

City of South St. Paul

CITY COUNCIL

COUNCIL CHAMBERS

125 3RD AVE NORTH

SOUTH ST. PAUL, MN 55075

Tuesday, January 2, 2024

7:00 p.m.

(If you use the hearing assistance PA system, please remove your hearing aid so it does not cause a feedback problem.)

1. CALL TO ORDER:

2. ROLL CALL:

3. INVOCATION:

4. PLEDGE OF ALLEGIANCE:

5. PRESENTATIONS:

6. CITIZEN'S COMMENTS *(Comments are limited to 3 minutes in length.)*

7. AGENDA:

A. Approval of Agenda

Action – Motion to Approve

Action – Motion to Approve as Amended

8. CONSENT AGENDA:

All items listed on the Consent Agenda are items, which are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a Council member or citizen so requests, in which event the item will be removed from the consent agenda and considered at the end of the Consent Agenda.

A. City Council Meeting Minutes of December 18, 2023

B. Accounts Payable

C. Business Licenses

D. Purchase of Dipperfox Stump Grinder from Trenchers Plus

E. Designation of the Official City Newspaper

F. Approve Assignment of Lease at the Fleming Field Airport

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

H. Resolution 2024-001, Designating Depositories and Electronic Funds Transfer Authority for 2024

I. Resolution 2024-002, Setting the 2024 Meal and Mileage reimbursement rates

9. PUBLIC HEARINGS:

A. Concord Exchange Improvement Project – Public Improvement Hearing

10. GENERAL BUSINESS:

A.

11. MAYOR AND COUNCIL COMMUNICATIONS:

12. ADJOURNMENT:

**SOUTH ST. PAUL CITY COUNCIL
MINUTES OF DECEMBER 18, 2023**

1. Mayor Francis called the regular meeting of the City Council to order at 7:00 PM on December 18, 2023.

2. **ROLL CALL:**

Present: Council Members, Bakken, Hansen, Kaliszewski, Podgorski, Seaberg, Thompson, Mayor Francis

Absent: None

Staff Present: City Administrator, Ryan Garcia
City Attorney, Amanda Johnson
City Clerk, Deanna Werner
Director of Finance, Clara Hilger
City Engineer, Nick Guilliams
City Planner, Michael Healy

3. Deanna Werner gave the invocation.

4. Pledge of Allegiance

5. Presentations: Mizpah Lodge #191 Fill the Backpack Check Presentation

6. Citizen Comments: None

7. **Agenda**

Moved by: Seaberg / Thompson

Moved: To approve the agenda.

Vote: 7 ayes / 0 nays, motion carried. .

8. **Consent Agenda**

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

- A. City Council Meeting Minutes of December 4, 2023
- B. Accounts Payable
- C. Accept the 2023 3rd Quarter Financial Report
- D. Acceptance of Donation from Mizpah Lodge #191 for Fill the Backpack Campaign
- E. Approve South Metro SWAT Joint Powers Agreement
- F. ~~Deleted~~
- G. Conditional Employment Offer – Entry Level Police Officer
- H. Approve T-Hangar Leases at Fleming Field
- I. Business Licenses
- J. Approve Agreement with SEH for Construction Administration Services for the Airport Fence Replacement Project
- K. Award of Bid – Seidls Lake Trail & Shoreline Improvement Project

- L. Approve ESST Leave Policies to Comply with State of Minnesota Earned Sick and Safe Leave Law
- M. Accept Letter of Resignation
- N. Final Payment – 2nd Street and 7th Avenue Improvements Project

Moved by: Kaliszewski / Bakken
Vote: 7 ayes / 0 nays, motion carried.

9. Public Hearings: None

10. General Business:

- A. Resolution 2023-204 Adopting 2024 Fee Schedule

Moved by: Kaliszewski / Podgorski
Moved: Approval Resolution 2023-2004 as amended, 2024 Fee Schedule
Vote: 6 ayes / 1 nays, motion carried.

- B. Conditional Use Permit to Allow Tattooing at the 5th Avenue Shopping Center

Moved by: Seaberg / Thompson
Moved: Approval of a CUP allowing tattooing at the 5th Avenue Shopping Center.
Vote: 5 ayes / 2 nays, motion carried.

- C. First Reading – Ordinance Amendment Updating Truck and Trailer Parking Regulations.

Introduced for a 1st Reading by Mayor Francis.

- D. Abolish South St. Paul Library Board – Resolution 2023 – 200

Moved by: Thompson / Kaliszewski
Moved: Approval of Resolution of 2023-200, abolishing the South St. Paul Library Board.
Vote: 7 ayes / 0 nays, motion carried.

- E. Settlement Agreement for Hazardous Building at 119 10th Ave S

Moved by: Hansen / Bakken
Moved: Approval of the settlement agreement for a hazardous building at 119 10th Ave S.
Vote: 6 ayes / 1 nays, motion carried.

11. Mayor and Council Communication

12. Adjournment

Moved by: Seaberg / Bakken

Moved: Adjourn the meeting.

Vote: 7 ayes / 0 nays, motion carried.

The meeting was adjourned at 9:10 PM.

Approved:

City Clerk



City Council Agenda
Date: January 2, 2024
Department: Finance
Prepared by: Jeff Hines
Administrator: RG

8-B

Agenda Item: Accounts Payable

Action to be considered:

Motion to Adopt Resolution 2024-006 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

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2024-006

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:

149190-149317	\$ 1,220,535.84
2023390-2023405	297,898.92
800969-800975	<u>121,267.06</u>
Total	\$ 1,639,701.82

Adopted this 2nd day of January, 2024.

Deanna Werner, City Clerk

CITY OF SOUTH ST PAUL
 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
149190	12/26/2023		1016 ACE HARDWARE & PAINT							
		21.99	FUSE-TIME DELAY		109857	549126/5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		<u>21.99</u>								
149191	12/26/2023		5257 AL SERVICES LLC							
		850.00	WIRE WARMHOUSE@ HARMON		109858	0628-267	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		818.00	INSTL ST LGT & WIRE-736 7TH		109859	0628-262	10320.6371		REPAIRS & MAINT CONTRACTUAL	PUBLIC WORKS
		<u>1,668.00</u>								
149192	12/26/2023		4683 ASPER, NICK							
		95.48	BOOT ALLOWANCE		109861	MW6491650	50605.6245		CLOTHING ALLOWANCE	WATER UTILITY
		<u>95.48</u>								
149193	12/26/2023		5978 BAUER SERVICES							
		3,980.00	RPR MAIN BREAK-237 REID		109862	11302023-5054	50605.6371		REPAIRS & MAINT CONTRACTUAL	WATER UTILITY
		3,655.00	DIG LEAK@CONGRESS & 8TH		109863	11292023-5042	50605.6371		REPAIRS & MAINT CONTRACTUAL	WATER UTILITY
		871.45	WASHED ROCK/CL 5 & SAND		109864	10302023-5055	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		871.43	WASHED ROCK/CL 5 & SAND		109864	10302023-5055	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		871.45	WASHED ROCK/CL 5 & SAND		109864	10302023-5055	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		871.45	WASHED ROCK/CL 5 & SAND		109864	10302023-5055	50606.6220		REPAIR & MAINTENANCE SUPPLIES	SEWER UTILITY
		<u>11,120.78</u>								
149194	12/26/2023		14300 BLAIR, CHERYL							
		1,748.22	NM #900 MOVE OUT REFUND		109853	NM 11.30.23	50677.1101		ACCOUNTS RECEIVABLE	NAN MCKAY APT BLDG
		<u>1,748.22</u>								
149195	12/26/2023		7263 BRO-TEX CO., INC.							
		221.00	NM SCRIM 4 PLY WHITE		109865	564841	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		<u>221.00</u>								
149196	12/26/2023		1184 CINTAS CORPORATION #754							
		351.06	SAFETY MATS		109758	4176784012	10320.6210		OPERATING SUPPLIES	PUBLIC WORKS
		77.92	UNIFORMS/TOWELS		109758	4176784012	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		64.36	SAFETY MATS		109759	4167672760	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		6.82	SAFETY MATS- LOBBY		109759	4167672760	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		64.36	SAFETY MATS		109761	4173383055	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		6.82	SAFETY MATS-LOBBY		109761	4173383055	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		68.74	UNIFORMS/SHOP TOWELS		109762	4162071163	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND
		64.35	SAFETY RUGS RENTAL		109763	4176251940	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		23.46	SAFETY MAT-LOBBY & FD		109763	4176251940	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		77.92	UNIFORMS/SHOP TOWELS		109764	4176074879	60703.6245		CLOTHING ALLOWANCE	CENTRAL GARAGE FUND

CITY OF SOUTH ST PAUL
 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
149196	12/26/2023		1184 CINTAS CORPORATION #754						Continued...	
		64.36	SAFETY MATS		109868	4171953940	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		6.82	SAFETY MAT-LOBBY		109868	4171953940	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		<u>876.99</u>								
149197	12/26/2023		5701 CITY OF APPLE VALLEY							
		2,005.27	JAN-MAR23 TRAFFIC SAFETY		109715	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		4,903.14	APR-JUN23 TRAFFIC SAFETY		109716	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		4,454.20	JULY-SEP23 TRAFFIC SAFETY		109717	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>11,362.61</u>								
149198	12/26/2023		1187 CITY OF BURNSVILLE							
		6,013.55	APR-JUN23 TRAFFIC SAFETY		109718	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		3,798.44	JUL-SEP23 TRAFFIC SAFETY		109719	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>9,811.99</u>								
149199	12/26/2023		7272 CITY OF EAGAN							
		6,393.55	JAN-MAR23 TRAFFIC SAFETY		109854	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		11,390.15	APR-JUN23 TRAFFIC SAFETY		109855	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		13,334.82	JUL-SEP23 TRAFFIC SAFETY		109856	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>31,118.52</u>								
149200	12/26/2023		14290 CITY OF FARMINGTON							
		1,881.52	APR-JUN23 TRAFFIC SAFETY		109729	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		614.98	JUL-SEP23 TRAFFIC SAFETY		109730	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>2,496.50</u>								
149201	12/26/2023		13929 CITY OF HASTINGS							
		381.01	JAN-MAR TRAFFIC SAFETY		109731	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		6,313.04	APR-JUN23 TRAFFIC SAFETY		109732	Q3 TRAFFIC	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE

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149201	12/26/2023		13929 CITY OF HASTINGS						Continued...	
		1,331.14	JUL-SEP23 TRAFFIC SAFETY		109733	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>8,025.19</u>								
149202	12/26/2023		12520 CITY OF INVER GROVE HEIGHTS							
		3,715.04	APR-JUN23 TRAFFIC SAFETY		109734	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		12,519.90	JUL-SEP23 TRAFFIC SAFETY		109735	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>16,234.94</u>								
149203	12/26/2023		7399 CITY OF LAKEVILLE							
		3,856.45	JAN-MAR23 TRAFFIC SAFETY		109736	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		23,076.48	APR-JUN23 TRAFFIC SAFETY		109737	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		21,108.03	JUL-SEP23 TRAFFIC SAFETY		109738	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>48,040.96</u>								
149204	12/26/2023		3574 CITY OF MENDOTA HEIGHTS							
		2,395.65	JAN-MAR23 TRAFFIC SAFETY		109739	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		2,799.10	APR-JUN23 TRAFFIC SAFETY		109740	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		4,035.75	JUL-SEP23 TRAFFIC SAFETY		109741	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>9,230.50</u>								
149205	12/26/2023		1193 CITY OF WEST ST. PAUL							
		373.34	JAN-MAR23 TRAFFIC SAFETY		109745	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		2,445.75	APR-JUN23 TRAFFIC SAFETY		109746	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		2,173.73	JUL-SEP23 TRAFFIC SAFETY		109747	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>4,992.82</u>								
149206	12/26/2023		14292 COELLO, JONATHAN							

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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
149206	12/26/2023		14292 COELLO, JONATHAN						Continued...	
		79.94	UNIFORM PANTS		109869	12/4/2023	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		<u>79.94</u>								
149207	12/26/2023		2009 CORE & MAIN, LP							
		11,550.00	HYDRANTS		109767	T837435	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		<u>11,550.00</u>								
149208	12/26/2023		1219 CRAWFORD DOOR SALES COMPANY							
		930.00	RPR POLICE GARAGE DOOR		109768	51783	10330.6371		REPAIRS & MAINT CONTRACTUAL	BUILDINGS
		<u>930.00</u>								
149209	12/26/2023		1250 DAKOTA COUNTY PROPERTY RECORDS							
		46.00	REC FEE-RES 2023-173		109772	P 912974	10101.2205	100254	DEPOSITS	GENERAL FUND
		46.00	REC FEE-RES 2023-180		109772	P 912974	10101.2205	100255	DEPOSITS	GENERAL FUND
		46.00	REC FEE-RES 2023-179		109772	P 912974	10101.2205	100256	DEPOSITS	GENERAL FUND
		<u>138.00</u>								
149210	12/26/2023		4905 DAKOTA COUNTY SHERIFF'S OFFICE							
		1,086.64	JAN-MAR23 TRAFFIC SAFETY		109723	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		2,653.35	APR-JUN23 TRAFFIC SAFETY		109724	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		4,261.40	JUL-SEP23 TRAFFIC SAFETY		109725	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>8,001.39</u>								
149211	12/26/2023		6541 ENVIROTECH SERVICES, INC							
		1,981.65	CALCIUM CHLORIDE		109769	CD202403355	10320.6225		ROAD SALT	PUBLIC WORKS
		<u>1,981.65</u>								
149212	12/26/2023		5592 FRATTALONE'S DAWNWAY LLLP							
		168.00	DEMO DEBRIS FROM WATER		109770	2311101	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		<u>168.00</u>								
149213	12/26/2023		14293 FROST INC							
		1,574.00	DE-ICE TOTE TANK SYST/PUMP		109771	12203	10320.6240		MINOR EQUIPMENT AND FURNITURE	PUBLIC WORKS
		<u>1,574.00</u>								
149214	12/26/2023		1497 GOPHER STATE ONE-CALL							
		67.50	LOCATES		109773	3110751	50605.6302		PROFESSIONAL SERVICES	WATER UTILITY

CITY OF SOUTH ST PAUL
 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
149222	12/26/2023		14295 INFINITE HEALTH COLLABORATIVE, PA						Continued...	
149223	12/26/2023		13313 JAYTECH INC							
		51.22	WTR TRTMNT CHEM SHIPPING		109782	230653	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		520.83	WTR TRTMNT CONT-DEC23		109783	230635	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		<u>572.05</u>								
149224	12/26/2023		13836 JFM HANGAR CARE LLC							
		723.68	233 CHARLIE LN-HGR DR RPR		109784	10/24/23	20245.6371		REPAIRS & MAINT CONTRACTUAL	AIRPORT
		<u>723.68</u>								
149225	12/26/2023		14297 JN TACTICAL							
		1,180.00	2-COMPACT RAM		109785	23-00874	10210.6240		MINOR EQUIPMENT AND FURNITURE	POLICE PROTECTION
		<u>1,180.00</u>								
149226	12/26/2023		14296 JOHNSON, JAMES							
		241.23	NM#508 MOVE OUT		109781	NM103123	50677.1101		ACCOUNTS RECEIVABLE	NAN MCKAY APT BLDG
		<u>241.23</u>								
149227	12/26/2023		1719 KAPOSIA TREE SERVICE							
		1,500.00	RMV (3) PINES/KAPOSIA PARK		109786	12142023	10340.6371		REPAIRS & MAINT CONTRACTUAL	PARKS FACILITIES AND MTNCE
		<u>1,500.00</u>								
149228	12/26/2023		1803 LANGUAGE LINE SERVICES							
		653.01	OTP TRANSLATION		109787	11161827	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		<u>653.01</u>								
149229	12/26/2023		6281 LIGHTNING DISPOSAL, INC.							
		452.53	TRASH SVC - PUBLIC WORKS		109788	0000539657	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		495.00	TRASH SVC-PUBLIC WORKS		109789	0000539407	10320.6379		CONT SERV/REFUSE & SANITATION	PUBLIC WORKS
		<u>947.53</u>								
149230	12/26/2023		6681 MANN'S SOFTENER SALT DELIVERY							
		268.00	NM 50# SOLAR SALT-27 BAGS		109791	INV205	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		322.00	JC 50# SOLAR SALT 33 BAGS		109792	INV206	50678.6220		REPAIR & MAINTENANCE SUPPLIES	JOHN CARROLL APT BLDG
		<u>590.00</u>								
149231	12/26/2023		1911 MENARDS, INC-WEST ST PAUL							
		48.70	FOAM BOARD INSULATION		109793	86546	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		22.83	LUMBER		109794	86500	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		291.28	PLYWOOD/ADDR NUMBERS		109795	86489	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS

CITY OF SOUTH ST PAUL
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Check #	Date	Amount	Supplier / Explanation	PO #	Doc No	Inv No	Account No	Subledger	Account Description	Business Unit
149247	12/26/2023		2344 RIVER COUNTRY COOPERATIVE						Continued...	
		1,370.25	DYED DIESEL		109821	141373 11/30/23	60703.6210		OPERATING SUPPLIES	CENTRAL GARAGE FUND
		<u>1,370.25</u>								
149248	12/26/2023		4442 ROSEMOUNT POLICE DEPARTMENT							
		2,269.95	JAN-MAR23 TRAFFIC SAFETY		109742	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		8,045.04	APR-JUN23 TRAFFIC SAFETY		109743	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		4,509.36	JUL-SEP23 TRAFFIC SAFETY		109744	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		<u>14,824.35</u>								
149249	12/26/2023		5537 SAFE-FAST INC							
		158.15	OUTERWARE FOR ANGEL		109822	INV283728	10340.6245		CLOTHING ALLOWANCE	PARKS FACILITIES AND MTNCE
		<u>158.15</u>								
149250	12/26/2023		11845 SATIN TOUCH, INC.							
		505.00	JC#1101 PREP-MOVE IN		109823	1054399	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		407.50	JC#1103 PREP-MOVE IN		109824	1054401	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		505.00	JC#1213 PREP-MOVE IN		109825	1054400	50678.6371.060		MTNCE-UNIT TURNAROUND	JOHN CARROLL APT BLDG
		<u>1,417.50</u>								
149251	12/26/2023		13791 SELECT PHYSICAL THERAPY HOLDINGS, INC.							
		185.00	SYVERTSEN PREEMPLOY TEST		109826	847070839	10210.6302		PROFESSIONAL SERVICES	POLICE PROTECTION
		<u>185.00</u>								
149252	12/26/2023		2491 SNAP ON TOOLS							
		28.25	11' RAZX BLADE SCRA		109827	121323184818	10320.6240		MINOR EQUIPMENT AND FURNITURE	PUBLIC WORKS
		<u>28.25</u>								
149253	12/26/2023		2505 SOUTH EAST TOWING INC							
		429.00	TOW #339 TO ASTLEFORD INTL		109828	239332	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		<u>429.00</u>								
149254	12/26/2023		2541 SRF CONSULTING GROUP, INC.							
		15,467.37	WAKOTA TRLHEAD FD 11/30/23		109829	14579.00-26	40437.6302	202108	PROFESSIONAL SERVICES	2021 LOCAL IMPROVEMENTS
		<u>15,467.37</u>								
149255	12/26/2023		13599 THE APPAREL LAB							
		1,100.00	WINTER HATS		109830	247955	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION

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149264	12/26/2023		2849 XCEL ENERGY						Continued...	
149265	1/2/2024		1016 ACE HARDWARE & PAINT							
		146.80	KEYS/NUTS/BOLTS/NAILS		109907	549178/5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		134.84	RETD NUTS/BOLTS/NAILS		109908	549179/5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		13.98	SPRAY PAINT		109995	548798/5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		43.33	KEYS/CARPENTER PENCIL		110003	549173/5	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		<u>69.27</u>								
149266	1/2/2024		13132 ALL STYLE GARAGE DOORS, INC.							
		2,260.00	GAR DOOR SPRING RMR ZAM1		109909	863577	20243.6371		REPAIRS & MAINT CONTRACTUAL	DOUG WOOG ARENA
		<u>2,260.00</u>								
149267	1/2/2024		9248 AMERICAN ENVIRONMENTAL LLC							
		77,395.00	CLN SWR SANIMAX/BILLED		109912	3405	10101.1107		UNBILLED ACCOUNTS RECEIVABLE	GENERAL FUND
		<u>77,395.00</u>								
149268	1/2/2024		3910 ASTLEFORD INTERNATIONAL MINNEAPOLIS							
		137.38	45 DGR ELBOW TEE #332		109913	01P107100	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>137.38</u>								
149269	1/2/2024		9021 ATLAS STAFFING, INC.							
		588.00	NM TEMP ZUNIGA 12/8/23		109910	1305664	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		588.00	JC TEMP ZUNIGA 12/8/23		109910	1305664	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		717.60	NM TEMP MOUA 12/8/23		109911	1305665	50677.6302		PROFESSIONAL SERVICES	NAN MCKAY APT BLDG
		717.60	JC TEMP MOUA 12/8/23		109911	1305665	50678.6302		PROFESSIONAL SERVICES	JOHN CARROLL APT BLDG
		<u>2,611.20</u>								
149270	1/2/2024		6676 BDS LAUNDRY MANAGEMENT CO							
		751.70	NM LAUNDRY EQUIP RENT NOV23		109914	LMV427534	50677.6381		OTHER RENTALS	NAN MCKAY APT BLDG
		983.00	JC LAUNDRY EQUIP RENT NOV23		109915	LMV427529	50678.6381		OTHER RENTALS	JOHN CARROLL APT BLDG
		<u>1,734.70</u>								
149271	1/2/2024		14305 BOLANDER							
		1,246.00	HYDRANT METER DEPOSIT		109929	12/19/23	50605.2205		DEPOSITS	WATER UTILITY
		100.00	WATER DEPOSIT		109929	12/19/23	50605.2205		DEPOSITS	WATER UTILITY
		140.92	WATER USED (52K X 2.71)		109929	12/19/23	50605.4720		COMMERCIAL/INDUSTRIAL	WATER UTILITY
		10.59	WATER SALES TAX		109929	12/19/23	50605.2081		DUE TO OTHER GOVT-SALES	WATER UTILITY
		<u>1,194.49</u>								
149272	1/2/2024		6670 BROTHERS FIRE & SECURITY							

