM		122571	106505192937.2	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		1,247.04	WM JC GARBAGE & RECYCLE		122572	107080234218.1	50678.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING	JOHN CARROLL APT BLDG
		38.75	AMAZON JC PLASTIC SHEET PROTEC		122573	109591992019.1	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		1,610.04	WM NM GARBAGE BILLING FOR MARC		122574	108016406325.1	50677.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING	NAN MCKAY APT BLDG
		59.11	PREMIUM WATER FOR STAFF NM & J		122575	029679021185.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		59.10	PREMIUM WATER FOR STAFF NM & J		122576	029679021185.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		1,239.83	WM JC GARBAGE MARCH BILLING		122577	108016406192.1	50678.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING	JOHN CARROLL APT BLDG
		448.11	COMCAST NM BILLING INTERNET &		122578	103462929229.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		302.80	COMCAST PHONE INTERNET SERVICE		122579	100773256708.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		402.81	QUILL OFFICE SUPPLIES. PAPER,		122580	105441528901.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		43.42	WALMART COFFEE MAKER FOR OFFIC		122581	400184164596.1	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		71.34	MENARDS MAINT SUPPLIES		122582	100290025561.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		500.79	KHLRGRND-ETI 08		122583	261013105012.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		330.89	BRWNLLS-WEAPON PRTS		122584	900018369008.1	10210.6240		MINOR EQUIPMENT AND FURNITURE	POLICE PROTECTION
		21.64	FEDEX-PBT SHIPPING		122585	069223536312.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		19.46	KHLR-ETI PARKING 05		122586	010246814182.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		49.89	Plates concessions supplies		122587	104119060239.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		98.00	Water		122588	104198357399.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		53.97	supplies		122589	100101059494.1	20215.6210	227685	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		1,292.36	Bounce House		122590	300636558536.1	20215.6210	227674	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		144.88	TV Mounts		122591	100101608376.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		870.00	Slip and Slide		122592	306260371273.1	20215.6210	227674	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		78.00	Gatorade		122593	106997414548.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		197.94	energy drinks		122594	106722068578.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		37.15-	Bubblr Return		122595	100059162386.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		55.00	Gatorade		122596	108025021492.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		387.16	Trophies		122597	027019071730.1	20215.6210	227685	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		13.45	Labels for Color RUn		122598	100089777057.1	10529.6201	227685	OFFICE SUPPLIES	RECREATIONAL PROGRAMS
		106.92	Concessions gatorade		122599	100095545604.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		42.14	Communication App		122600	100020214049.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		42.14	Communication App		122601	100020214049.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL

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2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**						**Continued...**	
		42.14	Communication App		122602	100020214049.3	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		1,290.00	AED Pads		122603	100014351508.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		13.50	MEAL - ICMA CONF MILWAUKEE		122604	038100047256.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		13.43	MEAL - ICMA CONF MILWAUKEE		122605	300647781347.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		30.85	MEAL-ICMA CONFERENCE		122606	100016481708.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		16.00	PARKING UNION DEPOT ICMA CONF		122607	488801327398.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		30.25	ICMA CONF MILWAUKEE DINNER 4/3		122608	716988935922.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		11.20	ICMA CONF MILWAUKEE BREAKFAST		122609	181279208873.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		27.07	ICMA CONF MILWAUKEE LUNCH 4/4		122610	100012616884.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		262.90	MREJ SE DEV SUMMIT REGIST		122611	100001713020.1	20280.6331		CONFERENCES, TRAINING, TRAVEL	ECON DEV GENERAL
		59.95	AMAZON MEMORIAL DAY		122612	100003245074.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		7.00	KNOWLANS JC NM BIRTH MEMORIAL		122613	720203648667.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		7.00	KNOWLANS JC NM BIRTH MEMORIAL		122614	720203648667.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		17.27	KNOWLANS JC NM BIRTH MEMORIAL		122615	720203648667.3	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		39.36	KNOWLANS JC & NM ACTIVITIES		122616	720203324471.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		39.36	KNOWLANS JC & NM ACTIVITIES		122617	720203324471.2	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		16.12	MENARDS JC NM ACTIVITIES		122618	300864869483.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		16.12	MENARDS JC NM ACTIVITIES		122619	300864869483.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		132.93	AMAZON PRAYER BREAKFAST		122620	100058509101.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		81.98	AMAZON VOLUNTEER GLOVES		122621	100084965736.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		11.49	KNOWLANS JC NM ACTIVITES & EX		122622	720203612569.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		11.48	KNOWLANS JC NM ACTIVITES & EX		122623	720203612569.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		28.14	KNOWLANS JC NM ACTIVITES & EX		122624	720203612569.3	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		32.63	AMAZON FLYER STANDS		122625	100009972323.1	10530.6201		OFFICE SUPPLIES	COMMUNITY AFFAIRS
		63.63	KNOWLANS RIVER CLEANUP & EXPO		122626	720203362671.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		43.98	AMAZON FLYER & NOTE HOLDERS		122627	100058481670.1	10530.6201		OFFICE SUPPLIES	COMMUNITY AFFAIRS
		14.48	JC NM RECYCLE SEMINAR		122628	720203436937.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		14.48	JC NM RECYCLE SEMINAR		122629	720203436937.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		12.80	WALGREENS PRAYER BREAKFAST		122630	001050993113.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		10.00	JC NM ACTIVITIES		122631	720203338196.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		10.00	JC NM ACTIVITIES		122632	720203338196.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		25.00	DQ JC NM ACTIVITES		122633	321651762162.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		25.00	DQ JC NM ACTIVITES		122634	321651762162.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		15.92	WALGREENS THANK YOUS		122635	000981490573.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		5.40	WALGREENS JC NM PANCAKE TY"S		122636	000981490409.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		5.40	WALGREENS JC NM PANCAKE TY"S		122637	000981490409.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		10.00	ANGELOS JC & NM BINGO (50TH)		122638	100348065951.1	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		10.00	ANGELOS JC & NM BINGO (50TH)		122639	100348065951.2	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		25.00	DQ JC & NM BINGO (50th)		122640	322735912747.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG

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2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**						**Continued...**	
		25.00	DQ JC & NM BINGO (50th)		122641	322735912747.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		71.60	WALGREENS TU"S RIVER & EXPO		122642	000981490326.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		1.51	EXCEL EDA		122643	104064950525.1	20280.6430		MISCELLANEOUS	ECON DEV GENERAL
		68.63	XCEL EDA		122644	104257922174.1	20280.6430		MISCELLANEOUS	ECON DEV GENERAL
		83.40	DOODLE SCHEDULER		122645	100024171262.1	10125.6201		OFFICE SUPPLIES	HUMAN RESOURCES
		.83	DOODLE SCHEDULER TRANSACTION F		122646	100024171262.1	10125.6201		OFFICE SUPPLIES	HUMAN RESOURCES
		20.00	CROWNTROPHY COUNCIL PIN MAGNET		122647	027019336402.1	10110.6430		MISCELLANEOUS	MAYOR AND COUNCIL
		252.50	VERIFIEDCRDNTS BKGRND CKS		122648	900015700018.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		93.21	INNOVATIVE POST ITS PENS HGHLT		122649	450000021639.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		74.44	AMAZON PAPER PLATES		122650	100100403150.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		885.00	NLC CITY SUMMIT CONF JFRANCIS		122651	516516645414.1	10110.6331		CONFERENCES, TRAINING, TRAVEL	MAYOR AND COUNCIL
		3,808.80	CDWG-SECURITY CAMERA SOFTWARE		122652	294473001400.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		138.07	COMCAST -VETS INTERNET		122653	107330149125.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		330.28	CDWG-PRINTER		122654	307285003806.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		3,956.80	CDWG-SECURITY CAMERAS		122655	308002090562.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		1,197.85	CDWG- IPAD		122656	310218098148.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		1,500.00	OPENAI - CHATGPT TEST GROUP		122657	100030972649.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		457.50	CDWG-MONITOR CABLES		122658	315456172599.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		99.50	E-Recording documents		122659	001443155550.1	10410.6302		PROFESSIONAL SERVICES	DEVELOPMENT SERVICES
		56.05	SHRED-IT MARCH 2025		122660	093121545705.1	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		56.05	SHRED-IT MARCH 2025		122661	093121545705.2	20260.6210		OPERATING SUPPLIES	HOUSING GENERAL
		56.05	SHRED-IT MARCH 2025		122662	093121545705.3	10140.6210		OPERATING SUPPLIES	CITY CLERK
		100.99	SHRED-IT MARCH 2025		122663	093121545705.4	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		94.37	SHRED-IT MARCH 2025		122664	093121545705.5	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		61.42	HOME DEPOT-TAPE MEASUR,WTHRSTR		122665	010192378304.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		14.98	HOME DEPOT-ROOF CEMENT		122666	010190061218.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		301.89	KULLY-SOAP PUMP/AERAOR PCA SPR		122667	321197542535.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		50.49	WALMART NM JC BUILDING MEETING		122668	400199779969.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		50.48	WALMART NM JC BUILDING MEETING		122669	400199779969.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		47.18	MENARDS VACCUM AND MAINT SUPPL		122670	200288177225.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		59.68	MENARDS VACCUM AND MAINT SUPPL		122671	200288177225.2	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		119.88	HOME DEPOT MAINT SUPPLIES		122672	010193827277.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		232.84	NM MENAARDS MAINT SUPPLIES		122673	100348022481.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		60.97	MNRDS SHOP SUPPLIES		122674	200288176987.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		15.97	HD SHOP SUPPLIES		122675	010190044620.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		130.22	VSTAPRNT-BIZ CARDS		122676	712277843236.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		35.01	VRZN-CAM DATA		122677	103805889224.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		57.29	VSTAPRNT-BIZ CARDS		122678	714497757930.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		57.29	VSTPRNT-BIZ CARDS		122679	714498457951.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION

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2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**						**Continued...**	
		132.28	Range fans		122680	103869984253.1	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		169.99	AMZN-RANGE CHEM CAB		122681	104029880471.1	10210.6240		MINOR EQUIPMENT AND FURNITURE	POLICE PROTECTION
		47.56	VSTPRNT-BIZ CARDS		122682	712264430080.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		88.99	AMZN-RANGE SUPPLY		122683	105463847149.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		76.78	WLMRT-JAIL CLOTHES		122684	300636682112.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		206.06	WLMRT-JAIL CLOTHES		122685	100198579939.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		219.00	MNLEAP-CONF REG ROSBURG		122686	106791121886.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		219.00	MNLEAP-CONF REG GAMER		122687	106799967819.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		38.08	WLMRT-JAIL CLOTHES		122688	300721666865.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		828.00	PRI MNGMNT-DATA TRNG CLERICAL		122689	100005598732.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		227.15	KT-ESTR EGG HUNT DONUTS		122690	191015420600.1	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		16.60	DMV-TABS SQ 2166		122691	300685225381.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		33.97	CUB-REFRESH RETIREE MEETING		122692	730264115169.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		21.60	KT-COFFEE RETIREE MEETING		122693	180118292488.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		872.00	AXON-TASER BATTERIES		122694	510154728253.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		77.85	KHLR-ETI PARKING 03		122695	010247005293.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		526.74	KHLR-ETI 03		122696	261013102951.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		481.36	CRTYRD-SOTA CONF 37		122697	108413444207.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		24.00	MNEXPLR-BANQUET DINNER 02		122698	109545089884.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		481.36	CRTYRD-SOTA 46		122699	106288212526.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		131.09	DOMINOS-EXPLR MEAL		122700	501008105016.1	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		85.00	2025 SPRING SEMINAR		122701	150945380481.1	10410.6331		CONFERENCES, TRAINING, TRAVEL	DEVELOPMENT SERVICES
		75.00	BCA-DMT 29		122702	291194050168.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		22.82	AMAZON EGGS FOR SKATE		122703	100086196444.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		195.98	AMAZON CANDY FOR EGG HUNT		122704	100002534386.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		209.72	SAMS CLUB CANDY FOR EGG HUNT		122705	008828004167.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		139.18	SAMS CLUB CANDY FOR EGG HUNT		122706	400204298967.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		154.38	WALMART FUN RUN SUPPLIES		122707	009284738027.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		28.50	MNRDS MULCH		122708	100467818932.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		346.13	VAN PPR SPPLS		122709	900017404817.1	20245.6210		OPERATING SUPPLIES	AIRPORT
		35.00	MBAA LEGIS DAY		122710	000281546059.1	20245.6331		CONFERENCES, TRAINING, TRAVEL	AIRPORT
		118.00	MN FLYER APR AD		122711	900013927770.1	20245.6341		ADVERTISING	AIRPORT
		1,401.66	STNLY STMMR CRPT CLN		122712	109762160103.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		300.00	BINDER SPRING SERVICE		122713	006888777496.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		144.85	COMCAST APR INTERNET		122714	104062213804.1	20245.6390		POSTAGE AND TELEPHONE	AIRPORT
		321.52	MCOA CONF HOTEL AW		122715	261168551799.1	20245.6331		CONFERENCES, TRAINING, TRAVEL	AIRPORT
		321.52	MCOA CONF HOTEL CT		122716	261168551765.1	20245.6331		CONFERENCES, TRAINING, TRAVEL	AIRPORT
		123.30	CINTAS FEB-APR SRVCS		122717	271197821047.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		1,246.27	ABSOLUTE TR-BRAKE PARTS,HARNES		122718	500808956477.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND

Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
2025182	**5/8/2025**		**6860 WELLS FARGO PURCHASING CARDS**						**Continued...**	
		1,094.03	ABSOLT TRL-HUB & BRAKE ASY T-6		122719	500743269890.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		810.00	POST-PEACE OFFICER LICENSES 25		122720	120910512593.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		526.74	KHLR-ETI 01		122721	261013104965.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		39.08	PNRA-TELECOM RECOGNITION		122722	108847469449.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		2,530.57	AT&T-APRIL CELL & DATA		122723	310856632657.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		90.00	MNLEMA-MEMORIAL WREATH		122724	100001961459.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		7.95	AMAZON-TV REMOTE		122725	100020147586.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		243.37	COMCAST-MO CABLE AND SRVC		122726	107124135576.1	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		77.28	MATCO-BLOW GUN KIT		122727	104359452632.1	10320.6240		MINOR EQUIPMENT AND FURNITURE	PUBLIC WORKS
		80.00	CANVA BANNER SUMMER PROG		122728	100101723787.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		49,431.86								
		1,252,264.83	Grand Total							

Payment Instrument Totals

Checks	937,635.07
EFT Payments	278,454.52
A/P ACH Payment	36,175.24
Total Payments	1,252,264.83

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 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 submittal 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 on the attached report.

