



CITY OF SOUTH ST. PAUL MEETING AGENDA

CITY COUNCIL

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

Monday, October 6, 2025
7:00 PM

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

- A. South St. Paul Packers Football Team
- B. SSP The Great Pod-kin Patch

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:
 - 09-15-2025 Council Meeting
 - 09-22-2025 Work Session
 - 09-29-2025 Special Meeting
- B. Accounts Payable
- C. Business Licenses
- D. Acceptance of Gift Donations
- E. Adopt Resolution #2025-104 Accepting Joint Powers Agreement between the City of South St. Paul and Dakota County for Communities for All Grant Funding

- F. Lead Service Line Replacement Agreement Form
- G. Approve Cooperative Construction Agreement between South St. Paul and MnDOT for State Project No. 8816-3427
- H. Declare Costs - Marie Avenue Reconstruction Project
- I. Declare Costs - 4th Street S Rehabilitation Project
- J. Approve Joint Powers Agreement Between South St. Paul and Dakota County for Dakota County Project No. 56-14
- K. Award Tree Planting Proposal for Replacement Trees at Kaposia Landing and Lorraine Park to Hoffman & McNamara
- L. Approval of Subgrant Agreement - Wakota Crossing Project
- M. Approve Amendment #2 to Preliminary Development Agreement with ZAS, LLC

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

11. GENERAL BUSINESS

- A. Pool Feasibility Study Final Report
- B. South Street Reconstruction Project — Receive Feasibility Report and Call for Public Hearing

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Community Affairs
PREPARED BY: Deb Griffith
AGENDA ITEM NUMBER: 5.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

South St. Paul Packers Football Team

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

No action required

OVERVIEW

The South St. Paul Football Team, along with Coach Spreigl, were invited to tonight's meeting by Mayor Francis.

SOURCE OF FUNDS

N/A

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Community Affairs
PREPARED BY: Deb Griffith
AGENDA ITEM NUMBER: 5.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

SSP The Great Pod-kin Patch

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

No action required

OVERVIEW

Deb Griffith, City of South St. Paul and Cody Semo, Neighbors, Inc will present information about The SSP Great Pod-kin Patch.

SOURCE OF FUNDS

N/A

ATTACHMENTS

None



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 8.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

City Council Meeting Minutes of:
09-15-2025 Council Meeting
09-22-2025 Work Session
09-29-2025 Special Meeting

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, September 15, 2025, Work Session held on Monday, September 22, 2025 and Special Council Meeting held on Monday, September 29th, 2025.

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. 09-15-2025 Council Minutes (1)
2. 9-22-2025 WS Minutes RG
3. 09-29-2025 Special Council Minutes



SOUTH ST. PAUL CITY COUNCIL MINUTES OF SEPTEMBER 15, 2025

1. CALL TO ORDER

Mayor Jimmy Francis called the regular meeting of the City Council to order at 7:00 PM on Monday, September 15, 2025.

2. ROLL CALL

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

Absent: Joe Kaliszewski

Staff Present:

Ryan Garcia, City Administrator

Kori Land, City Attorney

Deanna Werner, City Clerk

Monica Miller, Associate City Planner

Clara Hilger, Director of Finance

Deb Griffith, Community Affairs

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. PRESENTATIONS

A. On the Road Again

B. Luther Memorial Church Taco Feed Invitation

C. SSP Arts Council's Halloween Decorating Contest

D. Neighbor's Inc 2025 Community Celebration

6. CITIZEN'S COMMENTS

Comments are limited to 3 minutes in length.

7. APPROVAL OF AGENDA

Moved by: Tom Seaberg / Pam Bakken

Moved: To approve the Agenda as presented.

Vote: 6 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.

- A. City Council Meeting Minutes of September 2, 2025. and Council Work Session Minutes of September 8, 2025.
- B. Accounts Payable
- C. Business Licenses
- D. Approve Conditional Job Offer for Cleaner/Caretaker - HRA
- E. Approve Transfer of 2024 General Fund Unassigned Fund Balance to the Capital Programs Fund.
- F. Accept the 2025 2nd Quarter Financial Report
- G. Approve Airport Rules and Regulations Revision #4

Moved by: Matt Thompson / Lori Hansen

Moved: To approve the Consent Agenda as presented.

Vote: 6 ayes / 0 nays, motion Passed

9. ITEMS REMOVED FROM CONSENT AGENDA

10. PUBLIC HEARINGS

11. GENERAL BUSINESS

- A. Garage Setback Variance at 206 6th Avenue South

Moved by: Tom Seaberg / Matt Thompson

Moved: To approve Resolution 2025-103, a Garage Setback Variance at 206 6th Avenue South.

Vote: 6 ayes / 0 nays, motion Passed

- B. Payable 2026 Tax Levies and Budgets

Moved by: Tom Seaberg / Todd Podgorski

Moved: To adopt Resolution 2025-099, certifying the preliminary 2026 property tax levy in the amount of \$18,530,136 (8.36% increase) and calling for the 2026 Budget hearing to be held on December 1, 2025

Vote: 5 ayes / 1 nays, motion Passed

Moved by: Tom Seaberg / Lori Hansen

Moved: To adopt Resolution 2025-100 certifying the Preliminary 2026 EDA levy.

Vote: 6 ayes / 0 nays, motion Passed

Moved by: Pam Bakken / Lori Hansen

Moved: To adopt Resolution 2025-101 consenting to the 2026 HRA levy.

Vote: 6 ayes / 0 nays, motion Passed

12. MAYOR AND COUNCIL COMMUNICATIONS

13. ADJOURNMENT

Deanna Werner

/s/: Deanna Werner
City Clerk

South St. Paul City Council Work Session

Session Notes for September 22, 2025

1. CALL TO ORDER

Mayor Francis called the City Council Work Session to order at 7:00 PM on September 8, 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, Tom Seaberg, and Todd Podgorski.

Staff Present: Ryan Garcia, City Administrator, Shelly Anderson, Assistant City Administrator/Human Resources Director.

2. DISCUSSION ITEMS

A. Hardman Triangle – Public Realm Concept Discussion

Mr. Garcia introduced Ryan Herm and Matthew Tucker, Landscape Architects with Urban Ecosystems, the design firm assisting the City with the preparation of design concepts and program for a potential public realm within the Hardman Triangle redevelopment area.

Mr. Tucker provided background on the site, its ecological history as a part of the Mississippi River Floodplain as well as its industrial history as the former Swift & Co. meatpacking plant and acknowledged the role that the site's history could play in the realization of a public realm. Mr. Tucker discussed the core fundamental focus of the public realm to provide for stormwater management systems for the district, in accordance with state water quality rules and Watershed Management Organization standards. Mr. Tucker and Mr. Herm provided a walkthrough of two alternative schematic design concepts for the public realm.

Following the presentation, staff and the consultant team received the following feedback from Council:

- Council was encouraged to see intentional connections to existing pedestrian and bicycle infrastructure surrounding and in proximity to the site.
- Several councilmembers expressed some concern about public parking to accommodate users of the public green space that did not live within walking distance.
- Council liked the idea of reusing/repurposing building elements (brick, steel, wall sections, concrete, etc) from existing building into the public realm as proposed in seating areas, public art, play/climbing features, etc.
- Council did not feel that preserving the existing buildings for adaptive re-use (concepts included office, program space, banquet / meeting space) would be economically feasible, particularly in light of the ongoing efforts to identify a

- repurposing approach with the former library building.
- Most council members felt restroom facilities were essential to include in the design.
- Council agreed that management of stormwater was an important part of the story and should be leveraged to identify potential partners (WMO, State, Met Council, County)
- Council felt that the incorporation of the Armour Gatehouses made thematic sense and was consistent with the spirit of reuse/repurposing of the existing industrial structures and features in the Hardman Triangle, but some expressed ongoing concern about the expense of relocating the structures.

Based upon the feedback received at the Worksession and at the public meeting hosted by the Parks and Recreation Commission on September 9, Staff and Urban Ecosystems next steps would be to refine the schematic concept into a preferred schematic that would serve as a foundation for design development and ultimately construction of the public realm. This work will continue through the fall and winter in preparation of potentially aligning with the beginning of private development as soon as mid- to late- 2026.

B. City Administrator's Update

Mr. Garcia noted that EDA properties along Concord Street, Bridgepoint Drive, Grand Avenue and Concord Exchange were completing fall clean-up. Councilmembers suggested that Veterans Memorial Lane and the Concord/Richmond Parking Lot leased to Fury Motors also needed attention.

Mr. Garcia notified council that environmental investigations for the first phase of the proposed Hardman Triangle mixed-use development would be taking place in October. He also advised Council that DEED would be holding a public hearing on a business subsidy for Long Cheng on October 8, related to a \$6,000,000 grant to the business for relocation.

Mr. Garcia and Mayor Francis referenced a request from Union Pacific for a letter of support related to their proposed merger with Norfolk-Southern Railroad. Council felt that a "neutral" letter was acceptable.

3. COUNCIL COMMENTS & QUESTIONS

There were none.

4. CLOSED SESSION: LABOR NEGOTIATIONS – TENTATIVE AGREEMENT WITH LAW ENFORCEMENT LABOR SERVICES (LELS) FOR 2026 – 2027

Councilmember Seaberg moved to go into closed session at 9:08 P.M., in accordance with Minnesota Statutes 13D.03, for the purpose of discussing negotiating strategy with Law Enforcement Labor Services for 2026 – 2027. Councilmember Bakken seconded the motion, which passed by voice vote 7/0.

Councilmember Kaliszewski motioned to reopen the meeting at 9:16 P.M, with Councilmember Hansen seconding the motion. Meeting was reopened on a voice vote 7/0.

5. 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 9:17 PM.

Respectfully submitted,

/s/: Ryan Garcia

City Administrator



SOUTH ST. PAUL CITY COUNCIL MINUTES OF SEPTEMBER 29, 2025

1. CALL TO ORDER

Mayor Jimmy Francis called the special meeting of the City Council to order at 2:45 PM on Monday, September 29th, 2025.

2. ROLL CALL

Present: Tom Seaberg, Todd Podgorski, Joe Kaliszewski, Jimmy Francis, Lori Hansen

Absent: Matt Thompson, Pam Bakken

Staff Present:

Ryan Garcia, City Administrator

Deanna Werner, City Clerk

3. APPROVE AGENDA

Moved by: Joe Kaliszewski / Todd Podgorski

Moved: To Approve Agenda

Vote: 5 ayes / 0 nays, motion Passed

4. GENERAL BUSINESS

A. Approve Application by the SSP Lions to Conduct Off-Site Gambling

Moved by: Joe Kaliszewski / Lori Hansen

Moved: To approve application by the SSP Lions to Conduct Off-Site Gambling.

Vote: 5 ayes / 0 nays, motion Passed

5. ADJOURNMENT

Moved by: Joe Kaliszewski / Tom Seaberg

Moved: To Adjourn

Vote: 5 ayes / 0 nays, motion Passed

The meeting was adjourned at 2:50 PM.



/s/: Deanna Werner
City Clerk



CITY COUNCIL AGENDA REPORT

DATE: October 6, 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 2025-111 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. 10-06-25 Accounts Payable

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-111

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:

155003-155223	\$ 2,453,361.98
2025293-2025324	455,984.79
801259-801268	<u>128,512.09</u>

Total	\$ 3,037,858.86
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Adopted this 6th day of October, 2025.

Deanna Werner, City Clerk

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
155003	9/15/2025		1497 GOPHER STATE ONE-CALL							
		122.18	LOCATES		125338	5080756	50606.6302		PROFESSIONAL SERVICES	SEWER UTILITY
		122.18								
155004	9/19/2025		2008 NCPERS GROUP LIFE INS.							
		16.00			125496	0916251536128	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		16.00								
155005	9/22/2025		14195 4 SEASONS PROPERTY CARE-DJ TROJE							
		1,125.00	128 5th Ave S - Abatement		125609	INV0023	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		1,250.00	203 18th Ave N - Abatement		125610	INV0024	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		750.00	108 11th Ave S - Abatement		125627	INV0018	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		250.00	136 20th Ave N - Abatement		125628	INV0021	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		1,000.00	151 Poplar St W - Abatement		125629	INV0022	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		275.00	1300 HIGHLAND A - ABAATEMENT		125630	INV0020	10420.6371		REPAIRS & MAINT CONTRACTUAL	CODE ENFORCEMENT
		4,650.00								
155006	9/22/2025		14998 ACME TOOLS							
		73.50	REPAIR SAWZALL		125538	14878720	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		229.99	P-HANDLE PNEUMATIC		125539	14915937	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		303.49								
155007	9/22/2025		9253 ADVANCED ENG & ENVIRO SERVICES, LLC							
		205.00	WELL HEAD PLAN UPDATE		125519	105323	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		205.00								
155008	9/22/2025		2134 AMERICAN MAILING MACHINES							
		264.06	POSTAGE MACHINE INK		125608	IN125130	10150.6201		OFFICE SUPPLIES	FINANCE
		264.06								
155009	9/22/2025		1044 ANCOM COMMUNICATIONS							
		342.50	RADIO REPAIRS		125528	129167	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		342.50								
155010	9/22/2025		4059 ASCENT AVIATION GROUP, INC.							
		20,680.67	7001 GAL JET A		125577	1143664	20245.6250		MERCHANDISE FOR RESALE	AIRPORT
		20,680.67								
155011	9/22/2025		5746 ASPEN MILLS, INC							
		216.48	shoulder patch honor guard		125572	359682	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		216.48								

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
155011	9/22/2025		5746 ASPEN MILLS, INC						Continued...	
155012	9/22/2025		9021 ATLAS STAFFING, INC.							
		1,120.00	JC TEMP SOBERANIS SAGRERO		125530	1309096	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		772.80	NM TEMP OFF SPEC SOPHIE		125531	1309097	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP OFF SPEC SOPHIE		125532	1309097	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		772.80	NM TEMP OFF SPEC SOPHIE		125533	1309129	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP OFF SPEC SOPHIE		125534	1309129	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		896.00	JC TEMP CLEANER-SOBERANIS		125535	1309160	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		618.24	NM TEMP OFF SPEC SOPHIE		125536	1309161	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		618.24	JC TEMP OFF SPEC SOPHIE		125537	1309161	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		6,343.68								
155013	9/22/2025		10901 CHEROKEE MANUFACTURING, LLC							
		36.00	SOD STAPLES		125557	234238	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		36.00								
155014	9/22/2025		13523 CINTAS CORPORATION NO. 2							
		83.84	JC BRUSHNATS CLEANING		125546	20433814	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		129.72	NM BRUSHNATS CLEANING		125547	20433815	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		213.56								
155015	9/22/2025		2009 CORE & MAIN, LP							
		17,840.00	3' HYDRANTS		125618	X148295	50605.6580	WS2201	OTHER EQUIPMENT	WATER UTILITY
		17,840.00								
155016	9/22/2025		10710 CURBSIDE LANDSCAPE & IRRIGATION							
		1,950.00	WEED PULLING		125567	314923	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		1,540.00	WEED PULLING		125568	314925	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		3,490.00								
155017	9/22/2025		7423 DAKOTA AWARDS & ENGRAVING							
		147.00	Chief awards-R2 and 34		125566	29842	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		147.00								
155018	9/22/2025		6407 DARTS							
		6,825.00	NM SERV CORDINATORS		125522	11515-118	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		6,825.00	JC SERV COORDINATORS		125523	11515-118	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		13,650.00								
155019	9/22/2025		3607 DCA TITLE							

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
155019	9/22/2025		3607 DCA TITLE						Continued...	
		20,000.00	Earnest Money_314-318 2nd St N		125625	9/16/2025	20284.6510		LAND	DEVELOPMENT
		20,000.00								
155020	9/22/2025		1270 DCA TITLE-THE TITLE TEAM							
		1,400.00	680 and 675 Verderosa Ave		125602	DC252224	40440.6302	202402	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		1,400.00								
155021	9/22/2025		1369 ESS BROTHERS & SONS INC.							
		1,930.50	ADJ RINGS/COVERS		125603	FF6687	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		1,930.50	ADJ RINGS/COVERS		125604	FF6687	50610.6220		REPAIR & MAINTENANCE SUPPLIES	STORM WATER UTILITY
		3,861.00								
155022	9/22/2025		14461 FAUL PSYCHOLOGICAL PLLC							
		1,995.00	pre employment eval cadets		125559	2493	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		1,995.00								
155023	9/22/2025		15203 FINKEL, SKYLA							
		300.00	Completed Summer as lifeguard		125551	210803	10520.4461		SUMMER PROGRAMS	PARKS ADMINISTRATION
		300.00								
155024	9/22/2025		5592 FRATTALONE'S DAWNWAY LLLP							
		175.00	DEBRIS-CONCRETE/BLACK/NON COMP		125561	2508102	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		406.74	CLEAN BLACKTOP DEBRIS		125562	2508102	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		581.74								
155025	9/22/2025		1473 GERTEN GREENHOUSES INC. - 446133							
		609.50	SOD		125587	804880/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		40.00-	RETD SOD		125614	K60554/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		569.50								
155026	9/22/2025		1485 GLOBE PRINTING & OFFICE SUPPLIES INC							
		139.95	10 WINDOW ENVELOPE		125588	83342J	10320.6201		OFFICE SUPPLIES	PUBLIC WORKS
		139.95								
155027	9/22/2025		11834 GUARDIAN SUPPLY LLC							
		812.90	cso abrahamson startup		125554	22092	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		39.99	04-baton holder		125555	22093	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		39.99	08-protective gloves		125556	22094	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		892.88								

Council Check Register by GL
Council Check Register and Summary

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
155028	9/22/2025		15114 HAEHNEL, JACOB						Continued...	
		300.00	Completed Summer as Lifeguard		125550	210794	10529.4461		SUMMER PROGRAMS	RECREATIONAL PROGRAMS
		300.00								
155029	9/22/2025		1546 HANCO CORPORATION							
		80.02	TIRE AND TUBE TEST TANK		125563	259232-00	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		80.02								
155030	9/22/2025		1556 HAWKINS, INC.							
		3,547.59	HYDROFLUOSILICIC ACID		125584	7187041	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		3,547.59								
155031	9/22/2025		6678 HD SUPPLY FACILITIES MAINTENANCE , LTD							
		458.88	NM MAINT SUPPLIES		125595	9240445580	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		1,403.37	JC MAINT SUPPLIES		125596	9240447690	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		1,862.25								
155032	9/22/2025		13119 ICE SPORTS INDUSTRY							
		395.00	Arena Membership		125590	86083	20243.6471		DUES & SUBSCRIPTIONS	DOUG WOOG ARENA
		395.00								
155033	9/22/2025		14295 INFINITE HEALTH COLLABORATIVE, PA							
		400.00	heart health wellness		125605	IHEAINV01678	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		400.00								
155034	9/22/2025		1667 INVER GROVE FORD							
		63.84	BOLTS #321		125580	5360701	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		435.65	ELEMENT ASY/FILTERS #2151		125581	5360710	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		106.40	BOLTS #321		125582	5360733	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		605.89								
155035	9/22/2025		14731 JLG ARCHITECTS							
		9,035.90	prof services nvpool		125558	24244-9	40402.6302	PR2111	PROFESSIONAL SERVICES	CAPITAL PROGRAMS FUND
		9,035.90								
155036	9/22/2025		6642 JOHNSON CONTROLS, INC							
		7,778.78	NM BOILER REPAIR		125510	1-136389150350	50677.6371.020		MTNCE-HEATING/COOLING	NAN MCKAY APT BLDG
		817.40	NM REP IGNITION ON BOILER 3		125511	1-136431560238	50677.6371.020		MTNCE-HEATING/COOLING	NAN MCKAY APT BLDG
		8,596.18								
155037	9/22/2025		1740 KIMLEY-HORN AND ASSOCIATES, INC.							

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155037	9/22/2025		1740 KIMLEY-HORN AND ASSOCIATES, INC.						Continued...	
		7,412.74	VERDEROSA AVE EXTENSION		125570	33060168	40440.6302	202402	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		7,412.74								
155038	9/22/2025		1813 LEAGUE OF MN CITIES INSURANCE TRUST							
		216.07	Dylan Christensen		125560	24969	10210.6151		WORKERS COMP DEDUCTIBLE	POLICE PROTECTION
		500.00	Deductible for Claim		125597	9861	10210.6365		INS CLAIMS WITHIN DEDUCTIBLE	POLICE PROTECTION
		716.07								
155039	9/22/2025		9705 MASTER DOOR TECHNOLOGIES LLC							
		2,383.25	JC REPR ELEC STRIKE		125525	12033	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		2,383.25								
155040	9/22/2025		13330 MEDICA							
		125,697.66	HEALTH PREMIUM-OCT 2025		125619	563200056714	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		1,370.83-	RETRO ADJ-SEPT PREM		125620	563200056714	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		368.00	MHR INVEST FEE-OCT 2025		125621	563200056714	10125.6375		OTHER CONTRACTED SERVICES	HUMAN RESOURCES
		4.00-	RETRO ADJ-SEPT PREM		125622	563200056714	10125.6375		OTHER CONTRACTED SERVICES	HUMAN RESOURCES
		124,690.83								
155041	9/22/2025		1911 MENARDS, INC-WEST ST PAUL							
		15.78	BRUSH/FLAP DISC		125541	15760	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		14.98	BLACK SEALANT		125542	15790	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		205.70	SEALANT/WEATHER STRIPPING		125543	15821	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		27.99	TARP		125544	15863	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		122.28	PAIL/LID/WATER/GATORADE		125545	16138	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		386.73								
155042	9/22/2025		9252 MERIT CHEVROLET							
		258.00	INSTALL REAR WHEEL LINERS #320		125591	866022	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		258.00								
155043	9/22/2025		1926 METROPOLITAN COUNCIL ENVIRONMENT SVCS							
		304,761.97	OCT 2025 SEWER SERVICE		125505	0001192517	50606.6376		METRO WASTE CONTROL COMMISSIONS	SEWER UTILITY
		304,761.97								
155044	9/22/2025		6712 MIDWEST LIGHTING PRODUCTS							
		187.80	JC MAINT SUPPLIES_LIGHT BULBS		125506	00074067	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		187.80								
155045	9/22/2025		1444 MIDWEST MACHINERY CO							

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155045	9/22/2025		1444 MIDWEST MACHINERY CO						Continued...	
		227.68	LINKS/NUTS #1585		125521	10615076	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		227.68								
155046	9/22/2025		7391 NAN MCKAY AND ASSOCIATES, INC.							
		119.50	NM ACOP REVISION		125612	INV302668	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		119.50	JC ACOP REVISION		125613	INV302668	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		239.00								
155047	9/22/2025		5682 NITTI SANITATION							
		333.13	TRASH SVS-ARENA		125504	0000817869	20243.6379		CONT SERV/REFUSE & SANITATION	DOUG WOOG ARENA
		333.13								
155048	9/22/2025		14367 NORTH RIDGE OUTDOOR SERVICES							
		1,954.00	JC LAWN MAINT SERV		125564	26039	50678.6371.050		MTNCE-LANDSCAPE/GROUNDS	JOHN CARROLL APT BLDG
		1,815.00	NM LAWNCARE SEPT		125565	26041	50677.6371.050		MTNCE-LANDSCAPE/GROUNDS	NAN MCKAY APT BLDG
		3,769.00								
155049	9/22/2025		15253 O'DONNELL, GRACE							
		3,587.16	PRIVATE II SAN SERVICE REPLACE		125606	II09152025	10315.6371	202406	REPAIRS & MAINT CONTRACTUAL	ENGINEERING
		3,587.16								
155050	9/22/2025		2240 PLUNKETT'S PEST CONTROL, INC.							
		70.00	NM #202 TREATMENT		125512	10081692	50677.6371.090		MTNCE-EXTERMINATION	NAN MCKAY APT BLDG
		30.00	JC #506 TREATMENT		125513	10095249	50678.6371.090		MTNCE-EXTERMINATION	JOHN CARROLL APT BLDG
		57.87	NM PEST CONTROL		125514	10098942	50677.6371.090		MTNCE-EXTERMINATION	NAN MCKAY APT BLDG
		95.16	PEST CONTROL-PW		125515	10113789	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		30.00	NM #402 TREATMENT		125516	10115803	50677.6371.090		MTNCE-EXTERMINATION	NAN MCKAY APT BLDG
		283.03								
155051	9/22/2025		6683 POPP COMMUNICATIONS							
		188.23	NM FIRE ALARM PH SYSTEM		125598	992892213	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		188.22	JC FIRE ALARM PH SYSTEM		125599	992892213	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		376.45								
155052	9/22/2025		15204 RECLA, CADENCE							
		300.00	LIFEGUARD REIMB.		125552	210804	10529.4461		SUMMER PROGRAMS	RECREATIONAL PROGRAMS
		300.00								
155053	9/22/2025		14315 RENTGROW, INC.							
		24.00	JC BKGRD CHK NW TENANTS		125553	2127353	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG

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155053	9/22/2025		14315 RENTGROW, INC.						Continued...	
		24.00								
155054	9/22/2025		1636 RICOH USA, INC.							
		68.24	HR COPIER USAGE		125578	5071921655	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		68.24								
155055	9/22/2025		7376 RIVERTOWN ELECTRIC, INC.							
		3,126.00	JC REP ELEC PANEL1209		125526	12343	50678.6371.070		MTNCE-ELECTRICAL	JOHN CARROLL APT BLDG
		3,126.00								
155056	9/22/2025		2365 ROTO-ROOTER SERVICES COMPANY							
		6,504.00	NM FLUSHING OF EA COLUMN		125583	656239	50677.6371.080		MTNCE-PLUMBING	NAN MCKAY APT BLDG
		6,504.00								
155057	9/22/2025		11845 SATIN TOUCH, INC.							
		285.00	NM PAINT TURNS		125520	1059910	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		285.00								
155059	9/22/2025		14258 SCHMIDT, AARON							
		2,288.00	26--tuition reimbursement		125507	8/30/2025	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		2,288.00								
155060	9/22/2025		13791 SELECT PHYSICAL THERAPY HOLDINGS, INC.							
		555.00	CADET WORKSTEPS EVALUATION		125631	848958765	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		555.00								
155061	9/22/2025		2632 SHERWIN-WILLIAMS CO., THE							
		52.45	JC PAINT TURNS		125571	3488-3	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		52.45								
155062	9/22/2025		15205 SIGNATURE HOME SERVICES LLC							
		80.00	PERMIT REFUND-249 1ST AVE S		125616	SS046024	10420.4263		BUILDING	CODE ENFORCEMENT
		80.00								
155063	9/22/2025		2558 STATE INDUSTRIAL PRODUCTS							
		210.99	JC DRAIN CLNR		125593	903908020	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		204.90	NM AIR CARE PROG		125594	903923936	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		415.89								
155064	9/22/2025		8560 STONEBROOKE ENGINEERING, INC.							

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155064	9/22/2025		8560 STONEBROOKE ENGINEERING, INC.						Continued...	
		293.33	ADA TRANSITION PLAN UPDATE		125615	R-002064.00 - 1	10315.6302		PROFESSIONAL SERVICES	ENGINEERING
		293.33								
155065	9/22/2025		15236 TADROUS HILLANA & RAMZY MAGDY							
		212.35	JC #903 MO REFUND		125617	TADROUS MOVE OUT	50678.1101		ACCOUNTS RECEIVABLE	JOHN CARROLL APT BLDG
		212.35								
155066	9/22/2025		12383 TARGET SOLUTIONS LEARNING, LLC							
		3,085.08	Guardian Tracking subscription		125611	INV125698	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		3,085.08								
155067	9/22/2025		2665 TRANS UNION LLC							
		100.11	basic services and reports		125508	08528357	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		100.11								
155068	9/22/2025		2677 TRI STATE BOBCAT INC							
		67.23	FILTERS/SPARK PLUG/CAP/NOZZLE		125600	A53243	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		67.23								
155069	9/22/2025		2702 ULINE							
		580.02	rifle and handgun boxes tape		125573	197088953	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		580.02								
155070	9/22/2025		15104 URBAN ECOSYSTEMS LLC							
		7,000.00	HARDMAN TRIANGLE PUB RLM DESGN		125540	1560	40494.6302		PROFESSIONAL SERVICES	HARDMAN TRIANGLE TIF
		7,000.00								
155071	9/22/2025		6710 USA SECURITY							
		375.00	JC QRTLTY SERV CONT BILLING		125527	12405149	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		375.00								
155072	9/22/2025		14336 VALLE CARPET CORP							
		3,002.55	NM 509 FLR REMOV & REPLACEMT		125518	1045	50677.6560	229057	BUILDING FIXTURES AND IMPRS	NAN MCKAY APT BLDG
		3,002.55								
155073	9/22/2025		2744 VAN PAPER COMPANY							
		435.04	TOILET PAPER/LINERS/PAPER TOWE		125524	117814	10330.6210		OPERATING SUPPLIES	BUILDINGS
		435.04								

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155074	9/22/2025		2756 VIKING AUTOMATIC SPRINKLER CO.						Continued...	
		9,650.00	SPRINKLER REPAIR		125517	1025-F431434	20243.6371		REPAIRS & MAINT CONTRACTUAL	DOUG WOOG ARENA
		9,650.00								
155075	9/22/2025		13833 WEST, GREGORY							
		1,070.42	MO JC#1310 TENANT REFUND		125623	9/16/2025	50678.1101		ACCOUNTS RECEIVABLE	JOHN CARROLL APT BLDG
		1,070.42								
155076	9/22/2025		13833 WEST, GREGORY							
		100.00	JC GREG WEST KEYPERSON		125624	8/31/2025	50678.6375.1		OTHER CONTR SVCS-KEYPERSON	JOHN CARROLL APT BLDG
		100.00								
155077	9/22/2025		2785 WM CORPORATE SERVICES, INC.							
		1,218.09	JC AUG MONTHLY BILLING		125548	21-57220-02370	50678.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING JOHN CARROLL APT BLDG	
		1,584.85	NM MONTHLY AUG BILLING		125549	21-57251-02372	50677.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING NAN MCKAY APT BLDG	
		2,802.94								
155078	9/22/2025		2849 XCEL ENERGY							
		113,013.13	TWY RECON GAS LINE RELOCATE		125579	51-0015052916-4 8/22/25	40404.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT CAPITAL FUND
		5,339.12	WATER		125626	51-5844319-7 9/10/2025	50605.6385		UTILITY SERVICE	WATER UTILITY
		118,352.25								
155079	9/22/2025		2867 ZIEGLER, INC.							
		342.00	HYDRALIC POWER BOX RAKE		125607	IN002049547	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		342.00								
155080	9/22/2025		2408 SCHINDLER ELEVATOR CORPORATION							
		802.20	NM REPAIR ELEV 2		125574	4623201033	50677.6371.040		MTNCE-ELEVATOR MTNCE	NAN MCKAY APT BLDG
		802.20								
155081	9/29/2025		1007 4 CONTROL, INC.							
		1,145.30	HERBICIDE APPL MEDIAN/GUARD RA		125636	9963	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		3,827.37	HERBICIDE FLOOD WALL		125637	9963	50610.6371		REPAIRS & MAINT CONTRACTUAL	STORM WATER UTILITY
		4,972.67								
155082	9/29/2025		9253 ADVANCED ENG & ENVIRO SERVICES, LLC							
		636.00	PFAS FEASIBILITY STUDY		125742	105312	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		636.00								

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155083	9/29/2025		1018 ADVANCED GRAPHIX, INC.						Continued...	
		32.00	INV Office Graphics		125639	217661	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		32.00								
155084	9/29/2025		5257 AL SERVICES LLC							
		1,600.00	REMOVE 2 LGT POLES-HARDMAN AVE		125715	0628-544	50615.6371		REPAIRS & MAINT CONTRACTUAL	STREET LIGHT UTILITY
		1,600.00								
155085	9/29/2025		5746 ASPEN MILLS, INC							
		104.90	08-POLO & EMBROIDERED		125634	359578	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		104.90								
155086	9/29/2025		14388 AT&T							
		95.00	INV CN 25002003		125771	582508	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		95.00								
155087	9/29/2025		9021 ATLAS STAFFING, INC.							
		1,120.00	JC TEMP CLEANER_TUMAINI		125739	1309194	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		772.80	NM TEMP OFF SPEC MOUA		125740	1309195	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		772.80	JC TEMP OFF SPEC MOUA		125741	1309195	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		2,665.60								
155088	9/29/2025		4231 AXON ENTERPRISE, INC.							
		1,847.16	BWC location connect PR-23-3		125709	INUS378705	40402.6580		OTHER EQUIPMENT	CAPITAL PROGRAMS FUND
		1,847.16								
155089	9/29/2025		5978 BAUER SERVICES							
		23,205.00	SINKHOLE EXCAVATION AND REPAIR		125724	07252025-7217	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		11,668.75	RAISE MANHOLES		125725	08272025-7229	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		11,668.75	RAISE MANHOLES		125726	08272025-7229	50610.6371		REPAIRS & MAINT CONTRACTUAL	STORM WATER UTILITY
		4,490.00	RAISE MANHOLES/CLEAN SIMONS		125779	09102025-7242	50610.6371		REPAIRS & MAINT CONTRACTUAL	STORM WATER UTILITY
		51,032.50								
155090	9/29/2025		13832 BRIDGEPOINT GLASS, INC.							
		990.00	JC #903 REPLGLASS WINDOW		125763	2025232	50678.6371.110		MTNCE-CONTRACTS	JOHN CARROLL APT BLDG
		990.00								
155091	9/29/2025		2287 CENTURYLINK							
		102.40	WIRELEASE		125677	333606706	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS
						9/1/25				
		80.52	WIRELEASE		125678	333785049	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS

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155091	9/29/2025		2287 CENTURYLINK						Continued...	
						9/1/25				
		102.40	WIRELEASE		125679	333952345	10330.6390		POSTAGE AND TELEPHONE	BUILDINGS
						9/1/25				
		<u>285.32</u>								
155092	9/29/2025		1184 CINTAS CORPORATION #754							
		136.21	MECH UNIFORMS/TOWELS		125635	4242101432	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		200.00	GLOVES		125640	1905870668	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		111.74	MECHANICS UNIFORMS/TOWELS		125641	4242750527	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		75.30	SAFETY MATS		125642	4242924527	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		24.81	SAFETY MATS-LOBBY/FD		125643	4242924527	10330.6210		OPERATING SUPPLIES	BUILDINGS
		35.33	MECHANICS UNIFORMS/TOWELS		125788	4243530731	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		167.09	SAFETY MATS/SCRUB		125789	4243530731	10320.6210		OPERATING SUPPLIES	PUBLIC WORKS
		<u>750.48</u>								
155093	9/29/2025		13523 CINTAS CORPORATION NO. 2							
		129.72	NM BRSHFLR MAT		125759	20435434	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		<u>129.72</u>								
155094	9/29/2025		10675 CITY OF BLOOMINGTON							
		280.00	WATER TESTING		125783	25483	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY
		<u>280.00</u>								
155095	9/29/2025		4505 CIVICPLUS LLC							
		12,695.16	WEBSITE HOSTING FEE		125633	349765	10120.6302		PROFESSIONAL SERVICES	CITY ADMINISTRATION
		<u>12,695.16</u>								
155096	9/29/2025		2009 CORE & MAIN, LP							
		403.14	METER COUPLINGS		125670	X368877	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		<u>403.14</u>								
155097	9/29/2025		4047 CRYSTEEL TRUCK EQUIPMENT							
		10,985.50	PLOW #320-25		125708	F53236	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		<u>10,985.50</u>								
155098	9/29/2025		10710 CURBSIDE LANDSCAPE & IRRIGATION							
		757.00	FALL FERT-MCQUIRE FIELD		125749	315657	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,664.00	FALL FERT-VETS FIELD		125750	315658	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,950.00	FALL FERT-KAPOSIA LANDING		125751	315830	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,540.00	WEED PULLING-CH & LIBRARY		125752	316390	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS

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155098	9/29/2025		10710 CURBSIDE LANDSCAPE & IRRIGATION						Continued...	
		273.00	CONCORD ST/EXCH WATERING		125784	315406	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		3,398.00	FALL FERT-MCMORROW		125785	315656	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,540.00	WEED PULLING		125786	315664	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		11,122.00								
155099	9/29/2025		11317 CUSTOM CAP & TIRE							
		637.20	F150 Tires		125753	270079763	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		637.20								
155100	9/29/2025		1247 DAKOTA COUNTY FINANCIAL SERVICES							
		1,296.74	August Subscriber fees		125644	5504149	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		42,288.00	2024 PILOT		125645	PILOT	50677.6469		PYMT IN LIEU OF TAX	NAN MCKAY APT BLDG
						COMPUTATION				
						2024				
		51,286.00	2024 PILOT		125646	PILOT	50678.6469		PYMT IN LIEU OF TAX	JOHN CARROLL APT BLDG
						COMPUTATION				
						2024				
		94,870.74								
155101	9/29/2025		6755 DAVEY TREE EXPERT COMPANY							
		195.00	MULCH		125803	919963337	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		195.00								
155102	9/29/2025		1344 ELECTRIC FIRE & SECURITY							
		305.00	LIBRARY-FIRE ALARM INSP		125647	62617	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		305.00								
155103	9/29/2025		15394 ESTATE OF NADIA MAKARY							
		100.52	MO JC#205 TENANT REFUND		125817	8/15/2025	50678.1101		ACCOUNTS RECEIVABLE	JOHN CARROLL APT BLDG
		100.52								
155104	9/29/2025		1380 FACTORY MOTOR PARTS							
		159.06	BATTERY		125648	1-11059742	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		159.06								
155105	9/29/2025		4662 FLEETPRIDE							
		359.98	BRAKE DRUMS #330		125710	128645093	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		114.99	REMAN SHOE KIT #330		125711	128645150	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		114.99	SHOE KIT #330		125712	128645380	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		567.96	SPLINE #330		125713	128647024	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND

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155105	9/29/2025		4662 FLEETPRIDE						Continued...	
		283.98	SPLINE #330		125714	128647127	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		377.98	COMBINATIONS W/WELDED YOKE		125782	128703475	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		1,819.88								
155106	9/29/2025		1473 GERTEN GREENHOUSES INC. - 446133							
		5.95	SOD		125651	804861/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		157.45	SUN SHADE SEED		125652	87850/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		163.40								
155107	9/29/2025		1485 GLOBE PRINTING & OFFICE SUPPLIES INC							
		178.00	10 WINDOW ENV		125653	83392J	50600.6201		OFFICE SUPPLIES	UTILITY ADMINISTRATION
		127.60	TIMECARDS		125797	83356J	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		127.60	TIMEARDS		125798	83356J	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		127.60	TIMECARDS		125799	83356J	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		127.60	TIMECARDS		125800	83356J	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		127.60	TIMECARDS		125801	83356J	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		816.00								
155108	9/29/2025		11834 GUARDIAN SUPPLY LLC							
		499.96	07-pants boots lights		125755	22188	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		2,192.99	09-vest replacement		125756	22192	20212.6245	227599	CLOTHING ALLOWANCE	GRANTS/DONATIONS POLICE
		372.93	09-pants lights		125757	22199	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		3,065.88								
155109	9/29/2025		6660 HAMERNICK DECORATING CENTER							
		2,740.52	JC #903 REMV & REPL FLR		125727	CG531205	50678.6560	229057	BUILDING FIXTURES AND IMPRS	JOHN CARROLL APT BLDG
		2,740.52								
155110	9/29/2025		15308 HCM ARCHITECTS							
		13,158.75	Public Works Building Design		125772	2545-1	40402.6302		PROFESSIONAL SERVICES	CAPITAL PROGRAMS FUND
		13,158.75								
155111	9/29/2025		6678 HD SUPPLY FACILITIES MAINTENANCE , LTD							
		214.16-	JC CREDIT RETURN DRUM FIXTURES		125728	9240877370	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		214.16	JC MAINT SUPPLIES DRUM FIX		125729	9240925376	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		26.51	JC MAINT SUPPLIES		125730	9240925377	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		503.19	JC MAINT SUPPLIES		125731	9240979554	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		175.98	NM STD VERTL BLIND		125732	9240999447	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		705.68								

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155112	9/29/2025		1586 HILLYARD / MINNEAPOLIS						Continued...	
		63.83	AEROSOL METERED		125654	605860011	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		63.83								
155113	9/29/2025		12847 HIRSHFIELDS							
		411.00	ATHLETIC FIELD STRIPING PAINT		125758	0030540-IN	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		411.00								
155114	9/29/2025		1667 INVER GROVE FORD							
		1,387.60	BRAKE ROTORS/LINING #2162		125655	5360831	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		1,387.60								
155115	9/29/2025		11377 KATH FUEL OIL SERVICE CO.							
		1,028.76	DYED DIESEL AT SHOP		125802	836230	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		1,028.76								
155116	9/29/2025		7503 KWIK TRIP, INC.							
		666.51	AIRPORT		125632	09012025	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		4,384.09	PW		125632	09012025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		414.28	ENG/P&R/ENG/CH		125632	09012025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		8,216.75	POLICE		125632	09012025	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		13,681.63								
155117	9/29/2025		1803 LANGUAGE LINE SERVICES							
		483.03	OTP translation		125656	11705085	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		483.03								
155118	9/29/2025		1811 LAWSON PRODUCTS INC.							
		11.69	CABLE TIES		125816	9312797806	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		11.69								
155119	9/29/2025		1813 LEAGUE OF MN CITIES INSURANCE TRUST							
		500.00	INS DEDUCT. SQUAD ACCIDENT		125804	9931	10210.6365		INS CLAIMS WITHIN DEDUCTIBLE	POLICE PROTECTION
		500.00								
155120	9/29/2025		6281 LIGHTNING DISPOSAL, INC.							
		1,846.49	TRASH SVS-PW		125815	0000829547	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		1,846.49								
155121	9/29/2025		15398 LOPEZ, RAMON ANGULO & DE ANGULO, LIDIA B							
		592.09	MO NM#103 TENANT REFUND		125774	8/15/2025	50677.1101		ACCOUNTS RECEIVABLE	NAN MCKAY APT BLDG

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155121	9/29/2025		15398 LOPEZ, RAMON ANGULO & DE ANGULO, LIDIA B						Continued...	
		592.09								
155122	9/29/2025		6681 MANN'S SOFTENER SALT DELIVERY							
		345.10	JC COARSE SOLAR SALT		125733	INV502	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		286.90	NM MAINT SUP SOFT SALT		125734	INV503	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		632.00								
155123	9/29/2025		1878 MARK'S AERIAL SERVICE							
		1,400.00	TREE REMOVAL/DEBRIS-1047 15TH		125778	005465	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		1,400.00								
155124	9/29/2025		13985 MARTIN MARIETTA MATERIALS							
		397.57	ASPHALT FOR STREETS		125764	46994931	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		244.60	ASPHALT FOR STREETS		125765	47081479	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		1,553.00	ASPHALT FOR STREETS		125766	47134284	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		7,059.94	ASPHALT FOR STREETS		125790	46976052	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		9,255.11								
155125	9/29/2025		1911 MENARDS, INC-WEST ST PAUL							
		541.42	NAILS/LUMBER/WIRE ROLL		125665	15833	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		22.97	NAILS		125666	15871	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		118.81	CLEANING SUPPLIES		125667	15931	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		17.94	SAFETY HASP		125668	15939	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		701.14								
155126	9/29/2025		6712 MIDWEST LIGHTING PRODUCTS							
		260.59	NM MAINT SUP LIGHT BULBS		125736	00074087	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		260.59								
155127	9/29/2025		1444 MIDWEST MACHINERY CO							
		207.90-	RETD ISOLATOR		125649	10628739	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		461.72	TIRES/RIM #1585		125650	10628747	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		253.82								
155128	9/29/2025		1948 MIDWEST SAFETY COUNSELORS, INC.							
		238.00	SAFETY VESTS		125805	IVC0074648	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		238.00	SAFETY VESTS		125806	IVC0074648	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		237.75	SAFETY VESTS		125807	IVC0074648	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		713.75								

