



City of North St. Paul
Planning Commission
Regular Meeting Agenda (Amended)

November 2, 2023
6:30 PM

The Planning Commission Meeting will be conducted on **November 2, 2023** at 6:30 p.m. in the City Council Chambers of City Hall, located at 2400 Margaret St., North St. Paul.

The Planning Commission also meets via interactive TV under Minn. Stat. 13D.02. Members of the public interested in attending remotely can log in with the following information:

The **November 2, 2023 Zoom meeting can be accessed**

via: <https://tinyurl.com/NSPplanning>

(from a PC, Mac, tablet, iPhone or Android device)

Meeting ID: 821 4097 2224 | Password: 362656 or by phone at 1-929-205-6099

*Participants accessing the meeting by phone please use the following meeting ID:
87556902183*

You can also watch the meeting on our YouTube channel

here: <https://tinyurl.com/NSPYouTube>

The Planning Commission Zoom meeting will be 'open to the public to listen in, but will be muted from contributing at all times with the exception of the Public Forum or a Public Hearing.

Please join the meeting early to test your audio and video settings. If you join via a device and your audio is not working, you may need to use the dial-in phone number option in order to be heard.

I. Call to Order

II. Roll Call

COMMISSION

Patrick Blees, Chair

Andrew Wise, Vice-Chair

Erik Brenna, Commissioner

Cameron Muhic, Commissioner

Jim Rathe, Commissioner

Jason Nordby, City Council Liaison

STAFF

Brandy Howe, Community Development Director

Chris Cherne, Planning Commission Secretary

III. Adopt Agenda

IV. Approval of Minutes

- A. Approval of September 7, 2023 Meeting Minutes

V. Meeting Open to the Public

VI. Public Hearings

- A. Sign variance at 2678 7th Avenue E

VII. Commission Business, Action Items & Recommendations

- A. Site plan review at 2371 McKnight Road
- B. Capital Improvement Plan review

VIII. Reports

IX. Adjournment

The next regularly scheduled Planning Commission meeting is Thursday, December 7, 2023.



**Planning Commission
Regular Meeting Minutes
September 7, 2023
6:30 PM**

North St. Paul City Hall – Council Chambers
2400 Margaret Street

I. CALL TO ORDER

Chair Patrick Blees called the meeting to order at 6:30 PM.

II. ROLL CALL

COMMISSION

Patrick Blees, Chair
Andrew Wise, Vice-Chair
Erik Brenna, Commissioner
Cameron Muhic, Commissioner
Jim Rathe, Commissioner
Jason Nordby, City Council Liaison Present via Zoom

STAFF

Brandy Howe, Community Development Director

III. ADOPT AGENDA

Blees asked for a motion to adopt the 09-07-2023 meeting agenda.
M/Brenna, S/Rathe.
Motion carried 5-0.

IV. APPROVAL OF MINUTES

A. Approval of August 3, 2023 Meeting Minutes

Blees asked for a motion to approve the August 3, 2023 meeting minutes contingent on the removal of the word "Special" under Section I and Section IV Item A.
M/Muhic, S/Wise.
Motion carried 5-0.

V. MEETING OPEN TO THE PUBLIC

John Schmahl, 2750 Chisholm Avenue, recommended the Planning Commission confer with Code Enforcement to ensure that any updates made to the zoning ordinance can be properly enforced. Mr. Schmahl gave examples of RV parking, screening, driveways, and garbage containers as items appearing to lack proper code enforcement in the City.

VI. PUBLIC HEARINGS

There were no public hearings scheduled.

VII. COMMISSION BUSINESS, ACTION ITEMS & RECOMMENDATIONS

A. Discussion: Zoning Ordinance Update – Residential Land Uses

Howe asked the Planning Commission their thoughts on when site plans should be required for zoning permits. Blees stated there should be some leeway when projects are clearly away from minimum setbacks. However, a site plan should be required when a project is within a certain amount of distance to the minimum setback. The Planning Commission discussed a variety of instances when a site plan would be required for a project. This topic will be revisited at a future meeting. Muhic recommended staff ask the Code Enforcement team what specific problems they have been seeing throughout the City and take that into consideration as the zoning code goes through updates.

The Planning Commission discussed the Residential Land Use Regulations. Blees stated that the definition of “Apartment Building” should be removed and incorporated by the definition of “Multiple Family Dwelling.” Blees discussed the similar nature between the definitions of “Duplex” and “Townhouse.” Rathe inquired which definition would include condos. Blees stated that condos could be any structure defined in the ordinance. Muhic asked whether cooperative housing is legal in Minnesota. Howe stated that cooperative housing exists in Minneapolis, and might be worth looking into those types of living situations.

Muhic questioned tiny houses as a residential use in the City and if they should be permitted. Howe stated that the minimum floor area of a single-story single-family dwelling is currently regulated at 900 square feet. Blees asked why the City limits certain square footages of housing. Howe responded that historically it has been to limit low-income housing, but the world is evolving and people now look for smaller housing. Muhic recommended considerably decreasing the minimum square footage for housing and to use the average size of tiny houses as a baseline. Blees stated quality of materials and design is more important than the size of a dwelling. Rathe stated that most development in the City deals with expansion of existing buildings rather than retraction and that it may be beneficial to keep the square footage limits the same. Muhic stated if tiny houses are not allowed in the zoning code, people are less likely to attempt to go through the variance process. Rathe asked if there would be any loopholes with lowering the minimum floor area size. Wise stated that there are still regulations on what is allowed on particular lots, so finding loopholes would be difficult.

The Planning Commission discussed the various subjective terms in the zoning ordinance such as the use of “quality materials,” “quality design” and “superior development plan.” Blees stated that the definition of “Two-Family Dwelling” should be carefully looked at. Howe asked whether the City should allow the construction of more than one dwelling on a lot. Rathe suggested discussing manufactured homes, modular buildings and prefabricated buildings at the next meeting.

VIII. REPORTS

Brenna stated that the Minnesota Water Resources Conference will be October 17-18. Brenna serves as the MnDOT representative on the Planning Committee. Interested water-minded folks are welcome to attend.

Rathe stated that the Fall Roundup Parade will be Thursday, September 16 at 6:00 PM in downtown North St. Paul.

Howe stated that the City has begun soliciting applications for the 2 vacant seats on the Planning Commission.

IX. ADJOURNMENT



Blees asked for a motion to adjourn the meeting at 7:37 PM.
M/Rathe, S/Muhic.
Motion carried 5-0.

The next regularly scheduled Planning Commission Meeting is Thursday, November 2, 2023 at 6:30 PM.

Members, please notify any planned absences to:

Chris Cherne
Planning Commission Secretary
651-747-2440
chris.cherne@northstpaul.org



To	Date
Honorable Mayor Monge and City Council	November 2, 2023
Agenda Placement # VI.A	
Public Hearings	
Subject	
Sign variance at 2678 7th Avenue E	
Background/Facts	
Refer to enclosed staff report.	
Recommended Action	
N/A	
Attachments	
1. ZVA-23-2 PC Report	
2. Public Comment - Variance 2678 7th Ave E	

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul Planning Commission Report



From: Brandy Howe, Community Development Director
Meeting Date: November 2, 2023
Agenda Item: Sign Variance at 2678 7th Avenue E

GENERAL INFORMATION

Applicant(s)/Owner(s): Archie Vickerman (Applicant)
North St. Paul American Legion Post 39 (Owner)

Subject Property: 2678 7th Avenue E

Application Complete: October 12, 2023
60-Day: December 11, 2023

Variance Request: Allow a wall-mounted electronic message center sign

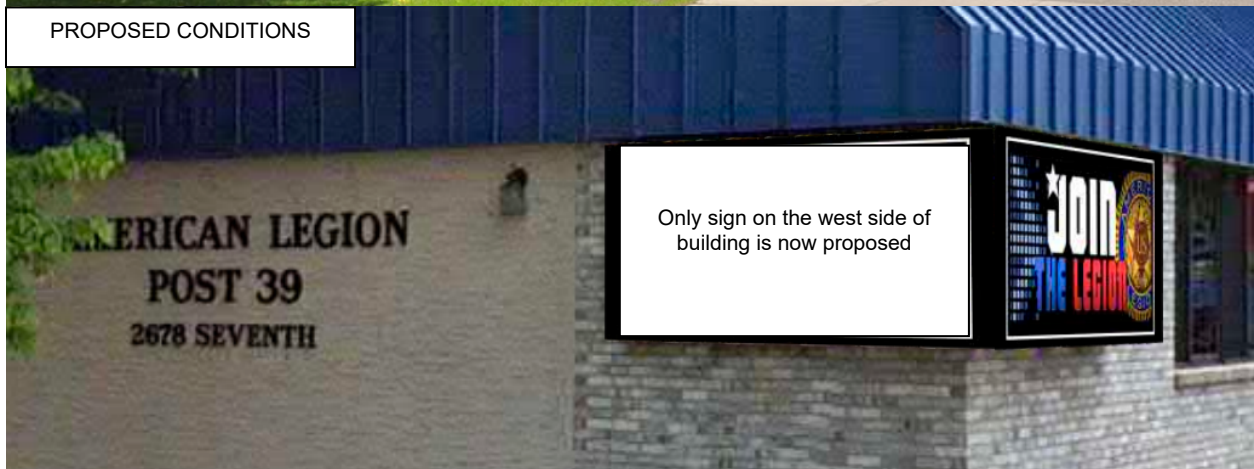
PROJECT OVERVIEW

The applicant is seeking a variance to install a wall-mounted electronic message (EMC) center sign the American Legion building on 7th Avenue. The existing changeable-copy signs will be removed from the corner of the building and will be replaced with one EMC on the west side of the building.

EXISTING CONDITIONS



PROPOSED CONDITIONS



APPLICANT STATEMENT

The applicant for a variance has the burden of proof to show that all of the criteria have been satisfied. The applicant's responses to each are listed below.

1. **Explain how you wish to vary from the applicable provisions of the ordinance.**
We wish to attach sign to the building as there isn't a viable option to install a stand-alone sign on the property.
2. **In your opinion, is the variance in harmony with the purposes and intent of the ordinance? Why or why not?**
Yes. We are only replacing a non-electronic sign that is no longer functional.
3. **In your opinion, will the variance adversely affect the health, safety, or general welfare of the City? Why or why not?**
NO. There isn't anything with the new sign that will impact any health, safety, or general welfare of the city.
4. **In your opinion, does the proposal use the property in a reasonable manner? Why or why not?**
Yes. Nothing will change regarding the current property usage.
5. **In your opinion, is the variance necessary due to special conditions that are particular to the property? Why or why not?**
Yes. As mentioned, there is no viable location on our property to install a stand-alone sign.

ZONING REVIEW

The subject site is zoned MU-1: Downtown Mixed Use. Wall signs and electronic message center signs are allowed in all nonresidential districts, including MU-1. However, Section 157.006(C)(1)(a) states that EMCs shall only be permitted on a freestanding sign.

VARIANCE REVIEW CRITERIA

Section 157.014 of the Sign Ordinance allows the City to grant a variance to provide relief to a property owner when the strict enforcement of the regulations for sign size, setbacks, height, and the like imposes practical difficulty on the property owner's ability to reasonably display a message. The procedure for granting a sign variance follows that of a zoning variance per Section 154.004(E) of the zoning ordinance. As stated, in that section, the City may grant a variance if the proposed request is compliant with the following findings. Where staff review is not subjective, comments are included in italics.

1. The variance is in harmony and consistent with the general purposes and intent of the Comprehensive Plan and this chapter;

The subject property is located in the downtown area per the Comprehensive Plan. Chapter 7 of the plan describes goals and policies for aesthetics and image applicable to this project, including:

- *Create a positive visual image for the downtown through high-quality design, materials and graphics. The downtown design should be user-friendly, encourage redevelopment, and communicate a distinct identity for the district.*
- *Enhance the appearance of streets through boulevard landscaping, careful placement of necessary signs, underground utilities when improvements are made and by providing decorative street lights.*
- *Include graphics to provide useful and appealing information, add street interest, and to celebrate downtown.*

2. The variance will not adversely affect the health, safety, or general welfare of the city.

The proposal is unlikely to have any effects on the health, safety, or general welfare of the city.

3. The variance is necessary due to special conditions applying to the structures or land in question that are particular to the property and do not apply generally to other land or structures in the district or vicinity in which the land is located

The applicant states that there is no a viable option to install a freestanding sign on the site (outlined in yellow, below). Staff agrees, that without removal of pavement and altering the existing traffic circulation/parking configuration does limit the ability to install signage on the site. The question of necessity is subjective.



4. The variance requested is the minimum variance necessary to alleviate the practical difficulty. Practical difficulties are caused from the strict application of the Zoning Code as outlined below:

- a. The property owner proposes to use the property in a reasonable manner not permitted by the Zoning Code.

Not applicable. The land use of the site is not proposed to change.

- b. The plight of the landowner is due to circumstances unique to the property not created by the landowner.

Unknown.

- c. The variance, if granted, will not alter the essential character of the locality.
This question is subjective and should be considered by the full body of the Planning Commission.
- d. Economic considerations alone do not constitute practical difficulties.
Economic considerations are not listed per the applicant statement.
- e. The variance is consistent with officially adopted city plans and overlays.
Refer to item 1, above.

RECOMMENDATION

Staff recommends a motion to request staff to prepare a resolution with findings of fact consistent with an approval or a denial. Note that in permitting a variance, the City Council may impose (with Planning Commission recommendation), conditions considered necessary to protect the public health, safety, and general welfare and which are directly related to and bear a rough proportionality to the impact created by the variance.