SOURCE OF FUNDS
N/A

ATTACHMENTS
1. City Council Report (Licenses)

City of South St Paul
City Council Report

ID	Company	License #	License Type	Status	Issued	Expires	Address	Complex	Council
15693	Atasha Hayden	00016243	Chicken License	A	05/23/2025	12/31/2040	456 1st Ave S		06/02/2025
11253	Sam's Tobacco Warehouse, Inc.	00016105	Cigarette and Tobacco Sales	A	05/30/2025	05/31/2026	211 13th Ave S		06/02/2025
15502	Sam's Convenience and Tobacco, LLC	00016114	Cigarette and Tobacco Sales	A	05/30/2025	05/31/2026	400 Southview Blvd	Sam's Convenience and Tabacco, LLC	06/02/2025
15577	TL Networks	00016171	Entertainment	A	05/23/2025	05/31/2026	111 Concord Exchange S		06/02/2025
14742	Invitation Homes	00015810	Rental Housing	A	03/24/2025	05/31/2026	235 10th Ave S		06/02/2025
14542	Roger Pass	00015369	Rental Housing	A	04/18/2025	05/31/2026	146 13th Ave N		06/02/2025
12110	Jason Schmitt	00015392	Rental Housing	A	04/30/2025	05/31/2026	614 13th Ave N		06/02/2025
15243	HPA JV Borrowers 2019-1 ML LLC	00015731	Rental Housing	I	05/15/2025	05/31/2026	214 14th Ave N		06/02/2025
15362	Michael Ryan Wallace	00015788	Rental Housing	A	05/15/2025	05/31/2026	443 16th Ave N		06/02/2025
15005	Irene Izumi	00015642	Rental Housing	A	03/27/2025	05/31/2026	544 18th Ave N		06/02/2025
12261	Hazem M. Issa	00015414	Rental Housing	A	03/20/2025	05/31/2026	256 1st Ave S		06/02/2025
11864	Veronica Rivera	00015418	Rental Housing	A	04/16/2025	05/31/2026	520 1st Ave S		06/02/2025
12021	Xuan Van Ngo	00015428	Rental Housing	A	05/20/2025	05/31/2026	814 22nd Ave N		06/02/2025
15113	Ian Kelbridge	00015712	Rental Housing	A	04/21/2025	05/31/2026	2247 2nd St S		06/02/2025
14405	Daniel Schwingle	00015446	Rental Housing	A	05/16/2025	05/31/2026	549 3rd Ave S		06/02/2025
15430	Pagaya Smartresi F1 Fund Property Owner	00015840	Rental Housing	A	05/30/2025	05/31/2026	235 4th Ave S		06/02/2025
15272	Yer Moua	00015743	Rental Housing	A	04/21/2025	05/31/2026	416 5th Ave S		06/02/2025
11968	Greg J. Trombley	00015472	Rental Housing	A	05/28/2025	05/31/2026	1150 8th Ave S		06/02/2025
15087	James L. Lardani	00015895	Rental Housing	A	05/16/2025	05/31/2026	109 9th St S		06/02/2025
15186	Campos Enterprises LLC	00015848	Rental Housing	A	03/17/2025	05/31/2026	625 Concord Pl	Campos Enterprises LLC	06/02/2025
14721	Keith & Allison Momper	00015562	Rental Housing	A	05/28/2025	05/31/2026	1541 Concord St N		06/02/2025
15055	Ricardo A. Karel	00015660	Rental Housing	A	04/30/2025	05/31/2026	1615 Concord St S		06/02/2025
14982	Joseph A. Clark	00015371	Rental Housing	A	05/29/2025	05/31/2026	1209 Eldridge Ave		06/02/2025
14742	Invitation Homes	00015534	Rental Housing	A	03/24/2025	05/31/2026	212 Frost St W		06/02/2025
14265	TMG Real Estate Holdings, LLC	00015497	Rental Housing	A	03/27/2025	05/31/2026	221 Grand Ave W 103		06/02/2025

City of South St Paul
City Council Report

ID	Company	License #	License Type	Status	Issued	Expires	Address	Complex	Council
15398	House2Home SSTP LLC	00015816	Rental Housing	A	04/02/2025	05/31/2026	221 Grand Ave W 105	House2Home SSTP LLC	06/02/2025
15343	Samantha HoCao	00015781	Rental Housing	A	04/04/2025	05/31/2026	613 Marie Ave		06/02/2025
12048	Susan L. Troje	00015509	Rental Housing	A	05/30/2025	05/31/2026	205 Park St W		06/02/2025
15218	HPA II Borrower 2020-2 LLC	00015736	Rental Housing	A	05/15/2025	05/31/2026	1602 Southview Blvd	HPA II Borrower 2020-2 LLC	06/02/2025
15441	Ciro Investments LLC	00015844	Rental Housing	A	03/25/2025	05/31/2026	200-202 Spruce St W	Ciro Investments LLC	06/02/2025
15321	HPA II Borrower 2020-1 ML LLC	00015769	Rental Housing	A	05/15/2025	05/31/2026	1688 Stickney Ave		06/02/2025
13776	Everyday Living Holdings, LLC	00015988	Rental Housing Multi Family Dwelling (4+)	A	03/11/2025	05/31/2026	133 12th Ave N	Housing with Services - Grandfathered to 6	06/02/2025
13776	Everyday Living Holdings, LLC	00015991	Rental Housing Multi Family Dwelling (4+)	A	03/11/2025	05/31/2026	550 12th Ave N	Housing with Services - Grandfathered to 6	06/02/2025
12694	Dennis A. Greger	00016009	Rental Housing Multi Family Dwelling (4+)	A	05/28/2025	05/31/2026	141 5th Ave N		06/02/2025
13776	Everyday Living Holdings, LLC	00016013	Rental Housing Multi Family Dwelling (4+)	A	03/11/2025	05/31/2026	202 6th St S	Housing with Services - Grandfathered to 6	06/02/2025
11793	Boshra & Fadia Gendy	00016026	Rental Housing Multi Family Dwelling (4+)	A	04/10/2025	05/31/2026	1509 Elrose Ct		06/02/2025
11793	Boshra & Fadia Gendy	00016029	Rental Housing Multi Family Dwelling (4+)	A	04/10/2025	05/31/2026	1518 Elrose Ct		06/02/2025
11793	Boshra & Fadia Gendy	00016030	Rental Housing Multi Family Dwelling (4+)	A	04/10/2025	05/31/2026	1526 Elrose Ct		06/02/2025
15694	Tennis Sanitation, LLC	00016244	Solicitor (Company)	A	05/23/2025	05/31/2026			06/02/2025
15695	Tennis Sanitation	00016245	Solicitor (Individual)	A	05/23/2025	05/31/2026			06/02/2025
15692	Scope Solutions	00016242	Solicitor (Individual)	A	05/23/2025	05/31/2026			06/02/2025
15147	Triple Shift Entertainment, LLC	00016234	Special Event	A	05/14/2025	07/27/2025	365 Concord Exchange N	Vespa Show	06/02/2025
15147	Triple Shift Entertainment, LLC	00016235	Special Event	A	05/14/2025	06/29/2025	365 Concord Exchange N	Northern Lights Wrestling - Kaposia Days Event	06/02/2025
15147	Triple Shift Entertainment, LLC	00016236	Special Event	A	05/14/2025	06/28/2025	365 Concord Exchange N	Kaposia Days Street Dance	06/02/2025
14660	South St. Paul Lions Club	00016241	Temp Intoxicating Liquor License	A	05/22/2025	06/30/2025	820 Southview Blvd	Kaposia Days - Beer Tent	06/02/2025

ID	Company	License #	License Type	Status	Issued	Expires	Address	Complex	Council

CITY COUNCIL AGENDA REPORT

DATE: June 2, 2025
DEPARTMENT: Human Resources
PREPARED BY: Shelly Anderson
AGENDA ITEM NUMBER: 8.D.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Acceptance of Letter of Resignation - HRA Caretaker Position

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Accept Letter of Resignation from Mayra Zuniga for the position of HRA Caretaker and authorize recruitment process to fill the vacated position.

OVERVIEW
Mayra Zuniga, Caretaker at the HRA High Rise Buildings, submitted her letter of resignation to management on May 14, 2025. Her resignation was effective May 22, 2025. Mayra began her employment with the City of South St. Paul in June 2024.

We thank Mayra for her service and wish her all the best in her future endeavors.

The HRA Caretaker position is a full-time role within the AFSCME bargaining unit. Staff respectfully requests that the City Council accept Mayra Zuniga's resignation and authorize staff to begin the recruitment process to fill the vacated position.

SOURCE OF FUNDS
Housing and Redevelopment Authority Budget 20267

ATTACHMENTS
1. Zuniga, Mayra_Resignation Notice_Received 5.14.2025

05-13-2025

Sra. Alma Peña

Quisiera informarle que estoy presentando mi renuncia como housekeeping de la ciudad de SSP. El dia 05-23-2025 sera mi ultimo dia laboral.
Agradezco la oportunidad que me dierón de formar parte de sú equipo. Pero creo que es tiempo de hacer un cambio a nivel personal.

Entiendo que esto sea algo inesperado y me disculpo por eso.
Agradezco sú compresión.

Atentamente: MayraZ.

Translated to English

05-13-2025

Mrs. Alma Peña

I would like to inform you that I am submitting my resignation as house keeping of the city of SSP. 05-23-2025 will be my last working day.
I appreciate the opportunity you gave me to be part of your team. But I think it's time to make a change on a personal level.

I understand this is unexpected and I apologize for that.
I appreciate your understanding.

Sincerely: Mayraz.

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	Police
PREPARED BY:	Brian Wicke
AGENDA ITEM NUMBER:	8.E.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Conditional Employment Offer - Community Service Officer

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Motion to make a conditional job offer to Hunter Fox for a part time Community Service Officer position, effective on or after June 3rd, 2025, at the starting salary as outlined in the current AFSCME contract, contingent on the successful completion of a background investigation

OVERVIEW
The Community Service Officer (CSO) position is a uniformed, non-sworn position in the Police Department. Primary CSO responsibilities include park patrol, animal control, and support services for the Police Department. In addition to these primary responsibilities, the CSO position is assigned with resolving code enforcement violations tasked to the police department.

The 2025 Police Protection Budget includes funding for the Community Service Officer position, and we currently have a vacancy resulting from internal staff movement from the Community Service Officer position to sworn Police Officer earlier this year. The CSO position is an AFSCME Union position requiring an internal job posting, which was previously waived by the union as no internal candidates were identified. External applications were taken in February, interviews have been conducted with eligible applicants and a candidate has been identified.

Hunter Fox is currently enrolled in the criminal justice program at St. Thomas University, is a reserve officer with the Orono Police Department, and serves as a cadet with the UMN Army ROTC program and MN Army National Guard.

Police Department staff feel that Hunter Fox will be an excellent addition to the Police Department and recommend his appointment to the position of part-time Community Service Officer.

SOURCE OF FUNDS
2025 Police Protection Budget

ATTACHMENTS

1. Hunter Fox - Redacted

EMPLOYMENT APPLICATION

CITY OF SOUTH ST. PAUL
125 3rd Ave N
South St. Paul, Minnesota 55075
651-554-3203
http://www.southstpaul.org

Fox, Hunter McArthur
24-00025 COMMUNITY SERVICE OFFICER (CSO)

Received: 2/16/25 2:05 PM
For Official Use Only:
QUAL:__________
DNQ:__________
- ☐ Experience
- ☐ Training
- ☐ Other:______

PERSONAL INFORMATION

POSITION TITLE: COMMUNITY SERVICE OFFICER (CSO)	**EXAM ID#:** 24-00025
NAME: (Last, First, Middle) Fox, Hunter McArthur	**SOCIAL SECURITY NUMBER:** N/A
ADDRESS: (Street, City, State/Province, Zip/Postal Code) [redacted]	**EMAIL ADDRESS:** [redacted]
HOME PHONE: [redacted]	**NOTIFICATION PREFERENCE:** Email
LEGAL RIGHT TO WORK IN THE UNITED STATES? ■ Yes ☐ No	
What is your highest level of education? Some College	

PREFERENCES

WHAT TYPE OF JOB ARE YOU LOOKING FOR?
Regular

TYPES OF WORK YOU WILL ACCEPT:
Part Time

EDUCATION

DATES:	**SCHOOL NAME:** Orono Senior High School	
LOCATION:(City, State/Province) Orono , Minnesota	**DID YOU GRADUATE?** ■Yes ☐No	**DEGREE RECEIVED:** High School Diploma
DATES:	**SCHOOL NAME:** University of St. Thomas	
LOCATION:(City, State/Province) St. Paul , Minnesota	**DID YOU GRADUATE?** ☐Yes ■No	**DEGREE RECEIVED:** Bachelor's
MAJOR: Criminal Justice		
DATES:	**SCHOOL NAME:** University of Minnesota - Twin Cities	
LOCATION:(City, State/Province) Minneapolis , Minnesota	**DID YOU GRADUATE?** ☐Yes ■No	**DEGREE RECEIVED:** Other
MAJOR: Military Leadership & Science (ROTC)		

WORK EXPERIENCE

DATES: From: 5/2024 To: Present	**EMPLOYER:** Orono Police Department	**POSITION TITLE:** Police Reserve Officer
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2730 Kelly Pkwy, Long Lake, Minnesota, 55356		**COMPANY URL:** https://www.ci.orono.mn.us/156/Police
PHONE NUMBER: 952-249-4700	**SUPERVISOR:** Steve Sturm - Police Officer / Reserve Coordinator	**MAY WE CONTACT THIS EMPLOYER?** ■Yes ☐No
# OF EMPLOYEES SUPERVISED: 0		

DUTIES:
As a Police Reserve Officer for the Orono Police Department, I am a volunteer and a counterpart of patrol.
My main tasks are to assist sworn officers, take low-risk calls that do not require being armed, and do miscellaneous items such as spot-checks or administrative tasks. Being a Reserve allows me to gain experience and interact with the community I grew up in.

REASON FOR LEAVING:
Present

DATES: From: 8/2024 To: Present
EMPLOYER: Army National Guard / University of Minnesota Army ROTC
POSITION TITLE: Cadet
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 15 Church St SE, Minneapolis, Minnesota, 55455
PHONE NUMBER: (612) 625-5000
SUPERVISOR: CPT. Christopher Barich - MS1 Instructor
MAY WE CONTACT THIS EMPLOYER? ■Yes □No
DUTIES:
As a scholarship Cadet with the UMN Army ROTC program and MN Army National Guard, I am on track to commission as a 2LT in the Army National Guard upon graduation.
Weekly I am involved in PT (physical training) MWF and a class centered around military leadership. Biweekly we have a "Lead Lab" where upper-classmen leadership will teach and instruct a variety of topics. Occasionally we will have a weekend drill where we either head to Camp Ripley or Arden Hills training site and conduct a training exercise over the weekend. Upcoming I will be a shadow in a unit to learn more about leadership within the field.
REASON FOR LEAVING: Present

DATES: From: 6/2024 To: 8/2024
EMPLOYER: Private Owner
POSITION TITLE: Caretaker / Groundskeeper
ADDRESS: (Street, City, State/Province, Zip/Postal Code) Private, Orono, Minnesota, 55356
PHONE NUMBER: Private
SUPERVISOR: Dave Jopp - Caretaker
MAY WE CONTACT THIS EMPLOYER? □Yes ■No
 # OF EMPLOYEES SUPERVISED: 2
DUTIES:
I maintained a 70-acre property on Lake Minnetonka for a private owner.
Most of my duties consist of operating equipment, mowing, yardwork like picking sticks up, and other labor-intensive tasks.
REASON FOR LEAVING: I left for school at the University of St. Thomas and for my military obligations.

DATES: From: 6/2023 To: 5/2024
EMPLOYER: Orono Activity Center
POSITION TITLE: Activity Center Monitor
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 795 Old Crystal Bay Rd N, Orono, Minnesota, 55356
COMPANY URL: https://ac.oronoschools.org/
PHONE NUMBER: (952) 449-8355
SUPERVISOR: Max Olson - Supervisor
MAY WE CONTACT THIS EMPLOYER? ■Yes □No
 # OF EMPLOYEES SUPERVISED: 0
DUTIES:
An Activity Center Monitor has the job of "supervising" the entirety of the Activity Center. Monitors check individuals in, renew memberships, and enforce the rules of the activity center.
REASON FOR LEAVING: I wasn't getting appropriate pay and wanted to pursue other opportunities.

DATES: From: 12/2022 To: 4/2024
EMPLOYER: Orono Police Department
POSITION TITLE: Explorer
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2730 Kelly Pkwy, Long Lake, Minnesota, 55356
COMPANY URL: https://www.ci.orono.mn.us/156/Police
PHONE NUMBER: 952-249-4700
SUPERVISOR: Jane Szczepanik - Advisor
MAY WE CONTACT THIS EMPLOYER? ■Yes □No
 # OF EMPLOYEES SUPERVISED: 2
DUTIES:
Being an Explorer is a volunteer position.
I was an Explorer for two years. My last season I was a team lead. We trained every week during the season (school months) in various scenarios and gained experience in the field riding along with sworn Officers.
REASON FOR LEAVING: Feel that I am ready to gain more experience at a higher responsibility.

DATES: From: 12/2022 To: 4/2023
EMPLOYER: Caribou Coffee
POSITION TITLE: Greeter/Barista
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 1400 County Rd 101 Unit A, Plymouth, Minnesota, 55447
COMPANY URL: https://locations.cariboucoffee.com/us/mn/plymouth/1400-county-road-101-n

PHONE NUMBER: +17634731339	**SUPERVISOR:** Alex - Sandberg	**MAY WE CONTACT THIS EMPLOYER?** ■Yes □No
# OF EMPLOYEES SUPERVISED: 1		

DUTIES:
Greeter - In charge of taking care of customers' orders and providing them with the necessary tools/info to meet their wants/needs and improve their experience while in the store. A greeter may also get the coffee of the day for a customer or grab items from the bakery. They will also clean and keep the store tidy.
Barista - Make the customer's drink following a set of instructions. Keep the "bar" tidy and clean. Interact with customers when giving the drink and provide for any needs/wants.
Both will clean at closing and do the duties needed to complete the shift.

REASON FOR LEAVING:
I wanted to take a different direction with work.