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155129	9/29/2025		2005 MINNESOTA LOCKS						Continued...	
		47.98	KEYS		125669	101137590	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		48.83	LOCK/KEYS		125780	101137865	50607.6220		REPAIR & MAINTENANCE SUPPLIES	WATER TREATMENT PLANT
		96.81								
155130	9/29/2025		9298 NAPA NEWPORT							
		46.24	OIL/TRANS FLUSH		125743	169080	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		33.05	AIR/CABIN FILTERS		125744	169127	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		17.21	DISC BRAKE LUBE		125745	169552	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		352.75	CRANKCASE FILTERS		125746	169655	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		18.49	SYN CERAMIC BRAKE		125747	169779	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		13.49	GEAR LUBE PUMP		125748	169815	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		481.23								
155131	9/29/2025		14383 NFI, INC.							
		26.99	ACE HARDWARE CLR		125638	551889/D	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		21.98	PAINT ROLLERS		125768	551969/693	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		4.99	BLANK CVR GRY		125769	551972/693	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		14.98	CLEANING SUPPLIES		125770	551975/693	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		68.94								
155132	9/29/2025		5682 NITTI SANITATION							
		325.18	TRASH SVS-ARENA		125716	0000790018	20243.6379		CONT SERV/REFUSE & SANITATION	DOUG WOOG ARENA
		50.00	TRASH SVS-PW		125717	816461	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		280.67	TRASH SV-CITY HALL		125718	817867	10330.6379		CONT SERV/REFUSE & SANITATION	BUILDINGS
		87.04	TRASH SVS-AIRPORT		125719	817868	20245.6379		CONT SERV/REFUSE & SANITATION	AIRPORT
		232.32	TRASH SVS-LORRAINE		125720	817871	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVS-MCMORROW		125721	817873	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVS-KAPOSIA LANDING		125722	817875	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		250.94	TRASH SVS-KAPOSIA PARK		125794	817870	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		232.32	TRASH SVS-NORTHVIEW		125795	817872	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		34.11	TRASH SVS-GARDENS		125796	817874	10340.6379		CONT SERV/REFUSE & SANITATION	PARKS FACILITIES AND MTNCE
		1,957.22								
155133	9/29/2025		7411 NUSS TRUCK & EQUIPMENT							
		112.84	WIPER BLADES		125737	PSO238264-1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		496.06	EXPANSION TANK #330		125738	PSO238293-1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		608.90								
155134	9/29/2025		2231 PIONEER PRESS							
		26.95	PUBLIC NOTICE		125671	0825572442	10140.6341		ADVERTISING	CITY CLERK

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155134	9/29/2025		2231 PIONEER PRESS						Continued...	
		39.60	PUBLIC HEARING		125672	0825572442	10410.6341		ADVERTISING	DEVELOPMENT SERVICES
		66.55								
155135	9/29/2025		2240 PLUNKETT'S PEST CONTROL, INC.							
		32.41	PEST CONTROL-MCMORROW		125673	10122077	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		93.48	PEST CONTROL-SPLASH POOL		125674	10122231	10527.6371		REPAIRS & MAINT CONTRACTUAL	SPLASH POOL
		31.29	PEST CONTROL-WELL #4		125675	10123467	50605.6371		REPAIRS & MAINT CONTRACTUAL	WATER UTILITY
		108.16	PEST CONTROL-NORTHVIEW		125676	10134239	10528.6371		REPAIRS & MAINT CONTRACTUAL	NORTHVIEW POOL
		139.63	PEST CONTROL-KAPOSIA LANDING		125781	10133952	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		404.97								
155136	9/29/2025		14691 PRECISION PAINTING & STRIPING CO							
		6,300.00	CROSSWALK PAINTING		125776	0025-1028	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		1,260.00	PARKS-PARKING LOTS		125777	0025-1028	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		7,560.00								
155137	9/29/2025		13760 RIES FARMS LLC							
		1,100.00	LEAVES/BRUSH DISPOSAL		125762	33027	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		2,100.00	LEAVES/BRUSH DISPOSAL		125787	32975	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		3,200.00								
155138	9/29/2025		2385 SAFE STEP LLC							
		145,987.00	SIDEWALK GRINDING PMT 2		125680	4726	40441.6530	202502	IMPR OTHER THAN BUILDING	2025 LOCAL IMPROVEMENTS
		145,987.00								
155139	9/29/2025		2389 SAINT PAUL PUBLISHING COMPANY							
		58.81	NM SENIOR PH NEWSPAP UG		125681	34156	50677.6341		ADVERTISING	NAN MCKAY APT BLDG
		58.82	JC SENIOR PH NEWSPAP AUG		125682	34156	50678.6341		ADVERTISING	JOHN CARROLL APT BLDG
		58.81	NM SENIOR PH NEWSPAP AUG		125683	34295	50677.6341		ADVERTISING	NAN MCKAY APT BLDG
		58.82	JC SENIOR PH NEWSPAP AUG		125684	34295	50678.6341		ADVERTISING	JOHN CARROLL APT BLDG
		235.26								
155140	9/29/2025		2408 SCHINDLER ELEVATOR CORPORATION							
		55.33	NMCAR COMPONENT WORKING FINE		125685	4626202296	50677.6371.040		MTNCE-ELEVATOR MTNCE	NAN MCKAY APT BLDG
		55.33								
155141	9/29/2025		2632 SHERWIN-WILLIAMS CO., THE							
		252.25	PAINT		125691	7919-9	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		252.25								

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155142	9/29/2025		2464 SHORT ELLIOTT HENDRICKSON INC						Continued...	
		12,564.00	TWY RECON CONST ADMIN		125686	494080	40404.6302		PROFESSIONAL SERVICES	AIRPORT CAPITAL FUND
		6,462.26	LSL REPLACEMENT PROJECT		125687	494342	50605.6302	202504	PROFESSIONAL SERVICES	WATER UTILITY
		27,226.73	WELL NO. 3 WTP		125688	494713	50605.6302	202311	PROFESSIONAL SERVICES	WATER UTILITY
		46,252.99								
155143	9/29/2025		2506 SOUTH METRO FIRE DEPARTMENT							
		690,472.00	FOURTH QUARTER FUNDING		125689	SMF-2025-000002	10220.6302		PROFESSIONAL SERVICES	FIRE PROTECTION
					0					
		690,472.00								
155144	9/29/2025		2562 STATE SUPPLY COMPANY							
		663.04	BEARING ASSEMBLY		125690	716001	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		663.04								
155145	9/29/2025		11588 STEENBERG, HOWIE							
		82.04	SAFETY SHOE REIMBURSE		125754	1750462	10320.6245		CLOTHING ALLOWANCE	PUBLIC WORKS
		82.04								
155146	9/29/2025		5623 SUSA							
		75.00	TRAINING-D.KIRCHNER		125808	SUSA MN 2025	50605.6331		CONFERENCES, TRAINING, TRAVEL	WATER UTILITY
		150.00	TRAINING-ASPER/ISAKSON		125809	SUSA MN 2025	50606.6331		CONFERENCES, TRAINING, TRAVEL	SEWER UTILITY
		225.00								
155147	9/29/2025		13599 THE APPAREL LAB							
		800.00	TRAIN FOR A HERO T SHIRTS		125760	249123	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		800.00								
155148	9/29/2025		13721 TOTAL REFRIGERATION							
		554.00	HVAC RECHARGE		125761	47729815	20243.6371		REPAIRS & MAINT CONTRACTUAL	DOUG WOOG ARENA
		554.00								
155149	9/29/2025		2883 TOWMASTER							
		5,000.00	LIFT GATE #320-25		125706	90001722	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		5,000.00								
155150	9/29/2025		14307 TUHY, MARIE							
		300.00	Completed Summer as lifeguard		125767	210822	10520.4461		SUMMER PROGRAMS	PARKS ADMINISTRATION
		300.00								
155151	9/29/2025		3646 U.S. BANK EQUIPMENT FINANCE							

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155151	9/29/2025		3646 U.S. BANK EQUIPMENT FINANCE						Continued...	
		112.00	COPIER LEASE		125707	564746972	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		112.00								
155152	9/29/2025		6710 USA SECURITY							
		309.00	NM QRTL CONTRACT BIL		125735	12405150	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		309.00								
155153	9/29/2025		2751 VERIZON WIRELESS							
		240.06	CELL PHONE/IPADS		125692	6121707483	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		40.01	CELL PHONE/IPADS		125693	6121707483	50606.6390		POSTAGE AND TELEPHONE	SEWER UTILITY
		120.03	CELL PHONE/IPADS		125694	6121707483	50610.6302		PROFESSIONAL SERVICES	STORM WATER UTILITY
		100.03	CELL PHONES/IPADS		125695	6121707483	10320.6390		POSTAGE AND TELEPHONE	PUBLIC WORKS
		60.01	CELL PHONE/IPADS		125696	6121707483	10340.6390		POSTAGE AND TELEPHONE	PARKS FACILITIES AND MTNCE
		243.34	CELL PHONE/IPADS		125697	6121707483	10315.6390		POSTAGE AND TELEPHONE	ENGINEERING
		96.81	HOTSPOT		125698	6121707483	10410.6390		POSTAGE AND TELEPHONE	DEVELOPMENT SERVICES
		40.01	CELL PHONE/IPAD		125699	6121707483	10420.6390		POSTAGE AND TELEPHONE	CODE ENFORCEMENT
		124.95	HOUSING		125700	6121707483	20260.6201		OFFICE SUPPLIES	HOUSING GENERAL
		40.01	SPLASH POOL IPAD		125701	6121707483	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		40.01	NORTHVIEW IPAD		125702	6121707483	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		40.01	POLICE		125703	6121707483	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		1,185.28								
155154	9/29/2025		5864 VERIZON WIRELESS							
		332.59	CONN TO PH#3/IPADS/SCADA		125723	6122382247	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		332.59								
155155	9/29/2025		2773 WAKOTA ON 4TH							
		2,100.00	ANNUAL PARKING LOT LEASE		125704	WOF2025	10330.6381		OTHER RENTALS	BUILDINGS
		2,100.00								
155156	9/29/2025		2849 XCEL ENERGY							
		1,523.10	SEWER		125705	51-5538274-4 9/9/2025	50606.6385		UTILITY SERVICE	SEWER UTILITY
		1,445.14	PUBLIC WORKS		125791	51-4242183-6 8/28/25	10320.6385		UTILITY SERVICE	PUBLIC WORKS
		1,405.91	STORM UTILITY FUND		125792	51-4242183-6 8/28/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY
		304.76	STREET LIGHT UTILITY FUND		125793	51-4242183-6 8/28/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		4,678.91								

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155156	9/29/2025		2849 XCEL ENERGY						Continued...	
155157	9/29/2025		2849 XCEL ENERGY							
		23.28	NM ELEC PARK LOT AUG25		125822	51-4563113-2 9/8/2025	50677.6385.1		UTILITY SERVICE-ELECTRIC	NAN MCKAY APT BLDG
		8,242.13	NM ELEC AUG25		125822	51-4563113-2 9/8/2025	50677.6385.1		UTILITY SERVICE-ELECTRIC	NAN MCKAY APT BLDG
		770.13	NM NAT GAS AUG25		125822	51-4563113-2 9/8/2025	50677.6385.2		UTILITY SERVICE-GAS	NAN MCKAY APT BLDG
		194.88	NM LATE FEE ASSESSED		125822	51-4563113-2 9/8/2025	50677.6385		UTILITY SERVICE	NAN MCKAY APT BLDG
		12,846.54	JC ELEC AUG25		125822	51-4563113-2 9/8/2025	50678.6385.1		UTILITY SERVICE-ELECTRIC	JOHN CARROLL APT BLDG
		795.14	JC NAT GAS AUG25		125822	51-4563113-2 9/8/2025	50678.6385.2		UTILITY SERVICE-GAS	JOHN CARROLL APT BLDG
		194.89	JC LATE FEE		125822	51-4563113-2 9/8/2025	50678.6385		UTILITY SERVICE	JOHN CARROLL APT BLDG
		<u>23,066.99</u>								
155158	10/3/2025		13118 LAW ENFORCEMENT LABOR SERVICES							
		2,190.00			125834	09302515541516	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>2,190.00</u>								
155159	10/3/2025		1842 LOCAL 120							
		2,700.00			125838	0930251554154	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>2,700.00</u>								
155160	10/6/2025		1044 ANCOM COMMUNICATIONS							
		1,536.00	RADIOS #320 300		125844	129838	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		<u>1,536.00</u>								
155161	10/6/2025		4059 ASCENT AVIATION GROUP, INC.							
		28,393.13	6504 GAL 100LL		125911	1147580	20245.6250		MERCHANDISE FOR RESALE	AIRPORT
		<u>28,393.13</u>								
155162	10/6/2025		9021 ATLAS STAFFING, INC.							
		1,120.00	JC TEMP CLEANER E TUMAINI		125929	1309229	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		695.52	NMTEMP OFFICE SUP S MOUA		125930	1309230	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		695.52	JC OFFICE SUP S MOUA		125931	1309230	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		<u>2,511.04</u>								

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155163	10/6/2025		15475 AUTHOR'S ADVOCATE, LLC						Continued...	
		39.90	EE APPREC		125965	2515	10125.6430		MISCELLANEOUS	HUMAN RESOURCES
		39.90								
155164	10/6/2025		5978 BAUER SERVICES							
		1,850.00	REPAIR STREET LIGHTS		125920	09182025-7244	50615.6371		REPAIRS & MAINT CONTRACTUAL	STREET LIGHT UTILITY
		1,850.00								
155165	10/6/2025		14348 CENTER FOR ENERGY AND ENVIRONMENT							
		12,387.72	SR LOAN WELDON		125951	27168	20298.1158.58023		SD WELDON 256 POPLAR ST	HOUSING REINVESTMENT
		750.00	ORIG FEE SR LOAN		125952	27168	20298.6375		OTHER CONTRACTED SERVICES	HOUSING REINVESTMENT
		500.00	PI TUJETSCH&BARICH		125953	27168	20298.6375		OTHER CONTRACTED SERVICES	HOUSING REINVESTMENT
		300.00	PII LEMAY&FRIEDMANN		125954	27168	20298.6375		OTHER CONTRACTED SERVICES	HOUSING REINVESTMENT
		13,937.72								
155166	10/6/2025		1177 CENTRAL TURF & IRRIGATION SUPPLY, INC.							
		134.02	SPRINKER PARTS		125845	65007386-00	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		891.12	SPRINKLER PARTS		125846	65008010-00	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		1,025.14								
155167	10/6/2025		10901 CHEROKEE MANUFACTURING, LLC							
		70.00	NET STRAW		125934	235089	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		70.00								
155168	10/6/2025		1184 CINTAS CORPORATION #754							
		37.69	MECHANICS UNIFORMS/TOWELS		125847	4244262465	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		37.69								
155169	10/6/2025		13523 CINTAS CORPORATION NO. 2							
		83.84	JC FLOOR MATS		125939	20436984	50678.6371.150		MTNCE-CLEANING CONTRACTS	JOHN CARROLL APT BLDG
		129.72	NM FLOOR MATS		125940	20436985	50677.6371.150		MTNCE-CLEANING CONTRACTS	NAN MCKAY APT BLDG
		47.99	MEDICAL SUPPLY CABINET		125941	5293201804	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		48.00	MEDICAL SUPPLY CABINET		125942	5293201804	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		309.55								
155170	10/6/2025		14292 COELLO, JONATHAN							
		32.43	44-vest/shoe spray		125983	9/30/2025	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		32.43								
155171	10/6/2025		15399 COMBS, ANDREA							
		22.00	CANCELLED ADAPTIVE BOWLING		125963	210833	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION

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155171	10/6/2025		15399 COMBS, ANDREA						Continued...	
		22.00								
155172	10/6/2025		2884 COMCAST							
		109.85	FOR WATER COMPUTER		125908	877210595017166 6 9/2/25	50605.6390		POSTAGE AND TELEPHONE	WATER UTILITY
		109.85								
155173	10/6/2025		2009 CORE & MAIN, LP							
		30,700.00	HYDRANTS		125874	X230651	50605.6580	WS2201	OTHER EQUIPMENT	WATER UTILITY
		2,205.93	6 INCH HYDRANT EXT		125875	X731174	50605.6580	WS2201	OTHER EQUIPMENT	WATER UTILITY
		32,905.93								
155174	10/6/2025		10710 CURBSIDE LANDSCAPE & IRRIGATION							
		1,950.00	CONCORD EX WEED PULLIN 6/27/25		125823	311878	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		496.00	SUMM FERT-CONC EXCH		125824	312847	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		1,540.00	WEED PULLING-CH & LIBRARY		125825	314193	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		1,950.00	WEED PULLING-CONCORD EXCH/CONC		125933	316389	20280.6375		OTHER CONTRACTED SERVICES	ECON DEV GENERAL
		5,936.00								
155175	10/6/2025		1247 DAKOTA COUNTY FINANCIAL SERVICES							
		703.67	2025 ROW PERMIT SYSTEM FEES		125848	369014	10315.6371		REPAIRS & MAINT CONTRACTUAL	ENGINEERING
		703.67								
155176	10/6/2025		1251 DAKOTA COUNTY PROPERTY TAXATION & RECORD							
		1,887.00	2ND HALF 240 CONCORD		125967	9/29/2025	40490.6430		MISCELLANEOUS	CONCORD TIF
		1,887.00								
155177	10/6/2025		1258 DAKOTA COUNTY TREASURER-AUDITOR							
		4,878.00	2ND HALF 240 CONCORD		125985	10/15/2025	40490.6430		MISCELLANEOUS	CONCORD TIF
		4,878.00								
155178	10/6/2025		13865 DANNER, EMILY							
		240.00	37- boots		125945	9/14/2025	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		240.00								
155179	10/6/2025		1276 DELEGARD TOOL CO							
		155.87	CIRCUIT TRACER KIT		125849	499094/1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		155.87								
155180	10/6/2025		14802 DOMEIER PAINTING LLC							

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155180	10/6/2025		14802 DOMEIER PAINTING LLC						Continued...	
		1,446.00	JC #903 & 1310 Paint-unit turn		125959	91327079	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		1,446.00								
155181	10/6/2025		14397 EFN							
		4,000.00	ALTA/NSPS Survey		125984	29939	40490.6302		PROFESSIONAL SERVICES	CONCORD TIF
		4,000.00								
155182	10/6/2025		1380 FACTORY MOTOR PARTS							
		255.11	BATTERY		125850	1-Z37985	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		481.32	BATTERIES/RETD CORES		125851	I-Z37930	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		736.43								
155183	10/6/2025		4725 FIRST SUPPLY LLC - TWIN CITIES							
		178.51	FLUSH VALVE		125914	3799468-00	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		178.51	FLUSH VALVE		125915	3801238-00	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		650.90	BOTTLE FILLER FILTERS		125916	3975575-00	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		1,007.92								
155184	10/6/2025		1473 GERTEN GREENHOUSES INC. - 446133							
		157.45	SUN/SHADE SEED		125853	106971/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		113.85	LAWN SEEDING SOIL		125854	805230/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		113.85	LAWN SEEDING SOIL		125855	805377/6	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		385.15								
155185	10/6/2025		1505 GRAINGER							
		713.40	VALVE ACTUATORS		125856	9634546767	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		713.40								
155186	10/6/2025		5857 GREATAMERICA FINANCIAL SERVICES							
		187.85	POSTAGE MACH RENT		125919	40216719	10150.6371		REPAIRS & MAINT CONTRACTUAL	FINANCE
		187.85								
155187	10/6/2025		11834 GUARDIAN SUPPLY LLC							
		229.98	49-pants/EAR PIECE		125937	22182	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		179.98	44-boots and belt		125938	22204	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		409.96								
155188	10/6/2025		6678 HD SUPPLY FACILITIES MAINTENANCE , LTD							
		233.52	NM MAINT SUPPLIES		125923	9241190854	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		403.16	NM CLEANING SUPPLIES		125924	9241326614	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG

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155188	10/6/2025		6678 HD SUPPLY FACILITIES MAINTENANCE , LTD						Continued...	
		26.42	NM MAINT SUPPLIES		125925	9241374109	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		663.10								
155189	10/6/2025		13737 HINES, JEFFERY							
		244.30	MILEAGE MNGFOA CONF		125982	9/30/2025	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		244.30								
155190	10/6/2025		15400 HUTCH PROPERTIES							
		111.73	REFUND 549 ANNAPOLIS		125964	7/7/2025	50605.2010		REFUNDS	WATER UTILITY
		111.73								
155191	10/6/2025		1667 INVER GROVE FORD							
		111.32	IGNITION SWITCH/LOCK CYL		125857	5360925	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		298.69	SEAT COVER ASY #306		125858	5360943	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		48.19	WINDOW SWITCH #2159		125859	5360946	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		1,880.67	REPL CONVERTER #323-16		125860	6453264	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		2,338.87								
155192	10/6/2025		11377 KATH FUEL OIL SERVICE CO.							
		860.05	FUEL FOR SHOP		125935	836518	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		237.83	DYED DIESEL AT SHOP		125936	836519	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		1,097.88								
155193	10/6/2025		7565 KROMER COMPANY							
		247.30	GASKET/SCREEN/TIPS/CAP		125928	582583	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		247.30								
155194	10/6/2025		14172 KRUEGER REAL ESTATE ADVISORS							
		3,000.00	AUG 25 ECON DEV SVCS		125949	AUG-25	20280.6302		PROFESSIONAL SERVICES	ECON DEV GENERAL
		3,000.00								
155195	10/6/2025		1811 LAWSON PRODUCTS INC.							
		108.98	THREADED INSERT INSTTOOL		125861	9312827515	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		108.98								
155196	10/6/2025		6281 LIGHTNING DISPOSAL, INC.							
		553.76	TRASH SVS-PW		125921	0000829880	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		553.76								
155197	10/6/2025		13985 MARTIN MARIETTA MATERIALS							

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155197	10/6/2025		13985 MARTIN MARIETTA MATERIALS						Continued...	
		1,103.40	ASPHALT FOR STREETS		125946	47118487	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		1,607.35	ASPHALT FOR STREETS		125947	47150997	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		314.48	ASPHALT FOR STREETS		125948	47166944	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		3,025.23								
155198	10/6/2025		1911 MENARDS, INC-WEST ST PAUL							
		15.98	USB/BAGS		125869	16481	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		275.40	RETD LUMBER		125870	16493	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		520.77	PLYWOOD/ADHESIVE		125871	16496	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		111.09	CASTERS-SCREWS-LUMBER		125872	16540	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		33.39	LUMBER		125873	16553	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		405.83								
155199	10/6/2025		6332 MINNESOTA DEPARTMENT OF TRANSPORTATION							
		2,455.34	MATERIAL TES/INSPECT		125922	P00020473	40432.6302	202401	PROFESSIONAL SERVICES	2016 LOCAL IMPROVEMENTS
		2,455.34								
155200	10/6/2025		2010 MINNESOTA POLLUTION CONTROL AGENCY							
		225.00	VIC Reimbursements		125876	10000219804	40490.6302		PROFESSIONAL SERVICES	CONCORD TIF
		225.00								
155201	10/6/2025		9298 NAPA NEWPORT							
		20.07	OIL/FUEL FILTERS		125932	171231	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		20.07								
155202	10/6/2025		14383 NFI, INC.							
		16.58	METAL BRASSO/TARNISH REMOVER		125955	552007/693	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		16.58								
155203	10/6/2025		7411 NUSS TRUCK & EQUIPMENT							
		249.72	SLIDE & ISO SERVICE KIT #330		125926	PSO237718-1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		80.60	WIOER BLADES		125927	PSO238271-1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		330.32								
155204	10/6/2025		2149 OFFICE OF MNIT SERVICES							
		349.96	STATE PHONE CONNECTIONS		125879	W25070644	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		157.54	AIRPORT PHONES		125880	W25070644	20245.6390		POSTAGE AND TELEPHONE	AIRPORT
		507.50								
155205	10/6/2025		14327 ORTIZ, ANGEL							

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155205	10/6/2025		14327 ORTIZ, ANGEL						Continued...	
		250.00	SAFETY SHOE REIMBURSEMENT		125950	9/22/2025	10340.6245		CLOTHING ALLOWANCE	PARKS FACILITIES AND MTNCE
		250.00								
155206	10/6/2025		2217 PETTY CASH-CITY HALL							
		29.10	SALMEY EMP BKGROUND		125881	9/29/2025	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		3.00	SALMEY PRKING REIMB		125882	9/29/2025	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		4.00	SALMEY PRKING REIMB		125883	9/29/2025	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		2.00	SALMEY PRKING REIMB		125884	9/29/2025	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		17.29	HEIMKES NDCBO AUG MTG		125885	9/29/2025	10420.6331		CONFERENCES, TRAINING, TRAVEL	CODE ENFORCEMENT
		16.80	SCHMITT MILEAGE		125886	9/29/2025	10410.6331		CONFERENCES, TRAINING, TRAVEL	DEVELOPMENT SERVICES
		72.19								
155207	10/6/2025		2240 PLUNKETT'S PEST CONTROL, INC.							
		119.69	PEST CONTROL-CITY HALL		125887	10132530	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		119.69								
155208	10/6/2025		2098 RENT N SAVE PORTABLE SERVICES							
		2,050.00	AUGUST PORTABLE TOILETS		125877	84791	10520.6381		OTHER RENTALS	PARKS ADMINISTRATION
		65.00	AUGUST COMPOST PORTABLE TOILET		125878	84791	10170.6379		CONT SERV/REFUSE & SANITATION	RECYCLING PROGRAM
		2,115.00								
155209	10/6/2025		13760 RIES FARMS LLC							
		1,465.27	LEAVES/BRUSH DISPOSAL		125944	33106	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		1,465.27								
155210	10/6/2025		13115 ROSE, DAWN							
		40.80	CSCC MEMBERSHIP REFUND		89078	197663	20250.4541		CSCC MEMBERSHIPS	CENTRAL SQUARE
		2.88	TAX		89078	197663	20250.2081		DUE TO OTHER GOVT-SALES	CENTRAL SQUARE
		43.68								
155211	10/6/2025		5537 SAFE-FAST INC							
		78.54	GLOVES		125917	INV314352	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		78.54								
155212	10/6/2025		2632 SHERWIN-WILLIAMS CO., THE							
		107.29	PAINT		125890	1013-9	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		111.80	PAINT		125891	98084	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		219.09								
155213	10/6/2025		2558 STATE INDUSTRIAL PRODUCTS							

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155213	10/6/2025		2558 STATE INDUSTRIAL PRODUCTS						Continued...	
		166.50	NM DEGREASANT CLEANER		125888	903935932	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		166.50	JC DEGREASANT CLEANER		125889	903935947	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		333.00								
155214	10/6/2025		13599 THE APPAREL LAB							
		311.00	cadet shirts/32 QTR ZIP		125943	249133	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		311.00								
155215	10/6/2025		14773 THE LINCOLN NATIONAL LIFE INSURANCE CO							
		1,783.11	LTD OCT PREM		125956	9/23/2025	10101.2177		LONG-TERM DISABILITY	GENERAL FUND
		2,705.80	GRP LIFE OCT PREM		125957	9/23/2025	10101.2178		LIFE INSURANCE	GENERAL FUND
		1,570.07	STD OCT PREM		125958	9/23/2025	10101.2185		SHORT TERM DISABILITY	GENERAL FUND
		6,058.98								
155216	10/6/2025		14854 THE LINCOLN NATIONAL LIFE INSURANCE CO							
		306.48	CRITICAL ILLNESS OCT PREM		125960	5415736	10101.2183		HARTFORD CRITICAL ILLNESS	GENERAL FUND
		392.41	ACCIDENT INSURANCE OCT PREM		125961	5415736	10101.2184		HARTFORD ACCIDENT POLICY	GENERAL FUND
		285.13	HOSP INDEMNITY OCT PREM		125962	5415736	10101.2186		HEALTH INDEMNITY	GENERAL FUND
		984.02								
155217	10/6/2025		5754 TOTAL MECHANICAL SERVICES, INC							
		952.00	RINK 1 DHU RESET		125918	S16080	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		952.00								
155218	10/6/2025		2744 VAN PAPER COMPANY							
		340.28	TOILET PAPER/PAPER TOWELS/LINE		125892	119341	10330.6210		OPERATING SUPPLIES	BUILDINGS
		340.28								
155219	10/6/2025		2788 WATSON COMPANY							
		981.90	CONCESSION PRODUCT FOR RESALE		125894	152196	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		406.27	CONCESSION PRODUCT FOR RESALE		125895	152668	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		1,388.17								
155220	10/6/2025		2785 WM CORPORATE SERVICES, INC.							
		466.74	JC-FURNITURE DISPOSAL		125893	9366639-2282-6	50678.6371.010		MTNCE-GARBAGE/TRASH/RECYCLING	JOHN CARROLL APT BLDG
		466.74								
155221	10/6/2025		2844 WSB & ASSOC INC							
		2,301.50	SEIDLs TRAIL AND SHORELINE		125896	R-022116-000 -	50610.6302	202115	PROFESSIONAL SERVICES	STORM WATER UTILITY

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155221	10/6/2025		2844 WSB & ASSOC INC						Continued...	
		1,189.00	MS4 SERVICES		125897	R-022386-000 - 21	50610.6302		PROFESSIONAL SERVICES	STORM WATER UTILITY
		380.00	CONCORD EXCHANGE IMP PROJ		125898	R-023128-000 - 27	40440.6302	202401	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		154.50	SSP FORESTRY ASSISTANCE		125899	R-030678-000 - 2	10320.6302		PROFESSIONAL SERVICES	PUBLIC WORKS
		12,926.25	MARIE AVE MATERIALS TESTING		125900	R-030699-000 - 3	40440.6302	202405	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		5,253.75	POND SURVEYS		125901	R-030883-000 - 3	50610.6302		PROFESSIONAL SERVICES	STORM WATER UTILITY
		22,205.00								
155222	10/6/2025		2849 XCEL ENERGY							
		198.87	675 VERDEROSA AVE		125902	51-0014533853-7 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		27.06	140 8TH AVE N		125903	51-0014675568-1 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		83.90	336 CONCORD EXCH		125904	51-0014881334-6 9/22/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		39.62	252 CONCORD EXCH		125905	51-0015062554-7 9/22/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		35.45	228 HARDMAN AVE N		125906	51-0346935-2 9/25/25	50606.6385		UTILITY SERVICE	SEWER UTILITY
		189.17	LIBRARY		125907	51-4172907-3 9/25/25	10330.6385		UTILITY SERVICE	BUILDINGS
		229.93	ELEC CHGS-681 VERDEROSA		125968	51-0010194337-8 9/26/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY
		821.15	800 BRYANT-KAPOSIA LANDING		125969	51-0011285212-2 9/25/25	10340.6385		UTILITY SERVICE	PARKS FACILITIES AND MTNCE
		9.12	203 14TH AVE S		125970	51-0012349058-1 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		11.16	1115 SVB		125971	51-0012493326-1 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		22.15	159 3RD AVE S		125972	51-0012493330-7 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		1,682.34	1417 4TH ST-SEIDLS		125973	51-0013543618-2 9/25/25	50610.6385		UTILITY SERVICE	STORM WATER UTILITY
		130.83	437 CONCORD ST		125974	51-0013650737-3 9/25/25	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
		112.30	497 CONCORD ST		125975	51-0013650792-0	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY

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155222	10/6/2025		2849 XCEL ENERGY						Continued...	
						9/25/25				
		47.73	922 CONCORD ST N		125976	51-0013651320-2	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		52.70	1301 CONCORD ST N		125977	51-0013651382-6	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		121.41	5456 HARDMAN AVE S		125978	51-7976470-2	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		88.45	1129 19TH AVE N		125979	51-9235217-7	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		46.49	940 7TH AVE S		125980	51-9434183-8	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		59.74	1020 7TH AVE S		125981	51-9434218-0	50615.6385		UTILITY SERVICE	STREET LIGHT UTILITY
						9/25/25				
		<u>4,009.57</u>								
155223	10/6/2025		1433 ZAMBONI COMPANY USA, INC.							
		144,279.00	ZAMBONI		125852	124281	60703.6550		MOTOR VEHICLES	CENTRAL GARAGE FUND
		<u>144,279.00</u>								
801259	9/19/2025		1969 MINNESOTA AFSCME, COUNCIL NO. 5							
		29.00			125491	0916251536123	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>29.00</u>								
801260	9/22/2025		3615 CAMPBELL KNUTSON, P.A.							
		19,347.46	August Prosecution Fees		125569	3168-0990G	10130.6304		PROFESSIONAL SVCS-CRIMINAL	CITY ATTORNEY
						8/31/25				
		<u>19,347.46</u>								
801261	9/22/2025		1240 DAKOTA COMMUNICATIONS CENTER							
		53,659.00	September dispatch fees		125601	AR-0000000997	10210.6305		DISPATCH SERVICES	POLICE PROTECTION
		<u>53,659.00</u>								
801262	9/22/2025		6456 SILDA, JAMES							
		97.95	25-handcuff/mag holder		125509	09/08/2025 A	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		179.95	25-dress pants		125592	9/8/2025	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		<u>277.90</u>								
801263	9/29/2025		1825 LEVANDER, GILLEN & MILLER PA							
		1,750.00	AUG 25 LEGAL		125658	08-31-25-41000E	10130.6306		PROFESSIONAL SVCS - RETAINER	CITY ATTORNEY
		4,917.00	AUG 25 LEGAL		125659	08-31-25-41000E	10130.6302		PROFESSIONAL SERVICES	CITY ATTORNEY

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801263	9/29/2025		1825 LEVANDER, GILLEN & MILLER PA						Continued...	
		456.00	AUG 25 LEGAL-SANIMAX		125660	08-31-25-41000E	10130.6375		OTHER CONTRACTED SERVICES	CITY ATTORNEY
		608.00	AUG 25 LEGAL		125661	08-31-25-41000E	20260.6302		PROFESSIONAL SERVICES	HOUSING GENERAL
		1,325.00	AUG 25 LEGAL		125662	08-31-25-41000E	20280.6302		PROFESSIONAL SERVICES	ECON DEV GENERAL
		57.00	AUG 25 LEGAL		125663	08-31-25-41000E	20245.6302		PROFESSIONAL SERVICES	AIRPORT
		225.00	AUG 25 LEGAL-ARMOUR GATES		125664	08-31-25-41000E	40490.6302		PROFESSIONAL SERVICES	CONCORD TIF
		9,338.00								
801264	10/3/2025		1818 LELS LOCAL 95							
		101.50			125837	0930251554153	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		101.50								
801265	10/3/2025		1969 MINNESOTA AFSCME, COUNCIL NO. 5							
		964.34			125839	0930251554155	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		964.34								
801266	10/3/2025		2243 POLICE FLOWER FUND							
		38.00			125832	09302515541514	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		38.00								
801267	10/6/2025		3632 BOLTON & MENK, INC.							
		1,072.50	4TH STREET REHAB - STAKING		125909	0374344	40440.6302	202503	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		13,194.00	MARIE AVE PH 1 - SURVEY		125910	0374345	40440.6302	202405	PROFESSIONAL SERVICES	2024 LOCAL IMPROVEMENTS
		14,266.50								
801268	10/6/2025		1843 LOCAL GOVERNMENT INFORMATION SYSTEMS							
		1,115.10	KnowBe4		125862	152552	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		3,016.74	Fiber Project		125863	152552	40402.6571		COMPUTER HARDWARE	CAPITAL PROGRAMS FUND
		2,480.00	ALPR Audit		125864	152552	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		503.75	NETWORK SUPPORT		125865	152591	10160.6302		PROFESSIONAL SERVICES	INFORMATION TECHNOLOGY
		36.45	LOCATES		125866	152628	10160.6302		PROFESSIONAL SERVICES	INFORMATION TECHNOLOGY
		3,021.00	FIBER PROJECT		125867	152628	40402.6571		COMPUTER HARDWARE	CAPITAL PROGRAMS FUND
		20,317.35	WIFI ACCESS POINTS		125868	152628	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		30,490.39								
2025293	9/5/2025		5900 FP MAILING SOLUTIONS							
		2,000.00	POSTAGE		125498	TDC#600069876-9	10101.1610		PREPAID POSTAGE	GENERAL FUND
		2,000.00			67					
2025294	9/8/2025		6037 HEALTHPARTNERS-DENTAL							

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2025294	9/8/2025		6037 HEALTHPARTNERS-DENTAL						Continued...	
		753.78	DENTAL CLAIMS PAID		125503	08/28/25-09/03/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		753.78								
2025295	9/10/2025		14645 MEDSURETY, LLC							
		415.32	FSA REIMB-HEALTH 2025		125500	09/09/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		19.11	HRA REIMBURSE 2025		125500	09/09/2025	70805.6131		EMPLOYEE HRA REIMBURSEMENT	EMPLOYEE HEALTH REIMBUR
		434.43								
2025296	9/15/2025		6037 HEALTHPARTNERS-DENTAL							
		1,585.20	DENTAL CLAIMS PAID		125501	09/04/25-09/10/25	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		1,585.20								
2025297	9/17/2025		14645 MEDSURETY, LLC							
		48.43	FSA REIMB-HEALTH 2025		125502	09/16/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		48.43								
2025298	9/9/2025		6860 WELLS FARGO PURCHASING CARDS							
		155.00	MAGC FALL CONF_STEINER		125346	900011829295.1	10120.6331		CONFERENCES, TRAINING, TRAVEL	CITY ADMINISTRATION
		31.83	AMAZON-SCREEN PRO 205,300,320		125347	100054897828.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		37.86	AMAZON-LIGHT BULBS		125348	109055643754.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		329.99	AMAZON-FLASHER RELAY		125349	104429219227.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		24.85	AMAZON-CARBURETOR		125350	100092079340.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		112.50	AMAZON JC PLASTIC DOORSTOP & L		125351	109182260130.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		97.04	8X8 PHONE SYSTEM NM & JC		125352	101505666348.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		97.04	8X8 PHONE SYSTEM NM & JC		125353	101505666348.2	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		111.85	PREMIUM WATER JULY BILLING NM		125354	043519055809.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		111.84	PREMIUM WATER JULY BILLING NM		125355	043519055809.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		448.73	COMCAST INTERNET & PHONE SYSTE		125356	105771717156.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		12.96	AMAZON DIGITAL WILL BE REFUNDE		125357	106120934674.1	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		32.74	CUB ROSEVILLE NM JC BUILDING M		125358	730269883471.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		32.73	CUB ROSEVILLE NM JC BUILDING M		125359	730269883471.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		302.79	COMCAST PHONE SYSTEM JC		125360	103047762965.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		51.72	CARBONES PIZZERIA NM JC STAFF		125361	100350167720.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		51.71	CARBONES PIZZERIA NM JC STAFF		125362	100350167720.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		140.38	HOME DEPOT MAINTENANCE SUPPLIE		125363	010191221518.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		360.00	CORE-RANGE RENTAL		125364	101781328792.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		139.28	PZAPUB-WRNT SERVICE MEAL		125365	290806043160.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		94.64	UPS-PBT SHIPPING		125366	163203902344.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION

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2025298	9/9/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		62.22	FLUEGELS-K9 RILEY FOOD		125367	107233442760.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		32.33	Plzza Splish SPash Staff		125368	100319987007.1	20215.6210	227674	OPERATING SUPPLIES	GRANTS/DONATIONS PARK AND REC
		22.86	Water		125369	257045435608.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		104.65	Lifeguard appreciation days		125370	000282477215.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		104.64	Lifeguard appreciation days		125371	000282477215.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		11.49	Concessions Woog Arena		125372	106368709135.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		287.92	Concessions Woog		125373	106162216634.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		77.80	Concessions		125374	106603790725.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		11.98	Woog Concessions		125375	100110079724.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		28.50	Safety Rope		125376	106923997513.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		28.49	Safety Rope		125377	106923997513.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		31.39	bleach		125378	100108034871.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		31.38	bleach		125379	100108034871.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		119.98	shakes		125380	106778506542.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		19.50	til software		125381	000003192046.1	10527.6210		OPERATING SUPPLIES	SPLASH POOL
		19.50	til software		125382	000003192046.2	10528.6210		OPERATING SUPPLIES	NORTHVIEW POOL
		502.45	Concessions woog		125383	100060116205.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		211.50	Lifeguard Training		125384	103654549697.1	10527.6331		CONFERENCES, TRAINING, TRAVEL	SPLASH POOL
		211.50	Lifeguard Training		125385	103654549697.2	10528.6331		CONFERENCES, TRAINING, TRAVEL	NORTHVIEW POOL
		36.30	Disinfectant		125386	100092532367.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		2,573.23	Slushy Machine		125387	200300446792.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		131.96	Bubblr Concessions		125388	108900523887.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		45.67	Employee Communication/Schedul		125389	100004290224.1	20243.6210		OPERATING SUPPLIES	DOUG WOOG ARENA
		289.88	Concessions		125390	100105546367.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		49.95	CREDIT REPORT AL CORRAL BUS LO		125391	237155575422.1	20284.6302		PROFESSIONAL SERVICES	DEVELOPMENT
		50.00	CANVA BUSINESS CARDS		125392	100101150500.1	10315.6201		OFFICE SUPPLIES	ENGINEERING
		110.15	LONSDALEHRDWRE-FOOD-K9DOUG		125393	500896436592.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		236.86	AMAZON FILL THE BACKPACK		125394	108952700531.1	20216.6210	227559	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		37.80	WALGREENS THANK YOUS FOOTBALL		125395	000967337959.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		215.41	SAMS CLUB FILL THE BACKPACK		125396	400305759024.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		192.06	AMAZONB FILL THE BACKPACK CAMP		125397	100106913605.1	20216.6210	227559	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		8.98	KNOWLANS NTU WATER		125398	720203658403.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		392.27	APPAREL LAB MYTF T-SHIRTS		125399	103819113282.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		97.99	WRIST BANDS TASK FORCE 240 CLU		125400	100005551788.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		109.49	WALGREENS NTU THANK YOUS		125401	001021680698.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		543.11	AMAZON FILL BACKPACK CAMPAIGN		125402	100112577103.1	20216.6210	227559	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		43.97	AMAZON 105th ANNIVERSARY VOTIN		125403	100115015831.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		520.93	ASCAP LICENSING FEES		125404	100091099156.1	10530.6471		DUES & SUBSCRIPTIONS	COMMUNITY AFFAIRS
		27.96	PIONEERPRESS SUBSCRIPTION		125405	133998019771.1	10120.6230		BOOKS, MATERIALS & PERIODICALS	CITY ADMINISTRATION