Input on variance request for an electronic message board sign at 2678 7th Ave. E.

Applicant statement comments: it's not entirely clear if the applicant intends to use the sign to display a static message or multiple messages pre-programmed to change throughout the day. If the former, no variance appears to be needed to allow an internally illuminated wall sign on which a static message could be remotely changed daily. If the latter, a variance isn't the means to permit an Electronic Message Center as described and regulated in 157.006 B. My input is based on the latter scenario.

Staff zoning review comments:

Pg. 8 Bullet 1: The property is located in the Commerce Park District of the downtown area and is regulated by provisions in the Downtown Overlay District (154.008 B). Future redevelopment goals for this district include buildings oriented to the street; parking to the rear or underground and developing landscaped areas and depaving to create a pedestrian/bicycle friendly streetscape. Overlay district yard requirements include buildings flush to the sidewalk with no side yard setback unless next to a public pedestrian way or residential district.

Pg. 8 Bullet 2: The sign regulation purposes include preventing visual clutter harmful to the appearance of the community and minimizing hazards caused by signs that unduly distract drivers, pedestrians or bicyclists. Variances may be granted based on a finding requirements impose practical difficulties on the ability to reasonably display a message.

Pg 9 Bullet 3: **The property has no special conditions particular to it that aren't generally found on other properties in the district.** A majority of properties in the downtown area have no yard that would accommodate a freestanding sign. Some also have parking areas that would need to be reconfigured to accommodate a freestanding sign (Blue Nile, Carpenters Small Engine, Hillcrest Brake, VFW). The fact there's no viable option to locate a stand-alone (freestanding) sign on the property in question is typical. That doesn't prevent the property owner from **reasonably displaying a message** by replacing the no longer functioning non-electric wall sign with a permitted illuminated wall sign.

Pages 9 and 10 Bullet 4:

- a. the property owner doesn't propose to use the site for a different primary purpose. **The request is to allow a wall (building) sign not permitted on any building in any zoning district of the city. (Whether requesting a building sign not permitted anywhere else in the city would be using the property in a reasonable manner is debatable.)**
- b. because the sign requested isn't permitted on any building in any zoning district, **the plight of the property owner isn't due to circumstances unique to the property or building in question.**
- c. see page 8 bullets 1&2 comments above.
- e. See page 8 bullets 1&2 comments above.

Conclusions: The planning commission (in performing its quasi-judicial role) should recommend denial because variances shouldn't be granted unless all three legal practical difficulty criteria are met. However, the applicant or staff could instead withdraw the variance request and submit a text change request. If the planning commission (in performing its legislative role) found electric message board wall signs would enhance the future character of the downtown district(s) and wouldn't create undue visual clutter or distractions on 7th Avenue for drivers, pedestrians or bicyclists, it could recommend a text amendment. That would include developing standards appropriate for each MU district. Ideally, the cost for submitting the variance would be put toward replacing it with a text change request.

League of Minnesota Cities guidance: A city may grant a variance if enforcement of a zoning ordinance provision, as applied to a particular piece of property, would cause the landowner “practical difficulties.” For the variance to be granted, the applicant must satisfy the statutory three-factor test for practical difficulties ([Minn. Stat. § 462.357, subd. 6](#)). If the applicant does not meet all three factors of the statutory test, the city should not grant the variance. Also, variances are only permitted when:

- They are in harmony with the general purposes and intent of the ordinance, and
- The terms of the variance are consistent with the comprehensive plan.

Legal standards. When considering a variance application, a city exercises “quasi-judicial” authority. This means the city acts like a judge in evaluating the facts against the legal standard. The city’s role is limited to applying the legal standard of practical difficulties to the facts presented by the application. If the applicant meets the standard, then the city may grant the variance. In contrast, when the city writes the rules in the zoning ordinance, the city is exercising “legislative” authority and has much broader discretion.

Practical difficulties. “Practical difficulties” is a legal standard that cities must apply when considering applications for variances. It is a three-factor test and applies to all requests for variances. To constitute practical difficulties, all three factors of the test must be satisfied.

Variances once granted. A variance is a property right that “runs with the land.” That is, it attaches to and benefits the land and is not limited to a particular landowner. A variance is typically filed with the county recorder. Even if the property is sold to another person, the variance applies.



To

Planning Commissioners

Date

November 2, 2023

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Site plan review at 2371 McKnight Road

Background/Facts

Refer to enclosed staff report.

Recommended Action

Recommend Council approval of the site plan at 2371 McKnight Road

Attachments

1. PC Review 11-02-23
2. Civil Plans
3. Architectural Renderings
4. Photometric Plan
5. Resolution (Taco Bell)

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report



From: Brandy Howe, Community Development Director
Chris Cherne, Planning Commission Secretary

Meeting Date: November 2, 2023

Agenda Item: Site Plan Review at 2371 McKnight Rd N

GENERAL INFORMATION

Applicant(s)/Owner(s): Greg Dahling, Finn Daniels Architects (Applicant)
Zach Zelickson, Marin Development V, LLC (Owner)

Subject Property: 2371 McKnight Rd N

Application Complete: September 29, 2023

60-Day November 28, 2023

PROJECT OVERVIEW

The applicant, Finn Daniels Architects, on behalf of Marin Development V, LLC, is seeking site plan approval for a fast food restaurant and drive-through at 2371 McKnight Rd N. The subject site previously had a conditional use for an automobile service/repair shop. The proposal is to demolish the existing building and construct a modern rectangular 1-story building that involves the use of one traditional drive-through lane for a new fast food restaurant (Taco Bell). The site plan reconfigures the traffic circulation to the perimeter of the parcel along the south side of the building to accommodate the proposed drive-through service window.



ZONING REVIEW

Land Use

The subject site is zoned MU-3: Corridor Mixed Use, which is intended to encourage the development or redevelopment of mixed-use centers that combine new or existing retail development with a variety of housing, offices, studios, live-work space, civic building, employment activities, research, limited industrial and other complementary uses which combine to create a lively environment consistent with the Comprehensive Plan. The district is also intended to encourage the integration of complementary and related uses in an aesthetically attractive and functional environment, encourage building and site design that advances the City's sustainability goals, and promote desirable economic development activities.

The proposed land use is a Taco Bell restaurant with drive-through. Restaurants and drive-in businesses are permitted land uses in the MU-3 zoning district. The ordinance includes supplemental land use regulations for drive-in businesses serving food or beverages. Such business shall provide, in addition to vehicular service areas, indoor food and beverage service seating areas. An indoor seating area will be available to customers. The proposed hours of operation will be daily at 7:00 AM to 2:30 AM.

Lot Area Requirements

The existing lot size is 46,609 square feet, which is greater than the minimum of 35,000 SF in the MU-3 district. The building is planned to occupy 2,701 square feet of the overall lot. The proposed structure with the drive-through meets the setback requirements of the MU-3 zoning district.

Building setbacks	MU-3 Requirements	Proposed Conditions
Front setback	25 feet	164 feet
Side setback	0 feet	110 feet
Rear setback	0 feet	16 feet

Parking

With the proposed site reconfiguration, there will be an overall number of 27 parking stalls, 10 of which are planned for employee use and 17 for customer use. Among the total number of parking stalls, 2 of the stalls are ADA-compliant. A bike rack will be located near the northwest corner of the building.

As indicated in the table below, the parking standards require a minimum of 32 parking stalls. However, Section 154.010(J)6 provides the proof of parking rule which allows the owner to pave up to 80 percent of the parking on the site with the expectation that the City may, at its sole discretion, require the additional parking to be installed should it be determined necessary. The City and applicant are exercising this rule.

Additionally, Section 154.010(J)10(e) indicates that off-street parking may be reduced where it is demonstrated that transit is available in the vicinity or joint parking may be an option for similar uses. This property meets this provision as well based on its location near the Route 64 Metro Transit bus line and the exceptionally large parking lot on the adjacent property.

	Requirement	Area	Required
Customer area	15 stalls per 1,000 SF	1,087 SF	16
Kitchen	15 stalls per 1,000 SF	1,058 SF	16
Walk-in cooler/freezer	0 stalls (unoccupied)	N/A	0
Trash recycle	0 stalls (unoccupied)	N/A	0
		2,145 SF	32

Site Design

As indicated, the applicant proposes to demolish the existing building on the subject site and construct a modern rectangular 1-story building that involves one traditional drive-through lane. The site layout provides circulation that moves the drive-through lane to the perimeter of the parcel along the south side of the building. All parking stalls will be located north of the building. Vehicles may enter from McKnight Rd N or 11th Ave E via the entrances to the Target building. There is no entrance proposed via McKnight Rd N. Deliveries will be made during off-peak hours to minimize interference with customers and operations. An existing ingress/egress agreement with Target is in place to provide for vehicular access to the site.

Pedestrian access will be provided on site as well as a bituminous connection from the parking area to the multiuse path along McKnight Road. Additionally, the site and building have been designed for compliance with the 2020 MN Accessibility Code and ADA requirements.

Landscaping and Open Space

The site retains 25 percent pervious open space area, which meets the ordinance requirement of 5 percent. The applicant proposes to plant 21 trees, calculated by planting 1 tree per 50 LF of the site perimeter. The applicant proposes 6 coniferous trees and 15 deciduous trees and a variety of shrubs, grasses and perennials. The proposed landscaping plan exceeds minimum standards in the zoning ordinance.

Plantings are proposed to be located in the island dividing the drive-through and the parking stalls and surrounding the proposed sign in the northeast corner of the lot. The majority of the tree plantings will occur along the north and south property lines between the building and McKnight Rd N. Parking lot island landscaping will be a combination of deciduous shrubs and perennials. These plant choices were selected in lieu of trees due to the underground storm structures under the parking lot that are required to meet stormwater treatment requirements.

Lighting

The lighting plan depicts 3 Mirada Medium Outdoor LED Area Light lamps on 25-foot poles in the parking lot area. The plan as depicted meets the maximum code requirement of 0.4 foot-candles or fewer at the property line.

Noise

Specific details for the drive-through speaker have not yet been provided. A recommended condition of approval is that the applicant submit evidence that the all speakers and other equipment on the site will not exceed sound level requirements per Section 154.010(A)13 of the zoning ordinance.

Signs

Three illuminated wall signs are proposed on the north side of the building and two on the southeast tower. One illuminated pylon sign is proposed in the northeast corner of the subject site. A total of 5 purple camo wall expression panels will be located along the building's north (2) and south (3) facades. Drive-through specific elements will include a clearance bar, menu board, and an order station. Sign permits and additional zoning review will be required for all new permanent signs.

Stormwater and Engineering

The City Engineer reviewed the plans and preliminarily has taken no exception to the developer's engineer's calculations and representations that the rate of stormwater discharge offsite will be reduced overall with the proposed improvements and less than one acre is to be disturbed by construction. City stormwater treatment requirements appear to be met with the applicant's design and calculation submittals; however, all Ramsey Washington Metro Watershed District (RWMWD) rules are to be followed, including any permitting requirements. Compensatory flood storage has been proposed to be provided on the site through construction of a combined underground storage facility along with a stormwater treatment basin in the eastern portion of the property and appears to follow RWMWD rule requirements, subject to RWMWD final permitting conditions and permit issuance for the project. As a standard requirement, a maintenance agreement between the City and the owner will be required to define ownership and maintenance responsibilities for the proposed privately-owned stormwater management facilities on the property. Finally, portions of the hardscape and other above-ground improvements are shown to encroach on an existing City utility easement which crosses the site, and an agreement between the City and the owner to define ownership, maintenance, repair, and replacement responsibilities for the private elements proposed to be constructed within the easement area while maintaining the rights of the city to access the easement for purposes of maintaining, repairing, or replacing existing city utilities, is a recommended condition of approval. While the materials submitted for review are preliminary, and further review of more detailed and refined submittals by the applicant for engineering items have already begun and continued city engineering review is ongoing, the City Engineer is comfortable recommending conditional approval of the proposed development.

Architectural Materials and Design

The exterior materials of the proposed building are a combination of light tan/gray fiber cement lap siding and dark gray reveal panel fiber cement siding as the primary wall finish. Purple reveal panel fiber cement siding will serve as accents. Brown pre-finished metal wall panels will be located on a corner tower and entry tower accent. High parapet walls will extend across the perimeter of the building to provide screening of the mechanicals on the roof. An internal trash room has been incorporated into the design, thus eliminating the need for an exterior trash corral.

CRITERIA FOR APPROVAL

Per 154.004(H) of the zoning ordinance, the City may grant site plan approval if the proposal is compliant with the following (staff review in italics):

1. The proposal is consistent with the general purposes and intent of the Comprehensive Plan;
2. The proposal will not adversely affect the health, safety, or general welfare of the city;
3. The proposal is compatible with present and future land uses in the surrounding area and reasonably related to the overall needs of the city;
4. The proposal or appearance of the proposal is compatible with adjacent properties;
5. The proposal can be adequately supported by public urban services including the water supply, transportation system and capacity, police and fire protection, utilities, and sanitary waste disposal and stormwater disposal systems;
6. The proposal will not create an excessive burden on existing parks, schools, and other public facilities which serve or are proposed to serve the area;
7. The proposal will be sufficiently compatible or separated by distance or screening from adjacent residentially zoned land;
8. The proposal is in harmony with the general purposes and intent of this chapter and the zoning district in which the applicant intends to locate the proposal;
9. If applicable, the proposal is consistent with officially adopted city plans and overlays.

Staff finds the proposal consistent with the zoning ordinance as well as the planned land use recommendations of the Comprehensive Plan.