CERTIFICATES AND LICENSES

TYPE:
Firearms Safety and Hunters Education

LICENSE NUMBER: 810-635-268	**ISSUING AGENCY:** MN DNR

TYPE:
Boaters License

LICENSE NUMBER: MN27850935	**ISSUING AGENCY:** MN DNR

Skills

OFFICE SKILLS:
Typing:
Data Entry:

OTHER SKILLS:
Leadership Experience - Intermediate - 5 years and 0 months
Football (teamwork, communication, etc.) - Expert - 8 years and 0 months
American Sign Language - Beginner - 0 years and 3 months
Customer Service - Intermediate - 1 years and 2 months
First Aid - Beginner - 3 years and 0 months

LANGUAGE(S):
American Sign Language - ■ Speak ■ Read □ Write

ADDITIONAL INFORMATION

Personal
My dream is to become a police officer. Everything I am doing now is to pursue a career in law enforcement and to obtain the skills required to do the job effectively.

Military Service
I am enlisted in the Minnesota Army National Guard as an 09R.
While I am pursuing a criminal justice degree at St. Thomas I will also be a Cadet within the Gopher Batallion doing ROTC at the University of Minnesota.

Volunteer Experience
I was a Police Explorer for two years and am now a Police Reserve Officer at the Orono Police Department. On top of that, I try and do as many events as possible with the department such as the recent Toys for Tots drive. Outside of police work I attempt to volunteer with organizations like Feed my Starving Children and Helping Hands.

REFERENCES

REFERENCE TYPE: Professional	**NAME:** Steve Sturm	**POSITION:** Reserve Coordinator
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2730 Kelly Parkway, Orono, Minnesota 55356		
EMAIL ADDRESS: Ssturm@oronomn.gov		**PHONE NUMBER:** [redacted]
REFERENCE TYPE: Professional	**NAME:** Cory Slipka	**POSITION:** Reserve Coordinator
ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2730 Kelly Parkway, Orono, Minnesota 55356		
EMAIL ADDRESS: Cslipka@oronomn.gov		**PHONE NUMBER:** [redacted]
REFERENCE TYPE: Personal	**NAME:** Joe McPhearson	**POSITION:** High School coach
ADDRESS: (Street, City, State/Province, Zip/Postal Code) Orono, Minnesota		
EMAIL ADDRESS: joe@gordon-james.com		**PHONE NUMBER:** [redacted]
REFERENCE TYPE: Professional	**NAME:** Jane Szczepanik	**POSITION:** Police Officer / Advisor

ADDRESS: (Street, City, State/Province, Zip/Postal Code) 2730 Kelley Pkwy, Long Lake, Minnesota 55356		
EMAIL ADDRESS: jszczepanik@ci.orono.mn.us		**PHONE NUMBER:** [redacted]
REFERENCE TYPE: Professional	**NAME:** Dave Jopp	**POSITION:** Caretaker
ADDRESS: (Street, City, State/Province, Zip/Postal Code)		
EMAIL ADDRESS:		**PHONE NUMBER:** [redacted]

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	City Clerk
PREPARED BY:	Deanna Werner
AGENDA ITEM NUMBER:	8.F.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Cost Share Agmt - Dakota County Election Equipment

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Approval of the cost-sharing agreement with Dakota County for the purchase of new voting equipment for the 2026 Election Cycle.

OVERVIEW
Background
The County's voting equipment was deployed in 2015. With proactive care and preventive maintenance, ballot tabulators have been successfully used in over 40 elections and are rapidly approaching the end of their life. Users are seeing slower processing times and a higher level of ongoing maintenance. Additionally, the accessible voting hardware has already reached the end of its life and does not efficiently or dependably support voters with disabilities.

Growth in Population and Equipment Use
Dakota County's current voting equipment was originally deployed in 2015 and the number of eligible voters in our county has increased over 10 percent since that time. Equipment was projected to be used 2-3 times each year but at least 4 elections have been conducted each year since 2019, leading to excessive use. Rigorous testing requirements demand that each ballot is scanned multiple times to check for accuracy and reliability, both in preliminary and public accuracy testing.

Proposed Solution
Invest in new, state-of-the-art voting equipment that:

1. Enhances Security: Incorporates advanced encryption and other features to prevent tampering.
2. Improves Accessibility: Meets ADA standards and provides equitable access for voters with disabilities.
3. Increases Efficiency and Voter Trust: Reduces wait times, streamlines ballot processing, and minimizes potential for errors. Enhances overall trust in the electoral process.
4. Supports Scalability: Accommodates future growth in voter participation.

Risks of Inaction

Outdated voting equipment poses risks to the integrity and efficiency of our elections. Delays and equipment malfunctions frustrate voters and can lead to longer lines, potentially disenfranchising voters. Repairing outdated equipment is increasingly expensive, laborious, and less cost-effective over time. Costs are increasing as maintenance and repairs will continue to rise as equipment ages. Additionally, security vulnerabilities and inefficiencies may erode public confidence in elections.

Cost-Share Plan

This project is estimated to cost $5 million, which will include the initial equipment purchase (e.g., tabulators, software, peripherals) and training for election staff. In previous voting equipment purchases, Dakota County assumed 50% of the cost, while city and township partners assumed the remaining 50%. Recent cost share agreements for services and poll pad equipment have included school districts in the cost share. We propose this cost-share agreement to be structured so that Dakota County would assume 65% of the cost, city and township partners would assume 30% of the costs based on the registered voters in the city, and school districts would assume 5% of the costs.

In previous election cost-share agreements, Dakota County has allowed partners to split up-front costs into multiple years to reduce the immediate budget impact. Dakota County proposes allowing municipal partners the same flexibility in this agreement, which would require Dakota County to disburse the entire $5 million up front and recover the remainder over the coming years. The total estimated cost for the City of South St. Paul is based off the percentage of registered voters we have in the county. The city of South St. Paul has 12,322 registered voters, which is 4.3% of the voters in the county, so the city's share will be approximately $63,803 paid in three installments of approximately $12,761 per year.

SOURCE OF FUNDS

City Clerk Budget/General Fund

ATTACHMENTS

1. Cost Share Agmt with Dak. Cty

COST SHARE AGREEMENT BETWEEN

City of South St Paul

AND COUNTY OF DAKOTA

FOR ELECTION HARDWARE, SOFTWARE, AND RELATED SERVICES

This Cost Share Agreement ("Agreement") is entered into by and between the City of South St Paul ("Municipality"), 25 3rd Ave N, South St Paul, , MN 55075 , and the County of Dakota ("County"), 1590 Highway 55, Hastings, MN 55033. Municipality and County are referred to individually as the "Party" and are collectively referred to as the "Parties".

WHEREAS, pursuant to Minn. Stat. § 471.59, two or more governmental units, by agreement through action of their governing bodies, may jointly exercise powers common to the governmental units; and

WHEREAS, under Minn. Stat. § 206.805, the parties are empowered to purchase election hardware, software and related services; and

WHEREAS, the County, along with cities and townships in Dakota County, shared the cost for the purchase and implementation of voting equipment in 1998 and 2015; and

WHEREAS, the Parties are desirous of cooperating to purchase a replacement for the current voting equipment system for use by the Parties and other cities, townships, and school districts in Dakota County who enter into separate Cost Share Agreements with the County (collectively, the "Governmental Units").

NOW, THEREFORE, in consideration of the premises and covenants contained herein and subject to the provisions of Minn. Stat. § 471.59, the Parties agree as follows:

I. PURPOSE

A. The purpose of this Agreement is to authorize the County to purchase election hardware, software and related services for the Parties and to establish the obligations of the Parties with respect to their use and maintenance.

II. TERM

A. The term of this Agreement shall commence on the Effective Date, which is the date when all signatures of the Parties are obtained and shall remain in full force and effect until the Expiration Date, which is the date when the Vendor Contract entered into pursuant to Section III(A) terminates, this Agreement is terminated as provided herein, or by operation of law, whichever occurs first. This Agreement may be extended by written mutual agreement of the Parties.

III. DUTIES OF THE COUNTY

The Vendor Contract includes hardware, software, licensing, and maintenance.

A. Solicitation. In conformance with the provisions of Minnesota law, the County will prepare a Request for Proposals (RFP) for an electronic voting system that meets the requirements of all Minnesota statutes and rules, including Minn. Stat. § 206.57, to be used by all local government units in Dakota County, including the Parties. The County will consult with the Municipality in preparation of the RFP. The solicitation will consist of a competitive process consistent with state law applicable to such solicitation.

The RFP will include vendor-supplied technical maintenance and regular maintenance and upgrades of the election hardware and software, wherever stored, for at least five (5) years from the date of purchase, including assurances of sufficient parts, supplies and accessories, warranty service, and will seek to obtain a trade-in allowance for all electronic voting systems owned by Dakota County.

B. Award of Contract. The final decision on the vendor to whom the contract shall be awarded will be made by the Dakota County Board of Commissioners. The contract will be awarded to a vendor whose proposal meets all of the standards for voting systems required by Minnesota law. The County will defend and indemnify the Municipality, its elected officials, employees and/or agents and hold them harmless from all claims and damages arising out of the solicitation process and the award of contract for the election hardware, software and related services.

C. Repairs and Maintenance. The County will arrange for all necessary repairs, maintenance and upgrades to the election hardware and software between election seasons.

D. Purchase and Delivery. The County will arrange for the purchase and delivery of election hardware and peripherals.

E. Licenses. The County will obtain all licenses and other rights necessary for the Municipality to use the election hardware and software for its intended use. The County will defend and indemnify the Municipality, its elected officials, employees and/or agents and hold them harmless from all claims and damages arising out of any license, copyright or other intellectual property right.

F. Insurance. The County will include the election hardware and software on its commercial property casualty insurance coverage.

G. Ownership. The County will own the election hardware and software purchased pursuant to this Agreement, regardless of where the election hardware and software may be stored or used.

IV. DUTIES OF THE MUNICIPALITY

A. Existing Election Hardware and Software. To the extent the Municipality has ballot tabulation equipment or ballot boxes in its possession, it will turn such equipment over to the County.

B. Storage, Handling and Service. The Municipality must provide safe storage and handling of the election hardware and software when such equipment is in the Municipality's possession. The Municipality will report any needed hardware and software maintenance, in writing, to the County. Any election hardware or software problems on election days may be reported to the County orally.

C. Payment.

a. Upon award of the contract, the County will first pay sixty-five percent (65%) of the purchase price and apply trade-in credit received, if any, to each of the election hardware and software packages purchased. The Municipality will pay its pro rata share of the remaining cost, by percentage, for the election hardware and software packages purchased by the County for the Municipality as identified in Appendix A.

b. Payment by the Municipality to the County will be made in five (5) equal annual installments, without interest, on or before January 31st of each year beginning in 2027 and ending in 2031. The Municipality may prepay installments at any time without penalty. The Municipality will pay the County within forty-five (45) calendar days of receipt of an invoice from the County.

c. The Municipality will pay to the County its pro rata share of the annual maintenance costs for the election equipment. The Municipality will pay the County within forty-five (45) days receipt of an invoice from the County.

D. Operation of the System. Municipality shall operate in compliance with the following General Conditions Governing Operation of the Electronic Voting System:

a. Municipality shall distribute voting equipment to precincts in the quantities advised by the County in each election held in the Municipality through the term of this Agreement.

b. Municipality must only use the polling place and election procedures approved by or from the County or the Minnesota Secretary of State.

V. INDEMNIFICATION

A. Municipality. The Municipality will defend and indemnify the County, its elected officials, employees, and agents and hold them harmless from all claims and damages arising out of the use, transport, storage, handling, or maintenance of the voting equipment, which are attributable to the intentional, willful, or negligent acts or omissions of the Municipality, its elected officials, employees, or agents.

B. County. The County will defend and indemnify the Municipality, its elected officials, employees, and agents and hold them harmless from all claims and damages arising out of the solicitation and award of the Vendor Contract and arising out of the transport, handling, or storage of the voting equipment attributable to the intentional, willful, or negligent acts or omissions of the County, its elected officials, employees, or agents. The County does not warrant, nor does it indemnify the Municipality for performance of or failure to perform by the Contract Vendor. Nevertheless, the County will pursue any and all rights it may have with respect to warranties, when requested by the Municipality or when necessary, to assure conformance with the intended use of the voting equipment.

C. Municipal Tort Claims Act. It is understood and agreed that the provisions of the Municipal Tort Claims Act, Minn. Stat. Ch. 466, and other applicable laws govern liability arising from the Parties' acts or omissions. Each Party warrants that it is able to comply with the aforementioned indemnity requirements through an insurance or self-insurance program and that each has minimum coverage consistent with the liability limits contained in Minn. Stat. Ch. 466. For purposes of determining total liability for tort damages which may arise from this Agreement, the Parties are to be considered a single governmental unit.

VI. STATE AUDIT

Under Minn. Stat. § 16C.05, subd. 5, each Party's books, records, documents, and accounting procedures and practices relevant to this Agreement are subject to examination by the State and/or the State Auditor or Legislative Auditor, as appropriate, for a minimum of six (6) years from the Expiration Date of this Agreement.

VII. GOVERNMENT DATA PRACTICES

For purposes of this Agreement, all data created, collected, received, stored, used, maintained, or disseminated by the Parties in the performance of this Agreement is subject to the requirements of the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, and its implementing rules, as well as any other applicable State or Federal laws on data privacy or security.

Each Party shall provide the other Party with prompt notice of a breach of the security of data defined in Minn. Stat. § 13.055, subd. 1(a) or suspected breach of the security of data and shall assist in remedying such breach. Providing or accepting assistance does not constitute a waiver of any claim or cause of action for breach of contract.

The Parties shall promptly notify each other when any third-party requests data related to this Agreement, the voting equipment, or the Vendor Contract.

VIII. VENUE

Venue for all legal proceedings out of this Agreement, or its breach, must be in the appropriate court of competent jurisdiction in Dakota County, Minnesota.

IX. TERMINATION

A. The County will notify the Municipality if its Governmental Unit Share as stated in Appendix A is projected to increase. Small cities and townships that utilize mail balloting will not be subject to this Agreement. Otherwise, the Parties must mutually agree to terminate this Agreement in writing by the undersigned or their successors.

B. Termination. This Agreement shall remain in effect until the occurrence of any one of the following events:

a. Termination is necessitated by operation of law or as a result of a decision by a court of competent jurisdiction.
b. The Agreement entered into pursuant to Paragraph III(B) above has expired or has otherwise been terminated.
c. Parties mutually agree to terminate Agreement.

X. MISCELLANEOUS PROVISIONS

A. Severability. The provisions of this Agreement are severable. If any provision of this Agreement is void, invalid, or unenforceable, it will not affect the validity and enforceability of the remainder of this Agreement, unless the void, invalid, or unenforceable provision substantially impairs the value of the entire Agreement with respect to either Party.

B. Assignment. No Party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other Party and an assignment agreement, approved and executed by all Parties to this Agreement, or their successors in office.

C. Amendments. Any amendment to this Agreement must be in writing and is not effective until approved and executed by all Parties to this Agreement, or their successors in office.

D. Waiver. If any Party fails to enforce any provision of this Agreement, such failure does not waive the provision or its right to enforce it.

E. Contract Complete. This Agreement contains all negotiations and agreements between the Parties. No other understanding regarding this Agreement, whether written or oral, is binding on any Party.

F. Compliance with Laws. The Parties shall abide by all Federal, State and local laws, statutes, ordinances, rules and regulations now in effect or hereinafter adopted pertaining to this Agreement.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the Municipality and the County have caused this Agreement to be executed on their behalf.

COUNTY OF DAKOTA
____

By: ______________________

Name: Tom Novak

Title: PSR Division Director

Date: ______________________

CITY OF
South St Paul

By: ______________________
Jimmy Francis, Mayor or Designee

Date: ______________________

By: ______________________
Deanna Werner, Clerk or Designee

Date: ______________________

Approved as to form:

/s/Tom Donely 05/16/2025

Assistant County Attorney/Date
File No. KS- 25-212

Appendix A: COST PROJECTIONS FOR INITIAL EQUIPMENT PURCHASE*

*The information in this Appendix A is informational only and based on all Governmental Units identified in the chart executing a Cost Sharing Agreement and a total Purchase Price of $5,000,000. If one or more of these factors changes, the Municipal Share will likely increase.