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2025298	9/9/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		35.22-	MARRIOTT BROWNSFIELD CONFERENCE		125406	104411890165.1	10110.6331		CONFERENCES, TRAINING, TRAVEL	MAYOR AND COUNCIL
		260.00	MPLS STAR TRIBUNE SUBSCRIPTION		125407	642280236103.1	10120.6230		BOOKS, MATERIALS & PERIODICALS	CITY ADMINISTRATION
		100.24	INNOVATIVE OFFICE CLNDR, FORKS		125408	255500196935.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		87.45	INNOVATIVE OFFICE ENVLPS, RULE		125409	255500197164.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		240.00	MN ASSOCIATION OF GOV COMM MEM		125410	900011529047.1	10125.6471		DUES & SUBSCRIPTIONS	HUMAN RESOURCES
		86.48-	INNOVATIVE CREDIT ENVLPS		125411	318500283708.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		2,433.19	CDWG-SECURITY CAMERA		125412	428054000648.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		138.07	COMCAST-VETS INTERNET		125413	102283300745.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		5,436.53	LANSWEEPER-NETWORK MGMT SOFTWA		125414	101687014820.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		317.90	CDWG-UPS		125415	431546003490.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		228.77	CDWG-SWITCH		125416	436231000887.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		1,821.14	DELL-COMPUTER		125417	442282051039.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		716.84	AMAZON-WIRELESS BRIDGE		125418	100129597573.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		57.00	AMAZON-DIN RAIL		125419	100029986536.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		306.95	AMAZON-POE INJECTORS		125420	100126632941.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		148.99	AMAZON-MICROPHONE		125421	100105838099.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		953.48	CDWG-SCANNER		125422	448493110772.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		46.97	AMAZON-DOORBELL		125423	100049115193.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		305.41	CDWG-TONER		125424	456644106998.1	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		452.15	Monika APA Conference		125425	100004973933.1	10410.6331		CONFERENCES, TRAINING, TRAVEL	DEVELOPMENT SERVICES
		49.75	E-Record CUP Resolution		125426	001499946818.1	10101.2205	100278	DEPOSITS	GENERAL FUND
		250.00	MNGFOA CONF HINES		125427	300696880230.1	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		250.00	MNGFOA CONF HILGER		125428	300641349080.1	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		1,013.36	SITEONE-MOUND CLAY		125429	900010795293.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		80.86	HOME DEPOT NM MAINTENANCE SUPP		125430	108800188087.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		63.64	HOME DEPOT MAINTENANCE SUPPLIE		125431	010187251656.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		212.38	HOME DEPOT JC MAINTENTAINCE SU		125432	100575446175.1	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		56.45	CUB FOODS WSP WATER DONUTS CUP		125433	740274502209.1	50677.6331		CONFERENCES, TRAINING, TRAVEL	NAN MCKAY APT BLDG
		18.82	CUB FOODS WSP WATER DONUTS CUP		125434	740274502209.2	50678.6331		CONFERENCES, TRAINING, TRAVEL	JOHN CARROLL APT BLDG
		127.45	HOME DEPOT MAINTENANCE SUPPLIE		125435	010192448256.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		80.35	AMZN-KLEENEX		125436	108956149966.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		73.40-	LLBEAN-UNIFORM RETURN		125437	198801057678.1	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		120.00	ST OF MN-NOTARY FEE- 13		125438	152354557880.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		128.67	APPRL LAB-EMBROIDERY		125439	109140029222.1	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		59.95	5.11-SUPPORT STAFF UNIFORM		125440	001155389218.1	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		3,000.00	GRACIE-UOF TRNG 29 & 26		125441	029010245554.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		500.00	IACP-CONF FEE 02		125442	017018689979.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		450.00	K9 CONSULT-TRNG 38&DOUG		125443	100955517060.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		37.28	DMV-TABS 2164		125444	300634917392.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION

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2025298	9/9/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		268.02	SIRCHIE-EVIDENCE SUPPLIES		125445	900013800161.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		100.00	DLI 2025 FALL SEMINAR		125446	132383341214.1	10410.6331		CONFERENCES, TRAINING, TRAVEL	DEVELOPMENT SERVICES
		169.00	INTXMTR-PBT REPAIR		125447	190179006610.1	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		54.11	WALMART CAMP SUPPLIES		125448	141012392246.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		30.94	AMAZON CAMP SUPPLIES		125449	100103019918.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		12.14	TARGET FOOTBALL SUPPLIES		125450	091008320021.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		36.84	TARGET FOOTBALL/CAMP SUPPLIES		125451	091017615056.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		140.83	COSTCO CAMP FOOD		125452	262727897470.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		95.51	PREK CAMP SUPPLIES		125453	091016302600.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		25.33	WALMART FOOTBALL BAGS		125454	400248004155.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		30.46	DICKS FOOTBALL SUPPLIES		125455	002435296054.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		205.32	SKYZONE FIELD TRIP COST		125456	001410749033.1	10529.6452		TRIPS AND TOURS	RECREATIONAL PROGRAMS
		65.89	GRAND SLAM FIELD TRIP FOOD		125457	004407125426.1	10529.6452		TRIPS AND TOURS	RECREATIONAL PROGRAMS
		229.60	WALMART FOOTBALL SUPPLIES		125458	141015283492.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		14.48	MNRDS TANK SPRAYER		125459	100320011813.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		341.60	CC PREPMT TWDS MNTHLY PMNT		125460	235411301028.1	20245.6471		DUES & SUBSCRIPTIONS	AIRPORT
		119.98	TRACTR SPPLY SPRYR		125461	001607501472.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		284.03	VP SUPPLIES		125462	900013405640.1	20245.6210		OPERATING SUPPLIES	AIRPORT
		106.27	CINTAS JUN-JUL		125463	272245629319.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		78.00	PLUNKETTS PEST CNTRL		125464	002587042494.1	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		118.00	AUG MN FLYER AD		125465	900012544835.1	20245.6341		ADVERTISING	AIRPORT
		.50	FUEL SYSTEM TESTING		125466	004799493120.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		144.85	AUG COMCAST INTERNET		125467	100305397908.1	20245.6390		POSTAGE AND TELEPHONE	AIRPORT
		.38	FUEL SYSTEM TESTING		125468	005620483830.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		27.00	HD-GAS CAN CAM TRLRS		125469	010191258368.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		220.00	MN COLLEGE-MN DOT RE-CERT		125470	434917043913.1	60703.6331		CONFERENCES, TRAINING, TRAVEL	CENTRAL GARAGE FUND
		21.93	JJ'S-INCIDENT MEAL		125471	001144061019.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		54.03	JJ'S-INCIDENT MEAL		125472	001144061274.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		243.64	JJ'S-INCIDENT MEAL		125473	001144061191.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		2,531.50	AT&T-JULY CELL & DATA		125474	448032258632.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		29.64	HOME DEPOT-25900063 BOARD UP		125475	010191190855.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		1.94	ST OF MN-POST LIC FEE - 39		125476	732398975929.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		90.00	ST OF MN-POST LIC 39		125477	732398644103.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		500.00	IACP-CONF FEE 01		125478	017018689821.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		113.91	COMCAST-MO CABLE		125479	109350612099.1	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		47.20	MATCO-CASTER WHEELS		125480	100091528217.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		43.00	MATCO-20 PC BACK PROBE KIT		125481	100091528225.1	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		222.78	UNITED RENTAL-PRESSURE WASHER		125482	300710105883.1	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		19.33	ARROW MOWER-BELT FOR EDGER		125483	190542160392.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND

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2025298	9/9/2025		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		37,604.45								
2025299	9/19/2025		1978 MINNESOTA CHILD SUPPORT PAYMENT CENTER							
		49.37			125492	0916251536124	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		216.88			125493	0916251536125	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		107.98			125494	0916251536126	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		23.07			125495	0916251536127	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		397.30								
2025300	9/19/2025		2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)							
		3,597.50			125485	09162515361210	10101.2175		OTHER RETIREMENT	GENERAL FUND
		3,597.50								
2025301	9/19/2025		2096 NATIONWIDE RETIREMENT SOLUTIONS							
		14,517.92			125486	09162515361211	10101.2175		OTHER RETIREMENT	GENERAL FUND
		14,517.92								
2025302	9/19/2025		2200 PERA							
		75,349.96			125487	09162515361212	10101.2174		PERA	GENERAL FUND
		75,349.96								
2025303	9/19/2025		2748 MISSION SQUARE TRANSFER (EFT)							
		2,110.00			125488	09162515361213	10101.2175		OTHER RETIREMENT	GENERAL FUND
		2,110.00								
2025304	9/19/2025		14645 MEDSURETY, LLC							
		3,537.09			125489	09162515361214	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		3,537.09								
2025305	9/19/2025		1338 EFTPS							
		39,438.19			125484	0916251536121	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		41,158.80			125490	0916251536122	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		80,596.99								
2025306	9/19/2025		2013 MINNESOTA REVENUE (C)							
		18,187.83			125497	0916251536129	10101.2172		STATE WITHHOLDING	GENERAL FUND
		18,187.83								
2025307	9/22/2025		6037 HEALTHPARTNERS-DENTAL							
		2,990.37	DENTAL CLAIMS PAID		125818	09/11/25-09/17/	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL

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2025307	9/22/2025		6037 HEALTHPARTNERS-DENTAL						Continued...	
						25				
		2,990.37								
2025308	9/22/2025		2013 MINNESOTA REVENUE (C)							
		1,167.14	SALES TAX FOR AUG 2025		125819	AUG2025	10101.2081		DUE TO OTHER GOVT-SALES	GENERAL FUND
		.23	SALES TAX FOR AUG 2025		125819	AUG2025	10101.4673		CASH OVER/SHORT	GENERAL FUND
		1,368.82	SALES TAX FOR AUG 2025		125819	AUG2025	20243.2081		DUE TO OTHER GOVT-SALES	DOUG WOOG ARENA
		43.75	SALES TAX FOR AUG 2025		125819	AUG2025	20245.2081		DUE TO OTHER GOVT-SALES	AIRPORT
		1,809.06	SALES TAX FOR AUG 2025		125819	AUG2025	50605.2081		DUE TO OTHER GOVT-SALES	WATER UTILITY
		4,389.00								
2025309	9/24/2025		14645 MEDSURETY, LLC							
		5.19	FSA REIMB-HEALTH 2025		125820	09/23/25	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		5.19								
2025310	10/1/2025		2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)							
		1,071.95			125813	0923251637334	10101.2175		OTHER RETIREMENT	GENERAL FUND
		1,071.95								
2025311	10/1/2025		2200 PERA							
		566.51			125814	0923251637335	10101.2174		PERA	GENERAL FUND
		566.51								
2025312	10/1/2025		1338 EFTPS							
		207.03			125810	0923251637331	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		822.48			125811	0923251637332	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		1,029.51								
2025313	10/1/2025		2013 MINNESOTA REVENUE (C)							
		155.37			125812	0923251637333	10101.2172		STATE WITHHOLDING	GENERAL FUND
		155.37								
2025314	10/3/2025		1978 MINNESOTA CHILD SUPPORT PAYMENT CENTER							
		49.37			125840	0930251554156	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		216.88			125841	0930251554157	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		271.34			125842	0930251554158	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		23.07			125843	0930251554159	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		560.66								
2025315	10/3/2025		2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)							

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2025315	10/3/2025		2018 MINNESOTA STATE RETIREMENT SYSTEM (EFT)						Continued...	
		3,667.50			125829	09302515541511	10101.2175		OTHER RETIREMENT	GENERAL FUND
		3,667.50								
2025316	10/3/2025		2096 NATIONWIDE RETIREMENT SOLUTIONS							
		14,684.76			125830	09302515541512	10101.2175		OTHER RETIREMENT	GENERAL FUND
		14,684.76								
2025317	10/3/2025		2200 PERA							
		76,436.39			125831	09302515541513	10101.2174		PERA	GENERAL FUND
		76,436.39								
2025318	10/3/2025		2748 MISSION SQUARE TRANSFER (EFT)							
		2,110.00			125833	09302515541515	10101.2175		OTHER RETIREMENT	GENERAL FUND
		2,110.00								
2025319	10/3/2025		14645 MEDSURETY, LLC							
		6,468.69			125835	09302515541517	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		6,468.69								
2025320	10/3/2025		1338 EFTPS							
		40,187.57			125827	0930251554151	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		41,646.18			125836	0930251554152	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		81,833.75								
2025321	10/3/2025		2013 MINNESOTA REVENUE (C)							
		18,457.40			125828	09302515541510	10101.2172		STATE WITHHOLDING	GENERAL FUND
		18,457.40								
2025322	10/1/2025		14645 MEDSURETY, LLC							
		3.42	FSA REIMB-HEALTH 2025		125966	09/30/2025	10101.2179		FLEXIBLE BENEFIT PLAN	GENERAL FUND
		3.42								
2025323	9/30/2025		3607 DCA TITLE							
		217,600.27	PURCHASE 417 CONCORD ST N		125986	09/30/2025	40490.1951		ASSETS HELD FOR RESALE	CONCORD TIF
		217,600.27								
2025324	9/29/2025		6037 HEALTHPARTNERS-DENTAL							
		833.44	DENTAL CLAIMS PAID		125826	09/18/25-09/24/	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
					25					
		833.44								

Council Check Register by GL
Council Check Register and Summary

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<u>Check #</u>	<u>Date</u>	<u>Amount</u>	<u>Supplier / Explanation</u>	<u>PO #</u>	<u>Doc No</u>	<u>Inv No</u>	<u>Account No</u>	<u>Subledger</u>	<u>Account Description</u>	<u>Business Unit</u>
2025324	9/29/2025		6037 HEALTHPARTNERS-DENTAL						Continued...	

3,037,858.86	Grand Total
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Payment Instrument Totals

Checks	2,453,361.98
EFT Payments	455,984.79
A/P ACH Payment	128,512.09
Total Payments	3,037,858.86



CITY COUNCIL AGENDA REPORT

DATE: October 6, 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

<u>ID</u>	<u>Company</u>	<u>License #</u>	<u>License Type</u>	<u>Status</u>	<u>Issued</u>	<u>Expires</u>	<u>Address</u>	<u>Complex</u>	<u>Council</u>
14559	Church of St. John Vianney	00016303	Charitable Gambling Exempt Permit	A	09/17/2025	11/22/2025	840 19th Ave N	November 21, 2025 Platinum Dinner	10/06/2025
14655	New World Housing, LLC	00015590	Rental Housing	A	04/18/2025	05/31/2026	929 7th Ave S		10/06/2025
15424	Silver Sky Properties	00016094	Rental Housing Multi Family Dwelling (4+)	A	04/15/2025	05/31/2026	1562 Motor Ave	Long Horn Properties	10/06/2025
14559	Church of St. John Vianney	00016302	Temp Intoxicating Liquor License	A	09/17/2025	11/22/2025	840 19th Ave N	November 21, 2025 Platinum Dinner	10/06/2025



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: City Clerk
PREPARED BY: Deanna Werner
AGENDA ITEM NUMBER: 8.D.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Acceptance of Gift Donations

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

OVERVIEW

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

SOURCE OF FUNDS

N/A

ATTACHMENTS

1. Donation Resolution 2025-109

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-109

Acceptance of Gift Donations

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

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

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

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

<u>Name of Donor</u>	<u>Value of Donation</u>	<u>Designation</u>
Soldier 6 Inc.	\$164.33	Police Explorer Program

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

Adopted this 6th day of October 2025.

City Clerk



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Community Affairs
PREPARED BY: Deb Griffith
AGENDA ITEM NUMBER: 8.E.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Adopt Resolution #2025-104 Accepting Joint Powers Agreement between the City of South St. Paul and Dakota County for Communities for All Grant Funding

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

To adopt Resolution No. 2025-104 accepting the Joint Powers Agreement between the City of South St. Paul and Dakota County Public Health, accepting Communities for All (CFA) Grant funding awarded to the City of South St. Paul.

OVERVIEW

The City of South St. Paul, through the Community Affairs Office, applied for and was awarded a \$10,000 Communities For All (CAF) grant through Dakota County Public Health to provide coordinated transportation for the residents of the John Carroll and Nan McKay buildings.

Transportation is the biggest barrier to providing activities outside the building for residents. This grant will provide accessible and safe transportation for residents with disabilities. We will be able to provide access to community events, the farmers market, sporting events and other outings determined by a resident joint council.

Our goal of the *Let's Go Places* CFA grant is to reduce social isolation, increase engagement, create community connections and promote community belonging and inclusion between residents. A committee of residents from both buildings will convene to determine locations to go to each month. With that said, there are a few pre-determined activities, including the SSP Farmers' Market, the SSP Senior Citizens' Thanksgiving Dinner, Holiday light looking, and a mystery tour. We will have up to 12 months to utilize this grant. In addition, there is also funding to use to promote the opportunities for the residents.

SOURCE OF FUNDS

Proceeds will be directed to the Community Affairs Donation Accounts. CFA grants are reimbursed funds through Dakota County.

ATTACHMENTS

1. 2025 Oct 6 resolution 2025-104 Dakota County Grant
2. 2025 October 6 grant agreement with Dakota County

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-104
RESOLUTION ACCEPTING JOINT POWERS AGREEMENT
WITH DAKOTA COUNTY PUBLIC HEALTH AND THE CITY OF SOUTH ST. PAUL

WHEREAS, the County and the City are government units as defined in Minnesota Statute 471.59; and

WHEREAS, under Minnesota Statute 471.59, two or more government units may enter into an agreement to cooperatively exercise any power common to the contacting Parties and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units; and

WHEREAS, Dakota County has received a grant of monies from the State of Minnesota acting through the Minnesota Department of Human Services Agreement No GK304 for implementation of the County's Communities for All (CFA) Initiative; and

WHEREAS, Dakota County is permitted to make sub-grants of its CFA grant funds and the County solicited and considered applications from entities for use of such funds; and

WHEREAS, Dakota County has awarded the City of South St. Paul with CFA funds described herein the grant expenditures outlined in Exhibit 2, Service Grid.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of South St. Paul agrees to and accepts the funding to be used by the City of South St. Paul for the agreed upon purposes as described in the attached grant contracts.

Adopted this 6th day of October 2025

City Clerk

**JOINT POWERS AGREEMENT FOR COMMUNITIES FOR ALL
BETWEEN THE COUNTY OF DAKOTA AND
CITY OF SOUTH ST. PAUL**

This Joint Powers Agreement ("Agreement") is entered into by and between the County of Dakota, a political subdivision of the State of Minnesota, by and through its Department of Social Services, and City of South St. Paul, 125 3rd Avenue North, South St. Paul, MN 55075 ("City"), by and through their respective governing bodies.

RECITALS

WHEREAS, the County and the City are governmental units as that term is defined in Minn. Stat. §471.59;

WHEREAS, under Minn. Stat. §471.59, subd.1, two or more governmental units may enter into an agreement to cooperatively exercise any power common to the contracting Parties, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units;

WHEREAS, the County has received a grant of monies from the State of Minnesota acting through the Minnesota Department of Human Services Agreement No. GK304 for implementation of the County's Communities for All Initiative (CFA);

WHEREAS, the County is permitted to make sub-grants of its CFA grant funds and the County has solicited and considered grant applications from entities for use of such funds; and

WHEREAS, the County has awarded City with CFA funds described herein based the grant expenditures outlined in Exhibit 2, Service Grid.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the County and City hereby agree as follows:

1. Effective Date. This Agreement shall be effective as of the later date of signature by the parties.
2. Purpose. The purpose of this Agreement is to provide funding by the County to the City so that the City may participate in the Dakota County Communities For All program. All funds provided by the County are to be used by the City solely for the purposes described in Exhibit 2, Service Grid.
3. City Obligations under State Contracts. The grant funds provided to City under this agreement are subject to the terms and conditions contained in both the Master Grant Contract between Dakota County and the State of Minnesota dated December 21, 2024, as may be periodically amended ("State Contracts"). See Exhibit 4. City agrees to comply with all terms and conditions

contained in such contracts that are applicable to the County. County will provide future State Contract amendments, if any, to the City within 30 days of execution.

4. County Obligations. The County agrees to reimburse the City in an amount not to exceed \$10,000.00 for costs incurred in performing services fulfilling the Purpose described above from the, Effective Date through August 31, 2026.
5. Reimbursement and Reporting. After this Agreement has been executed by both parties, the City may claim reimbursement for expenditures incurred in connection with the performance of activities that are eligible for reimbursement in accordance with this Agreement.

The County will reimburse the City within 45 calendar days of the City's submission of invoices to the County. Invoices must be submitted using the form in Exhibit 3. All requests for reimbursement must be submitted by September 30, 2026. The City must certify that the requested reimbursements are accurate, appropriate and eligible in accordance with the State Contracts, that it has documentation of the actual expenditures for which reimbursement is sought, and that such expenditures have not been otherwise reimbursed.

6. Authorized Representatives. The following named persons are designated as the Authorized Representatives of the parties for purposes of this Agreement. These persons have authority to bind the party they represent and to consent to modifications, except that the Authorized Representatives shall have only authority specifically granted by their respective governing boards. Notice required to be provided pursuant this Agreement shall be provided to the following named persons and addresses unless otherwise stated in this Agreement, or in a modification to this Agreement.

The County's Authorized Representative is:
Marti Fischbach, Community Services Director
Telephone: 651-554-5742
Email: Marti.Fischbach@co.dakota.mn.us

Marti Fischbach, or his/her successor, has the responsibility to monitor the City's performance pursuant to this Agreement and the authority to approve invoices submitted for reimbursement.

The City's Authorized Representative is:
Deb Griffith, Community Affairs Liaison
Telephone: 651-554-3230
Email: deb.griffith@southstpaul.org

The parties shall provide written notification to each other of any change to the Authorized Representative. Such written notification shall be effective to change the designated liaison under this Agreement, without necessitating an amendment of this Agreement.

7. Assignment. The City may neither assign nor transfer any rights or obligations under this Agreement without the prior consent of the County and a fully executed assignment agreement, executed by the County and the City.
8. Use of Subcontractors. The City shall not engage subcontractors under this Agreement without the express written consent of the County. It is City's responsibility to make sure all subcontractors are subject to the provisions of this Agreement that are applicable to City.
9. Indemnification. It is understood and agreed 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. Parties agree to indemnify, defend and hold harmless the other, its officers, agents and employees against any and all liability, loss, costs, damages, claims or actions its officers, agents or employees may hereafter sustain, incur, or be required to pay, arising out of or by reason of any act or omission of the indemnifying party, its officers, agents, subcontractors or employees, in the execution, performance or failure to adequately perform its obligations pursuant to this Agreement.
10. Insurance Terms. In order to protect itself and to protect the County under the indemnity provisions set forth above, City shall, at its expense, procure and maintain policies of insurance covering the term of this Agreement. All retentions and deductibles under such policies shall be paid by the City.
11. Audit. The City shall maintain books, records, documents and other evidence pertaining to the costs or expenses associated with the work performed pursuant to this Agreement. Upon request the City shall allow the County, Legislative Auditor or the State Auditor to inspect, audit, copy or abstract all of the books, records, papers or other documents relevant to this Agreement. The City shall use generally accepted accounting principles in the maintenance of such books and records, and shall retain all of such books, records, documents and other evidence for a period of six (6) years from the date of the completion of the activities funded by this Agreement.
12. Data Practices. The City agrees with respect to any data that it possesses regarding the Agreement to comply with all of the provisions of the Minnesota Government Data Practices Act contained in Minnesota Statutes Chapter 13, as the same may be amended from time to time.
13. Relationship of the Parties. Nothing contained in this Agreement is intended or should be construed as creating or establishing the relationship of co-partners or joint ventures between the County and the City, nor shall the County be considered or deemed to be an agent, representative or employee of the City in the performance of this Agreement. Personnel of the City or other persons while engaging in the performance of this Agreement shall not be considered employees of the County and shall not be entitled to any compensation, rights or benefits of any kind whatsoever.
14. Governing Law, Jurisdiction and Venue. Minnesota law, without regard to its choice-of-law provisions, governs this Agreement. Venue for all legal proceedings arising out of this

Agreement, or its breach, must be with the appropriate state court with competent jurisdiction in Dakota County.

15. Compliance with Law. The City agrees to conduct its work under this Agreement in compliance with all applicable provisions of federal, state, and local laws, ordinances, or regulations, and further agrees to comply with Exhibit 1, Standard Assurances. The City is responsible for obtaining and complying with all federal, state, or local permits, licenses, and authorizations necessary for performing the work.
16. Default and Remedies.
 - (a) Events of Default. The following shall, unless waived in writing by the County, constitute an event of default under this Agreement: If the City fails to fully comply with any material provision, term, or condition contained in this Agreement.
 - (b) Notice of Event of Default and Opportunity to Cure. Upon the County's giving the City written notice of an event of default, the City shall have thirty (30) calendar days in which to cure such event of default, or such longer period of time as may be reasonably necessary so long as the City is using its best efforts to cure and is making reasonable progress in curing such events of default (the "Cure Period"). In no event shall the Cure Period for any event of default exceed two (2) months. Within ten (10) calendar days after receipt of notice of an event of default, the City shall propose in writing the actions that the City proposes to take and the schedule required to cure the event of default.
 - (c) Remedies. Upon the City's failure to cure an event of default within the Cure Period, the County may enforce any or all of the following remedies, as applicable:
 - (1) The County may refrain from disbursing the grant monies; provided, however, the County may make such a disbursement after the occurrence of an event of default without thereby waiving its rights and remedies hereunder.
 - (2) The County may enforce any additional remedies it may have in law or equity.
 - (3) The County may terminate this Agreement and its obligation to provide funds under this Agreement for cause by providing thirty (30) days' written notice to the City. Such notice to terminate for cause shall specify the circumstances warranting termination of the Agreement. Cause shall be a material breach of this Agreement and any supplemental agreement or modification to this Agreement or an event of default. Notice of Termination shall be made by certified mail or personal delivery to the Authorized Representative of the other Party. For purposes of termination and default, all days are calendar days.
17. Non-Appropriation. Notwithstanding any provision of this Agreement to the contrary, this Agreement may be terminated immediately by the County in the event sufficient funds from the County, State, or Federal sources are not appropriated, obtained and continued at least the level

relied on for the funding of this Agreement, and the non-appropriation of funds did not result from any act or bad faith on the part of the County.

18. Special Conditions. The City understands and agrees that it will perform the work contemplated by this Agreement in such a way as to comply with and enable the County to comply with all of the requirements imposed upon the County in the State Contracts, including but not limited to the following:
 - (a) Any publicity given to the activities occurring as a result of this Agreement, including notices, informational pamphlets, press releases, research, reports, signs and similar public notices shall identify that it is “Supported by the County Grant Contract – Communities For All, Minnesota Department of Human Services and Dakota County Social Services Department” and shall not be released unless approved in writing by these entities’ authorized representatives.
 - (b) The City shall indemnify, save and hold the Department, its representatives and employees harmless from any and all claims or causes of action, including reasonable attorney fees incurred by the Department, arising from the performance of the activities funded by this Agreement by the City or its agents or employees.
 - (c) The City, by executing this Agreement, grants to the Department a perpetual, irrevocable, no-fee right and license to make, have made, reproduce, modify, distribute, perform and otherwise use the Materials for any and all purposes, in all forms and manners that the Department, in its sole discretion, deems appropriate.
19. Exhibits. The following exhibits are attached to and incorporated within this Joint Powers Agreement.

Exhibit 1: Standard Assurances;
Exhibit 2: Service Grid;
Exhibit 3: Invoice Form; and
Exhibit 4: DHS County Grant Agreement
20. Waiver. If the County fails to enforce any provision of this Agreement, that failure shall not result in a waiver of the right to enforce the same or another provision of this Agreement.
21. Complete Agreement. This Agreement and Exhibits contain all negotiations and agreements between the County and the City. Any amendment to this Agreement must be in writing and executed by the County and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party. In the event of a conflict between the terms of any Exhibit and the body of this Agreement, this Agreement shall control.

The rest of this page is intentionally left blank. Signatures are on the following page.

IN WITNESS WHEREOF, the parties have executed this Agreement on the dates indicated below.

Approved as to form:

COUNTY OF DAKOTA

Assistant County Attorney/Date

By: _____

Title: _____

Date: _____

County Board Res No. _____
Dakota County Contract _____
Dakota County KS 25-_____

CITY OF SOUTH ST. PAUL

By: _____

Title: _____

Date: _____

EXHIBIT 1 STANDARD ASSURANCES

1. **NON-DISCRIMINATION**. During the performance of this Contract, the Contractor shall not unlawfully discriminate against any employee or applicant for employment because the person is a member of a protected class under, and as defined by, federal law or Minnesota state law including, but not limited to, race, color, creed, religion, sex, gender, gender identity, pregnancy, national origin, disability, sexual orientation, age, familial status, marital status, veteran's status, or public assistance status. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated during employment without unlawful discrimination. Such action shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices which set forth the provisions of this nondiscrimination clause.

The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of Contractor, state that all qualified applicants will receive consideration for employment without regard to race, creed, color, religion, sex, national origin, disability, sexual orientation, age, marital status, veteran's status, or public assistance status.

No funds received under this Contract shall be used to provide religious or sectarian training or services.

The Contractor shall comply with any applicable federal or state law regarding non-discrimination. The following list includes, but is not meant to limit, laws which may be applicable:

A. The Equal Employment Opportunity Act of 1972, as amended, 42 U.S.C. § 2000e *et seq.* which prohibits discrimination in employment because of race, color, religion, sex, or national origin.

B. Equal Employment Opportunity-Executive Order No. 11246, 30 FR 12319, signed September 24, 1965, as amended, which is incorporated herein by reference, and prohibits discrimination by U.S. Government Contractors and subcontractors because of race, color, religion, sex, or national origin.

C. The Rehabilitation Act of 1973, as amended, 29 U.S.C. § 701 *et seq.* and 45 C.F.R. 84.3 (J) and (K) implementing Sec. 504 of the Act which prohibits discrimination against qualified handicapped persons in the access to or participation in federally-funded services or employment.

D. The Age Discrimination in Employment Act of 1967, 29 U.S.C. § 621 *et seq.* as amended, and Minn. Stat. § 181.81, which generally prohibit discrimination because of age.

E. The Equal Pay Act of 1963, as amended, 29 U.S.C. § 206(d), which provides that an employer may not discriminate on the basis of sex by paying employees of different sexes differently for the same work.

F. Minn. Stat. Ch. 363A, as amended, which generally prohibits discrimination because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, sexual orientation, or age.

G. Minn. Stat. § 181.59 which prohibits discrimination against any person by reason of race, creed, or color in any state or political subdivision contract for materials, supplies, or construction. Violation of this section is a misdemeanor and any second or subsequent violation of these terms may be cause for forfeiture of all sums due under the Contract.

H. Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12101 through 12213, 47 U.S.C. §§ 225, 611, with regulations at 29 C.F.R. § 1630, which prohibits discrimination against qualified individuals on the basis of a disability in term, condition, or privilege of employment.

I. Title VI of the Civil Rights Act of 1964, 42 U.S.C. 2000d, *et seq.* and including 45 CFR Part 80, prohibits recipients, including their Contractors and subcontractors, of federal financial assistance from discriminating on the basis of race, color or national origin which includes not discriminating against those persons with limited English proficiency.

J. The Pregnancy Discrimination Act of 1978, which amended Title VII of the Civil Rights Act of 1964, 42 U.S.C. §§ 2000e *et seq.* which prohibits discrimination on the basis of pregnancy, childbirth, or related medical conditions.

K. Equal Protection of the Laws for Faith-based and Community Organizations-Executive Order No. 13279, signed December 12, 2002 and as amended May 3, 2018. Prohibits discrimination against grant seeking organizations on the basis of religion in the administration or distribution of federal financial assistance under social service programs, including grants and loans.

L. Vietnam Era Veterans' Readjustment Assistance Act of 1974, as amended, 38 U.S.C. 4212, with regulations at 41 C.F.R. Part 60-250, which prohibits discrimination in employment against protected veterans.

2. **DATA PRIVACY.** For purposes of this Contract, all data created, collected, received, stored, used, maintained, or disseminated by Contractor in the performance of this Contract are subject to the requirements of the Minnesota Government Data Practices Act, Minn. Stat. Ch. 13, ("MGDPA") and the Minnesota Rules implementing the MGDPA. Contractor must comply with the MGDPA as if it were a governmental entity. The remedies in Minn. Stat. § 13.08 apply to the Contractor. Contractor does not have a duty to provide access to public data to a data requestor if the public data are available from the County, except as required by the terms of this Contract. If Contractor is a subrecipient of federal grant funds under this Contract, it will comply with the federal requirements for the safeguarding of protected personally identifiable information ("Protected PII") as required in the Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, 2 CFR Part 200, and the County Protected PII procedures, which are available upon request. Additionally, Contractor must comply with any other applicable laws on data privacy. All subcontracts shall contain the same or similar data practices compliance requirements.

3. **RECORDS DISCLOSURE/RETENTION.** Contractor's bonds, records, documents, papers, accounting procedures and practices, and other evidences relevant to this Contract are subject to the examination, duplication, transcription, and audit by the County and either the Legislative or State Auditor, pursuant to Minn. Stat. § 16C.05, subd. 5. Such evidences are also subject to review by the Comptroller General of the United States, or a duly authorized representative, if federal funds are used for any work under this Contract. The Contractor agrees to maintain such evidences for a period of six (6) years from the date services or payment were last provided or made or longer if any audit in progress requires a longer retention period.

4. **WORKER HEALTH, SAFETY AND TRAINING.** Contractor shall be solely responsible for the health and safety of its employees in connection with the work performed under this Contract. Contractor shall make arrangements to ensure the health and safety of all subcontractors and other persons who may perform work in connection with this Contract. Contractor shall ensure all personnel of Contractor and subcontractors are properly trained and supervised and, when applicable, duly licensed or certified appropriate to the tasks engaged in under this Contract. Each Contractor shall comply with federal, state, and local occupational safety and health standards, regulations, and rules promulgated pursuant to the Occupational Health and Safety Act which are applicable to the work to be performed by Contractor.

5. **PROHIBITED TELLECOMMUNICATIONS EQUIPMENT/SERVICES.** If Contractor is a subrecipient of federal grant funds under this Contract, Contractor certifies that, consistent with Section 889 of the John S. McCain National Defense Authorization Act for Fiscal Year 2019, Pub. L. 115-232 (Aug. 13, 2018) (the "Act"), and 2 CFR § 200.216, Contractor will not use funding covered by this Contract to procure or obtain, or to extend, renew, or enter into any contract to procure or obtain, any equipment, system, or service that uses "covered telecommunications equipment or services" (as that term is defined in Section 889 of the Act) as a substantial or essential component of any system or as critical technology as part of any system. Contractor will include this certification as a flow down clause in any agreement related to this Contract.

6. **CONTRACTOR GOOD STANDING.** If Contractor is not an individual, Contractor must be registered to do business in Minnesota with the Office of the Minnesota Secretary of State and shall maintain an active/in good standing status with the Office of the Minnesota Secretary of State, and shall notify County of any changes in status within five calendar days of such change. Business entities formed under the laws of a jurisdiction other than Minnesota must maintain a certificate of authority (foreign corporations, limited liability companies, limited

partnerships, and limited liability limited partnerships), or a statement of foreign qualification (foreign limited liability partnerships), or a statement of partnership authority (general partnerships). See Minn. Stat. §§ 303.03 (corporations); 322C.0802 (limited liability companies); 321.0902 and 321.0907 (foreign limited partnership); 321.0102(7) (foreign limited liability limited partnerships); 323A.1102(a) (foreign limited liability partnership); 321.0902 and 321.0907 (foreign general partnerships).

7. **CONTRACTOR DEBARMENT, SUSPENSION, AND RESPONSIBILITY CERTIFICATION.** Federal Regulation 45 CFR 92.35 prohibits the State/Agency from purchasing goods or services with federal money from vendors who have been suspended or debarred by the federal government. Similarly, Minn. Stat. § 16C.03, subd. 2 provides the Commissioner of Administration with the authority to debar and suspend vendors who seek to contract with the State/Agency. Vendors may be suspended or debarred when it is determined, through a duly authorized hearing process, that they have abused the public trust in a serious manner.

By signing this Contract, the Contractor certifies that it and its principals* and employees:

A. Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from transacting business by or with any federal, state, or local governmental department or agency; and

B. Have not within a three (3) year period preceding this Contract: 1) been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction or contract; 2) violated any federal or state antitrust statutes; or 3) committed embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; and

C. Are not presently indicted or otherwise criminally or civilly charged by a governmental entity for: 1) commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (federal, state, or local) transaction; 2) violating any federal or state antitrust statutes; or 3) committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property; and

D. Are not aware of any information and possess no knowledge that any subcontractor(s) that will perform work pursuant to this Contract are in violation of any of the certifications set forth above; and

E. Shall immediately give written notice to the Authorized Representative should Contractor come under investigation for allegations of fraud or a criminal offense in connection with obtaining, or performing a public (federal, state, or local government) transaction; violating any federal or state antitrust statutes; or committing embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property.

*"Principals" for the purposes of this certification means officers; directors; owners; partners; and persons having primary management or supervisory responsibilities within a business entity (e.g. general manager; plant manager; head of a subsidiary, division, or business segment and similar positions).

8. **HEALTH DATA PRIVACY.** When applicable to the Contractor's duties under this Contract, the Contractor agrees to comply with the requirements of the Health Insurance Portability and Accountability Act (HIPAA), the Health Information Technology for Economic and Clinical Health Act (HITECH), Minnesota Health Records Act, and any other applicable health data laws, rules, standards, and requirements in effect during the term of this Contract.

9. **APPEALS.** The Contractor shall assist the County in complying with the provisions of Minn. Stat. § 256.045, Administrative and Judicial Review of Human Services Matters, if applicable.

10. **REPORTING.** Contractor shall comply with the provisions of the "Child Abuse Reporting Act", Minn. Stat. § 626.556, as amended, and the "Vulnerable Adult Reporting Act", Minn. Stat. § 626.557, as amended, and any rules promulgated by the Minnesota Department of Human Services, implementing such Acts.

11. **PSYCHOTHERAPISTS.** Contractor has and shall continue to comply with the provisions of Minn. Stat. Ch. 604, as amended, with regard to any currently or formerly employed psychotherapists and/or applicants for psychotherapist positions.

12. **EXCLUDED MEDICAL ASSISTANCE PROVIDERS.** By signing this contract, Provider certifies that it is not excluded. 42 U.S.C. § 1397 *et seq.* (subch. XX) of the Social Security Act.

13. **MDHS THIRD-PARTY BENEFICIARY.** The following applies to contracts related to adult mental health services; see Minn. Stat. § 245.466, subd. 2. Contractor acknowledges and agrees that the Minnesota Department of Human Services is a third-party beneficiary and as a third-party beneficiary, is an affected party under this Contract. Contractor specifically acknowledges and agrees that the Minnesota Department of Human Services has standing to and may take any appropriate administrative action or sue Contractor for any appropriate relief in law or equity, including, but not limited to, rescission, damages, or specific performance of all or any part of the Contract between the County Board and Contractor. Contractor specifically acknowledges that the County Board and the Minnesota Department of Human Services are entitled to and may recover from Contractor reasonable attorneys' fees and costs and disbursements associated with any action taken under this paragraph that is successfully maintained. This provision shall not be construed to limit the rights of any party to the Contract or any other third party beneficiary, nor shall it be construed as a waiver of immunity under the Eleventh Amendment to the United States Constitution or any other waiver of immunity. (Minn. Stat. § 245.466, subd. 3; Minn. R. 9525.1870, subp. 2).

Directions for Online Access to Excluded Providers

To ensure compliance with this regulation, identification of excluded entities and individuals can be found on the Office of Inspector General (OIG) website at https://oig.hhs.gov/exclusions/exclusions_list.asp

Attycv/Exh SA (Rev. 1-23)

Exhibit 2 Service Grid

Communities For All Project: City of South St. Paul Partnership to Build Inclusive Communities

Service Location: Dakota County, City of South St. Paul

Purpose

The purpose of this project is to advance the objectives of the Communities for All initiative. This project category is:

- ☐ Training
- ☐ Technical Assistance
- ☒ Microgrants
- ☐ Communications & Marketing

The City of South St. Paul will improve access and community participation for residents with disabilities by providing transportation to community events for which they currently cannot participate in due to a lack of accessible transportation.

Target Group

Residents of the City of South St. Paul

Goals

- Reduce social isolation among residents with disabilities by offering inclusive and accessible transportation to community events and activities.
- Increase engagement, community connection, and participation through transportation-supported activities.
- Promote community belonging and inclusion for South St. Paul residents with disabilities.

Service Expectations

- Coordinate monthly transportation-supported outings (minimum: 1 per month) in collaboration with DARTS.
- Establish and support the Let's Go Places resident council to guide programming.
- Ensure all activities are accessible to residents with disabilities.
- Maintain communication and promote outings through flyers, posters, and building-based outreach.
- Secure participation and feedback from residents to inform ongoing planning.

Outcome Measures

Engagement: Number of outings held and resident participation rates

Resident Satisfaction: Post-outing surveys indicating enjoyment, improved mood, and sense of inclusion.

Community Impact: Formation and functioning of the Let's Go Places council (e.g., number of meetings held, ideas implemented).

Reporting

- **Quarterly progress reports** to Dakota County, including:
 - Number and type of outings held
 - Transportation usage (hours, cost)
 - Resident participation totals
 - Resident council meeting summaries
 - Summary of feedback and testimonials
 - Challenges encountered and solutions attempted
- **End-of-year impact summary** including resident quotes, photos (if available), and final budget report.
- The contracted partner will participate in a meeting with Dakota County staff after the grant period and present outcomes of the project.
- The contracted partner will provide a written final report providing a summarization of the data for the entire period of the grant.

County Responsibilities

- Collaborative plan strategy and logistics for successfully executing the City of South St. Paul Partnership to Build Inclusive Communities Initiative.
- Schedule and attend all 1:1 project check-in meetings with the City. The meetings will occur at the initiation and conclusion of the grant and as needed throughout the grant period.
- Process invoices for the City
- Provide opportunities for the City to provide feedback on the Communities for All initiative.

Payment Limitations

The County will pay for services as follows:

- Hourly cost for renting an inclusive Bus through DARTS.
- Hourly rental cost: \$125 per hour
- The average trip length is two hours.
- 12 extra hours of bus time for events that go over two hours.
- The funds will cover approximately 36 two-hour trips over 12 months.
- Total amount for bus rental = \$9000

Funding to create a John Carroll and Nan McKay Resident Council to help determine and market the program. Items could include posters, flyers, reusable bags to promote the program and trips within the buildings to the 300 residents. = \$1000

*Total cost not to exceed a total of \$10,000 for the project.

Billing Procedures

- The city shall submit an invoice and request for payment on an invoice form acceptable to the County within 7 days after the end of the month.
- The invoice shall include all expenses for the previous month, certify expenditures, and itemize (as applicable), including 1) the date such services were provided and 2) a general description of the services provided.

- Invoices shall be submitted to DeAnn Prouty at deann.prouty@CO.DAKOTA.MN.US
- The County shall pay the City within thirty-five (35) days of the date the invoice is received and the County accepts services.
- If the invoice is incorrect, defective, or otherwise improper, the County will notify the City within ten (10) days of receiving the incorrect invoice. Upon receiving the corrected invoice from the City, the County will make payment within thirty-five (35) days.
- The County will impose a 10% penalty for invoices received 30 days after the date that invoiced services were performed. The County will impose a 20% penalty for invoices received 60 days after the date that invoiced services were performed. The County will refuse payment on invoices received 90 days after the date that the invoiced services were performed. Exceptions: If the City is billing MA or other third-party payers, the penalty on late billing does not apply until six months have passed from the end date of the service. If it is anticipated that a bill on a case will take longer than six months to resolve, the City is to alert the County Deputy Director. All bills for a calendar year must be submitted to the County by February 15 of the following calendar year to receive reimbursement.

State Contract

The grant funds provided to City under this agreement are subject to the terms and conditions contained in both the Master Grant Contract and the Project Agreement between the Dakota County Community Health Board and the State of Minnesota. City agrees to comply with all terms and conditions contained in such contracts. These agreements with the state are also attached to this agreement.

Inclusion, Diversity & Equity

The County embraces and supports person-centered practices and expects city to do the same. Person-centered practices are structured to support a client's comfort and ability to express choice, control, and direction in all aspects of service delivery and support. While the nature of some services and service deliveries is such that it must account for factors beyond the client's choice, control, and direction, including, but not limited to, the terms of this Contract, court orders, the safety of the client and others, and governing law, the County values consideration of the client's perspective, knowing that services are more efficient and effective when aligned with client choice. [For more information, refer to *Person-Centered, Informed Choice and Transition Protocol*, Minnesota Department of Human Services, issued 3/27/17 and updates.]

The County further recognizes that pervasive racism, discrimination, and other institutional and community biases, as well as harm from historical trauma, are experienced by cultural communities and that this may contribute to the overrepresentation of cultural communities in some County services. Appropriate service delivery often requires open discussion, considering the real-life experiences of the people served and paying attention to the impact of pervasive racism and bias. At the referral level, it means inquiring with families about integrating their family or individual culture into service delivery. At the service level, it includes attention to outcomes for families receiving services to assess whether effectiveness differs in cultural communities and respond to differences.

It is expected that while performing services for the County, the City shall abstain from unacceptable behaviors, including, but not limited to:

- Racial, ethnic, or discriminatory jokes or slurs.
- Hostile, condemning, or demeaning communications, both verbal and written.
- Behavior demonstrating disrespect, dishonesty, intimidation, or disruption to the working relationship; and
- Retaliation against any person who reports or addresses unacceptable behavior.