STAFF FINDINGS AND RECOMMENDATION

Staff finds the proposal to meet the criteria for approval listed above recommends approval of the enclosed site plan for Taco Bell at 2371 McKnight Rd N., subject to the conditions in the draft resolution.

ATTACHMENTS

1. Civil plans prepared by Westwood dated September 21, 2023 and revised on October 20, 2023.
2. Architectural renderings and photometric plans prepared by Finn Daniels Architects dated September 21, 2023 and revised October 20, 2023.
3. Draft resolution for site plan approval.

PRELIMINARY DEVELOPMENT PLANS

FOR

MCKNIGHT ROAD TACO BELL NORTH ST. PAUL, MN

PREPARED FOR:

BORDER FOODS, LLC

5425 BOONE AVE N

NEW HOPE, MN 55428

CONTACT: ZACH ZELICKSON

PHONE: 763-489-2968

EMAIL: ZZELICKSON@BORDERFOODS.COM

PREPARED BY:

Westwood

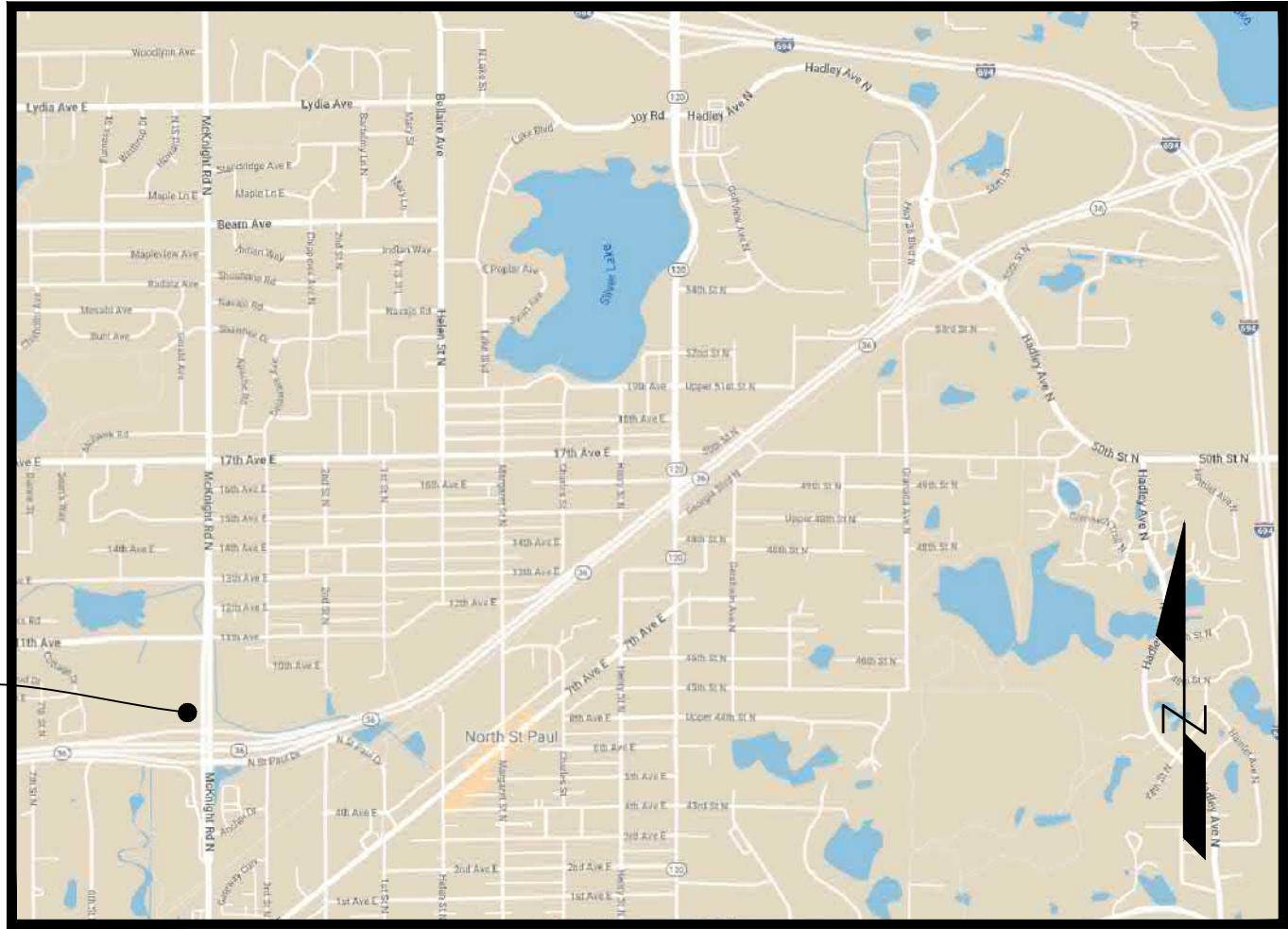
Phone (952) 937-5150 12701 Whitewater Drive, Suite #300
Fax (952) 937-5822 Minnetonka, MN 55343
Toll Free (888) 937-5150 westwoodps.com

Westwood Professional Services, Inc.

PROJECT NUMBER: 0045503.00

CONTACT: ADAM WANGSNESS

SITE



Vicinity Map
(NOT TO SCALE)

SHEET INDEX

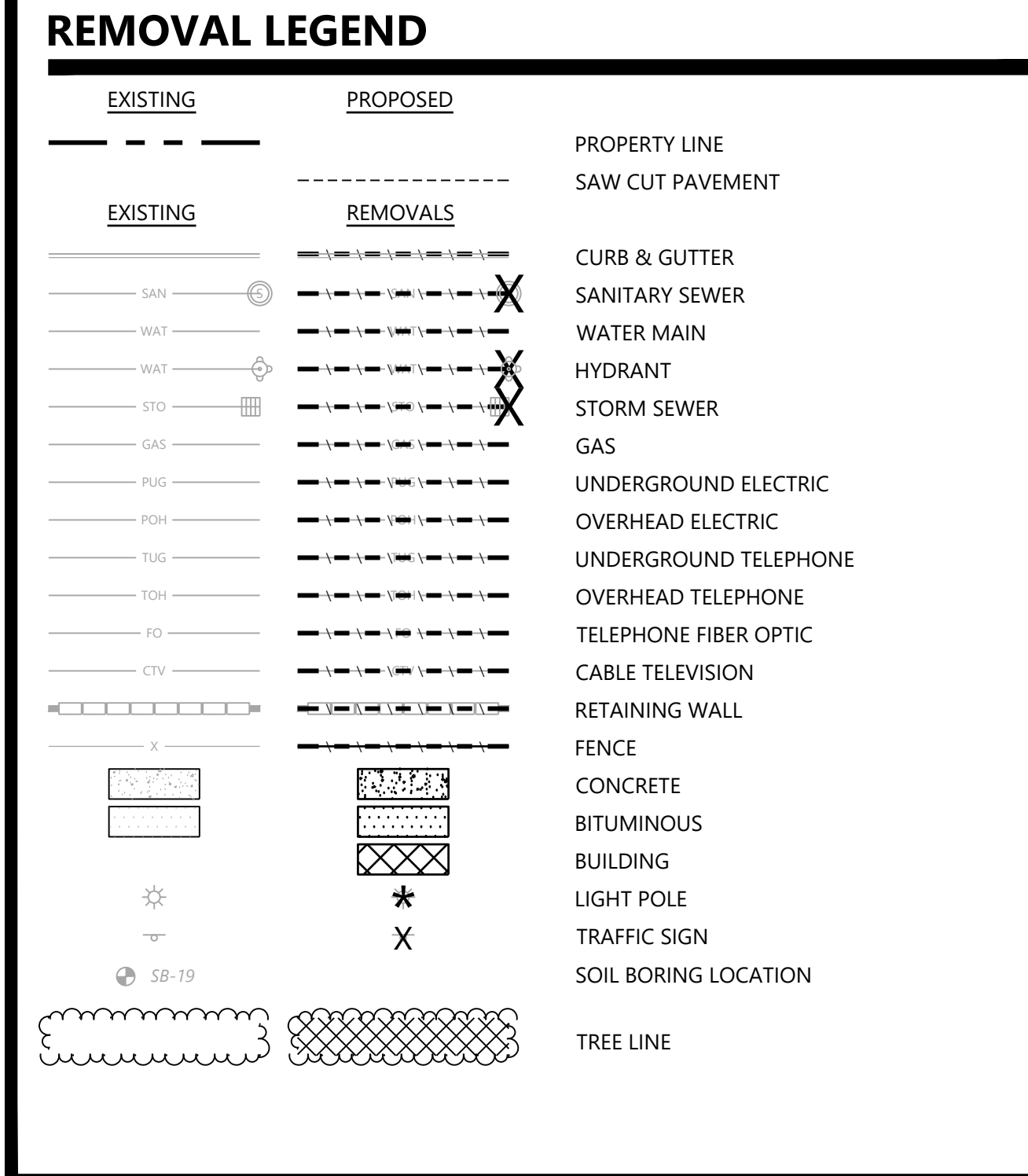
Sheet List Table	
SHEET NUMBER	SHEET TITLE
C001	COVER
V100	ALTA / NSPS LAND TITLE SURVEY
C100	EXISTING CONDITIONS & REMOVALS PLAN
C200	SITE PLAN
C300	GRADING & EROSION CONTROL PLAN
C400	SWPPP NARRATIVE
C401	SWPPP NOTES
C500	UTILITY PLAN
C600	DETAILS
C601	DETAILS
L100	LANDSCAPE PLAN

NO.	DATE	REVISION	SHEETS
1	10/20/2023	CITY & WATERSHED COMMENTS	ALL
	-	-	
	-	-	
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PRELIMINARY DEVELOPMENT PLANS

FOR
MCKNIGHT ROAD TACO BELL
NORTH ST. PAUL, MN

INITIAL SUBMITTAL DATE: 09/21/2023 SHEET: C001



1. LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
2. CONTRACTOR SHALL COORDINATE LIMITS OF REMOVALS WITH PROPOSED IMPROVEMENTS AND FIELD VERIFY CONDITION OF EXISTING APPEARANCES TO REMAIN. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING OR REPLACING MISCELLANEOUS ITEMS (SUCH AS FENCES, SIGNS, IRRIGATION HEADS, ETC.) THAT MAY BE DAMAGED BY CONSTRUCTION.
3. CONTRACTOR SHALL PLACE ALL NECESSARY EROSION CONTROL MEASURES REQUIRED TO MAINTAIN SITE STABILITY PRIOR TO EXECUTING ANY SITE REMOVALS.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH UTILITY PROVIDERS FOR REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AFFECTED BY SITE DEVELOPMENT. ALL PERMITS, APPLICATIONS AND FEES ARE THE RESPONSIBILITY OF THE CONTRACTOR.
5. SEE SURVEY FOR LEGAL DESCRIPTION.

811 or call811.com
Common Ground Alliance

PREPARED FOR:

BORDER FOODS, LLC

5425 BOONE AVE N
NEW HOPE, MN 55428

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME
OR UNDER MY DIRECT SUPERVISION AND THAT I AM A

Westwood

Phone (952) 937-5150
Fax (952) 937-5822
Toll Free (888) 937-5150
www.westwoodps.com

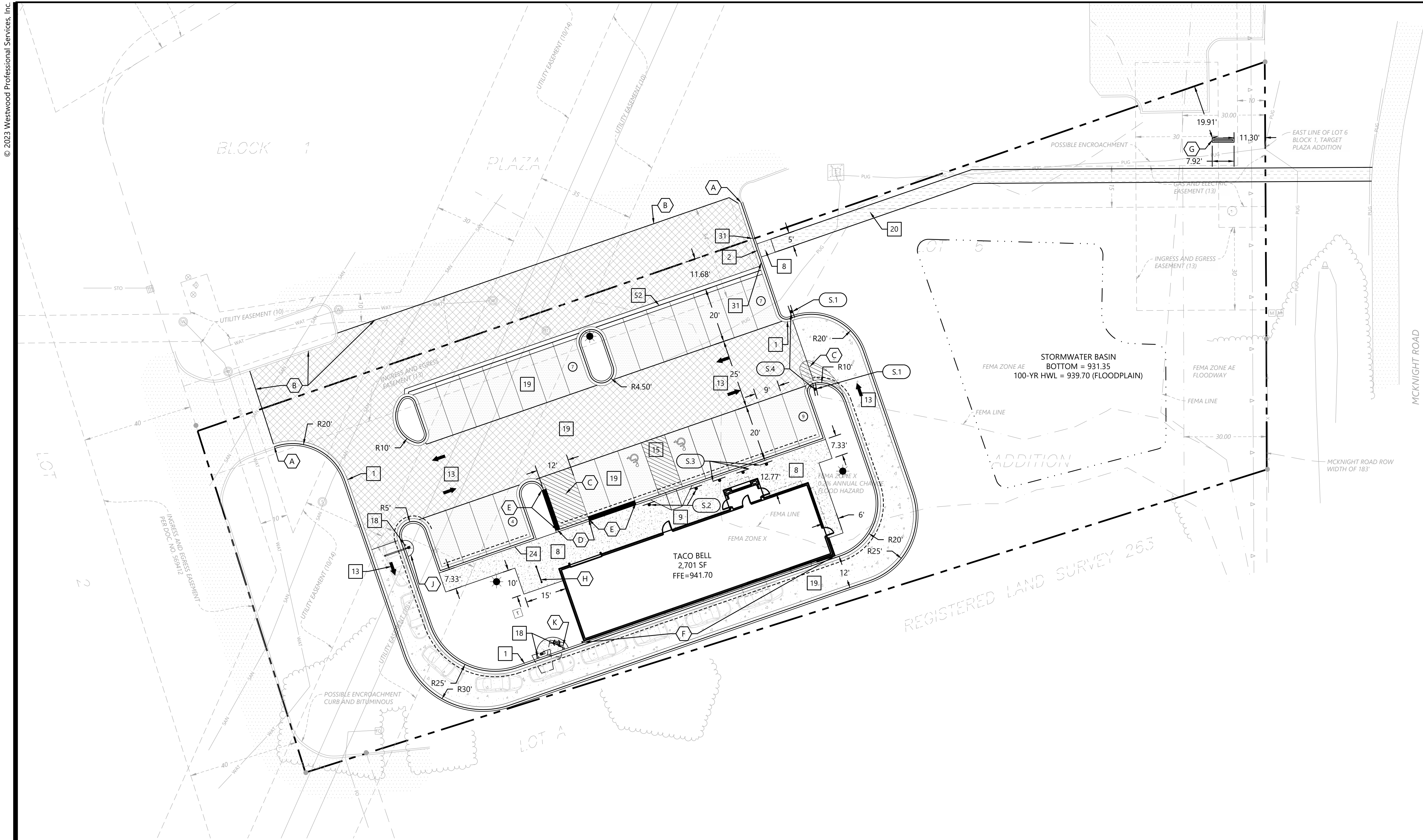
Westwood Professional Services, Inc.
12701 Whitewater Drive, Suite #300
Minnetonka, MN 55343