	Voters	Percentage	Amount	
Dakota County	289,935	65%	$ 3,250,000	
Cities/Townships	289,935	30%	$ 1,500,000	
School Districts	289,935	5%	$ 250,000	

Municipality Share	Voters	% of Reg Voters	Amount	Annual Payback
Apple Valley	35,995	12.4%	$ 186,382	$ 37,276
Burnsville	37,579	13.0%	$ 194,584	$ 38,917
Castle Rock Twp	998	0.3%	$ 5,168	$ 1,034
Coates	98		$ -	$ -
Douglas Twp	536	0.2%	$ 2,775	$ 555
Eagan	45,746	15.8%	$ 236,873	$ 47,375
Empire	2,022	0.7%	$ 10,470	$ 2,094
Eureka Twp	1,088	0.4%	$ 5,634	$ 1,127
Farmington	14,909	5.1%	$ 77,199	$ 15,440
Greenvale Twp	624	0.2%	$ 3,231	$ 646
Hampton City	440	0.2%	$ 2,278	$ 456
Hampton Twp	630	0.2%	$ 3,262	$ 652
Hastings	15,061	5.2%	$ 77,986	$ 15,597
Inver Grove Heights	23,212	8.0%	$ 120,192	$ 24,038
Lakeville	49,329	17.0%	$ 255,426	$ 51,085
Lilydale	802	0.3%	$ 4,153	$ 831
Marshan Twp	882	0.3%	$ 4,567	$ 913
Mendota City	148	0.1%	$ 766	$ 153
Mendota Heights	9,119	3.1%	$ 47,218	$ 9,444
Miesville	88		$ -	$ -
New Trier	62		$ -	$ -
Nininger Twp	631	0.2%	$ 3,267	$ 653
Northfield	989	0.3%	$ 5,121	$ 1,024
Randolph City	297	0.1%	$ 1,538	$ 308
Randolph Twp	560	0.2%	$ 2,900	$ 580
Ravenna Twp	1,738	0.6%	$ 8,999	$ 1,800
Rosemount	18,686	6.5%	$ 96,756	$ 19,351
Sciota Twp	340	0.1%	$ 1,761	$ 352
South St. Paul	12,322	4.3%	$ 63,803	$ 12,761
Sunfish Lake	435	0.2%	$ 2,252	$ 450
Vermillion City	307	0.1%	$ 1,590	$ 318
Vermillion Twp	918	0.3%	$4,753	$ 951
Waterford Twp	395	0.1%	$ 2,045	$ 409
West St. Paul	12,949	4.5%	$ 67,050	$ 13,410

ISD 191	33,351	11.5%	$ 28,757	$ 5,751
ISD 192	24,434	8.4%	$ 21,069	$ 4,214
ISD 194	37,762	13.0%	$ 32,561	$ 6,512
ISD 195	1,603	0.6%	$ 1,382	$ 276
ISD 196	108,067	37.3%	$ 93,182	$ 18,636
ISD 197	30,660	10.6%	$ 26,437	$ 5,287
ISD 199	18,833	6.5%	$16,239	$ 3,248
ISD 200	20,498	7.1%	$ 17,675	$ 3,535
ISD 252	129	0.0%	$ 111	$ 22
ISD 659	2,337	0.8%	$ 2,015	$ 403
SSD 6	12,261	4.2%	$ 10,572	$ 2,114

CITY COUNCIL AGENDA REPORT

DATE: June 2, 2025
DEPARTMENT: Public Works
PREPARED BY: Melissa Blair
AGENDA ITEM NUMBER: 8.G.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Declaring Property Surplus and Authorize the Sale of Such Property

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Motion to approve Resolution No. 2025-061. Resolution Declaring Certain Property Surplus and Authorize the Sale of Such Property.

OVERVIEW
Staff hereby requests the City Council of South St. Paul to consider the following items to be declared surplus and offered for sale:

1. 2015 Ford Explorer Police Utility (last vin #7683)
2. 2018 Ford Explorer Police Utility (last vin #4044)
3. ALM Mobile Column Lifts (4)
4. 2010 Chevrolet Impala (last vin #2418)
5. 2006 Sterling Flusher Truck (last vin #3257)
6. Bobcat Skid Steer Tires & Rims (4)
7. T355 Trailer
8. Tonneau Bed Cover for 2019 Chevrolet
9. Tailgate, Receiver, Hitch, Bumper for 2019 Chevrolet
10. Toolbox for Pickup Bed
11. Honda GX35 Tiller
12. Reelcraft Oxygen/Acetylene Hose Reel

These item(s) listed above have outlived their use with the city or are expired. All vehicle(s) and other equipment will be auctioned off on the MN State Auction online site.

SOURCE OF FUNDS
Proceeds go into the General Fund

ATTACHMENTS
1. 6-2-25 delare property surplus and authorize the sale Res form

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-061

DECLARING PROPERTY SURPLUS AND AUTHORIZE THE SALE OF SUCH PROPERTY

WHEREAS, the following vehicle(s) and item(s) have been replaced and are no longer needed by the City:

- 2015 Ford Explorer Police Utility (last vin #7683)
- 2018 Ford Explorer Police Utility (last vin #4044)
- ALM Mobile Column Lifts (4)
- 2010 Chevrolet Impala (last vin #2418)
- 2006 Sterling Flusher Truck (last vin #3257)
- Bobcat Skid Steer Tires & Rims (4)
- T355 Trailer
- Tonneau Bed Cover for 2019 Chevrolet
- Tailgate, Receiver, Hitch, Bumper for 2019 Chevrolet
- Toolbox for Pickup Bed
- Honda GX35 Tiller
- Reelcraft Oxygen/Acetylene Hose Reel

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF SOUTH ST. PAUL, MINNESOTA, AS FOLLOWS:

1. The above listed vehicle(s) and item(s) are declared surplus property.

2. The above listed vehicle(s) and item(s) are authorized to be sold.

Adopted this 2nd day of June, 2025.

____
City Clerk

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	City Attorney
PREPARED BY:	Kori Land
AGENDA ITEM NUMBER:	8.H.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Water Tower Antenna Lease Agreement – T-Mobile 4th Street

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Approve the new Water Tower Antenna Lease Agreement with T-Mobile at the 4th Street Water Tower Site.

OVERVIEW
The City and T-Mobile entered into a 30-year Water Tower Antenna Lease Agreement dated April 17, 2000, which was set to expire on December 31, 2030.

T-Mobile was recently administratively approved to upgrade their antennas at the site. With the upgrades to the antennas, the new and upgraded site plans for the antenna facilities have been issued. Therefore, the current lease would need to be amended to replace the exhibit containing the original site plan with the new and upgraded site plan. However, since the lease has not been updated or amended since 2000 and was set to expire in 5 years, it was beneficial to use this opportunity to update the lease in its entirety and execute a new lease agreement.
We have been able to negotiate a new Lease Agreement using our standard lease form which has updated terms, conditions and rental rates. This Lease Agreement is before you for your consideration.
Terms and Conditions:

- Term: There is a 5-year Initial Lease Term with 5 optional renewals = 30 years. (The Initial term will be *retroactive* to 1/1/25 and if all extensions are realized, it will expire on 12/31/2054).
- Rent: Rent is $46,441.44, which is also retroactive to 1/1/25 and increases by 5% each year.
- Escrow: T-Mobile will be required to submit a renewable $20,000 escrow for future consultant costs related to modifications to the leased space or terms of the lease.
- If T-Mobile terminates other than “for cause” there is a mandatory 150% annual rent (on top of the rent paid for that year) that is due as liquidated damages.
- The City can terminate with 180 days notice if we decommission the water tower.
- When there is a painting project, T-Mobile must remove its equipment and relocate to a

temporary tower at its own cost.

SOURCE OF FUNDS
N/A

ATTACHMENTS
1. Water Tower Antenna Lease Agreement

ANTENNA SITE LEASE AGREEMENT

THIS SITE LEASE AGREEMENT ("Lease"), is approved as of the _____ day of ___________, 2025 (the "Approval Date"), between the City of South St. Paul, a Minnesota municipal corporation ("Landlord"), and T-Mobile Central LLC, a Delaware limited liability company ("Tenant"). Landlord and Tenant are at times collectively referred to hereinafter as the "Parties" or individually as the "Party." This Lease is made for the leasing of certain property pursuant to the following terms:

WHEREAS, the Parties (or their predecessors in interest) entered into a Lease Agreement on April 17, 2000 (the "Original Lease") which was set to expire on December 31, 2030;

WHEREAS, the Parties hereby desire to enter into this new Lease Agreement with a new Term as defined herein; and

WHEREAS, the Parties agree that the Original Lease is terminated as of the Approval Date and replaced by this Lease.

1. LEASED PREMISES. For purposes of operating wireless communications services, and subject to the terms and conditions of this Lease, Landlord hereby leases to Tenant and Tenant leases from Landlord the following premises:

(a) A portion of Landlord's Property, located at 1755 – 4th Street South, in South St. Paul, Dakota County, Minnesota, which is legally described on **Exhibit A** attached hereto and incorporated herein ("Landlord's Property"), upon, in, under or over which Tenant's Antenna Facilities (as defined below) are attached, connected, enclosed or contained; and

(b) A portion of the Landlord's water tower ("Structure"), on which directional antennas and receivers, connecting cables and appurtenances are currently attached and located; and

(c) A portion of Landlord's Property on which Tenant's equipment shelter ("Equipment Shelter") shall be located; and

(d) Non-exclusive easements required to run utility lines and cables to the Equipment Shelter.

All of the aforementioned items (a) – (d) are depicted on **Exhibit B,** attached hereto and incorporated herein, and shall be collectively known as the "Leased Premises."

Tenant's Antenna Facilities are defined as Tenant's directional antennas, receivers, connecting cables, utility lines, and Equipment Shelter and are more specifically depicted on **Exhibit B,** attached hereto and incorporated herein.

2. RENT AND PAYMENT OF COSTS.

(a) Initial Rent Amount, Adjustments. As consideration for this Lease, Tenant shall pay Landlord annual rent in the amount of Forty-Eight Thousand Seven Hundred Sixty-Three and 51/100 ($46,441.44) ("Rent") effective retroactively from January 1, 2025. Rent shall be increased automatically and without notice annually beginning on January 1, 2026 by five percent (5.0%) of the previous year's annualized rent. Landlord and Tenant acknowledge that the rent for the calendar year 2025 was paid in or around January 2025.

(b) Time of Payment, Taxes. Tenant shall make quarterly Rent payments to the Landlord and said quarterly Rent shall be paid before the first (1^{st}) business day of each calendar quarter (i.e. January 1, April 1, July 1 and October 1). The Parties agree that Tenant may pay Rent by electronic funds transfer and Landlord agrees to provide to Tenant bank routing information for such purpose upon execution of this Lease. In addition to annual Rent, Tenant agrees to timely pay any taxes or payments in lieu of taxes directly attributable to the installation of Tenant's Antenna Facilities upon the Leased Premises.

(c) Sublease. Tenant shall not be allowed to sublease space on the Leased Premises to additional telecommunication providers or to sublease the use of its conduit or coaxial access to other telecommunication providers as to allow such other telecommunication providers to use Tenant's Antenna Facilities. Separate lease agreements for additional ground and antenna space shall be with Landlord, not Tenant.

(d) Escrow Required. Prior to making an application or request for new equipment, or modifications or alterations to the Antenna Facilities, Tenant must deposit a $20,000 escrow with the Landlord. A new escrow shall be required for each request. Any excess in the escrow received will be used to offset the new escrow amount required for each new request. The escrow shall be used to pay for all costs and expenses related to Landlord's engineering review, inspections, attorneys' fees and consultant's fees, installation project management costs, drafting and reviewing this Lease and any amendments thereto, staff and administrative review time. If the escrow is insufficient to cover the costs, Landlord shall send an invoice to Tenant for the deficient amount. All fees and invoices must be paid within sixty (60) days after Landlord sends Tenant an invoice for the same. Landlord reserves to suspend all review and approvals until the escrow and associated costs are paid.

3. TERM AND RENEWAL. The initial term of this Lease shall be effective retroactive to January 1, 2025 (the "Effective Date") and shall end on December 31, 2029 (the "Initial Term"). Subject to the terms and conditions of this Lease, Tenant shall have the right to renew this Lease for five (5) additional five (5) year renewal periods (each a "Renewal Term" and collectively the "Renewal Terms") commencing on January 1, 2030, or on any subsequent Renewal Term. This Lease shall be automatically renewed for each successive Renewal Term upon the same terms and conditions unless Tenant sends written notice of non-renewal to Landlord no later than ninety (90) days prior to the expiration of the Initial Term or any Renewal Term, such notice to be provided in accordance with Section 27 of this Lease. The final Renewal Term shall expire on December 31, 2054.

4. GOVERNMENTAL APPROVAL CONTINGENCY.

(a) Tenant Application. Tenant's right to use the Leased Premises is expressly made contingent on Tenant obtaining and maintaining all the certificates, permits, licenses, zoning and other approvals that may be required by any federal, state, or local authority. This shall include the interference and engineering studies specified in Subsections 4(b) and 4(c) below on the Structure to be conducted at Tenant's expense. Landlord shall cooperate with Tenant in its efforts to obtain and retain such approval and shall take no action that would adversely affect the status of the Leased Premises with respect to the Tenant's proposed use thereof. Tenant shall not consider this Lease, or the negotiations to enter into a lease, as alleviating Tenant from any and all requirements for Tenant to obtain needed certificates, permits, licenses, zoning and other approvals including conditional use permits or other special approvals required by city, county, state or federal governments.

(b) Interference Study. Tenant shall only operate using frequencies in which it has received licenses from the Federal Communications Commission ("FCC"). Before obtaining a building permit for any existing or future Antenna Facilities, modifications or improvements, Tenant must pay for the reasonable cost of an interference study, carried out by an independent and qualified professional selected by Tenant and approved by Landlord, which approval shall not be unreasonably withheld, showing that Tenant's intended use will not interfere with any other tenant's existing communications facilities, unless such requirement is waived by Landlord. If the study finds that there is a potential for interference that cannot be reasonably remedied, Landlord may deny the building permit.

(c) Structural Engineering Certification. Before obtaining a building permit, Tenant must pay for the reasonable cost of an engineering study carried out by a qualified engineer selected by Landlord, showing that the Structure is able to support the proposed Antenna Facilities, modifications or improvements without materially adversely affecting Landlord's use of the Structure or the use of the Structure by any other tenant. If the study finds that the Structure is inadequate to support the proposed Antenna Facilities, modifications or improvements or materially adversely effects Landlord's use of the Structure or use of the Structure by any other tenant, Landlord may deny the building permit. City will review the study to confirm the findings.

(d) Non-Approval. In the event that any application necessary under Subsection 4(a) above is rejected or any certificate, permit, license or approval issued to Tenant is canceled, denied, expires, lapses or is otherwise withdrawn or terminated by government authority so that Tenant, in its sole discretion, will be unable to use the Leased Premises for its intended purposes, or if an interference or engineering study, whether conducted pursuant to Subsections 4(b) and 4(c) above or otherwise, should indicate, in Tenant's sole discretion, that the Leased Premises are unsatisfactory for Tenant's intended use, Tenant shall have the right to terminate this Lease and no further Rent shall be due following the termination date. Tenant shall provide ninety (90) days written notice to Landlord of Tenant's intent to exercise its right to terminate pursuant to this Subsection, and such notice shall be provided in accordance with Section 27, Notices, of this

Lease. Except as otherwise stated in this Lease, upon such termination, this Lease shall become null and void and the Parties shall have no further obligation to each other.

5. TENANT'S USE.

(a) User Priority. Tenant agrees that the following priorities of use, in descending order, shall apply in the event of communication interference or other conflict while this Lease is in effect, and Tenant's use shall be subordinate accordingly:

i. Landlord;
ii. Public safety agencies, including law enforcement, fire, and ambulance services that are not part of Landlord;
iii. Other governmental agencies where use is not related to public safety; and
iv. Tenant and other government-regulated entities whose antenna offer a service to the general public for a fee in a manner similar to public utility, such as long distance and cellular telephone, not including radio or television broadcasters and pre-existing tenants.

(b) Purposes. Tenant shall use the Leased Premises only for the purpose of installing, maintaining, and operating Antenna Facilities, equipment, cabinets and Equipment Shelter, and uses incidental thereto for providing communications services which Tenant is legally authorized to provide to the public. This use shall be non-exclusive, and Landlord specifically reserves the right to allow Landlord's Property, except the Leased Premises, to be used by other parties and to make additions, deletions, or modifications to its own facilities on the Leased Premises except as set forth in Subsection 5(a) herein. Tenant's installation, maintenance and operation of the Antenna Facilities shall at all times comply with all applicable ordinances, statutes and regulations of local, state and federal governmental agencies. Tenant shall have exclusive use of its Antenna Facilities.