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149272	1/2/2024		6670 BROTHERS FIRE & SECURITY						Continued...	
		210.00	NM NOV23 EXTINGUISH INSPEC		109930	W30214	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		264.00	JC 2023 ANL EXTINGUISHER		109931	W30138	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		144.00	JC 2023 ANL EXTINGUISHER		109932	W30139	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		1,372.00	NM 2023 ANL SPRINKLER		109933	W30085	50677.6375.3		OTHER CONTR SVCS-SECURITY	NAN MCKAY APT BLDG
		1,176.00	JC 2023 ANL SPRINKLERS		109934	W30084	50678.6375.3		OTHER CONTR SVCS-SECURITY	JOHN CARROLL APT BLDG
		<u>3,166.00</u>								
149273	1/2/2024		13447 CCP INDUSTRIES							
		891.97	WIPER WIPES		109935	IN03435546	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		<u>891.97</u>								
149274	1/2/2024		1187 CITY OF BURNSVILLE							
		504.92	JPA ADMINFEE/SEALCOAT PRJ		109936	2023-00000013	10320.6221		SEAL COATING & TREE MAIN	PUBLIC WORKS
		<u>504.92</u>								
149275	1/2/2024		1192 CITY OF ST. PAUL							
		1,697.20	ASPHALT-STREETS		109937	IN56663	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		431.50	ASPHALT-WATER BREAKS		109937	IN56663	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		<u>2,128.70</u>								
149276	1/2/2024		13852 CONNOLLY, SARAH							
		96.94	MILEAGE REIMBURSEMENT		109938	12/22/2023	20230.6331		CONFERENCES, TRAINING, TRAVEL	LIBRARY
		<u>96.94</u>								
149277	1/2/2024		2009 CORE & MAIN, LP							
		5,144.42	APHA VLV/VLV BOX/ADAPTER		109943	U055798	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY
		<u>5,144.42</u>								
149278	1/2/2024		11317 CUSTOM CAP & TIRE							
		596.72	TIRES #205		109939	270063153	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		567.48	TIRES #201		109940	270062966	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		5.88	SVC CHARGE		109941	4	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>1,170.08</u>								
149279	1/2/2024		9173 CUSTOM HOSE TECH INC							
		332.78	RPR HOSES/FITITNGS #305		109942	119249	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		<u>332.78</u>								
149280	1/2/2024		1247 DAKOTA COUNTY FINANCIAL SERVICES							
		40,596.00	2022 PILOT		109944	2022 PILOT	50677.6469		PYMT IN LIEU OF TAX	NAN MCKAY APT BLDG

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149280	1/2/2024		1247 DAKOTA COUNTY FINANCIAL SERVICES						Continued...	
		42,627.00	2022 PILOT		109944	2022 PILOT	50678.6469		PYMT IN LIEU OF TAX	JOHN CARROLL APT BLDG
		<u>83,223.00</u>								
149281	1/2/2024		7966 DEAL, JERED							
		1,704.00	TUITION REIMB 2023		109945	12/22/2023	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		<u>1,704.00</u>								
149282	1/2/2024		1276 DELEGARD TOOL CO							
		182.50	REPAIR SHOP TOOL		109946	32570/3	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		<u>182.50</u>								
149283	1/2/2024		14023 DJ COMMERCIAL DOOR							
		5,850.00	RPL HANDICAP OPERATOR		109947	1401	20243.6371		REPAIRS & MAINT CONTRACTUAL	DOUG WOOG ARENA
		<u>5,850.00</u>								
149284	1/2/2024		1341 EHLERS & ASSOCIATES, INC							
		2,590.00	FIN MGMT PLAN UPDATE		109948	96091	10150.6302		PROFESSIONAL SERVICES	FINANCE
		2,590.00	FIN MGMT PLAN UPDATE		109948	96091	10120.6302		PROFESSIONAL SERVICES	CITY ADMINISTRATION
		2,000.00	FIN MGMT PLAN UPDATE		109948	96091	20243.6302		PROFESSIONAL SERVICES	DOUG WOOG ARENA
		2,000.00	FIN MGMT PLAN UPDATE		109948	96091	20245.6302		PROFESSIONAL SERVICES	AIRPORT
		2,000.00	FIN MGMT PLAN UPDATE		109948	96091	20260.6302		PROFESSIONAL SERVICES	HOUSING GENERAL
		2,000.00	FIN MGMT PLAN UPDATE		109948	96091	20280.6302		PROFESSIONAL SERVICES	ECON DEV GENERAL
		2,590.00	FIN MGMT PLAN UPDATE		109948	96091	40402.6302		PROFESSIONAL SERVICES	CAPITAL PROGRAMS FUND
		2,000.00	FIN MGMT PLAN UPDATE		109948	96091	60703.6302		PROFESSIONAL SERVICES	CENTRAL GARAGE FUND
		26,765.00	UTILITY RATE STUDY		109949	96092	50600.6302		PROFESSIONAL SERVICES	UTILITY ADMINISTRATION
		<u>44,535.00</u>								
149285	1/2/2024		1380 FACTORY MOTOR PARTS							
		124.26	DIESEL EXHAUST & WSHR FLUIDS		109950	1-9246364	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>124.26</u>								
149286	1/2/2024		4725 FIRST SUPPLY LLC - TWIN CITIES							
		43.12	6 & 12" EXTENSION BIT		109951	3538072-00	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		<u>43.12</u>								
149287	1/2/2024		1473 GERTEN GREENHOUSES 2							
		17.45	24HR DIG TIMER PHOTOCCELL		109952	853717/6	10320.6240		MINOR EQUIPMENT AND FURNITURE	PUBLIC WORKS
		<u>17.45</u>								
149288	1/2/2024		1505 GRAINGER							

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149288	1/2/2024		1505 GRAINGER						Continued...	
		48.38	EYE WASH STATIONS		109953	9928925644	10320.6220		REPAIR & MAINTENANCE SUPPLIES	PUBLIC WORKS
		<u>48.38</u>								
149289	1/2/2024		11834 GUARDIAN SUPPLY LLC							
		154.98	48-UNIFORM PANTS/SHIRT		109954	16799	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		82.99	27-PATROL BAG & TAILORING		109955	16869	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		479.97	3X FLASHLIGHTS FOR RESERVES		109956	16903	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		262.94	05-BELT/SOCKS/SHIRTS		109957	16905	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		900.00	POLICE SHOULDER PATCHES		109958	16904	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		<u>1,880.88</u>								
149290	1/2/2024		1546 HANCO CORPORATION							
		251.07	UNCOATED ZINC WEIGHTS		109959	67437-00	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>251.07</u>								
149291	1/2/2024		1560 HEALTHPARTNERS							
		1,139.34	DENTAL PREMIUMS - JAN24		109999	767352526694	60709.6302		PROFESSIONAL SERVICES	SELF-INSURED DENTAL
		10.69	RETRO ADJ NOV23		109999	767352526694	60709.6302		PROFESSIONAL SERVICES	SELF-INSURED DENTAL
		10.69	RETRO ADJ DEC23		109999	767352526694	60709.6302		PROFESSIONAL SERVICES	SELF-INSURED DENTAL
		<u>1,160.72</u>								
149292	1/2/2024		1667 INVER GROVE FORD							
		316.73	IGNITION ASSY/EXHSTVLV#2160		109961	5338330	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		50.69	SPARK PLGS/GASKET #2160		109962	5338298	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>367.42</u>								
149293	1/2/2024		1811 LAWSON PRODUCTS INC.							
		141.23	ADPTR/CABLETIE/DOT UNION TEE		109963	9311148520	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		<u>141.23</u>								
149294	1/2/2024		12529 LEADSONLINE							
		3,010.00	INV SUBSCRIPTION FEE		109997	409037	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		<u>3,010.00</u>								
149295	1/2/2024		1813 LEAGUE OF MN CITIES INSURANCE TRUST							
		1,675.72	CHARLES GELHAYE		109964	21904	10210.6151		WORKERS COMP DEDUCTIBLE	POLICE PROTECTION
		2,500.00	COLLIN TURNER		109965	21905	20245.6151		WORKERS COMP DEDUCTIBLE	AIRPORT
		271.05	BARB COBENAIS		109966	21815	10210.6151		WORKERS COMP DEDUCTIBLE	POLICE PROTECTION
		12,190.00	QUARTERLY P&L PREMIUM		109996	10003039	10110.6361		INSURANCE	MAYOR AND COUNCIL
						12/04/2023				

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149295	1/2/2024		1813 LEAGUE OF MN CITIES INSURANCE TRUST						Continued...	
		20,474.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	10210.6361		INSURANCE	POLICE PROTECTION
		5,997.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	10320.6361		INSURANCE	PUBLIC WORKS
		5,134.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	10330.6361		INSURANCE	BUILDINGS
		5,107.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	10340.6361		INSURANCE	PARKS FACILITIES AND MTNCE
		6,838.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	20243.6361		INSURANCE	DOUG WOOG ARENA
		9,153.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	20245.6361		INSURANCE	AIRPORT
		483.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	20260.6361		INSURANCE	HOUSING GENERAL
		271.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	20280.6361		INSURANCE	ECON DEV GENERAL
		4,753.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	50605.6361		INSURANCE	WATER UTILITY
		4,925.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	50606.6361		INSURANCE	SEWER UTILITY
		73.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	50610.6361		INSURANCE	STORM WATER UTILITY
		13,962.00	QUARTERLY P&L PREMIUM		109996	10003039 12/04/2023	60703.6361		INSURANCE	CENTRAL GARAGE FUND
		<u>93,806.77</u>								
149296	1/2/2024		13853 LIVESAY, SARAH							
		55.41	MILEAGE REIMBURSEMENT		109967	12/14/2023	20230.6331		CONFERENCES, TRAINING, TRAVEL	LIBRARY
		<u>55.41</u>								
149297	1/2/2024		5247 MASON, HELENA							
		42.00	RFD OVERPYMNT BRYSON		109968	12/21/2023	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION
		42.00	RFD OVERPYMNT COLTON		109968	12/21/2023	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION
		<u>84.00</u>								
149298	1/2/2024		1900 MCMULLEN INSPECTING, INC.							
		2,063.96	ELEC INSPECTS NOV23		109969	12/13/23	10410.6302		PROFESSIONAL SERVICES	DEVELOPMENT SERVICES
		<u>2,063.96</u>								
149299	1/2/2024		13330 MEDICA							

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149316	1/2/2024		2883 TOWMASTER						Continued...	
		245.71	FALLS PULLBACK SPRING#331		109993	465402	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		245.71								
149317	1/2/2024		14307 TUHY, MARIE							
		42.00	REFUND OVERPYMT-ACTIVITY FEE		110004	12/20/2023	10520.4463		FALL, WINTER & SPRING PROGRAMS	PARKS ADMINISTRATION
		42.00								
800969	12/26/2023		3615 CAMPBELL KNUTSON, P.A.							
		12,344.52	NOV23 PROSECUTION FEES		109866	3168G 11/30/23	10130.6304		PROFESSIONAL SVCS-CRIMINAL	CITY ATTORNEY
		12,344.52								
800970	12/26/2023		1240 DAKOTA COMMUNICATIONS CENTER							
		3,477.63	JAN-MAR23 TRAFFIC SAFETY		109720	Q2 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		6,759.83	APR-JUN23 TRAFFIC SAFETY		109721	Q3 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		6,452.22	JUL-SEP23 TRAFFIC SAFETY		109722	Q4 TRAFFIC SAFETY	20212.6375	227574	OTHER CONTRACTED SERVICES	GRANTS/DONATIONS POLICE
		16,689.68								
800971	12/26/2023		1843 LOCAL GOVERNMENT INFORMATION SYSTEMS							
		59.00	APP SUP-UB (RETIREEES)		109790	54244	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		2,983.00	APPL SUP-FINANCIAL		109790	54244	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		880.00	APPL SUP-HUBBLE/INSIGHT		109790	54244	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		2,608.00	APPL SUP-PAYROLL/HR		109790	54244	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		2,240.00	APPL SUP-POLICE MCD		109790	54244	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		381.00	APPL SUP-PS RECORDS		109790	54244	10210.6375		OTHER CONTRACTED SERVICES	POLICE PROTECTION
		2,027.00	APPL SUP-PARK&REC		109790	54244	10520.6371		REPAIRS & MAINT CONTRACTUAL	PARKS ADMINISTRATION
		2,458.00	APPL SUP-GIS BASE		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		1,357.00	APPL SUP-GIS ELECTIVES		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		3,108.00	APPL SUP-PIMS		109790	54244	10410.6375		OTHER CONTRACTED SERVICES	DEVELOPMENT SERVICES
		241.00	APPL SUP-PIMS BUS LICENSE		109790	54244	10140.6375		OTHER CONTRACTED SERVICES	CITY CLERK
		241.00	APPL SUP-PIMS CODE ENF		109790	54244	10420.6375		OTHER CONTRACTED SERVICES	CODE ENFORCEMENT
		241.00	APPL SUP-PIMS EPERMITS		109790	54244	10410.6375		OTHER CONTRACTED SERVICES	DEVELOPMENT SERVICES
		1,257.00	APPL SUP-INTERNET-IRONPORT		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		2,691.00	APPL SUP-IP TELEPHONY		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		2,709.00	HOSTED BACKUPS		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		402.00	HOSTED SEIM		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		361.00	SIP SESS/SEATS (PHONES)		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		2,083.00	MANAGED SVCS-SECAAS		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY

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800971	12/26/2023		1843 LOCAL GOVERNMENT INFORMATION SYSTEMS						Continued...	
		210.00	HOSTED WIRELESS NETWORK MGMT		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		628.58	FIBER SVCS - DBB		109790	54244	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		3,377.00	HOSTED ESXI		109790	54244	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		108.00	HOSTED SERVER-SSP-FORMS01		109790	54244	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		5,750.00	APPL SUP-UTILITY BILLING		109790	54244	50600.6302		PROFESSIONAL SERVICES	UTILITY ADMINISTRATION
		<u>38,400.58</u>								
800972	12/26/2023		2585 STREICHER'S - MINNEAPOLIS							
		54.99	24-LIGHT SWITCH		109849	11668542	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		54.99	31-LIGHT SWITCH		109850	11668541	10210.6245		CLOTHING ALLOWANCE	POLICE PROTECTION
		2,935.84	40 MM LESS LETHAL ROUNDS		109851	11670993	10210.6580		OTHER EQUIPMENT	POLICE PROTECTION
		<u>3,045.82</u>								
800973	12/29/2023		1969 MINNESOTA AFSCME, COUNCIL NO. 5							
		21.00			109922	1226231458363	10101.2170		ACCRUED PAY DED PAYABLE	GENERAL FUND
		<u>21.00</u>								
800974	1/2/2024		1240 DAKOTA COMMUNICATIONS CENTER							
		50,679.00	JANUARY 2024 DISPATCH DUES		109998	S02024-01	10210.6305		DISPATCH SERVICES	POLICE PROTECTION
		<u>50,679.00</u>								
800975	1/2/2024		5154 HILGER, CLARA							
		86.46	SPRYPOINT GOLD TEAM MTGS		109960	11/15/2023	50600.6331		CONFERENCES, TRAINING, TRAVEL	UTILITY ADMINISTRATION
		<u>86.46</u>								
2023390	12/15/2023		2013 MINNESOTA REVENUE (C)							
		18,475.47			109709	1213231000019	10101.2172		STATE WITHHOLDING	GENERAL FUND
		<u>18,475.47</u>								
2023391	12/18/2023		14289 SANIMAX LLC							
		64,002.50	RETURN PAYMENT/SENT TO COUNTY		109714	12/18/23	10101.4677		MISC REVENUE	GENERAL FUND
		<u>64,002.50</u>								
2023392	12/18/2023		6037 HEALTHPARTNERS-DENTAL							
		707.44	DENTAL CLAIMS PAID		109872	12/07/23-12/13/23	60709.6132		DENTAL CLAIMS PAID	SELF-INSURED DENTAL
		<u>707.44</u>								
2023393	12/20/2023		2013 MINNESOTA REVENUE (C)							
		66.33	SALES TAX NOV23		109873	NOV 2023	10101.2081		DUE TO OTHER GOVT-SALES	GENERAL FUND

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2023401	12/29/2023		2748 MISSION SQUARE TRANSFER (EFT)						Continued...	
		960.00			109919	12262314583612	10101.2175		OTHER RETIREMENT	GENERAL FUND
		960.00								
2023402	12/29/2023		10755 OPTUM							
		2,431.25			109920	12262314583613	10101.2176		HOSPITALIZATION/MED INSURANCE	GENERAL FUND
		2,431.25								
2023403	12/29/2023		1338 EFTPS							
		39,776.35			109916	1226231458361	10101.2171		FEDERAL WITHHOLDING	GENERAL FUND
		41,110.32			109921	1226231458362	10101.2173		FICA TAX WITHHOLDING	GENERAL FUND
		80,886.67								
2023404	12/29/2023		2013 MINNESOTA REVENUE (C)							
		18,215.54			109927	1226231458368	10101.2172		STATE WITHHOLDING	GENERAL FUND
		18,215.54								
2023405	12/29/2023		6860 WELLS FARGO PURCHASING CARDS							
		134.41	ROBERTS HAMILTON TOILET FLUSH		110008	081358454115.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		435.29	NORTHER TOOL NEW HAND TOOLS		110009	002105996079.1	20243.6240		MINOR EQUIPMENT AND FURNITURE	DOUG WOOG ARENA
		799.92	NORTHERN TOOL REPLACEMENT AIR		110010	002103349073.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		45.93	HOME DEPOT FITTINGS FOR AIR HO		110011	010196014843.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		60.83	HOME DEPOT DRAIN COVERS AND HA		110012	010196014736.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		47.53	HOME DEPOT HAND TOOLS		110013	010196014835.1	10330.6220		REPAIR & MAINTENANCE SUPPLIES	BUILDINGS
		327.90	EYEMED_NOV PREMIUM		110014	632900063684.1	10101.2181		EYE MED INSURANCE	GENERAL FUND
		1,480.40	HYATT HOTEL_COUNCIL CONF_FRANC		110015	722445864376.1	10110.6331		CONFERENCES, TRAINING, TRAVEL	MAYOR AND COUNCIL
		1,480.40	HYATT HOTEL_COUNCIL CONF_BAKKE		110016	722445869508.1	10110.6331		CONFERENCES, TRAINING, TRAVEL	MAYOR AND COUNCIL
		90.56	AMAZON-QUICK CONNECT HOSE		110017	107366483147.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		429.80	AMAZON-PPE GLOVES		110018	105863240593.1	20212.6210	227681	OPERATING SUPPLIES	GRANTS/DONATIONS POLICE
		124.56	AMAZON-BULBS		110019	105157483415.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		88.44	AMAZON-LIGHT BULBS		110020	106269898091.1	10340.6220		REPAIR & MAINTENANCE SUPPLIES	PARKS FACILITIES AND MTNCE
		61.48	AMAZON-CLEANING BRUSHES		110021	083305907610.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		96.12	8X8 PHONE SYSTEM AND INTERNET		110022	105534507336.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		96.12	8X8 PHONE SYSTEM AND INTERNET		110023	105534507336.2	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		78.43	PREMIUM WATER NM JC		110024	892015343409.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		78.43	PREMIUM WATER NM JC		110025	892015343409.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		106.70	WALMART PLUS PERSONAL CHARGE.		110026	083163416358.1	10101.4677		MISC REVENUE	GENERAL FUND
		11.87	AMAZON INK STAMPER PAD REFILL		110027	100610968884.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		11.87	AMAZON INK STAMPER PAD REFILL		110028	100610968884.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		11.50	QUILL OFFICE SUP REAM COLOR PA		110029	105005177990.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		11.49	QUILL OFFICE SUP REAM COLOR PA		110030	105005177990.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG

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2023405	12/29/2023		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		447.78	COMCAST NM PHONE AND INTERNET		110031	101925366135.1	50677.6390		POSTAGE AND TELEPHONE	NAN MCKAY APT BLDG
		197.58	QUILL OFFICE SUPPLIES FILE FOL		110032	105331477189.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		197.57	QUILL OFFICE SUPPLIES FILE FOL		110033	105331477189.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		291.58	COMCAST JC INTERNET SERVICE		110034	108497839019.1	50678.6390		POSTAGE AND TELEPHONE	JOHN CARROLL APT BLDG
		13.03	QUILL OFFICE SUPP FILE FASTENE		110035	105381900432.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		13.03	QUILL OFFICE SUPP FILE FASTENE		110036	105381900432.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		4.73	AMAZON OFFICE SUP COAT HANGING		110037	107319563672.1	50677.6201		OFFICE SUPPLIES	NAN MCKAY APT BLDG
		4.72	AMAZON OFFICE SUP COAT HANGING		110038	107319563672.2	50678.6201		OFFICE SUPPLIES	JOHN CARROLL APT BLDG
		10.80	KT-CRIME SCENE REFRESH		110039	691009788414.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		15.37	WALMART PS BATH BOMBS		110040	400198284963.1	20230.6430		MISCELLANEOUS	LIBRARY
		76.22	AMZN PS		110041	102085305244.1	20230.6430		MISCELLANEOUS	LIBRARY
		157.72	FAT BRAIN TOYS PS		110042	000030909306.1	20230.6430		MISCELLANEOUS	LIBRARY
		419.65	AMZN PS		110043	103383648735.1	20230.6430		MISCELLANEOUS	LIBRARY
		195.98	AMZN PS		110044	107483221024.1	20230.6430		MISCELLANEOUS	LIBRARY
		144.43	ANGELOS-CIT ACAD GRAD REFRESH		110045	300677082292.1	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		75.00	BCA-DMT TRNG		110046	123143918823.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		59.83	CRAVE-TZD MEAL 07&36		110047	104313603777.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		32.06	CRAVE-TZD MEAL 36		110048	105022894747.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		27.66	CRAVE-TZD MEAL 07		110049	105022894739.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		367.58	HOTEL INDIGO-TZD 36		110050	970435394110.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		402.18	HOTEL INDIGO-TZD 07		110051	970435431292.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		53.28	OLDEBRICKHOUSE-TZD MEAL 07&36		110052	500769441446.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		54.39	Holiday decorations		110053	200137543441.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		159.00	UNITED RENTALS LIGHT HALLOWEEN		110054	300639408420.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		3.18	UNITED RENTALS ENVIR FEE HALLO		110055	300639408594.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		57.28	WALGREENS HALLOWEEN THANK YOU		110056	000954154108.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		17.69	OFFICE DEPOT OFFICE LABELS		110057	100454882925.1	10530.6201		OFFICE SUPPLIES	COMMUNITY AFFAIRS
		106.74	SAMS THANKSGIVING DINNER		110058	400003243831.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		7.69	HOBBY LOBBY JC NM ACTIVITY		110059	200246480556.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		7.69	HOBBY LOBBY JC NM ACTIVITY		110060	200246480556.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		88.98	AMAZON TREE LIGHTING		110061	102070526978.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		11.58	CUB JC NM ACTIVITY		110062	740271956210.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		11.58	CUB JC NM ACTIVITY		110063	740271956210.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		28.64	WALGREENS THANSGINGVING DINNER		110064	000921052209.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		24.54	ALDI THANKGIVING ACTIVITY		110065	710037974442.1	50677.6210		OPERATING SUPPLIES	NAN MCKAY APT BLDG
		24.54	ALDI THANKGIVING ACTIVITY		110066	710037974442.2	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		25.00	DOLLAR TREE TREE LIGHTING		110067	000957494468.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		25.57	KNOWLANS TASK FORCE MEETING		110068	720203448075.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		60.63	WALGREENS TREE LIGHTING		110069	000880001793.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS

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		50.36	SAMS CLUB TREE LIGHTING		110070	400224228245.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		119.45	VISTA PRINTS GRAMS		110071	719535328327.1	20216.6210	227573	OPERATING SUPPLIES	GRANTS/DONATIONS COMM AFFAIRS
		18.92	DOLLAR TREE TREE LIGHTING		110072	001120712954.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		11.96	WALGREES TREE LIGHTING		110073	001120713036.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		35.44	KNOWLANS TREE LIGHTING CHOIR		110074	720203017279.1	10530.6210		OPERATING SUPPLIES	COMMUNITY AFFAIRS
		28.64	WALGREESN TREE LIGHTING TY		110075	000979904443.1	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		97.85	TARGET JC TREE LIHTING EVENT		110076	091007803907.1	50678.6210		OPERATING SUPPLIES	JOHN CARROLL APT BLDG
		7.56	KNOWLANS-CARPET CLEANER		110077	720203725637.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		300.00	License renewal for Tom Madiga		110078	900015226698.1	10315.6471		DUES & SUBSCRIPTIONS	ENGINEERING
		150.00	Seminar for Tom Madigan		110079	900015226680.1	10315.6331		CONFERENCES, TRAINING, TRAVEL	ENGINEERING
		73.50	VERIFIED CREDENTIAL BKGRN CKS		110080	900012903298.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		22.20	KNOWLANS CHIPS LUNCH LEARN CUP		110081	720203101958.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		110.66	JIMMYJOHNS SUBS FOR LUNCHLEARN		110082	500558646939.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		15.00	CROWNTROPHY CHILI COOKOFF PLAQ		110083	027019926243.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		243.23	STAPLES TAX ENVLOPS		110084	105128168453.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		29.00	TARGET WELLNESS GIFTCARD CHILI		110085	091016118267.1	10125.6302		PROFESSIONAL SERVICES	HUMAN RESOURCES
		86.74	INNOV PENS FLDRS TAPE PLANR LT		110086	520000001781.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		58.56	INNOV SCICRS CALC TAPE PEN CHA		110087	520000001333.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		300.15	INNOVATIVE 11X13 COPY PAPER		110088	520000001463.1	10120.6201		OFFICE SUPPLIES	CITY ADMINISTRATION
		242.28	CDWG-TONER		110089	886432903424.1	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		138.07	COMCAST-VETS INTERNET		110090	106327823483.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		80.98	CDWG-FLASHLIGHT		110091	083340114634.1	10160.6240		MINOR EQUIPMENT AND FURNITURE	INFORMATION TECHNOLOGY
		416.62	CDWG-TONER		110092	083223407063.1	10160.6210		OPERATING SUPPLIES	INFORMATION TECHNOLOGY
		676.18	DELL-MONITORS		110093	083326414489.1	40407.6571		COMPUTER HARDWARE	EQUIPMENT ACQUISITION F
		1,276.00	CDWG-CAMERA SOFTWARE		110094	083195318945.1	10160.6375		OTHER CONTRACTED SERVICES	INFORMATION TECHNOLOGY
		54.39	SHRED-IT OCT 2023		110095	026832808586.1	10150.6375		OTHER CONTRACTED SERVICES	FINANCE
		54.38	SHRED-IT OCT 2023		110096	026832808586.2	20260.6210		OPERATING SUPPLIES	HOUSING GENERAL
		54.38	SHRED-IT OCT 2023		110097	026832808586.3	10140.6210		OPERATING SUPPLIES	CITY CLERK
		250.00	MNCPA CPE HINES		110098	690245751144.1	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		65.00-	GFOA TRAINING REFUND HILGER		110099	300832546202.1	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		160.00	NASACT TRAINING HILGER		110100	900015000054.1	10150.6331		CONFERENCES, TRAINING, TRAVEL	FINANCE
		84.02	HOME DEPOT MAINT SUP		110101	105814579542.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		173.48	HOME DEPOT MAINT SUP		110102	010194806957.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		419.11	MENARDS MAINT SUP ICE BIT SPRE		110103	100529882916.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		104.76	HOME DEPOT MAINT SUP		110104	010192165107.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		103.71	MENARDS MAINTENANCE SUP		110105	100577456887.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		102.90	MENARDS MAINT SUPP		110106	300801452848.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		40.86	MENARDS MAINT SUP		110107	100597170242.1	50677.6220		REPAIR & MAINTENANCE SUPPLIES	NAN MCKAY APT BLDG
		419.98	NORTHERN-HEATERS		110108	001943450072.1	50605.6220		REPAIR & MAINTENANCE SUPPLIES	WATER UTILITY

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2023405	12/29/2023		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		229.99	NORTHERN-HEATERS		110109	001943450072.2	10527.6220		REPAIR & MAINTENANCE SUPPLIES	SPLASH POOL
		29.32	FEDEX-MDC SHIPPING		110110	741882271426.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		16.95	MNRDS BOARD AD SCREWS		110111	100457203489.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		418.56	HYDRA POWER-REPAIR CLAM BUCKET		110112	104334613206.1	60703.6371		REPAIRS & MAINT CONTRACTUAL	CENTRAL GARAGE FUND
		14.99	ZOOM PREMIUM MEMBERSHIP		110113	000038335281.1	20230.6240		MINOR EQUIPMENT AND FURNITURE	LIBRARY
		115.00	CANVA POSTERS FOR TOUR		110114	000059075897.1	20230.6342		PRINTING AND BINDING	LIBRARY
		12.95	CANVA MONTHLY SUBSCR.		110115	000006999383.1	20230.6240		MINOR EQUIPMENT AND FURNITURE	LIBRARY
		84.94	FOLKMANIS PS BEAR PUPPET		110116	000033132821.1	20230.6430		MISCELLANEOUS	LIBRARY
		587.50	CANVA APPRECIATION CUPS		110117	000044382720.1	20230.6342		PRINTING AND BINDING	LIBRARY
		84.94	FOLKMANIS PS BEAR PUPPET O/S		110118	000020937178.1	20230.6430		MISCELLANEOUS	LIBRARY
		76.94	FOLKMANIS PS YETI PUPPET		110119	000040043288.1	20230.6430		MISCELLANEOUS	LIBRARY
		90.00	TRAPPED PUZZLE TEAM BUILDING		110120	000042792314.1	20230.6331		CONFERENCES, TRAINING, TRAVEL	LIBRARY
		47.44	FOLKMANIS PS MANATEE PUPPET		110121	000000971047.1	20230.6430		MISCELLANEOUS	LIBRARY
		35.01	VERIZON - DATA		110122	103161420660.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		97.51	AMAZON-POST IT NOTES		110123	103456173640.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		47.48	AMZN-PPE EAR PROTECTION-GRANT		110124	105421827439.1	20212.6580	227681	OTHER EQUIPMENT	GRANTS/DONATIONS POLICE
		185.00	PANASONIC-BWC REPAIR		110125	900018506021.1	10210.6220		REPAIR & MAINTENANCE SUPPLIES	POLICE PROTECTION
		853.90	ZOGICS-PPE WIPES-GRANT		110126	106518314808.1	20212.6580	227681	OTHER EQUIPMENT	GRANTS/DONATIONS POLICE
		81.46	PETCO-THERAPY K9 CRATE		110127	091729000219.1	20212.6580	227589	OTHER EQUIPMENT	GRANTS/DONATIONS POLICE
		16.42	AMZN-TIRE INFLATOR SQ GARAGE		110128	106014253713.1	10210.6210		OPERATING SUPPLIES	POLICE PROTECTION
		450.00	BCA-TRNG REIMBURSEMENT		110129	123043024569.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		95.00	AT&T-CELL TRACKING FEE		110130	108666238518.1	10210.6390		POSTAGE AND TELEPHONE	POLICE PROTECTION
		92.70	BOOKING.COM-24 PEER SUPP TRNG		110131	743272774385.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		740.00	MNCOP-LEADER ACADEMY-09		110132	178400422644.1	10210.6331		CONFERENCES, TRAINING, TRAVEL	POLICE PROTECTION
		75.00	IACP-03		110133	690391089377.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		13.49	FEDEX-FTO MANUALS		110134	069041511430.1	10210.6201		OFFICE SUPPLIES	POLICE PROTECTION
		150.00	MN RURAL WATER ASSOC-WORKSHOP		110135	300631443611.1	50605.6331		CONFERENCES, TRAINING, TRAVEL	WATER UTILITY
		299.70	COMCAST OCT/NOV INT		110136	108697569923.1	20245.6390		POSTAGE AND TELEPHONE	AIRPORT
		101.08	MNRDS DEF		110137	100458303457.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		111.13	MARGO SPPLS PYRO LAUNCHER		110138	030901277563.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		85.92	VAN PPR SOAP		110139	900014006353.1	20245.6210		OPERATING SUPPLIES	AIRPORT
		36.45	MNRDS BLANKET		110140	100532820335.1	20245.6220		REPAIR & MAINTENANCE SUPPLIES	AIRPORT
		103.00	MN FLYER NOV AD		110141	721102685885.1	20245.6341		ADVERTISING	AIRPORT
		150.97	Election Judge Food		110142	000931667000.1	10140.6430		MISCELLANEOUS	CITY CLERK
		129.62	Election Judge Food		110143	715100736726.1	10140.6430		MISCELLANEOUS	CITY CLERK
		90.57	CHUCKNDON-DOG FOOD PUPPY		110144	091867000218.1	20212.6210	227589	OPERATING SUPPLIES	GRANTS/DONATIONS POLICE
		190.00	IACP-01		110145	690372089355.1	10210.6471		DUES & SUBSCRIPTIONS	POLICE PROTECTION
		1,173.91	SPARTA-GLASSES		110146	300806374706.1	10210.6430		MISCELLANEOUS	POLICE PROTECTION
		39.98	COSTCO-CONCESSION RESALE		110147	898000022757.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA

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
2023405	12/29/2023		6860 WELLS FARGO PURCHASING CARDS						Continued...	
		73.74	SAMS CLUB-CONCESSIONS		110148	400198012048.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		112.68	SAMS CLUB - CONCESSIONS		110149	400194022274.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		37.27	SLING- MO SCHEDULING		110150	000000137018.1	20243.6471		DUES & SUBSCRIPTIONS	DOUG WOOG ARENA
		4.77	KWIK TRIP - CONCESSIONS		110151	691008524822.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		135.22	COMCAST-CABLE		110152	105044027672.1	20243.6375		OTHER CONTRACTED SERVICES	DOUG WOOG ARENA
		4.77	KWIK TRIP - CONCESSIONS		110153	691008775802.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		17.90	SAMS CLUB-CONCESSIONS		110154	400200027680.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		205.60	MENARDS - RUNNERS, BUCKETS		110155	100653619403.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		6.36	KWIK TRIP-CONCESSION RESALE		110156	691009548745.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		34.70	SAMS CLUB-CONCESSIONS		110157	400268733295.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		39.09	AMAZON-CHIP RACK		110158	104572938322.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		45.53	PARTS TOWN-HOT CHOC MACH PRTS		110159	000028121408.1	20243.6220		REPAIR & MAINTENANCE SUPPLIES	DOUG WOOG ARENA
		39.11	CUB FOODS - CONCESSION RESALE		110160	740275418449.1	20243.6250		MERCHANDISE FOR RESALE	DOUG WOOG ARENA
		182.00	1800RADIATOR-RADIATOR FOR #306		110161	733199475396.1	60703.6220		REPAIR & MAINTENANCE SUPPLIES	CENTRAL GARAGE FUND
		27.10	BREAKFAST SANTA BOAS		110162	108391299877.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		41.04	AMAZON FOLDER CALENDAR		110163	083740868796.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		310.88	BWS Supplies		110164	109945606565.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		30.58-	Refund Ribbon		110165	107278379762.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		9.92-	Refund Google Eyes		110166	107298046052.1	10529.6210		OPERATING SUPPLIES	RECREATIONAL PROGRAMS
		<u>24,041.00</u>								
		<u>1,639,701.82</u>	Grand Total							
									<u>Payment Instrument Totals</u>	
								Checks	1,220,535.84	
								EFT Payments	297,898.92	
								A/P ACH Payment	<u>121,267.06</u>	
								Total Payments	<u>1,639,701.82</u>	



CITY COUNCIL AGENDA REPORT
DATE: JANUARY 2, 2024
DEPARTMENT: CITY CLERK
Prepared by: Deanna Werner
ADMINISTRATOR: RG

8-C

AGENDA ITEM: Business Licenses

ACTION TO BE CONSIDERED:

Motion to adopt attached list, approving Business Licenses.

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

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>
15541	Hector & Hilda Suarez	00014168	Rental Housing	P	12/20/2023	05/31/2024	1004 Dwane St		01/02/2024
15424	Long Horn Properties	00014167	Rental Housing	P	12/15/2023	05/31/2024	1562 Motor Ave		01/02/2024



City Council Agenda
Date: January 2, 2024
Department: Public Works
Prepared by: Howie Steenberg
Administrator: RG

8-D

Agenda Item: Purchase of Dipperfox Stump Grinder from Trenchers Plus

Action to be considered:

Motion to approve the purchase of a Dipperfox Stump Grinder from Trenchers Plus in the amount of \$22,865.00.

Overview:

The Dipperfox Stump Grinder is a new piece of equipment and an addition to the central garage fleet. This stump grinder will be used by various departments throughout the year for stump removal along public rights-of-way throughout the city and within our park system. The addition of this equipment will allow staff to be more effective and efficient with the removal of stumps left from tree removals.

Staff have spent time reading specs, demonstrating equipment, and evaluating equipment needs. It is cost savings for buying vs renting the equipment.

Staff are recommending the purchase of a Dipperfox Stump Grinder from Trenchers Plus.

Source of Funds:

2023 Capital Programs Fund



Trenchers Plus, Inc.
 2309 Highway 13 W
 Burnsville, MN 55337
 Phone 952-890-6000
 Fax 952-890-4563

PURCHASE AGREEMENT

PURCHASER'S FULL NAME <i>City of South St. Paul</i>		DATE	TERRITORY MANAGER <i>Pat Hein</i>
D/B/A	CITY <i>So. St. Paul</i>	STATE/PROV <i>Minnesota</i>	ZIP/POSTAL CODE <i>55075</i>
PURCHASER'S STREET ADDRESS <i>400 E. Richmond St. South St. Paul</i>			COUNTY <i>Hubbards</i>
RESIDENCE PHONE	BUSINESS PHONE	PURCHASE ORDER	

DELIVERY TO BE MADE ON OR BEFORE _____, OR AS SOON THEREAFTER AS POSSIBLE. DELIVERY TO BE MADE TO THE FOLLOWING ADDRESS, IF DIFFERENT FROM PURCHASER'S ADDRESS.
 STREET _____ CITY _____ STATE _____

QUANTITY			MAKE, MODEL, DESCRIPTION	SERIAL NUMBER/ ATTACHMENT	CASH PRICE EACH ITEM
NEW	USED	DEMO			
1			<i>DiggerBox SC 500</i>	<i>DE0060204</i>	<i>\$ 25,865.00</i>
1			<i>Manual</i>		\$
					\$
					\$
					\$

TRADE-IN TO BE SHIPPED TO: BURNSVILLE
 BY CUSTOMER TRENCHERS PLUS, INC.

TRADE-IN EQUIPMENT					TRANSPORTATION EXPENSE
FIRST YEAR USED	MAKE	DESCRIPTION MODEL	SERIAL NO.	TRADE ALLOWANCE	CASH PRICE
				\$	THIS IS A CASH TRANSACTION. IF THE PURCHASER SO REQUESTS PRIOR TO ACCEPTANCE, THE CASH DUE ON DELIVERY MAY BE FINANCED AS A TIME SALE TRANSACTION, SUBJECT TO CREDIT APPROVAL. IF THIS TRANSACTION BECOMES A TIME SALE, PURCHASER AGREES (1) TO MAKE PAYMENTS PURSUANT TO THE ACCOUNTS RECEIVABLE SYSTEM AGREEMENT, WHICH IS INCORPORATED INTO THIS PURCHASE ORDER BY REFERENCE, AND (2) THAT SELLER RETAINS A SECURITY INTEREST IN THE GOODS DESCRIBED HEREIN UNTIL ALL OBLIGATIONS OF PURCHASER ARE PAID IN FULL AND DISCHARGED.
				\$	
				\$	
				\$	

PURCHASER HEREBY BARGAINS, SELLS AND CONVEYS UNTO SELLER THE ABOVE DESCRIBED TRADE-IN EQUIPMENT AND WARRANTS AND CERTIFIES IT TO BE FREE AND CLEAR OF LIENS, ENCUMBRANCE, AND SECURITY INTERESTS EXCEPT TO THE EXTENT SHOWN BELOW

I. TRADE ALLOWANCE \$ _____
 II. LESS AMOUNT OWED TO \$ _____
 III. NET TRADE ALLOWANCE (1-11) \$ _____

1. CASH PRICE	\$ <i>25,865.00</i>
2. TRADE DOWN PAYMENT <i>Rent</i>	\$ <i>-3,000.00</i>
3. NET PRICE (1-2)	\$ <i>22,865.00</i>
4. ENTER _____ % SALES TAX	\$ <i>FR=MIT</i>
5. OTHER FEES OR CHARGES	\$ _____
6. TOTAL TAXES & FEES (4+5)	\$ _____
7. TOTAL PRICE (3+6)	\$ <i>22,865.00</i>
8. CASH WITH ORDER	\$ _____
9. BALANCE ON DELIVERY (7-8)	\$ <i>22,865.00</i>

TERMS OF PAYMENT

- A. Balance of Payments: The balance of \$ *22,865.00*, plus time price differential and all other charges as set forth above, shall be payable as follows: _____
- B. Finance Charge (Time Price Differential): Annual Percentage Rate _____ %
- C. Late Payments: All payments made after due date shall bear interest at the rate of 1.5% per month or the maximum rate permitted by law, if less.