EXISTING CONDITIONS & REMOVALS PLAN

C100

DATE: 10/20/2023

PROJECT NUMBER: 0045503.00
Page 19 of 243



SITE DEVELOPMENT SUMMARY

• ZONING:	MU3 - MIXED USE
• PARCEL DESCRIPTION:	LOT 6, BLOCK 1 - TARGET PLAZA ADDITION
• PROPERTY AREA:	52,880 SF (1.214 AC)
• EX. ON-SITE IMPERVIOUS SURFACE:	10,961 SF (25.2%)
• PROPOSED ON-SITE IMPERVIOUS SURFACE:	22,587 SF (42.7%)
• NEW AND FULLY RECONSTRUCTED IMPERVIOUS:	26,256 SF
• DISTURBED AREA:	43,130 SF (0.990 AC)
• BUILDING GROSS SIZE:	2,701 SF
• BUILDING SETBACK PER CODE:	25'=FRONT 0'=SIDE 0'=REAR
• PARKING SPACE:	9' WIDE X 20' LONG
• PARKING RATIO REQUIREMENT	CITY OF NORTH ST. PAUL 15 SPACES / 1000 SF OF BLDG
• CUSTOMER AREA:	1 SPACE / EMPLOYEE - MAX. SHIFT
• KITCHEN AREA:	17 SPACES 10 SPACES 27 SPACES
• CUSTOMER (1,087/1,000*15)	
• KITCHEN (10 EMPLOYEE MAX. SHIFT)	
• TOTAL SPACES REQUIRED:	
• PARKING PROVIDED:	27 SPACES

1 SITE DETAILS (SI-0XX)

1	B612 CURB AND GUTTER
2	FLUSH CURB AND GUTTER
8	PRIVATE CONCRETE SIDEWALK
9	PRIVATE PEDESTRIAN CURB RAMP
13	TRAFFIC ARROW
15	HANDICAP ACCESSIBLE SIGNAGE AND STRIPING
18	BOLLARD
19	PAVEMENT SECTIONS
20	BITUMINOUS TRAIL
24	CONCRETE CURB AT SIDEWALK
31	BEAVERTAIL CURB
52	CONCRETE VALLEY GUTTER

A SITE KEYNOTES

A	MATCH EXISTING CURB
B	MATCH EXISTING PAVEMENT WITH SAWCUT
C	PAINT 4" WHITE DIAGONAL STRIPING
D	FLUSH CURB
E	TRANSITION CURB - SEE GRADING PLAN
F	MONOPOUR CONCRETE CURB TO BUILDING FACE - SEE ARCH/STRUCTURAL PLANS FOR DETAIL
G	PYLON SIGN - SEE ARCH. FOR DETAIL
H	BIKE RACK - SEE ARCH.
J	OVERHEAD CLEARANCE BAR AND CONCRETE BASE - SEE ARCH.
K	MENU BOARD AND ORDERING STATION - SEE ARCH.

S SIGN LEGEND

REFERENCE	SIZE	MnDOT DESIGNATION
S.1	STOP SIGN	30" X 30"
S.2	HANDICAP ACCESSIBLE	12" X 18"
S.3	PREFERRED PARKING SIGN	SEE ARCH.
S.4	DO NOT ENTER	30" X 30"

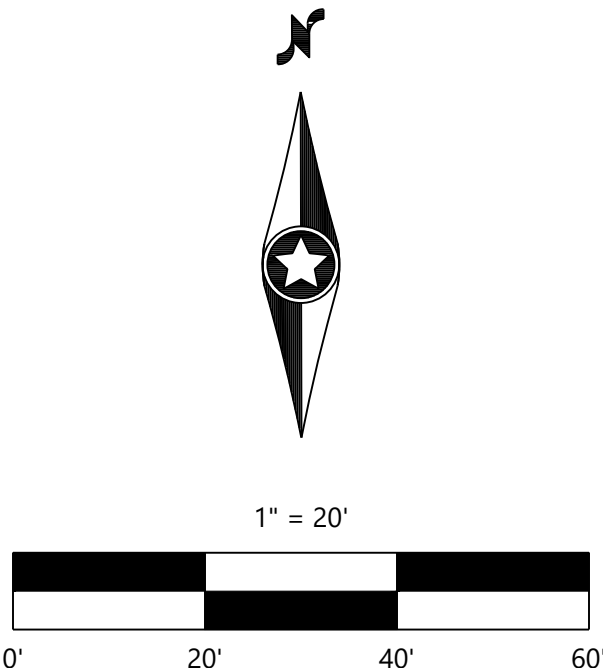
SITE LEGEND

EXISTING	PROPOSED	
---	---	PROPERTY LINE
---	---	SETBACK LINE
---	---	EASEMENT LINE
---	---	CURB AND GUTTER
---	---	TIP-OUT CURB AND GUTTER
---	---	POND BOTTOM
---	---	FENCE
---	---	CONCRETE PAVEMENT
---	---	CONCRETE SIDEWALK
---	---	HEAVY DUTY BITUMINOUS PAVEMENT
---	---	NORMAL DUTY BITUMINOUS PAVEMENT
---	---	BITUMINOUS TRAIL
---	---	NUMBER OF PARKING STALLS
---	---	TRANSFORMER
---	---	SITE LIGHTING
---	---	TRAFFIC SIGN
---	---	BOLLARD / POST

GENERAL SITE NOTES

- BACKGROUND INFORMATION FOR THIS PROJECT PROVIDED BY WESTWOOD PROFESSIONAL SERVICES, MINNETONKA, MN, 05/13/2021.
- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND, THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY.
- REFER TO BOUNDARY SURVEY FOR LOT BEARINGS, DIMENSIONS AND AREAS.
- ALL DIMENSIONS ARE TO FACE OF CURB OR EXTERIOR FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND LOCATIONS OF EXITS, RAMPS, AND TRUCK DOCKS.
- ALL CURB RADII ARE SHALL BE 3.0 FEET (TO FACE OF CURB) UNLESS OTHERWISE NOTED.
- ALL CURB AND GUTTER SHALL BE B612 UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGGERS AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE CITY AND ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- BITUMINOUS PAVEMENT AND CONCRETE SECTIONS TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- CONTRACTOR SHALL MAINTAIN FULL ACCESS TO ADJACENT PROPERTIES DURING CONSTRUCTION AND TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES.
- SITE LIGHTING SHOWN ON PLAN IS FOR REFERENCE ONLY. REFER TO LIGHTING PLAN PREPARED BY OTHERS FOR SITE LIGHTING DETAILS AND PHOTOMETRICS.

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance



NOT FOR CONSTRUCTION

DESIGNED:	ANK
CHECKED:	GAS
DRAWN:	ANK
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	4' or 2'

PREPARED FOR:
BORDER FOODS, LLC
5425 BOONE AVE N
NEW HOPE, MN 55428

VERIFY EVERYTHING THAT THIS PLAN 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
GRETCHEEN A. SCHROEDER
DATE: 10/20/2023 LICENSE NO. 43019

MCKNIGHT ROAD
TACO BELL
NORTH ST. PAUL, MN

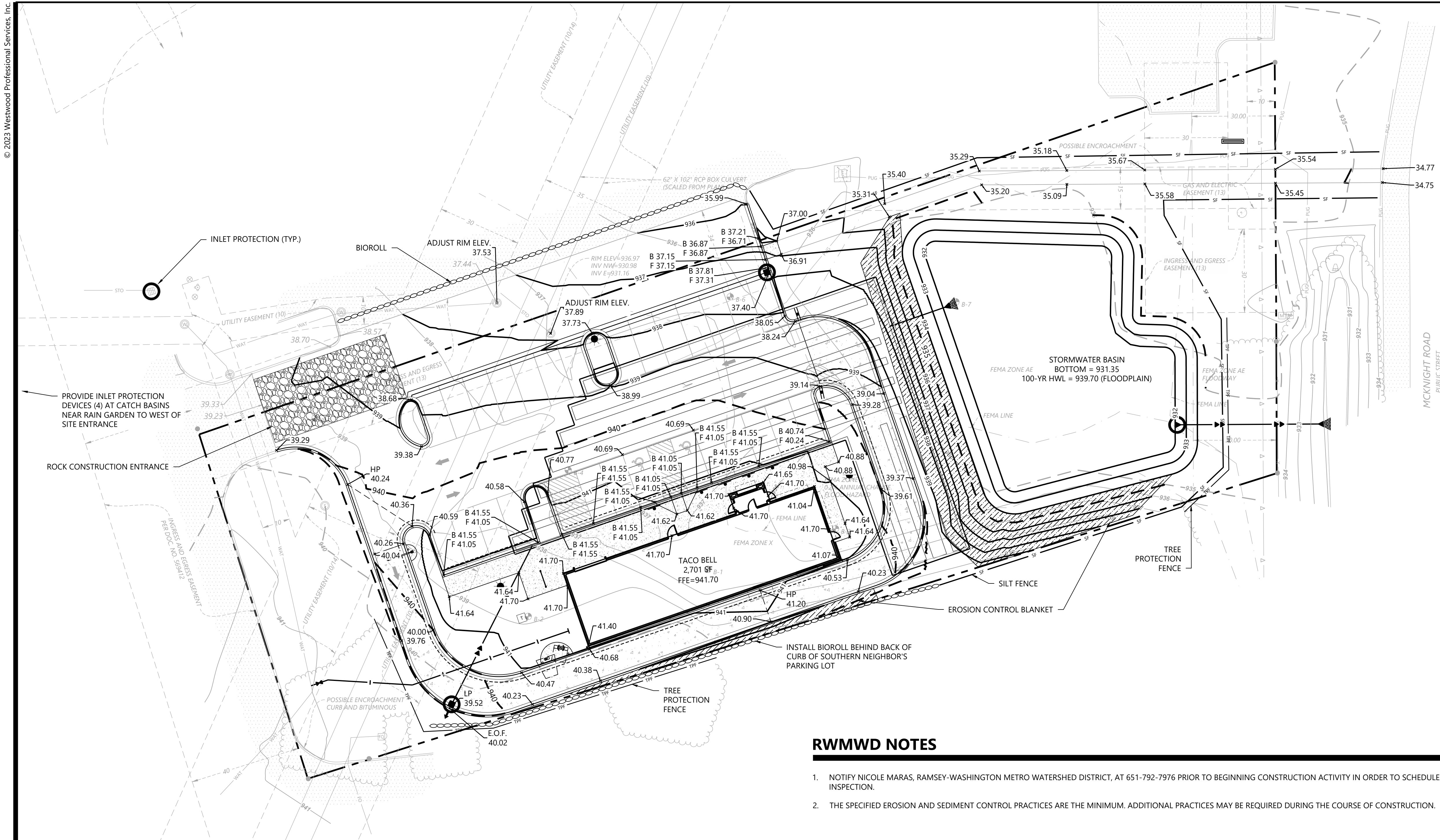
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Westwood Professional Services, Inc.