The City is responsible for ensuring that staff delivering services for the County are aware of these expectations and trained as needed to provide respectful, cooperative, and professional conduct in interactions with County staff and clients. If the County experiences or receives a report of unacceptable behavior, it will share it with the City. The City must inform the County of steps to remedy the unacceptable behavior within ten (10) working days. If the unacceptable behavior persists, the County may terminate the Contract pursuant to the termination provision in the Contract.

Exhibit 3 - Invoice Form

Invoice #:
Contract #:
Project Name Communities For All Initiative

Invoice Date:

Remit to:
AGENCY NAME
Attn:
Email:
Phone:

Bill to:
Dakota County Social Services
Attn: DeAnn Prouty
Email: DeAnn.Prouty@co.dakota.mn.us
Phone: (651) 554-6618

Detailed description of materials/goods	Total Price	
Communities For All Initiative		
	Subtotal	\$

Comment:	Grand Total
	Balance Due \$



Minnesota Department of Human Services County Grant Contract

This Grant Contract, and all amendments and supplements to the contract ("CONTRACT"), is between the State of Minnesota, acting through its Department of Human Services, Disability Services Division ("STATE") and Dakota County, an independent grantee, not an employee of the State of Minnesota, located at 1 Mendota Rd W, West St. Paul, MN 55118 ("COUNTY").

RECITALS

STATE, pursuant to Minnesota Statutes, section 256.01, subdivision 2(a)(6), and Minnesota Session Law, Chapter 125, S.F.No. 5335, Article 8, Sec. 2, subd. 14, paragraph (b), has authority to enter into contracts for the following services: 1) to develop and test an online application for matching requests for services from people with disabilities to available staff, and 2) to develop a communities-for-all program that engages businesses, community organizations, neighbors, and informal support systems to promote community inclusion of people with disabilities.

COUNTY represents that it is duly qualified and willing to perform the services set forth in this CONTRACT to the satisfaction of STATE.

THEREFORE, the parties agree as follows:

CONTRACT

1. CONTRACT TERM AND SURVIVAL OF TERMS.

1.1. Effective date: This CONTRACT is effective on December 16, 2024, or the date that STATE obtains all required signatures under Minnesota Statutes, section 16B.98, subdivision 5, whichever is later.

1.2. Expiration date.

In the event this GRANT AGREEMENT is continued by way of an amendment or new agreement, the expiration date is as amended or the date the new agreement is fully executed, whichever is later. Notwithstanding the foregoing, in the event an amendment or new agreement is not fully executed within 60 calendar days of the original expiration date of June 30, 2027, this CONTRACT will expire on August 30, 2027.

1.3. No performance before notification by STATE. COUNTY may not begin work under this CONTRACT, nor will any payments or reimbursements be made, until all required signatures have been

obtained per Minn. Stat. § 16B.98, subd. 7, and COUNTY is notified to begin work by STATE's Authorized Representative.

1.4. Survival of terms. COUNTY shall have a continuing obligation after the expiration of CONTRACT to comply with the following provisions of CONTRACT: Liability; Information Privacy and Security; Intellectual Property Rights; State audit; and Jurisdiction and Venue.

1.5. Time is of the essence. COUNTY will perform its duties within the time limits established in CONTRACT unless it receives written approval from STATE. In performance of CONTRACT, time is of the essence.

2. COUNTY'S DUTIES.

2.1 Duties. COUNTY shall perform duties in accordance with Attachment A, Work Plan & Budget – Communities for All and Attachment B, Work Plan & Budget – Gig Economy App, which is attached and incorporated into this CONTRACT.

2.2. Grant Progress Reports.

COUNTY shall submit Communities for All grant progress reports to the STATE on a quarterly basis and Gig Economy App grant progress reports to STATE on a semi-annual basis. Grant progress reports shall summarize activities and outcomes for the given period, and may include, but are not limited to goals, objectives, activities, outcomes, challenges, lessons learned and financial information. COUNTY shall submit program reports to the STATE according to the following schedule and in a mutually agreed upon format for each project:

Communities for All reporting

Due Date:	For service period:
January 20, 2025	Prior quarter
April 20, 2025	Prior quarter
July 20, 2025	Prior quarter
October 20, 2025	Prior quarter
January 20, 2026	Prior quarter
April 20, 2026	Prior quarter
July 20, 2026	Prior quarter

Gig Economy App reporting

Due Date:	For service period:
July 20, 2025	Prior 6 months
January 20, 2026	Prior 6 months
July 20, 2026	Prior 6 months

January 20, 2027

Prior 6 months

2.3 Accessibility. Any information systems, tools, content, and work products produced under this CONTRACT, including but not limited to software applications, web sites, video, learning modules, webinars, presentations, etc., whether commercial, off-the-shelf (COTS) or custom, purchased or developed, must comply with the [State of Minnesota Accessibility Standard](#), as updated on July 1, 2024. This standard requires, in part, compliance with the Web Content Accessibility Guidelines (WCAG) 2.1 (Level AA) and Section 508 of the Rehabilitation Act of 1973.

Information technology deliverables and services offered must comply with the MN.IT Services Accessibility Standards and any documents, reports, communications, etc. contained in an electronic format that COUNTY delivers to or disseminates for the STATE must be accessible. (The relevant requirements are contained under the "Standards" tab at the link above.) Information technology deliverables or services that do not meet the required number of standards or the specific standards required may be rejected and STATE may withhold payment pursuant to clause 3.2(a) of CONTRACT.

3. CONSIDERATION AND TERMS OF PAYMENT.

3.1 Consideration. STATE will pay for all services satisfactorily provided by COUNTY under this CONTRACT.

a. Compensation.

1. COUNTY will be paid in accordance with Attachment A, Work Plan & Budget – Communities for All and Attachment B, Work Plan & Budget – Gig Economy App, which is attached and incorporated into this CONTRACT.

2. Budget Modification.

- a. COUNTY must obtain STATE written approval before changing any part of the budget.
- b. Notwithstanding Clause 17.1 of CONTRACT, shifting of funds between budget line items does not require an amendment if the amount shifted does not exceed 10% of that budget year total and does not change the total obligation amount.
- c. If COUNTY's approved budget changes proceed without an amendment pursuant to this clause, COUNTY must record the budget change in EGMS or on a form provided by STATE.

- b. Travel and subsistence expenses.** Reimbursement for travel and subsistence expenses actually and necessarily incurred as a result of COUNTY's performance under this CONTRACT shall be no greater an amount than provided in the most current Commissioner's Plan (which is incorporated by reference), promulgated by the Commissioner of Minnesota Management and Budget as specified in the [Commissioner's Plan, page 69, Chapter 15](#).¹ COUNTY shall not be reimbursed for travel and subsistence expenses incurred outside the geographical boundaries of

¹ <https://mn.gov/mmb/employee-relations/labor-relations/labor/commissioners-plan.jsp>

Minnesota unless it has received prior written approval from STATE. Minnesota shall be considered the home state for determining whether travel is out of state.

- c. **Total obligation.** The total obligation of STATE for all compensation and reimbursements to COUNTY shall not exceed four hundred and ninety-nine thousand, nine hundred and ninety-nine dollars and twenty cents (\$499,999.20).
- d. **Withholding.** For compensation payable under this CONTRACT, which is subject to withholding under state or federal law, appropriate amounts will be deducted and withheld by STATE as required.

3.2. Terms of payment

- a. **Invoices.** Payments shall be made by STATE promptly after COUNTY submits an invoice for services performed and the services have been determined acceptable by STATE's authorized agent pursuant to Clause 4.1. Invoices shall be submitted in a form prescribed by STATE, if applicable, and according to the following schedule: 20th of each month. If STATE does not prescribe a form, COUNTY may submit invoices in a mutually agreed invoice format.
- b. **Federal funds.** N/A

4. CONDITIONS OF PAYMENT.

4.1. Satisfaction of STATE. All services provided by COUNTY pursuant to this CONTRACT shall be performed to the satisfaction of STATE, as determined at the sole discretion of its authorized representative, and in accord with all applicable federal, state, and local laws, ordinances, rules and regulations. COUNTY shall not receive payment for work found by STATE to be unsatisfactory, or performed in violation of federal, state or local law, ordinance, rule or regulation, or if COUNTY has failed to provide Grant Progress Reports pursuant to Clause 2.2, or if the Progress Reports are determined to be unsatisfactory.

4.2. Payments to subcontractors. (If applicable) As required by Minn. Stat. § 16A.1245, COUNTY must pay all subcontractors, within ten (10) calendar days of COUNTY's receipt of payment from STATE for undisputed services provided by the subcontractor(s) and must pay interest at the rate of 1-1/2 percent per month or any part of a month to the subcontractor(s) on any undisputed amount not paid on time to the subcontractor(s).

4.3. Administrative costs and reimbursable expenses. Pursuant to Minn. Stat. § 16B.98, subd. 1, COUNTY agrees to minimize administrative costs as a condition of this grant. COUNTY shall ensure that costs claimed for reimbursement shall be actual costs, to be determined in accordance with 2 C.F.R. § 200.0 et seq., COUNTY shall not invoice STATE for services that are reimbursable via a public or private health insurance plan. If COUNTY receives funds from a source other than STATE in exchange for services, then COUNTY may not receive payment from STATE for those same services. COUNTY shall seek reimbursement from all sources before seeking reimbursement pursuant to CONTRACT.

4.4. Unexpended Funds.

COUNTY must promptly return to the STATE any unexpended funds that have not been accounted for annually in a financial report to the STATE due at grant closeout.

5. PAYMENT RECOUPMENT.

COUNTY must reimburse STATE upon demand or STATE may deduct from future payments under this CONTRACT or future CONTRACTS the following:

- a. Any amounts received by COUNTY from the STATE for contract services that have been inaccurately reported or are found to be unsubstantiated;
- b. Any amounts paid by COUNTY to a subcontractor not authorized in writing by STATE;
- c. Any amount paid by STATE for services which either duplicate services covered by other specific grants or contracts, or amounts determined by STATE as non-allowable under the line item budget, clause 3.1(a);
- d. Any amounts paid by STATE for which COUNTY'S books, records and other documents are not sufficient to clearly substantiate that those amounts were used by COUNTY to perform contract services, in accordance with clause 2, COUNTY'S Duties; and/or
- e. Any amount identified as a financial audit exception.

6. TERMINATION.

6.1. Termination by the State.

- a. **Without cause.** STATE may terminate this CONTRACT without cause, upon 30 days' written notice to COUNTY. Upon termination, COUNTY will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed.
- b. **Termination for Cause.** STATE may immediately terminate this CONTRACT if the STATE finds that there has been a failure to comply with the provisions of the CONTRACT, that reasonable progress has not been made or that the purposes for which the funds were granted have not been or will not be fulfilled. STATE may take action to protect the interests of the State of Minnesota, including the refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed.

6.2. Termination by the Commissioner of Administration.

In accord with Minn. Stat. § 16B.991, subd. 2, the Commissioner of Administration may unilaterally cancel this CONTRACT if further performance under the CONTRACT would not serve agency purposes or is not in the best interest of the STATE.

6.3. Insufficient funds. STATE may immediately terminate this CONTRACT if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the payment of the services covered here. Termination will be by written notice to COUNTY. STATE is not obligated to pay for any services that are provided after the effective date of termination. COUNTY will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed to the extent that funds are available. STATE will not be assessed any penalty if

the CONTRACT is terminated because of the decision of the Minnesota Legislature, or other funding source, not to appropriate funds. STATE must provide COUNTY notice of the lack of funding within a reasonable time of STATE's receiving that notice.

6.4. Breach. Notwithstanding clause 6.1, upon STATE's knowledge of a curable material breach of the CONTRACT by COUNTY, STATE shall provide COUNTY written notice of the breach and ten (10) days to cure the breach. If COUNTY does not cure the breach within the time allowed, COUNTY will be in default of this CONTRACT and STATE may cancel the CONTRACT immediately thereafter. If COUNTY has breached a material term of this CONTRACT and cure is not possible, STATE may immediately terminate this CONTRACT.

6.5. Conviction relating to a grant. In accordance with Minn. Stat. § 16B.991, subd. 1, this CONTRACT will immediately be terminated if the recipient is convicted of a criminal offense relating to a grant agreement.

7. AUTHORIZED REPRESENTATIVES, RESPONSIBLE AUTHORITY, and PROJECT MANAGER.

7.1. State. STATE's authorized representative for the purposes of administration of this CONTRACT is Stacie Enders or successor. Email: stacie.enders@state.mn.us. This representative shall have final authority for acceptance of COUNTY's services and if such services are accepted as satisfactory, shall so certify on each invoice submitted pursuant to Clause 3.2.

7.2. County. COUNTY's Authorized Representative is Julia Wallis Holmoe or successor. Email: julia.wallisholmoe@co.dakota.mn.us. If COUNTY's Authorized Representative changes at any time during this CONTRACT, COUNTY must immediately notify STATE.

7.3. Information Privacy and Security. (If applicable) COUNTY's responsible authority for the purposes of complying with data privacy and security for this CONTRACT is Jerod Rauk or successor. Email: jerod.rauk@co.dakota.mn.us.

8. INSURANCE REQUIREMENTS.

8.1. Worker's Compensation. The COUNTY certifies that it is in compliance with Minn. Stat. § 176.181, subd. 2, pertaining to workers' compensation insurance coverage. The COUNTY'S employees and agents will not be considered employees of the STATE. Any claims that may arise under the Minnesota Workers' Compensation Act on behalf of these employees or agents and any claims made by any third party as a consequence of any act or omission on the part of these employees or agents are in no way the STATE'S obligation or responsibility.

9. LIABILITY.

To the extent provided for in Minn. Stat. §§ 466.01-466.15, the COUNTY agrees to be responsible for any and all claims or causes of action arising from the performance of this grant contract by COUNTY or COUNTY'S agents or employees. This clause shall not be construed to bar any legal remedies COUNTY may have for the STATE'S failure to fulfill its obligations pursuant to this grant.

10. INFORMATION PRIVACY AND SECURITY.

- a. It is expressly agreed that STATE will not be disclosing or providing information protected under the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13 (the "Data Practices Act") as "not public data" on individuals to COUNTY under this Contract. "Not public data" means any data that is classified as confidential, private, nonpublic, or protected nonpublic by statute, federal law or temporary classification. Minn. Stat. § 13.02, subd. 8a.
- b. It is expressly agreed that COUNTY will not create, receive, maintain, or transmit "protected health information", as defined in the Health Insurance Portability Accountability Act ("HIPAA"), 45 C.F.R. § 160.103, on behalf of STATE for a function or activity regulated by 45 C.F.R. 160 or 164. Accordingly, COUNTY is not a "business associate" of STATE, as defined in HIPAA, 45 C.F.R. § 160.103 as a result of, or in connection with, this CONTRACT. Therefore, COUNTY is not required to comply with the privacy provisions of HIPAA as a result of, or for purposes of, performing under this CONTRACT. If COUNTY has responsibilities to comply with the Data Practices Act or HIPAA for reasons other than this CONTRACT, COUNTY will be responsible for its own compliance.

11. INTELLECTUAL PROPERTY RIGHTS.

11.1. Definitions. Works means all inventions, improvements, discoveries (whether or not patentable or copyrightable), databases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, and disks conceived, reduced to practice, created or originated by COUNTY, its employees, agents, and subcontractors, either individually or jointly with others in the performance of the CONTRACT. Works includes "Documents." Documents are the originals of any data bases, computer programs, reports, notes, studies, photographs, negatives, designs, drawings, specifications, materials, tapes, disks, or other materials, whether in tangible or electronic forms, prepared by COUNTY, its employees, agents, or subcontractors, in the performance of this CONTRACT.

11.2. Ownership. STATE owns all rights, title, and interest in all of the intellectual property, including copyrights, patents, trade secrets, trademarks, and service marks in the Works and Documents created and paid for under this CONTRACT. The Works and Documents will be the exclusive property of STATE and all such Works and Documents must be immediately returned to STATE by COUNTY upon completion or cancellation of this CONTRACT. To the extent possible, those Works eligible for copyright protection under the United States Copyright Act will be deemed to be "works made for hire." If using STATE data, COUNTY must cite the data, or make clear by referencing that STATE is the source.

11.3. Responsibilities.

- a. **Notification.** Whenever any Works or Documents (whether or not patentable) are made or conceived for the first time or actually or constructively reduced to practice by COUNTY, including its employees and subcontractors, and are created and paid for under this CONTRACT, COUNTY will immediately give STATE's Authorized Representative written notice thereof, and must promptly furnish the Authorized Representative with complete information and/or

disclosure thereon. COUNTY will assign all right, title, and interest it may have in the Works and the Documents to STATE.

- b. **Filing and recording of ownership interests.** COUNTY must, at the request of STATE, execute all papers and perform all other acts necessary to transfer or record STATE's ownership interest in the Works and Documents created and paid for under this CONTRACT. COUNTY must perform all acts, and take all steps necessary to ensure that all intellectual property rights in these Works and Documents are the sole property of STATE, and that neither COUNTY nor its employees, agents, or subcontractors retain any interest in and to these Works and Documents.
- c. **Duty not to infringe on intellectual property rights of others.** COUNTY represents and warrants that the Works and Documents created and paid for under this CONTRACT do not and will not infringe upon any intellectual property rights of other persons or entities. Notwithstanding Clause 9, COUNTY will indemnify; defend, to the extent permitted by the Attorney General; and hold harmless STATE, at COUNTY's expense, from any action or claim brought against STATE to the extent that it is based on a claim that all or part of these Works or Documents infringe upon the intellectual property rights of others. COUNTY will be responsible for payment of any and all such claims, demands, obligations, liabilities, costs, and damages, including but not limited to, attorney's fees. If such a claim or action arises, or in COUNTY's or STATE's opinion is likely to arise, COUNTY must, at STATE's discretion, either procure for STATE the right or license to use the intellectual property rights at issue or replace or modify the allegedly infringing Works or Documents as necessary and appropriate to obviate the infringement claim. This remedy of STATE will be in addition to and not exclusive of other remedies provided by law.
- d. **Federal license granted.** If federal funds are used in the payment of this CONTRACT, pursuant to 45 C.F.R. § 75.322, the U.S. Department of Health and Human Services is granted a royalty-free, nonexclusive and irrevocable right to reproduce, publish, or otherwise use the work for Federal purposes, and to authorize others to do so.

12. PUBLICITY.

12.1. General publicity. Any publicity regarding the subject matter of this CONTRACT must identify STATE as the sponsoring agency and must not be released without prior written approval from the STATE's authorized representative. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, websites, social media, and similar public notices prepared by or for the COUNTY individually or jointly with others, or any subcontractors, with respect to the program, publications, or services provided resulting from this CONTRACT. All projects primarily funded by state grant appropriation must publicly credit the State of Minnesota, including on the COUNTY's website when practicable.

12.2. Endorsement. COUNTY must not claim that STATE endorses its products or services.

13. OWNERSHIP OF EQUIPMENT. The STATE shall have the right to require transfer of all equipment purchased with grant funds (including title) to STATE or to an eligible non-STATE party named by the STATE. If federal funds are granted by the STATE, then disposition of all equipment purchased under this grant contract shall be in accordance with OMB Uniform Grant Guidance, 2 C.F.R. § 200.313. For all equipment having a current per unit fair market value of \$5,000 or more, STATE shall have the right to require transfer of the equipment (including title) to the Federal Government. These rights will normally be exercised by STATE only if the project or program for which the equipment was acquired is transferred from one grantee to another.

14. AUDIT REQUIREMENTS AND COUNTY DEBARMENT INFORMATION.

14.1. State audit.

Under Minn. Stat. § 16B.98, subd. 8, the books, records, documents, and accounting procedures and practices of the COUNTY or other party that are relevant to the CONTRACT are subject to examination by STATE and either the legislative auditor or the state auditor, as appropriate, for a minimum of six years from the CONTRACT end date, receipt and approval of all final reports, or the required period of time to satisfy all state and program retention requirements, whichever is later.

14.2. Independent audit. If COUNTY conducts or undergoes an independent audit during the term of this CONTRACT that is relevant to this CONTRACT, notice of the relevant audit must be provided to STATE within thirty (30) days of the audit's completion and a copy provided, if requested.

14.3. Federal audit requirements and COUNTY debarment information. COUNTY certifies it will comply with 2 C.F.R. § 200.501 et seq., as applicable. To the extent federal funds are used for this CONTRACT, COUNTY acknowledges that COUNTY and STATE shall comply with the requirements of 2 C.F.R. § 200.331. Non-Federal entities receiving \$750,000 or more of federal funding in a fiscal year must obtain a single or program-specific audit conducted for that year in accordance with 2 C.F.R. § 200.501. Failure to comply with these requirements could result in forfeiture of federal funds.

14.4. Debarment by STATE, its departments, commissions, agencies or political subdivisions.

COUNTY certifies that neither it nor its principles are presently debarred or suspended by the State of Minnesota, or any of its departments, commissions, agencies, or political subdivisions: <https://mn.gov/admin/osp/government/suspended-debarred/>. COUNTY's certification is a material representation upon which the CONTRACT award was based. COUNTY shall provide immediate written notice to STATE's authorized representative if at any time it learns that this certification was erroneous when submitted or becomes erroneous by reason of changed circumstances.

14.5. Certification regarding debarment, suspension, ineligibility, and voluntary exclusion – lower tier covered transactions.

COUNTY's certification is a material representation upon which CONTRACT award was based. Federal money will be used or may potentially be used to pay for all or part of the work under CONTRACT, therefore COUNTY must certify the following, as required by 2 C.F.R. § 180, or its regulatory equivalent.

a. Instructions for Certification

1. By signing and submitting this CONTRACT, the prospective lower tier participant is providing the certification set out below.
2. The certification in this clause is a material representation of fact upon which reliance was placed when this transaction was entered into. If it is later determined that the prospective lower tier participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.
3. The prospective lower tier participant shall provide immediate written notice to the person to which this CONTRACT is submitted if at any time the prospective lower tier participant learns that its certification was erroneous when submitted or had become erroneous by reason of changed circumstances.
4. The terms covered transaction, debarred, suspended, ineligible, lower tier covered transaction, participant, person, primary covered transaction, principal, proposal, and voluntarily excluded, as used in this clause, have the meaning set out in the Definitions and Coverages sections of rules implementing Executive Order 12549. You may contact the person to which this CONTRACT is submitted for assistance in obtaining a copy of those regulations.
5. The prospective lower tier participant agrees by submitting this response that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is proposed for debarment under 48 C.F.R. part 9, subpart 9.4, debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency with which this transaction originated.
6. The prospective lower tier participant further agrees by submitting this CONTRACT that it will include this clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion—Lower Tier Covered Transaction," without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
7. A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that it is not proposed for debarment under 48 C.F.R. part 9, subpart 9.4, debarred, suspended, ineligible, or voluntarily excluded from covered transactions, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the List of Parties Excluded from Federal Procurement and Nonprocurement Programs.
8. Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.

9. Except for transactions authorized under paragraph 5 of these instructions, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is proposed for debarment under 48 C.F.R. part 9, subpart 9.4, suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in addition to other remedies available to the federal government, the department or agency with which this transaction originated may pursue available remedies, including suspension and/or debarment.

b. Lower Tier Covered Transactions.

1. The prospective lower tier participant certifies, by submission of this CONTRACT, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
2. Where the prospective lower tier participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this CONTRACT.

15. JURISDICTION AND VENUE.

This CONTRACT, and amendments and supplements, are governed by the laws of the State of Minnesota. Venue for all legal proceedings arising out of this CONTRACT, or breach of the CONTRACT, shall be in the state or federal court with competent jurisdiction in Ramsey County, Minnesota.

16. CLERICAL ERRORS AND NON-WAIVER.

16.1. Clerical error. Notwithstanding Clause 17.1, STATE reserves the right to unilaterally fix clerical errors contained in the CONTRACT without executing an amendment. COUNTY will be informed of errors that have been fixed pursuant to this paragraph.

16.2. Non-waiver. If STATE fails to enforce any provision of this CONTRACT, that failure does not waive the provision or STATE's right to enforce it.

17. AMENDMENT, ASSIGNMENT, SEVERABILITY, ENTIRE AGREEMENT, AND DRAFTING PARTY.

17.1. Amendments. Any amendments to this CONTRACT shall be in writing and shall be executed by the same parties who executed the original CONTRACT, or their successors in office.

17.2. Assignment. COUNTY shall neither assign nor transfer any rights or obligations under this CONTRACT without the prior written consent of STATE.

17.3. Entire Agreement.

- a. If any provision of this CONTRACT is held to be invalid or unenforceable in any respect, the validity and enforceability of the remaining terms and provisions of this CONTRACT shall not in any way be affected or impaired. The parties will attempt in good faith to agree upon a valid and enforceable provision that is a reasonable substitute, and will incorporate the substitute provision in this CONTRACT according to clause 17.1.

- b. This CONTRACT contains all negotiations and agreements between STATE and COUNTY. No other understanding regarding this CONTRACT, whether written or oral may be used to bind either party.

17.4. Drafting party. The parties agree that each party individually has had an opportunity to review with a legal representative, negotiate and draft this CONTRACT, and that, in the event of a dispute, the CONTRACT shall not be construed against either party.

18. PROCURING GOODS AND CONTRACTED SERVICES.

18.1. Contracting and bidding requirements. COUNTY certifies that it shall comply with Minn. Stat. § 471.345.

18.2. Prevailing wage. For projects that include construction work of \$25,000 or more, prevailing wage rules apply per Minn. Stat. §§ 177.41 through 177.44; consequently, the bid request must state the project is subject to *prevailing wage*. These rules require that the wages of laborers and workers should be comparable to wages paid for similar work in the community as a whole. Vendors should submit a prevailing wage form along with their bids.

18.3 Debarred vendors. In the provision of goods or services under this CONTRACT, COUNTY must not contract with vendors who are suspended or debarred in Minnesota or under federal law. Before entering into a subcontract, COUNTY must check if vendors are suspended or debarred by referencing the Minnesota Department of Administration's [Suspended/Debarred Vendor Report](#). A link to vendors debarred by Federal agencies is provided at the bottom of the web page.

19. SUBCONTRACTS.

COUNTY, as an awardee organization, is legally and financially responsible for all aspects of this award that are subcontracted, including funds provided to sub-recipients and subcontractors, in accordance with 45 C.F.R. §§ 75.351-75.352. COUNTY shall ensure that the material obligations, borne by the COUNTY in this CONTRACT, apply as between COUNTY and subrecipients, in all subcontracts, to the same extent that the material obligations apply as between the STATE and COUNTY.

20. LEGAL COMPLIANCE.

20.1 General compliance. All performance under this CONTRACT must be in compliance with state and federal law and regulations, and local ordinances. Allegations that STATE deems reasonable, in its sole discretion, of violations of state or federal law or regulations, or of local ordinances, may result in CONTRACT cancellation or termination and/or reporting to local authorities by STATE.

20.2 Nondiscrimination. COUNTY will not discriminate against any person on the basis of the person's race, color, creed, religion, national origin, sex, marital status, gender identity or expression, disability, public assistance status, sexual orientation, age, familial status, membership or activity in a local commission, or status as a member of the uniformed services. COUNTY must refrain from such discrimination as a matter of its contract with STATE. "Person" includes, without limitation, a STATE employee, COUNTY's employee, a program participant, and a member of the public. "Discriminate"

means, without limitation, to fail or refuse to hire, discharge, or otherwise discriminate against any person with respect to the compensation, terms, conditions, or privileges of employment, or; exclude from participation in, deny the benefits of, or subject to discrimination under any COUNTY program or activity.

COUNTY will ensure that all of its employees and agents comply with Minnesota Management and Budget Policy #1329 (Sexual Harassment Prohibited) and #1436 (Harassment and Discrimination Prohibited).

20.3 Grants management policies. COUNTY must comply with required Grants Management Policies and procedures as specified in Minn. Stat. § 16B.97, subd. 4(a)(1). Compliance under this paragraph includes, but is not limited to, participating in monitoring and financial reconciliation as required by Office of Grants Management (OGM) Policy 08-10.

20.4 Conflict of interest. COUNTY certifies that it does not have any conflicts of interest related to this CONTRACT, as defined by OGM Policy 08-01. COUNTY shall immediately notify STATE if a conflict of interest arises.

21. OTHER PROVISIONS

21.1. No Religious Based Counseling. COUNTY agrees that no religious based counseling shall take place under the auspices of this CONTRACT.

21.2. Contingency Planning. This section applies if COUNTY will be fulfilling Priority 1 or Priority 2 functions under this contract. A *Priority 1* function is a function that, for purposes of planning business continuity during an emergency or disaster, must continue 24 hours per day and 7 days per week, or be recovered within hours. A *Priority 2* function is a function that, for purposes of planning business continuity during an emergency or disaster, must be resumed within 25 hours to 5 days. Within 90 days of the execution of this CONTRACT, COUNTY and any subcontractor will have a contingency plan. The contingency plan shall:

- a. Ensure fulfillment of Priority 1 or Priority 2 obligations under this CONTRACT;
- b. Outline procedures for the activation of the contingency plan upon the occurrence of a governor or commissioner of the Minnesota Department of Health declared health emergency;
- c. Identify an individual as its Emergency Preparedness Response Coordinator (EPRC), the EPRC shall serve as the contact for STATE with regard to emergency preparedness and response issues, the EPRC shall provide updates to STATE as the health emergency unfolds;
- d. Outline roles, command structure, decision making processes, and emergency action procedures that will be implemented upon the occurrence of a health emergency;
- e. Provide alternative operating plans for Priority 1 or Priority 2 functions;
- f. Include a procedure for returning to normal operations; and
- g. Be available for inspection upon request.

By signing below, the parties agree to the terms and conditions contained in this CONTRACT.

APPROVED:

1. STATE ENCUMBRANCE VERIFICATION

Individual certifies that funds have been encumbered as required by Minnesota Statutes, chapter 16A and section 16C.05 or Department of Administration Policy 21-01.

By: Madison Fischer

Date: 12/17/2024

Contract No: 261399

2. COUNTY

Signatory certifies that County's articles of incorporation, by-laws, or corporate resolutions authorize Signatory both to sign on behalf of and bind the County to the terms of this Agreement. County and Signatory agree that the State Agency relies on the Signatory's certification herein.

By: Marti Fischbach

Title: Community Services

Date: 12/17/2024

Date: _____

Approved as to form

Paul Braumaster

Assistant County Attorney

Date: 12/17/2024

File: KS-2024-00803

3. STATE AGENCY

By (with delegated authority): Heidi Hamilton

Title: Division Director

Date: 12/21/2024

Date: _____

Distribution: (fully executed contract to each)

Contracts and Legal Compliance Division

County

State Authorized Representative



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 8.F.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Lead Service Line Replacement Agreement Form

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Approve form of the Lead Service Line Replacement Agreement between the City of South St. Paul and eligible property owners and authorize the City Engineer to sign the agreement form on behalf of the City of South St. Paul

OVERVIEW

The City of South St. Paul received a grant from the Minnesota Public Facilities Authority to replace lead and galvanized water service lines from the water main to the water meter inside homes and buildings. On July 7, 2025, the City hired SEH for design and bidding services for the city-wide Lead Service Line Replacement Project. Outreach to residents and design have begun. The goal of this project is to remove and replace all lead and galvanized service lines from the water main in the right-of-way (typically under the roadway) to the meter in homes and buildings.

The City and its contractors need access to private property to replace the water lines to the meters. Staff is asking that City Council approve the form of the agreement, prepared by LeVander, Gillen & Miller, between the City and private property owners and authorize the City Engineer to sign on behalf of the City of South St. Paul. As part of the improvement project, any damage or disturbance caused during the improvement project will be addressed with the City's contractor through the language of the project contract. Once the improvements have been completed and accepted by the City, a one-year warranty period will commence. After the warranty expires, the water service from the water main to the meter, will be the responsibility of the property owner, per City Code.

Staff recommends approving the form of the agreement and authorizing the City Engineer to sign on behalf of the City of South St. Paul.

SOURCE OF FUNDS

Water Utility with reimbursement from the Drinking Water Revolving Fund

ATTACHMENTS

1. Model Lead Service Line Replacement Agreement

**CITY OF SOUTH ST. PAUL
LEAD SERVICE LINE REPLACEMENT AGREEMENT**

THIS LEAD SERVICE LINE REPLACEMENT AGREEMENT (the “Agreement”) is by and between the City of South St. Paul (the “City”) and _____ [insert names of all owners] (the “Owner”).

RECITALS

WHEREAS, the Owner owns _____ [insert address], South St. Paul, Minnesota, 55075 (the “Property”); and

WHEREAS, the City intends to hire a contractor to replace the lead service line from the City water main in the public right-of-way to the water meter on the Property, including within the structure at no cost to the Owner (the “Work”); and

WHEREAS, in exchange for the Work, the Owner agrees to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants of each to the other contained in this Agreement and other good and valuable consideration, receipt of which is hereby acknowledged, the parties hereto do covenant and agree as follows:

ARTICLE I
THE AGREEMENT

Section 1.1. Purpose. The purpose of this Agreement is to memorialize the covenants and agreements between the Owner and the City with regard to the Work on the Property.

Section 1.2. Cooperation. The City and the Owner shall cooperate and use their respective best efforts to ensure the most expeditious implementation of the various provisions of this Agreement.

Section 1.3. Term. The term of this Agreement shall commence on the date of the last signature to this Agreement and shall terminate after completion of the Work and expiration of the City’s construction contractor’s one (1) year warranty period. The date of the completion of the Work shall be determined by the City.

Section 1.4. Recitals. The above recitals are true and correct as of the date hereof and constitute a part of this Agreement.

ARTICLE II
WORK

Section 2.1 Method and Timing. The City will determine the method to perform the Work based on the service line to the Property. The City will determine the timing of the Work. Once

the schedule for the Work has been determined, the City will contact the Owner.

ARTICLE III **COVENANTS AND AGREEMENTS**

Section 3.1. Covenants and Agreements of the Owner. The Owner covenants and agrees with the City that:

- (a) License: The Owner hereby authorizes and grants the City, the contractor, and City building officials and inspectors a temporary license to enter the Property for the purposes of the Work. The Owner acknowledges and agrees that the City will pay no compensation for the temporary license and the Owner acknowledges the consideration of the City by installing the Work.
- (b) Access: An adult person (18 years or older) must be present while the Work is being performed and will provide the City and/or its contractor clear and unobstructed access to any area required to complete the Work. This includes the removal of drywall, paneling, fixtures, flooring, and other materials as may be necessary to access interior plumbing.
- (c) Fee Owner: The Owner hereby covenants and warrants with the City that Owner is seized in fee of the Property and has the right to enter into this Agreement with the City.
- (d) Maintenance: The Owner acknowledges and agrees that after completion of the Work on the Property and expiration of the one (1) year warranty period provided by the City's private construction contractor, the service line will be private improvements. The Owner also acknowledges and agrees that the Owner and future owners of the Property shall be responsible for the maintenance, repair and future replacement of the service line. The Owner acknowledges and agrees that the City does not warrant the materials and/or the installation of the service line, and the Owner acknowledges and agrees that the Owner must remedy any defects in the service line following the expiration of said one (1) year warranty period provided by the City's private construction contractor.
- (e) Notice to Tenants. Properly inform all tenants of the Property about the Work, specifically providing prior notice to all tenants of the dates and times such Work is to be performed, and coordinate property access based on construction schedule.

Section 3.2. Covenants and Agreements of the City. The City covenants and agrees with the Owner that:

- (a) Replacement: The City will install a new water service line between the water main pipe within the public right-of-way or easement and the water meter on the Property.
- (b) Restoration. The City agrees to restore the turf, paved surfaces, landscaping, plants,

and trees that were disturbed on the Property in order for the City to perform the Work. Restoration will not include finished interior work, interior plumbing (including fixtures) beyond reconnection to the water meter, or exterior landscaping beyond topsoil, seeding, and mulch.

- (c) **Insurance.** The City agrees to require the City's contractor to maintain a commercial general liability policy with limits per occurrence of not less than \$1,000,000 during the term of this Agreement.

ARTICLE IV **DEFAULT AND REMEDIES UPON DEFAULT**

Section 4.1. Default. If a party to this Agreement materially defaults in the due and timely performance of any of its covenants, or agreements hereunder, the other party(s) may give notice of default of this Agreement. The notice shall specify with particularity the default or defaults on which the notice is based. The notice shall specify a thirty (30) day cure period within which the specified default or defaults must be cured. If the specified defaults are not cured within the cure period, the other party(s) may pursue all remedies and sanctions available at law and in equity, including specific performance.

Section 4.2. No Remedy Exclusive. No remedy herein conferred upon or reserved to a party to this Agreement shall be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient.

ARTICLE V **RELEASE**

Section 5.1. Release. The Owner agrees that the City shall not be liable to the Owner, or any subsequent owner of the Property, for any costs expense or damage arising directly or indirectly from the Work or from any defective material or faulty installation or faulty design of said Work, and the Owner waives all claims and hereby releases the City, its officials, and employees of and from all claims for injury to person(s) or damage to real or personal property arising from the Work. The Owner agrees that this provision shall survive the expiration of the term of this Agreement.

ARTICLE VI **GENERAL PROVISIONS**

Section 6.1. Notices. All notices, requests, demands or other communications required or permitted by this Agreement shall be in writing and delivery shall be deemed to be sufficient if delivered personally or by registered or certified mail, return receipt accepted, postage prepaid, addressed as follows:

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

If to Owner: _____

E-mail: _____

or to such other address as the party addressed shall have previously designated by notice given in accordance with this Section. Notices shall be deemed to have been duly given on the date of service if served personally on the party to whom notice is to be given, or on the third day after mailing if mailed as provided above, provided, that a notice not given as above shall, if it is in writing, be deemed given if and when actually received by a party.

Section 6.2. Binding Effect. This Agreement and the terms, conditions and covenants contained herein and the transaction contemplated hereunder shall be binding upon and inure to the benefit of the parties hereto and their respective successors, heirs, personal representatives, and permitted assigns. This Agreement shall further be binding on subsequent purchasers of the Property and shall run with the Property.

Section 6.3. Severability and Applicable Law. In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof. This Agreement shall be governed by and construed in accordance with the laws of the State of Minnesota.

Section 6.4. Entire Agreement, Amendments, Counterparts. This Agreement shall constitute the entire agreement between the parties and shall supersede all prior oral or written negotiations. This Agreement may be amended or any of its terms modified or changed only by a written amendment authorized and executed by the City and the Owner. This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

Section 6.5. Governmental Immunity. Nothing contained herein shall be deemed a waiver by the City of any governmental immunity defenses, statutory or otherwise. Further, any and all claims brought by Owner, its successors or assigns, shall be subject to any governmental immunity defenses of the City and the maximum liability limits provided in Minnesota Statutes, Chapter 466.

[the remainder of this page has been intentionally left blank]

IN WITNESS WHEREOF, the City and the Owner have caused this Agreement to be executed by its duly authorized representatives.

CITY:
CITY OF SOUTH ST. PAUL

By: _____
Kelsey Gelhar, City Engineer

Date: _____

OWNER:

Name:_____

Date:_____

Name:_____

Date:_____

All Owners must sign this Agreement.



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 8.G.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Cooperative Construction Agreement between South St. Paul and MnDOT for State Project No. 8816-3427

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution 2025-106 APPROVING THE COOPERATIVE CONSTRUCTION AGREEMENT WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION FOR STATE PROJECT NO. 8816-3427 UPON BRIDGE NO. 19099 AT TRUNK HIGHWAY 52

OVERVIEW

The Minnesota Department of Transportation (MnDOT) is planning to replace the pedestrian bridge over Trunk Highway 52 between Stickney Avenue and Lewis Street in 2026. The project includes a full bridge replacement, lighting improvements, and ADA improvements. This is an entirely MnDOT led and managed project. Per the Agreement, the City of South St. Paul will not be responsible for any project costs. South St. Paul Public Works will continue to perform winter maintenance on the bridge.

Staff recommends approval of the Cooperative Construction Agreement between South St. Paul and MnDOT for State Project No. 8816-3427.

SOURCE OF FUNDS

No fiscal impact at this time

ATTACHMENTS

1. Resolution 2025-106 SSP wMnDOT Lewis & Stickney Bridge Project
2. State Contract No. 1060417 _South St Paul (Bridge No. 19099)

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-106

**RESOLUTION APPROVING THE COOPERATIVE CONSTRUCTION AGREEMENT
WITH THE STATE OF MINNESOTA DEPARTMENT OF TRANSPORTATION FOR
STATE PROJECT NO. 8816-3427 UPON BRIDGE NO. 19099 AT TRUNK HIGHWAY 52**

WHEREAS, Minnesota Statutes, section 161.20, subdivision 2, authorizes the Commissioner of the Minnesota Department of Transportation to make arrangements and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system in the State of Minnesota; and

WHEREAS, the State of Minnesota, through its Commissioner of Transportation (“State”), will perform lighting, American with Disabilities Act improvements, shared use path, and Bridge No. 19099 and other associated construction upon, along, and adjacent to Trunk Highway No. 52 between Lewis Street and Stickney Avenue for State Project No. 8816-3427 in the City; and

WHEREAS, upon the State’s completion of the construction activities, the City will provide maintenance services at no cost to the State for the roadways, municipal utilities, sidewalks, shared use path, lighting, and Bridge No. 19099 improvements as described in the Cooperative Construction Agreement, State Contract No. 1060417 (“Agreement”); and

WHEREAS, the City Council is authorized to execute the Agreement and any amendments thereto upon the signature of the Mayor and City Clerk on behalf of the City.

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

1. Approval and authorization to execute the Cooperative Construction Agreement, State Contract No. 1060417, with the State of Minnesota Department of Transportation.
2. The Mayor and City Clerk are hereby authorized and directed to sign the Agreement in the name and on behalf of the City.

Adopted this 6th day of October 2025.

Deanna Werner, City Clerk

**STATE OF MINNESOTA
DEPARTMENT OF TRANSPORTATION
AND
CITY OF SOUTH ST. PAUL
COOPERATIVE CONSTRUCTION
AGREEMENT**

State Project Number (SP):	<u>8816-3427</u>
Trunk Highway Number (TH):	<u>52=115</u>
Federal Project Number:	<u>CRP 8824(060)</u>
Lighting System Feed Point No.:	<u>City</u>
Bridge Number:	<u>19099</u>

This Agreement is between the State of Minnesota, acting through its Commissioner of Transportation ("State") and the City of South St. Paul, acting through its City Council ("City").

Recitals

1. The State will perform lighting, ADA improvements, shared use path (SUP), and Bridge No. 19099 construction and other associated construction upon, along, and adjacent to Trunk Highway No. 52 at Bridge No. 19099 between Lewis Street and Stickney Avenue under design-build contract number 240701 according to State-prepared plans, specifications, and special provisions designated by the State as State Project No. 8816-3427 (TH 52=115) ("Project"); and
2. The Project includes lighting, ADA improvements, SUP, and Bridge No. 19099 construction and the City is willing to provide maintenance and ownership of said facilities as described in this Agreement; and
3. Minnesota Statutes § 161.20, subdivision 2 authorizes the Commissioner of Transportation to make arrangements with and cooperate with any governmental authority for the purposes of constructing, maintaining, and improving the trunk highway system.

Agreement

1. Term of Agreement; Survival of Terms; Plans; Incorporation of Exhibits

- 1.1. **Effective Date.** This Agreement will be effective on the date the State obtains all signatures required by Minnesota Statutes § 16C.05, subdivision 2.
- 1.2. **Expiration Date.** This Agreement will expire when all obligations have been satisfactorily fulfilled.
- 1.3. **Survival of Terms.** All clauses which impose obligations continuing in their nature and which must survive in order to give effect to their meaning will survive the expiration or termination of this Agreement, including, without limitation, the following clauses: 3. Maintenance by the City; 6. Liability; Worker Compensation Claims; 8. State Audits; 9. Government Data Practices; 10. Governing Law; Jurisdiction; Venue; and 12. Force Majeure.

2. Construction by the State

- 2.1. **Contract Award.** The State awarded design-build contract number 240701 to Ames Construction, Inc. for State Project No. 8816-3427 (TH 52=115) according to the State Request for Qualifications (RFQ) and Request for Proposal (RFP) documents, which are on file in the office of the Commissioner of Transportation at St. Paul, Minnesota, and incorporated into this Agreement by reference.