WARRANTY ON EQUIPMENT

Warranty coverage on the equipment covered by this order, if any, has been explained to PURCHASER. The warranty coverage is outlined below and indicated by the box checked

- NEW MECALAC PRODUCT WARRANTY or qualified new Mecalac warranty. If qualified, the period is _____ months.
 - NEW MECALAC PURCHASED EXTENDED WARRANTY. SPECIFY: _____
- WARRANTIES PROVIDED BY THE SELLER ON NEW MECALAC PRODUCTS SHALL BE GIVEN TO PURCHASER UNDER SEPARATE AGREEMENT, THE RECEIPT WHEREOF IS HEREBY ACKNOWLEDGED BY THE PURCHASER.
- NEW - Other manufacturer's warranty. *DiggerBox Equipment Warranty*
 - USED - When the equipment covered by this order is used equipment, THE PURCHASER STATES THAT HE HAS EXAMINED THE EQUIPMENT and is buying the equipment AS IS and with NO REPRESENTATIONS OR WARRANTIES, unless otherwise stated in writing below.

THE ADDITIONAL TERMS AND CONDITIONS SET FORTH ON THE REVERSE SIDE HEREOF ARE A PART OF THIS CONTRACT AND ARE INCORPORATED HEREIN BY REFERENCE.

NOTICE TO PURCHASER

- 1. Caution. Do not sign this contract before you thoroughly read both sides of it or if it contains blank spaces, even if otherwise advised.
- 2. You are entitled to an exact and completely filled in copy of this Contract when you sign it. Keep it to protect your legal rights.

TERRITORY MANAGER *Pat Hein*
 SUBJECT TO ACCEPTANCE AT BURNSVILLE, MINNESOTA
 ACCEPTED: TRENCHERS PLUS, INC.
 BY _____ DATE _____

PURCHASER *City of So. St. Paul* (COMPANY)
 BY *[Signature]* (SIGNATURE)
 TITLE *DIRECTOR*
 DATE *12-15-23*



CITY COUNCIL AGENDA REPORT
DATE: January 2, 2024
DEPARTMENT: CITY CLERK
Prepared by: Deanna Werner
ADMINISTRATOR:RG

8-E

AGENDA ITEM: Designation of the Official City Newspaper

ACTION TO BE CONSIDERED:

Motion to designate St. Paul Pioneer Press as the official publication for the City of South St. Paul.

OVERVIEW:

Chapter 9 of the City Charter requires the City Council annually designate a legal newspaper of general circulation in the City as its official publication to publish ordinances and other matters required by law.

The City of South St. Paul received one proposal to provide legal notice services from the St. Paul Pioneer Press:

Pioneer Press	\$7.28 per column inch for one-time publication
---------------	---

** The rate for 2023 was \$6.86 per column inch

SOURCE OF FUNDS:

N/A

Deanna Werner
 City of South St Paul

Hi Deanna,

Thank you for the opportunity to bid on the public notice publications for City of South St Paul.

The Saint Paul Pioneer Press is a Daily Newspaper located in Saint Paul, MN, primarily serving Ramsey, Dakota, Washington, and Anoka counties and Western Wisconsin.

Our Legal Publication rates for all notices for 2024 are as follows:

\$7.28 per column inch per publication (this = \$0.52 per line, there are 14 lines per column inch)

Sunday full circulation is 136,492 – however, you may publish a notice on any day of the week.

Deadline to submit legal notices (please note, holidays will have early deadlines):

Deadlines for Liner (text only) ads.	
Publication day	Deadline to submit materials
Monday	Friday 4 pm
Tuesday	Monday 12 pm
Wednesday	Tuesday 12 pm
Thursday	Wednesday 12 pm
Friday	Thursday 12 pm
Saturday	Friday 11 am
Sunday	Thursday 4 pm

Deadlines for Display ads.	
Notice includes chart, graphics, map, or any special formatting.	
Publication day	Deadline to submit materials.
Monday	Friday 3 pm
Tuesday	Monday 11 am
Wednesday	Tuesday 11 am
Thursday	Wednesday 11 am
Friday	Thursday 11 am
Saturday	Friday 10 am
Sunday	Thursday 3 pm

All legal notices should be emailed to legals@pioneerpress.com. Once we receive your request, you'll receive a confirmation email and will be contacted shortly. You will be emailed a proof (which includes the cost) and an affidavit will be emailed within 7 days of publication.

Thank you for considering the Saint Paul Pioneer Press as the official legal newspaper for City of South St Paul. Please let me know if you have any questions, we look forward to partnering with you in the coming year.

Thank you,

True Lee – Advertising
tlee@pioneerpress.com





City Council Agenda
Date: 1/2/2024
Department: Airport
Prepared by: Andrew Wall
Administrator: RG

8-F

AGENDA ITEM: Approving Assignment of Lease (1625 Gulfstream Lane) at the Fleming Field Airport.

ACTION TO BE CONSIDERED:

Adopt Resolution No. 2024-4 Approving Assignment of Lease at the Fleming Field.

Overview:

The City Council is required to approve assignments of leases at the airport. Richard Moreus entered into a ground lease dated August 7, 1995 with the City of South St. Paul for Lot 5, Block 1 of Outlot C, Airport Rearrangement at the South St. Paul Airport. On July 15, 2015, Richard Moreus added his wife Carolynne Moreus to the Lease. Richard and Carolynne Moreus would like to add their Son Steven Moreus to their Lease.

Source of Funds:

N/A

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2024-4

**RESOLUTION RELATING TO AIRPORT:
APPROVING ASSIGNMENT OF LEASE (1625 GULFSTREAM LANE) AT THE FLEMING
FIELD AIRPORT.**

WHEREAS, The City Council has reviewed and considered an assignment of lease for a certain ground lease, Richard and Carolynne Moreus (Lessee), with regard to the following described property:

Lot 5, Block 1 of Outlot C, Airport Rearrangement, also known as 1625 Gulfstream Lane

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

Adopted this 2nd day of January 2024.

City Clerk

LEASE AT AIRPORT
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(noncommercial)

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LEASE AT AIRPORT
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(noncommercial)

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LEASE AT AIRPORT
(Noncommercial)

THIS LEASE made this 7 th day of August, 1995, between the City of South St. Paul, a municipal corporation of the State of Minnesota, ("Lessor") and
Richard Moreus ("Tenant").

WITNESSETH:

Section 1.01. Leased Premises. The Lessor hereby leases to the Tenant and the Tenant hereby hires and takes from the Lessor the following described premises situated upon the South St. Paul Municipal Airport ("Airport"), a public airport owned and operated by the Lessor located in the County of Dakota, State of Minnesota, to-wit:

Lot 5, Block 1 of Outlot C, Airport Rearrangement, according to the plat thereof on file and of record in the office of the Dakota County Recorder ("Leased Premises"), together with said land or land, buildings and improvements, as the case may be, leased to Tenant. Tenant shall have the privilege of using the public portions of the Airport, such as runways and other public facilities there provided, upon such terms and under such rules and regulations as now exist or may hereafter be enacted by the Lessor, and subject to such charges for such use as may be established from time to time by the Lessor, either by ordinance, resolution, or agreement with Tenant. Lessor and Tenant agree that the Leased Premises contain 4480.0 square feet.

Section 2.01. Lease Term. The term of this lease shall be 20 years commencing on June 6 th, 1995, unless sooner or later terminated as hereinafter provided.

Section 3.01. Use of Premises.

- (a) The Leased Premises and the building thereon, or to be built thereon by the Tenant, shall be used only for the following purposes and for no other purpose by the Tenant or by other parties to whom the Tenant may, during the term of this lease, lease or sell storage space for aircraft: [check use(s)]

 X aircraft storage, and uses customarily incidental to aircraft storage
 construction of building
 other (specify) _____

- (b) Use of the Leased Premises for any purpose not hereinbefore expressly provided shall constitute default hereunder and shall not be permitted except upon such terms as may be agreed upon between the parties hereto, and upon the approval of the Lessor given in writing to the Tenant. In the event of disapproval or failure of the Lessor to approve such use, the Tenant shall not conduct on the Leased Premises the business proposed to be conducted thereon.

Section 4.01. Rent. As rent for the Leased Premises, the Tenant shall pay to the Lessor, annually in advance, an annual rent of \$ 358.40 per year, subject to adjustments of the annual rent as provided in Section 5.01 of this lease. The rent shall be payable on March 1 each year during the term of this lease. In the event of any fractional year occurring during the term of this lease, the Tenant shall pay rent on a pro rata basis calculated on the ratio of the actual number of days of possession by Tenant to the total days in the year in question.

Section 5.01. Adjustments of Rent. The annual rent may be adjusted by Lessor during the term of this lease as provided in this Section 5.01.

A. The annual rent shall be adjusted upward as of the first day of March of each year (the "adjustment date") beginning in the year 1996, or beginning in the second year of a lease term or extended lease term beginning in the year 1996 or thereafter, as the case may be, according to the following computation:

The base for computing the adjustment is the index figure for the month of January 1995, or for the month of January in the first year of the initial term of the lease or the first year of any extended term if subsequent to 1996 (the index date) as shown in the Consumer Price Index (CPI) for All Urban Consumers for Minneapolis-St. Paul based on the year 1982-1984 = 100 as published by the U.S. Department of Labor's Bureau of Labor Statistics.

The index for the adjustment date shall be computed as a percentage of the base figure. For example, assuming the base figure in the index date is 110 and the index figure on the adjustment date is 121. The percentage to be applied is $121/110 = 1.10 = 110$ percent. That percentage shall be applied to the annual rent. In no case shall the annual rent be less than the initial annual rent.

The index for the adjustment date shall be the one reported in the U.S. Department of Labor's newest comprehensive official index then in use and most nearly answering the foregoing description of the index to be used. If it is calculated from a base different from the base year 1982-1984 = 100 used for the base figure above, the base figure used for calculating the adjustment percentage shall first be converted under a formula supplied by the Bureau.

If the described index shall no longer be published, another generally recognized as authoritative shall be substituted by agreement of the parties.

B. If in any year during the term of this lease the total revenue from all sources derived from the operation of the Airport, including ground leases, building and hangar leases, tie down rentals, fuel sales and any federal and/or state grants-in-aid, is not sufficient to cover the Airport operating expenses, including current capital requirements and local share of grant-in-aid projects, the Lessor, in its sole discretion, may assess an additional rental charge not to exceed \$0.01 per square foot of the Leased Premises for any given year, provided that the cumulative amount of any such charges from year to year shall not exceed \$0.05 per year during any ten-year period during the term of this lease. The computation of any additional rent shall be determined by the following formula:

$$\begin{array}{rclcl}
 \text{total rental received} & & \text{deficiency} & & \text{square footage} & & \text{additional rent} \\
 \text{from all ground leases} & \times & \text{in operating} & \times & \text{of lessee's premises} & = & \text{subject to} \\
 \text{total airport revenue} & & \text{expenses} & & \text{total square feet of all limitations} & & \\
 & & & & \text{ground leases on airport} & & \text{described above}
 \end{array}$$

Section 6.01. Conduct of Operations. In the conduct of operations hereunder by Tenant, it is agreed:

- (a) Tenant, and those operating under agreement with Tenant, in the conduct of its and their authorized business activities on the Leased Premises and on the Airport, shall furnish service on a fair, equal and not unjustly discriminatory basis to all users thereof, and shall charge fair, reasonable and not unjustly discriminatory prices for each unit of sale or service; provided, however, that Tenant and those operating under agreement with Tenant shall be allowed to make reasonable and non-discriminatory discounts, rebates, or other similar types of price reductions to volume purchasers.
- (b) Tenant shall have all the rights and privileges to conduct all business operations authorized under the terms of this lease, provided, however, that this lease shall not be construed in any manner to grant the Tenant, or those claiming under Tenant, the exclusive right to use any part of the Airport, except the premises leased exclusively to the Tenant hereunder.
- (c) Tenant shall have the nonexclusive privilege of using the public portions of the Airport, including parking areas, subject to rules and regulations which now exist or are hereafter enacted by Lessor regarding such use and subject to such charges for the use as may be established from time to time by Lessor.

Section 7.01. Tenant's Commitment to Construction of Building. The Tenant agrees that any building to be constructed by Tenant shall be constructed upon the Leased Premises as provided herein and at no cost to the Lessor, and that construction of said building shall be completed and the building useable for its intended purpose(s) within one year of the commencement of the term of this lease.

- (a) Before commencing any erection, rebuilding, enlargement or extension, and before commencing any repair or alteration costing in excess of \$1,000.00, the Tenant will furnish to the Lessor for approval the plans for such work, the expense of completing the work, and unless waived by the Lessor, a bond or other security in amount, form and with surety satisfactory to the Lessor, conditioned for the commencement and completion and payment for such work, and against loss or damage by reason of mechanics liens, and an insurance policy in an insurance company approved by the Lessor and in amounts satisfactory to Lessor, protecting the Lessor from all liability to persons or property for damages arising out of the contemplated work. The Tenant shall only proceed with the location of a building upon the Leased Premises after approval by the Lessor of the plans for the building.
- (b) Whether or not the foregoing bonds, security and insurance shall be waived, the Tenant shall:
- (1) Procure from the necessary authority any building permits that may be required.
 - (2) Do or cause the work to be done in a good and workmanlike manner and to be completed within the time aforesaid and in conformity with such building codes, zoning ordinances, or regulations and orders of any lawful authority applicable to the Airport.
 - (3) Keep the Leased Premises and every building, structure and improvement on said premises free and clear from all liens for labor performed and materials furnished therefore.
 - (4) Defend, at Tenant's own cost and expense, each and every lien asserted or filed against the Leased Premises, or any part thereof, or against the building, structure or improvement thereof, and pay each and every judgment made or given against the Leased Premises, or building or any part thereof.
 - (5) Indemnify and save harmless the Lessor from each and every claim, demand, action and cause of action (including counsels' and attorneys' fees), arising out of or in connection with any act or omission of the Tenant, or of any agent, employee or contractor of the Tenant, in or about the removal, erection, alteration, enlargement, or extension of any building, structure or improvement on the Leased Premises, or arising out of or in connection with the assertion or filing of any lien on said land or against any building, structure or improvement thereon.

Section 8.01. Building Maintenance. Tenant, at Tenant's own cost and expense, shall take good care of the Leased Premises and the buildings, structures, and improvements at any time located thereon and all agencies and instrumentalities thereof and therein, and shall keep and maintain the same in good order and repair and in a clean and neat condition, and Tenant shall not suffer or permit any waste or nuisance on the Leased Premises or anything thereon which shall interfere with the rights of other tenants or the Lessor in connection with the use of portions of said Airport not leased to the Tenant hereunder.

Section 9.01. Insurance on Buildings. Tenant will keep all buildings on the Leased Premises, continuously during the term of this lease, insured against fire and extended coverage, vandalism and malicious mischief and windstorm loss or damage for an aggregate amount equal to their insurable value, and any money received from said insurance shall be divided between Tenant and Lessor as their interest may appear; such policies shall be in form satisfactory to Lessor, and copies of such insurance policies or certificates thereof evidencing such coverage and that such insurance is payable to Lessor and Tenant shall be furnished to Lessor.

Section 10.01. Public Liability and Property Damage Insurance.

- (a) Tenant agrees to indemnify and hold harmless the Lessor for loss, damage or injury from act or omission of the Tenant, its employees, agents, subsidiaries, licensees and sublessees while on or about the Airport and to the person or property of the parties hereto and their employees, and to the person or property of any other person, corporation, or entity, and the Lessor shall not be liable to any extent for, nor will the Tenant make any claim against the Lessor for or on account of any injury, loss or damage to the Leased Premises, the buildings or structures thereon, the personal property and facilities located therein, or to any person or property at any time on the Leased Premises whether occasioned by fire, water, smoke, steam, gas, electricity or other agency or instrumentality which may come or be on the Leased Premises or occasioned by any other cause.
- (b) Nothing in this lease shall cause Lessor in any way to be construed as partner, joint venturer, or associated in any way with Tenant in the operation of the Leased Premises, or subject Lessor to any obligation, loss, charge, or expense connected with or arising from the operation or use of the Leased Premises or any part thereof.

- (c) Tenant shall carry liability insurance in at least the following amounts, shall include Lessor as a named insured and shall be in form acceptable to the Lessor. Copies thereof or appropriate insurance certificates shall be delivered to the Lessor. The Lessor reserves the right and Tenant agrees to revisions upwards or downwards in the minimum insurance requirements hereinafter set forth either by rule, resolution, or ordinance of the Lessor, provided, however, that any such revision shall be non-discriminatory:
- (1) Tenant shall keep all buildings on the Leased Premises insured against fire and extended coverage, vandalism and malicious mischief, and windstorm loss or damage for an aggregate amount equal to their full insurable value.
 - (2) Tenant shall carry owners-tenants combined single limit coverage for bodily injury, property damage, and all damages for any one incident of at least \$600,000.
 - (3) Aircraft owners insurance for all in service aircraft stationed at the Airport (i) aircraft passengers liability insurance for each passenger seat of \$100,000 and (ii) a per incident limit of at least the number of passenger seats in the insurance aircraft.
 - (4) Aircraft damage liability insurance of not less than \$200,000.
- (d) Each party hereto waives all claims for recovery from the other party for any loss or damage to any of its property insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance, subject to the limitation that this waiver shall apply only when permitted by the applicable policy of insurance. The parties hereto agree to use good faith efforts to have any and all fire, extended coverage or any and all material damage insurance which may be carried endorsed with the following subrogation clause: "This insurance shall not be invalidated should the insured waive any writing prior to a loss, any or all right of recovery against any party for loss occurring to the property described therein."

Section 11.01. Compliance. Tenant shall comply with all laws of the United States, and the State of Minnesota, and the ordinances, rules, regulations and orders of any of the foregoing, or of any department thereof, or of the Lessor, relating to the Leased Premises, and with respect to control of ground and air traffic, aircraft operations and the general use of the Airport.

Section 12.01. Payment of Taxes or Other Charges. Tenant must pay all taxes, assessments, license fees or other charges that may be levied or assessed during the term of this lease upon or against any improvements or equipment on the Leased Premises, or on account of the transacting of business thereon by the Tenant. If the Tenant shall fail to pay any of said taxes, assessments, license fees, or other charges when the same become due, Lessor may pay the same, together with any cost or penalty which may accrue thereon, and collect the entire amount so paid from Tenant and Tenant agrees to pay the entire amount to Lessor upon demand. Tenant recognizes and agrees that the word "taxes" as used in this Section 12 includes any tax which may be imposed and required to be collected pursuant to Minnesota Statutes, section 272.01, subd. 2, or similar successor statute, for the privilege of using and possessing the Leased Premises, that are tax exempt, in the same amount and to the same extent as though the Tenant were the owner of the Leased Premises.

Section 13.01. Right to Remove Building(s) at End of Lease Period. Upon termination of this lease, whether on account of default or by lapse of time, if the Tenant shall have paid all taxes, assessments, rent and other charges by Tenant payable under the terms of this lease, and shall have kept and performed all the terms and conditions of this lease, Tenant shall have the privilege of removing from the Leased Premises all buildings or property thereon belonging to Tenant and shall restore the Leased Premises to as good condition as they were in when they were entered upon by Tenant, reasonable wear and tear excepted, provided the Tenant does so within sixty (60) days after the termination of this lease. If said buildings or property are not so removed within said sixty (60) day period, the Tenant hereby conveys and transfers the same absolutely to Lessor and the title thereto shall vest in the Lessor without further act or conveyance; provided, however, that if following commencement of removal or notice of intention to remove, the Tenant shall demonstrate to the Lessor that for reasons beyond the control of the Tenant such removal cannot be completed within said sixty (60)-day period, the Lessor may allow Tenant a reasonable extension of time for such removal.

Section 14.01. Access to Service and Facilities:

- (a) Tenant agrees to promptly pay all claims, in addition to rent, for all utilities or other service supplied to or consumed by the Tenant on the Leased Premises.
- (b) Tenant shall provide at Tenant's expense security lighting and proper electrical service to the Leased Premises, and all utility connections, electrical or otherwise, shall be underground.

Section 15.01. Lessor to Operate Airport. Lessor shall properly maintain, operate and manage said Airport at all times and in a safe manner not dissimilar to generally accepted good practice in the State of Minnesota for airports of similar size and character. Lessor reserves the right, but shall not be obligated to Tenant, to maintain and keep in repair the landing area of the Airport and all publicly-owned facilities of the Airport, together with the right to direct and control all activities of the Tenant in this regard. If for any reason beyond the control of the Lessor (including, but without in any manner limiting the foregoing, war, strikes, riots, civil commotion and the like), the Lessor shall fail to properly maintain, operate and manage said airport, such failure shall not operate as a breach of this lease or render the Lessor liable in damages. This section shall not be construed to bind Lessor to operate an airport traffic control tower at said Airport nor be construed to bind Lessor to maintain the Leased Premises.