SITE PLAN

SHEET NUMBER:

C200

DATE: 10/20/2023



GRADING & EROSION CONTROL LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		INDEX CONTOUR
		INTERVAL CONTOUR
		CURB AND GUTTER
		STORM SEWER
		FLARED END SECTION (WITH RIPRAP)
		WATER MAIN
		SANITARY SEWER
		RIDGE LINE
		SILT FENCE
		TREE PROTECTION FENCE
		BIOROLL
		ROCK CONSTRUCTION ENTRANCE
		EROSION CONTROL BLANKET
		INLET PROTECTION
		SPOT ELEVATION
		BACK AND FLOWLINE OF CURB
		FLOW DIRECTION
		EMERGENCY OVERFLOW

Call 48 Hours before digging:

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Common Ground Alliance

RWMWD NOTES

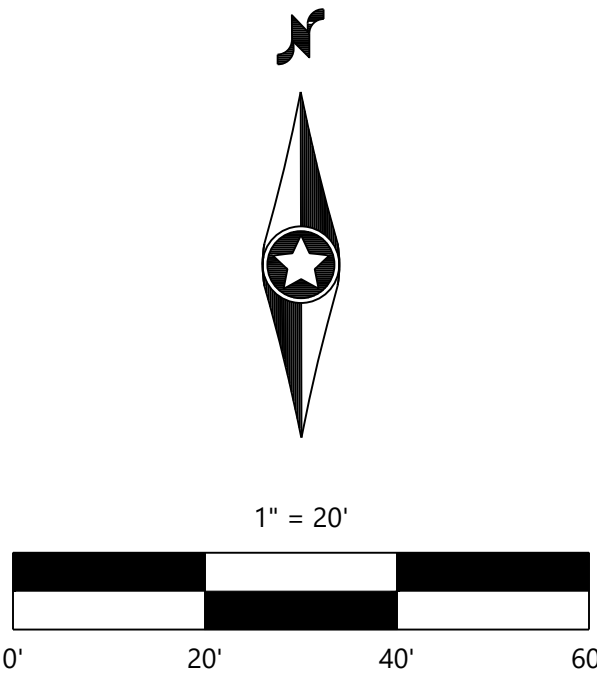
- NOTIFY NICOLE MARAS, RAMSEY-WASHINGTON METRO WATERSHED DISTRICT, AT 651-792-7976 PRIOR TO BEGINNING CONSTRUCTION ACTIVITY IN ORDER TO SCHEDULE AN EROSION CONTROL INSPECTION.
- THE SPECIFIED EROSION AND SEDIMENT CONTROL PRACTICES ARE THE MINIMUM. ADDITIONAL PRACTICES MAY BE REQUIRED DURING THE COURSE OF CONSTRUCTION.

GENERAL EROSION CONTROL NOTES

- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.
- ALL SILT FENCE AND OTHER EROSION CONTROL FEATURES SHALL BE IN-PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. EXISTING SILT FENCE ON-SITE SHALL BE MAINTAINED AND OR REMOVED AND SHALL BE CONSIDERED INCIDENTAL TO THE GRADING CONTRACT. IT IS OF EXTREME IMPORTANCE TO BE AWARE OF CURRENT FIELD CONDITIONS WITH RESPECT TO EROSION CONTROL. TEMPORARY PONDING, DIKES, HAYBALES, ETC., REQUIRED BY THE CITY SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
- EROSION AND SILTATION CONTROL (ESC): THE CONTRACTOR SHALL ASSUME COMPLETE RESPONSIBILITY FOR CONTROLLING ALL SILTATION AND EROSION OF THE PROJECT AREA. THE CONTRACTOR SHALL USE WHATEVER MEANS NECESSARY TO CONTROL THE EROSION AND SILTATION INCLUDING BUT NOT LIMITED TO: CATCH BASIN INSERTS, CONSTRUCTION ENTRANCES, EROSION CONTROL BLANKET, AND SILT FENCE. ESC SHALL COMMENCE WITH GRADING AND CONTINUE THROUGHOUT THE PROJECT UNTIL ACCEPTANCE OF THE WORK BY THE OWNER. THE CONTRACTOR'S RESPONSIBILITY INCLUDES ALL IMPLEMENTATION AS REQUIRED TO PREVENT EROSION AND THE DEPOSITING OF SILT. THE OWNER MAY DIRECT THE CONTRACTOR'S METHODS AS DEEMED FIT TO PROTECT PROPERTY AND IMPROVEMENTS. ANY DEPOSITION OF SILT OR MUD ON NEW OR EXISTING PAVEMENT OR IN EXISTING STORM SEWERS OR SWALES SHALL BE REMOVED AFTER EACH RAIN EVENT. AFFECTED AREAS SHALL BE CLEANED TO THE SATISFACTION OF THE OWNER, ALL AT THE EXPENSE OF THE CONTRACTOR. ALL TEMPORARY EROSION CONTROL SHALL BE REMOVED BY THE CONTRACTOR AFTER THE TURF IS ESTABLISHED.
- ALL STREETS DISTURBED DURING WORKING HOURS MUST BE CLEANED AT THE END OF EACH WORKING DAY. A CONSTRUCTION ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO DETAILS TO REDUCE TRACKING OF DIRT ONTO PUBLIC STREETS.
- WHEN INSTALLING END-OF-LINE FLARED END SECTIONS, BRING THE SILT FENCE UP & OVER THE FLARED END SECTIONS & COVER DISTURBED AREAS WITH RIP RAP. THE UPSTREAM FLARED END SECTIONS SHALL HAVE WOOD FIBER BLANKET INSTALLED ON THE DISTURBED SOILS.
- ALL UNPAVED AREAS ALTERED DUE TO CONSTRUCTION ACTIVITIES MUST BE RESTORED WITH SEED AND MULCH, SOD, EROSION CONTROL BLANKET OR BE HARD SURFACE WITHIN 2 WEEKS OF COMPLETION OF CONSTRUCTION.
- THE SITE MUST BE STABILIZED PER THE REQUIREMENTS OF THE MPCA, NPDES, MNDOT, AND CITY.
 - TEMPORARY (LESS THAN 1-YEAR) SEED SHALL BE MNDOT SEED MIX 21-112 (FALL) OR 21-111 (SPRING/SUMMER) AT 100-POUNDS PER ACRE
 - INFILTRATION/FILTRATION BASIN SHALL BE MNDOT SEED MIX 34-262 AT 14.5-POUNDS PER ACRE.
 - POND SLOPES SHALL BE MNDOT SEED MIX 33-261 AT 35-POUNDS PER ACRE.
 - GENERAL SEEDING SHALL BE MNDOT SEED MIX 25-151 AT 70-POUNDS PER ACRE.
 - MULCH SHALL BE MNDOT TYPE 1 APPLIED AT 2-TONS PER ACRE.
- FOR AREAS WITH SLOPE OF 3:1 OR GREATER, RESTORATION WITH SOD OR EROSION CONTROL BLANKET IS REQUIRED.
- ALL TEMPORARY STOCKPILES MUST HAVE SILT FENCE INSTALLED AROUND THEM TO TRAP SEDIMENT.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL AND STATE RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- THE SITE MUST BE KEPT IN A WELL-DRAINED CONDITION AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY DITCHES, PIPING OR OTHER MEANS REQUIRED TO INSURE PROPER DRAINAGE DURING CONSTRUCTION. LOW POINTS IN ROADWAYS OR BUILDING PADS MUST BE PROVIDED WITH A POSITIVE OUTFLOW.

GRADING NOTES

- LOCATIONS AND ELEVATIONS OF EXISTING TOPOGRAPHY AND UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO EXCAVATION/CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF ANY DISCREPANCIES ARE FOUND.
- CONTRACTORS SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULE, SLOPED PAVEMENT, EXIT PORCHES, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS, EXACT BUILDING UTILITY ENTRANCE LOCATIONS, AND EXACT LOCATIONS AND NUMBER OF DOWNSPOUTS.
- ALL EXCAVATION SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.
- ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE SIX INCHES OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED. SEE LANDSCAPE PLAN FOR PLANTING AND TURF ESTABLISHMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO APPROPRIATE MNDOT STANDARDS.
- ALL SLOPES SHALL BE GRADED TO 3:1 OR FLATTER, UNLESS OTHERWISE INDICATED ON THIS SHEET.
- CONTRACTOR SHALL UNIFORMLY GRADE AREAS WITHIN LIMITS OF GRADING AND PROVIDE A SMOOTH FINISHED SURFACE WITH UNIFORM SLOPES BETWEEN POINTS WHERE ELEVATIONS ARE SHOWN OR BETWEEN SUCH POINTS AND EXISTING GRADES.
- SPOT ELEVATIONS SHOWN INDICATE FINISHED PAVEMENT ELEVATIONS & GUTTER FLOW LINE UNLESS OTHERWISE NOTED. PROPOSED CONTOURS ARE TO FINISHED SURFACE GRADE.**
- SEE SOILS REPORT FOR PAVEMENT THICKNESSES AND HOLD DOWNS.
- CONTRACTOR SHALL DISPOSE OF ANY EXCESS SOIL MATERIAL THAT EXISTS AFTER THE SITE GRADING AND UTILITY CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISPOSE OF ALL EXCESS SOIL MATERIAL IN A MANNER ACCEPTABLE TO THE OWNER AND THE REGULATING AGENCIES.
- ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE AND FEDERAL RULES INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.
- PRIOR TO PLACEMENT OF ANY STRUCTURE OR PAVEMENT, A PROOF ROLL, AT MINIMUM, WILL BE REQUIRED ON THE SUBGRADE. PROOF ROLLING SHALL BE ACCOMPLISHED BY MAKING MINIMUM OF 2 COMPLETE PASSES WITH FULLY-LOADED TANDEM-AXLE DUMP TRUCK, OR APPROVED EQUAL, IN EACH OF 2 PERPENDICULAR DIRECTIONS WHILE UNDER SUPERVISION AND DIRECTION OF THE INDEPENDENT TESTING LABORATORY. AREAS OF FAILURE SHALL BE EXCAVATED AND RE-COMPACTED AS SPECIFIED HEREIN.
- EMBANKMENT MATERIAL PLACED BENEATH BUILDINGS AND STREET OR PARKING AREAS SHALL BE COMPACTED IN ACCORDANCE WITH THE SPECIFIED DENSITY METHOD AS OUTLINED IN MNDOT 2105.3F1 AND THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.
- EMBANKMENT MATERIAL NOT PLACED IN THE BUILDING PAD, STREETS OR PARKING AREA, SHALL BE COMPACTED IN ACCORDANCE WITH REQUIREMENTS OF THE ORDINARY COMPACTION METHOD AS OUTLINED IN MNDOT 2105.3F2.
- ALL SOILS AND MATERIALS TESTING SHALL BE COMPLETED BY AN INDEPENDENT GEOTECHNICAL ENGINEER. EXCAVATION FOR THE PURPOSE OF REMOVING UNSTABLE OR UNSUITABLE SOILS SHALL BE COMPLETED AS REQUIRED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REQUIRED SOILS TESTS AND INSPECTIONS WITH THE GEOTECHNICAL ENGINEER.



NOT FOR CONSTRUCTION

DESIGNED:	ANW
CHECKED:	GAS
DRAWN:	ANW
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	4" or 2"

PREPARED FOR:
BORDER FOODS, LLC
5425 BOONE AVE N
NEW HOPE, MN 55428

ENGINEER'S CERTIFICATE: THIS PLAN 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
GRETCHEN A. SCHROEDER
DATE: 10/20/2023 LICENSE NO. 43019

**MCKNIGHT ROAD
TACO BELL**
NORTH ST. PAUL, MN

Westwood
12701 Whitewater Drive, Suite 8000
Minnetonka, MN 55343
Phone (952) 937-5150
Fax (952) 937-5622
www.westwoodps.com
Westwood Professional Services, Inc.

**GRADING &
EROSION
CONTROL PLAN**

SHEET NUMBER:

C300

DATE: 10/20/2023

SWPPP NARRATIVE

THE SWPPP IS PREPARED IN ACCORDANCE WITH THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) REGULATIONS AS ESTABLISHED BY THE CLEAN WATER ACT. THE MINNESOTA POLLUTION CONTROL AGENCY'S CONSTRUCTION GENERAL PERMIT MN R100001 (CSGP) (EXPIRATION DATE: JULY 31, 2028) PROVIDES A FRAME WORK OF REQUIREMENTS FOR COMPLIANCE TO DISCHARGE STORMWATER FROM A CONSTRUCTION SITE.

THE SWPPP IS FOR IMPLEMENTATION BY THE OWNER AND OPERATOR, AS LISTED BELOW. AT MCKNIGHT ROAD TACO BELL. THIS REPORT SHALL BE ON THE SITE AT ALL TIMES DURING CONSTRUCTION. THE OWNER MUST ALSO KEEP THIS SWPPP ON FILE FOR THREE YEARS AFTER SUBMITTAL OF THE NOTICE OF TERMINATION. THE FOLLOWING ARE OUTLINED IN THIS SWPPP:

- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION PRIOR TO AND DURING CONSTRUCTION
- CONTROL MEASURES FOR STORM WATER POLLUTION PREVENTION AFTER CONSTRUCTION
- SOURCES OF STORMWATER AND NON-STORMWATER POLLUTION
- INSPECTION AND MAINTENANCE PROCEDURES

THE GRADING AND EROSION CONTROL PLAN PREPARED FOR MCKNIGHT ROAD TACO BELL SHALL BE CONSIDERED PART OF THE SWPPP.

PROJECT LOCATION
THIS DOCUMENT PRESENTS A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR MCKNIGHT ROAD TACO BELL IN NORTH ST. PAUL, MN. THE SITE IS LOCATED IN THE NORTHWEST QUADRANT OF MCKNIGHT ROAD AND MINNESOTA HWY 36.