2.2. Direction, Supervision, and Inspection of Construction.

- A. Supervision and Inspection by the State.** The State will direct and supervise all design-build activities performed under the design-build contract, and oversee all construction engineering and inspection functions in connection with the design-build contract construction. All design-build construction will be performed according to the State's Request for Proposals, the Contractor's technical proposal, and approved plans.
- B. Inspection by the City.** The construction covered under this Agreement will be open to inspection by the City. If the City believes the construction covered under this Agreement has not been properly performed or that the construction is defective, the City will inform the State District Engineer's authorized representative in writing of those defects. Any recommendations made by the City are not binding on the State. The State will have the exclusive right to determine whether the State's contractor has satisfactorily performed the construction covered under this Agreement.

2.3. Plan Changes, Additional Construction, Etc.

- A.** The State may request the Contractor to make changes in the design and/or contract construction, which may include the construction covered under this Agreement, and will enter into any necessary addenda and change orders with the State's contractor that are necessary to cause the design-build contract construction to be performed and completed in a satisfactory manner. The State District Engineer's authorized representative will inform the appropriate City official of any proposed addenda and change orders to the design-build contract that will affect the construction covered under this Agreement.
- B.** The City may request additional work or changes to the work in the plans as part of the design-build contract. Such request will be made by an exchange of letter(s) with the State. If the State determines that the requested additional work or plan changes are necessary or desirable and can be accommodated without undue disruption to the project, the State will cause the additional work or plan changes to be made.
- C.** The State reserves the right to invoice the City for the cost of any additional City requested work and plan changes, design-build contract addenda, change orders, associated design, and construction engineering delivery costs before the completion of the contract construction. If the design and construction engineering delivery costs are not included in any change order estimates, the amount will be added to the City's estimate of costs.

2.4. Satisfactory Completion of Contract. The State will perform all other acts and functions necessary to cause the design-build contract to be completed in a satisfactory manner. Acceptance by the State of the completed design-build contract construction will be final, binding, and conclusive upon the City as to the satisfactory completion of the design-build contract construction.

2.5. Permits. The City will submit to the State's Utility Engineer an original permit application for all utilities owned by the City to be constructed hereunder that are upon and within the Trunk Highway Right-of-Way. Applications for permits will be made on State form "Application For Utility Permit On Trunk Highway Right-of-Way" (Form 2525).

2.6. Utility Adjustments. Adjustments to certain City-owned facilities, including but not limited to, valve boxes and frame and ring castings, may be performed by the State's contractor under the design-build contract. The City will furnish the contractor with new units and/or parts for those in place City-owned facilities when replacements are required and not covered by a contract pay item, without cost or expense to the

State or the contractor, except for replacement of units and/or parts broken or damaged by the contractor.

3. Maintenance by the City

Upon completion of the Project, the City will provide the following without cost or expense to the State:

- 3.1. **Roadways.** Maintenance of Lewis Street. Maintenance includes, but is not limited to, snow, ice, and debris removal, resurfacing, seal coating, and any other maintenance activities according to accepted City maintenance practices.
- 3.2. **Municipal Utilities.** Maintenance of any municipal-owned utilities construction, without cost or expense to the State.
- 3.3. **Sidewalks.** Maintenance of any sidewalk construction, including stamped and colored concrete sidewalk (if any) and pedestrian ramps. Maintenance includes, but is not limited to, snow, ice, and debris removal, patching, crack repair, panel replacement, cross street pedestrian crosswalk markings, vegetation control of boulevards (if any), and any other maintenance activities necessary to perpetuate the sidewalks in a safe, useable, and aesthetically acceptable condition.
- 3.4. **Shared Use Path.** The City will provide routine and minor maintenance of the SUP on TH 52 Right-of-Way. Routine and minor maintenance may include, but are not limited to, snow and ice control/removal, sweeping and debris removal, patching, crack repair, replacement of failing section(s) of pavement, vegetation control, signing, pavement markings, repair or replacement of any handrails damaged during maintenance activities, and any other maintenance activities necessary to perpetuate the SUP in a safe, usable, and aesthetically acceptable condition as determined by the State's District Maintenance Engineer and all applicable laws including, but not limited to, the Americans with Disabilities Act ("ADA"). If the City fails to perform its maintenance services under this Agreement in compliance with applicable laws, the State will provide the City with a notice of non-compliance. Within three business days of sending the notice of non-compliance, the State's District Maintenance Engineer and the City Engineer will meet to discuss the City performance of maintenance and decide upon next steps to remedy any non-compliant performance. If the parties cannot agree upon a remedy, the State may perform such obligation and the City will reimburse the State for the cost thereof, plus 10 percent of such cost for overhead and supervision within 30 days of receipt of the State's invoice. The State and the City agree that full pavement replacement is outside of routine and minor maintenance, and the State and the City will share in the cost of pavement replacement according to the State's Cost Participation and Maintenance Responsibilities with Local Units of Government Manual, as amended or revised.
 - A. **State Right-of-Way Access.** The State authorizes the City to enter upon State Right-of-Way to perform the maintenance activities described in this Agreement. The City must notify and coordinate with the State's District Maintenance Engineer prior to accessing State Right-of-Way. While the City is occupying the State's Right-of-Way, they must comply with the approved traffic control plan, and with applicable provisions of the Work Zone Field Handbook (<http://www.dot.state.mn.us/trafficeng/workzone/index.html>). All City personnel occupying the State's Right-of-Way must be provided with required reflective clothing and hats.
 - B. **Environmental.** The City will not dispose of any materials regulated by any governmental or regulatory agency onto the ground, or into any body of water, or into any container on the State's Right-of-Way. In the event of spillage of regulated materials, the City will immediately notify the State's Authorized Representative in writing and will provide for cleanup of the spilled material and any materials contaminated by the spillage in accordance with all applicable federal, state, and local laws and regulations, at the sole expense of the City.

- 3.5. *Lighting.*** Maintenance and ownership of any lighting facilities construction within the City limits, including any lighting on Bridge No. 19099. Maintenance of electrical lighting systems includes everything within the system, from the point of attachment to the power source or utility, to the last light on the feed point, including but not limited to re-lamping of lighting units or replacing of LED luminaires, repair or replacement of all damaged luminaire glassware, loose connections, luminaires when damaged or when ballasts fail, photoelectric control on luminaires, defective starter boards or drivers, damaged fuse holders, blown fuses, knocked down poles including wiring within the poles, damaged poles, pull boxes, underground wire, damaged foundations, equipment pad, installation of approved splices or replacement of wires, repair or extending of conduit, lighting cabinet maintenance including photoelectric cell, electrical distribution system, Gopher State One Call (GSOC) locates, and painting of poles and other equipment. The City will be responsible for the hook up cost and application to secure an adequate power supply to the service pad or pole and will pay all monthly electrical service expenses necessary to operate the lighting facility.
- 3.6. *Pedestrian Bridge No. 19099*** Maintenance of Bridge No. 19099 construction. Maintenance includes keeping the bridge deck and shared use path clear of ice, snow, litter and debris, including appropriate disposal of such material, and removal of any graffiti on Bridge No. 19099 that is visible from the walking surface. Ice, snow, litter, and debris removal will cover the entire bridge width without pushing ice or snow onto any roadway, railroad, SUP, or walkway below the bridge.
- 3.7. *Additional Drainage.*** No party to this Agreement will drain any additional drainage volume into the storm sewer facilities constructed under the design-build contract that was not included in the drainage for which the storm sewer facilities were designed, without first obtaining written permission to do so from the other party.

4. Authorized Representatives

Each party's Authorized Representative is responsible for administering this Agreement and is authorized to give and receive any notice or demand required or permitted by this Agreement.

4.1. The State's Authorized Representative will be:

Name, Title: Malaki Ruranika, Cooperative Agreements Engineer (or successor)
 Address: 395 John Ireland Boulevard, Mailstop 682, St. Paul, MN 55155
 Telephone: (651) 366-4634
 E-Mail: malaki.ruranika@state.mn.us

4.2. The City's Authorized Representative will be:

Name, Title: Kelsey Gelhar, City Engineer (or successor)
 Address: 125 3rd Ave N, South St. Paul, MN 55075
 Telephone: (651) 554-3219
 E-Mail: kgelhar@southstpaul.org

5. Assignment; Amendments; Waiver; Contract Complete

- 5.1. *Assignment.*** No party may assign or transfer any rights or obligations under this Agreement without the prior consent of the other party and a written assignment agreement, executed and approved by the same parties who executed and approved this Agreement, or their successors in office. The foregoing does not prohibit the City from contracting with a third-party to perform City maintenance responsibilities covered under this Agreement.

- 5.2. Amendments.** Any amendment to this Agreement must be in writing and will not be effective until it has been executed and approved by the same parties who executed and approved the original Agreement, or their successors in office.
- 5.3. Waiver.** If a party fails to enforce any provision of this Agreement, that failure does not waive the provision or the party's right to subsequently enforce it.
- 5.4. Contract Complete.** This Agreement contains all prior negotiations and agreements between the State and the City. No other understanding regarding this Agreement, whether written or oral, may be used to bind either party.

6. Liability; Worker Compensation Claims

- 6.1.** Each party is responsible for its own acts, omissions, and the results thereof to the extent authorized by law and will not be responsible for the acts, omissions of others, and the results thereof. Minnesota Statutes § 3.736 and other applicable law govern liability of the State. Minnesota Statutes Chapter 466 and other applicable law govern liability of the City.
- 6.2.** Each party is responsible for its own employees for any claims arising under the Workers Compensation Act.

7. Nondiscrimination

Provisions of Minnesota Statutes § 181.59 and of any applicable law relating to civil rights and discrimination are considered part of this Agreement.

8. State Audits

Under Minnesota Statutes § 16C.05, subdivision 5, the City's books, records, documents, accounting procedures, and practices relevant to this Agreement are subject to examination by the State and the State Auditor or Legislative Auditor, as appropriate, for a minimum of six years from the end of this Agreement.

9. Government Data Practices

The City and State must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided under this Agreement, and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the City under this Agreement. The civil remedies of Minnesota Statutes §13.08 apply to the release of the data referred to in this clause by either the City or the State.

10. Governing Law; Jurisdiction; Venue

Minnesota law governs the validity, interpretation and enforcement of this Agreement. Venue for all legal proceedings arising out of this Agreement, or its breach, must be in the appropriate state or federal court with competent jurisdiction in Ramsey County, Minnesota.

11. Termination; Suspension

- 11.1. By Mutual Agreement.** This Agreement may be terminated by mutual agreement of the parties.
- 11.2. Termination for Insufficient Funding.** The State may immediately terminate this Agreement if it does not obtain funding from the Minnesota Legislature, or other funding source; or if funding cannot be continued at a level sufficient to allow for the performance of design-build contract construction under the Project. Termination must be by written or fax notice to the City.
- 11.3. Suspension.** In the event of a total or partial government shutdown, the State may suspend this Agreement and all work, activities, and performance of work authorized through this Agreement.

12. Force Majeure

No party will be responsible to the other for a failure to perform under this Agreement (or a delay in performance) if such failure or delay is due to a force majeure event. A force majeure event is an event beyond a party's reasonable control, including but not limited to, unusually severe weather, fire, floods, other acts of God, labor disputes, acts of war or terrorism, or public health emergencies.

[The remainder of this page has been intentionally left blank]

CITY OF SOUTH ST. PAUL

The undersigned certify that they have lawfully executed this contract on behalf of the Governmental Unit as required by applicable charter provisions, resolutions, or ordinances.

By: _____

Title: James Francis, Mayor

Date: _____

By: _____

Title: Deanna Werner, City Clerk

Date: _____

DEPARTMENT OF TRANSPORTATION

Recommended for Approval:

By: _____
(District Engineer)

Date: _____

Approved:

By: _____
(State Design Engineer)

Date: _____

COMMISSIONER OF ADMINISTRATION

By: _____
(With Delegated Authority)

Date: _____

INCLUDE COPY OF RESOLUTION APPROVING THE AGREEMENT AND AUTHORIZING ITS EXECUTION.



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 8.H.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Declare Costs - Marie Avenue Reconstruction Project

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution 2025-107 RESOLUTION DECLARING COSTS TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENTS FOR MARIE AVENUE RECONSTRUCTION PROJECT (PROJ. NO. 2024-05)

OVERVIEW

The City will hold a public hearing to review and confirm the proposed assessments for local improvements associated with the Marie Avenue Reconstruction Project (Project No. 2024-05), in accordance with Minnesota Statutes Chapter 429. The assessment rate was determined based on the City's adopted Assessment Policy. The proposed interest rate is 5 percent, payable over a period of 10 years, starting in 2026. The hearing is scheduled for October 20, 2025. The total amount of all assessments is \$230,598.00. Notice of the hearing will be published and all affected property owners will be sent notices prior to the assessment hearing.

The original contract amount was \$2,598,791.00 and the final project cost is projected to be \$2,525,000.00. The project was substantially completed by September 1, 2025. Only punch list items remain to be completed.

SOURCE OF FUNDS

No fiscal impact at this time

ATTACHMENTS

1. 2025-107 Resolution Declaring Costs 2024-05 Marie
2. Assessment Hearing Notice 2024-05

**CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2025-107

**A RESOLUTION DECLARING COSTS TO BE ASSESSED FOR
MARIE AVENUE RECONSTRUCTION PROJECT NO. 2024-05**

WHEREAS, pursuant to Minnesota Statutes § 429.061 the costs and expense incurred and to be incurred in making the improvements of the Marie Avenue Reconstruction Project No. 2024-05 have been calculated and so determined.

WHEREAS, the cost and expense incurred and to be incurred in making improvements of Marie Avenue Reconstruction Project No. 2024-05, is the amount of \$2,525,000.00.

WHEREAS, Minnesota Statutes § 429.061, Subd. 1, provides that “[a]t any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the Council, the Council shall determine by resolution the amount of the total expense a municipality will pay, other than the amount, if any, which it will pay as a property owner and the amount to be specially assessed.”

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

- 1.) The amount to be specially assessed for the Marie Avenue Reconstruction Project shall be 9.1% of the total amount, namely the sum of \$230,598.00.
- 2.) The remaining 90.9% of the total costs for the Marie Avenue Reconstruction Project, amounting to \$2,294,402.00, will be financed through a combination of Safe Route to School Grant Funds, City Infrastructure Funds, Water Utility Funds, Sanitary Sewer Utility Funds, and Storm Sewer Utility Funds.
- 3.) The City Clerk, with the assistance of the City Engineer and City Attorney, shall forthwith calculate the proper amount to be specially assessed for such improvements against every assessable lot or parcel of land without regard to cash evaluation as provided by law. The Clerk shall thereupon file a copy of such proposed assessments with the City and the proposed assessments shall be available for public inspection.
- 4.) The City Clerk shall, upon completion of the proposed assessments, notify the City Council thereof.

Passed by the City Council of South St. Paul this 6th day of October 2025.

James Francis, Mayor

Attest:

Deanna Werner, City Clerk

**CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF HEARING ON PROPOSED SPECIAL ASSESSMENTS
MARIE AVENUE RECONSTRUCTION PROJECT (PROJ. NO. 2024-05)**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of South St. Paul, MN, will meet in the City Council Chambers at South St. Paul City Hall, 125 Third Avenue North, South St. Paul, MN 55075 at 7:00 p.m. on Monday, October 20, 2025, to consider, and possibly adopt, the proposed assessment for **City Project No. 2024-05 Marie Avenue Reconstruction Project**. Adoption by the council of the proposed assessment against abutting properties may occur at the hearing.

Nature of Work

The full street reconstruction of Marie Avenue from 3rd Avenue to 9th Avenue included bituminous base course and wear course paving, concrete curb and gutter replacement, concrete sidewalk replacement, subgrade correction, watermain replacement, sanitary sewer and storm sewer upgrades, lighting improvements, and restoration.

The proposed assessment roll is on file for public inspection at the City Engineer's office. You are invited to examine the assessment roll prior to the hearing. City offices are open from 8:00 to 4:30 P.M., Monday through Friday. No appointments are necessary. The assessment roll will also be available for examination at the hearing. The total amount of the proposed assessments is **\$230,598.00**. The contractor substantially completed the project by September 1st, 2025. The total cost of the project is projected to be **\$2,525,000.00**.

Once the special assessments are levied and adopted, the special assessments will be certified to the Dakota County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, the property owner may prepay the special assessment without any interest thereon provided the prepayment is received within thirty (30) days after levy and adoption of the special assessments by the City Council. **If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of South St. Paul at 125 Third Avenue North, South St. Paul, MN 55075. If prepayment is not received within thirty (30) days after the special assessments are levied and adopted by the City Council, then:**

- a.) the total principal amounts of the special assessments are divided into an equal number of annual installments. The proposed number of annual installments is

ten (10). The number of annual installments will be decided by City Council when the special assessments are levied.

b.) the principal amounts of the special assessments shall bear interest at the rate determined by the City Council when the special assessments are levied. The proposed interest rate is 5%.

c.) interest begins to accrue from the date the special assessments are levied.

d.) the annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.

e.) interest on the entire special assessment from the date of levy to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2026.

f.) if in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute Section 429.061, Subdivision 3, provides that such payment may be made to the Dakota County Auditor, together with interest accrued to December 31st of the year in which payment is made as long as payment is made prior to November 15th; if the pay off occurs after November 15th, then interest for the next year is also added.

Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. §§ 435.193 to 435.195, the South St. Paul City Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or one retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on their property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after

the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Deanna Werner
City Clerk

Publish: Friday, October 3, 2025, and Wednesday, October 8, 2025 (Pioneer Press)



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 8.I.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Declare Costs - 4th Street S Rehabilitation Project

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution 2025-108 RESOLUTION DECLARING COSTS TO BE ASSESSED AND ORDERING PREPARATION OF PROPOSED ASSESSMENTS FOR 4TH STREET S REHABILITATION PROJECT (PROJ. NO. 2025-03)

OVERVIEW

The City will hold a public hearing to review and confirm the proposed assessments for local improvements associated with the 4th Street S Rehabilitation Project (Project No. 2025-03), in accordance with Minnesota Statutes Chapter 429. The assessment rate was determined based on the City's adopted Assessment Policy. The proposed interest rate is 5 percent, payable over a period of 10 years, starting in 2026. The hearing is scheduled for October 20, 2025. The total amount of all assessments is \$43,903.45. Notice of the hearing will be published and all affected property owners will be sent notices prior to the assessment hearing.

The original contract amount was \$647,456.50 and the final project cost is projected to be \$650,000.00. The project was substantially completed by September 18, 2025. Only punch list items remain to be completed.

SOURCE OF FUNDS

No fiscal impact at this time.

ATTACHMENTS

1. 2025-108 Resolution Declaring Costs 2025-03 4th St S
2. Assessment Hearing Notice 2025-03

**CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. 2025-108

**A RESOLUTION DECLARING COSTS TO BE ASSESSED FOR
4TH STREET S REHABILITATION PROJECT NO. 2025-03**

WHEREAS, pursuant to Minnesota Statutes § 429.061 the costs and expense incurred and to be incurred in making the improvements of the 4th Street S Rehabilitation Project No. 2025-03 have been calculated and so determined.

WHEREAS, the cost and expense incurred and to be incurred in making improvements of 4th Street S Rehabilitation Project No. 2025-03, is the amount of \$650,000.00.

WHEREAS, Minnesota Statutes § 429.061, Subd. 1, provides that “[a]t any time after the expense incurred or to be incurred in making an improvement shall be calculated under the direction of the Council, the Council shall determine by resolution the amount of the total expense a municipality will pay, other than the amount, if any, which it will pay as a property owner and the amount to be specially assessed.”

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

- 1.) The amount to be specially assessed for the 4th Street S Rehabilitation Project shall be 6.75% of the total amount, namely the sum of \$43,903.45.
- 2.) The remaining 93.25% of the total costs for the 4th Street S Rehabilitation Project, amounting to \$606,096.55, will be financed through a combination of, City Infrastructure Funds, Water Utility Funds, Sanitary Sewer Utility Funds, and Storm Sewer Utility Funds.
- 3.) The City Clerk, with the assistance of the City Engineer and City Attorney, shall forthwith calculate the proper amount to be specially assessed for such improvements against every assessable lot or parcel of land without regard to cash evaluation as provided by law. The Clerk shall thereupon file a copy of such proposed assessments with the City and the proposed assessments shall be available for public inspection.
- 4.) The City Clerk shall, upon completion of the proposed assessments, notify the City Council thereof.

Passed by the City Council of South St. Paul this 6th day of October 2025.

James Francis, Mayor

Attest:

Deanna Werner, City Clerk

**CITY OF SOUTH ST. PAUL
DAKOTA COUNTY, MINNESOTA**

**NOTICE OF HEARING ON PROPOSED SPECIAL ASSESSMENTS
4TH STREET S REHABILITATION PROJECT (PROJ. NO. 2025-03)**

TO WHOM IT MAY CONCERN:

Notice is hereby given that the City Council of South St. Paul, MN, will meet in the City Council Chambers at South St. Paul City Hall, 125 Third Avenue North, South St. Paul, MN 55075 at 7:00 p.m. on Monday, October 20, 2025, to consider, and possibly adopt, the proposed assessment for **City Project No. 2025-03 4th Street S Rehabilitation Project**. Adoption by the council of the proposed assessment against abutting properties may occur at the hearing.

Nature of Work

The street rehabilitation of 4th Street S from 1st Avenue S to 9th Avenue S included bituminous base course and wear course paving, spot concrete curb and gutter replacement, pedestrian sidewalk ramp replacement, watermain replacement, and restoration.

The proposed assessment roll is on file for public inspection at the City Engineer's office. You are invited to examine the assessment roll prior to the hearing. City offices are open from 8:00 to 4:30 P.M., Monday through Friday. No appointments are necessary. The assessment roll will also be available for examination at the hearing. The total amount of the proposed assessments is **\$43,903.45**. The contractor substantially completed the project by September 18, 2025. The total cost of the project is projected to be **\$650,000.00**.

Once the special assessments are levied and adopted, the special assessments will be certified to the Dakota County Auditor to be extended on the property tax lists for collection with real estate taxes. Prior to this certification, the property owner may prepay the special assessment without any interest thereon provided the prepayment is received within thirty (30) days after levy and adoption of the special assessments by the City Council. **If the property owner wishes to prepay the special assessments without any interest, then such payment must be made to the City of South St. Paul at 125 Third Avenue North, South St. Paul, MN 55075. If prepayment is not received within thirty (30) days after the special assessments are levied and adopted by the City Council, then:**

a.) the total principal amounts of the special assessments are divided into an equal number of annual installments. The proposed number of annual installments is ten (10). The number of annual installments will be decided by City Council when the special assessments are levied.

b.) the principal amounts of the special assessments shall bear interest at the rate determined by the City Council when the special assessments are levied. The proposed interest rate is 5%.

c.) interest begins to accrue from the date the special assessments are levied.

d.) the annual principal installments, together with interest accrued on the unpaid balance, are due and payable together with real estate taxes.

e.) interest on the entire special assessment from the date of levy to December 31st of the year in which the first installment is payable, is added to the first principal installment. The first installment will be due and payable in 2026.

f.) if in the future the property owner wishes to pay off the remaining balance of the assessments, then Minnesota Statute Section 429.061, Subdivision 3, provides that such payment may be made to the Dakota County Auditor, together with interest accrued to December 31st of the year in which payment is made as long as payment is made prior to November 15th; if the pay off occurs after November 15th, then interest for the next year is also added.

Written or oral objections will be considered at the meeting. No appeal to district court may be taken as to the amount of an assessment unless a written objection signed by the affected property owner is filed with the municipal clerk prior to the assessment hearing or presented to the presiding officer at the hearing. The council may upon such notice consider any objection to the amount of a proposed individual assessment at an adjourned meeting upon such further notice to the affected property owners as it deems advisable.

Under Minn. Stat. §§ 435.193 to 435.195, the South St. Paul City Council may, in its discretion, defer the payment of this special assessment for any homestead property owned by a person 65 years of age or older or one retired by virtue of a permanent and total disability for whom it would be a hardship to make the payments. When deferment of the special assessment has been granted and is terminated for any reason provided in that law, all amounts accumulated plus applicable interest become due. Any assessed property owner meeting the requirements of this law, may, within 30 days of the confirmation of the assessment, apply to the city clerk for the prescribed form for such deferral of payment of this special assessment on their property.

An owner may appeal an assessment to district court pursuant to Minn. Stat. § 429.081 by serving notice of the appeal upon the mayor or clerk of the city within 30 days after the adoption of the assessment and filing such notice with the district court within ten days after service upon the mayor or clerk.

Deanna Werner
City Clerk

Publish: Friday, October 3, 2025, and Wednesday, October 8, 2025 (Pioneer Press)



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 8.J.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Joint Powers Agreement Between South St. Paul and Dakota County for Dakota County Project No. 56-14

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Motion to approve the Joint Powers Agreement Between the City of South St. Paul and Dakota County for Dakota County Project No. 56-14.

OVERVIEW

Dakota County Project No. 56-14 is a pedestrian safety improvement project that includes work in Inver Grove Heights and South St. Paul. Work in South St. Paul is focused at two locations on CSAH 56 (Concord Boulevard) near Chestnut Street and Poplar Street. The pedestrian ramps at Poplar Street will be upgraded to ADA standards and a crossing north of Chestnut Street will be installed as part of the project. Dakota County intends to bid the project this fall and construct the project in the Spring of 2026.

Dakota County received grant funding to help fund the project. Per the Joint Powers Agreement, the City of South St. Paul will not be responsible for any project costs.

Staff recommends approval of the Joint Powers Agreement between South St. Paul and Dakota County for Dakota County Project No. 56-14.

SOURCE OF FUNDS

No fiscal impact

ATTACHMENTS

1. JPA for DC PROJ 56-14

**JOINT POWERS AGREEMENT FOR
CONSTRUCTION, MAINTENANCE, AND COST PARTICIPATION**

**BETWEEN
THE COUNTY OF DAKOTA
AND
THE CITY OF SOUTH SAINT PAUL
FOR**

DAKOTA COUNTY PROJECT NO. 56-14

SYNOPSIS: Dakota County and the City agree to construction, and ongoing maintenance of the pedestrian and bicycle safety improvements at select locations along and across CSAH 56 (Concord Boulevard) near Chestnut Street and Poplar Street.

THIS JOINT POWERS AGREEMENT ("Agreement"), is made and entered into by and between the County of Dakota ("County"), a political subdivision of the State of Minnesota, and the City of South Saint Paul ("City"), a municipal corporation existing under the laws of the State of Minnesota, hereafter collectively referred to as "Parties", and individually as "Party", and witnesses the following:

WHEREAS, under Minnesota Statutes sections 162.17, subd. 1 and 471.59, subd. 1, two governmental units may enter into an agreement to cooperatively exercise any power common to the contracting parties, and one of the participating governmental units may exercise one of its powers on behalf of the other governmental units; and

WHEREAS, to provide a safe and efficient transportation system, the County and the City are proceeding with County Project 56-14; and

WHEREAS, the purpose and need for the Project is to *improve multi-modal mobility and safety*; and

WHEREAS, to address the purpose and need for this Project, County Project 56-14 will include improvements at select locations along and across CSAH 56 (Concord Boulevard) near Chestnut Street and Poplar Street (the "Project"); and

WHEREAS, to more efficiently deliver the Project, the County and the City mutually desire to partner with one another in exercising their joint powers to complete construction, administration, and maintenance of the Project, as well as to determine each Parties' respective share of Project costs; and

WHEREAS, the County and City have included the Project in their Capital Improvement Programs and will jointly participate in the costs of said construction and maintenance, per the Cost Sharing Policy within the Dakota County 2040 Transportation Plan (July 2021); and

WHEREAS, an \$8.8 million Rebuilding American Infrastructure with Sustainability and Equity ("RAISE") Grant was awarded to the County in 2023 for three (3) projects. Of the \$8.8 million

grant award, \$2.3 million of that funding has been allocated to CP 56-14 and CP 28-69. CP 28-69 is a trail gap project that will be delivered and constructed with CP 56-14; and

WHEREAS, County will receive \$668,000 in Alternative Transportation grant funds from the National Park Service (“NPS”) for CP 56-14 and CP 97-277 (a wayfinding and trail enhancement project to be constructed in 2026); and

WHEREAS, County will receive \$850,000 in direct federal funds through a legislative session for 2025 use for CP 56-14 and CP 28-69; and

WHEREAS, a \$500,000 Active Transportation Grant was awarded in 2023 to the County for CP 56-14 and CP 28-69; and

WHEREAS, an Infrastructure and Investment Jobs Act (“IIJA”) matching fund grant was awarded to the County in 2023 for a value up to \$2,439,999.90 for three (3) projects. Of the awarded IIJA grant, \$561,087.63 is available for CP 56-14 and CP 28-69 to serve as the local match funds for construction with the final amount dependent on the contract award value; and

NOW, THEREFORE, it is agreed the County and City will share Project responsibilities as detailed in this Agreement and, in accordance with the County’s adopted cost share policy, jointly participate in Project costs as set forth herein. The above recitals are incorporated by reference and are made a part hereof as if fully set forth below.

1. Project Administration. The County shall be the lead agency for design, right-of-way acquisition, construction, construction administration, and maintenance of the Project. Subject to the requirements below, the County and the City shall each retain final decision-making authority within their respective jurisdictions.
2. Plans, Specifications and Award of Contract. The County will prepare plans and specifications consistent with County and City design standards, State-Aid design standards and MnDOT standards and specifications. The Parties’ mutual concurrence

with the plans and specifications is required prior to advertising for bids. Within seven (7) days of opening bids for the construction contract, the lead agency shall submit a copy of the low bid and an abstract of all bids together with the request for concurrence by the State in the award of the construction contract to the lowest responsible bidder. The lead agency may award the contract for construction to the lowest responsive and responsible bidder in accordance with state law. If a bid is not awarded, this Agreement shall terminate for the specific project that is not awarded, and all costs incurred as of the date of termination shall be apportioned in accordance with the terms of this Agreement. The contract construction shall be performed in accordance with approved plans, specifications and special provisions which are made a part hereof by reference with the same force and effect as though fully set forth herein.

3. City Permits. The City will issue the County a permit to work within the City's right-of-way allowing the County and its contractors to work on City street right-of-way for the Project. The County, or its contractors, must secure a City building permit for retaining walls and/or other structures, and any other City permits as required by City Code, and the City hereby agrees to waive the City's permit fees for the permits obtained by the County. Nothing in this Agreement or any permit issued by the City shall prevent the use of the public right-of-way by utilities, communication providers, or any other entity entitled by law to use public right-of-way. The City will process permits for utility work and other activities within the City's right-of-way.
4. Construction. Construction costs shall include all highway and roadway construction items, including removals; mobilization and traffic control, temporary widening or other measures if required as part of traffic control or Project staging; mitigation as required by state and federal permits including accessibility requirements; replacement or restoration of fences, landscaping and driveways when affected by construction; replacement or adjustment of sanitary sewer, water and storm sewer systems, if required due to construction; wetland mitigation and banking; and all other construction aspects outlined in the plan except for elements as called out under this Agreement or County policies included in the current adopted Dakota County Transportation Plan.

5. Construction Standards. All construction, including traffic control, shall be accomplished in accordance with applicable State Aid, County and City standards, specifications, and policies to the satisfaction of the County and City. The County and City reserves the right to inspect construction materials and methods as needed.
6. Cost Share. After application of all applicable cost sharing provisions of this Agreement and the Dakota County 2040 Transportation Plan (July 2021) Appendix A (Attachment A) policies F.1 through F.19, the County will participate in the Project as defined below after deducting federal and state cost participation amounts.

The County will provide funding for the Project in accordance with the following cost participation policies for of the Engineering Costs, right-of-way acquisition and construction costs:

- F.15, Small Safety Projects: The County will participate one hundred percent (100%) for costs associated with the pedestrian crossing improvements including curb and gutter, removals, drainage modifications, and ADA ramps.

An \$8.8 million Rebuilding American Infrastructure with Sustainability and Equity (“RAISE”) Grant was awarded to the County in 2023 for three (3) projects. Of the awarded grant, \$2.3 million of that funding has been allocated to CP 56-14 and CP 28-69. The County will receive \$668,000 in Alternative Transportation Program (“ATP”) funds from the National Park Service for CP 56-14 and CP 97-277. The County will also receive \$850,000 in direct federal funds through a legislative session for 2025 use on CP 56-14 and CP 28-69. Additionally, a \$500,000 Active Transportation Grant was awarded in 2023 to the County for CP 56-14 and CP 28-69. If these funds do not sufficiently cover construction costs, the County has MnDOT IIJA Funds available to use for the Project up to \$280,544 that were awarded in 2024.

Total grant funding available for this Project is \$3,930,544. The current engineer’s estimate for construction is \$3,609,186.40. Therefore, the grant funding obtained by the County for the Project is anticipated to cover the total Project cost.

It is understood that the costs stated within the Agreement reflects an estimated amount at the time of Agreement execution. Final costs will be based on actuals at the time of construction.

It is understood that the Opinion of Cost Participation reflects an estimated construction cost share at the time of Agreement execution. Final construction costs will be based on actuals at the time of construction.

7. Payment. The County shall administer the construction contract and act as the paying agent for all payments to the Contractor. Payments to the Contractor will be made as Project work progresses and when certified by the City or County Engineer. Upon presentation of an itemized claim by one agency to the other, the receiving agency shall reimburse the invoicing agency for its share of the costs incurred under this Agreement upon receipt or within a maximum of thirty-five (35) days from the presentation of the claim. If any portion of an itemized claim is questioned by the receiving agency, the remainder of the claim shall be promptly paid, and accompanied by a written explanation of the amounts in question. Payment of any outstanding amount will be made following good faith negotiation and documentation of actual costs incurred in carrying out the work.
8. Change Orders and Supplemental Agreements. Any change orders or supplemental agreements that affect any of the Project's cost participation must be approved by the authorized representative of each party prior to execution of work. The City's appointed representative is Kelsey Gelhar, City Engineer and the County's appointed representative is Erin Laberee, County Engineer, or their successors. Both Parties shall endeavor to provide timely approval of change orders and supplemental agreements so as not to delay construction operations.
9. Amendments. Any amendments to this Agreement will be effective only after approval by each governing body and execution of a written amendment document by duly authorized officials of each body.
10. Effective Dates for Design and Construction of Project. This Agreement will be effective upon execution by duly authorized officials of each governing body and shall

continue in effect until all work to be carried out in accordance with this Agreement has been completed. Absent an amendment, however, in no event will this Agreement continue in effect after December 31st, 2026.

11. Final Acceptance. Final completion of the Project must be approved by both the County and the City.
12. Pavement Maintenance. Upon acceptance of the Project, the City shall be responsible for all pavement maintenance within City-owned right-of-way. The County shall be responsible for all pavement maintenance within County-owned right-of-way unless necessitated by a failure of a City utility system or installation of new City-owned facilities.
13. Pavement Marking and Traffic Signing Maintenance. Pavement markings will be installed as applicable for the operation of the highway and intersections along the Project area as outlined in the Project plans, which are hereby incorporated by reference. The City shall be responsible for all pavement marking and sign maintenance within City right-of-way and the County shall be responsible for all pavement marking and sign maintenance within the County right-of-way unless necessitated by installation of new facilities.
14. Drainage Area and Stormwater or Drainage Facilities Maintenance. Upon final acceptance of the Project, maintenance of any drainage areas and any stormwater or drainage facilities shall be provided in accordance with the current County and City Maintenance Agreement. At the time of this Agreement's execution, the current Maintenance Agreement for Storm Sewer Systems between the County and the City was completed on August 27, 2013, contract number C0025403. Any Drainage Area and Stormwater or Drainage Facilities Maintenance Agreement executed after this Agreement shall supersede and replace any prior Maintenance Agreement currently in effect.
15. Sidewalks and Trails. Upon final acceptance of the Project, maintenance of sidewalks and trails, including resurfacing and reconstruction, shall be provided in accordance with the current adopted Dakota County Transportation Plan and Joint Powers

Agreement between Dakota County and the City of South Saint Paul for Transfer of Jurisdiction Over the South St. Paul Segment of the Mississippi River Regional Trail (Attachment B).

16. Subsequent Excavation. After completion and acceptance of the Project, and after expiration of the one-year warranty period regarding repair, if excavation within the County right-of-way is necessary to repair or install water, sanitary sewer, or other City utilities, the City shall apply for a permit from the County and shall be responsible to restore the excavated area and road surface to substantially the condition at the time of disturbance. If the City employs its own contractor for the above-described water, sewer or other utility repair or installation, the City shall hold the County harmless from any and all liability incurred due to the repair or installation of said water, sewer or other municipal utility including, but not limited to, the costs of repair as well as liability to third parties injured or damaged as a result of the work. If the City fails to have the excavated area properly restored, the County Engineer may have the work done and the City shall pay for the work within thirty-five (35) days following receipt of a written claim by the County.
17. Rules and Regulations. The County and the City shall abide by Minnesota Department of Transportation standard specifications, rules, and contract administration procedures unless amended by the construction contract specifications.
18. Indemnification. The County agrees to defend, indemnify, and hold harmless the City against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement and caused by or resulting from negligent acts or omissions of the County and/or those of County employees or agents. The City agrees to defend, indemnify, and hold harmless the County against any and all claims, liability, loss, damage, or expense arising under the provisions of this Agreement for which the City is responsible, including future operation and maintenance of facilities owned by the City and caused by or resulting from negligent acts or omissions of the City and/or those of City employees or agents. All parties to this Agreement recognize that liability for any claims arising under this Agreement are subject to the provisions of the Minnesota Municipal Tort Claims Law; Minnesota Statutes, Chapter 466. In the event

of any claims or actions filed against either party, nothing in this Agreement shall be construed to allow a claimant to obtain separate judgments or separate liability caps from the individual parties. The County shall include the City as additional insured in the construction contract documents.

19. Employees of Parties. Any and all persons engaged in the work to be performed by the County shall not be considered employees of the City, for any purpose, including Worker's Compensation, and any and all claims that may or might arise out of said employment context on behalf of said employees while so engaged. Any and all claims made by any third party as a consequence of any act or omission on the part of the County's employees while so engaged on any of the work contemplated herein shall not be the obligation or responsibility of the City. Any and all persons engaged in the work to be performed by the City shall not be considered employees of the County for any purpose, including Worker's Compensation, and any and all claims that may or might arise out of said employment context on behalf of said employee while so engaged. Any and all claims made by any third party as a consequence of any act or omissions on the part of the City's employees while so engaged on any of the work contemplated herein shall not be the obligation or responsibility of the County.
20. Audits. Pursuant to Minnesota Statutes, Sec. 16C.05, Subd. 5, any books, records, documents, and accounting procedures and practices of the County and the City relevant to this Agreement are subject to examination by the County or the City and either the Legislative Auditor or the State Auditor as appropriate. The County and the City agree to maintain these records for a period of six (6) years from the date of performance of all services covered under this Agreement.
21. Integration and Continuing Effect. The entire and integrated agreement of the Parties contained in this Agreement shall supersede all prior negotiations, representations or agreements between the City and the County regarding the Project; whether written or oral. All agreements for future maintenance or cost responsibilities shall survive and continue in full force and effect in accordance with the Dakota County Transportation Plan after completion of the construction provided for in this Agreement.

22. Authorized Representatives. The authorized representatives for the purpose of the administration of this Agreement are:

Erin Laberee, Dakota County Engineer (or successor) 14955 Galaxie Ave. Apple Valley, MN 55124 Office: (952) 891-7100 Erin.Laberee@co.dakota.mn.us	Kelsey Gelhar, City Engineer (or successor) 125 3 rd Avenue N, South Saint Paul, MN 55075 Office: (651) 554-3219 kgelhar@sspmn.org
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All notices or communications required or permitted by this Agreement shall be either hand delivered or mailed by certified mail, return receipt requested, to the above addresses. Either party may change its address by written notice to the other party. Mailed notice shall be deemed complete two (2) business days after the date of mailing.

23. Assignment. This Agreement is not assignable without the mutual written agreement of the Parties.
24. Waiver. A waiver by either the County or City of any breach of this Agreement shall be in writing. Such a waiver shall not affect the waiving party's rights with respect to any other or further breach.
25. Governing Law. This Agreement shall be construed in accordance with the laws of the State of Minnesota and any action must be venued in Dakota County District Court.
26. Severability. If any term of this Agreement is found to be void or invalid, such invalidity shall not affect the remaining terms of this Agreement, which shall continue in full force and effect.
27. Data Practices Compliance. All data collected by the County and City pursuant to this Agreement shall be subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed by their duly authorized officials.

CITY OF SOUTH SAINT PAUL

By _____
James P. Francis, Mayor

By _____
Deanna Werner, City Clerk

Date: _____

COUNTY OF DAKOTA

RECOMMENDED FOR APPROVAL:

County Engineer

By: _____
Physical Development Director

Date: _____

COUNTY BOARD RESOLUTION

No. 25-101 Date: February 18, 2025

**BOARD OF COUNTY COMMISSIONERS
DAKOTA COUNTY, MINNESOTA**

February 18, 2025

Motion by Commissioner Atkins

Resolution No. 25-101

Second by Commissioner Droste

Authorization To Execute Contract With SRF Consulting Group, Inc., For Construction Services For Multi-Use Trail And Pedestrian Crossings In Cities Of Inver Grove Heights And South St. Paul And Execute Joint Powers Agreements, County Projects 56-14 And 28-69

WHEREAS, to provide a safe and efficient transportation system, Dakota County will be proceeding with County Projects (CP) 56-14 and 28-69; and

WHEREAS, CP 56-14 is the construction of pedestrian crossings from Coffman Path to Chestnut Street, and CP 28-69 is the construction of a multi-use trail from Cahill Avenue to Concord Boulevard; and

WHEREAS, the County is the lead agency for CP 56-14 and CP 28-69, which are scheduled to begin in 2025; and

WHEREAS, the 2025 construction workload is greater than what is feasible for the number of available County staff; and

WHEREAS, an engineering firm with this specialty will provide construction management, inspection, surveying, and material testing in 2025; and

WHEREAS, the proposal from SRF Consulting Group, Inc., highlights their strong technical expertise, staff, and experience with complex transportation projects and meets the requirements of this project; and

WHEREAS, the Transportation Capital Improvement Program budget includes sufficient funding in 2025 for CP 56-14 and CP 28-69; and

WHEREAS, the County Engineer recommends execution of a contract with SRF Consulting Group, Inc., for construction management, inspection, surveying, and material testing services for CP 56-14 and CP 28-69 for actual costs.

WHEREAS, joint powers agreements between the County and the City of Inver Grove Heights, City of South St. Paul, and Township of Nininger are necessary to outline cost participation and responsibilities for CP 56-14; and

WHEREAS, the cost participation for CP 56-14 will be in accordance with the adopted Cost Share Policies; and

NOW, THEREFORE, BE IT RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director to execute a contract with SRF Consulting Group, Inc. for construction

STATE OF MINNESOTA
County of Dakota

	YES		NO
Slavik	<u>X</u>	Slavik	_____
Atkins	<u>X</u>	Atkins	_____
Halverson	<u>Absent</u>	Halverson	_____
Droste	<u>X</u>	Droste	_____
Workman	<u>X</u>	Workman	_____
Holberg	<u>X</u>	Holberg	_____
Hamann-Roland	<u>Excused</u>	Hamann-Roland	_____

I, Jeni Reynolds, Clerk to the Board of the County of Dakota, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Dakota County, Minnesota, at their session held on the 18th day of February 2025, now on file in the Office of the County Manager Department, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal of Dakota County this 18th day of February 2025.



Clerk to the Board

management, inspection, surveying, and material testing for CP 56-14 and CP 28-69 for \$365,215, subject to approval by the County Attorney’s Office as to form.

BE IT FURTHER RESOLVED, That the Dakota County Board of Commissioners hereby authorizes the Physical Development Director to execute joint powers agreements between Dakota County and the City of Inver Grove Heights, City of South St. Paul, and Township of Nininger for County Project 56-14.