Section 16.01. Data Practices Act. Information supplied by Tenant to Lessor is subject to the Minnesota Government Data Practices Act, Minnesota Statutes, Chapter 13. Such information shall become public unless it falls into one of the exceptions of the Act. Tenant shall notify Lessor in writing of any data Tenant believes is classified as non-public.

Section 17.01. Tenant's Right to Sublease or Assign. Tenant shall not sublet the Leased Premises nor assign or transfer this lease or sell or transfer the building on the Leased Premises or permit this lease to become transferred by operation of law or otherwise, nor do or suffer any acts to be done whereby the same may be or become assigned in whole or in part, unless the written consent of the Lessor shall first be obtained in each and every case of such subletting, assignment or transfer as shall from time to time occur or be desired. If Tenant is a corporation, then any transfer of this lease by merger, consolidation or liquidation, or any change in ownership of the shares of voting stock so as to result in a change of the present effective voting control of Tenant by the person, persons and/or entity owning a majority of said shares on the date of this lease, shall constitute an assignment of this lease, and as such, shall require the prior written consent of Lessor.

In the event Tenant desires to sublet, assign, or sell this lease of the building or the building on the Leased Premises, Tenant must first give written notice to Lessor of Tenant's desire to do so. The written notice must contain the following: name of proposed assignee, transferee, or sublessee; nature of proposed business or undertaking to be carried on in or on the Leased Premises; financial information and credit history of the proposed assignee, transferee or sublessee; and the terms and conditions of the proposed assignment, transfer, or sublease. Lessor shall have a reasonable period of time from receipt of Tenant's notice within which to decide on Tenant's proposal. Lessor's consent shall not be unreasonably withheld, provided that the assignee, transferee, or sublessee appears to be financially responsible, the purpose for which the Leased Premises are to be used shall not be materially different from that provided for in this lease, and the assignment, transfer, or sublease is in form and content acceptable to Lessor.

Section 18.01. Tenant's Right to Mortgage Building. Tenant shall have the right to mortgage, subject to any applicable provisions of this lease, the Tenant's equity in any building, structures, or improvements constructed by Tenant on the Leased Premises, and Lessor hereby allows any such mortgagee of buildings, structures or improvements who acquires title thereto by due process of law to retain the same for a reasonable time after acquisition for the purpose of selling to a new owner who shall be acceptable to Lessor as a Tenant. The foregoing authorization shall not operate as a waiver on the part of Lessor of any of the terms and conditions of this lease with respect to default thereunder or termination thereof. Mortgages given by the Tenant to finance construction of buildings, structures, or improvements to be constructed, located or placed on the Leased Premises shall have priority over the mortgage lien taken by the Lessor under Section 20 hereof. The burden shall be on the Tenant and on the mortgagee to establish that such mortgage has priority hereunder.

Section 19.01. Lessor's Rights Upon Default. If the Tenant shall make default -

- (a) In the payment of the rental reserved herein and such default shall continue for ten (10) days after notice in writing in the manner hereinafter provided, or
 - (b) In the observance and performance of any of the other terms, covenants and conditions of this lease, and such default shall continue for thirty (30) days after such notice, or the Tenant shall have failed to commence the rectification of such default within thirty (30) days after such notice and to diligently prosecute the same where the same cannot be completed within thirty (30) days, or
 - (c) If a petition to reorganize the Tenant or for an arrangement of its unsecured debts shall be filed, or
 - (d) If the Tenant shall be adjudicated a bankrupt, or
 - (e) If a receiver or trustee of the Tenant's property be appointed by any Court, or
 - (f) If the Tenant shall make a general assignment for the benefit of creditors, or
 - (g) If all interest of the Tenant in its property shall be taken by garnishment, attachment, execution or other process of law, or
 - (h) If the Leased Premises shall be deserted or vacated,
- then and in any such event(s) it shall be lawful for the Lessor:

- (i) Immediately, or at any time thereafter, without further notice to Tenant, to re-enter into or upon the Leased Premises, or any part thereof, and take possession of the same fully and absolutely without such re-entry working a forfeiture of the rents or other charges to be paid and of the covenants, terms, and conditions to be performed by the Tenant for the full term of this lease, and in the event of such re-entry the Lessor may proceed for the collection of the rents or other charges to be paid under this lease or for the properly measured damages and for the collection of its reasonable attorneys fees; or
- (j) Lessor may at its election terminate this lease upon written notice in the manner hereinafter provided and re-enter said premises as of its former estate therein and the Tenant covenants in case of such termination to indemnify the Lessor against all loss of rents and expense which the Lessor has suffered or paid by reason of such termination, during the residue of the term; or
- (k) The Lessor shall further have all other rights and remedies including injunctive relief, ejectment or summary proceedings in unlawful detainer, and any or all legal remedies, actions and proceedings, and all such shall be cumulative and provided further, that Lessor shall be entitled to its reasonable attorneys fees incurred in connection with the institution of any such proceedings.

Section 20.01. Lien on Tenant's Property. As security for the payment to the Lessor of all sums required to be paid by the Tenant under the terms of this lease, the Tenant does hereby grant a lien upon and does mortgage to the Lessor the buildings, structures, or improvements located upon the Leased Premises pursuant hereto, and does hereby authorize the Lessor upon failure of Tenant to remove any default within the time provided for in Section 19, to take said property and sell and dispose of the same, to foreclose the lien hereby created in the manner provided by the laws of the State of Minnesota subject, however, to the lien of mortgages given by the Tenant to finance the construction of the building to be constructed pursuant to this lease, retaining such amount as shall pay any sums due and owing the Lessor under the terms of this lease, and any attorney's fees and expenses as may have been incurred in connection therewith, and returning the overplus, if any there be, to the Tenant. In the event of sale, Lessor may bid in and become the purchaser of facilities sold under foreclosures hereunder.

Section 21.01. Condemnation. If it shall be in the public interest, the Lessor shall have the power to condemn this lease even though it is itself a party of the lease.

Section 22.01. Quiet Enjoyment.

- (a) Lessor covenants and agrees with Tenant that upon the Tenant's paying said rent and keeping, paying and performing all the terms, covenants and conditions of this lease on the Tenant's part to be kept, paid and performed, the Tenant shall and may, except for reasons beyond the control of the Lessor, peaceably and quietly have and hold the Leased Premises for the term aforesaid.
- (b) Notwithstanding the above, the Lessor and its agents, or representatives shall have the right to enter the Leased Premises and buildings thereon, to inspect the same for operations conducted from and on the Leased Premises and for the purpose of making repairs or improvements to any adjoining premises or to the Airport and to install through or upon the Leased Premises, such pipes, wires and appurtenances as it may deem necessary or useful to the operation of said Airport, but the making of such repairs, improvements, or installations shall be done in such manner as will not interfere materially with the use and enjoyment of the Leased Premises by the Tenant, except in cases of emergency.

Section 23.01. Notices. All notices or communications required or permitted by this lease must be written and may be given personally or by United States mail, postage prepaid, or overnight courier at the following addresses:

If to Lessor: Municipal Building
125 Third Avenue North
South St. Paul, MN 55075

Attn: City Administrator

If to Tenant: 340 Salem Church Road
Sunfish Lake, MN 55118
Attn: Richard Moreus

Either party may change address by written notice to the other party.

Section 24.01. Waiver of Breach. The waiver by the Lessor or the Tenant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any subsequent breach of the same or any other term, covenant or conditions herein contained.

Section 25.01. Severability. It is the intent of both parties hereto that the provisions of this lease shall be severable if a provision or application thereof shall be declared invalid.

Section 26.01. Commitments to Federal or State Agencies. Nothing herein shall be construed to prevent the Lessor from making such commitments as it desires to the Federal Government or to the State of Minnesota in order to qualify for the expenditure of Federal or State funds on said Airport.

Section 27.01. Binding on Successors. Except as herein otherwise provided, all the terms, covenants and conditions of this lease shall be binding upon and inure to the benefit of the legal representatives, successors, assigns, and subsidiaries respectively of the Lessor and Tenant.

Section 28.01. Lease Changes.

- (a) Any of the terms of this lease can be changed upon the mutual consent of the Lessor and the Tenant but to be valid any such changes must be in writing and must be executed with the same formalities as this instrument.
- (b) This lease is subject to the approval of federal and state agencies. The parties agree to modify this lease as may be necessary to obtain approval by the agencies, provided, however, that such modification does not substantially change the term, rent or area leased. If the modification would substantially change the term, rent or area leased, either party may terminate this lease by written notice to the other party.

Section 29.01. Lease Renewal. The Tenant shall have the option to extend the initial term of this lease for an additional term of ten years (first extended term) from and after the expiration of the initial term of this lease, by giving written notice of the exercise of this option to the Lessor not less than one year prior to the expiration of the initial term of this lease. The Tenant shall also have an option to extend the first extended term of this lease for an additional term of ten years (second extended term) from and after the expiration of the first extended term of this lease, by giving written notice of the exercise of this option to the Lessor not less than one year prior to the expiration of the first extended term of this lease. Each option to review and each extended term are subject to the following terms and conditions: (a) no default is existing or continuing in the performance by Tenant of any of the terms of this lease; (b) each extended term shall be on the same terms, covenants and conditions as provided for the initial term of this lease, except that the annual rent for the extended term must be renegotiated; (c) with respect to the second extended term that the option for the first extended term has been exercised; and (d) that no extended term shall extend beyond December 31, 2035. In the event the Lessor and Tenant are unable to agree upon the annual rent for any extended term within six months following the notice of the exercise of the option to extend the term, the controversy shall be settled by arbitration in accordance with The Commercial Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction. The costs incurred in connection with the arbitration shall be shared equally by Lessor and Tenant. The term "costs" as used herein does not include costs of a party's own personnel, lawyers, or witnesses.

Tenant shall have a right of first refusal on any lease by which the Leased Premises are demised after the term hereof, or any extended term.

Section 30.01. Termination. If the buildings on the Leased Premises shall be destroyed, then Lessor or Tenant shall have the right to terminate this lease upon giving of written notice to the other party.

If the buildings on the Leased Premises shall be destroyed, then it shall be the Tenant's option to rebuild said premises and Tenant shall give notice to the Lessor within 60 days of the intention to rebuild. If no notice of intention is given, then Lessor or Tenant may have the right to terminate this lease upon giving of written notice to the other party.

Section 31.01. Non-discrimination. The Tenant on Tenant's own behalf, his/her personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that (1) no person on the grounds of race, sex, color, creed, or national origin shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities thereon, (2) that in the construction of any improvements on, over, or under such land and the furnishing of services thereon, no person on the grounds of race, sex, color, creed, or national origin shall be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that the Tenant shall use the premises in compliance with all other requirements imposed by or pursuant to Title 49, Code of Federal Regulations, Department of Transportation, Subtitle A, Office of the Secretary, Part 21, Nondiscrimination in Federal-assisted programs of the Department of Transportation-Effectuation of Title VI of the Civil Rights Act of 1964, and as said Regulations may be amended.

In the event of breach of any of the above nondiscrimination covenants, Lessor shall have the right to terminate this lease and to re-enter and repossess the Leased Premises, and hold the same as if said lease had never been made or issued.

Section 32.01. Aircraft Registration. Tenant agrees that any aircraft which is based at, stored at, or utilizes the facility under this lease, shall be currently in compliance with the aircraft registration requirements set forth in Minnesota Statutes, Chapter 360.

Section 33.01. Utilities; Apron; Taxiway.

- (a) Tenant shall at Tenant's own expense construct an apron to serve the Leased Premises.
- (b) If Lessor constructs a taxiway to serve the Leased Premises, as well as other areas, Lessor may require Tenant to pay the amount resulting from the following formula:

- (1) first, Lessor shall calculate the total cost of construction of the taxiway, including all engineering, legal and administrative costs associated therewith;
- (2) second, the amounts that Lessor actually receives from Federal and state grants for the taxiway, if any, shall be subtracted from the total cost;
- (3) third, the resulting figure from step (b) above shall be multiplied by a factor where the denominator is the total amount of leased or to be leased frontage that abuts taxiway (including the frontage leased to Lessee as well as others) and the numerator is the frontage abutting the taxiway that is leased to the Lessee;
- (4) the figure resulting from step c above shall be paid by Lessee;

Section 34.01. Signs. Tenant may erect suitable advertising signs on the Leased Premises to advertise Tenant's business, provided that the form, type, size and method of installation shall first be approved by the Lessor.

Section 35.01. Aviation Fuel. Tenant shall not have the right to sell, dispense, give or transfer aviation fuel, except to fuel aircraft owned by or exclusively leased to Tenant. There shall be no storage of flammable materials, liquids or fuels in open containers. Tenant shall pay to Lessor monthly fuel flowage fees as established from time to time by Lessor.

Section 36.01. Parking of Vehicles. The Leased Premises are to be used primarily for the storage of aircraft, however, vehicles may be parked in the building for short periods.

Section 37.01. Compliance with Airport Operations Manual. Lessee shall comply with all terms and conditions set forth in the South St. Paul Airport Operations Manual of November, 1987, and any amendments thereto.

Section 38.01. Lease Subject To Government Deed Restrictions. It is further understood and agreed that all terms and conditions of the deed between Lessor and the Navy Department, which deed is known as the Surplus Property Deed and consists of a Quit Claim Deed dated December 22, 1950, and a corrected deed October 4, 1951, are herewith incorporated by reference into the terms of this agreement. In the event of any conflict between this lease and that deed and all conditions imposed by the deed or other governmental grants, reservations, statutes or regulations, this lease shall stand amended to conform thereto. In the event such reformation substantially impairs the rights and obligations of this lease, the lease shall stand terminated by written notice from the Lessor to the Tenant, such notice to include the basis for the termination and rents to be prorated as of that date. Specifically, but not in limitation hereof, it is understood and agreed that this lease is also subject to the so-called "Sponsor's Assurances" made by the Lessor to the State and/or Federal Governments in connection with improvement grants, parts of which are as follows:

"The Sponsor agrees that it will operate the Airport for the use and benefit of the public, on fair and reasonable terms, and without unjust discrimination. In furtherance of this covenant (but without limiting its general applicability and effect), the Sponsor specifically covenants and agrees:

- "(a) That in any agreement, contract, lease or other arrangement under which a right or privilege at the Airport is granted to any person, firm or corporation to render any service or furnish any parts, materials or supplies (including the sale thereof) essential to the operation of aircraft at the Airport, the Sponsor will insert and enforce provisions requiring the contractor:
- (1) to furnish good, prompt and efficient service adequate to meet all the demands for its service at the Airport;
 - (2) to furnish said service on a fair, equal and nondiscriminatory basis to all users thereof; and
 - (3) to charge fair, reasonable and nondiscriminatory prices for each unit of sale or service: Provided, however, that the contractor may be allowed to make reasonable and nondiscriminatory discounts, rebates or similar types of price reductions to volume purchasers.
- (b) That it will not exercise or grant any right or privilege which would operate to prevent any person, firm or corporation operating aircraft at the airport from performing any services on its own aircraft with its own employees (including but not limited to, maintenance and repair) that it may choose to perform;

- (c) That is the Sponsor exercises any of the rights or privileges set forth in subsection (a) of this paragraph, it will be bound by and adhere to the condition specified for contractors set forth in said subsection (a)."

It is further understood and agreed that this lease shall also terminate in the event of the withdrawal or revocation of any permit or approval to operate said Airport, granted to the Lessor by the agencies or agency having jurisdiction over said Airport, or the revocation of the licenses of any of them heretofore issued to the Lessor for the operation of said Airport with the rents prorated as of such termination.

It is further agreed and understood that the Leased Premises are subject to all easements and encumbrances of record. Tenant shall do nothing to interfere with said easements.

It is further agreed and understood that the Leased Premises are subject to the right of the Lessor to locate, construct, maintain, reconstruct and repair an airport beacon and wiring relating thereto on the subject premises; Lessor shall also have a right of access to the Leased Premises for the purpose of locating, construction, maintaining, reconstructing and repairing said airport beacon and wiring.

Section 39.01. Entire Agreement. This lease contains the entire agreement between the parties. No promise, representation, warranty, or covenant not included in this lease has been or is relied on by either party. Each party has relied on his/her/its own examination of this lease, the counsel of her/her/its own advisors, and the warranties, representations, and covenants in the lease itself. The failure or refusal of either party to inspect the premises or improvements, to read the lease or other documents, or to obtain legal or other advice relevant to this transaction constitutes a waiver of any objection, contention, or claim that might have been based on such reading, inspection, or advice.

Section 40.01. Captions, Table of Contents. The table of contents of the lease and the captions of the various sections of this lease are for convenience and ease of reference only and do not define, limit, augment, or describe the scope, content, or intent of this lease or of any part or parts of this lease.

Section 41.01. Hazardous Substances.

(a) Tenant shall take no act or allow any act to be taken that will subject the Leased Premises to "superfund" type liens or claims by regulatory agencies or other party arising from the actual or threatened release, release, deposit, or existence of hazardous substances (defined below) in, on or about the Leased Premises. Tenant agrees to indemnify, defend and hold Lessor harmless from and against any and all claims, penalties, forfeitures, suits or liabilities of any type or nature (including cost of defense, settlement and reasonable attorneys' fees) incurred by Lessor hereafter or for which Lessor shall become responsible for or pay as a result of any or all of the following:

- (1) Death or bodily injury to any person;
- (2) Structural damage to any property;
- (3) Contamination of or detrimental effect upon the environment;
- (4) Violation of governmental laws, orders or regulations;

that shall have resulted from or be due to the actual or threatened release of hazardous substances claimed or alleged to have been deposited, stored, disposed of, placed or otherwise located in, on or about the Leased Premises.

(b) Tenant shall not store or process any hazardous substances on the Leased Premises unless the same are stored or processed in a manner that complies with all applicable law, and in no event shall Tenant dispose of any hazardous substances on the Leased Premises without the express prior written consent of Lessor, which consent may be withheld at Lessor's sole discretion.

(c) As used in this lease, the term "hazardous substances" is defined to include any substances, wastes, contaminants or pollutants that are now or hereafter shall be included within the definition of such term or similar replacement term, under any federal, state or local state, ordinance, code or regulation now existing or hereafter enacted or amended, including but not limited to the Minnesota Environmental Response and Liability Act, Minn. Stat. Ch. 115B; Minnesota Petroleum Tank Release Clean-Up Act, Minn. Stat. §9601, et seq., as amended by Superfund Amendments and Reauthorization Act of 1986; Asbestos Abatement Act, Minn. Stat. §§ 326.70 through 326.82; and State Environmental Lien Statute, Minn. Stat. §514.571, et seq.

- (d) Tenant shall promptly provide Lessor with copies of all notices or reports received or submitted by it to or from any governmental agency or other third party with respect to the storage, processing, disposal, release or threatened release of hazardous substances into or onto the Leased Premises or any adjacent property.

Section 42.01. Counterparts. This lease may be executed in two or more counterparts, each of which shall be an original, but all of which shall constitute one and the same instrument.

Section 43.01. Provisions Incorporated by Reference. The provisions contained in sections 1 through 11, 15 and 16 attached to this lease as part of Appendix 1 are made a part of this lease and Tenant shall comply with them. If there is a conflict between the applicable provisions of Appendix 1 and other provisions of this lease, the provisions in Appendix 1 shall prevail.

IN WITNESS WHEREOF, the parties have executed this lease or caused it to be executed by their or its duly authorized representative(s), as of the day and year first above written.

**LESSOR:
CITY OF SOUTH ST. PAUL**

By: Kathleen Gayford

Its Mayor

Attest:

Christy M. Wilson
City Clerk

TENANT:

Richard M. Moens

STATE OF MINNESOTA)

COUNTY OF DAKOTA)

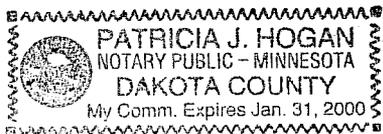
ss.

Lessor Acknowledgment

The foregoing instrument was acknowledged before me this 17 day of Oct, 1995, by Christy M. Wilson and Kathleen M. Gayford, the Mayor and the City Clerk of the City of South St. Paul, a Minnesota municipal corporation, on behalf of the corporation.

Patricia J. Hogan

Notary Public



STATE OF MINNESOTA)

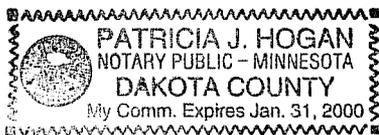
COUNTY OF DAKOTA)

SS.

**Tenant Acknowledgment
(Individual)**

The foregoing instrument was acknowledged before me this 17 day of October, 1998, by

Richard Moreus



Patricia J. Hogan
Notary Public

STATE OF MINNESOTA)

COUNTY OF DAKOTA)

SS.