PROJECT CONTACT INFORMATION

OWNER/DEVELOPER: ZACH ZELICKSON BORDER FOODS, LLC 5425 BOONE AVE N NEW HOPE, MN 55428 763-489-2968 ZZELICKSON@BORDERFOODS.COM	CONTRACTOR:
IDENTIFY PERSONNEL INVOLVED WITH THE PROJECT AND THEIR RELATED NECESSARY TRAINING COMMENSURATE WITH THEIR TASK PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.	
SWPPP DESIGNER: GRETCHEN A. SCHROEDER 6. WESTWOOD PROFESSIONAL SERVICES 12701 WHITEWATER DR, STE. 300 MINNETONKA, MN 55343 952-937-5150 GRETCHEN.SCHROEDER@WESTWOODPS.COM UNIV. OF MINN DESIGN OF SWPPP MAY 31, 2024	SWPPP INSPECTION: BMP INSTALLER:

OWNER/OPERATOR RESPONSIBILITIES

- OWNER
- DEVELOPMENT OF SWPPP PRIOR TO APPLICATION/NOI SUBMITTAL.
 - SUBMIT A COMPLETE AND ACCURATE APPLICATION FORM (NOI)
 - COMPLIANCE WITH ALL TERMS AND CONDITIONS OF CONSTRUCTION GENERAL STORMWATER PERMIT
 - SWPPP SUBMITTAL FOR 30 DAY REVIEW FOR PROTECT GREATER THAN 50 ACRES & DISCHARGING TO SPECIAL/IMPAIRED WATERS WITHIN 1 MILE OF SITE DISCHARGE.
 - KEEPING PERMIT COVERAGE UP-TO-DATE (TRANSFER/SUBDIVISION)
 - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS AFTER ALL PERMIT TERMINATION CONDITIONS AS LISTED IN SECTION 13 ARE COMPLETE
 - SUBMIT NOTICE OF TERMINATION (NOT) WITHIN 30 DAYS OF MEETING REQUIREMENTS OF FINAL STABILIZATION
 - IDENTIFY WHO HAS LONG TERM OPERATION AND MAINTENANCE RESPONSIBILITY OF THE PERMANENT STORMWATER SYSTEM.
 - DEVELOP CHAIN OF RESPONSIBILITY WITH ALL OPERATORS TO ENSURE NPDES COMPLIANCE.
 - IDENTIFY TRAINED PERSONNEL TO DEVELOP THE SWPPP, INSTALL AND MAINTAIN BEST MANAGEMENT PRACTICES, AND OVERSEE THE SWPPP AND CONDUCT INSPECTIONS

OPERATOR

- COMPLETION OF AN ACCURATE NOI WITH THE OWNER
- COMPLIANCE WITH CSGP SECTIONS 3, 4, 6-22, 24 AND ANY APPLICABLE REQUIREMENTS FOR CONSTRUCTION ACTIVITY IN SECTION 23 (MINN. R. 7090)
- KEEPING THE PERMIT UP-TO-DATE WITH THE OWNER (PARTIAL, WHOLE, CONTRACTOR, BUILDER, ETC)
- COMPLETE AND SIGN APPLICATIONS FOR PERMIT TRANSFER AND MODIFICATION AND NOTICE OF TERMINATION WITH OWNER AS NEEDED.

PROJECT DESCRIPTION

THE SITE IS APPROXIMATELY 1.21 ACRES. CONSTRUCTION WILL CONSIST OF, BUT IS NOT LIMITED TO, CONSTRUCTION OF A FAST FOOD RESTAURANT, PARKING LOT, DRIVE THRU, UNDERGROUND UTILITIES, AND INFILTRATION BASIN.

PROJECT AREA = 1.21 AC DISTURBED AREA = 0.99 AC EXISTING IMPERVIOUS AREA = 0.25 AC PROPOSED IMPERVIOUS AREA = 0.51 AC
--

PRE-DEVELOPMENT SITE CONDITIONS

THE WESTERN SIDE OF THE EXISTING SITE CONSISTS OF AN ABANDONED OIL CHANGE FACILITY, WITH A SMALL PARKING LOT, RAIN GARDEN, 1,500 SQUARE FOOT BUILDING, AND LANDSCAPING. SOILS CONSIST OF CLAYEY SAND FILL OVER POORLY GRADED SANDS. THIS DEVELOPED AREA OF THE SITE DRAINS VIA STORM SEWER TO A LARGE BOX CULVERT THAT RUNS SOUTHWEST-TO-NORTHEAST UNDERNEATH THE PROPERTY. THE EAST SIDE OF THE SITE CONSISTS OF LOW, UNMOWED VEGETATION.

EXISTING DRAINAGE FROM THE SITE'S GREEN AREA RUNS OVERLAND TO THE DITCH BETWEEN THE PROPERTY AND MCKNIGHT ROAD, AND ULTIMATELY SOUTH BELOW HWY 36. THE BUILDING AND PARKING LOT ARE DISCHARGED INTO A BOX CULVERT BELOW THE SITE VIA PRIVATE STORM SEWER. THIS CULVERT DRAINS NORTH TO THE CITY'S 11TH AVENUE STORM SEWER NETWORK.

SOIL TYPES

THE SITE CONTAINS CLAYEY SAND FILL OVER POORLY GRADED SANDS. REFER TO GEOTECHNICAL REPORT DATED 06/28/2021 COMPLETED BY AET.

POST-DEVELOPMENT SITE CONDITIONS & STORM WATER MANAGEMENT PLAN

THE PERMANENT STORM WATER MANAGEMENT PLAN WILL CONSIST OF AN INFILTRATION BASIN AND AN UNDERGROUND STORMWATER STORAGE SYSTEM THAT COLLECT RUNOFF FROM THE BUILDING, PARKING LOT, AND DRIVE THRU. THE BASIN AND UNDERGROUND SYSTEM WILL SERVE TO COMPENSATE FOR FLOODPLAIN STORAGE LOST DUE TO FILLING OF THE SITE. THE BASIN AND UNDERGROUND SYSTEM WILL DISCHARGE EAST INTO THE MCKNIGHT ROAD DITCH, AND ULTIMATELY SOUTH BELOW HWY 36.

THE OWNER IS RESPONSIBLE FOR THE LONG TERM MAINTENANCE AND OPERATION OF THE PERMANENT STORM WATER MANAGEMENT SYSTEM.

REFER TO THE MCKNIGHT ROAD TACO BELL STORMWATER MANAGEMENT REPORT FOR MORE INFORMATION REGARDING THE PRE-DEVELOPMENT SITE CONDITIONS, POST-DEVELOPMENT SITE CONDITIONS, STORM WATER MANAGEMENT CALCULATIONS, AND DRAINAGE AREA MAPS.

THE SITE STORM WATER DETENTION FACILITY WILL BE CONSTRUCTED TO MEET OR EXCEED LOCAL, STATE AND FEDERAL REQUIREMENTS.

RECEIVING WATERS WITHIN 1 MILE OF THE PROJECT SITE				
NAME	TYPE	IMPAIRED (Y/N)	SPECIAL (Y/N)	DISTANCE/ DIRECTION FROM SITE
SILVER	LAKE	Y	N	0.97 MI NE

*SILVER LAKE IS IMPAIRED FOR NUTRIENTS.

TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL BMP'S ALONG WITH THE PROCEDURES TO BE USED TO ESTABLISHED ADDITIONAL TEMPORARY BMP'S AS NECESSARY FOR SITE CONDITIONS DURING CONSTRUCTION ARE IDENTIFIED ON THE SITE GRADING AND EROSION CONTROL PLAN PREPARED FOR THE DEVELOPMENT OF THIS PROJECT, AND WITHIN THE PROJECT STORM WATER POLLUTION PREVENTION PLAN.

POTENTIAL STORM WATER POLLUTANTS

POTENTIAL POLLUTANT SOURCES, INCLUDING CONSTRUCTION AND WASTE MATERIALS THAT ARE USED OR STORED AT THE SITE, ARE DESCRIBED IN THE SECTION. BY IMPLEMENTATION OF THESE BMP'S, THE POTENTIAL POLLUTANT SOURCES ARE NOT REASONABLY EXPECTED TO AFFECT THE STORM WATER DISCHARGES FROM THE SITE.

CONSTRUCTION MATERIALS, CHEMICALS AND WASTE MATERIALS THAT WILL BE USED OR STORED AT THE SITE:

POTENTIAL POLLUTANT	LOCATION	CONTROL MEASURE
ANTIFREEZE	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
DIESEL FUEL	VARIOUS	SECONDARY CONTAINMENT / DRIP PAN
FERTILIZER	LANDSCAPE CONTRACTOR	SECONDARY CONTAINMENT
GASOLINE	IN EQUIPMENT/FUELING AREA	SECONDARY CONTAINMENT / DRIP PAN
GLUE/ADHESIVES	CONTRACTOR	SECONDARY CONTAINMENT
HYDRAULIC OILS/FLUIDS	CONTRACTOR	SECONDARY CONTAINMENT
PAINTS	CONTRACTOR	SECONDARY CONTAINMENT
GREASE	CONTRACTOR	SECONDARY CONTAINMENT / DRIP PAN
SANITARY WASTE	PORTABLE BATHROOMS	SERVICE PROVIDER TO SECURE UNITS FROM TIPPING OVER AND MAINTAINED
SOIL AMENDMENTS	VARIOUS	SECONDARY CONTAINMENT
LANDSCAPING MATERIALS	LANDSCAPE CONTRACTOR	CONTRACTOR RESPONSIBLE
CONCRETE	TRUCK WASHOUT	WASHOUT AREA
CONCRETE / MORTAR	MOBILE MIXER	S.C. / WASHOUT AREA

CONSTRUCTION SEQUENCE

THE INTENDED SEQUENCING OF MAJOR SITE CONSTRUCTION ACTIVITIES IS AS FOLLOWS:

1. INSTALL PERIMETER CONTROL DEVICES (SILT FENCE, BIO-LOGS, ETC.) AND INLET PROTECTION TO EXISTING STRUCTURES AS SHOWN ON PLAN.
2. INSTALL TREE PROTECTION FENCE AS SHOWN ON PLAN.
3. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE.
3. CLEAR AND GRUB SITE.
4. STRIP AND STOCKPILE TOPSOIL.
5. ROUGH GRADE OF SITE.
6. STABILIZE DENUDED AREAS AND STOCKPILES.
7. INSTALL SANITARY SEWER, WATERMAIN, STORM SEWER AND SERVICES.
8. INSTALL INLET PROTECTION AROUND CATCH BASINS.
9. INSTALL STREET SECTION.
10. INSTALL CURB AND GUTTER.
11. INSTALL PAVEMENT.
12. INSTALL SMALL UTILITIES (GAS, ELECTRIC, PHONE, CABLE, ETC.)
13. FINE GRADE BOULEVARD, LANDSCAPE AREAS, SEED AND MULCH.
14. REMOVE ACCUMULATED SEDIMENT.
15. FINAL GRADE.
16. WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED BY EITHER SEED OR SOD AND LANDSCAPING, REMOVE SILT FENCE AND RESEED ANY AREAS DISTURBED BY THE REMOVAL.

CONSTRUCTION NOTES

IT IS HIGHLY RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCKPILE OF EROSION CONTROL DEVICES AND SEDIMENT CONTROL BMP'S ON SITE AT ALL TIMES FOR IMMEDIATE USAGE. IN THE EVENT OF AN ACCIDENTAL SEDIMENT DISCHARGE TO WATERS OF THE STATE, OR ANY DISCHARGE OF HAZARDOUS MATERIAL OF REPORTABLE QUANTITY, CONTACT THE MPCA STATE DUTY OFFICER AT 1-800-422-0798.

TIMING OF BMP INSTALLATION

THE EROSION PREVENTION AND SEDIMENT CONTROL BMP'S SHALL BE INSTALLED TO MINIMIZE EROSION FROM DISTURBED SURFACES AND CAPTURE SEDIMENT ON SITE. THE FOLLOWING LIST DEFINES THE TIMING OF EROSION PREVENTION AND SEDIMENT CONTROL MEASURES IN SPECIFIC AREAS.

- PRIOR TO START OF CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION:
 1. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND THE PERIMETER OF AREAS TO BE GRADED AND ALL AREAS WHICH ARE NOT TO BE DISTURBED AS SHOWN ON THE GRADING AND EROSION CONTROL PLAN.
 2. CONSTRUCT GRAVEL CONSTRUCTION ENTRANCES AT FIELD ENTRANCES TO THE SITE AS SHOWN ON THE CONSTRUCTION PLANS.
 3. INLET PROTECTION IS TO BE INSTALLED AT ALL STORM WATER INLETS WHICH HAVE THE POTENTIAL TO RECEIVE STORM WATER RUNOFF FROM THE CONSTRUCTION SITE WITHIN 200 FEET OF LIMITS OF CONSTRUCTION.
 4. INSTALL SILT FENCE OR OTHER SEDIMENT CONTROL AROUND ALL TEMPORARY INACTIVE STOCKPILES. ALL SILT FENCES FOR STOCKPILES SHALL BE INCIDENTAL TO GRADING CONTRACT IF STOCKPILES ARE PLACED OUTSIDE OF SILT FENCES SHOWN ON THE PLAN.
- DURING CONSTRUCTION
THE FOLLOWING EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE SHOWN IN THE PLANS AND SHALL BE IMPLEMENTED DURING CONSTRUCTION:
 1. PHASE GRADING WORK TO MINIMIZE THE DURATION THAT ANY DISTURBED SOIL IS EXPOSED.
 2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY PROTECTION OR PERMANENT COVER OVER EXPOSED SOIL AREAS IF NOT BEING ACTIVELY GRADED AND/OR IF NOT AT FINAL GRADE WITHIN **7 DAYS** OF DISTURBANCE ACTIVITY TEMPORARILY OR PERMANENTLY CEASING. TEMPORARY SEED MIX 22-111, APPLIED AT A RATE OF 30.5 LBS/ACRE, SHALL BE USED PRIOR TO WINTER, IF SITE NOT SODDED.
 3. STRIP AND STOCKPILE TOPSOIL FOR REPLACEMENT OF 6 INCHES OF TOPSOIL OVER TURF AREAS WHEN GRADING IS COMPLETE.
 4. PLACE A MINIMUM OF 2 TONS/ACRE OF STRAW ON ALL AREAS AFTER REACHING FINAL GRADE WITH TOPSOIL AND ANCHOR STRAW WITH EITHER A STRAIGHT DISK, HYDROMULCH OR POLYMER.
 5. STABILIZATION OF TEMPORARY OR PERMANENT DRAINAGE DITCHES THAT DRAIN WATER FROM THE CONSTRUCTION SITE MUST BE INITIATED WITHIN 24 HOURS OF CONNECTING THE DRAINAGE DITCH TO ANY CONVEYANCE SYSTEM THAT DISCHARGES TO SURFACE WATERS. THE FIRST 200 LINEAR FEET MUST BE STABILIZED WITHIN 24 HOURS. THE REMAINING DITCH SHALL BE STABILIZED WITHIN **7 DAYS**.
 6. INSTALL SILT FENCE AROUND ALL TEMPORARY INACTIVE STOCKPILES WHICH ARE NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER PERIMETER CONTROLS.
 7. TEMPORARY OR PERMANENT ENERGY DISSIPATION AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
 8. SUFFICIENT PERSONNEL, EQUIPMENT, AND MATERIALS SHALL BE MOBILIZED WITHIN 24 HOURS OF A WRITTEN ORDER BY THE OWNER OR OWNER'S REPRESENTATIVE TO CONDUCT CORRECTIVE WORK AND INSTALL TEMPORARY EROSION CONTROL WORK IN THE CASE OF AN EMERGENCY.
 9. REMOVE ANY SEDIMENT THAT HAS BEEN TRACKED ONTO PUBLIC STREETS AT THE END OF THE DAY OR WITHIN 24 HOURS OF DETECTION, OR MORE FREQUENT AT DIRECTION OF SITE INSPECTOR.
 10. COLLECT ALL CONSTRUCTION DEBRIS IN DUMPSTERS AND ROLL-OFF BOXES, EMPTY WHEN DEBRIS REACHES TOP OF DUMPSTER
 11. INSPECT POLLUTION CONTROL MEASURES AS SPECIFIED WITHIN SECTION 11 OF THE GENERAL PERMIT.