(c) Modifications, Replacements or Other Improvements of Antenna Facilities. Tenant agrees that it will install only antennas that Tenant knows will not interfere with existing antennas or with antennas with higher priority. If Tenant seeks to modify, replace or improve its Antenna Facilities, then Tenant must obtain a building permit from Landlord and comply with Subsections 4(b) and 4(c) requiring an interference study and engineering study, unless such requirement is waived by Landlord. A modification, replacement or improvement that expands the size of the Antenna Facilities or alters the location of the Antenna Facilities located on the Leased Premises from the location of the existing Antenna Facilities depicted on **Exhibit B** as of the Approval Date or as **Exhibit B** may be subsequently amended, shall increase the annualized Rent by a proportionate amount, as determined by Landlord and agreed to by Tenant. An amendment to this Lease may also be required.

(d) Pre-Construction Plans. Prior to the initial construction, and for any and all modifications, replacements or improvements to the Antenna Facilities proposed after the Approval Date, Tenant shall provide Landlord and Landlord's engineering consultant with construction plans in an electronic file format that is compatible with Landlord's record management system and two (2) sets of drawings of the improvements proposed for the Leased Premises consisting of the following:

i. Line or CAD drawings showing the actual physical location of all planned installations plus materials and construction methods;
ii. Specifications for all planned installations;
iii. Diagrams of proposed Antenna Facilities;
iv. A complete and detailed inventory of all equipment and personal property of Tenant proposed to be placed on the Leased Premises;
v. Results of the interference study required by Subsection 4(b); and
vi. Results of the engineering study required by Subsection 4(c).

(collectively referred to as "Construction Plans") Landlord shall have thirty (30) business days to review the Construction Plans, and Landlord's approval of the Construction Plans shall not be unreasonably withheld, conditioned or delayed, provided, however, Landlord may condition acceptance on an increase in Rent related to plans that expand or alter the Antenna Facilities, as provided in Section 5(c). If Landlord fails to either approve the Construction Plans or provide written request for changes of said Construction Plans to Tenant within the thirty (30) day period, the Construction Plans will be deemed approved by Landlord. Tenant shall be solely responsible for all costs associated with said review and approval of Construction Plans.

(e) Post-Construction As-Built Drawings. Within thirty (30) days after Tenant modifies the Antenna Facilities, Tenant shall provide Landlord with as-built drawings in electronic file format compatible to the Landlord's record management system to replace **Exhibit B** that consist of as-built drawings of the Antenna Facilities and the improvements actually installed on Landlord's Property and the Leased Premises, which show the actual location of all equipment and improvements. Said drawings shall be accompanied by a complete and detailed site survey of the Property, inventory of all equipment, personal property and the modified Antenna Facilities. Landlord retains the right to survey the installed equipment.

(f) Contractor Approval. Any contractor chosen by Tenant to carry out construction, installation, maintenance or any other work on the Structure must be pre-approved by the Landlord, which approval shall not be unreasonably withheld, conditioned or delayed prior to the pre-construction meeting. Contractor information to include at the minimum:

i. Name and contact information;
ii. Experience (with water storage tank installations); and
iii. OSHA violations within the previous three (3) years.

Landlord retains sole discretion and reserves the right to reject any and all contractors Tenant may choose for the installation work as determined to be in the best interests of Landlord and to waive any informalities.

(g) Inspection. Consulting engineering inspection will be provided beginning with the pre-construction meeting and continuing through installation, construction, punch-list and verification of as-builts at project completion as determined solely by Landlord, at Tenant's expense. Landlord will not arbitrarily require more inspections than are reasonably necessary to ensure the continued delivery of service and security of Landlord's Property and the Structure. Tenant shall pay for all costs of Landlord's inspections and installation project management costs pursuant to Subsection 2(d). Notwithstanding anything to the contrary, prior to energizing any future modifications to Tenant's Antenna Facilities, all punch-list items related to installation must be substantially complete (the exception may be weather-related finish painting, etc., as determined by Landlord).

(h) Tenant's Operation and On-Going Maintenance. Tenant shall have the right, at its sole expense, to operate and maintain the Antenna Facilities on the Leased Premises, as depicted on **Exhibit B**, in accordance with good engineering practices and all applicable FCC rules and regulations. Tenant's installation of all Antenna Facilities shall be done according to plans approved by Landlord. Any damage done by Tenant, its employees or agents to the Leased Premises or any other portion of Landlord's Property including the Structure during installation or during operations, shall be repaired by Tenant at Tenant's expense within thirty (30) days after notification of damage. The Antenna Facilities shall remain the exclusive property of the Tenant, unless otherwise provided in the Lease. Tenant's Antenna Facilities shall be maintained in a good state of repair, at least equal to the standard of maintenance of the Landlord's facilities on or adjacent to the Leased Premises. If Tenant's Antenna Facilities are mounted on the Structure they shall, at all times, be painted, at Tenant's expense, the same color as the Structure. Landlord reserves the right to require or waive this requirement as it pertains to feed line, jumpers, brackets, connecters and other ancillary equipment on a case-by-case basis, depending on the installation configuration.

(i) No Interference. Tenant shall, at its own expense, maintain any equipment on or attached to the Leased Premises and owned by Tenant in a safe condition, in good repair and in a manner suitable to Landlord so as not to conflict with the use of the surrounding Landlord's Property by Landlord. Tenant shall not unreasonably interfere with the operations of any prior tenant using the Structure and shall not interfere with the working use of the water storage facilities or anything to be placed thereon by Landlord.

(j) Access. Tenant, at all times during this Lease, shall have exclusive access to its Antenna Facilities located on the Leased Premises in order to install, operate, repair and maintain its Antenna Facilities. Tenant shall request access to the Structure by telephone or email twenty-four (24) hours in advance, except in an emergency, and Landlord approval thereof shall not be unreasonably withheld or delayed. Access to Antenna Facilities on the Structure shall be with prior telephonic or email notice; Tenant's employees or contractors must provide identification; and such access must occur in the presence of a Landlord designated employee (except in the case of emergencies). Both Landlord and Tenant shall maintain a written record of all site visits, including the name of all personnel. In the event it is necessary for Tenant to have access to the Structure at some time other than the normal working hours of Landlord, Landlord may charge Tenant the hourly rate of the employees' wages for overtime spent that Landlord incurred in providing such access to Tenant.

(k) Payment of Utilities. Landlord makes no representations that utilities adequate for Tenant's use of the Leased Premises are available. Tenant shall separately meter charges for the consumption of electricity and other utilities associated with its use of the Leased Premises and shall be responsible to promptly pay all costs associated therewith. Landlord will cooperate with Tenant in Tenant's efforts to obtain utilities from any location provided by the servicing utility. Landlord may bill Tenant for any charges related to the Lease besides Rent within twelve (12) months of incurring the cost.

6. EMERGENCY FACILITIES. In the event of a natural or manmade disaster, in order to protect the health, welfare and safety of the community, Tenant may erect additional Antenna Facilities and install additional equipment on a temporary basis on the Leased Premises to ensure continuation of service. Such temporary operation shall not exceed ninety (90) days unless Tenant obtains written approval from the Landlord.

7. LANDLORD'S MAINTENANCE, IMPROVEMENT EXPENSES. All modifications to the Leased Premises and all improvements made at Tenant's request or for Tenant's benefit, such as but not limited to, improvements to access the Structure to make it safer for the Tenants, improvements to access the Building, etc., shall be at the Tenant's expense. For expenses less than Five Hundred and 00/100 Dollars ($500.00), upon notice, invoice and supporting documentation from Landlord, Tenant shall promptly pay to Landlord expenses incurred in maintaining the Leased Premises directly caused by Tenant's occupancy of the Leased Premises. For expenses exceeding Five Hundred and 00/100 Dollars ($500.00), prior written notice of expenses and modifications must be approved by Tenant within ninety (90) days after Landlord sends Tenant notice of expenses and modifications and supporting documentation. In the event Tenant does not approve of the expenses, Tenant must notify Landlord of the dispute in accordance with Section 22 of this Lease. If Tenant does not approve of the expenses within ninety (90) days of receiving notice from Landlord, and fails to notify Landlord of a dispute in accordance with Section 22 of this Lease, Tenant's silence will be deemed an approval and Tenant will be responsible for paying all expenses for the modifications within ten (10) days following the expiration of the ninety (90) days.

8. ADDITIONAL BUILDINGS. Tenant acknowledges that Landlord may permit additional buildings to be constructed on Landlord's Property. At such time as this may occur, Landlord may permit said buildings to be placed immediately adjacent to Tenant's Equipment Shelter. Said attachments will be made at no cost to Landlord or Tenant, will not compromise the structural integrity of Tenant's Equipment Shelter, and will not unreasonably interfere with the operation and maintenance of Tenant's Antenna Facilities.

9. <u>RELOCATING DURING RECONDITIONING, PAINTING AND REPAIRS.</u> In the event that Landlord elects to recondition, paint or otherwise undertake maintenance of the Structure or Landlord's Property or the Leased Premises requiring the temporary relocation or removal of the Antenna Facilities, Tenant shall remove its Antenna Facilities at Tenant's cost, to allow such maintenance, repair, repainting, restoration or other activity as required by Landlord. Except in the case of an emergency, Landlord shall give Tenant at least one hundred and eighty (180) days' notice prior to initiating such maintenance. An "emergency" shall be deemed to exist only in those situations which constitute an immediate threat to the health or safety of the public or immediate danger to Landlord's Property or the Structure. In the event the use of Tenant's Antenna Facilities is interrupted, Tenant shall have the right to maintain mobile cellular equipment on Landlord's Property. Tenants will have priority based on the date of their leases (with the existing leases having highest priority) if space is limited. If Landlord's Property will not accommodate mobile equipment, it is Tenant's responsibility to locate auxiliary sites at its sole cost and expense. After receiving notice, Tenant must relocate or remove Antenna Facilities at its sole cost and expense. Antenna Facilities abandoned by Tenant shall be treated as Unclaimed Property pursuant to City Code § 1-6-1 and disposed of as provided therein.

10. <u>DEFENSES AND INDEMNIFICATION</u>.

(a) <u>General</u>. Landlord and Tenant each indemnify the other and hold harmless the other and their elected officials, officers, employees, agents and representatives, from and against any and all costs (including reasonable attorneys' fees and expenses) and claims, losses, actions, demands, damages, obligations, liabilities and liens to the extent caused by (i) the breach of the Lease by the indemnifying Party; and (ii) the use and/or occupancy of the Landlord's Property, except for any claims, losses, actions, demands, damage, obligations, liabilities and liens arising from any negligent or intentional misconduct of the indemnified Party. Tenant shall defend Landlord from all claims arising out of the installation, operation, use, maintenance, repair, removal or presence of Tenant's Antenna Facilities, equipment and related facilities on the Leased Premises. The obligations in this Subsection 10(a) shall survive the expiration or termination of this Lease.

(b) <u>Hazardous Materials</u>. Without limiting the scope of Subsection 10(a) above, Tenant shall be solely responsible for and will defend, indemnify and hold Landlord, its agents and employees, harmless from and against any and all claims, costs and liabilities, including reasonable attorneys' fees and costs, arising out of or in connection with the cleanup or restoration of the Leased Premises to the extent associated with Tenant's use of Hazardous Materials. For purposes of this Lease, "Hazardous Materials" means any hazardous substance, waste or material defined in any federal, state, or local environmental or safety laws or regulations (Environmental Laws) including, but not limited to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), which shall be interpreted broadly and specifically includes, without limitation, asbestos, fuel, or batteries.

(c) <u>Tenant's Warranty</u>. Tenant represents and warrants that its use of the Leased Premises will not generate and Tenant will not store or dispose of on the Leased Premises, nor transport to or over the Leased Premises, any Hazardous Materials in violation of Environmental Laws, and Tenant shall specifically informs Landlord in writing no later than twenty-four (24) hours after Tenant becomes aware of the existence of Hazardous Materials on the Leased Premises; Tenant shall provide initial and annual updates of Safety Data Sheets (SDS) on all Hazardous Materials subject to hazard communication requirements that are part of, or necessary to, the operation of the Antenna Facilities and maintenance thereof. Tenant warrants that no hazardous material supplies used in routine maintenance or repair will be stored on the Leased Premises except for such types and quantities of such materials as are commonly used for providing communication services, which shall be stored and used in full compliance with Environmental Laws. This Subsection 10(c) shall survive the expiration or other termination of this Lease.

11. INSURANCE.

(a) Workers' Compensation. Tenant must maintain Workers' Compensation insurance in compliance with all applicable statues. The policy shall also provide Employer's Liability coverage with limits of not less than Five Hundred Thousand Dollars ($500,000) Bodily Injury each accident, Five Hundred Thousand Dollars ($500,000) bodily injury by disease, policy limit, and not less than Five Hundred Thousand Dollars ($500,000) Bodily Injury by disease, each employee.

(b) General Liability. Tenant must maintain an occurrence form Commercial General Liability Coverage. Such coverage shall provide for third party bodily injury and property damage arising out of the Tenant's use, maintenance or operation of the Leased Premises and Antenna Facilities. Tenant must maintain aforementioned Commercial General Liability Coverage with limits of Liability of $1,500,000 each occurrence and; $3,000,000 general aggregate, including $3,000,000 products and completed operations aggregate and personal and advertising injury. These limits may be satisfied by the Commercial General Liability Coverage or in combination with an Umbrella or Excess Liability Policy, provided coverage afforded by the Umbrella or Excess Policy is no less than the underlying Commercial General Liability Coverage.

(c) Automobile Liability. Tenant must carry Commercial Automobile Liability coverage in an amount of $1,500,000 combined single limit each accident for bodily injury and property damage covering all owned, non-owned and hired vehicles. The liability limits may be afforded under the Commercial Automobile Liability Policy, or in combination with an Umbrella or Excess Liability Policy provided coverage afforded by the Umbrella or Excess Policy is no less than the underlying Commercial Automobile Liability Coverage.

(d) Tenant Property Insurance. Tenant must keep in force for the duration of the Lease a policy covering damages to Tenant's Antenna Facilities at the Leased Premises. The amount of coverage shall be sufficient to replace the damaged property, loss of use and comply with any ordinance or law.

(e) Adjustment of Insurance Coverage Limits. Notwithstanding the foregoing insurance requirements of Tenant, Tenant agrees to periodically review and adjust insurance coverage limits in accordance with then-current market and industry standards during the Initial Term and any Renewal Term.

(f) Additional Insured - Certificate of Insurance. Tenant shall provide, prior to tenancy, evidence of the required insurance in the form of a Certificate of Insurance issued by a company with a minimum AM Best Rating of A- according to the latest Best edition, licensed, authorized or permitted to do business in the state of Minnesota, which evidences all coverages required in this Section 11. Tenant will include Landlord as an Additional Insured on the Commercial General Liability and Commercial Automobile Liability Policies, but only to the extent allowed in Section 10, Defense and Indemnification, of this Lease. The Certificate(s) shall also provide the coverage may not be canceled without thirty (30) days prior written notice to Landlord.

12. REIMBURSEMENT OF EXPENSES BY TENANT. If Tenant fails to reimburse Landlord for its expenses within sixty (60) days after receipt of an invoice from Landlord or such other timeframe as specified in this Lease, or if Tenant fails to provide information required by this Lease within thirty (30) days after notice from Landlord, Tenant shall be deemed to be in default under this Lease and subject to lease termination as provided in Paragraph 13(a)(i). In addition to being in default hereunder, Tenant shall pay a penalty to Landlord in the amount of one (1) month's Rent for each month that Tenant fails to pay the invoice submitted by Landlord and/or provide the documents required as the case may be. The terms of this Section shall survive the termination or expiration of this Lease.