**Tenant Acknowledgment
(Corporation)**

The foregoing instrument was acknowledged before me this ___ day of ___, 19___, by

_____ the _____ of _____, a corporation under the laws of _____, on behalf of the corporation.

Notary Public

STATE OF MINNESOTA)

)

SS.

Tenant Acknowledgment

COUNTY OF DAKOTA)

(Partnership)

The foregoing instrument was acknowledged before me this ____ day of _____, 19__ by _____, partner on behalf of _____, a partnership.

Notary Public

This instrument was drafted by:

Roger C. Miller
LeVander, Gillen & Miller, P.A.
633 South Concord Street, Suite 402
P.O. Box 298
South St. Paul, MN 55075



Agenda Item: Declaring Property Surplus and Authorize the Sale of Such Property

Action to be considered:

Motion to approve Resolution No. 2024-5. Resolution Declaring Certain Property Surplus and Authorize the Sale of Such Property.

Overview:

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

1. 6 Pallets of Sandbags
2. 2013 Ford Explorer Police Utility (last vin #0522)

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

Source of Funds:

Proceeds go into the Central Garage Fund

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2024-5

**DECLARING PROPERTY SURPLUS AND AUTHORIZE THE SALE OF SUCH
PROPERTY**

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

- Sandbags
- 2013 Ford Explorer Police Utility (last vin #0522)

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

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

Adopted this 2nd day of January, 2024.

City Clerk



City Council Agenda

Date: January 2, 2024

Department: Finance

Prepared by: Clara Hilger

Administrator: RG

8-H

Agenda Item: Designating Depositories and Electronic Funds Transfer Authority for 2024

Action to be considered:

Adopt Resolution 2024-001 designating the City's Depositories and delegating Electronic Funds Transfer Authority for 2024.

OVERVIEW:

Minnesota State Statutes 118A.02 requires that the governing body designate official depositories. The City Code section 2-52 C (1) also specifies that the Council designate depositories of City funds at its biennial organizational meeting.

Banking – For many years, the City has done banking business with three banks [Bremer Bank, N.A.; MidWestOne Bank and Wells Fargo Bank, N.A.] The City uses Bremer Bank extensively for City Hall location deposits, payroll disbursements, and HRA Federal funds activity. MidWestOne Bank has primarily been used to handle swimming pool deposits in the summer and for segregating bond proceeds. Wells Fargo Bank has been utilized for processing wires, electronic deposits, and accounts payable checks.

Investments – The City utilizes various firms for investment of City funds under the guidance of the City's Investment Policy. For 2024, the City will utilize Wells Fargo Securities and Oppenheimer & Co for investment of City funds. The city also occasionally has money market balances with these firms that would be considered deposits. Therefore, these firms are included in the designated depository authorization.

Delegating Authority to make Electronic Funds Transfers – Minnesota Statutes 471.38 Subd. 3a states that the governing body of a local government shall annually delegate authority to make electronic funds transfers to a designated business administrator or chief financial officer. The attached resolution delegates authority to the Finance Director to make electronic funds transfers for City claims for fiscal year 2024.

Source of Funds: NA

City of South St. Paul
Dakota County, Minnesota

Resolution No. 2024-001 Designating City Depositories and Delegating Electronic Funds Transfer Authority for 2024

WHEREAS, the City of South St. Paul is required by Minnesota statutes to designate qualified institutions as depositories for City funds; and

WHEREAS, the following qualified institutions are willing and able to pledge collateral in an amount and form sufficient to satisfy legal requirements; and

WHEREAS, Minnesota Statutes 471.38 subdivision 3a requires the governing body of a local government to annually delegate authority to make electronic funds transfers to a designated business administrator or chief financial officer;

NOW, THEREFORE, BE IT RESOLVED by the City Council of South St. Paul, Minnesota, that Bremer Bank, N.A.; Wells Fargo Bank Minnesota, N.A.; MidWestOne Bank, and Oppenheimer & Co are hereby designated as depositories for the funds of the City of South St. Paul. The collateral pledged by these banks shall be placed in other banks approved by the Finance Director.

BE IT FURTHER RESOLVED that the City Council of South St. Paul, Minnesota does hereby delegate authority to make electronic funds transfers to the Finance Director for fiscal year 2024.

Adopted this 2nd day of January, 2024.

City Clerk



City Council Agenda

Date: January 2, 2024

Department: Finance

Prepared by: Clara Hilger

Administrator: RG

8-I

Agenda Item: Setting the 2024 Meal and Mileage reimbursement rates

Action to be considered:

Adopt Resolution 2024-002 to authorize adjustment of the City's Mileage and Meal reimbursement rates in accordance with Federal rates established by the IRS and GSA.

Overview:

The Internal Revenue Service periodically will adjust the mileage reimbursement rates. This mileage rate will be used to reimburse employees for eligible business miles under the Internal Revenue Service (IRS) Regulations.

Historically, the City mileage rate has been consistent with the IRS mileage rates. For 2023, the IRS set the optional standard mileage rate at 65.5 cents for business miles driven. The 2024 IRS rate is now set for 67.0 cents per mile for business miles drive. The practice of adjusting the mileage reimbursement rate to the IRS recommended rate is optional, however, standard throughout other public and private organizations.

The City's Employee Travel Policy set meal reimbursement rates at the US General Services Administration (GSA) midrange meals and incidental rates that existed in 2016. The GSA midrange rates for 2024 remained the same as the 2023 rates as follows: Breakfast \$16, Lunch \$17, Dinner \$31, Incidentals \$5.

Source of Funds: NA

City of South St. Paul
Dakota County, Minnesota

Resolution No. 2024-002 Resolution Authorizing adjustment to City's Meal and Mileage reimbursement rates

WHEREAS, the Internal Revenue Service periodically adjusts the business mileage reimbursement rate; and

WHEREAS, the City of South St. Paul present mileage reimbursement rate is in conformance with the Internal Revenue Service's business mileage reimbursement rate; and

WHEREAS, the City of South St. Paul present meal reimbursement rate is in conformance with the General Services Administration's (GSA) midrange rates; and

NOW, THEREFORE, BE IT RESOLVED: by the City Council of South St. Paul, Minnesota that the City reimburses mileage in accordance with the Internal Revenue Service Standard Mileage Reimbursement rate for 2024 of 67.0 cents per mile for business miles driven in 2024 and the GSA midrange meal rates not to exceed a total of \$69 per day.

Adopted this 2nd day of January 2024.

City Clerk



CITY COUNCIL AGENDA REPORT
DATE: January 2, 2024
DEPARTMENT: ENGINEERING
Prepared by: Nick Guilliams, City Engineer
ADMINISTRATOR: RG

9-A

AGENDA ITEM: Concord Exchange Improvement Project – Public Improvement Hearing

ACTION TO BE CONSIDERED:

Adopt Resolution 2024-3 ORDERING IMPROVEMENT AND PREPARATION OF FINAL PLANS AND SPECIFICATIONS FOR CONCORD EXCHANGE IMPROVEMENT PROJECT #2024-01.

OVERVIEW:

On June 5, 2023, the City Council approved an agreement with WSB for the design of Concord Exchange Improvement Project. On December 4, 2023, the City Council received the feasibility report and called for a public hearing to be held on January 2, 2024.

The project includes the reconstruction of Concord Exchange from Grand Avenue to the southern Concord Street N access (6th Street East), streetscape improvements along Concord Exchange from Grand Avenue to the Concord Street N access, and improvements to the medians on Grand Avenue. The completed report outlines that the project is necessary, cost effective, and feasible.

RECOMMENDATION:

Staff recommends the Council adopt Resolution 2024-3, ordering the improvement.

TIMELINE:

If the Council orders the project, plans and specifications will be prepared, and the project will be bid in February 2024 for construction next summer.

SOURCE OF FUNDS:

Tax Increment Financing, Municipal State Aid, Infrastructure Fund, Water Utility, Storm Sewer Utility, Sanitary Sewer Utility, and Special Assessments. See attached feasibility report for the detailed funding breakdown.

City of South St. Paul
Dakota County, Minnesota

RESOLUTION NO. 2024-3

**RESOLUTION ORDERING IMPROVEMENT AND PREPARATION OF FINAL
PLANS AND SPECIFICATIONS FOR
CONCORD EXCHANGE IMPROVEMENT PROJECT 2024-01**

WHEREAS, a resolution by the City Council adopted the 4th day of December, 2023, fixed a date for a Council hearing on the proposed improvement of 2024-01 Concord Exchange Improvement project for the street and curbing removal, subgrade correction, gravel base, grading, storm sewer work, minor sanitary sewer work, minor watermain work, concrete curb and gutter, bituminous surfacing, sidewalks, restoration and appurtenant work; and

WHEREAS, both published and mailed notice was given pursuant to Minnesota Statute 429.031, and the hearing was held thereon the 2nd day of January 2024, at which time all persons desiring to be heard were given an opportunity to be heard thereon; and

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

1. Such improvement is hereby ordered as proposed in the Council resolution adopted June 5, 2023.
2. WSB is hereby designated as the Engineer for this improvement, and they shall prepare the final plans and specifications for the making of such improvement.
3. The contract for these improvements shall be let no later than two years after the adoption of this resolution.

Adopted this 2nd day of January 2024.

James Francis, Mayor

Attest:

Deanna Werner, City Clerk



FEASIBILITY REPORT

CONCORD EXCHANGE IMPROVEMENT PROJECT

SOUTH ST. PAUL, MINNESOTA

DECEMBER 4, 2023

Revised DECEMBER 28, 2023

Prepared for:

City of South St. Paul

125 Third Avenue North

South St. Paul, MN 55075

S.A.P. 168-160-006

WSB PROJECT NO. 023128-000



December 28, 2023

Honorable Mayor and City Council
City of South St. Paul
125 Third Avenue N
South St. Paul, MN 55075

Re: Feasibility Report
Concord Exchange Improvement Project
City of South St. Paul, MN
WSB Project No. 023128-000

Dear Honorable Mayor and City Council Members:

Transmitted herewith for your review is a feasibility report which addresses improvements associated with the Concord Exchange Improvement Project.

We would be happy to discuss this report with you at your convenience. Please contact me at 612.240.3225 if you have any questions or concerns.

Sincerely,

WSB

Dustin Tipp, PE
Senior Project Manager

Attachments

KAK/kkp



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Letter of Introduction

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Appendix A

Figures

Appendix B

Opinion of Probable Cost

Appendix C

Preliminary Assessment Map

Preliminary Assessment Roll

Appendix D

Geotechnical Evaluation, Dated November 2023

Appendix E

Limited Phase II Investigation, Dated October 12, 2023

Appendix F

Future Development Plans

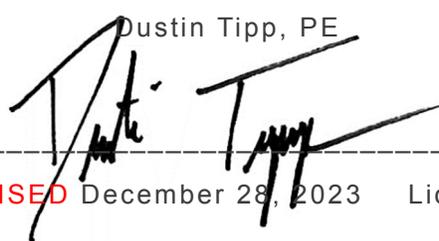
Appendix G

Existing Sanitary Sewer Review



Certification Sheet

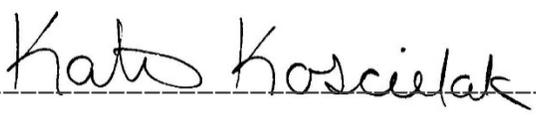
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer under the laws of the State of Minnesota.

Dustin Tipp, PE


Date: **REVISED** December 28, 2023 Lic. No. 56163

Quality Control Review Completed By:

Katie Koscielak



Date: **REVISED** December 28, 2023



1. Executive Summary

The Concord Exchange Improvement Project consists of improvements along Concord Exchange between the northern Concord Street N access to the southern Concord Street N access (6th Street East).

Street improvements consist of the reconstruction of approximately 4,100 feet along Concord Exchange from Grand Avenue to the southern Concord Street N access (6th Street East) complete with bituminous paving and concrete curb and gutter.

The public utility improvements along Concord Exchange from Grand Avenue to the southern Concord Street N access (6th Street East) include sanitary sewer lining and manhole lining to reduce inflow and infiltration, rehabilitation of existing gate valve and hydrants as requested by Public Works, and replacement of the existing storm sewer including installation of additional catch basins to improve area drainage. In addition, new sanitary and water services will be installed to accommodate future development.

Concord Exchange from the northern Concord Street N access to the southern Concord Street N access (6th Street East) will include replacement of the existing walk with a six-foot (6') concrete walk. In addition to the sidewalk improvements, boulevard landscaping/streetscaping such as concrete boulevards, decorative lighting, trees, planters, benches, and trash receptacles will be included to enhance the corridor.

A map illustrating the project location and typical sections are shown in **Appendix A**.

The total estimated project cost for the Concord Exchange Improvement Project is approximately **\$5.96 million**. Funding for the project will come from the City's Developer Fund, Utility Enterprise funds, Tax Incremental Financing (TIF) funds, Municipal State Aid (MSA) Funds, and Special Assessments to benefiting properties.

The Concord Exchange Improvement Project can be substantially completed, including the final lift of bituminous paving and all restoration items, in 2024.

This project is feasible, necessary, and cost-effective from an engineering standpoint and should be constructed as proposed herein.



2. Introduction

2.1 Authorization

On June 5, 2023, the South St. Paul City Council authorized the preparation of a feasibility report for the Concord Exchange Improvement Project.

2.2 Scope

Improvements outlined within this report include reconstructing Concord Exchange from Grand Avenue to the southern Concord Street N access (6th Street East). Proposed reconstruction improvements include road reconstruction complete with bituminous paving, concrete curb and gutter, storm sewer replacement including installation of new catch basins to improve area drainage, sanitary sewer lining and manhole lining to reduce inflow and infiltration, rehabilitation of the existing hydrants and gate valves, sidewalk replacement, and boulevard landscaping/streetscaping such as concrete boulevards, decorative lighting, trees, planters, benches, and trash receptacles will be included to enhance the corridor.

Additional improvements include:

- Sidewalk replacement and landscaping/streetscaping only along the east side of Concord Exchange from the northern Concord Street N access to Grand Avenue
- Sidewalk replacement and landscaping/streetscaping on the west side of the roadway adjacent to the Royal Star Furniture building
- Plantings within medians on Grand Avenue

A map illustrating the project can be found on **Figure 1 of Appendix A**.

2.3 Data Available

Information and materials used in the preparation of this report include the following:

- City of South St. Paul Capital Improvement Plan (CIP)
- City of South St. Paul Record Drawings
- City of South St. Paul Topographic Maps
- City of South St. Paul sanitary sewer televising findings
- City of South St. Paul watermain maintenance findings
- City of South St. Paul Assessment Policy
- Private Utility Maps
- Future development plans
- Field Observations of Area
- Geotechnical Evaluation, prepared by WSB, dated November 2023
- Limited Phase II Investigation, Dated October 12, 2023

2.4 Project History

The City's Economic Development Authority (EDA) has prioritized the reconstruction and streetscape improvements along Concord Exchange as their high priority to attract new development and promote economic growth and redevelopment within the corridor.

In addition, as part of the development agreement with The Yards, sidewalk replacement and streetscaping north of Grand Avenue will be included with this project. Initial plans were provided by the developer for the construction of The Yards; however, those improvements were not completed and the remaining sidewalk replacement and streetscaping will be incorporated into the project.



3. Existing Conditions

3.1 Surface

Concord Exchange from Grand Avenue to the southern Concord Street N access (6th Street East) is experiencing varying severity of distresses including alligator, block, transverse, and longitudinal cracking. Concord Exchange exists as an urban roadway with concrete sidewalk and consists of the following approximate roadway widths:

Concord Exchange Improvement Project Existing Roadway Widths				
Street Segment	From	To	Length	Existing Roadway Width ¹
Concord Exchange	Grand Avenue	Veterans Memorial Drive	560'	32'
Concord Exchange	Veterans Memorial Drive	Camber Avenue	1530'	31' – 40'
Concord Exchange	Camber Avenue	Southern Concord Street N access (6th Street)	2010'	44'

¹ Measured from face-of-curb to face-of-curb

The existing roadway consists of parking bays between Grand Avenue and Camber Avenue and on-street parking between Camber Avenue and southern Concord Street N access (6th Street East). In addition, Metro Transit has four bus lines through the corridor (71B, 71C, 71K, and 71W).

The soil borings taken along Concord Exchange indicate the underlying soils consist of a silty sand and sand material (isolated locations indicated areas with clay). Borings also indicated existing asphalt thicknesses range from five inches (5") to six inches (6") with base material thickness ranging from three inches (3") to twelve inches (12") (base materials identified as sand with gravel).

The Geotechnical Report is included in **Appendix D** of this report.

Concord Exchange north of Grand Avenue is also experiencing transverse and longitudinal cracking but is in better condition than Concord Exchange south of Grand Avenue.

3.2 Municipal Utilities

3.2.1 Sanitary Sewer

The original construction of the existing sanitary sewer within the project area is unknown and consisted of twelve-inch (12") to twenty-four-inch (24") Reinforced Concrete Pipe (RCP) and Vitrified Clay Pipe (VCP). In 1978, eight-inch (8") to twelve-inch (12") VCP was installed within the existing sanitary sewer from Grand Avenue to approximately 300 feet north of Camber Avenue and approximately 600 feet of new fifteen-inch (15") RCP was installed from approximately 200 feet south of Camber Avenue continuing to the south.

In 1982, twelve-inch (12") VCP was installed within the existing sanitary sewer from Grand Avenue to approximately 700 feet north and new eight-inch (8") VCP extended from this point to the northern project limits.



An internal inspection, with a specially designed television camera, was completed by American Environmental in September 2023 to determine the structural condition of the existing pipe. Only minor/moderate sags were identified along with debris and isolated infiltration.

The existing sanitary sewer review is included in **Appendix G** of this report.

3.2.2 Watermain

The existing water distribution mains within the project were also installed with the sanitary sewer construction in 1978 and consist of eight-inch (8") Ductile Iron Pipe (DIP) south of Grand Avenue and ten-inch (10") DIP north of Grand Avenue. Public works has completed a review of the existing watermain components, such as gate valve locations, gate valve condition, and hydrant conditions.

3.3 Drainage

The existing storm sewer along Concord Exchange consists of 12-inch to 24-inch RCP. The runoff from Concord Exchange is collected and conveyed to the existing trunk storm sewer system located within Concord Street. Runoff from Concord Exchange north of Camber Avenue is collected and conveyed to the existing trunk drainage system located within Concord Street where the stormwater outlets directly to the Mississippi River. Runoff from Concord Exchange south of Camber Avenue is also conveyed to the existing trunk system located within Concord Street and directed to an existing pond located south of the Interstate 494 interchange prior to overflowing into the Mississippi River.

3.4 Private Utilities

Private utilities that have facilities in or near the project area will be notified during the final design phase of the project and will be requested to coordinate any necessary repairs and replacements as needed at their cost. Private utility companies and public agencies that have facilities within the project area include the following:

- Arvig (Fiber)
- Comcast (Cable)
- CenturyLink (Telecom)
- Dakota County (Highway)
- MCI (Internet)
- Xcel Energy (Electric/Gas)
- Zayo (Fiber)

An initial utility coordination meeting with private utility owners was held in November 2023.

3.5 Environmental

A Desktop Contamination Review for the proposed project was completed on August 18, 2023 (2023 Desktop Review). The 2023 Desktop Review consisted of evaluating available public Minnesota Pollution Control Agency (MPCA) and Minnesota Department of Agriculture (MDA) database information to identify properties that pose a contamination risk to the project. Specifically, the 2023 Desktop Review evaluated the potential to encounter documented soil, groundwater, and/or soil vapor contamination within the project corridor resulting from nearby current or historical use activities.



Based on proximity and the anticipated groundwater flow direction (easterly towards the Mississippi River), a total of eleven (11) properties along Concord Exchange were determined to pose a contamination risk due to documented soil and/or groundwater contamination. The 2023 Desktop Review recommended the completion of a Phase II Investigation at proposed excavation areas within the corridor near properties with documented contamination.

WSB completed a Limited Phase II Investigation at the project in conjunction with the geotechnical boring investigation. A total of six borings were advanced at the project and select soil and groundwater samples were field screened and submitted for laboratory analysis. Significant soil or groundwater contamination was not identified during the Limited Phase II Investigation; however, soil and/or groundwater detections at three boring locations exceeded established MPCA regulatory criteria. Therefore, contaminated soil and groundwater encountered during construction at select locations will require special management. Further, it was recommended that a Construction Contingency Plan (CCP) is prepared for the project to ensure all regulated materials (if encountered) during construction are managed in accordance with local, state, and federal regulations.

A copy of the Limited Phase II Investigation can be found in **Appendix E**.



4. Proposed Improvements

4.1 Surface

Reconstruction of Concord Exchange is intended to improve the design strength of the pavement system and provide a street surface with an extended life for the City of South St. Paul.

Concord Exchange is on the MSA system and will be constructed to MnDOT design standards, which allows for two eleven-foot (11') driving lanes and nine-foot (9') parking along each side of the street. Street grades are proposed to match closely with existing grades to minimize construction impacts to adjacent properties.