- INLET SEDIMENT CONTROL BMP REMOVAL
IF INLET SEDIMENT CONTROLS (WIMCO TYPE OR EQUAL) BMP'S ARE REMOVED FOR FLOODING / FREEZING CONCERNS UPON REQUEST OF THE MUNICIPALITY, WATERSHED DISTRICT OR OTHER AGENCY, DOCUMENTATION SHALL BE ATTACHED TO THE INSPECTION REPORTS AND THIS SWPPP OR BE AVAILABLE WITHIN 72 HOURS OF REQUEST. DOCUMENTATION SHALL BE A WRITTEN FORM OF CORRESPONDENCE VERIFYING THE NEED FOR REMOVAL.

- UPON COMPLETION OF CONSTRUCTION ACTIVITIES
PERMIT TERMINATION CONDITIONS ARE ACHIEVED FOR THE PROJECT WHEN PERMANENT EROSION CONTROL BMP'S ARE APPLIED TO THE SITE. THE PERMANENT EROSION CONTROL BMP'S MAY BE A COMBINED OF VEGETATIVE AND NON-VEGETATIVE COVER TYPES. ADDITIONAL REQUIREMENTS TO ACHIEVING FINAL STABILIZATION PERMIT TERMINATION CONDITIONS INCLUDE :
 1. ALL SOIL DISTURBING ACTIVITY IS COMPLETED. ALL DISTURBED AREA WITHOUT PERMANENT IMPERMEABLE SURFACES ARE VEGETATED FOR FINAL STABILIZATION.
 2. PERMANENT STORMWATER TREATMENT SYSTEM (IF REQUIRED) IS CONSTRUCTED AND ACCUMULATED SEDIMENT HAS BEEN REMOVED FROM CONSTRUCTION ACTIVITY. CLEAN OUT ALL SEDIMENT FROM CONVEYANCES AND FROM TEMPORARY SEDIMENT BASINS THAT ARE TO BE USED AS PERMANENT WATER QUALITY MANAGEMENT BASINS. THE CLEAN OUT OF PERMANENT BASINS MUST BE SUFFICIENT TO RETURN THE BASIN TO DESIGN CAPACITY.
 3. THE VEGETATIVE COVER FOR THE SITE IS AT A DENSITY, WITH UNIFORM PERENNIAL COVER OF 70% OF THE EXPECTED FINAL GROWTH DENSITY.
 4. ALL TEMPORARY, SYNTHETIC BMP'S HAVE BEEN REMOVED.

PERMANENT VEGETATION ESTABLISHMENT

PERMANENT TURF SHALL FOLLOW THE RECOMMENDATIONS PER NOTES AND SPECIFICATIONS IN THE GRADING AND/OR LANDSCAPE PLAN. SEED THAT IS TO OCCUR AFTER OCTOBER 20TH SHALL CONFORM TO THE MNDOT SPECIFICATIONS FOR DORMANT SEEDING.

SWPPP INSPECTIONS AND MAINTENANCE

EROSION AND SEDIMENT CONTROL INSPECTIONS

CONSTRUCTION ACTIVITY AND ALL SUPPORT ACTIVITIES MUST BE INSPECTED (USING MPCA CONSTRUCTION STORMWATER INSPECTION CHECKLIST OR AN ALTERNATIVE FORM) WITHIN THE PARAMETERS OF THE SCHEDULE BELOW. THE INSPECTOR SHALL BE A PERSON TRAINED AND FAMILIAR WITH THE REQUIREMENTS OF THIS SWPPP AND THE MPCA MN R100001 PERMIT. ALTERNATES WILL INCLUDE INDIVIDUALS TO BE DESIGNATED BY THE OWNER AND MAY INCLUDE CONTRACTOR PERSONNEL OR OTHER QUALIFIED INDIVIDUALS AND SHALL BE LISTED IN THE PROJECT CONTACT INFORMATION SECTION OF THIS PLAN

INSPECTION SCHEDULE

- IF THE SITE IS ACTIVE: INSPECTION NEEDED ONCE EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAT 0.5 INCHES.
- INACTIVE AND STABILIZED AREAS: INSPECTION NEEDED ONCE EVERY 30 CALENDAR DAYS.
- INACTIVE AREAS WITH FINAL STABILIZATION: INSPECTION NEEDED ONCE EVERY MONTH FOR 12 MONTHS (NOT INCLUDING FROZEN CONDITIONS).
- SUBJECT TO WINTER/FROZEN CONDITIONS: NOT APPLICABLE/NOT NEEDED IF NO CONSTRUCTION ACTIVITY IS OCCURRING.

SCOPE OF INSPECTION SHALL INCLUDE:

1. RECORD DATE AND TIME OF INSPECTION
2. NAME OF PERSON(S) CONDUCTING INSPECTION
3. FINDINGS OF THE INSPECTION
4. LOCATION AND CORRECTIVE ACTIONS NEEDED
5. CORRECTIVE ACTIONS TAKEN (DATE,TIME,BY WHOM)
6. DATE AND AMOUNT OF RAINFALL (RAINFALL AMOUNTS TO BE TAKEN FROM AN ONSITE RAIN GAUGE)
7. OBSERVED DISCHARGES LOCATIONS
8. DESCRIBE DISCHARGE (COLOR, ODOR, FLOATING, SETTLED, SOLIDS, FOAM, OIL SHEEN)
9. THE SITE INSPECTOR WILL VISUALLY CHECK A DISCHARGE FROM A TEMPORARY OR PERMANENT SEDIMENTATION BASIN TO ENSURE ADEQUATE TREATMENT IS OBTAINED AND DISCHARGE WATER WILL NOT CONTRIBUTE EXCESSIVE SEDIMENT OR OTHER NUISANCE CONDITIONS.
10. RECORD CHANGES MADE TO THE SWPPP. AMENDMENTS FROM INSPECTIONS NEED TO BE COMPLETED WITHIN 7 DAYS.
11. ALL INSPECTIONS SHALL BE DOCUMENTED WITHIN 24 HOURS AFTER COMPLETING THE FIELD INSPECTION AND AVAILABLE IN PAPER OR ELECTRONIC FORM ON SITE.

MAINTENANCE OF EROSION AND SEDIMENT CONTROL DEVICES

THE OWNER/CONTRACTOR IS RESPONSIBLE FOR THE OPERATION, MAINTENANCE OF TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMP'S AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S, FOR THE DURATION OF THE CONSTRUCTION WORK AT THE SITE. THE CONTRACTOR MUST INSPECT ALL EROSION PREVENTION AND SEDIMENT CONTROL BMP'S AND POLLUTION PREVENTION MANAGEMENT MEASURES TO ENSURE INTEGRITY AND EFFECTIVENESS DURING ALL ROUTINE AND POST RAINFALL EVENTS. ALL NONFUNCTIONAL BMP'S MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMP'S BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED BELOW.

THE FOLLOWING GUIDELINES WILL BE USED TO DETERMINE IF THE EROSION AND SEDIMENT CONTROL DEVICES REQUIRE MAINTENANCE, REPAIR, OR REPLACEMENT:

1. ALL NON-FUNCTIONAL BMP'S - OBSERVED CONDITION; SEDIMENT OVERTOPPING, UNDER WATER, SCoured ENDS, UNDERMINED, DESTROYED, NON-FUNCTION AS DESIGNED, ETC. - SHALL BE MAINTAINED OR REPLACED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY OR NOTIFICATION, OR AS SOON AS FIELD CONDITIONS ALLOW.
2. PERIMETER SEDIMENT CONTROL (SILT FENCE, FIBER LOGS, BERMS, ETC.) - OBSERVED CONDITION TO BE 1/2 FULL OF SEDIMENT, FLATTENED TO 1/2 HEIGHT, DRIVEN OVER, UNDERMINED, SCoured, MOVED FOR ACCESS, ETC. - SHALL BE MAINTAINED, REPAIRED OR SUPPLEMENTATION OF PERIMETER SEDIMENT CONTROL SHOULD BE DONE BY THE END OF NEXT BUSINESS DAY OR AD FIELD CONDITIONS ALLOW.
3. INLET PROTECTION BMP'S, CONVEYANCES, SURFACE WATERS - OBSERVED CONDITION; SEDIMENT DEPOSITION, SEDIMENT DELTAS AN ACCUMULATION OF SEDIMENT MATERIAL, DEVICES APPEAR PLUGGED WITH SEDIMENT - REMOVAL/CLEAN OUT OF ACCUMULATED SEDIMENT AND DELTAS TO BE REMOVED WITHIN 7 DAYS, STABILIZE AS NEEDED IF SOILS ARE EXPOSED DURING REMOVAL/CLEAN OUT.
4. TEMPORARY SEDIMENT BASINS AND TRAPS/PERMANENT SEDIMENT BASINS - OBSERVED TO HAVE SEDIMENT DEPOSITION AND ACCUMULATION TO ½ OF THE STORAGE VOLUME - CLEAN OUT, REMOVE ACCUMULATED SEDIMENT MATERIAL WITHIN 7 DAYS OF OBSERVATION, OR AS FIELD CONDITIONS ALLOW ACCESS.
5. SITE EXIT LOCATIONS, ROCK EXIT PADS, OTHER ANTI-TRACKING PRACTICES - OBSERVED TO HAVE ACCUMULATED SEDIMENT IN ROCK OR OTHER ANTI-TRACKING BMP, TRACKING OF SEDIMENT FROM THE SITE ONTO PAVED SURFACES - TOP DRESS ROCK, MAINTAIN ROCK EXIT OR OTHER ANTI-TRACKING CONTROLS, SCRAP PAVED SURFACES, SWEEP PAVED SURFACES WITHIN 1 CALENDAR DAY OF DISCOVERY.
6. PAVED SURFACES AND ADJACENT STREETS - OBSERVED TO BE TRACKED WITH SEDIMENT AND SOIL MATERIAL FRO THE SITE HAULING OR ACCESS - SWEEP WITHIN 1 CALENDAR DAY OF DISCOVERY, ADDITIONAL AND/OR MORE FREQUENT SWEEPING MAY BE NEEDED TO MAINTAIN PUBLIC SAFETY OR PREVENT WASHING FROM FORECASTED RAINS.

TERMINATION OF COVERAGE

THE PROJECT PERMIT MAY BE TERMINATED IN ONE OF THE FOLLOWING SCENARIOS:

1. ALL CONSTRUCTION ACTIVITY IS COMPLETE, TEMPORARY SYNTHETIC BMP'S ARE REMOVED, ACCUMULATED SEDIMENT FROM CONSTRUCTION IS REMOVED, AND PERMANENT COVER HAS BEEN ACHIEVED WITH VEGETATIVE AND/OR NON-VEGETATIVE COVER. THE NOTICE OF TERMINATION FORM FROM THE PCA SHOULD BE COMPLETED WITHIN 30 DAYS OF MEETING THE CONDITIONS ABOVE. UPON MIDNIGHT OF THE POST MARKED DATE, THE PERMIT COVERAGE IS TERMINATED UNLESS OTHERWISE NOTIFIED BY THE MPCA. OR:
2. WITHIN 30 DAYS OF SELLING OR OTHERWISE LEGALLY TRANSFERRING OWNERSHIP OF THE SITE IN IT'S ENTIRETY (INCLUDING STREET SWEEPING AND STORMWATER INFRASTRUCTURE) FROM THE ORIGINAL OWNER TO ANOTHER PARTY TAKING RESPONSIBILITY OF OWNERSHIP. THE TERMINATION IS EFFECTIVE UPON MIDNIGHT OF THE SUBMISSION DATE OF THE NOT. IF A PORTION OF THE SITE IS TRANSFERRED (I.E. OUTLOTS, LOTS/BLOCKS) THAT PORTION OF THE SITE IS TERMINATED FROM THE ORIGINAL PERMIT COVERAGE AT MIDNIGHT OF THE SUBMISSION DATE. OR:
3. PERMIT COVERAGE CAN BE TERMINATED IF ALL OF THE FOLLOWING ARE MET:
 - 3.a. CONSTRUCTION ACTIVITY HAS CEASED FOR 90 DAYS; AND
 - 3.b. AT LEAST 90% OF THE AREA OF THE ORIGINALLY PROPOSED ACTIVITY HAS BEEN COMPLETED AND PERMANENTLY ESTABLISHED WITH VEGETATION OR NON-VEGETATIVE COVER; AND
 - 3.c. WHERE CONSTRUCTION ACTIVITY IS NOT COMPLETE, PERMANENT COVER HAS BEEN ESTABLISHED; AND
 - 3.d. THE SITE IS COMPLIANT WITH PERMIT SECTIONS 13.3 THROUGH 13.7.
4. WHERE THE PROJECT OBTAINED PERMIT COVERAGE BUT NEVER STARTED CONSTRUCTION ACTIVITY DUE TO CANCELLATION OR OTHER REASONS, DOCUMENTATION SHOULD BE SENT TO THE PCA WITH THE NOT FORM AND IS SUBJECT TO PCA APPROVAL.