13. LEASE TERMINATION.

(a) Events of Termination. Except as otherwise provided herein, this Lease may be terminated by either Party upon sixty (60) days written notice to the other Party, provided in accordance with Section 27, Notices, of this Lease, as follows:

i. By either Party upon a default of any covenant or term hereof by the other Party, which default is not cured within thirty (30) days of receipt of written notice of default to the other Party (without, however, limiting any other rights of the Parties pursuant to any other provision hereof); or

ii. By Tenant for cause if it is unable to obtain or maintain any license, permit or other governmental approval necessary for the construction and/or operation of the Antenna Facilities; or

iii. By Tenant for cause if the Leased Premises become unusable under Tenant's design or engineering specifications for its Antenna Facilities, or the communications system to which the Antenna Facilities belong or for technological reasons, including, without limitation, shadowing or interference under Tenant's Antenna Facilities; or

iv. By Landlord, upon one hundred eighty (180) days written notice if its City Council decides, for any reason, to redevelop Landlord's Property in a manner inconsistent with continued use of the Leased Premises by Tenant, discontinue use of the Structure for water tower purposes and/or sell the Property; or

v. By Landlord if it determines that the Structure is structurally unsound, including, but not limited to, consideration of age of the Structure, damage or destruction of all or part of the Structure on the Leased Premises from any source or factors relating to condition of the Leased Premises; or

vi. By Landlord, upon twelve (12) months' written notice, if an engineering study reasonably determines that a potential user with a higher priority under Subsection 5(a) above cannot find another adequate location, or the Antenna Facilities unreasonably interfere with another user with a higher priority, and that interference cannot be reasonably abated. If Landlord seeks to terminate this Lease pursuant to this Subparagraph 13a(vi) due to a priority user need related to public safety, then this Lease may be terminated by Landlord without further obligation to Tenant. If Landlord seeks to terminate this Lease pursuant to this Subparagraph 13a(vi) and the priority user's need is not related to public safety, then before terminating this Lease pursuant to this Subparagraph 13a(vi) Landlord shall make all reasonable efforts to arrange placement of the priority user in a way which will not necessitate the removal of Tenant or termination of this Lease. If Landlord is unable to arrange for mutual placement of Tenant and the priority user unrelated to public safety, Landlord may terminate this Lease pursuant to this Subparagraph 13a(vi), and Landlord shall use its best efforts to relocate Tenant, at Landlord's expense, to a Landlord-owned or leased location within the municipal boundaries of South St. Paul, Minnesota; or

By Landlord if it determines that Tenant has failed to comply with applicable ordinances or state or federal law, or any conditions attached to government approvals granted thereunder after a thirty (30) day cure period.

(b) Notice of Termination. The Parties shall give notice of termination in writing in accordance with Section 27, Notices. Except as set forth herein, all Rent paid for the Lease prior to said termination date shall be retained by Landlord.

(c) Tenant's Liability for Early Termination. If Tenant terminates this Lease other than for cause or of right as provided in this Lease, in addition to Rent paid under this Lease, Tenant shall also pay to Landlord as liquidated damages for early termination, 150% of the annual Rent for the year in which Tenant terminates, unless Tenant terminates during the last year of any Term under Section 3 and Tenant has paid the annual Rent for that year.

(d) Site Restoration. In the event that this Lease is terminated or not renewed, Tenant shall immediately remove its Antenna Facilities and related equipment from the Leased Premises, repair the site and restore the surface of the Structure within ninety (90) days of the expiration or termination of this Lease, normal wear and tear and loss by casualty excepted. Should this situation occur during the winter season, the restoration shall commence at the start of weather permissible to the quality of workmanship required by Landlord. Such time period shall be agreeable to Landlord and Tenant. In the event that Tenant's Antenna Facilities and related equipment are not removed within the 90-day time period to the reasonable satisfaction of the Landlord, they shall be deemed abandoned and become the property of the Landlord, upon (10) days written notice, and Tenant shall have no further rights thereto. In the event that Tenant's Antenna Facilities, and related equipment are not removed to the reasonable satisfaction of the Landlord, Landlord may take the following actions:

i. Fully decommission the Antenna Facilities, have the Antenna Facilities removed, and repair the site and restore the Property, and bill the Tenant for the actual cost of such actions. If Landlord removes the Antenna Facilities or related equipment, Landlord must give written notice to any mortgagee of Tenant at the addresses provided, informing them that Antenna Facilities or related property have been removed and will be deemed abandoned pursuant to City Code § 1-6-1 if not claimed and the storage fees and other reasonable costs must be paid within sixty (60) days; and

ii. Dispose of the Antenna Facilities, as deemed appropriate.

This Subsection 13 (d) shall survive the expiration or termination of this Lease.

14. DAMAGE OR DESTRUCTION. Tenant's installation of any future Antenna Facilities shall be done according to plans approved by Landlord. Any damage done to the Leased Premises or any other portion of Landlord's Property including the Structure during installation or operations shall be repaired at Tenant's expense within thirty (30) days after notification of damage and to Landlord's reasonable satisfaction. If the Leased Premises are destroyed or damaged, without the contributory fault of Tenant or its agents, so as, in Tenant's judgment, to hinder its effective use of the Antenna Facilities, Tenant may elect to terminate this Lease upon sixty (60) days written notice to Landlord. In the event Tenant elects to terminate the Lease, Tenant shall be entitled to reimbursement of prepaid Rent covering the period subsequent to the date of damage to or destruction of the Leased Premises.

15. LIMITATION OF LANDLORD'S LIABILITY. If Landlord terminates this Lease other than for cause as of right as provided in this Lease, or Landlord causes interruption of the business of Tenant, or for any other Landlord breach of this Lease, Landlord's liability for damages to Tenant shall be limited to the actual and direct costs of the replacement of this site in Tenant's network including, without limitation, equipment removal, relocation or repair, and all cost associated with the identification of a new site for Tenant's replacement communications facility, applying for any necessary governmental approvals, and the cost of constructing a new antenna support structure, including without limitation, surveys, designs, foundation, steel, and erection of the structure and supporting facilities, but not including the Tenant's own communications equipment, and shall specifically exclude any recovery for value of the business of Tenant as a going concern, future expectation of profits, loss of business or profit or related damage to Tenant.

16. TEMPORARY INTERRUPTIONS OF SERVICE. If Landlord determines that continued operation of the Antenna Facilities would cause or contribute to an immediate threat to public health and/or safety (except for any issues associated with human exposure to radio frequency emissions, which is regulated by the federal government), Landlord may order Tenant to discontinue its operation. Tenant shall immediately comply with such an order. Service shall be discontinued only for the period that the immediate threat exists. If Landlord does not give prior notice to Tenant, Landlord shall notify Tenant as soon as possible after its action and give its reason for taking the action. Landlord shall not be liable to Tenant or any other party for any interruption in Tenant's service or interference with Tenant's operation of its Antenna Facilities, except as may be caused by the willful misconduct of Landlord, its employees or agents. If the discontinuance extends for a period greater than three (3) consecutive days, Tenant shall have the right to terminate this Lease within its sole discretion for cause and without payment of a termination fee. Further, Tenant shall be entitled to reimbursement of prepaid Rent covering the period subsequent to the date of service discontinuance.

17. TENANT INTERFERENCE.

(a) With Structure. In the performance of its approved use of the Antenna Facilities, Tenant shall at its own expense, maintain any equipment on or attached to the Leased Premises in a safe condition, in good repair and in a manner suitable to Landlord so as not to conflict with the use of the surrounding premises by Landlord. Tenant shall not interfere with Landlord's use of the Structure and agrees to cease all such actions that unreasonably and materially interfere with Landlord's use thereof no later than three (3) business days after receipt of written notice of the interference from Landlord. In the event that Tenant's cessation of action is material to Tenant's use of the Leased Premises and such cessation frustrates Tenant's use of the Leased Premises, within Tenant's sole discretion, Tenant shall have the immediate right to terminate this Lease for cause and without payment of a termination fee. Further, Tenant shall be entitled to a reimbursement of prepaid Rent covering the period subsequent to the date of interference from Landlord.

(b) With Higher Priority Users. If Tenant's Antenna Facilities cause impermissible interference with higher priority users as set forth under Subsection 5(a) or with pre-existing tenants, Tenant shall take all measures necessary to correct and eliminate the interference. If the interference cannot be eliminated with forty-eight (48) hours after receiving Landlord's written notice of the interference, Tenant shall immediately cease operating its Antenna Facilities and shall not reactivate operation, except intermittent operation for the purpose of testing, until the interference has been eliminated. If the interference cannot be eliminated with sixty (60) days after Tenant received Landlord's written notice, Landlord may at its option terminate this Lease immediately.

(c) Interference Study for New Occupants. Upon written notice by Landlord that it has a bona fide request from any other party to lease an area in close proximity to the Leased Premises ("Leased Premises Area"), Tenant shall provide to Landlord within sixty (60) days the radio frequencies currently in operation or anticipated by Tenant to be operated in the future of each transmitter and receiver installed and operational on the Leased Premises at the time of such request. Landlord may then have an independent, registered professional engineer of Landlord's choosing to perform the necessary interference studies to determine if the new applicant's frequencies will cause harmful radio interference to Tenant. Landlord shall require the new applicant to pay for such interference studies.

(d) Interference by New Occupants. Landlord agrees that it will not grant a future lease in the Leased Premises Area to any party who is of equal or lower priority to Tenant, if such party's use is reasonably anticipated to interfere with Tenant's operation of its Antenna Facilities. Landlord agrees further that any future lease of the Leased Premises Area will prohibit a user of equal or lower priority from interfering with Tenant's Antenna Facilities. Landlord agrees that it will require any subsequent tenants of equal or lower priority to Tenant to provide Tenant these same assurances against interference. Landlord shall have the obligation to eliminate any interference with the operation of Tenant cause by such subsequent occupants if such interference is not eliminated, Tenant shall have the right to terminate this Lease or seek injunctive relief against the interfering occupant, at Tenant's expense.

18. NOISE. All wireless service facilities shall be constructed and operated in such a manner as to minimize the amount of noise impacts to residents of nearby homes and the users of recreational areas, such as public parks and trails. Noise attenuation measures shall be required for all air-conditioning units. Backup generators shall only be operated during power outages and for testing and maintenance purposes. At any time, noise attenuation measures may be required by Landlord when deemed necessary. Testing and maintenance activities that generate audible noise shall occur between the hours of eight o'clock (8:00) A.M. and five o'clock (5:00) P.M., weekdays (Monday through Friday, non-holiday) excluding emergency repairs, unless allowed at other times by Landlord. Testing and maintenance activities that do not generate audible noise may occur at any time, unless otherwise restricted by Landlord.

19. INSTALLATION OF A GENERATOR. Tenant shall not install or replace any generator on Landlord's Property or the Leased Premises without Landlord's prior written approval, which shall not be unreasonably withheld, conditioned or delayed. Notwithstanding the foregoing, Tenant shall be permitted to place an emergency generator within its Leased Premises for a period up to seven (7) days in the event of a power failure to the Antenna Facilities. In the event that Landlord grants approval for the placement of a generator on Landlord's Property, or Tenant is permitted to place a generator within its Leased Premises due to an emergency power failure, Tenant agrees to maintain or repair any such generator within the Landlord's Property or Leased Premises. Tenant further agrees that Landlord may limit the noise level at Landlord's Property that may prohibit the use of the generator and that the installation of any generator must fall within the noise level limits set by Landlord. In the event that Tenant exceeds the noise level set forth by Landlord, Tenant shall take all such steps requested by Landlord to reduce the sound levels to the level approved by Landlord, including, but not limited to, installing additional mufflers, or any other requirements that may be requested by Landlord, including but not limited to ceasing all operations of the generator. All sound reduction measures requested by Landlord shall be performed at Tenant's sole cost and expense. If Tenant fails to immediately comply with Landlord's proposed sound reduction measures, Tenant shall be deemed in default hereunder and Landlord may take any and all measures to stop the use of the generator. Tenant shall further repair any and all damage caused by the use of the generator upon Landlord's Property. All expenses incurred by Landlord hereunder, including attorneys' fees, shall be paid by Tenant to Landlord upon demand.

20. ASSIGNMENT. This Lease, or rights thereunder, may not be sold, assigned or transferred at any time by Tenant except to Tenant's Affiliates without the written consent of Landlord, such consent not to be unreasonably withheld. For purposes of this Section, an "Affiliate" means an entity that controls, is controlled by or under common control with Tenant or its parent entity or is the successor or surviving entity resulting from a merger or other plan of reorganization with Tenant. Landlord hereby consents to the assignment by Tenant of its rights under this Lease as collateral to any entity that provides financing for the purchase of the equipment used by Tenant in connection with the provision of wireless telecommunication services.

21. CONDEMNATION. In the event the whole of the Leased Premises is taken by eminent domain, this Lease shall terminate as of the date title to the Leased Premises vests in the condemning authority. In the event a portion of the Leased Premises is taken by eminent domain, either Party shall have the right to terminate this Lease as of the said date of title transfer, by giving sixty (60) days written notice to the other Party. In the event of taking under the power of eminent domain, Tenant shall not be entitled to any portion of the reward paid for the taking and Landlord shall receive full amount of such award. Tenant hereby expressly waives any right or claim to any portion thereof. Although all damages, where awarded as compensation for diminution value in of the leasehold or to the fee of the Leased Premises, shall belong to Landlord, Tenant shall have the right to claim and recover from the condemning authority, but not from Landlord (unless Landlord is the condemning authority), such compensation as may be separately awarded or recoverable by Tenant on account of any and all damage Tenant's business and any costs or expenses incurred by

Tenant in moving/removing its equipment, personal property, Antenna Facilities and leasehold improvements.

22. DISPUTES. Any claim, controversy or dispute arising out of this Lease not resolved within ten (10) days following written notice of the dispute shall be submitted first and promptly to mediation. Each Party shall bear its own cost of mediation. If mediation does not result in settlement within forty-five (45) days after the matter was submitted to mediation, either Party may file a claim in Dakota County District Court.

23. ENFORCEMENT AND ATTORNEYS' FEES. In the event that either Party to this Lease shall bring a claim to enforce any rights hereunder, the prevailing Party shall be entitled to recover costs and reasonable attorneys' fees and other reasonable enforcement costs and expenses incurred as a result to such claim.

24. AUTHORITY. Each of the individuals executing this Lease on behalf of Tenant or Landlord represents to the other Party that such individual is authorized to do so by requisite action of the Party to this Lease.

25. BINDING EFFECT. This Lease shall run with the Leased Premises. This Lease shall extend to and bind the heirs, personal representatives, successors and assigns of the Parties.

26. GOVERNING LAW. This Lease shall be construed in accordance with the laws of the State of Minnesota, construed as having been delivered in the State of Minnesota and the Parties expressly agree that venue shall be in the State of Minnesota only, and in addition, Tenant hereby consents to the jurisdiction of the courts of the State of Minnesota, County of Dakota.

27. NOTICES. All notices hereunder must be in writing and shall be deemed validly given if sent by certified mail, return receipt requested, or by courier services, addressed as follows (or any other address that the Party to be notified may have designated to the sender by like notice):

If to Tenant:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / A1Q0506A

If to Landlord:

City of South St. Paul
Municipal Building
125 Third Avenue North
South St. Paul, MN 55075
Attn: City Engineer

With a copy to: LeVander, Gillen & Miller, P.A.
Attn: South St. Paul City Attorney
1305 Corporate Center Drive, Suite 300
Eagan, MN 55121

28. ENTIRE AGREEMENT. This Lease and the exhibits attached hereto, all being a part hereof, constitute the entire agreement of the Parties and will supersede all offers, negotiations and other agreements of any kind. There are no representations or understandings of any kind not set forth herein. Any modification of or amendment to this Lease must be in writing and executed by both Parties. The exhibits hereto are incorporated into this Lease by reference.

29. SEVERABILITY. If any term of this Lease is found to be void or invalid, such invalidity shall not affect the remaining terms of this Lease, which shall continue in full force and effect as though the unenforceable provision were not contained herein.

30. MEMORANDUM. Upon request by either Party, the Parties agree to promptly execute and deliver a recordable Memorandum of this Lease in a form acceptable to both Parties, which may be recorded by the Party requesting the Memorandum of Lease.

31. COUNTERPARTS. This Lease may be signed in counterpart by the Parties, each of which shall be deemed an original, but all of which when taken together, shall constitute a single instrument.

32. COOPERATION. The Parties hereby agree to cooperate with each other and their authorized representatives regarding any reasonable request made subsequent to execution of this Lease, to correct any clerical errors contained in this Lease and to provide any and all additional documentation deemed necessary by either Party to effectuate the transaction contemplated by this Lease. The Parties further agree that "to cooperate" as used in this Lease includes but is not limited to, the agreement by the Parties to execute or re-execute any documents that either Party reasonably deems necessary and desirable to carry out the intent to this Lease.

[The reminder of this page is intentionally left blank]

IN WITNESS WHEREOF, the parties hereto have caused this Lease to be executed as of the Effective Date.

LANDLORD

City of South St. Paul
a Minnesota Municipal corporation

By: ______________________________
James Francis
Its: Mayor

By: ______________________________
Deanna Werner
Its: City Clerk

STATE OF MINNESOTA)
)ss
COUNTY OF DAKOTA)

The foregoing instrument was acknowledged before me this ______day of ____________________________, 2025, by James Francis, the Mayor of South St. Paul, and Deanna Werner, City Clerk, respectively on behalf of the City of South St. Paul, a Minnesota municipal corporation on behalf of the municipal corporation.