STATE OF MINNESOTA
County of Dakota

	YES		NO
Slavik	<u> X </u>	Slavik	<u> </u>
Atkins	<u> X </u>	Atkins	<u> </u>
Halverson	<u>Absent</u>	Halverson	<u> </u>
Droste	<u> X </u>	Droste	<u> </u>
Workman	<u> X </u>	Workman	<u> </u>
Holberg	<u> X </u>	Holberg	<u> </u>
Hamann-Roland	<u>Excused</u>	Hamann-Roland	<u> </u>

I, Jeni Reynolds, Clerk to the Board of the County of Dakota, State of Minnesota, do hereby certify that I have compared the foregoing copy of a resolution with the original minutes of the proceedings of the Board of County Commissioners, Dakota County, Minnesota, at their session held on the 18th day of February 2025, now on file in the Office of the County Manager Department, and have found the same to be a true and correct copy thereof.

Witness my hand and official seal of Dakota County this 18th day of February 2025.



Clerk to the Board



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Public Works
PREPARED BY: Monika Miller
AGENDA ITEM NUMBER: 8.K.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Award Tree Planting Proposal for Replacement Trees at Kaposia Landing and Lorraine Park to Hoffman & McNamara

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Award tree planting proposal to Hoffman & McNamara for tree replacement services at Kaposia Landing and Lorraine Park to fulfil grant obligations

OVERVIEW

The City of South St. Paul was awarded multiple grants by the Minnesota Department of Natural Resources (DNR) to help the city address the impacts of Emerald Ash Borer on the city's tree canopy. The City has utilized this grant funding to remove and replace diseased trees throughout its parks and boulevards. As part of the grant closeout process, the DNR conducts site inspections to verify that grant activities were completed and that the planted trees are healthy. If any of the trees are in poor health, the City is obligated to replace them. If the trees are not replaced, the City will not receive the final grant reimbursement.

The DNR conducted their close out inspection for the 2021-2024 Shade Tree Bonding Grant in late summer and noted a handful of the trees planted through the grant at Kaposia Landing and Lorraine Park were in poor health and needed to be replaced. The number of trees that need to be replaced (20 trees) is fairly low compared to the total number of trees planted. To fulfill the grant obligations and ensure the city's parks remain welcoming and well-kept, Hoffman & McNamara will replace the trees at both locations. The cost for the replacement trees with delivery, installation, and staking is \$9,595.00. The trees will be planted the second or third week of October.

SOURCE OF FUNDS

Parks Budget- Tree Maintenance

ATTACHMENTS

1. Hoffman & McNamara Proposal
2. Map of Trees to be Replaced at Kaposia Landing
3. Map of Trees to be Replaced at Lorraine Park

**ATTACHMENT 1
HOFFMAN & MCNAMARA PROPOSAL**

Hoffman and McNamara
Nursery and Landscaping
9045 180th Street East Hastings, MN 55033
Phone (651) 437-9463
hoffmanandmcnamara.com



DATE: 09/23/2025

TO: Monika Miller
Associate Planner

RE: 2025 Fall Tree Planting
South Saint Paul, MN

FROM: Hunter Ehlers @ Hoffman & McNamara Nursery and Landscape

Scope of Work

Provide and install 8 #10-15 container trees at Lorraine Park and 12 #10-15 container trees at Landing.

Each Tree to include an individual mulch ring.

Initial watering at time of installation included.

1 Year warranty included with proper watering post install by others.

DESCRIPTION	UNITS	EST QTY	UNIT PRICE	TOTAL
LORRAINE PARK				
EASTERN REDBUD	EA	2	429.00	\$858.00
HONEY LOCUST	EA	1	422.00	\$422.00
KENTUCKY COFFEE TREE	EA	2	414.00	\$828.00
NORTHERN CATALPA	EA	1	427.00	\$427.00
AUTUMN BRILLIANCE SERVICEBERRY	EA	2	418.00	\$836.00
KAPOSIA LANDING				
GINGKO	EA	2	490.00	\$980.00
HACKBERRY	EA	6	436.00	\$2,616.00
SWAMP WHITE OAK	EA	4	442.00	\$1,768.00
PLANTING ACCESSORIES				
STAKING/GUYING	EA	20	43.00	\$860.00
			TOTAL BID	\$9,595.00

Proposal Notes

Tree locations to be marked by Owner.

Tree locations must be accessible for planting equipment.

Any removals must be completed by others prior to our mobilization.

Bid excludes post-install maintenance, watering, and ongoing care.

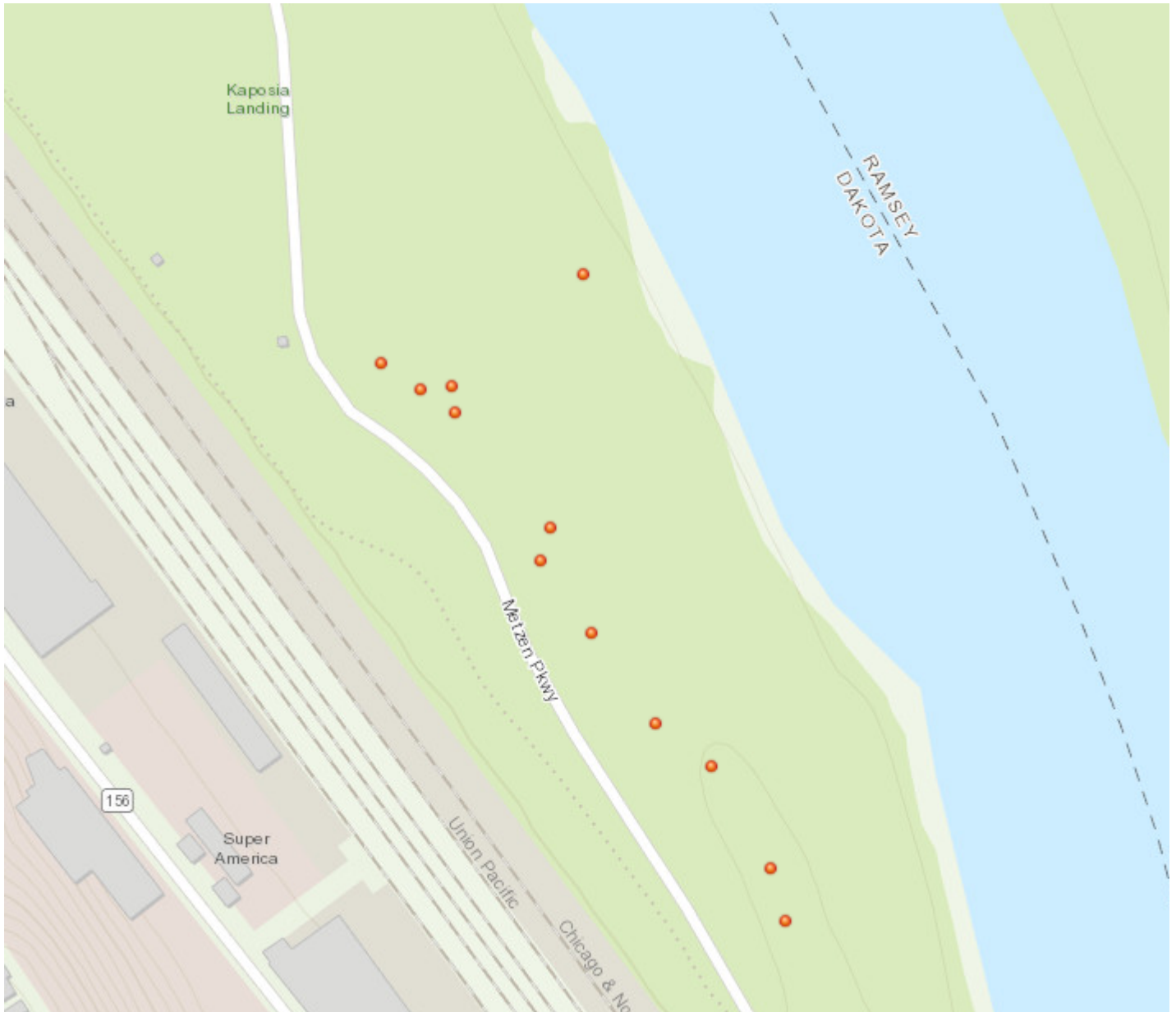
Add \$250 if a performance bond is required.

Thank you for the opportunity to provide this proposal. Please contact us with any questions or clarifications.

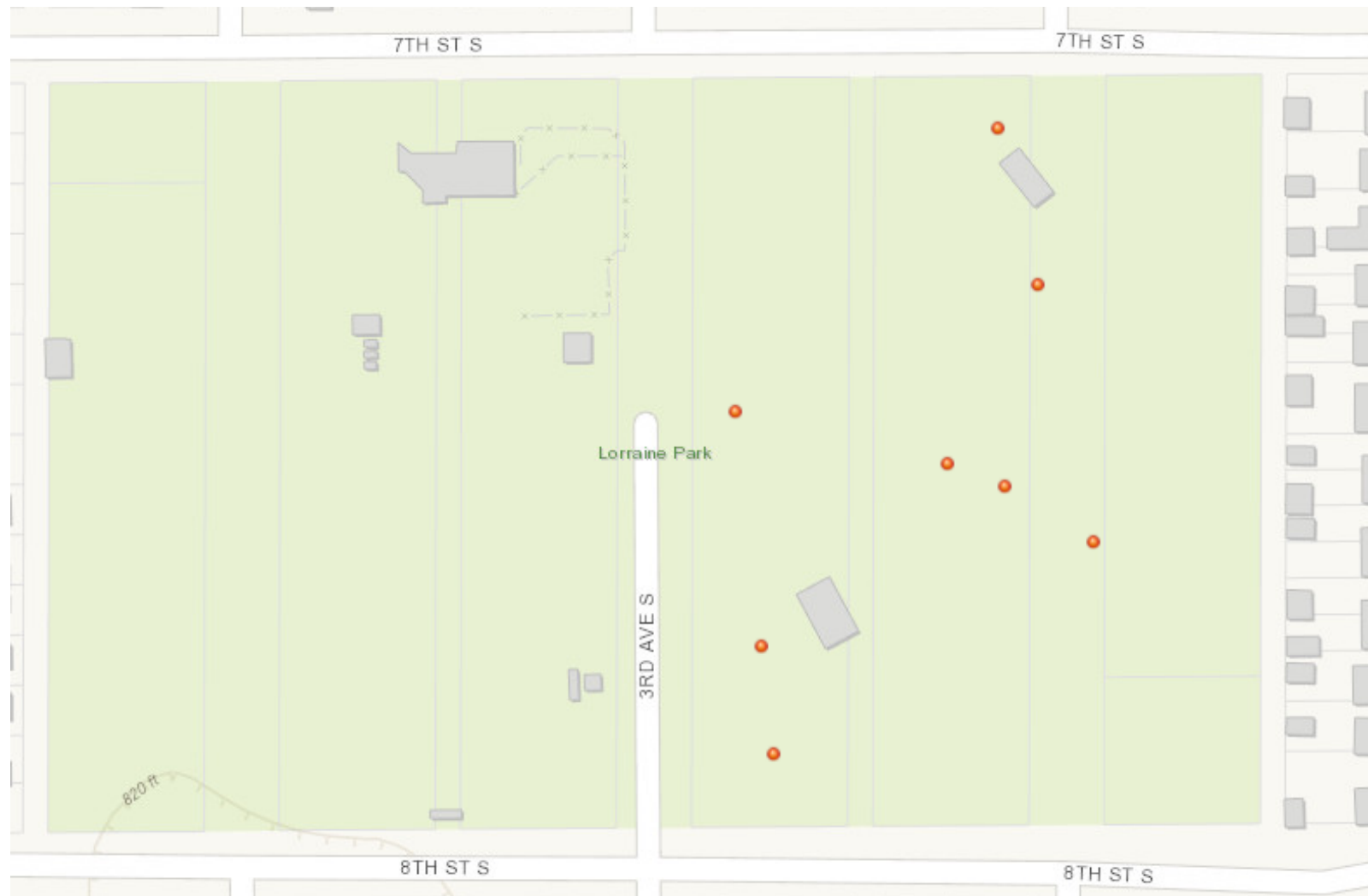
Hunter Ehlers
hunter.ehlers@hoffmanandmcnamara.com

Proposal #25438

ATTACHMENT 2
MAP OF TREES TO BE REPLACED AT KAPOSIA LANDING



ATTACHMENT 3
MAP OF TREES TO BE REPLACED AT LORRAINE PARK





CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 8.L.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approval of Subgrant Agreement - Wakota Crossing Project

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Through Consent, motion to approve a Sub-Recipient Funding Agreement with Danner Family Limited Partnership for the Wakota Crossing Phase I Project, subject to minor modification as approved by the City Attorney.

OVERVIEW

In July 2025, the City was awarded a trio of grants to support the development of a vacant, contaminated, and geotechnically challenging development site adjacent to the existing commercial building at 843 Hardman Avenue, the longtime home of Danner, Inc. The South St. Paul Economic Development Authority applied for and received approval of grants from the Minnesota Department of Employment and Economic Development's ("DEED") "Contamination Cleanup Grant" program (\$660,490) and from the Metropolitan Council's Tax Base Revitalization Account ("TBRA") program (\$471,800) to assist with remediation of contaminated soil, and mitigation of soil vapors at the development site. The City served as the applicant on a grant to the Dakota County Community Development's ("CDA") Redevelopment Incentive Grant ("RIG") program, which awarded the City \$250,000 for contamination cleanup and geotechnical soil correction and ground improvement costs at the site.

Each of these grant programs function independently as reimbursement programs for eligible redevelopment costs - borne either by the City (as applicant) or a developer (as a "subgrantee") - and in this case the grants are targeted at addressing the significant environmental contamination present at the development site. Danner Family Limited Partnership has continued to work towards the redevelopment of the site, which the developer proposes to utilize for speculative office-warehouse development in alignment with a preliminary plat, site plan, and variance approved by the City Council via Resolution 2025 - 78 in July 2025. Due to the significant amount of soil contamination on the site requiring excavation and regulated disposal, the presence of high levels of potentially harmful vapor in site soils, and the geotechnical deficiencies to support construction present at the site, the developer will be seeking to leverage the grant funds to offset some of the costs associated with the site work at the earliest stages of the construction project.

The attached agreement has been drafted to commit the developer to proceeding with the cleanup and redevelopment activities and meeting all other applicable provisions of the City's contract with the CDA. EDA staff will administer the grant, effectively acting as a "pass-through" agent for the funding.

SOURCE OF FUNDS

All funds related to these agreements are derived from the grant awards, which have been fully approved and executed by the three granting agencies and the EDA/City. Any matching funds will be the responsibility of the developer, not the EDA or the City.

ATTACHMENTS

1. Wakota Crossing - RIG Subgrant Agreement

**SUB-RECIPIENT FUNDING AGREEMENT
WAKOTA CROSSING PHASE I PROJECT
DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY REDEVELOPMENT
INCENTIVE GRANT PROGRAM
(South St. Paul, MN)**

THIS AGREEMENT (Agreement) is entered into as of _____, 2025, by and between **Danner Family Limited Partnership**, a Minnesota Limited Partnership (**Subgrantee**) and the **City of South St. Paul**, a public body corporate and politic organized and existing under the laws of the State of Minnesota (**City**).

RECITALS

WHEREAS, in cooperation with the Subgrantee, the City applied for and was awarded a Dakota County Community Development Agency Redevelopment Incentive Grant (**RIG Grant**) from the Dakota County Community Development Agency (**CDA**) in the amount of two hundred fifty thousand dollars (\$250,000.00) (**Grant Amount**) to be used for the purposes authorized in the RIG Grant Agreement SG-23167 entered into as of June 30, 2025 (**Grant Agreement**) between Dakota County Community Development Agency (**CDA**) and the City; and

WHEREAS, the City desires to award the proceeds of the RIG Grant in an amount up to two hundred fifty thousand dollars (\$250,000.00) (**Subgrant**) to Subgrantee to be used for the Project pursuant to the terms and requirements of the Grant Agreement to assist the Subgrantee with the Redevelopment Costs for the property located at 843 Hardman Avenue South and legally described on the attached **Exhibit A (Property)** by funding a portion of the costs of the project identified in the RIG Grant Application and Grant Agreement (**Project**).

NOW THEREFORE, for good and valuable consideration, the receipt of which is acknowledged, and in consideration of the covenants and agreements made herein, the parties agree as follows:

1. **Award**. Subject to the terms of this Agreement, the City awards the Subgrant to Subgrantee for the activities described in the Grant Agreement by and between the City and the CDA and attached hereto as **Exhibit B** and the RIG Grant Application to the CDA submitted on May 2, 2025 attached hereto as **Exhibit C (Grant Application)**, both of which are incorporated into this Agreement (**Documents**). In the event of a conflict between the Grant Agreement, this Agreement and the Grant Application, the documents shall be deemed to be controlling in the following order: 1) the Grant Agreement 2) this Agreement, and 3) the Grant Application. The Subgrant must be used exclusively to pay or reimburse only expenses authorized under the Grant Agreement. Administrative costs incurred by the Subgrantee are not eligible for reimbursement under this Agreement. Notwithstanding anything to the contrary, the Subgrantee understands and agrees that any reduction of RIG Grant funds made available to the CDA may result in a like reduction in the Grant Amount made available to the City, and thus the Subgrant Amount available to the Subgrantee, and that any material change in the timeline or scope of the Project as set forth in the Documents must be approved in writing by the City and CDA.

2. **Performance.** The Subgrantee must comply with all requirements applicable to the City in the Grant Agreement to the extent that such requirements are applicable to Subgrantee as a subrecipient and private business, and acknowledges that the Subgrant funds may only be used for the Project described in the Grant Application and approved in the Grant Agreement. Any action or inaction of Subgrantee which could result in a material default under the Grant Agreement will constitute noncompliance with this Agreement (**Noncompliance**). If the City finds that there has been a failure to comply with the provisions of this Agreement or that reasonable progress on the Project has not been or will not be made, the City shall provide Subgrantee with written notice of the noncompliance and provide Subgrantee thirty (30) calendar days to cure the noncompliance, or upon good faith request from Subgrantee that additional time as may be necessary, such longer period specified by the City Project Manager (**Manager**) in writing to the City (**Cure Period**). If Subgrantee does not cure the noncompliance during the Cure Period, then the City may take action to protect its interests, including refusal to disburse additional funds and requiring the return of all or part of the funds already disbursed, in an amount proportionate to protect the City from reasonable costs of the noncompliance. If action to correct substandard performance is not taken by the Subgrantee during the Cure Period, then the City may terminate this agreement.

3. **Time of Performance.** Subgrantee must complete the components of the Project for which the Subgrant proceeds will be used on or before July 1, 2026. In order to ensure that all funds are drawn prior to the Grant Agreement term end date, all payment requests from the Subgrantee to the City must be received by the City at least thirty (30) days prior to said term end date. The City is not obligated to provide funds for any Project costs incurred after that date or any earlier termination date, whichever occurs first.

4. **Conditions Precedent to Disbursement.** Subgrantee acknowledges that the sole source of the Subgrant funds is the Grant Amount from the RIG Grant and that the City shall not be liable for payment to Subgrantee of any amount unless the City first receives a disbursement of the Grant Amount from the CDA in an amount sufficient to reimburse Subgrantee for any Project Costs. The following requirements are conditions precedent to the City's disbursement of any of the Subgrant proceeds to Subgrantee.

4.1. The Subgrantee must have provided evidence satisfactory to the Manager showing that Subgrantee has title in fee simple and site control of the Property.

4.2 The Subgrantee must have provided to the Manager such evidence of compliance with all of the provisions of this Agreement and the Grant Agreement as the City may reasonably request.

5. **Disbursement.** It is expressly agreed and understood that the total amount to be disbursed to Subgrantee by the City under this Agreement shall not exceed two hundred fifty thousand dollars (\$250,000.00). The City will make disbursements only upon receipt of a written disbursement request on the form provided by the CDA (**Disbursement Request**) as well as all necessary supporting invoices from Subgrantee acceptable to the City and the CDA and upon receipt of the Grant Amount from the CDA. Payment requests must be accompanied by invoices supporting the reimbursement of the Subgrantee for the approved project costs and such other documentation related thereto as shall be reasonably requested by the Manager and as is required in Section 1.06

of the Grant Agreement. The City will, upon its approval of a Disbursement Request, forward the same to the CDA for approval. Upon CDA approval of the Disbursement Request and receipt by the City of the approved amounts of RIG Grant funds, the City will disburse the approved amount of Subgrant funds in accordance with the information provided in the Disbursement Request. In order to ensure that all funds are drawn prior to the RIG Grant Agreement term end date, all payment requests must be received at least forty-five (45) days prior to said term end date. The Subgrant dollars are grant funds only and cannot be used, treated or converted into any type of loan. Subgrantee agrees to provide to the City and the CDA any documentation related to the completion of the Project activities as may be required by the CDA.

6. **Notices.** Communication and details concerning this Agreement must be directed to the following Agreement representatives:

If to Subgrantee:

Danner Family Limited Partnership
843 Hardman Avenue South
South St. Paul, Minnesota 55075
Attn: Bryan Chihart, Project Superintendent
bryanc@dannerinc.com

If to City:

City of South St. Paul
125 Third Avenue North
South St. Paul, Minnesota 55075
Attn: Monika Miller, Associate Planner
mmiller@southstpaul.org

7. **General Conditions.**

7.1 **General Compliance.** The Subgrantee agrees to comply with all applicable federal, state, county, and local laws and regulations governing the Project and Subgrant funds provided under this Agreement, including without limitation all applicable OSHA regulations, especially the federal Hazardous Waste Operations and Emergency Response Standards (29 C.F.R. 1910.120 and 29 C.F.R. 1926.65), and Minnesota Statutes §§ 116J.551-.559.

7.2 **Subcontracts.** The Subgrantee shall require that contractors performing work being paid with the Subgrant funds comply with all applicable federal, state, and local laws and regulations governing the Project. Subgrantee shall require that contractors and subcontractors performing work being paid with the Subgrant funds obtain all required permits, licenses, and certifications and be in compliance with all applicable OSHA regulations, especially the Federal Hazardous Waste Operations and Emergency Response Standards (29 C.F.R. 1910.120 and 29 C.F.R. 1926.65).

7.3 **Termination.** In the event the Grant Agreement is terminated, this Agreement shall contemporaneously terminate. Upon termination, Subgrantee will be entitled to payment, determined on a pro rata basis, for services satisfactorily performed from any available RIG Grant funds.

7.4 **Independent Contractor.** Nothing contained in this Agreement is intended to, or may be construed in any manner, as creating or establishing the relationship of employer/employee between the parties. The Subgrantee will at all times remain an independent contractor with respect to the services to be performed under this Agreement. The City is exempt from payment of all unemployment compensation, FICA, retirement, life and/or medical insurance and workers' compensation insurance because the Subgrantee is an independent contractor.

7.5 **Indemnification and Hold Harmless.** The Subgrantee shall hold harmless, defend and indemnify the City of South St. Paul and the CDA from any and all liability, claims, damages, losses, costs, and judgments whatsoever, including reasonable attorneys' fees, that arise out of the Subgrantee's, its contractor's, or subcontractors' performance or nonperformance under this Agreement, excluding the willful misconduct or the gross negligence of the person or entity seeking to be defended, indemnified or held harmless. This obligation shall not be construed to negate, abridge, or otherwise reduce any other right or obligation of indemnity which otherwise would exist between the Grantee and the Subgrantee.

7.6 **Redevelopment of Site.** Subgrantee shall redevelop the Property as proposed in the Grant Application and any material change in the development plans for the Property must be presented to and approved by City and CDA.

8. **Insurance.**

8.1 **Insurance Required.** During the term of this Agreement, Subgrantee and its contractors and subcontractors rendering services being paid with funds from this Agreement shall procure and maintain Public Liability and Automobile Liability Insurance written on an "occurrence" basis under a Comprehensive General Liability Form with "Broad Form" property damage liability coverage, with XCU exclusion removed, in limits of not less than \$1,500,000 per occurrence for personal injury, bodily injury and death, and limits of \$1,500,00 for property damage liability, and twice the limits provided when a claim arises out of the release or threatened release of a hazardous substance. If per person limits are specified, they shall be for not less than \$1,500,000 per person and be for the same coverages. Coverages of Subgrantee and its contractors/subcontractors shall include:

- a. Public liability including premises and operations coverage;
- b. Independent contractors' protective contingent liability;
- c. Personal injury;
- d. Owned, non-owned, and hired vehicles;
- e. Contractual liability covering customary construction contract and subcontract indemnity provisions;

- f. Products-completed operations; and
- g. Workers' Compensation coverage in required statutory limits. Policy shall carry an "all states" endorsement.

8.2 **Subgrantee Insurance Policies.** All insurance required in this Section shall be obtained and continuously maintained in responsible insurance companies organized under the laws of the United States and licensed to do business in Minnesota. The City shall be named as an additional insured under the Public Liability and Automobile Liability Insurance. The use of an "ACORD" form as a certificate of insurance shall be accompanied by: 1) ISO Additional Insured Endorsement (CG-1010 pre-2004) and 2) Notice of Cancellation Endorsement (IL 7002). The City does not represent or guarantee that the types of limits or coverages provide above are adequate to protect Subgrantee's interests and liabilities. Certificates showing the above-described insurance is carried in the specified amounts shall be furnished to City prior to the disbursement of any of the Subgrant proceeds, and a certificate showing continued maintenance of such insurance shall be on file with the City during the term of this Agreement. The form of each certificate of insurance shall contain an unconditional requirement that the insurer notify the City not less than thirty (30) days prior to any cancellation, non-renewal or modification of the policy or coverages evidenced by said certificate and shall further provide that failure to give such notice to the City will render such change or changes in said policy or coverages ineffective as against the City. The Subgrantee must not commence work until any and all contractors/subcontracts have obtained the required proof of insurance which clearly evidences required insurance coverages. If the Subgrantee fails to furnish proof of insurance coverages from contractors/subcontractors when requested by the City, the City may withhold payments and/or pursue any other rights or remedies allowed under this Agreement, law, equity, and/or statute.

9. **Administrative Requirements.**

9.1 **Accounting Standards.** The Subgrantee agrees to maintain the necessary source documentation and enforce sufficient internal controls as dictated by generally accepted accounting practices to properly account for expenses incurred under this Agreement.

9.2 **Records.**

9.2.1 *Retention.* The Subgrantee shall maintain adequate financial records consistent with generally accepted accounting principles. Audits and records, including but not limited to all financial and environmental documents related to the funds provided under this Agreement, shall be accessible to authorized representatives of the City and the CDA for purposes of examination and audit. In addition, the Subgrantee shall give the City, the Legislative Auditor, and the State Auditor's Office, through any authorized representatives, access to and the right to examine all records, books, papers and documents related to this Agreement for a minimum of six (6) years from the end of the Grant Agreement term end date.

9.2.2 *Close out.* The Subgrantee's obligation to the City does not end until all close-out requirements are completed. Activities during this close-out period include making final payments, disposing of program assets, determining the custodianship of records, providing evidence to CDA that the redevelopment, cleanup and/or investigation has been completed and approved by the Minnesota Pollution Control Agency, and resolving audit findings.

9.3 **Procurement.** The Subgrantee must maintain an inventory record of all nonexpendable personal property procured with funds provided under this Agreement. Program income is income generated from grant-funded activities, including interest earned on grant funds. All unexpended program income must revert to the City upon termination of this Agreement.

10. **Miscellaneous.**

10.1 **Assignability.** The Subgrantee may not assign or transfer any interest in this Agreement (whether by assignment or novation) without the prior written consent of the Manager; provided, however, that claims for money due or to become due to the Subgrantee from the City under this Agreement may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer must be furnished promptly to the City.

10.2 **Governing Law and Venue.** This Agreement will be governed by, and construed in accordance with, the laws of the State of Minnesota. The appropriate venue and jurisdiction for any litigation hereunder shall be in a court located in Dakota County, Minnesota.

10.3 **Counterparts.** This Agreement may be executed in two or more counterparts, each of which is deemed an original, but all of which taken together constitute one and the same agreement.

10.4 **Survival.** Any terms of this Agreement which by their nature extend beyond termination of this Agreement shall survive and bind the parties and their successors and assigns.

10.5 **Government Data Practices.** The Subgrantee must comply with the Minnesota Government Data Practices Act, Minnesota Statutes Chapter 13, as it applies to all data provided to the City under this Agreement and as it applies to all data created, collected, received, stored, used, maintained, or disseminated by the Subgrantee under this Agreement.

10.6 **Publicity.** Any publicity regarding the subject matter of this Agreement must identify the CDA as the sponsoring agency and shall contain the required language listed in Section 3.03 of the Grant Agreement. For purposes of this provision, publicity includes notices, informational pamphlets, press releases, research, reports, signs, and similar public notices prepared by or for the Subgrantee individually or jointly with others,

or any subcontractors, with respect to the program, publications, or services provided resulting from this Agreement.

10.7 **Payment of Contractors and Subcontractors.** The Subgrantee must ensure that all contractors and subcontractors performing work covered by this Agreement are paid for their work that is satisfactorily completed.

10.8 **Severability.** In the event any provision herein shall be deemed invalid or unenforceable, the remaining provisions shall continue in full force and effect and shall be binding upon the parties to this Agreement.

10.9 **Entire Agreement.** This Agreement, including Exhibits A, B, & C constitutes the entire agreement between the City and Subgrantee and supersedes all prior written and oral agreements and negotiations between the parties relating to the subject matter hereto.

[remainder of page intentionally left blank]

IN AGREEMENT, the parties hereto have hereunto set their hands as of the date hereinbefore first written.

City of South St. Paul

Danner Family Limited Partnership

By: _____

Name: James P. Francis

Its: Mayor

By: _____

Name: Bryan Chihart

Its: Project Superintendent

Attest: _____

Name: Deanna Werner

Its: City Clerk

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

(South St. Paul, MN)

Real property located in Dakota County Minnesota legally described as follows:

Lot 1, Block 1 Wakota 2nd Addition

Lot 2, Block 1 Wakota 2nd Addition

Outlot A, Wakota 2nd Addition

EXHIBIT B
DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY
REDEVELOPMENT INCENTIVE GRANT AGREEMENT

(The remainder of this page intentionally left blank.)

EXHIBIT C
DAKOTA COUNTY COMMUNITY DEVELOPMENT AGENCY
REDEVELOPMENT INCENTIVE GRANT APPLICATION

(The remainder of this page intentionally left blank.)



CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Economic Development
PREPARED BY: Ryan Garcia
AGENDA ITEM NUMBER: 8.M.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Approve Amendment #2 to Preliminary Development Agreement with ZAS, LLC

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Through Consent, motion to approve Amendment #2 to Preliminary Development Agreement with ZAS, LLC and the South St. Paul Economic Development Authority.

OVERVIEW

On November 4, 2024, the Council approved a Preliminary Development Agreement (PDA) with the South St. Paul Economic Development Authority (EDA) and ZAS, LLC for a proposed mixed-use redevelopment of the approximately 5.6-acre site at the northeast corner of Grand Avenue East and Concord Street North. The Developer's proposed concept envisions transforming the site, which is currently vacant but was previously developed with industrial uses including the Dakota County Technical College's meatcutting school, 20/20 Brand Solutions, yard space for Twin City Pallet Co., and more historically several ag-industrial buildings of the former Swift & Co. packinghouse campus. ZAS's concept aligns closely to the mixed-use, walkable, livable vision for this area as identified in numerous City plans over the past 25 years: they propose adding an independent restaurant, "destination retail" (currently vetting an indoor pickleball center), and more than 150 units of market-rate housing at the site in a two-phase development program. Given the conditions of the site, including challenging geotechnical and environmental conditions, for the project to be economically viable we anticipate the necessity of utilizing a creative funding approach involving Tax Increment Financing and the leveraging of state and regional grant programs.

ZAS and the EDA continue to make significant progress towards the advancement of this development; however the executed PDA, as Amended in August 2025, is set to terminate on October 31, 2025. Due to outstanding issues related to site control, stormwater and other infrastructure, and Response Action Plan preparation and approval, the Developer and EDA agree that the project is not yet ripe for a formal purchase and development agreement(s). With this in mind, we have mutually resolved that a 60-day extension to the PDA is desirable as we continue to collaborate on these elements.

SOURCE OF FUNDS

The PDA as executed required an option payment, payable in installments to a total of \$30,000,

by the developer to retain the exclusive option to negotiate a purchase and development agreement and to assist with the City's administrative costs. The Developer has satisfied this obligation.

ATTACHMENTS

1. Preliminary Development Agreement
2. Second Amendment to Preliminary Development Agreement

**THE SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY,
THE CITY OF SOUTH ST. PAUL
AND
ZAS LLC**

PRELIMINARY DEVELOPMENT AGREEMENT

THIS PRELIMINARY DEVELOPMENT AGREEMENT (this “Agreement”), dated the 4th day of November, 2024, by and between the City of South St. Paul, a public body corporate and politic under the laws of the State of Minnesota (the “City”), the South St. Paul Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota (the “EDA”) and ZAS LLC, a South Dakota limited liability company (the “Developer”);

WITNESSETH:

WHEREAS, the EDA owns and desires to promote the development of certain property known as 125, 135, and 139 Grand Avenue East, South St. Paul, Dakota, County, Minnesota, as further described and depicted on Exhibit A attached hereto and incorporated by reference herein (the “Property”); and

WHEREAS, the EDA has determined that it is in the best interests of the EDA that the Developer be designated as the sole developer of the Property during the term of this Agreement; and

WHEREAS, the EDA intends that the site design for the Property be generally consistent with the 2040 Comprehensive Plan, the 2020 Hardman Triangle Redevelopment Plan, and the Concord Gateway Mixed-Use Zoning District and the current site design for the Property includes the following uses on the Property:

1. An approximately 4-story, market-rate residential apartment building with an estimated 145 residential units and not fewer than 140 garage parking stalls and adequate surface parking to, when combined with the garage parking stalls, meets a ratio of one stall per bedroom (the “Market-Rate Building”);

2. A 1- to 2- story, “destination retail” building to include experience-based commercial and/or retail uses, including a 1-story, full-service restaurant located near the northeast corner of Grand Avenue and Concord Street North (the “Commercial Building”);

3. An approximately 5-story, potentially independent senior-focused or workforce-focused apartment building with an estimated 40 to 110 residential units and adequate parking to meet a ratio of one stall per bedroom (the “Senior/Workforce Building”); and

4. A shared surface parking facility with an estimated 75 surface parking spaces serving the improvements described above (the “Parking”); and

WHEREAS, the Developer desires to acquire and develop all or a portion of the Property for purposes of constructing thereon the aforementioned mixed-use development (collectively the "Development"); and

WHEREAS, the EDA and Developer are interested in further planning and negotiation for the Developer's proposal for the Development; and

WHEREAS, Developer has indicated to the EDA that it will seek financial assistance from the City and/or the EDA to make the Development feasible; and

WHEREAS, the City or the EDA will need to determine if various studies, as may be determined to be reasonably necessary, should be conducted, including without limitation an environmental impact or related study, an infrastructure feasibility study, an economic impact study, and any other required analysis of the Development (the "Studies") and will need to determine that the proposed Development of the Property will have a positive impact on the City; and

WHEREAS, the City and the EDA will discuss with the Developer available financial assistance, grants, gifts or loans for the Development; and

WHEREAS, various land use, zoning, and subdivision issues and actions related to the Development and the Property are required to be approved by the City in order to facilitate the Development by the Developer; and

WHEREAS, the City and EDA agree to cooperate with the Developer to review and process various land use, zoning, and subdivision issues and actions related to the Development and the Property in order to facilitate the Development by the Developer; and

WHEREAS, the City, the EDA and the Developer are willing to undertake the Development if (i) a satisfactory agreement can be reached regarding EDA's commitment for public costs necessary for the Development; (ii) satisfactory mortgage and equity financing, or adequate equity resources for the Development can be secured by Developer; (iii) the parties reach a satisfactory resolution of zoning, land use, public infrastructure and site design issues; and (iv) the feasibility and soundness of the Development and other necessary preconditions have been determined to the satisfaction of the parties.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

1. Future Negotiations.

The parties agree to continue negotiations in an attempt to formulate a definitive plan for review and approval of all land use, zoning and subdivision approvals and any necessary development agreements or contracts based on the following:

- (a) Developer's current proposal for the Development, which shows the scope of the proposed Development in its latest form as of the date of this Agreement, together

with such changes or modifications to the proposal as agreed to by the Developer, the City and the EDA;

(b) Financial projections for the Development and related financial analysis of necessary public assistance;

(c) Other terms and conditions of this Agreement.

2. Statement of Intent.

Although not conclusive or binding on either party beyond the designation of Developer as the sole developer of the Property as set forth herein, it is the intention of the parties that this Agreement: (a) documents the present understanding and commitments of the parties; (b) will provide the EDA and City with the necessary information to determine the amount of available financial assistance for the Development, following receipt of pertinent financial projections related to the Development and subsequent, independent review by the City's financial consultants; (c) will lead to negotiation and execution of a mutually satisfactory development agreements or contracts prior to the termination date of this Agreement; and (d) will lead to an appropriate land use, zoning, and subdivision application or applications. The development agreements or contracts (together with any other agreements entered into between the parties hereto contemporaneously therewith) when executed and any land use, zoning, and subdivision approvals, will supersede all obligations of the parties hereunder.

3. Term; Duties.

(a) During the term of this Agreement, EDA and City agree to:

(i) Proceed to seek all necessary information with regard to the anticipated public costs, if any, associated with the Development.

(ii) Provide to the Developer copies of all due diligence items in EDA's and City's possession, including without limitation: title, survey, environmental (Environmental Phase I & Phase II reports), soils, and market studies.

(iii) Use good faith efforts to negotiate and enter into one or more development agreements with the Developer for the phased development of the Market Rate Building, the Commercial Building, the Senior/Workforce Building, and the Parking (and, if applicable, any future phases of Development).

(b) During the term of this Agreement, Developer agrees to:

(i) Develop and submit its detailed proposal, including the plans and specifications, for the Development.

(ii) Conduct additional due diligence review of the Property. It is mutually understood and agreed that the EDA has completed, without Developer's assistance or financial contribution, Geotechnical Assessments and Phase I and Phase II

environmental site assessments prior to execution of this Agreement, which assessments have been and / or will be provided to Developer.

(iii) Use good faith efforts to obtain approval by the EDA and the City (including its Engineer, Planning and Inspection Department, and any other necessary governing authority) for approval of the site plan, exterior elevations and finishes, and such other zoning approvals as may be required.

(iv) Use good faith efforts to obtain any other necessary governmental approval from any governing authority.

(v) Use good faith effort to obtain financing on terms acceptable to Developer, in its sole discretion, which may include, but are not limited to public financial assistance (such as pay-as-you-go tax increment financing ("TIF") in a mutually agreeable amount), grants from other governmental entities (as applicable), private loans and equity investment for the Development.

(vi) Use good faith efforts to negotiate and enter into one or more development agreements with the EDA for the phased development of the Market Rate Building, the Commercial Building, the Senior/Workforce Building, and the Parking (and, if applicable, any future phases of Development).

4. Financial Assistance; TIF.

(a) EDA understands that the Developer is seeking financial assistance from the City and/or the EDA. During the term of this Agreement, Developer shall:

(i) Submit to EDA a design proposal to be reviewed by EDA showing the location, size, and nature of the proposed Development, including layouts, renderings, elevations, and other graphic or written explanations of the Development. The design proposal shall be accompanied by a proposed schedule for the starting and completion of the Development.

(ii) Submit an overall cost estimate for the design and construction of the Market-Rate Building, Parking, Commercial Building, and if applicable, a separate overall cost estimate for any subsequent phases.

(iii) Submit an anticipated time schedule for each planned phase of the Development.

(iv) Undertake and obtain such other preliminary economic feasibility studies, income and expense projections, and such other economic information as Developer may desire to further confirm the economic feasibility and soundness of the Development.

(v) Submit to EDA the Developer's financing plan showing that the proposed initial phase of the Development is financially feasible, and if applicable, a separate financial plan for any subsequent phases.

(vi) Furnish information in its possession or provide additional information as reasonably requested by the City or EDA to assist the City and EDA's determination of the appropriate amount of financial assistance needed for the Development, including good faith cooperation with the City or EDA's financial consultants and legal counsel.

(b) Developer understands that the TIF sought for the proposed Development must comply with state statute and the EDA's TIF policy. The EDA agrees in any development agreement or contract entered into as contemplated herein that the EDA will review and consider such financing as allowed by law, but no provision shall be construed as an affirmative approval of such financing until such time that a separate TIF agreement is entered into by both parties.

5. Feasibility.

It is expressly understood that execution and implementation of any development agreement or contract (together with any other agreements entered into between the parties hereto contemporaneously therewith) and any land use, zoning and subdivision approvals shall be subject to:

(a) A determination by the City and the EDA in their sole discretion that the undertakings are feasible based on (i) satisfaction of City Code requirements; (ii) the purposes and objectives of any development plan created or proposed for the Development; (iii) the Studies, if any; and (iv) the best interests of the City and the EDA.

(b) A determination by Developer in its sole discretion that the Development is feasible and in the best interests of Developer.

6. Costs; Exclusive Option and Administrative.

Developer shall be solely responsible for all costs incurred by Developer. Within five business days of full execution of this Agreement, the Developer agrees to submit a non-refundable option payment to the EDA in the amount of \$15,000, with additional payments of \$5,000 each due to the EDA on or before each the following subsequent dates: January 1, 2025, April 1, 2025, and July 1, 2025, as long as this Agreement has not been terminated or replaced with a formal development agreement for the Development prior to any such date. For the purposes of this Agreement, the term "Administrative Costs" means out of pocket costs incurred by the EDA or the City, together with consultants (including engineering, surveys, legal, financial advisor, acquisition specialist, relocation consultant, environmental analysis, environmental advisor, planning advisor, etc.), all attributable to or incurred in connection with the review of the development agreement, Development or other related contracts or agreements (together with any other agreements entered into between the parties hereto contemporaneously therewith), the negotiation and preparation of the definitive development agreement or agreements, and other documents and agreements in connection with the Development. Any application or escrow fees generally collected by the City for planning applications such as the Developer may file in relation to the Development will be collected separately pursuant to the City's applicable ordinances.

7. Effective Date; Expiration.

This Agreement is effective from the date hereof through August 31, 2025. After such date, neither party shall have any obligation hereunder except as expressly set forth to the contrary herein.

8. Termination.

This Agreement may be terminated upon fourteen (14) days written notice by EDA to Developer, or Developer to EDA, if:

(a) An essential precondition to the execution of a contract cannot be met; or

(b) If, in the respective sole discretion of the City, EDA or Developer, an impasse has been reached in the negotiation or implementation of any material term or condition of this Agreement, and the parties have been unable to resolve such impasse through good-faith negotiations within 30 days after the party determining the impasse has notified the other party in writing of such determination.

9. Sole Developer.

Developer is hereby designated by the City and the EDA as the sole developer of the Property during the term of this Agreement and the City and the EDA agree to negotiate solely with Developer with respect to the acquisition or development of the Property. The City and EDA agree not to market the Property or to make, accept, negotiate, or otherwise pursue any other offers for sale, purchase or development of the Property until this Agreement expires or is terminated pursuant to Section 7 or Section 8 herein.

10. Right of Entry.

In connection with this Agreement, EDA hereby grants to the Developer, its agents, employees, officers, and contractors (the "Authorized Parties") a right of entry on the Property for the purpose of performing all due diligence work and inspections deemed necessary by the Developer to fulfill its obligations under this Agreement (the "Permitted Activities"). Developer is responsible for any and all costs related to the Permitted Activities conducted on the Property. Developer agrees to indemnify, save harmless, and defend the Authority and its officers and employees, from and against any and all claims, actions, damages, liability and expense in connection with personal injury and/or damage to the Property arising from or out of any occurrence in, upon or at the Property to the extent caused by the act or omission of the Authorized Parties in conducting the Permitted Activities on the Property, except (a) to the extent caused by the negligence, gross negligence, willful misrepresentation or any willful or wanton misconduct by the City or the EDA, or their officers, employees, agents or contractors; and (b) to the extent caused by a "Pre-Existing Condition" as defined in this paragraph 10. "Pre-Existing Condition" shall mean any geologic or soil condition, any defect in the condition of improvements located on the Property, or any condition caused by the existence of hazardous substances or materials in, on, or under Property, including without limitation hazardous substances released or discharged into the drainage systems, soils, groundwater, waters or atmosphere, which condition existed as of the

date of this Agreement and became known or was otherwise disclosed or discovered by reason of the Authorized Parties' entry onto the Property.