Reconstruction of the roadway will include the following pavement section: one and one-half inches (1.5") of bituminous wear course, two and one-half inches (2.5") of bituminous base course, and eight inches (8") of Class 5 aggregate base over an acceptable and compacted subgrade.

Replacement of the existing sidewalk with a six-foot (6') wide concrete walk is also proposed in the following locations:

- West side of roadway adjacent to Royal Star Furniture building
- East side of the roadway from the northern Concord Street N access to Grand Avenue
- East and west side of roadway from Grand Avenue to Camber Avenue
- West side of the roadway from Camber Avenue to the southern Concord Street N access (6th Street East)

In addition to the sidewalk improvements, boulevard landscaping/streetscaping such as concrete boulevard pavement between the roadway and sidewalk, decorative lighting, trees, planters, benches, and trash receptacles will be included to enhance the corridor and create a dynamic, cohesive space that brings together businesses, transportation, and people.

Typical roadway sections are included in **Figures 2 and 3** in **Appendix A**.

4.2 Municipal Utilities

4.2.1 Sanitary Sewer

The proposed sanitary sewer improvements include sanitary sewer lining and manhole lining to reduce inflow and infiltration. Installation of a Cured-in-Place Pipe (CIPP) liner into the existing sewer includes forcing steam or heated water into the liner and pushing the liner tightly against the existing sewer walls. The heat causes the liner material to cure, creating a new pipe within the existing sewer that is free of cracks and holes.

Spray-applied liners are used in existing manholes to reduce inflow and infiltration in the structure creating an impervious liner adhering to the walls within the manhole.

In addition, nine new sanitary sewer services will be installed to accommodate future development within the corridor. Future service extensions are identified in **Appendix F**.

4.2.2 Watermain

Rehabilitation of the existing hydrants along with installation of new gate valves to the existing watermain system is proposed. Existing gate valves will be adjusted to the new roadway surface.



Similar to the sanitary sewer improvements, nine new six-inch (6") diameter water services will be installed to accommodate future development within the corridor. Future service extensions are identified in **Appendix F**.

4.3 Drainage

The proposed project improvements will generally maintain the existing drainage patterns and discharge points. The proposed storm sewer improvements include removal and replacement of the existing storm sewer system and construction of new storm sewer inlets and pipe required to meet current drainage design standards.

The Concord Exchange Improvement Project will disturb over one acre, requiring stormwater management and treatment to be provided equal to 1 inch of runoff from new impervious surface or 0.5 inch of runoff from new and redeveloped impervious surface, whichever is greater to meet Lower Mississippi River Watershed Management Organization (LMRWMO) and MS4 permit requirements. In areas where the entire volume cannot be treated within the existing right-of-way, a reasonable attempt to treat stormwater must be made consistent with the MS4 permit. Concord Exchange south of Camber Avenue discharges to an existing pond located south of the Interstate 494 interchange prior to discharging to the Mississippi River which provides some treatment for the Concord Exchange corridor. However, the existing pond does not appear to have the required volume to meet stormwater management requirements for the entire drainage area. Treatment is proposed to be maximized within the Concord Exchange corridor where possible prior to discharge to existing trunk storm sewer lines downstream of the project limits. Treatment options are limited due to the fully developed nature of Concord Exchange and other utilities running through the corridor, but improvements include water quality structures and underground infiltration galleries to meet treatment requirements.

4.4 Permits/Approvals

The anticipated permits and approvals required, and the respective regulatory agencies are listed below:

- City of South St. Paul.....LMRWD Permit/Wetlands
- MN Pollution Control Agency NPDES.....Erosion/Stormwater
- Dakota County.....Right-of-Way

4.5 Construction Access/Staging

The contractor will be responsible for providing access to all properties throughout the project. Adequately signed detours will be identified to direct traffic around the construction zones and notify users of the increased truck and construction activity. The contractor will be required to perform construction in a staged manner in these areas to minimize the inconvenience to area residents and businesses.

4.6 Public Involvement

A public meeting was held on November 28, 2023, to provide initial project information to property owners and residents within the project area. Residents were encouraged to share their knowledge of the project area, specifically any known areas of concern.

As part of the Chapter 429 process, once the feasibility study is accepted, a public hearing will be scheduled. Property owners proposed for improvement assessment will be notified of the public hearing and will be invited to hear more details about the project and provide public testimony regarding the proposed improvements.



5. Financing

5.1 Opinion of Probable Cost

A detailed opinion of probable cost is included in **Appendix B** of this report. The opinion of probable cost is based on the projected construction costs for 2024 and includes a 5% contingency and 10% indirect costs. The indirect costs include engineering, legal, and administrative costs associated with the project.

The project costs are summarized as follows:

Concord Exchange Improvement Project City of South St. Paul, Minnesota Opinion of Probable Cost	
Proposed Improvements	Total Cost
Surface Improvements	\$4,267,400
Sanitary Sewer Improvements	\$612,000
Watermain Improvements	\$185,300
Drainage Improvements	\$891,100
Total Proposed Improvements	\$5,955,800

5.2 Funding

Funding for the project will come from the City's Developer Fund, Utility Enterprise funds, TIF funds, MSA Funds, and Special Assessments to benefiting properties.

Concord Exchange Improvement Project City of South St. Paul, Minnesota Funding Summary	
Proposed Funding	Total
Assessments	\$546,000
TIF Funds	\$2,200,000
MSA Funds	\$896,400
Developer Fund	\$625,000
Utility Enterprise Funds	\$1,688,400
Total Proposed Improvements	\$5,955,800

5.3 Preliminary Assessment Roll

Assessments will be levied to the benefiting properties as outlined in Minnesota statute 429 and the City's Assessment Policy. A detailed preliminary assessment roll is included in **Appendix C**. Based on the City Assessment Policy, the assessment rate on the respective project types are as follows:

Street Reconstruction \$90.40/front-foot



6. Project Schedule

The proposed schedule for this improvement is as follows:

Task Number	Task Description	Completion Date
1	Order Feasibility Report	June 5, 2023
2	Hold First Public Information Meeting	November 28, 2023
3	Receive Feasibility Report and Set Public Improvement Hearing	December 4, 2023
4	Public Improvement Hearing and Authorize Preparation of Plans and Specifications	January 2024
5	Hold Second Public Information Meeting	January 2024
6	Approve Plans and Specifications and Order Ad for Bid	January 2024
7	Receive Bids	February 2024
8	Award Contract for Construction	March 2024
9	Begin Construction	April/May 2024
10	Substantial Completion of Construction	October 2024
11	Assessment Hearing	November 2024



7. Feasibility and Recommendation

Project costs are anticipated to be approximately **\$5.96 million**. Due to the poor structural condition of the roadway, the improvements proposed herein are recommended for construction in 2024.

Based on the information contained within this report, the proposed improvements as described can be considered necessary, cost-effective, and feasible from an engineering perspective. WSB recommends construction of the proposed improvements as detailed in this report. The economic feasibility of this project will be determined by the City Council.



Appendix A

Figures



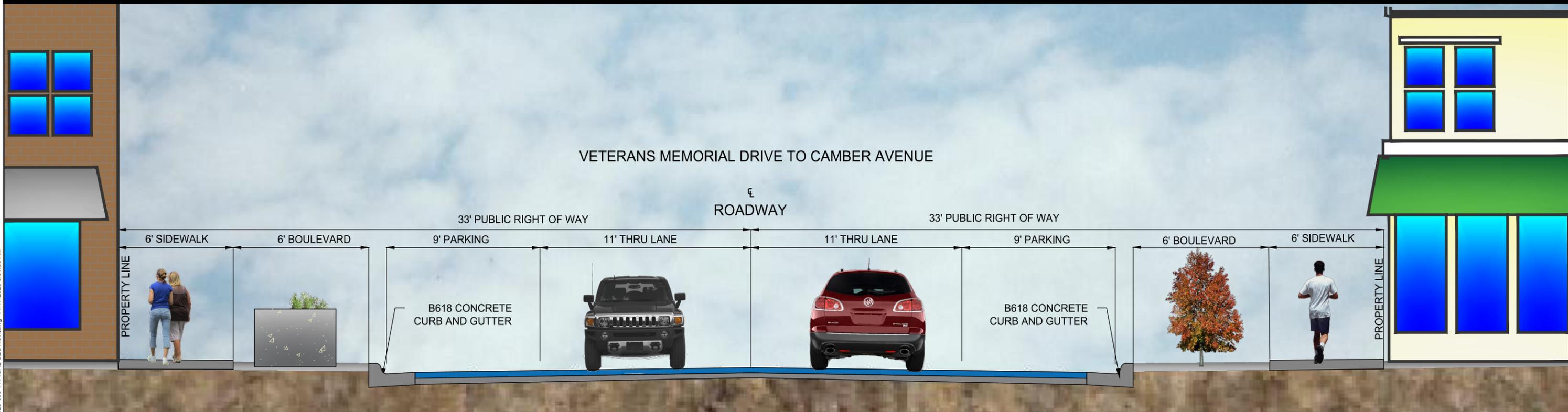
Figure 1 - Project Location

Concord Exchange Improvement Project
South St Paul, MN



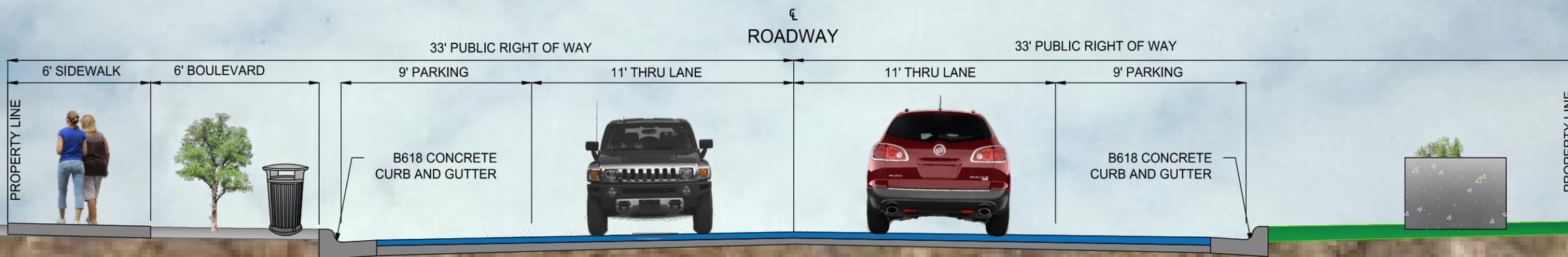
0 600
Feet
1 inch = 600 feet





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CAMBER AVENUE TO CONCORD STREET ACCESS (6TH STREET E)



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Appendix B

Opinion of Probable Cost

OPINION OF PROBABLE COSTS
CONCORD EXCHANGE IMPROVEMENT PROJECT
PROJECT NO. 023128-000
SOUTH ST. PAUL, MN
DECEMBER 4, 2023

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE A - SURFACE IMPROVEMENTS						
1	2011.601	VIBRATION MONITORING	L S	\$50,000.00	1	\$50,000.00
2	2021.501	MOBILIZATION	L S	\$240,000.00	1	\$240,000.00
3	2021.601	CONTRACTOR COORDINATION	L S	\$10,000.00	1	\$10,000.00
4	2101.502	CLEARING	EACH	\$350.00	80	\$28,000.00
5	2101.502	GRUBBING	EACH	\$350.00	80	\$28,000.00
6	2104.502	REMOVE BOLLARDS	EACH	\$100.00	30	\$3,000.00
7	2104.502	SALVAGE SIGN	EACH	\$25.00	50	\$1,250.00
8	2104.503	REMOVE CURB AND GUTTER	L F	\$8.00	9050	\$72,400.00
9	2104.503	REMOVE RETAINING WALL	LF	\$25.00	100	\$2,500.00
10	2104.503	SALVAGE METAL RAILING	L F	\$25.00	50	\$1,250.00
11	2104.503	SALVAGE RETAINING WALL	LF	\$25.00	100	\$2,500.00
12	2104.503	SAWING BITUMINOUS PAVEMENT (FULL DEPTH)	L F	\$4.00	2500	\$10,000.00
13	2104.503	SAWING CONCRETE PAVEMENT (FULL DEPTH)	L F	\$5.00	500	\$2,500.00
14	2104.504	REMOVE BITUMINOUS DRIVEWAY PAVEMENT	S Y	\$5.00	800	\$4,000.00
15	2104.504	REMOVE BITUMINOUS PAVEMENT	S Y	\$4.50	17500	\$78,750.00
16	2104.504	REMOVE CONCRETE DRIVEWAY PAVEMENT	S Y	\$6.50	1600	\$10,400.00
17	2104.504	REMOVE CONCRETE PAVEMENT	S Y	\$5.00	260	\$1,300.00
18	2104.518	REMOVE BRICK PAVERS	S F	\$5.00	7400	\$37,000.00
19	2104.518	REMOVE CONCRETE WALK	S F	\$4.00	57400	\$229,600.00
20	2104.601	SALVAGE AND REINSTALL LANDSCAPE STRUCTURES	L S	\$25,000.00	1	\$25,000.00
21	2104.602	SALVAGE SIGN SPECIAL	EACH	\$50.00	1	\$50.00
22	2106.507	EXCAVATION - COMMON (P)	C Y	\$28.00	7400	\$207,200.00
23	2106.507	EXCAVATION - SPECIAL	C Y	\$100.00	200	\$20,000.00
24	2106.507	EXCAVATION - SUBGRADE	C Y	\$32.00	700	\$22,400.00
25	2106.507	SELECT GRANULAR EMBANKMENT (CV)	C Y	\$32.00	200	\$6,400.00
26	2106.507	STABILIZING AGGREGATE (CV)	C Y	\$50.00	700	\$35,000.00
27	2108.504	GEOTEXTILE FABRIC TYPE 5	S Y	\$1.50	2100	\$3,150.00
28	2112.601	SUBGRADE PREPARATION	ROAD STA	\$500.00	42	\$21,000.00
29	2123.610	1.5 CU YD BACK HOE	HOUR	\$200.00	20	\$4,000.00
30	2123.610	STREET SWEEPER (WITH PICKUP BROOM)	HOUR	\$150.00	200	\$30,000.00
31	2211.507	AGGREGATE BASE (CV) CLASS 5 (P)	C Y	\$26.00	5700	\$148,200.00
32	2301.504	CONCRETE PAVEMENT 8"	S Y	\$200.00	200	\$40,000.00
33	2331.603	JOINT ADHESIVE	L F	\$0.85	10000	\$8,500.00
34	2357.506	BITUMINOUS MATERIAL FOR TACK COAT	GALLON	\$3.50	1000	\$3,500.00
35	2360.504	TYPE SP 9.5 WEAR CRS MIX (2,C) 3.0" THICK	S Y	\$40.00	300	\$12,000.00
36	2360.509	TYPE SP 12.5 WEARING COURSE MIXTURE (2,B)	TON	\$82.00	3100	\$254,200.00
37	2360.509	TYPE SP 9.5 WEARING COURSE MIXTURE (2,B)	TON	\$85.00	1700	\$144,500.00
38	2411.502	CONCRETE STAIRWAY	EACH	\$1,500.00	4	\$6,000.00
39	2411.603	INSTALL RETAINING WALL	L F	\$45.00	100	\$4,500.00
40	2411.618	MODULAR BLOCK RETAINING WALL	S F	\$70.00	300	\$21,000.00
41	2502.503	6" PERF PVC PIPE DRAIN	L F	\$24.00	600	\$14,400.00
42	2502.602	6" PVC PIPE DRAIN CLEANOUT	EACH	\$300.00	12	\$3,600.00
43	2504.601	IRRIGATION ALLOWANCE	L S	\$50,000.00	1	\$50,000.00
44	2505.601	UTILITY COORDINATION	L S	\$10,000.00	1	\$10,000.00
45	2521.518	4" CONCRETE WALK	S F	\$8.00	38900	\$311,200.00
46	2521.518	6" CONCRETE WALK	S F	\$10.00	3800	\$38,000.00
47	2521.618	4" CONCRETE WALK SPECIAL	S F	\$10.00	34400	\$344,000.00
48	2531.503	CONCRETE CURB AND GUTTER DESIGN B618	L F	\$16.00	9100	\$145,600.00
49	2531.504	8" CONCRETE DRIVEWAY PAVEMENT	S Y	\$85.00	1700	\$144,500.00
50	2531.618	TRUNCATED DOMES	S F	\$50.00	300	\$15,000.00
51	2540.603	INSTALL METAL RAILING	L F	\$25.00	50	\$1,250.00
52	2563.601	MODULAR WHEELCHAIR RAMP SYSTEM	L S	\$10,000.00	1	\$10,000.00
53	2563.601	TRAFFIC CONTROL	L S	\$15,000.00	1	\$15,000.00
54	2564.502	INSTALL SIGN	EACH	\$25.00	50	\$1,250.00
55	2564.518	FURNISH SIGN PANELS TYPE C	S F	\$45.00	300	\$13,500.00
56	2564.518	FURNISH SIGN PANELS TYPE SPECIAL	S F	\$45.00	23	\$1,035.00
57	2564.602	INSTALL SIGN SPECIAL	EACH	\$100.00	1	\$100.00
58	2571.502	CONIFEROUS TREE 12' HT B&B	EACH	\$750.00	50	\$37,500.00
59	2571.502	DECIDUOUS TREE 3" CAL B&B	EACH	\$750.00	50	\$37,500.00
60	2573.502	STORM DRAIN INLET PROTECTION	EACH	\$200.00	100	\$20,000.00
61	2573.503	SEDIMENT CONTROL LOG TYPE STRAW BIOROLL	L F	\$3.00	4200	\$12,600.00
62	2573.503	SILT FENCE, TYPE MS	L F	\$3.00	4200	\$12,600.00

OPINION OF PROBABLE COSTS
 CONCORD EXCHANGE IMPROVEMENT PROJECT
 PROJECT NO. 023128-000
 SOUTH ST. PAUL, MN
 DECEMBER 4, 2023

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE A - SURFACE IMPROVEMENTS						
63	2573.601	STABILIZED CONSTRUCTION ENTRANCE	L S	\$5,000.00	1	\$5,000.00
64	2574.507	BOULEVARD TOPSOIL BORROW	C Y	\$32.00	1000	\$32,000.00
65	2574.508	FERTILIZER TYPE 3	L B	\$5.00	300	\$1,500.00
66	2574.508	SEED MIXTURE 25-151	L B	\$5.00	200	\$1,000.00
67	2575.505	SEEDING	ACRE	\$5,000.00	1.2	\$6,000.00
68	2575.508	HYDRAULIC MULCH MATRIX	L B	\$5.00	2400	\$12,000.00
69	2575.523	RAPID STABILIZATION METHOD 3	M GALLONS	\$750.00	100	\$75,000.00
70	2575.523	WATER	M GALLONS	\$50.00	200	\$10,000.00
71		MONUMENT SIGN	L S	\$70,000.00	1	\$70,000.00
72		LANDSCAPING IMPROVEMENTS	L S	\$75,000.00	1	\$75,000.00
73		LIGHTING IMPROVEMENTS	L S	\$313,500.00	1	\$313,500.00
74		PAVEMENT MARKINGS	L F	\$2.00	13000	\$26,000.00
SUBTOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$3,694,685.00
+ 5% CONTINGENCIES						\$184,734.25
SUBTOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$3,879,419.25
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$387,941.93
TOTAL SCHEDULE A - SURFACE IMPROVEMENTS						\$4,267,361.18

OPINION OF PROBABLE COSTS
CONCORD EXCHANGE IMPROVEMENT PROJECT
PROJECT NO. 023128-000
SOUTH ST. PAUL, MN
DECEMBER 4, 2023

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE B - SANITARY SEWER IMPROVEMENTS						
75	2104.502	ABANDON MANHOLES	EACH	\$500.00	2	\$1,000.00
76	2104.502	REMOVE CASTING	EACH	\$200.00	20	\$4,000.00
77	2104.503	REMOVE SEWER PIPE (SANITARY)	L F	\$20.00	90	\$1,800.00
78	2104.503	ABANDON SEWER PIPE (SANITARY)	L F	\$20.00	40	\$800.00
79	2503.502	CASTING ASSEMBLY	EACH	\$1,250.00	20	\$25,000.00
80	2503.601	SANITARY SEWER BYPAS PUMPING	L S	\$10,000.00	1	\$10,000.00
81	2503.602	CONSTRUCT SANITARY MANHOLE SPECIAL	EACH	\$6,500.00	20	\$130,000.00
82	2503.602	CONNECT TO EXISTING SANITARY SEWER	EACH	\$2,000.00	18	\$36,000.00
83	2503.602	8"X6" PVC WYE	EACH	\$450.00	3	\$1,350.00
84	2503.602	10"X6" PVC WYE	EACH	\$550.00	3	\$1,650.00
85	2503.602	12"X6" PVC WYE	EACH	\$650.00	1	\$650.00
86	2503.602	15"X6" PVC WYE	EACH	\$800.00	2	\$1,600.00
87	2503.602	CHIMNEY SEALS	EACH	\$350.00	20	\$7,000.00
88	2503.603	6" PVC PIPE SEWER	L F	\$42.00	320	\$13,440.00
89	2503.603	LINING SEWER PIPE 8"	L F	\$55.00	1280	\$70,400.00
90	2503.603	LINING SEWER PIPE 10"	L F	\$55.00	780	\$42,900.00
91	2503.603	LINING SEWER PIPE 12"	L F	\$60.00	1170	\$70,200.00
92	2503.603	LINING SEWER PIPE 15"	L F	\$65.00	1470	\$95,550.00
93	2503.603	TELEWISE SANITARY SEWER	L F	\$3.50	4700	\$16,450.00
SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS						\$529,790.00
+ 5% CONTINGENCIES						\$26,489.50
SUBTOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS						\$556,279.50
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$55,627.95
TOTAL SCHEDULE B - SANITARY SEWER IMPROVEMENTS						\$611,907.45