____
Notary Public

TENANT:
T-Mobile Central LLC, a Delaware limited liability company

By ________________________
Name Kim Curtis
Its VP, Procurement

STATE OF IL)
) ss.
COUNTY OF Dupage)

On this 21 day of May, 2025, before me a Notary Public within and for said County, personally appeared Kim Curtis to me personally known, who being by me duly sworn, did say that he/she is the VP, Procurement of T-Mobile Central, LLC, a Delaware limited liability company, the Tenant named in the attached instrument, and as such was authorized to execute this instrument on behalf of the limited liability company.

SAMONE S DICKS
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 14, 2026

____
Notary Public

TMO Signatory Level:L06,SL06
NLG-111375

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

Real property located in Dakota County, Minnesota and more particularly described as follows:

> The North Two Hundred Thirty (230) feet of the West Two Hundred Thirty (230) feet of the East Half (E1/2) of the Southeast Quarter (SE1/4) of the Southeast Quarter (SE1/4) of the Northwest Quarter (NW1/4) of Section 28, Township Twenty-Eight North (T28N), Range Twenty-Two West (R22W), Dakota County, Minnesota.

EXHIBIT B
DEPICTION OF LEASED PREMISES

[Attached]

DISCLAIMER:

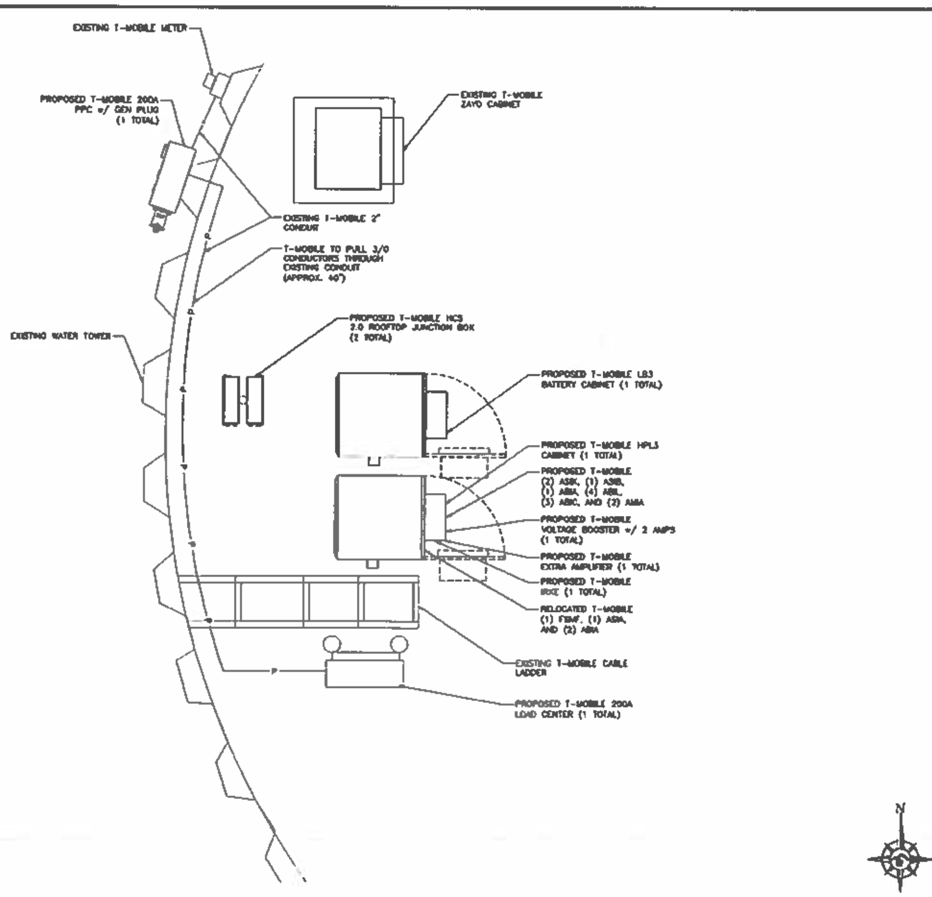
THESE DRAWINGS WERE PRODUCED WITHOUT THE BENEFIT OF A CURRENT LAND SURVEY. ALL PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION. POWDER RIVER DEVELOPMENT SERVICES, LLC. DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINES, EASEMENTS, SETBACKS, AND DIMENSIONS SHOWN.

GROUND MOUNTED EQUIPMENT:
CHANGES ARE TO BE MADE TO GROUND MOUNTED EQUIPMENT AS PART OF THE ANCHOR RFDS.

PROPOSED EQUIPMENT:
(2) ASIK, (1) ASIB, (1) ABIA, (4) ABIL, (3) ABIC, (2) AMIA, (1) VOLTAGE BOOSTER w/ 2 AMPS, (1) EXTRA AMPLIFIER, (1) IRXE, (1) 200A PPC, (1) 200A LOAD CENTER, AND (2) TOWER JUNCTION BOXES

EQUIPMENT TO BE REMOVED:
(2) CABINET, (1) AMOB, (1) CSMB, (1) FLEXI CHAIR, (1) UIC, (1) TRANSFER SWITCH w/ GEN PLUG, AND (1) CSR 7705 SAR A

EQUIPMENT TO BE RELOCATED:
(1) FSMF, (1) ASIA, AND (2) ABIA



PROPOSED EQUIPMENT PLAN

SCALE: 3/8" = 1'-0" (11x17)

T-Mobile

T-MOBILE USA, INC.
8000 WEST 78TH STREET
SUITE 400
EDINA, MN 55439
OFFICE: 612.701.2000

POWDER RIVER
Development Services, LLC

BUSINESS LICENSE #: N/A

REVISIONS

REV	DATE	DESCRIPTION	BY
1	11/14/20	REVISIONS	[illegible]
0	10/20/20	[illegible] CONSTRUCTION	[illegible]
A	08/11/20	ISSUED FOR REVIEW [illegible]	[illegible]

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

SIGNATURE:

NAME: GLENN WALKER

DATE: 12/29/2020

LICENSE NUMBER: 55851

SITE INFORMATION:
T-MOBILE SITE #:
A1Q0506A

T-MOBILE SITE NAME:
SOUTH ST. PAUL

1755 4TH STREET
SOUTH ST. PAUL, MN 55075
DAKOTA

SHEET TITLE:
PROPOSED EQUIPMENT PLAN

SHEET NUMBER:
C-2.1

CITY COUNCIL AGENDA REPORT

DATE: June 2, 2025
DEPARTMENT: Engineering
PREPARED BY: Nick Guilliams
AGENDA ITEM NUMBER: 8.I.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Approve Proposal with WSB for Construction Materials Testing for the Marie Avenue Reconstruction Project

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Approve a proposal with WSB in the amount of $28,897.50 to perform construction materials testing for the Marie Avenue Reconstruction Project.

OVERVIEW
Heselton Construction LLC was awarded a construction contract for the Marie Avenue Reconstruction Project on May 19, 2025. To comply with State-Aid and Federal Funding requirements, construction materials testing is necessary. Staff sent a request for quotes to three qualified firms that provide this service. We received three quotes, and the lowest bid was submitted by WSB. Below is a summary of the quotes:

FIRM	QUOTE
WSB	$28,897.50
Braun Intertec	$34,423.00
American Engineering Testing	$40,746.75

SOURCE OF FUNDS
Infrastructure Fund

ATTACHMENTS
1. WSB Submittal_South St. Paul - 2025-04 - Marie Avenue Reconstruction - Materials Testing Services

May 23, 2025

Mr. Nick Guilliams, PE
City Engineer
City of South St. Paul
125 3rd Avenue South
South St. Paul, MN 55075

Re: Proposal for Marie Avenue Reconstruction Materials Testing Services
City Project 2025-04 / SP 164- 104-011 / CRP 1925 (102)
South St. Paul, MN

Dear Mr. Guilliams,

WSB is pleased to present this estimate of services to provide construction materials testing in conjunction with the Request for Quote (RFQ) received from the City of South St. Paul for the Marie Avenue reconstruction project. It is our understanding that this is a federally funded project and will require additional testing scope to ensure that all testing and personnel meet project requirements. Our cost estimate includes a description of our understanding of services to be provided and an estimate including the various services that may be rendered.

If you have any questions about this proposal, please feel free to contact Emily DeSchepper at 612.289.3048 or edeschepper@wsbeng.com.

ACCEPTANCE

This letter represents the entire understanding of the project scope. All work under this letter proposal will be governed by the Master Professional Services Agreement entered into between the City of South St. Paul and WSB on 22nd day of March 2023. If the scope and fee appear to be appropriate, please sign the space provided and return a copy with signature. We are available to being work once we have received signed authorization.

Sincerely,

WSB

Sam Lundquist
Area Materials Manager

Emily DeSchepper
Materials Project Manager

I hereby authorize WSB to proceed with the above referenced work under the terms and conditions of the Master Professional Services Agreement entered into between the City of South St. Paul and WSB on the 22nd day of March 2023.

Signature: ______________________

Name: ______________________

Title: ______________________

Date: ______________________

701 XENIA AVE S | SUITE 300 | MINNEAPOLIS, MN 55416 | TEL: 763.541.4800 | FAX: 763.541.1700 | WSBENG.COM

City of South St. Paul
Martie Avenue reconstruction (SRTS)
CRP 1925 (102) / SP 168-104-011 / City Project 2024-05

Construction Materials Testing Estimate of Costs (2024 SALT)

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Gradation Testing								
3025	Aggregate Surfacing	Random Sampling: > 250 CY (CV) or 500 Tons and < 2000 CY (CV) or 4000 Tons. Material is a minimum of one lot. Test two random samples from each lot and average. > 2000 CY (CV) or 4000 Tons. Divide into lots with lot size no greater than 2000 CY (CV) or 4000 Tons. Test two random samples from each lot and average.	CL 5: 40 CY (Small Quantity)	0	0	$165.00	$0.00	$0.00
3025	Aggregate Base		CL 5: 6979 T ~ 3839 CY	4	5	$165.00	$660.00	$825.00
3025	Select Granular Material	1 / 40,000 CY (CV)	100 CY (Small Quantity)	0	1	$165.00	$0.00	$165.00
				Total Minimum Cost for Section			$660.00	
				Total Probable Cost for Section			$990.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Major Soil Types	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Proctor Test								
3260	Proctor Test	1 / Major soil type. Additionally, one for each granular material, if using specified density.	Embankment Subgrade Trench Backfill	4	5	$250.00	$1,000.00	$1,250.00
				Total Minimum Cost for Section			$1,000.00	
				Total Probable Cost for Section			$1,250.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Compaction Testing - Nuclear Density Gauge and Dynamic Cone Penetrometer								
3500	Aggregate Base	1 DCP tests per 500 CY (CV) or 1 per 1000 Tons. If test rolled, 1 test / 1,500 CY (CV) or 3000 Tons.	CL 5: 6979 T ~ 3839 CY	7	9	$55.00	$385.00	$495.00
3500	Aggregate Surfacing	1 DCP tests per 500 CY (CV) or 1 per 1000 Tons. If test rolled, 1 test / 1,500 CY (CV) or 3000 Tons.	CL 5: 40 CY (Small Quantity)	0	0	$55.00	$0.00	$0.00
3500	Walks	Quality Compaction	4" Walk and 6" Walk	0	0	$55.00	$0.00	$0.00
3510	Granular Materials	**Roadway Embankment:** 1 test per 2,000 CY (CV) or if test rolled, 1 test per 4,000 CY (CV),	SGE: 100 CY (Small Quantity)	0	0	$40.00	$0.00	$0.00
3510	Non-Granular Materials	**Structures and Longitudinal Trenches (Sidewalk/Trails/Watermain/Storm Sewer/Sanitary Sewer/Retaining Walls):** 1 test per 500 feet of each structure length per every 2 feet of fill.	Storm: 792 LF (5) Sanitary: 10 LF (1) Watermain: 1901 LF (12)	18	23	$40.00	$720.00	$920.00
3510		**Subgrade Preparation:** 1 test per 25 road stations. 100% proctor density	20.3 RDST	1	2	$40.00	$40.00	$80.00
				Total Minimum Cost for Section			$1,145.00	
				Total Probable Cost for Section			$1,495.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Moisture Content Test								
3250	Aggregate Base	1 / 1,000 CY up to 10 maximum. For Quality Compaction: Test as directed by Engineer.	CL 5: 6979 T ~ 3839 CY	4	4	$20.00	$80.00	$80.00
3250	Aggregate Surfacing	1 / 1,000 CY up to 10 maximum. For Quality Compaction: Test as directed by Engineer.	CL 5: 40 CY (Small Quantity)	0	0	$20.00	$0.00	$0.00
3250	Walks	For Quality Compaction: Test as directed by Engineer.	4" Walk and 6" Walk	0	0	$20.00	$0.00	$0.00
3250	All Embankment Materials	1 / 10,000 CY up to 10 maximum. For Quality Compaction: Test as directed by Engineer.	SGE: 100 CY (Small Quantity)	0	0	$20.00	$0.00	$0.00
3250	Subgrade Preparation	1 per 25 Road Stations For Quality Compaction: Test as directed by Engineer.	20.3 RDST	1	1	$20.00	$20.00	$20.00
				Total Minimum Cost for Section			$100.00	
				Total Probable Cost for Section			$100.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Number of Sources	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Aggregate Quality								
4030	**Aggregate Base** **Recycled/Salvaged/Reclaimed** Bitumen content	**At the discretion of the Engineer.**	Imported	0	1	$190.00	$0.00	$190.00
				Total Minimum Cost for Section			$0.00	
				Total Probable Cost for Section			$190.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Concrete Testing								
2040	Concrete Testing	1 / 100 CY / mix type / day (1 set of 4 cylinders) *Field Cure Cylinders = Additional. Casted Upon Request*	4" Walk: 293 CY 6" Walk: 70 CY B618: 245 CY V6: 11 CY 8" Driveway: 65 CY Light Found(#): 30 Bollards (#): 4 Equipment Pad (#): 1	13	22	$160.00	$2,080.00	$3,520.00
				Total Minimum Cost for Section			$2,080.00	
				Total Probable Cost for Section			$3,520.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Quantity of Material	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Bituminous Testing								
4090	Verification Testing - MnDOT Gyratory Mix Properties	1 / mix type / day	9.5W(3,C): 1022 T 12.5NW(3,C): 2024 T	3	3	$650.00	$1,950.00	$1,950.00
4080	Compaction / Density Testing	Per Project Special Provisions		9	9	$65.00	$585.00	$585.00
				Total Minimum Cost for Section			$2,535.00	
				Total Probable Cost for Section			$2,535.00	

WSB Unit	Test Type/Material	Minimum Required Testing Rate	Number of Sources	Minimum Tests	Probable Tests	Cost Per Test	Minimum Cost	Probable Cost
Miscellaneous Testing								
3253	Topsoil Material - Gradation, Hydrometer, Organic Content, pH	As directed by the Engineer	Common Topsoil Borrow 186 CY	0	1	$415.00	$0.00	$415.00
				Total Minimum Cost for Section			$0.00	
				Total Probable Cost for Section			$415.00	

WSB Unit	Project Charges	Rate ($)	Quantity	Subtotal
CMT02	Field Technician Time	110	68	$7,480.00
2130	Trip Charge	60	55	$3,300.00
CMT01	Sample Pick-Up Time	95	31.5	$2,992.50
CMT90	Project Administration	95	2	$190.00
CMT70	Project Assistant	175	18	$3,150.00
CMT80	Project Engineer	215	6	$1,290.00
Field and Overhead Subtotal				**$18,402.50**
Testing Subtotal (minimum-probable)			**$7,520.00 - $10,495.00**	

Total Estimated Minimum Cost	$25,922.50
Total Estimated Probable Cost	**$28,897.50**

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	Engineering
PREPARED BY:	Nick Guilliams
AGENDA ITEM NUMBER:	8.J.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Approve Proposal with Stonebrooke Engineering to update the City's ADA Transition Plan

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Approve a proposal with Stonebrooke Engineering in the amount of $10,970 to update the City's ADA Transition Plan.

OVERVIEW
All municipalities in the Country are required to develop an Americans with Disabilities Act (ADA) transition plan to comply with Section 504 of the Rehabilitation Act of 1973 and the ADA of 1990. In 2018, Stonebrooke Engineering prepared a transition plan for the City, which is recommended to be updated every five years.