11. Severability.

If any portion of this Agreement is held invalid by a court of competent jurisdiction, such decision shall not affect the validity of any remaining portion of the Agreement.

12. Breach; Waiver.

In the event any covenant contained in this Agreement should be breached by one party and subsequently waived by another party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach.

13. Notice.

Notice or demand or other communication between or among the parties shall be sufficiently given if sent by email (provided such message is not rejected and does not otherwise "bounceback"), by mail, postage prepaid, return receipt requested, by nationally recognized overnight courier or delivered personally to the following address (which may be changed by either party by notice provided in accordance with this section):

- (a) As to EDA/City: South St. Paul Economic Development Authority
125 3rd Avenue N
South St. Paul, MN 55075
Attn: Executive Director
Email: rgarcia@southstpaul.org
- (b) As to Developer: ZAS LLC
5605 Tracy Avenue
Edina, MN 55436
Attn: Alex Gese
Email: alex@zavidevelopment.com

14. Assignment.

Developer may assign its rights and obligations under this Agreement to an affiliate or subsidiary of Developer, or to any entity under common control with Developer, without the prior consent of the City or EDA.

15. Counterparts.

This Agreement may be executed simultaneously in any number of counterparts (and counterparts may be exchanged by electronic transmission (including by email)), all of which shall constitute one and the same instrument.

16. Governing Law.

This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

17. Incorporation.

The Recitals set forth in the preamble to this Agreement and the Exhibits attached to this Agreement are incorporated into this Agreement as if fully set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, each of the parties hereto have caused this Agreement to be duly executed in its name and behalf as of the day and year first above written.

DEVELOPER:

ZAS LLC.

a South Dakota limited liability company

By: 

Name: Alex Gese

Its: Owner

CITY:

CITY OF SOUTH ST. PAUL

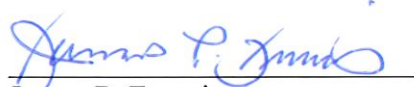
By: James P. Francis
James P. Francis
Its Mayor

By: Deanna Werner
Deanna Werner
Its Clerk

EDA:

SOUTH ST. PAUL ECONOMIC DEVELOPMENT
AUTHORITY

By:



James P. Francis
Its President

By:



Ryan Garcia
Its Executive Director

EXHIBIT A

PARCEL ID NUMBERS AND DEPICTION OF PROPERTY

36-03800-00-062

36-03800-00-061

36-03800-00-073

36-03800-00-072

(Full Legal Description of Development Property to be prepared prior to Development Agreement)



**DRAFT DEVELOPMENT PROPOSAL (PRELIMINARY DRAFT -
SUBJECT TO UPDATE AND REVISION)**



**THE SOUTH ST. PAUL ECONOMIC DEVELOPMENT AUTHORITY,
THE CITY OF SOUTH ST. PAUL
AND
ZAS LLC**

SECOND AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO PRELIMINARY DEVELOPMENT AGREEMENT (this “Amendment”), is made as of the 6th day of October, 2025, by and between the City of South St. Paul, a public body corporate and politic under the laws of the State of Minnesota (the “City”), the South St. Paul Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota (the “EDA”) and ZAS LLC, a South Dakota limited liability company (the “Developer”).

WITNESSETH:

WHEREAS, the EDA, City and Developer are parties to that certain Preliminary Development Agreement dated November 4, 2024, as amended by that certain Amendment to Preliminary Development Agreement dated August 5, 2025 (collectively, the “Agreement”), with respect to the development of certain property known as 125, 135, and 139 Grand Avenue East, South St. Paul, Dakota County, Minnesota, as further described in the Agreement; and

WHEREAS, the EDA, City and Developer are working in good faith to modify and update the Agreement to reflect current circumstances and conditions and wish to enter into this Amendment to provide additional time to do so.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants and obligations set forth herein, the parties agree as follows:

1. Extension of Term. Section 7 of the Agreement is hereby amended to provide that the term of the Agreement is extended through December 31, 2025.

2. Counterparts. This Amendment may be executed simultaneously in any number of counterparts (and counterparts may be exchanged by electronic transmission (including by email)), all of which shall constitute one and the same instrument.

3. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the state of Minnesota.

4. Incorporation. The Recitals set forth in the preamble to this Amendment are incorporated into this Amendment as if fully set forth herein.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]□

IN WITNESS WHEREOF, each of the parties hereto have caused this Amendment to be duly executed in its name and behalf as of the day and year first above written.

DEVELOPER:

ZAS LLC.
a South Dakota limited liability company

By: 
Name: Alex Gese
Its: Owner

☐

CITY:

CITY OF SOUTH ST. PAUL

•

By: _____
James P. Francis
Its Mayor

By: _____
Deanna Werner
Its Clerk

☐

EDA:

SOUTH ST. PAUL ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

James P. Francis
Its President

By: _____

Ryan Garcia
Its Executive Director



CITY COUNCIL AGENDA REPORT

DATE:

October 6, 2025

DEPARTMENT:

Parks & Recreation

PREPARED BY:

Shannon Young, Michael Healy

AGENDA ITEM NUMBER:

11.A.

MEETING TYPE

Regular Meeting

AGENDA ITEM

Pool Feasibility Study Final Report

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Accept the pool feasibility study final report.

OVERVIEW

Background

After a yearlong community engagement process, South St. Paul adopted a new Parks Master Plan in 2024. The Parks Master Plan is a framework for making improvements to each park as funding is available and addressing challenges that are facing the parks system. One of the big challenges facing South St. Paul today is the status of its aquatics program, which needs significant reinvestment in order to continue for another generation of park users. Northview Pool, which was built in 1956, has outlived most of the other outdoor municipal swimming pools that were constructed throughout Minnesota during the 1930's through the 1960's, but it is now at the end of its useful life. The almost 70-year-old mechanical equipment could fail at any time and the pool would then become completely inoperable. During public engagement for the Parks Master Plan, residents made it very clear that they want the City to continue to offer an aquatics program. Many residents stated that they want the City to "save" Northview Pool, but there was no consensus about what should happen if the existing pool facility cannot be saved because the pool shell, plumbing, and mechanical equipment have all reached the end of their useful lives.

In July of 2024, the City released a request for proposal (RFP) seeking a qualified consultant to help City Staff conduct a Pool Feasibility and Design Study and develop a community consensus regarding the future of the aquatics program. The City received proposals from five qualified firms and selected JLG Architects after interviewing top candidates. The purpose of the study is to help the community decide what type of aquatics facility it wants to have, understand the costs of building that facility, and identify funding sources to pay for the construction and ongoing operation of that facility. JLG Architects has advised that both Northview Pool and Lorraine Park Splash Pool are at or near the end of their useful lives and the most cost-effective way for the City to handle aquatics is to demolish both existing facilities and build one new consolidated

aquatics center that will feature a full-sized swimming pool and a spray feature for young children so that entire families can enjoy the pool together. Currently, families with young children generally go to Lorraine Splash Pool and families with older children generally go to Northview Pool. Neither existing pool has the ability to comprehensively entertain a family with children of all ages and this has a very real and very negative impact on total attendance numbers.

Public Engagement Results

The project team hosted an open house at Kaposia Library on March 19th and shared four possible options for a new, comprehensive aquatics facility. Each of the four options would involve the construction of a new aquatics center to serve the community and would place that facility at either Northview Park, Lorraine Park, or Jefferson Park. At the March 19 meeting, the options were framed to solicit community feedback as to whether those participating would theoretically vote in favor of a ballot measure (referendum) that funded the construction of any particular option through a property tax increase. Each "mock referendum" option also proposed to include some immediate repairs and improvements to the park that would have been losing an existing pool. All of the proposed park improvements that were presented on March 19 were informed directly by the Parks Master Plan.

Community members who attended the open house had an opportunity to meet with the project team to ask questions and view a series of informational boards that showcased what each option could accomplish. There was also a tax impact board that compared the property tax impact that the owner of a median value home might expect to see if a referendum was ultimately undertaken and successful (for each of the alternatives). At the end of the event, each attendee was invited to take a survey and share what type of vote they would cast if each of the four referendum options were to be placed on the ballot during an upcoming election. Following the in-person open house, the City launched an online version of the open house and survey which was up on the website for several weeks and promoted on social media.

In total, 537 community members participated in public engagement and filled out a survey with the following results:

- The public generally does not support building a new aquatics center at Lorraine Park. A large majority of respondents indicated that they would vote "no" on this option if it were taken to a referendum.
- The public generally does not support building an indoor aquatics center. A large majority of respondents indicated that they would vote "no" on this option if it were taken to a referendum.
- Based on the survey results, an outdoor aquatics center at Northview Park has the best

chances of passing a referendum. 300 respondents indicated they would vote "yes," 170 respondents indicated they would vote "no," and 58 respondents did not give an answer. This means that almost 57% of respondents would vote "yes."

- Based on the survey results, an outdoor aquatics center at Jefferson Park might pass a referendum. 251 respondents indicated they would vote "yes," 233 respondents indicated they would vote "no," and 52 respondents did not give an answer. This means that only about 47% of respondents would vote "yes" today and it would require additional outreach and education to convince voters to support this option.

Overview of Proposed Northview Park Aquatics Center

The City Council discussed the public engagement results at their June 14th worksession and directed the project team to eliminate Lorraine Park and Jefferson Park from consideration and move forward with designing an aquatics center at Northview Park. The project team brought a first draft conceptual design plan for the Northview Park Aquatics Center to the July 14th worksession, and the City Council provided feedback on the proposed conceptual design.

The project team has incorporated Council feedback from the July 14th meeting and the final conceptual design for the Northview Park Aquatics Center features the following amenities:

- A 6,026 square foot pool. *This is slightly larger than the existing Northview Pool, which is 5,000 square feet in size.*
- New pool building with changing rooms, staff spaces, concessions, and space for mechanical equipment.
- A new pool with beach entry, lap lanes, and a diving area.
- A play structure in the shallow end.
- A diving board.

- A climbing wall.
- Six (6) shade structures.
- A repaved and resurfaced 41-stall parking lot that would use the footprint of the existing lot.
- Two water slides

Costs for Proposed Northview Park Aquatics Center

The consultant team has prepared detailed estimates of what it will cost to build the proposed aquatic center and what it will cost to operate it each year. They have also prepared an estimate of how much revenue the facility might be expected to bring in each year based on a recommended fee structure for admissions and programming. The full analysis is included in the attachments at the end of this memo. Here are the highlights:

- The proposed aquatics center is estimated to cost roughly \$8,547,636. *This estimate includes both hard costs and soft costs (i.e. engineering and design costs). The consultant has prepared what they believe is a conservative estimate. The project will need to be put out to bid, and the final construction cost will depend on what bids are submitted by private pool construction contractors. The City generally must accept the lowest qualified bid for construction projects.*
- The proposed aquatics center is estimated to cost between \$255,947-\$285,273 to operate each year for the first five years of operation.
- The proposed aquatics center is estimated to bring in between \$166,820-\$198,836 each year for the first five years of operation. *This estimate depends on the City adopting the fee structure that is recommended by the consultant team. The number could change if admissions and programs are priced differently.*
 - At this revenue level, the proposed aquatics center should be able to recover between 65%-70% of its annual operating costs each year for the first five years of operation.
 - The remaining cost to operate the aquatics center each year will come out of the

City's general budget for park operations. It is estimated that this will be between \$86,000-\$89,000 each year for the first five years of operation.

Timeline for Next Steps

The project team, City Staff, the City Council, and South St. Paul's representatives at the State Legislature have been in constant communication about "next steps." The tentative plan for building the new aquatics center is as follows:

1. The City will need to set a final budget for the pool and will need to hire a design team and construction manager to engage in the formal design process. *This process will turn the pool feasibility study's preliminary conceptual design into final construction drawings that can be used to bid the aquatics center project. The tentative plan is to have final construction drawings completed by the spring of 2026.*
2. South St. Paul's representatives at the State Legislature feel that there is a very good chance they will be able to secure some level of State financial support for a new aquatics center as part of a statewide bonding bill in 2026. *The City will know by the end of May whether the State Legislature is willing to contribute financially to the construction of the Northview Park Aquatics Center.*
3. After the City learns how much the State Legislature is willing to contribute financially, the City Council will need to commit to covering the City's share of the project. The City Council consensus at the July 14th Worksession was that they wanted to cover the City's portion of the cost by pursuing the issuance of general obligation Tax Abatement bonds. This process involves a public hearing and a formal vote on a resolution. At least 4 of the 7 City Councilmembers must vote "Yes" on the resolution to issue the bonds to pay for the City's share of the project. *Every \$1 million dollars that the City borrows to build a new aquatics facility is anticipated (at current interest rates) to add roughly \$10 to the annual property taxes of the median value home for the next 20 years. For example, an \$8 million bond would mean that the owner of a \$283,000 house would pay roughly \$80 more in property taxes each year for a term of 20 years (the typical term for general obligation debt used historically by the City).*
4. Only Lorraine Park Splash Pool will open during the summer of 2026. Northview Pool will not open so that it can be demolished to prepare the site for the construction of the new aquatics center. Construction of the new aquatics center is tentatively planned to begin during the summer of 2026.

5. The tentative plan is for construction of the new aquatics center to be completed sometime during the summer of 2027. If construction goes well, it is possible that the new aquatics center would be able to open during July of 2027 for a partial swim season.

Recommended Action

City Staff recommends that the City Council accept the pool feasibility study final report.

SOURCE OF FUNDS

The Pool Feasibility Study is being paid for using general fund dollars and has a "not to exceed" cost of \$89,674.

ATTACHMENTS

1. Pool Feasibility Study Final Report
2. Northview Park Aquatics Center Operations Plan
3. Updated Pool Feasibility Study FAQ

ATTACHMENT 1
POOL FEASIBILITY
STUDY FINAL REPORT

SOUTH ST PAUL AQUATICS STUDY

PRE-DESIGN SUBMITTAL
SEPTEMBER 2025



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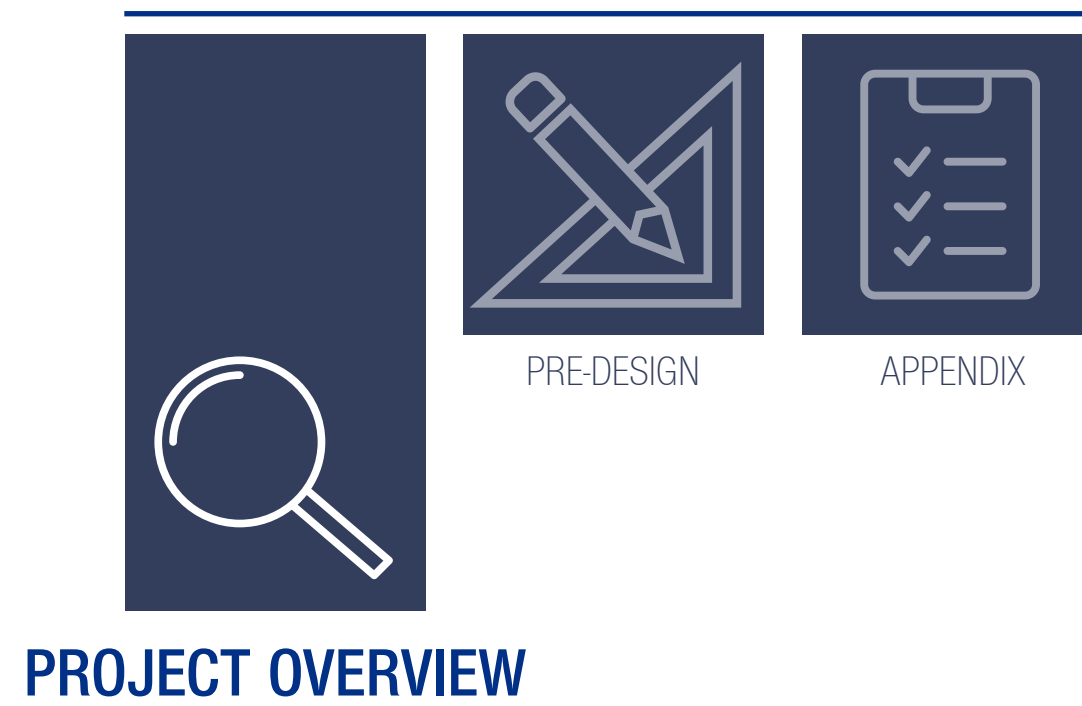
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STUDY OVERVIEW

The team of JLG Architects, Reengineered, Ballard*King, and Bolton & Menk were brought together by the City of South St. Paul to conduct a feasibility study of how to address aging outdoor aquatic facilities in Northview Park and Lorraine Park. In 2005 a South St. Paul Parks Master Plan was created and in 2024 a study was conducted to create the Park System Plan. These two studies brought to light the need and desire from the residents of South St. Paul to rejuvenate their aging pools. The 2024 Park System Plan presented two options for Northview Park: 1) replace the swimming pool with a new swimming pool, or 2) replace the swimming pool with a splash pad and other park amenities. The Park System Plan also presented two options for Lorraine Park: 1) replace the splash pool with a new splash pool and add a new swimming pool, or 2) replace the splash pool with a new splash pool and add other park amenities.

The following report expands upon the previous work completed in South St. Paul, exploring additional options for new and expanded aquatics facilities. The project incorporated multiple facets of community engagement as well as South St. Paul Parks and Recreation input and city leadership input. The document summarizes the overall study process, steps and outcomes, and final design and budgetary recommendations for the project going forward.

PROJECT TEAM

OWNER TEAM

- Shannon Young - Parks & Recreation Director
- Michael Healy - Planning Manager
- Heather Flock - Recreation Supervisor

STUDY TEAM

- Adam Barnett - JLG Architects
- Kalle Kutschera - JLG Architects
- Darin Barr - Ballard*King
- Steve Bireley - Ballard*King
- Nick Nowacki - Reengineered
- Kara Nelson - Reengineered
- Jay Pomeroy - Bolton & Menk
- Tyler Westerlund - Bolton & Menk

PROJECT SCHEDULE

STUDY PROCESS – MEETING HISTORY

PRE-DESIGN MEETING: OCTOBER 29TH, 2024

- Owner Kick-Off Meeting – Project team introductions, history of the project, schedule, etc.

PRE-DESIGN MEETING: APRIL 18TH, 2024

- Review splash pad, wading pool, program pool, and indoor pool options

PRE-DESIGN MEETING: JANUARY 14TH, 2025

- Discuss City Council meeting and Community Engagement event

PRE-DESIGN MEETING: JANUARY 28TH, 2025

- Review City Council meeting slide deck

CITY COUNCIL MEETING: FEBRUARY 10TH, 2025

- Present study update to City Council

PRE-DESIGN MEETING: FEBRUARY 25TH, 2025

- Review design progress

PRE-DESIGN MEETING: MAY 24TH, 2024

- Community Survey closed and discussion overview

PRE-DESIGN MEETING: MARCH 13TH, 2025

- Review Community Open House presentation boards

COMMUNITY OPEN HOUSE: MARCH 19TH, 2025

- Present aquatics options to the community and gather feedback

PRE-DESIGN MEETING: MARCH 31ST, 2025

- Discuss themes from the Open House event, discuss next steps

ONLINE SURVEY: MARCH 31ST, 2025 - APRIL 18TH, 2025

- Online survey for community feedback is open

PRE-DESIGN MEETING: APRIL 24TH, 2025

- Review online survey results and prepare for City Council meeting

CITY COUNCIL MEETING: MAY 12TH, 2025

- Update City Council on community engagement results and provide recommendation

PRE-DESIGN MEETING: JUNE 17TH, 2025

- Review design progress

PRE-DESIGN MEETING: AUGUST 21ST, 2025

- Review final design and timeline for completion of study

PRE-DESIGN MEETING: SEPTEMBER 25TH, 2025

- Review final draft of operations analysis plan

CITY COUNCIL MEETING: OCTOBER 6TH, 2025

- Final presentation of study to City Council

EXECUTIVE SUMMARY

The purpose of this study was to evaluate the feasibility of aquatics facilities at various parks throughout South St. Paul to replace the current aging facilities. The feasibility study process included a number of important steps: a market and demographics analysis, site test fits, community engagement consisting of an Open House event and online survey, building programming, and project financial analysis exploring project costs and operational costs for a potential facility. This report includes the detailed findings and information resulting from the overall study process. The following contains a brief summary of the steps included and the outcomes from each. Lastly, recommended next steps are included should the project continue to move forward.

MARKET/DEMOGRAPHIC ANALYSIS

A market analysis has been completed for the City of South St. Paul, Minnesota for possible aquatics facilities. The analysis includes an examination of the demographic characteristics of the market area, a review of pool attendance, and an analysis of aquatics facilities provided by similar cities. This information provides the foundation for the determination of the key factors for a successful aquatics facility as well as the operational realities of the project. Notable outcomes from the analysis include:

Opportunities:

- 14.8% of the South St. Paul population swims, producing 96,447 pool visits (using NSGA data).
- The city has an existing investment in aquatics recreation and enhancing this for the future will provide improved opportunities.

Challenges:

- Pool participation has declined since the mid-1990s.
- Pools which were built to last 40 years have outlived their lifespan, leading to increasing maintenance costs.
- Operating and maintaining two outdoor pool locations (Northview and Lorraine) is a challenge for the City. Cities of a comparable size and demographics typically only operate one.

SITE TEST FITS

The City identified Northview Park, Lorraine Park, and Jefferson Park as three potential aquatics project locations. To explore the options at these parks, the design team conducted high-level test fits of outdoor aquatics, indoor aquatics, and other park amenities (including destination playgrounds, pickleball courts, skate parks, picnic shelters, and basketball courts) at each park. The test fits revealed that any of the three parks could host indoor or outdoor aquatics facilities, along with other existing or new park amenities. While the three parks were all spatially viable, community input was essential in determining which options were popular with the community.

COMMUNITY OPEN HOUSE

The project team held a Community Open House event to get feedback from potential facility users. Notable outcomes from the conversations with the community include:

- Residents were open to consolidating aquatic facilities into one park, with Northview being the most popular location, followed by Jefferson, and then Lorraine. A key component to the consolidation being that if a park loses a pool, it is replaced with some other park amenity (accessible playground, picnic shelter, pickleball courts, etc.)
- Activities for all ages, from play features for young children to water aerobics classes for the elderly, is important to the community.
- Community members shared fond memories of the pool at Northview and the old Lorraine pool. Some saw learning to swim and going to the pool by themselves as a rite of passage.
- While there was some interest in an indoor facility expressed, there were concerns about cost and a loss of the outside experience. Those in favor of an indoor facility wanted a retractable roof or operable wall such that it could be semi-outdoors.

COMMUNITY SURVEY

The City and the project team created and distributed a survey to the community of South St. Paul to determine their preferences for aquatics facility type (indoor vs. outdoor) and location. Paper surveys were given to the Open House attendees, and an on-line survey was distributed by the City. The combined survey received 537 total responses (475 on-line plus 62 paper). Findings from this survey include:

- 44% of participants put Northview Park as their top choice for a consolidated aquatics facility, compared to 34% for Jefferson Park and 16% for Lorraine Park (the remainder left the question blank).
- In a mock referendum question, the option of an outdoor pool at Northview Park was the only option that had significantly more “yes” votes than “no” votes. (300 “yes” votes, 179 “no” votes, and 58 left empty).
- The Jefferson Park indoor pool option was less popular than the Jefferson Park outdoor pool option, indicating that an indoor pool is not viable.

Full survey report found in the appendix.

EXECUTIVE SUMMARY CONTINUED

BUILDING PROGRAMMING AND FACILITY RECOMMENDATIONS

Based upon conversations with the City, stakeholders, and feedback from the community survey, the design team moved forward with a conceptual design for an outdoor aquatics facility at Northview Park. The design proposes demolishing the existing box pool and bathhouse building and replacing it with new facilities in generally the same location to minimize cost associated with sitework. It also proposes redoing the existing parking lot to better utilize the space and clearly delineate parking. The proposed new pool is multi-generational and flexible including a zero-depth beach entry and play area, open program area for lessons and classes, lap lanes, tower slides, and a deep water area for diving. The new bathhouse building supports the pool with family-friendly changing rooms, staff areas, concessions, and mechanical space. The conceptual design creates an active space accessible to all residents of South St. Paul that reflects their values.

OPERATIONS AND FINANCIAL ANALYSIS

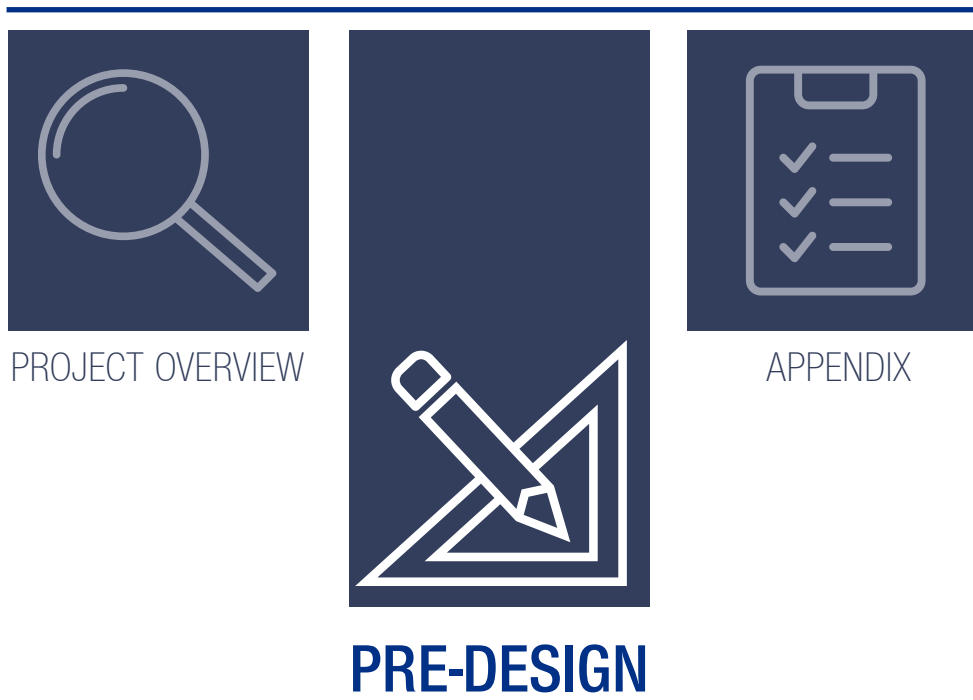
Ballard*King studied the feasibility and created an operational analysis based on the proposed programming developed by the study team. This report focused on the build of a new aquatics facility that would be run and operated similar to the existing pool facilities. Findings of this study were done to inform the group of operational costs and needs of this proposed facility. Key findings of opportunities found within this study include:

- The city of South St. Paul and its community see great value in proving outdoor aquatics recreational opportunities.
- Consolidating outdoor facilities to one park reduces the staffing level required, creates operational efficiencies, and opens opportunities for amenities in other parks.
- Proposed operations model suggests a cost recovery percentage between 65%-70% (see appendix for details).

PROPOSED NEXT STEPS

For the project to develop further the study team recommends exploring the following:

- City to determine funding mechanism(s)
- City to determine project budget
- City to hire design team and construction manager to engage formal design process



PROJECT PROGRAM

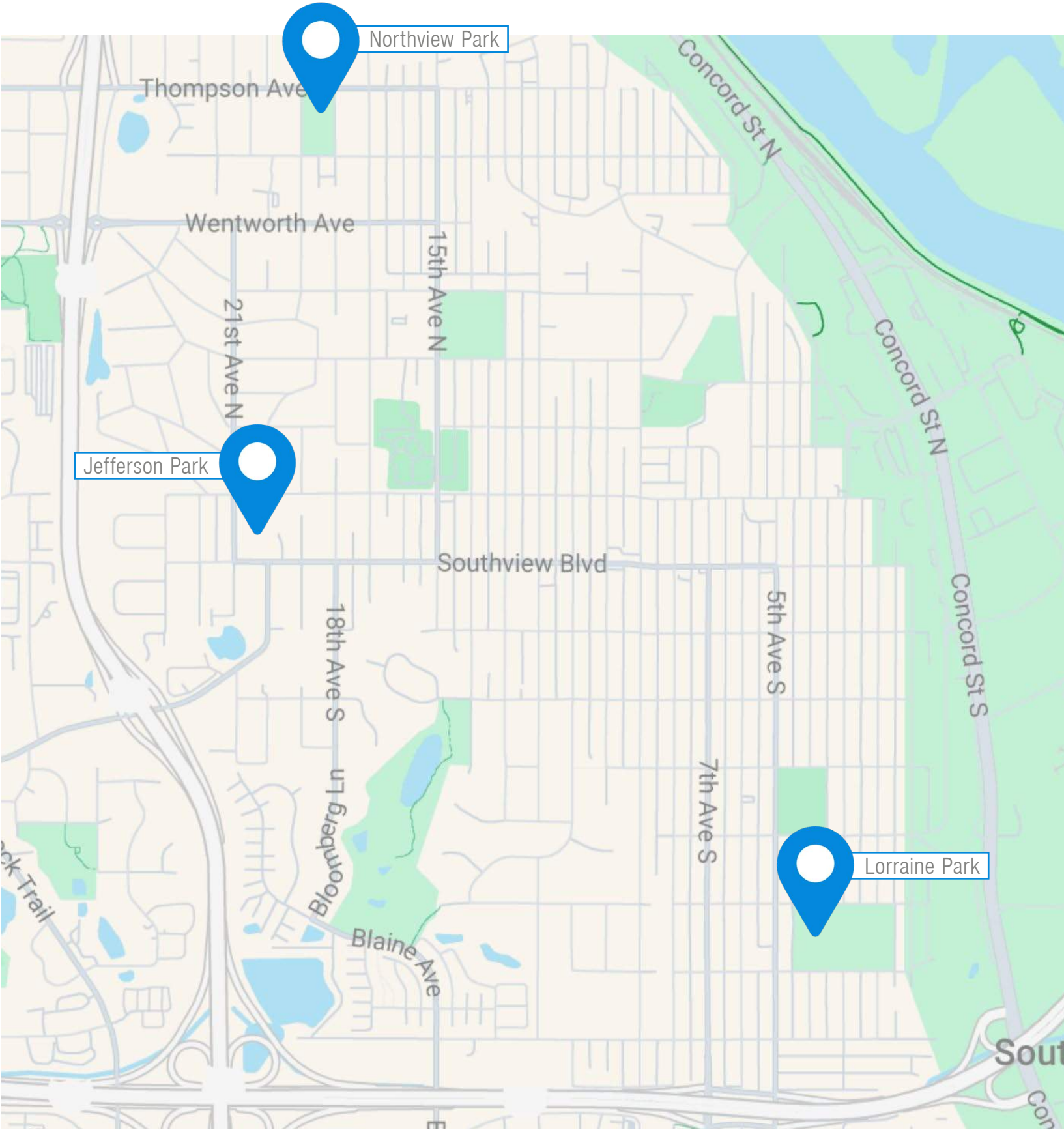
The proposed project program was developed through conversations with South St. Paul parks and recreation leadership and builds upon prior work completed in previous parks master planning. Size of pool and amenities and programming water depths were developed through conversations with city leadership, parks and recreation staff and Reengineered. Proposed facility size, amenities, spaces, and number of rooms/fixtures were determined based upon final pool size and the MN pool code requirements. Program reflects sizes for a conceptual design, and additional design work is recommended to finalize all sizes and quantities.

	AREA	UNITS	COMMENTS
POOL BUILDING			
Check-in	132	sf	Reception area for guest check in
Staff Room	286	sf	Staff room adjacent to check-in, pool, and concessions with private toilet/shower
Staff Toilet/Shower	96	sf	Toilet and shower accessed from the staff only area
Concessions	330	sf	Serving counter, fridges, freezers, and counter space for appliances
Concessions Storage	116	sf	Storage area with mop sink and storage racks
Toilet/Showers	672	sf	(6) toilet/showers rooms for guests with a changing bench
Toilet/Shower + Adult Changing Table	161	sf	(1) larger toilet/shower room with an adult changing table
Janitor	58	sf	Janitor Closet adjacent to toilet/shower area
Mechanical/Electrical	261	sf	
Pool Mechanical	560	sf	
Subtotal	2,672	sf	
Total Building Area	3,764	sf	Total footprint area including walls

	AREA	UNITS	COMMENTS
POOL			
Family Play Area (0' to 3')	1,620	sf	Zero-depth entry, play structure, family oriented
Program Area (3' to 5')	2,535	sf	Shallow area for programming and lap swimming
Slide Plunge Area	793	sf	Slide discharge area
Deep Water Area (5'+)	1,078	sf	Deep area for diving board, climbing wall, and lap swimming
Total Pool Area	6,026	sf	Existing Northview pool is 5,000 sf

SITE TEST FITS

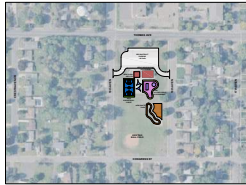
Utilizing the established building program, the design team conducted multiple scaled, site test fits of a proposed new pool and pool building. Sites explored for the study included Northview Park and Lorraine Park, which already have pools and were identified in previous studies. Jefferson Park was chosen to be included because of its central location and open available space. Preliminary test fits showed that all three parks could accommodate a wide range of aquatics options including a splash pad, program pool, or indoor pool. Thus all three parks were included in the following options presented at the Community Open House event to gauge interest in each location.



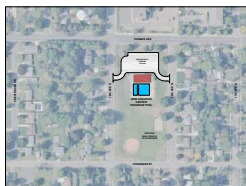
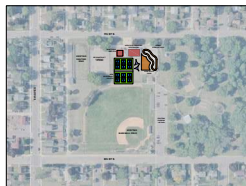
SITES FOR POTENTIAL AQUATICS OPPORTUNITIES

COMMUNITY ENGAGEMENT - SITE OPTIONS SUMMARY

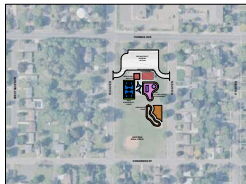
PARKS REFERENDUM OPTION 1

JEFFERSON	NORTHVIEW	LORRAINE	PRELIMINARY ESTIMATE OF TOTAL COST	TAX INCREASE TO MEDIAN VALUE HOME (PER YEAR)
			\$13,350,000	\$134
INDOOR AQUATICS	SITE IMPROVEMENTS	DEMO POOL		

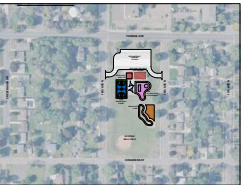
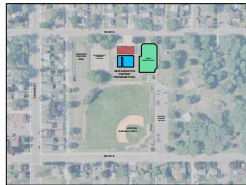
PARKS REFERENDUM OPTION 2

JEFFERSON	NORTHVIEW	LORRAINE	PRELIMINARY ESTIMATE OF TOTAL COST	TAX INCREASE TO MEDIAN VALUE HOME (PER YEAR)
			\$9,000,000	\$90
NOT IN SCOPE	OUTDOOR AQUATICS	SITE IMPROVEMENTS		

PARKS REFERENDUM OPTION 3

JEFFERSON	NORTHVIEW	LORRAINE	PRELIMINARY ESTIMATE OF TOTAL COST	TAX INCREASE TO MEDIAN VALUE HOME (PER YEAR)
			\$9,550,000	\$96
OUTDOOR AQUATICS	SITE IMPROVEMENTS	SITE IMPROVEMENTS		

PARKS REFERENDUM OPTION 4

JEFFERSON	NORTHVIEW	LORRAINE	PRELIMINARY ESTIMATE OF TOTAL COST	TAX INCREASE TO MEDIAN VALUE HOME (PER YEAR)
			\$9,200,000	\$92
NOT IN SCOPE	SITE IMPROVEMENTS	OUTDOOR AQUATICS		

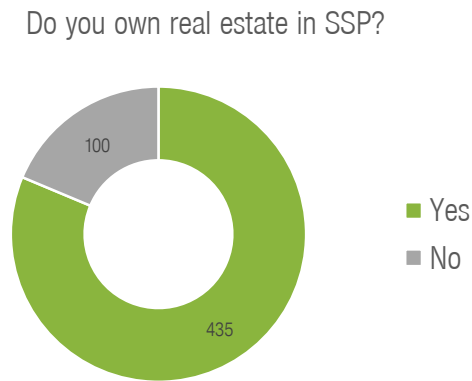
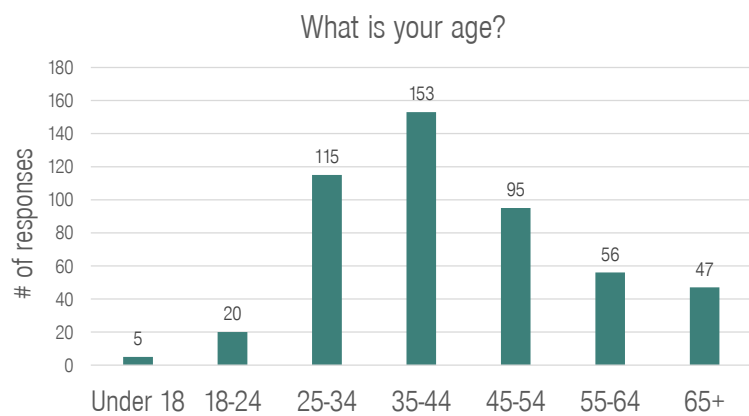
TAX IMPACT INFORMATION

- Annual property tax increase is calculated for a \$283,000 house if the project is 100% funded by referendum
- The City is pursuing additional funding sources
 - State funding
 - Private donor funding
- If additional funding is sourced, the tax increase would be less

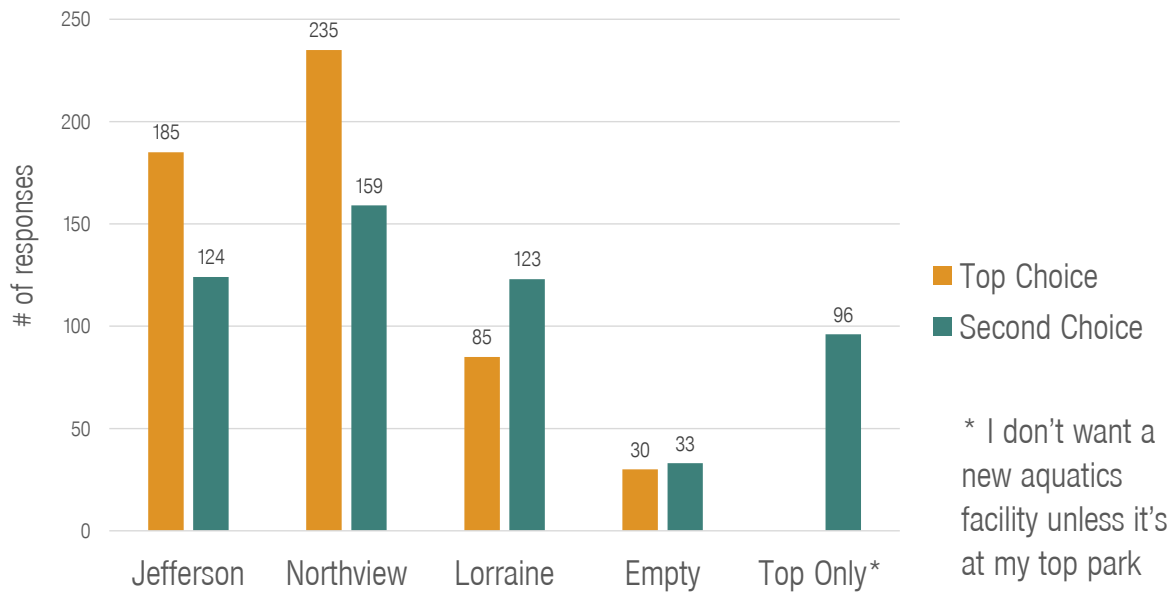
COMMUNITY ENGAGEMENT - COMMUNITY SURVEY

What was asked

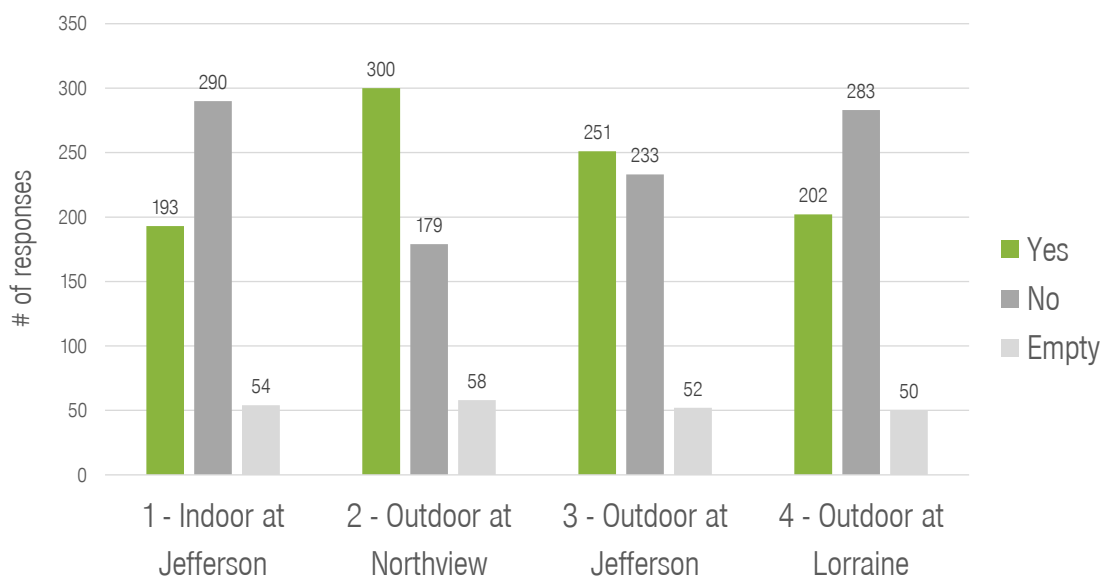
- If the City consolidates its aquatic facilities by building a new aquatics center at one park, which of these three parks is your top choice location?
- Would you vote in favor of Referendum Option...
 1. Indoor Aquatics at Jefferson
 2. Outdoor Aquatics at Northview
 3. Outdoor Aquatics at Jefferson
 4. Outdoor Aquatics at Lorraine
- What is your age?
- Do you own real estate in South St Paul?