OPINION OF PROBABLE COSTS
 CONCORD EXCHANGE IMPROVEMENT PROJECT
 PROJECT NO. 023128-000
 SOUTH ST. PAUL, MN
 DECEMBER 4, 2023

No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE C - WATERMAIN IMPROVEMENTS						
94	2104.503	REMOVE WATERMAIN	L F	\$20.00	60	\$1,200.00
95	2504.601	TEMPORARY WATER SERVICE	L S	\$10,000.00	1	\$10,000.00
96	2504.602	6" GATE VALVE AND BOX	EACH	\$2,500.00	9	\$22,500.00
97	2504.602	8" GATE VALVE AND BOX	EACH	\$3,500.00	2	\$7,000.00
98	2504.602	ADJUST CURB STOP AND BOX	EACH	\$500.00	25	\$12,500.00
99	2504.602	ADJUST GATE VALVE AND BOX	EACH	\$500.00	11	\$5,500.00
100	2504.602	CONNECT TO EXISTING WATERMAIN	EACH	\$2,000.00	22	\$44,000.00
101	2504.602	HYDRANT RECONDITIONING	EACH	\$2,000.00	12	\$24,000.00
102	2504.603	6" WATERMAIN DUCTILE IRON CL 52	L F	\$85.00	320	\$27,200.00
103	2504.608	DUCTILE IRON FITTINGS	L B	\$10.00	650	\$6,500.00
SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS						\$160,400.00
+ 5% CONTINGENCIES						\$8,020.00
SUBTOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS						\$168,420.00
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$16,842.00
TOTAL SCHEDULE C - WATERMAIN IMPROVEMENTS						\$185,262.00

OPINION OF PROBABLE COSTS
CONCORD EXCHANGE IMPROVEMENT PROJECT
PROJECT NO. 023128-000
SOUTH ST. PAUL, MN
DECEMBER 4, 2023

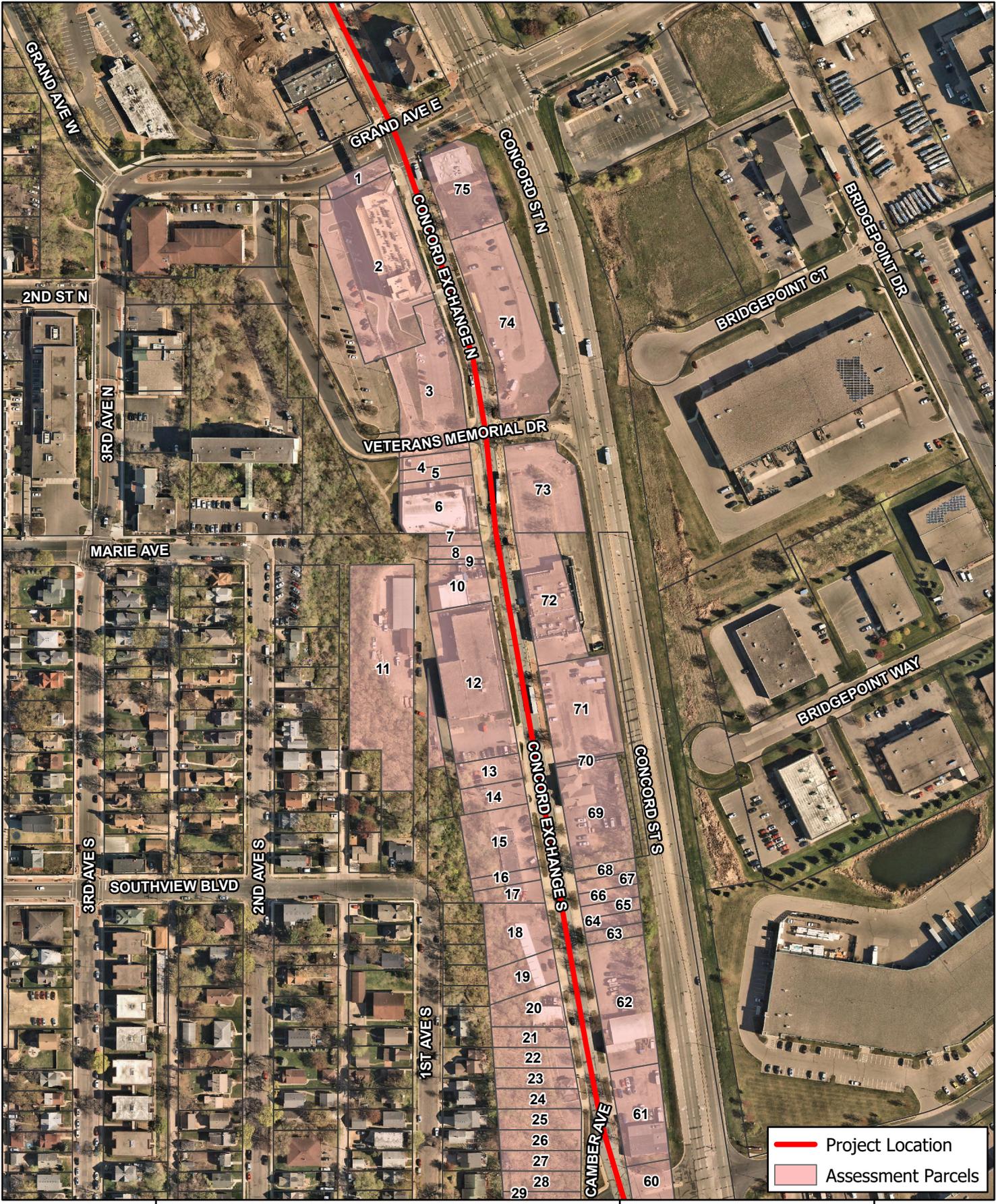
No.	Mat. No.	Item	Units	Estimated Unit Price	Estimated Quantity	Estimated Cost
SCHEDULE D - DRAINAGE IMPROVEMENTS						
104	2104.502	REMOVE DRAINAGE STRUCTURE	EACH	\$550.00	40	\$22,000.00
105	2104.503	REMOVE SEWER PIPE (STORM)	EACH	\$15.00	2400	\$36,000.00
106	2451.603	AGGREGATE BEDDING	L F	\$10.00	200	\$2,000.00
107	2503.503	15" RC PIPE SEWER DESIGN 3006 CLASS V	L F	\$65.00	1120	\$72,800.00
108	2503.503	18" RC PIPE SEWER DESIGN 3006 CLASS V	L F	\$72.00	930	\$66,960.00
109	2503.503	21" RC PIPE SEWER DESIGN 3006 CLASS III	L F	\$85.00	270	\$22,950.00
110	2503.503	24" RC PIPE SEWER DESIGN 3006 CLASS III	L F	\$100.00	550	\$55,000.00
111	2503.602	CONNECT INTO EXISTING STORM SEWER	EACH	\$2,000.00	12	\$24,000.00
112	2506.502	CASTING ASSEMBLY	EACH	\$1,250.00	42	\$52,500.00
113	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL	EACH	\$2,750.00	21	\$57,750.00
114	2506.502	CONSTRUCT DRAINAGE STRUCTURE DESIGN SPECIAL 2	EACH	\$55,000.00	1	\$55,000.00
115	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 48-4020	L F	\$550.00	70	\$38,500.00
116	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 60-4020	L F	\$700.00	40	\$28,000.00
117	2506.503	CONSTRUCT DRAINAGE STRUCTURE DESIGN 72-4020	L F	\$950.00	40	\$38,000.00
118		POND GRADING	CY	\$40.00	5000	\$200,000.00
SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$771,460.00
+ 5% CONTINGENCIES						\$38,573.00
SUBTOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$810,033.00
+ 10% ADMINISTRATIVE, LEGAL, ETC.						\$81,003.30
TOTAL SCHEDULE D - DRAINAGE IMPROVEMENTS						\$891,036.30



Appendix C

Preliminary Assessment Map

Preliminary Assessment Roll

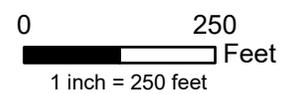


- Project Location
- Assessment Parcels



North Preliminary Assessment Map

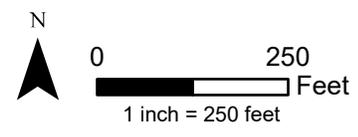
Concord Exchange Improvement Project
South St Paul, MN





South Preliminary Assessment Map

Concord Exchange Improvement Project
South St Paul, MN



CONCORD EXCHANGE IMPROVEMENT PROJECT - PRELIMINARY ASSESSMENT ROLL

NO.	PROPERTY OWNER	PROPERTY OWNER ADDRESS	PROPERTY ADDRESS	PID NO.	ASSESSABLE FOOTAGE (FT)	LAND USE	ASSESSMENT PER FRONT FOOT	TOTAL ASSESSMENT	
1	CITY OF SOUTH ST PAUL	125 THIRD AVE N	SOUTH SAINT PAUL MN 55075		367285003232	PARCEL NOT BUILDABLE			
2	DRS INVESTMENT VILLC	5353 WAYZATA BLVD STE 211	SAINT LOUIS PARK MN 55416	161 CONCORD EXCHANGE N	367285006080	262	COMMERCIAL	\$90.40	\$23,684.80
3	SOUTH ST PAUL ECONOMIC DEVEL AUTHORITY	125 THIRD AVE N	SOUTH SAINT PAUL MN 55075		367285003233	302	TAX-EXEMPT	\$90.40	\$27,300.80
4	VG MANAGEMENT LLC	1133 DELAWARE AVE	MENDOTA HEIGHTS MN 55118		367285003240	26	COMMERCIAL	\$90.40	\$2,350.40
5	VG MANAGEMENT LLC	1133 DELAWARE AVE	MENDOTA HEIGHTS MN 55118		367285003250	25	COMMERCIAL	\$90.40	\$2,260.00
6	VG MANAGEMENT LLC	1133 DELAWARE AVE	MENDOTA HEIGHTS MN 55118	103 CONCORD EXCHANGE N	367285003290	114	COMMERCIAL	\$90.40	\$10,305.60
7	CITY OF S ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		361522003010	27	TAX-EXEMPT	\$90.40	\$2,440.80
8	CITY OF S ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		361522003020	24	TAX-EXEMPT	\$90.40	\$2,169.60
9	CITY OF S ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		361522003030	11	TAX-EXEMPT	\$90.40	\$994.40
10	TRALPHAZ LLC	100 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	100 CONCORD EXCHANGE S	365870001030	73	COMMERCIAL	\$90.40	\$6,599.20
11	GREGORY R & PATRICIA LARSON	5120 DANANS DR	EDINA MN 55439	112 CONCORD EXCHANGE S	363255016301	300	COMMERCIAL	\$90.40	\$27,120.00
12	DALE TSTE SCHENIAN	PO BOX 26	SOUTH ST PAUL MN 55075	116 CONCORD EXCHANGE S	365870001276	300	COMMERCIAL	\$90.40	\$27,120.00
13	CAP INVESTMENTS LLC	144 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075		365870001170	50	COMMERCIAL	\$90.40	\$4,520.00
14	CAP INVESTMENTS LLC	144 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075		365870001190	50	COMMERCIAL	\$90.40	\$4,520.00
15	CAP INVESTMENTS LLC	144 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	144 CONCORD EXCHANGE S	365870001240	124	COMMERCIAL	\$90.40	\$11,209.60
16	CAP INVESTMENTS LLC	144 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075		365870001250	25	COMMERCIAL	\$90.40	\$2,260.00
17	CAP INVESTMENTS LLC	144 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075		365870001260	47	COMMERCIAL	\$90.40	\$4,248.80
18	THOMAS TAN NGUYEN	4914 JAMIE ROSE CT	EAGAN MN 55122	200 CONCORD EXCHANGE S	361524002022	89	COMMERCIAL	\$90.40	\$8,045.60
19	DONALD WAYNE MINCKE	221 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	218 CONCORD EXCHANGE S	361524002051	64	COMMERCIAL	\$90.40	\$5,785.60
20	HEINCO LLC	5843 150TH AVE NE	SPICER MN 56288	222 CONCORD EXCHANGE S	361524002061	90	COMMERCIAL	\$90.40	\$8,136.00
21	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002070	40.3	COMMERCIAL	\$90.40	\$3,643.12
22	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002080	40.3	COMMERCIAL	\$90.40	\$3,643.12
23	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118	234 CONCORD EXCHANGE S	361524002090	40.3	COMMERCIAL	\$90.40	\$3,643.12
24	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002100	37.4	COMMERCIAL	\$90.40	\$3,380.96
25	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002110	40	COMMERCIAL	\$90.40	\$3,616.00
26	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002120	40	COMMERCIAL	\$90.40	\$3,616.00
27	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002130	PARCEL NOT BUILDABLE			
28	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002140	PARCEL NOT BUILDABLE			
29	JAK PROPERTIES LLC	1960 MARYWOOD LN	WEST SAINT PAUL MN 55118		361524002150	PARCEL NOT BUILDABLE			
30	STATE OF MN - DOT	395 JOHN IRELAND BLVD	SAINT PAUL MN 55155		366430021010	PARCEL NOT BUILDABLE			
31	CESAR PAUL SANCHEZ ARTEAGA	7320 130TH ST W	APPLE VALLEY MN 55124		366430021020	48	COMMERCIAL	\$90.40	\$4,339.20
32	CESAR PAUL SANCHEZ ARTEAGA	7320 130TH ST W	APPLE VALLEY MN 55124		366430021030	44	COMMERCIAL	\$90.40	\$3,977.60
33	CESAR PAUL SANCHEZ ARTEAGA	7320 130TH ST W	APPLE VALLEY MN 55124		366430021040	44	COMMERCIAL	\$90.40	\$3,977.60
34	CESAR PAUL SANCHEZ ARTEAGA	7320 130TH ST W	APPLE VALLEY MN 55124		366430021050	43	COMMERCIAL	\$90.40	\$3,887.20
35	CESAR PAUL SANCHEZ ARTEAGA	7320 130TH ST W	APPLE VALLEY MN 55124		366430021060	41	COMMERCIAL	\$90.40	\$3,706.40
36	ARM PROPERTIES LIMITED LLC	239 DALE ST W	SOUTH SAINT PAUL MN 55075	324 CONCORD EXCHANGE S	366430021070	42	COMMERCIAL	\$90.40	\$3,796.80
37	ARM PROPERTIES LIMITED LLC	239 DALE ST W	SOUTH SAINT PAUL MN 55075	332 CONCORD EXCHANGE S	366430021100	119	COMMERCIAL	\$90.40	\$10,757.60
38	SOUTH ST PAUL ECONOMIC DEVEL AUTHORITY	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020010	45	TAX-EXEMPT	\$90.40	\$4,068.00
39	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020030	81	TAX-EXEMPT	\$90.40	\$7,322.40
40	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020050	81	TAX-EXEMPT	\$90.40	\$7,322.40
41	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020060	40	TAX-EXEMPT	\$90.40	\$3,616.00

CONCORD EXCHANGE IMPROVEMENT PROJECT - PRELIMINARY ASSESSMENT ROLL

NO.	PROPERTY OWNER	PROPERTY OWNER ADDRESS	PROPERTY ADDRESS	PID NO.	ASSESSABLE FOOTAGE (FT)	LAND USE	ASSESSMENT PER FRONT FOOT	TOTAL ASSESSMENT		
42	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020071	40	TAX-EXEMPT	\$90.40	\$3,616.00	
43	SOUTH ST PAUL ECONOMIC DEVEL AUTHORITY	125 THIRD AVE N	SOUTH ST PAUL MN 55075		366430020091	81	TAX-EXEMPT	\$90.40	\$7,322.40	
44	SO ST PAUL ECONOMIC DEVEL AUTHORITY	125 3RD ST N	SOUTH ST PAUL MN 55075		366430020100	40	TAX-EXEMPT	\$90.40	\$3,616.00	
45	ALAN D FISHER	159 DALE ST W	SOUTH ST PAUL MN 55075	440 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	366430020110	40	COMMERCIAL	\$90.40	\$3,616.00
46	ALAN D FISHER	159 DALE ST W	SOUTH ST PAUL MN 55075		366430020120	40	COMMERCIAL	\$90.40	\$3,616.00	
47	ALAN D FISHER	159 DALE ST W	SOUTH ST PAUL MN 55075		366430020130	42	COMMERCIAL	\$90.40	\$3,796.80	
48	ALAN D FISHER	159 DALE ST W	SOUTH ST PAUL MN 55075		366430020142	20	COMMERCIAL	\$90.40	\$1,808.00	
49	KAPOSIA CLUB LLC	225 BRIDGEPOINT DR	SOUTH SAINT PAUL MN 55075	456 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	367286001010	364	COMMERCIAL	\$90.40	\$32,905.60
50	WATSON TRADING LLC	7152 NEWBURY PL	WOODBURY MN 55125		367510010021	192	COMMERCIAL	\$90.40	\$17,356.80	
51	EMANUEL INVESTMENTS LLC	528 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	528 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	367510011320	144	COMMERCIAL	\$90.40	\$13,017.60
52	EMANUEL INVESTMENTS LLC	528 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075		367510011272	216	COMMERCIAL	\$90.40	\$19,526.40	
53	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		367510000152		PARCEL NOT BUILDABLE			
54	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		367510000070		PARCEL NOT BUILDABLE			
55	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		367510000060		PARCEL NOT BUILDABLE			
56	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		367510000020		PARCEL NOT BUILDABLE			
57	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		367510000010		PARCEL NOT BUILDABLE			
58	HRA OF SOUTH ST PAUL	1253RD AVE N	SOUTH ST PAUL MN 55075		360270001060		PARCEL NOT BUILDABLE			
59	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		360270001050		PARCEL NOT BUILDABLE			
60	HRA OF SOUTH ST PAUL	125 3RD AVE N	SOUTH ST PAUL MN 55075-2093		361526000051		PARCEL NOT BUILDABLE			
61	JJMURPHY LLC	235 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	235 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	361526000111	188	COMMERCIAL	\$90.40	\$16,995.20
62	D WAYNE MINCKE	2401 JEWELL LN	SOUTH ST PAUL MN 55075	221 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	361526000211	250	COMMERCIAL	\$90.40	\$22,600.00
63	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000220	25	TAX-EXEMPT	\$90.40	\$2,260.00	
64	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000230	25	TAX-EXEMPT	\$90.40	\$2,260.00	
65	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000240	25	TAX-EXEMPT	\$90.40	\$2,260.00	
66	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000250	25	TAX-EXEMPT	\$90.40	\$2,260.00	
67	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000260	25	TAX-EXEMPT	\$90.40	\$2,260.00	
68	SOUTH ST PAUL ECONOMIC DEVELOP AUTHORI	125 3RD AVE N	SOUTH ST PAUL MN 55075		361526000270	25	TAX-EXEMPT	\$90.40	\$2,260.00	
69	RJR ENTERPRISES LLC	18901 JORDAN TRL	LAKEVILLE MN 55044	139 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	361526000351	200	COMMERCIAL	\$90.40	\$18,080.00
70	RJR ENTERPRISES LLC	18901 JORDAN TRL	LAKEVILLE MN 55044		361526000360	6	COMMERCIAL	\$90.40	\$542.40	
71	TL INVESTMENTS GROUP LLC	2986 FRONTIER DR	WOODBURY MN 55129		361526000433	194	COMMERCIAL	\$90.40	\$17,537.60	
72	TL INVESTMENTS GROUP LLC	2986 FRONTIER DR	WOODBURY MN 55129	111 CONCORD EXCHANGE S	SOUTH ST PAUL MN 55075	361526000531	263	COMMERCIAL	\$90.40	\$23,775.20
73	TL INVESTMENTS GROUP LLC	2986 FRONTIER DR	WOODBURY MN 55129		367285002321	170	COMMERCIAL	\$90.40	\$15,368.00	
74	SSP ECONOMIC DEV AUTHORITY	125 3RD AVE N	SOUTH ST PAUL MN 55075		367285002285	360	TAX-EXEMPT	\$90.40	\$32,544.00	
75	SSTP PROPERTIES LLC	166 N CONCORD EXCHANGE FL 2	SOUTH ST PAUL MN 55075	166 CONCORD EXCHANGE N	SOUTH ST PAUL MN 55075	367285002284	170	COMMERCIAL	\$90.40	\$15,368.00
CONCORD EXCHANGE IMPROVEMENT PROJECT PERLIMINARY ASSESSMENT TOTAL						6039.3			\$545,952.72	