The purpose of the plan is to identify physical obstacles in all City-owned curb ramps and sidewalks. It will also provide detailed recommendations on making these facilities accessible and outline the necessary steps to achieve compliance.

SOURCE OF FUNDS
Infrastructure Fund

ATTACHMENTS
1. WorkOrder_SouthStPaul
2. ADA Transition Plan Cost Proposal

MASTER CLIENT AGREEMENT WORK ORDER

Whereas, South St. Paul (the "Client") and Stonebrooke Engineering, Inc. ("Stonebrooke") have entered into a Master Client Agreement, dated May 2, 2025 (the "Agreement"), which is intended to include the services outlined in this Work Order. The terms and conditions of the Agreement are hereby incorporated by reference herein.

Date of this Work Order: May 2, 2025

Project Information:

Project Name: ADA Transition Plan

Project Owner: City of South St. Paul

Project No.: R-002064

Contract Time

The services outlined in this Work Order will commence on June 1, 2025, and be completed no later than October 1, 2025.

Contract Sum

The total compensation paid by South St. Paul to Stonebrooke for the Work outlined in this Work Order shall be billed monthly: ten thousand nine hundred and seventy dollars ($10,970), which includes reimbursable expenses and all applicable taxes.

Scope of Work

The client has requested, and Stonebrooke has agreed to provide the following work:

Per the Agreement, Stonebrooke shall not perform any services beyond those outlined in this Work Order unless Client authorizes such additional services in advance in writing.

Project Goals

This project aims to create an ADA Transition Plan to comply with Section 504 of the Rehabilitation Act of 1973 and the Americans with Disabilities Act (ADA) of 1990. This plan will incorporate all necessary elements to ensure South St. Paul follows current ADA laws and regulations. The transition plan will include:

- A self-evaluation, summary, cost, and implementation schedule for improvement for all City-owned right-of-way facilities in South St. Paul that are accessible to the public.

- A summary, cost, and implementation schedule for improvement for all City-owned Right-of-Way in South St. Paul accessible to the general public.

The plan will:

- Identify physical obstacles in all City-owned curb ramps, sidewalks, and APS signals;
- Describe in detail the methods that could be used to make the facilities accessible and
- Specify a schedule or approach for taking the steps necessary to achieve compliance.

Work Plan

The following is a description of proposed tasks that will be completed during the development of the ADA Transition Plan to meet the guidelines laid out in Title 28 Code of Federal Regulations Part 35, which identifies Federal rules for the Department of Justice and Subtitle A of Title II of the ADA of 1990.

Task 1. Review the Existing Plan

Stonebrooke will review the existing Transition Plan, check for outdated information and policy updates, and create a list of needed information and data for the 2025 update. City staff will review the outline to confirm everyone agrees on the Final Plan's inclusions.

Deliverables:

- List of data update needs and other information

Task 2. Available Data Review

Stonebrooke will review infrastructure data and records provided by the City, including previous ADA improvement projects, as-built plans of completed projects, and GIS, aerial, or topographic mapping of City infrastructure. Stonebrooke will also examine Capital Improvement Plans, comprehensive plans, and area studies to identify future projects that may affect the city's rights of way.

Stonebrooke will also work with school districts and any Safe Routes to School plans in place to understand the needs of children and families and their access to educational opportunities. The Plan will be updated to address any gaps in accessibility for safe walking/rolling routes to school.

Stonebrooke will review transit access. Our team will identify gaps in service animal accessibility and offer policy and design improvement suggestions. All the documents in the literature review will be uploaded online in an electronic inventory for use throughout the contract. Stonebrooke will use ADA accessibility versions of these digital materials so that if the public wants to see them, they can easily access them from a screen reader or accessibility device.

Deliverables

- Literature Review
- Policy Guidelines

Task 3. Project Management Team Meetings

Britt Berner will be the project manager responsible for the high-quality and timely completion of all tasks and deliverables. This will include general project management and coordination, monthly invoicing, and the development of project status reports. A Project Management Team (PMT) will be formed to oversee plan development and ensure the final document meets the City's needs. The City's team will include the City Engineer and anyone who could help inform the Plan.

Expected Meetings

- Conference calls with PMT (3).

Deliverables

- Project Management Plan, which will help keep the project on time and budget;
- Monthly invoices and project status reports;
- Inform the public of all planning activities and outcomes by utilizing the web and social media;
- Providing ADA-accessible information to the City and local jurisdiction for posting on the website and
- Monthly progress meeting with the City

Task 4. ADA Self-Evaluation

Stonebrooke will perform a self-evaluation reviewing the condition of all pedestrian ramp facilities within the city. This includes considering the sidewalks, bicycle/pedestrian trails, curb ramps, traffic control signals, and any City-owned transit facilities within the City's right-of-way. Any barriers to accessibility identified in the self-evaluation and the remedy to the identified barrier are set out in this transition plan. Stonebrooke will examine the data to best understand the barriers and opportunities in all partner agencies.

Optional Tasks

- Self-Evaluation - Stonebrooke supervises City staff collecting field data ($656)

Task 5. Develop a Priority System

After reviewing the data, Stonebrooke will work with City GIS specialists to update their tracking system database to update barrier removals as performed by agency staff, providing a medium for monitoring and updating the process. This database should rank facilities based on condition, improvement needs, pedestrian usage, and safety. This will ultimately result in several tiers of accessibility, each with an associated schedule for improvement.

Stonebrooke will compile the assessments and condition ratings in a database format and incorporate them into the final plan in tabular format. Because these databases will be developed on an ESRI platform, we will import the files into ArcGIS and create PDF maps that display condition ratings for curb ramps and/or intersections. These maps will also be included in the final document and can be used in the public outreach process. We will work with the City to determine the desired format and scale of the maps. Finally, we will provide GIS files of curb ramp condition ratings because our work is GIS-based. These will suit asset management or developing an interactive online GIS tool for the public.

Deliverables

- Summary spreadsheet of condition ratings that incorporates a tiered priority system;
- PDF map(s) of condition ratings of curb ramps and/ or intersections;
- GIS files of curb ramps;
- Draft ADA access compliance assessment reports;
- Public rights-of-way subject to the requirements of ADA in electronic format;
- Final ADA access compliance assessment reports for public rights-of-way subject to the requirements of ADA in binder and electronic formats;
- Draft format for project database and map - electronic file(s); and
- The final format for the project database and map is electronic file (s).

Task 6. Develop a Transition Plan and Public Outreach

Based on input from the PMT, Stonebrooke will revise the Transition Plan. The draft document will identify facility and policy improvements, address public involvement by developing a procedure for grievance filing, identify an ADA Coordinator or public contact, and hold a public open house meeting (or pop-up events, field walks/rides/on-the-corner meetings if deemed more appropriate by the PMT).

Two drafts and one final document are expected to be prepared. The first draft will solicit comments from the PMT, and the second draft will address PMT concerns and solicit public comments.

Deliverables

- Draft public participation and outreach plan;
- Final public participation and outreach program;
- Public display materials; and
- Draft (2) and Final (1) ADA Transition Plan;

Task 7. Final Presentation for Plan Adoption

The consultant will be required to provide the City with a final document, edited based on requested changes from the PMT and presented to the City Council for final adoption. The consultant should plan to present at one council meeting.

Deliverables

- At least 1 City Council Meeting to present the "ADA Self-Evaluation and Transition Plan" for review and adoption

Schedule

The ADA Transition plan will take approximately five months to complete. If the city desires, we will work to accommodate a shorter completion timeframe.

Budget

Following is a summary of the lump sum costs per task.

Cost Proposal

Task	Base Cost
1 Review Existing Plan	$1,000
2 Available Data / Plan Review	$1,212
3 PMT Meetings / Project Management	$926
4 Self-Evaluation	$656
5 Develop a Priority System	$1,704
6 Update Transition Plan and Outreach	$5,472
Direct Expenses (mileage)	$0
TOTAL	**$10,970**

The terms of this Work Order are Agreed to and accepted by:

"Stonebrooke"

STONEBROOKE ENGINEERING, INC.

____
Signature

Tim Arvidson
Print Name

CEO
Title

"Client"

SOUTH ST. PAUL, MN

____
Signature

____
Print Name

____
Title

____
Federal ID Number

Stonebrooke

COST PROPOSAL
ADA Transition Plan
City of South St. Paul

CLIENT: City of South St. Paul PROJECT: ADA Transition Plan CONSULTANT: Stonebrooke Engineering, Inc.		Project Manager / ADA Expert	Project Planner	Total Hours	Total Cost
Task No.	Work Task Description				
TASK 1.0	REVIEW THE EXISTING PLAN	5	2	7	$1,000.00
TASK 2.0	AVAILABLE DATA/PLAN REVIEW	3	8	11	$1,212.00
TASK 3.0	PMT MEETINGS	4	3	7	$926.00
TASK 4.0	SELF EVALUATION	4	0	4	$656.00
TASK 5.0	DEVELOP PRIORITY SYSTEM	6	8	14	$1,704.00
TASK 6.0	UPDATE TRANSITION PLAN AND OUTREACH	18	28	46	$5,472.00
	TOTAL HOURS	40	49	89	
	AVERAGE HOURLY RATE	$164.00	$90.00		
	TOTAL LABOR COST	$6,560.00	$4,410.00		**$10,970.00**

EXPENSES (printing, plan set, mileage, etc.)	**$0.00**
SUBTOTAL PROJECT FEE	**$10,970.00**

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	Economic Development
PREPARED BY:	Monika Miller
AGENDA ITEM NUMBER:	8.K.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Adopt Resolution 2025-62 Approving the Submittal of the Redevelopment Incentive Grant to the Dakota County Community Development Agency

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Adopt Resolution 2025-62 Approving the Submittal of a Redevelopment Incentive Grant to the Dakota County Community Development Agency

OVERVIEW
Since 2007, the Dakota County Community Development Agency (CDA) has assisted cities with their redevelopment goals through a locally funded initiative called the Redevelopment Incentive Grant (RIG) Program . RIG funds can be used for redevelopment-related activities including real-estate acquisition, relocation payments, clearance and demolition expenses, environmental investigation and/or remediation, necessary public infrastructure improvements, and geotechnical corrections to soil conditions. Dakota County is currently accepting applications for the current fiscal year (July 1, 2024 - June 30, 2025). The grant is available on a competitive basis to all communities in the County with a maximum grant award of $250,000 per community.

Staff is submitting an application on behalf of the Danner Family Limited Partnership (Danner). Staff has been collaborating with Danner on a plan to cleanup and redevelop the approximately 35-acre site south of I-494 into a light industrial office warehouse park with three slab-on-grade buildings. The redevelopment would create 82 new full-time jobs and would be a substantial increase to the City's tax base. In 2024, the City was awarded a Met Council grant to conduct environmental investigations at the site. The Phase I and Phase II environmental investigations revealed various contaminants as well as methane and other vapors throughout the site that need to be addressed through removal and vapor mitigation systems at the existing and future buildings. This work is in addition to the extensive soil corrections that need to be done to make development feasible at the site. Clean up and soil corrections are expected to cost over $5 million. The City has applied for several grants to help reduce these costs and would like to submit an application for RIG funds to help further reduce these costs.

SOURCE OF FUNDS
The RIG program is funded by the Dakota County CDA. The RIG grant requires a 2:1 match. Non-public funds can be used as a match.

ATTACHMENTS

1. Resolution 2025-62

City of South St. Paul
Dakota County, Minnesota

CERTIFICATION

The undersigned, City Clerk of the City of South St. Paul, Minnesota (the City), hereby certifies as follows:

Attached hereto is a true and correct copy of Resolution No. 2025-62 duly adopted by the City Council of the City at a lawful meeting duly called June 2, 2025, at which meeting a quorum was present and acting throughout, which resolution remains in full force and effect in the form which adopted.

WITNESS my hand and the corporate seal of the City this 2nd day of June, 2025.

____
Deanna Werner, City Clerk

Seal

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-62

APPROVING THE SUBMITTAL OF A REDEVELOPMENT INCENTIVE GRANT TO THE DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY

WHEREAS, the City of South St. Paul has identified a proposed project within the City that meets the purposes and criteria of the Dakota County Community Development Agency's (CDA) Redevelopment Incentive Grant Program; and

WHEREAS, the City has established Redevelopment Plan of which the proposed project is a component; and

WHEREAS, the City has the capability and capacity to ensure the proposed project be completed and administered within the guidelines of Redevelopment Incentive Grant Program; and

WHEREAS, the City has the legal authority to apply for financial assistance; and

WHEREAS, the City supports the development of affordable housing and of the CDA's mission to improve the lives of Dakota County residents through affordable housing and community development.

NOW, THEREFORE, BE IT RESOLVED that the City of South St. Paul approves the application for funding from the Dakota County CDA Redevelopment Incentive Grant program.

BE IT FURTHER RESOLVED that upon the approval of its application by the Dakota County CDA, the Mayor and the City Clerk are hereby authorized to execute such agreements as are necessary to receive and use the funding for the proposed project.

Adopted this 2nd day of June 2025.

____
City Clerk

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	City Administrator
PREPARED BY:	Ryan Garcia
AGENDA ITEM NUMBER:	8.L.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Approve Proposal for Appraisal Services from Orion Appraisals

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Through Consent, motion to accept proposal for appraisal services from Orion Appraisals, Inc. and authorize completion of the work.

OVERVIEW
As the City advances with design of a replacement facility for the 55 year-old Central Maintenance Facility at 400 Richmond Street, we anticipate that the current facility will become surplus to the City. In anticipation, we have solicited the services of a commercial appraisal company to prepare an appraisal of the fair market value of the property at 400 Richmond Street. Orion Appraisals has provided a quote to complete this work by June 30, 2025 for a fee of $2,400.

SOURCE OF FUNDS
Capital Programs Fund. This purchase is considered a "Micro Purchase" in accordance with the City's Purchasing Policy.

ATTACHMENTS
1. Appraisal Engagement Letter - 400 Richmond Street

May 30, 2025

Mr. Ryan Garcia
City of South St. Paul
125 3rd Avenue North
South St. Paul, MN 55075

ENGAGEMENT LETTER

Dear Mr. Garcia:

This letter is a proposal of understanding concerning the engagement of Orion Appraisals, Inc. for the purpose of providing valuation consultation and/or appraisal reports. The report shall be prepared for City of South St. Paul the "Client", and is for the sole and exclusive use of the client. It is understood by both parties that the nature of the assignment is as follows:

Property Location & Type:	**400 Richmond Street East, South St. Paul, MN. An industrial building.**
Purpose of Assignment:	To provide an opinion of **Market Value "As Is"** of the **Fee Simple Interest** for **potential sale purposes**. The appraisal will comply with ***FIRREA, Appraisal Institute, and USPAP standards.
Type of Report / Scope:	**Appraisal Report**. All applicable and necessary approaches to value will be performed to produce a credible value opinion.
Due Date:	Within **3.5 weeks** of the date of this signed letter being returned to Orion Appraisals, Inc. The agreed completion date presumes that both written authorization and supporting information is received and the appraiser will have access to the above property. If delayed, or the property is different than originally represented, you will be contacted and an adjustment to the fee or time may be necessary. If this agreement is cancelled at any time prior to delivery, client agrees to pay for work performed.
Cost of Services:	An electronic copy of the report will be provided for a **fee of $2,400.**
Terms:	**Net 30 days.** We agree that your final approval will be based solely upon the satisfaction that all regulations and standards have been met and will not in any way be contingent upon the client's satisfaction with the numerical results.

We will proceed with the assignment upon the return of this engagement letter. Once engaged, we will contact ____________________ at phone number __________________ or email ______________________________ to set up a time to view the property.

Thank You,

Joseph P. Sullivan, MAI
President

Agreed This Date:____________

____
Mr. Ryan Garcia

CITY COUNCIL AGENDA REPORT

DATE:	June 2, 2025
DEPARTMENT:	City Clerk
PREPARED BY:	Deanna Werner
AGENDA ITEM NUMBER:	11.A.

MEETING TYPE
Regular Meeting

AGENDA ITEM
Approval of Rental License for 643 15th Ave N

ACTION TO BE CONSIDERED OR DESIRED OUTCOME
Approval of Rental License for 643 15th Ave N.

OVERVIEW
At the April 21st, 2025 City Council Meeting, the approval of the rental license for the property located at 643 15th Ave. N, was removed from the list of licenses to be approved. At that time, there were outstanding code violations related to the property which needed to be corrected.

The property owner was given a deadline to complete the required corrections, all the violations have been corrected within the timeline set and the property is in good standing.

SOURCE OF FUNDS
N/A

ATTACHMENTS
None