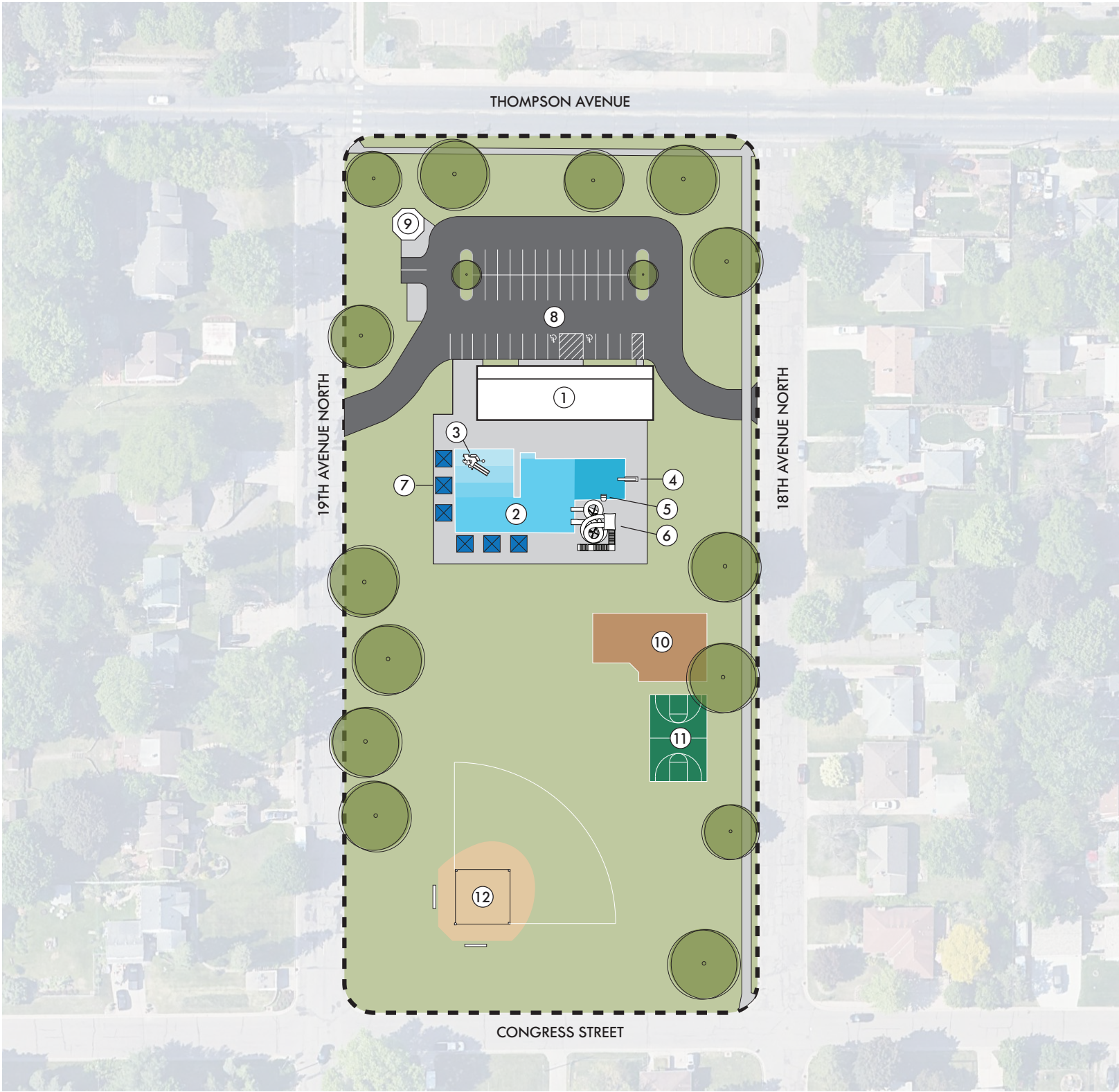
If the City consolidates its aquatic facilities by building a new aquatics center at one park, which of these three parks is your top choice location?



Would you vote in favor of Referendum Option...

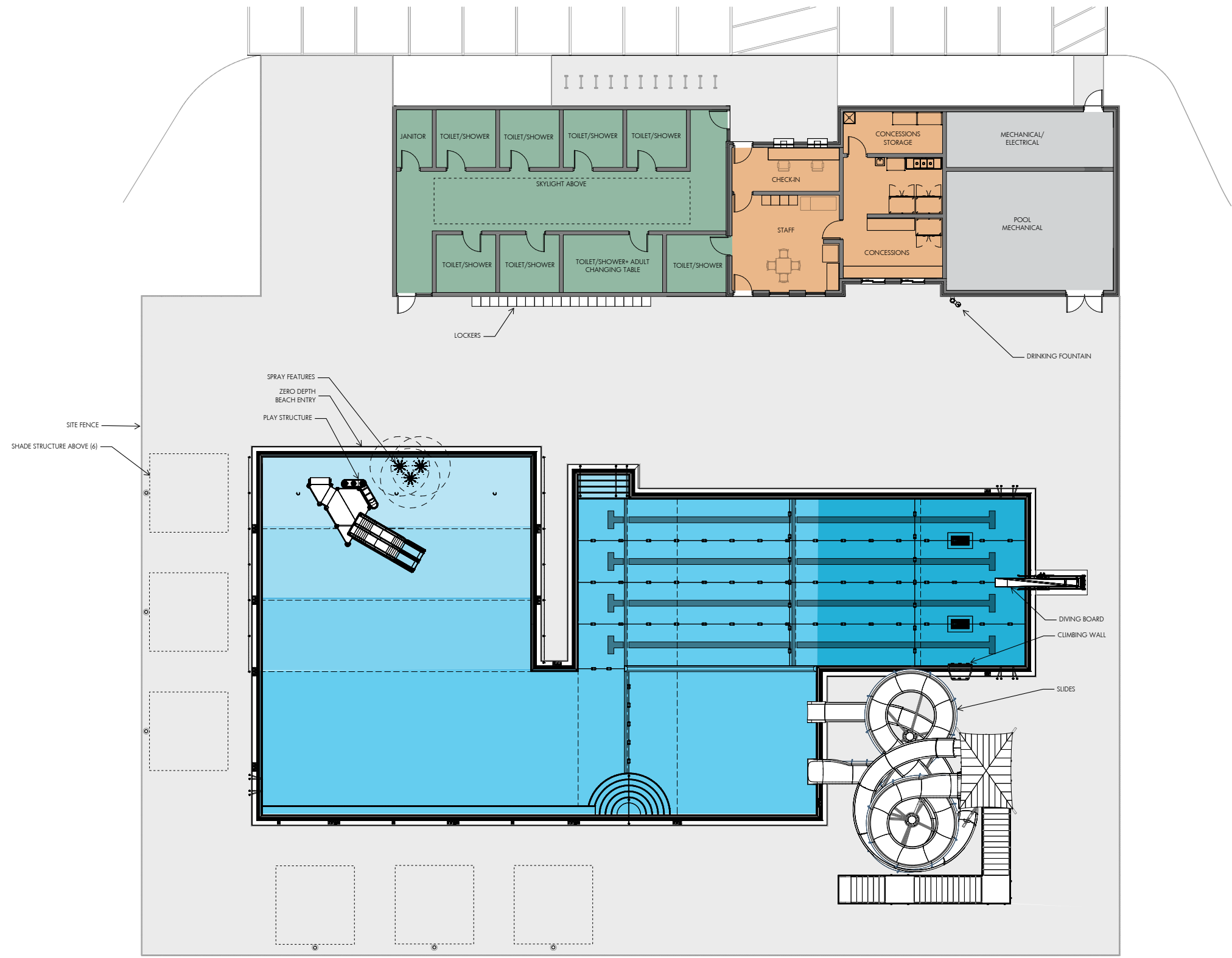


RECOMMENDATION - SITE PLAN



- ① New pool building with changing rooms, staff spaces, concessions, and mechanical space
- ② New pool with beach entry, lap lanes, and diving well
- ③ Play structure
- ④ Diving board
- ⑤ Climbing wall
- ⑥ Slides
- ⑦ Shade structures (6)
- ⑧ Repaved and re-stripped parking lot (41 stalls)
- ⑨ Existing pump house
- ⑩ Existing playground
- ⑪ Existing basketball court
- ⑫ Existing softball diamond

RECOMMENDATION - FLOOR PLAN





CONCEPT PERSPECTIVE RENDERING



CONCEPT SITE RENDERING

FINANCIAL ANALYSIS

BUDGET SUMMARY

CONSTRUCTION COSTS			
Glulam			
Building Construction		Cost/SF	Area (SF)
General	\$426	3,900	\$1,661,400
Mechanical	\$82	3,900	\$319,800
Electrical	\$77	3,900	\$300,300
		SUBTOTAL	\$2,281,500
Civil/Aquatics			
Civil			\$950,000
Aquatics			\$2,400,000
		SUBTOTAL	\$3,350,000
Subtotal		3,900	\$5,631,500
Escalation	3%		\$168,945
Design and Pricing Contingency	10%		\$580,045
		SUBTOTAL	\$6,380,490
General Conditions	5%		\$319,024
General Requirements	3%		\$191,415
Bonds	1%		\$63,805
Insurance	0.5%		\$31,902
Total Construction Budget		TOTAL	\$6,986,636
ALTERNATES Adds			
Aquatics - Waterslides			\$600,000
SOFT COSTS (OWNER)			
Professional Fees			\$556,000
Reimbursable Expenses			\$15,000
Owner Fees			\$0
Furniture, fixtures and equipment (FFE)			\$200,000
Technology Security and Equipment			\$50,000
Site Survey			\$10,000
Geotechnical Report			\$10,000
Owner Demo Existing			\$50,000
Special Inspections and Testing			\$50,000
Tapping Fee			\$10,000
Legal, Admin or Miscellaneous Cost			\$0
Enviromental Study			\$10,000
TOTAL SOFT COSTS			\$961,000
TOTAL PROJECT COST			
TOTAL PROJECT COST			\$7,947,636
TOTAL PROJECT COST w/ SLIDES			\$8,547,636

OPERATIONS SUMMARY



Community Recreation Center

5-Year Forecast

Seasonal	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$255,947	\$261,065	\$268,897	\$276,964	\$285,273
Revenue	\$166,820	\$178,497	\$187,422	\$193,045	\$198,836
	(\$89,127)	(\$82,568)	(\$81,475)	(\$83,919)	(\$86,437)
Recovery	65.2%	68.4%	69.7%	69.7%	69.7%
Imp. Fund	\$25,000	\$50,000	\$75,000	\$100,000	\$125,000

Average Years 3-5

Seasonal	Year 3-5
Expenses	\$277,045
Revenue	\$193,101
	(\$83,944)
Cost Recovery	69.7%
Improve Fund Allocation	\$25,000



ATTACHMENT 3
UPDATED POOL FEASIBILITY STUDY FAQ

Frequently Asked Questions (Updated 10-1-25)

1. Why would the City want to have one consolidated aquatics center instead of operating a splash pool at Lorraine Park and a traditional swimming pool at Northview Park?

It is unusual and expensive for a small suburban community to operate two large swimming pools at two separate locations which each have their own mechanical systems, bathhouse buildings, concessions, and lifeguards. Public outdoor pools in Minnesota are a great amenity but they lose money, they do not make money. Revenue from admissions and concessions can help with operating costs but generally will not touch the capital costs of constructing the pool in the first place. In recent years, there have been labor shortages which have made it more difficult and expensive to find qualified lifeguards. This makes it even more challenging to operate two separate public pools that each need a team of lifeguards.

Currently, families with young children generally go to Lorraine Splash Pool and families with older children generally go to Northview Pool. Neither existing pool facility has the right design features to entertain a family with children of all ages, and this has a very real and very negative impact on total attendance numbers. JLG Architects has advised that the City should see a significant increase in total attendance numbers if it builds a “fun for the whole family” aquatics facility that includes both a full-sized swimming pool and a spray feature for young children. This will help the aquatics program bring in more revenue to offset operating expenses.

2. Where did the \$8.55 million estimated cost for an outdoor aquatics center come from?

The proposed aquatics center would be designed to have pool options for children of all ages since it would be replacing both existing pools-Lorraine Splash Pool and Northview Pool. The \$8.55 million estimated price tag includes the cost of building a new program pool that is like Northview Pool except that it would have a zero-depth beach entry and waterslides AND the cost of building a young children’s play area with a spray feature. The price tag would also include the cost of replacing/upgrading the parking lot and constructing a new support building with restrooms, changing rooms, and concessions.

3. Wouldn’t it be cheaper to renovate the existing pools?

It would likely cost almost as much if not more money to renovate the existing pools as it would to construct a new aquatics facility. It is difficult to control the budget of a pool renovation project because you might encounter issues you were not expecting once you start taking the pool apart. A new pool will last much longer than a renovated pool and building a new aquatics facility is the most cost-effective option for South St. Paul taxpayers.

4. Could an aquatics center be a money maker for the City of South St. Paul?

Public pools and community centers do not make money. In addition to paying the capital costs to build the facility in the first place, local taxpayers in many communities must contribute an annual operating subsidy because these types of facilities often do not generate enough revenue to fully cover their annual operating expenses. Public pools and community centers are an amenity, and they should be primarily tailored towards local needs since it is the local taxpayers who will be responsible for covering the annual operating subsidy if one is needed. That being said, making the facility inviting enough to attract non-residents can bring in additional revenue to help offset operating costs and reduce the size of the annual subsidy.

5. Does a new aquatics facility have to be paid for using property taxes? Can the City try to create a local sales tax instead?

The City will try to get State funding and private donor funding to help bring down the cost of building a new aquatics facility. The State Legislature recently agreed to pay for almost half of the \$5.35 million cost of renovating the City of Crystal's swimming pool, but Crystal operates a regional pool that serves many non-residents. The City of South St. Paul was not successful in its efforts to get bonding dollars for the aquatics program during the Minnesota Legislature's 2025 session. The City will try again during the 2026 Legislative Session.

The State Legislature imposed a two-year moratorium on new local sales taxes during their 2023 session and they will not consider allowing any cities to implement a local sales tax until 2026 at the earliest. The City of South St. Paul did study this issue several years ago and it was determined that relatively few non-residents shop and dine in South St. Paul so a local sales tax would primarily affect existing city residents.

Some community members have suggested during public engagement that the City should have raised taxes decades ago to establish a special fund that could be used now to build a new pool with cash and without borrowing money. That type of approach is generally not politically feasible because it means that the people paying for the new pool may never even get to use it. It would be very unusual for elected officials to raise taxes on current residents to establish a fund to pay for future recreational amenities that will exclusively benefit future residents.

6. Did the City talk with the South St. Paul School District about the potential for collaborating on aquatics?

Members of the pool feasibility study team had meetings with South St. Paul School District Leadership to discuss the potential for collaboration. An outdoor swimming pool, which was identified as the overwhelming preference by community members through the City's public engagement process, does not meet the School District's needs. Many school districts view ownership of an indoor swimming pool as being an essential part of their mission. It is unusual for a City and a School District to share a pool facility since the two entities often have conflicting programming needs.

The project team has determined that it would cost roughly \$11 million to build an indoor aquatics center in South St. Paul but this type of facility would only be large enough to accommodate the community's recreational needs. The aquatics center would need to be much larger to accommodate a large enough lap pool to support the competitive swimming and the cost would likely increase by at least \$8 million for a total project cost of \$19-\$21 million, substantially increasing the financial impact of the project on local residents and businesses. The School District's swim team program is currently very small and has a small number of participants. The School District also uses their existing indoor pool for gym classes and swimming lessons in addition to offering some community open swim time.

The project team has heard feedback from many community members that the School District's indoor pool at Central Square is kept at a low temperature to make it better suited for competitive swimming. The colder water makes the facility less pleasant for recreational users. There would be some logistical challenges such as water temperature to be worked through if the City and the School District wanted to collaborate on an indoor aquatics center at some point in the future when the Central Square pool is at the end of its useful life.

7. Why isn't the City collaborating with Dakota County or West St. Paul to build a regional pool?

There are already many indoor and outdoor regional pools in the area that can be easily reached by any SSP resident who has access to a car. Community members have consistently expressed that one of the main reasons why they love the Northview Pool is that it is a rite-of-passage for middle school students and teenagers to go to the pool by themselves by walking or riding their bike. Northview Pool is a community pool that is easily accessed by community members. It is very unlikely that a regional pool would be built in South St. Paul due to space constraints so any new regional pool in Dakota County would likely require a car trip and would not be that much more convenient than existing regional pools. Ramsey County and Anoka County both operate large regional pools, but they built their pools at large County-owned regional parks.

8. Did the City explore building an outdoor pool with a retractable roof or inflatable dome so that the pool can be used all year round?

JLG Architects warned against pursuing this type of project. There is no cost-effective way to seasonally enclose an outdoor swimming pool with a proven technology. A retractable roof system that has enough insulation to allow year-round swimming would be enormously expensive and would be financially out of reach for South St. Paul. Baldwin, Wisconsin launched a project in 2021 to build an outdoor pool that can be enclosed during the winter with an inflatable sports dome. This is not a proven technology, and there are enough downsides to this approach that it is not recommended at this time. There are substantial labor costs and logistical challenges involved with erecting, taking down, and storing the dome each year. The dome itself has a limited lifespan and would need to be replaced periodically with a substantial cost.

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CITY COUNCIL AGENDA REPORT

DATE: October 6, 2025
DEPARTMENT: Engineering
PREPARED BY: Kelsey Gelhar
AGENDA ITEM NUMBER: 11.B.

MEETING TYPE

Regular Meeting

AGENDA ITEM

South Street Reconstruction Project — Receive Feasibility Report and Call for Public Hearing

ACTION TO BE CONSIDERED OR DESIRED OUTCOME

Adopt Resolution 2025-110 RECEIVING FEASIBILITY REPORT AND CALLING FOR A PUBLIC HEARING FOR SOUTH STREET RECONSTRUCTION PROJECT NO. 2025-07.

OVERVIEW

The current Capital Improvement Plan identifies the reconstruction of South Street W between 5th Avenue S and 7th Avenue S for improvements in 2026. This project is a joint project with the City of Inver Grove Heights. On June 16, 2025, the City Council approved a Joint Powers Agreement between South St. Paul and Inver Grove Heights for the project.

The project includes the reconstruction of the roadway and utility improvements on South Street W between 5th Avenue S and 7th Avenue S. Engineering staff prepared a feasibility report detailing South St. Paul specific improvements. The completed report outlines that the project is necessary, cost-effective, and feasible. A preliminary assessment roll was prepared based on the City's assessment policy and the proposed improvements as described in the feasibility report. Attached is the feasibility report for review and consideration.

If the Council calls for a public hearing, notice of the hearing will be published in the local newspaper and each affected property owner will be mailed a notice of the hearing. The public hearing will be scheduled on November 3, 2025.

SOURCE OF FUNDS

Infrastructure Fund, Water Utility, Storm Sewer Utility, Sanitary Sewer Utility, and Special Assessments. See attached feasibility report for the detailed funding breakdown.

ATTACHMENTS

1. 202507 South St Recon Feasibility Report
2. 2025-110 - South St Recon Rcv Feas Call Hrg



South Street Reconstruction Project

Feasibility Report

South St. Paul, Minnesota

City Project No. 2025-07

October 6, 2025

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Appendix A – Figures

Appendix B – Opinion of Probable Cost

Appendix C – Preliminary Assessment Roll

Certification Sheet

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Minnesota.



Kelsey J. Gelhar

Date: October 6, 2025

Lic. No. 60639

I. Executive Summary

This Feasibility Report was prepared for the South Street Reconstruction Project, City Project No. 2025-07. This project is a joint project between the cities of South St. Paul and Inver Grove Heights. The proposed project includes the full reconstruction of two blocks of South Street W between 5th Avenue S and 7th Avenue S in South St. Paul and Inver Grove Heights and a full depth reclamation of Upper 55th Street in Inver Grove Heights from Blaine Avenue to 7th Street S/Cahill Avenue, as shown in Figure 1 of Appendix A. Per the Inver Grove Heights 2026 PMI North Feasibility Report prepared by SEH, the total estimated cost for the street rehabilitation and street reconstruction is \$3,904,129.00. That total cost did not include utility improvements in South St. Paul.

South St. Paul public utility improvements along the project corridor include upgrades to the watermain system and lining of the sanitary sewer pipes and manholes. Storm sewer will be replaced and upgraded as necessary to address drainage concerns and meet state aid design requirements.

The estimated cost for the South Street Reconstruction Project is approximately \$870,017.00 for the work in South St. Paul. The estimated costs for work within South St. Paul are detailed below and include a 5% contingency and 10% indirect costs.

South Street Reconstruction – Opinion of Probable Cost South St. Paul Portions Only	
Proposed Improvement	Total Estimated Cost
Roadway Improvements	\$372,200.00
Watermain Improvements	\$234,465.00
Sanitary Sewer Improvements	\$144,375.00
Storm Sewer Improvements	\$118,977.00
TOTAL	\$870,017.00

Funding for this project is proposed to come from Inver Grove Heights and the City's Infrastructure Fund, Water Utility, Sanitary Sewer Utility, and Storm Sewer Utility funds, and Special Assessments to benefiting properties. Below is a summary of the South St. Paul funding sources.

South Street Reconstruction – Funding Summary South St. Paul Portions Only	
Proposed Funding	Total
Infrastructure Fund	\$360,437.00
Water Utility	\$234,465.00
Sanitary Sewer Utility	\$144,375.00
Storm Sewer Utility	\$118,977.00
Assessments	\$11,763.00
TOTAL	\$870,017.00

The South Street Reconstruction Project can be substantially completed, including the final lift of bituminous pavement and all restoration items, in 2026.

Below is the preliminary project schedule:

Neighborhood Open House / Public Informational Meeting*	April 24, 2025
Receive Feasibility Report, Schedule Improvement Hearing	October 6, 2025
Improvement Hearing, Order Project, Authorize Preparation of Plans & Specifications	November 3, 2025
Approve Plans and Specifications, Authorize Bidding/ Ad for Bid	January 2026
Bid Opening	February 2026
Council Receives Bids, Awards Project & Contract for Construction	March 2026
Begin Construction	Spring 2026
Substantial Completion of Construction	Fall 2026
Assessment Hearing	Fall 2026

**South St. Paul residents adjacent to the project were invited to the Inver Grove Heights 2026 PMI Feasibility Open House. No South St. Paul residents attended the open house.*

II. Introduction

South Street W/57th Street E is a shared street between the cities of South St. Paul and Inver Grove Heights. Both cities included the reconstruction of South Street W/ 57th Street E in their capital improvement plans for 2026. Inver Grove Heights included this project in the Inver Grove Heights [2026 PMI North Feasibility Report](#), prepared by SEH.

This project is proposed in the South St. Paul Capital Improvement Plan to be funded through the City's Infrastructure and Utility Funds. Special Assessments are also being utilized to help fund the reconstruction of South Street W in accordance with Minnesota Statute Chapter 429 and the City of South St. Paul's Assessment Policy.

This report will review the existing conditions in the project area and discuss the proposed improvements in detail. It will also provide preliminary cost estimates for the proposed improvements and funding sources.

III. Existing Conditions

A. Roadway

South Street W from 5th Avenue S and 7th Avenue S is a local roadway and part of the City's Municipal State Aid system. Typical Annual Average Daily Traffic (AADT) counts for this segment are approximately 7,800 vehicles a day (2019 counts).

The existing roadway right-of-way is owned by South St. Paul and Inver Grove Heights. South St. Paul's right-of-way is 30 feet wide throughout the project corridor per plat documents. The existing roadway width varies between 57 feet to 64 feet from curb face to curb face.

The pavement along South Street W is experiencing varying severity of distresses, including cracking and rutting. Per the Inver Grove Heights 2026 PMI North Feasibility Report, the existing pavement and aggregate depth of South St W is 9.5 inches of bituminous over 4 inches of aggregate base.

B. Municipal Utilities

B.1 Watermain

The watermain infrastructure in this area is mainly comprised of 6-inch diameter cast iron pipes. Watermain in the intersection of 7th Avenue S and South Street W was replaced in 2024 during the 7th Avenue S Reconstruction Project. The age of the watermain between 5th Avenue S and 8th Avenue S varies, with some segments being as old as 69 years old. The original design life of cast iron watermain is 50 to 100 years of service.

B.2 Sanitary Sewer

The existing sanitary sewer infrastructure in the project area is 10-inch and 12-inch diameter vitrified clay pipe (VCP) sewers. The sanitary sewer was televised in 2025. Televising records

indicate some minor cracking in the VCP sewers, root intrusions, and mineral deposits along the pipes. There is a broken pipe segment between 8th Avenue S and 7th Avenue S.

B.3 Storm Sewer & Drainage

The existing South St. Paul owned storm sewer infrastructure along South Street W generally consists of intersection-based collection with a larger conveyance line running through the northern boulevard of South Street W. The existing storm sewer system consists of 12-inch to 21-inch diameter reinforced concrete pipe. Storm sewer in the intersection of 7th Avenue S and South Street W was replaced in 2024 during the 7th Avenue S Reconstruction Project. Runoff from South Street W is collected and conveyed to an existing trunk storm sewer along 3rd Avenue S. All runoff from South Street W ultimately discharges to the Mississippi River. The storm sewer was televised in 2025. Televising records indicate that the existing storm pipes are in fair to good condition.

IV. Proposed Improvements

A. Roadway

The roadway has aged and deteriorated to the point where full reconstruction is warranted. South Street W is part of the Municipal State Aid system, and the roadway will be constructed according to MnDOT design standards. The street is proposed to maintain the existing width of approximately 57 feet between curb faces. Lane configurations will be determined during the design phase.

Street grades are proposed to closely match existing grades to minimize construction impacts on adjacent properties. The proposed roadway section includes 4 inches of asphalt pavement and 6 inches of aggregate base over an acceptable and compacted subgrade. Per the 2026 PMI North Feasibility Study prepared by SEH for Inver Grove Heights, a 24-inch select granular subgrade is also proposed.

B. Municipal Utilities

B.1 Watermain

Replacement of the watermain between 5th Avenue S and 8th Avenue S is proposed as part of this project due to the age of the watermain system. All fittings, valves, and hydrants are proposed to be replaced with materials consistent with current City standards.

B.2 Sanitary Sewer

Due to the age and condition of the existing VCP sanitary sewer, spot repairs and rehabilitation in the form of cured-in-place piping (CIPP) is proposed. This is a cost-effective form of trenchless rehabilitation that utilizes the existing piping as a host pipe and extends the life of the sanitary sewer another 50 to 100 years. The CIPP method will help to reduce and eliminate inflow and infiltration issues associated with cracked pipes. Manhole lining and casting replacements are also proposed to address inflow and infiltration.

B.3 Storm Sewer & Drainage

The proposed improvements will generally maintain the existing drainage patterns and discharge points. The proposed storm sewer improvements include removing and replacing the existing storm sewer system where needed to meet current drainage design standards.

The project will disturb over one acre of land and require stormwater treatment to meet MS4 and state aid requirements. This area is fully developed, and due to existing utilities, site topography, and the project's proximity to regional stormwater facilities, treatment options are limited.

C. Permits

In order to complete the proposed improvements, permits will be required from the following agencies:

- Minnesota Department of Health Watermain Plan Review.
- Minnesota Pollution Control Agency NPDES permit for land disturbance greater than 1 acre.

It is assumed that all proposed survey and utility improvements will be limited to the existing right-of-way of South St. Paul and Inver Grove Heights and any easements. Right-of-entry agreements may be required for minor work outside the right-of-way to blend new improvements to existing yards or connect to existing utilities and services.

D. Public Involvement

A neighborhood meeting was held on April 24th, 2025, in conjunction with the Inver Grove Heights Pavement Management Initiative meeting. Both South St. Paul and Inver Grove Heights staff were present. No South St. Paul residents attended the meeting.

V. Financing

A. Opinion of Probable Cost

Appendix B of this report includes a detailed opinion of probable cost for the work within South St. Paul. The opinion of probable cost is based on the projected construction costs for 2026 and includes a 5% contingency and 10% indirect costs for legal and administrative costs. The project costs are summarized in the following table:

South Street Reconstruction – Opinion of Probable Cost South St. Paul Portions Only	
Proposed Improvement	Total Estimated Cost
Roadway Improvements	\$372,200.00
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TOTAL	\$870,017.00

Per the Inver Grove Heights 2026 PMI North Feasibility Report prepared by SEH, the total estimated cost for the street rehabilitation and street reconstruction is \$3,904,129.00. However, that total cost did not include utility improvements in South St. Paul.

B. Funding

Funding for this project is proposed to come from the City's Infrastructure Fund, Water Utility, Sanitary Sewer Utility, Storm Sewer Utility, and Special Assessments. The table below provides a summary of the South St. Paul funding sources.

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TOTAL	\$870,017.00

Portions of the project within Inver Grove Heights will be funded by the various Inver Grove Heights funding sources.

C. Preliminary Assessment Roll

The City's Special Assessment Policy for road reconstruction projects outlines that a portion of street costs shall be assessed to the benefitting properties. For street reconstruction projects, all abutting properties shall contribute at a rate of \$94.84 per linear foot of frontage, with the following exceptions:

- 75-foot maximum assessable front footage for residential properties
- Residential corner lots with the narrow side fronting the project are to be assessed
- Assessments are capped at 5% of the estimated market value

A preliminary assessment roll is included in Appendix C of this report.

VI. Project Schedule

Below is the preliminary project schedule:

Neighborhood Open House / Public Informational Meeting*	April 24, 2025
Receive Feasibility Report, Schedule Improvement Hearing	October 6, 2025
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**South St. Paul residents adjacent to the project were invited to the Inver Grove Heights 2026 PMI Feasibility Open House. No South St. Paul residents attended the open house.*

VII. Conclusion

The estimated cost for the South Street W Reconstruction Project is approximately \$870,017.00 for the street and utility work in South St. Paul. Due to the poor condition of the roadway, the improvements herein are recommended for construction in 2026.

From an engineering perspective, the project as proposed can be considered necessary, cost-effective, and feasible. The city council will determine its economic feasibility.

APPENDIX A

FIGURES



	City Boundary
	Reconstruction Area South St. Paul & Inver Grove Heights Project
	Full Depth Reclamation Area Inver Grove Heights Project

APPENDIX B
OPINION OF PROBABLE COST

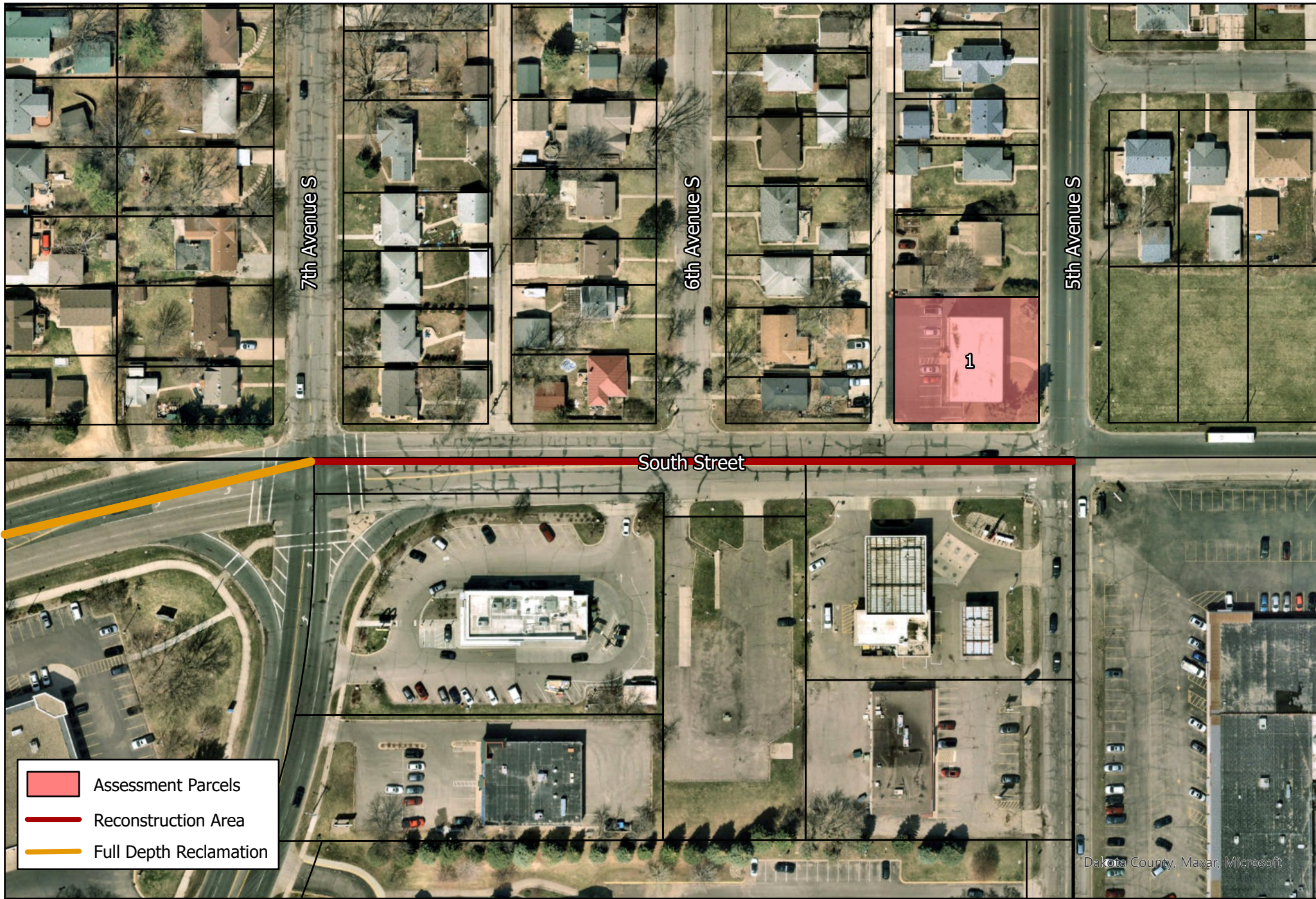
OPINION OF ESTIMATED COST

PROJECT: SOUTH STREET RECONSTRUCTION PROJECT (5TH AVE S TO 7TH AVE S)
DATE: 10/6/2025

ITEM NO.	MNDOT SPEC. NO.	ITEM DESCRIPTION	UNIT	TOTAL ESTIMATED QUANTITY	UNIT PRICE	TOTAL ESTIMATED AMOUNT
A. SURFACE IMPROVEMENTS						
1	2021.501	MOBILIZATION	LUMP SUM	1	\$15,345.00	\$15,345.00
2	2101.502	CLEARING	EACH	12	\$500.00	\$6,000.00
3	2101.502	GRUBBING	EACH	12	\$600.00	\$7,200.00
4	2104.502	REMOVE SIGN	EACH	8	\$100.00	\$800.00
5	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	LIN FT	50	\$7.50	\$375.00
6	2104.503	SAWING BIT PAVEMENT (FULL DEPTH)	LIN FT	250	\$5.50	\$1,375.00
7	2104.503	REMOVE CURB AND GUTTER	LIN FT	800	\$5.00	\$4,000.00
8	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	SQ YD	80	\$15.00	\$1,200.00
9	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	SQ YD	50	\$8.00	\$400.00
10	2104.504	REMOVE BITUMINOUS PAVEMENT	SQ YD	2000	\$4.00	\$8,000.00
11	2104.518	REMOVE BITUMINOUS WALK	SQ YD	50	\$4.00	\$200.00
12	2104.518	REMOVE CONCRETE WALK	SQ FT	100	\$4.00	\$400.00
13	2106.507	EXCAVATION - COMMON	CU YD	750	\$26.00	\$19,500.00
14	2106.507	EXCAVATION - SUBGRADE	CU YD	750	\$26.00	\$19,500.00
15	2106.507	SELECT GRANULAR EMBANKMENT (CV)	CU YD	750	\$26.00	\$19,500.00
16	2106.507	COMMON EMBANKMENT (CV)	CU YD	25	\$28.00	\$700.00
17	2106.601	DEWATERING	LUMP SUM	1	\$7,500.00	\$7,500.00
18	2111.519	TEST ROLLING	ROAD ST	8	\$200.00	\$1,600.00
19	2112.519	SUBGRADE PREPARATION	ROAD ST	8	\$500.00	\$4,000.00
20	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOURL	20	\$200.00	\$4,000.00
21	2123.610	1.5 CU YD BACKHOE	HOURL	10	\$350.00	\$3,500.00
22	2130.523	WATER	MGAL	15	\$75.00	\$1,125.00
23	2211.507	AGGREGATE BASE (CV) CLASS 5	CU YD	525	\$47.00	\$24,675.00
24	2331.603	JOINT ADHESIVE	LIN FT	800	\$2.00	\$1,600.00
25	2360.509	TYPE SP 9.5 WEARING COURSE MIX (3,C)	TON	200	\$88.00	\$17,600.00
26	2360.509	TYPE SP 12.5 NON WEAR COURSE MIX (3,C)	TON	534	\$84.00	\$44,856.00
27	2521.518	4" CONCRETE WALK	SQ FT	50	\$8.00	\$400.00
28	2521.518	6" CONCRETE WALK	SQ FT	500	\$17.00	\$8,500.00
29	2521.518	3" BITUMINOUS WALK	SQ FT	300	\$12.00	\$3,600.00
30	2531.503	CONCRETE CURB & GUTTER DESIGN B618	LIN FT	800	\$22.00	\$17,600.00
31	2531.504	6" CONCRETE DRIVEWAY PAVEMENT	SQ YD	80	\$90.00	\$7,200.00
32	2531.618	TRUNCATED DOMES	SQ FT	120	\$65.00	\$7,800.00
33	2563.601	TRAFFIC CONTROL	LUMP SUM	1	\$25,000.00	\$25,000.00
34	2564.502	INSTALL SIGN TYPE C	EACH	8	\$150.00	\$1,200.00
35	2573.501	STABILIZED CONSTRUCTION EXIT	LUMP SUM	1	\$1,500.00	\$1,500.00
36	2573.501	EROSION CONTROL SUPERVISOR	LUMP SUM	1	\$5,000.00	\$5,000.00
37	2573.501	STORM DRAIN INLET PROTECTION	EACH	15	\$150.00	\$2,250.00
38	2573.503	SILT FENCE, TYPE MS	LIN FT	450	\$3.00	\$1,350.00
39	2574.507	COMMON TOPSOIL BORROW	CU YD	200	\$45.00	\$9,000.00
40	2575.504	SODDING TYPE LAWN	SQ YD	1250	\$10.00	\$12,500.00
41	2582.503	4" SOLID LINE MULTI COMP	LIN FT	350	\$2.00	\$700.00
42	2582.503	4" BROKEN LINE MULTI COMP	LIN FT	250	\$2.00	\$500.00
43	2582.503	4" DBLE SOLID LINE MULTI COMP	LIN FT	100	\$2.00	\$200.00
44	2582.518	CROSSWALK PREF TAPE GR IN (WR)	SQ FT	300	\$10.00	\$3,000.00
CONSTRUCTION TOTAL						\$322,251.00
INDIRECT (10%)						\$32,225.00
SUBTOTAL						\$354,476.00
CONTINGENCY (5%)						\$17,724.00
TOTAL						\$372,200.00
B. SANITARY SEWER IMPROVEMENTS						
45	2104.502	REMOVE CASTING	EACH	3	\$150.00	\$450.00
46	2104.503	REMOVE SEWER PIPE (SANITARY)	LIN FT	80	\$15.00	\$1,200.00
47	2503.503	12" PVC PIPE SEWER	LIN FT	80	\$150.00	\$12,000.00
48	2503.601	SANITARY SEWER BYPASS PUMPING	LUMP SUM	1	\$15,000.00	\$15,000.00
49	2503.602	TRIM PROTRUDING TAP	EACH	2	\$850.00	\$1,700.00
50	2503.603	LINING SANITARY SEWER PIPE 10" VCP	LIN FT	330	\$75.00	\$24,750.00
51	2503.603	LINING SANITARY SEWER PIPE 12" VCP	LIN FT	660	\$75.00	\$49,500.00
52	2503.603	LINING SANITARY SEWER MANHOLE - 4' DIA.	LIN FT	30	\$530.00	\$15,900.00

53	2506.502	CASTING ASSEMBLY (SANITARY)	EACH	3	\$1,500.00	\$4,500.00
					CONSTRUCTION TOTAL	\$125,000.00
					INDIRECT (10%)	\$12,500.00
					SUBTOTAL	\$137,500.00
					CONTINGENCY (5%)	\$6,875.00
					TOTAL	\$144,375.00
C. WATER MAIN IMPROVEMENTS						
54	2104.502	REMOVE GATE VALVE & BOX	EACH	2	\$350.00	\$700.00
55	2104.502	REMOVE HYDRANT	EACH	2	\$600.00	\$1,200.00
56	2104.503	REMOVE WATER MAIN	LIN FT	1000	\$10.00	\$10,000.00
57	2502.604	4" INSULATION	SQ YD	50	\$30.00	\$1,500.00
58	2504.601	TEMPORARY WATER SERVICE	LUMP SUM	1	\$15,000.00	\$15,000.00
59	2504.602	CONNECT TO EXISTING WATER MAIN	EACH	6	\$2,000.00	\$12,000.00
60	2504.602	HYDRANT	EACH	2	\$7,000.00	\$14,000.00
61	2504.602	ADJUST GATE VALVE & BOX	EACH	1	\$350.00	\$350.00
62	2504.602	6" GATE VALVE & BOX	EACH	5	\$3,600.00	\$18,000.00
63	2504.602	8" GATE VALVE & BOX	EACH	2	\$4,500.00	\$9,000.00
64	2504.603	6" WATERMAIN DUCTILE IRON CL 52	LIN FT	50	\$85.00	\$4,250.00
65	2504.603	8" WATERMAIN DUCTILE IRON CL 52	LIN FT	1000	\$102.00	\$102,000.00
66	2504.608	DUCTILE IRON FITTINGS	POUND	750	\$20.00	\$15,000.00
					CONSTRUCTION TOTAL	\$203,000.00
					INDIRECT (10%)	\$20,300.00
					SUBTOTAL	\$223,300.00
					CONTINGENCY (5%)	\$11,165.00
					TOTAL	\$234,465.00
D. DRAINAGE IMPROVEMENTS						
67	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	10	\$450.00	\$4,500.00
68	2104.503	REMOVE SEWER PIPE (STORM)	LIN FT	500	\$16.00	\$8,000.00
69	2503.503	12" RC PIPE SEWER DES 3006 CL V	LIN FT	160	\$72.00	\$11,520.00
70	2503.503	15" RC PIPE SEWER DES 3006 CL V	LIN FT	230	\$88.00	\$20,240.00
71	2503.503	21" RC PIPE SEWER DES 3006 CL III	LIN FT	100	\$105.00	\$10,500.00
72	2503.503	27" RC PIPE SEWER DES 3006 CL III	LIN FT	50	\$210.00	\$10,500.00
73	2503.602	CONNECT TO EXISTING STORM SEWER	EACH	2	\$1,500.00	\$3,000.00
74	2506.502	CASTING ASSEMBLY	EACH	3	\$1,500.00	\$4,500.00
75	2506.503	CONST DRAINAGE STRUCTURE DES 60-4020	LIN FT	15	\$950.00	\$14,250.00
76	2506.602	CONST DRAINAGE STRUCTURE DESIGN SPEC 1	EACH	5	\$3,200.00	\$16,000.00
					CONSTRUCTION TOTAL	\$103,010.00
					INDIRECT (10%)	\$10,301.00
					SUBTOTAL	\$113,311.00
					CONTINGENCY (5%)	\$5,666.00
					TOTAL	\$118,977.00
					CONSTRUCTION TOTAL:	\$753,261.00
					CONSTRUCTION + INDIRECT + CONTINGENCY:	\$870,017.00

APPENDIX C
PRELIMINARY ASSESSMENT ROLL



Dakota County, Maxar, Microsoft

South Street Reconstruction Project - Preliminary Assessment Roll

Reconstruction Assessment Rate (\$/LF): \$94.84

No.	Parcel ID	Address	Assessable Front Footage	Assessment Amount
1	363210016150	1450 5TH AVE S	124.03	\$11,763.01

TOTAL: \$11,763.01

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2025-110

**RESOLUTION RECEIVING FEASIBILITY REPORT
AND CALLING FOR PUBLIC HEARING ON
SOUTH STREET RECONSTRUCTION PROJECT 2025-07**

WHEREAS, the South Street Reconstruction Project has been identified for improvement in 2026 for the street reconstruction and utility improvements on South Street W, and this report was received by the City Council on October 6th, 2025.

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

1. The City Council will consider the improvements for Project 2025-07, in accordance with the report and the assessments of abutting property to allow a portion of the costs of the improvements pursuant to Minnesota Statutes Chapter 429 at an estimated total cost of the improvements of \$870,017.00.
2. A public hearing shall be held on such proposed improvements on the 3rd day of November 2025, in the Council Chambers located at 125 3rd Avenue N, South St. Paul, Minnesota, at 7:00 p.m., and the City Clerk shall give mailed and published notice of such hearing and improvements as required by law.

Adopted this 6th day of October 2025.

James Francis, Mayor

Attest:

Deanna Werner, City Clerk