WHEN SUBMITTING FOR NOT, GROUND OR AERIAL PHOTOGRAPHS MUST BE SUBMITTED SHOWING PERMANENT/VEGETATIVE COVER REQUIREMENTS HAVE BEEN MET.

SWPPP BMP QUANTITIES	
SILT FENCE	550 LF
BIO-ROLL	350 LF
INLET PROTECTION	7 EACH
CULVERT PROTECTION	1 EACH
PERMANENT SEED MIX (33-361)	10 LBS
SOD	5,000 SF
EROSION CONTROL BLANKET	3,100 SF
ROCK CONSTRUCTION ENTRANCE	1 EACH
STREET SWEEPING	1 EACH

NOT FOR CONSTRUCTION

DESIGNED: ANW.
CHECKED: GAS.
DRAWN: ANW.
HORIZONTAL SCALE: 1"=40' 0"
VERTICAL SCALE: 1"=4' 0"

INITIAL ISSUE: 09/21/2023
REVISIONS: 1/10/2023 CITY & WATERSHED COMMENTS

PREPARED FOR: **BORDER FOODS, LLC**
5425 BOONE AVE N
NEW HOPE, MN 55428

UNIVERSITY OF MINNESOTA
DUTY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
GRETCHEN A. SCHROEDER
DATE: 10/20/2023 LICENSE NO. 43019

Westwood
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Westwood Professional Services, Inc.

SWPPP
NARRATIVE

SHEET NUMBER: **C400**

DATE: 10/20/2023

PROJECT NUMBER: 0045503.00
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MCKNIGHT ROAD TACO BELL

SWPPP NOTES

LISTED BELOW ARE ADDITIONAL BMP'S THAT MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.

- IMPORTANT VEGETATION
- SAFETY FENCE OR A SIMILAR METHOD OF PROTECTION SHALL BE INSTALLED TO PROTECT IMPORTANT VEGETATION AND PROHIBIT VEHICULAR TRAFFIC.
 - A SECONDARY SILT FENCE SHALL BE INSTALLED AT FIELD OFFICES, STORED EQUIPMENT (INCLUDING VEHICLE PARKING), CONSTRUCTION MATERIAL LOCATIONS, AND TOPSOIL OR FILL STOCKPILES INSTALLED WITHIN A 25-FOOT MINIMUM BUFFER OUTSIDE THE DRIP LINE OF TREES.
2. DITCH PROTECTION (TEMPORARY OR PERMANENT)
- THE LAST 200 FEET OF ANY DITCH CONNECTING TO A SURFACE WATER SHALL HAVE TEMPORARY OR PERMANENT STABILIZATION MEASURES IN PLACE WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER. DITCHES MAY BE KEPT IN A "SMOOTH" ROUGH GRADED CONDITION IN ORDER TO PROPERLY INSTALL EROSION CONTROL SEEDING, MULCH, MATS AND BLANKETS.
 - STABILIZATION METHODS FOR DITCH BOTTOM WETTED PERIMETER MAY INCLUDE ONE OF THE FOLLOWING OR COMBINATIONS OF EROSION CONTROL BLANKET, MATS, RIPRAP, BIO-ROLLS OR ROCK CHECK DAMS. THE METHOD CHOSEN WILL BE BASED ON AN ANALYSIS OF THE SLOPE AND VELOCITY OF THE RUNOFF. THESE ARE ADDITIONAL BMP'S WHICH MAY BE CONSIDERED FOR USE IF THE BMP'S IDENTIFIED IN THE EROSION CONTROL PLANS PROVE TO BE INSUFFICIENT. PAYMENT FOR THESE BMP'S MAY ONLY BE MADE IF PRIOR APPROVAL FROM AN OWNER HAS BEEN GIVEN.
 - WHERE DITCH GRADES EXCEED 5%, ROCK CHECK DAMS OR EQUIVALENT BMP SHALL BE INSTALLED. CHECK DAMS TO BE SPACED SO THAT THE CREST OF THE DOWNSIDE DAM IS AT THE ELEVATION OF THE TOE OF THE UPSTREAM DAM. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - ABOVE THE WETTED PERIMETER, THE DITCH WILL BE STABILIZED BY SEEDING AND MULCH AND/OR EROSION CONTROL BLANKETS DEPENDING ON SIDE SLOPE STEEPNESS AND LENGTH.
 - ALL DITCHES WILL BE STABILIZED WITHIN 14 DAYS.
3. CULVERT INLET/OUTLET PROTECTION
- SOD MAY BE PLACED AND ANCHORED AT CULVERT INLETS AS SHOWN ON THE GRADING PLAN, UNLESS VELOCITIES REQUIRE RIPRAP.
 - AT LEAST ONE 2-FOOT WIDE STRIP OF SOD OR FIBER BLANKET SHALL BE PLACED ALONG THE EDGES OF CULVERT HEADWALLS AND GINGWALLS AS SHOWN ON THE GRADING AND/OR UTILITY PLANS.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO BUT NO SOONER THAN 7 DAYS BEFORE APRON IS INSTALLED. RIPRAP SHALL BE INSTALLED UNDER APRON LIP ACCORDING TO THE STANDARD DETAIL.
4. STORM SEWER INLET PROTECTION
- STORM DRAIN INLETS SHALL BE PROTECTED UNTIL THE DISTURBED AREAS THAT COULD DISCHARGE TO AN INLET HAVE BEEN STABILIZED.
 - INFRASAFE SEDIMENT CONTROL BARRIERS OR APPROVED EQUAL SHALL BE USED WHEN CASTINGS ARE NOT IN PLACE. AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - INFRASAFE DEBRIS COLLECTION DEVICE OR APPROVED EQUIVALENT SHALL BE USED WHEN CASTINGS ARE IN PLACE AS INDICATED ON THE UTILITY PLAN AND AS APPROVED BY THE OWNER.
 - DOCUMENTATION IS NEEDED WITHIN 72 HOURS IF REMOVAL OF PROTECTION BMP'S IS NEEDED DUE TO WINTER CONDITIONS OR FLOODING CONCERNS.
5. STORM WATER POND OUTLETS
- TEMPORARY OR PERMANENT ENERGY DISSIPATION MEASURES SHALL BE IN PLACE AT THE STORM WATER POND OUTLETS WITHIN 24 HOURS OF DIRECT CONNECTION TO A SURFACE WATER.
 - RIPRAP AT PIPE APRON OUTLETS WILL BE PLACED PRIOR TO APRON INSTALLATION AND SHALL BE INSTALLED UNDER THE APRON LIP.
 - POND EMERGENCY SPILLWAYS SHALL BE LINED BASED ON THE DESIGN DISCHARGE FLOW VELOCITY AND AS INDICATED ON GRADING AND/OR UTILITY PLANS.
6. DEEP UTILITIES: WATER AND SANITARY/GAS LINE
- SILT FENCE OR A SIMILAR TYPE OF PERIMETER CONTROL SHALL BE PLACED DOWN GRADIENT OF THE EXCAVATED SOIL IF WORK IS DONE WITHIN 200 FEET OF WETLANDS OR STREAMS.
 - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND IMPORTANT VEGETATION AREAS SHALL BE MINIMIZED TO THE EXTENT POSSIBLE.
 - THE UTILITY CONSTRUCTION SITE SHALL BE SEEDDED WITH A TEMPORARY
 - SEED MIX AND MULCH AFTER INSTALLATION IF THE SITE WILL BE IDLE FOR 7, 14, OR 21 DAYS DEPENDING UPON SLOPES OF STEEPER THAN 3:1, 3:1 TO 10:1 AND FLATTER THAN 10:1 RESPECTIVELY.
7. STOCKPILES (TEMPORARY AND PERMANENT)
- LOCATE STOCKPILES A MINIMUM OF 100 FEET FROM CATCH BASIN INLETS, PONDS, AND SITE DRAINAGE ROUTES
 - PERIMETER CONTROLS SUCH AS SILT FENCE SHALL BE INSTALLED AROUND ALL STOCKPILES PRIOR TO INITIATION OF STOCKPILING IF NOT PLACED WITHIN EXISTING SILT FENCES OR OTHER SEDIMENT CONTROL.
 - TEMPORARY SEED AND MULCH SHALL BE USED TO STABILIZE THE STOCKPILES AND THE STOCKPILES SHALL BE SHAPED TO FACILITATE SEEDING AND MINIMIZE EROSION AND SHALL BE SEEDDED WITHIN 7 DAYS. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - IF TEMPORARY SEED AND MULCH CANNOT BE USED, THEN THE STOCKPILES SHALL BE COVERED WITH HYDROMULCH, TARPS OR PLASTIC SHEETING AS APPROVED BY THE OWNER.
 - IF STOCKPILES MUST BE PLACED WITHIN A CONVEYANCE A TEMPORARY BYPASS SHALL BE INSTALLED (I.E. PVC PIPE) TO ADEQUATELY CONVEY RUNOFF. TEMPORARY BYPASS BMP'S SHALL BE INCIDENTAL TO THE CONTRACT UNLESS PREVIOUSLY APPROVED BY THE OWNER / ENGINEER
8. CONSTRUCTION DEWATERING
- DURING DEWATERING ACTIVITIES, THE SEDIMENT LADEN WATER CANNOT CAUSE NUISANCE CONDITIONS AND MUST DISCHARGE TO A SEDIMENT CONTROL DESIGNED TO PREVENT DISCHARGE WITH VISUAL TURBIDITY. OPTIONS FOR REDUCING THE TURBIDITY OF THE WATER INCLUDE:
 - CONSTRUCT A TEMPORARY SEDIMENT TRAP FOR TURBID WATER DISCHARGE.
 - USE A PORTABLE SEDIMENT TRAP SYSTEM.
 - APPLY NATURAL BASED FLOCCULENT TECHNOLOGY SUCH AS CHITOSAN IN SEDIMENT TRAPS OR A SERIES OF DITCH CHECKS TO CONTAIN SEDIMENT.
 - USE A FILTER BAG SYSTEM
 - PUMP TO A TEMPORARY SEDIMENT BASIN.
 - TO THE EXTENT FEASIBLE, USE WELL-VEGETATED UPLAND AREAS OF THE SITE TO INFILTRATE DEWATERING WATER BEFORE DISCHARGE.
 - ENERGY DISSIPATION WILL BE PROVIDED AT ALL DISCHARGE POINTS.
 - DEWATERING OR BASIN DRAINING ACTIVITIES WILL NOT CAUSE EROSION IN RECEIVING CHANNELS OR ADVERSELY IMPACT WETLANDS.
 - DEWATERING DISCHARGE MUST BE VISUALLY CHECKED. PHOTOGRAPH DISCHARGE AT THE BEGINNING AND AT LEAST EVERY 24 HOURS OF OPERATION. DEWATERING THAT ONLY LASTS FOR A FEW MINUTES, AS OPPOSED TO HOURS, AND DO NOT REACH SURFACE WATERS, DO NOT REQUIRE PHOTOGRAPHS OR DOCUMENTATION.
 - IF NUISANCE CONDITIONS RESULT (SEDIMENT PLUME IN THE DISCHARGE, DISCHARGE APPEARS CLOUDY OR OPAQUE, HAS A VISIBLE CONTRAST, HAS A VISIBLE OIL FILM, HAS AQUATIC HABITAT DEGRADATION), DEWATERING MUST BE CEASED IMMEDIATELY AND CORRECTIVE ACTIONS MUST OCCUR BEFORE DEWATERING IS RESUMED.
 - ALL EROSION CONTROL OR SEDIMENT TRAPS REQUIRED FOR CONSTRUCTION DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION ACTIVITY REQUIRING DEWATERING.
9. CONSTRUCTION ENTRANCES
- A TEMPORARY CRUSHED ROCK OR WOOD CHIP PAD SHALL BE LOCATED WHERE VEHICLES LEAVE THE CONSTRUCTION SITE.
 - THE CONSTRUCTION ENTRANCE PAD SHALL BE AT LEAST 50 FEET IN LENGTH.
 - GEOTEXTILE FABRIC MAY BE PLACED UNDER THE CRUSHED ROCK OR WOOD CHIPS TO PREVENT MIGRATION OF MUD FROM UNDERLYING SOIL INTO THE CONSTRUCTION ENTRANCE MATERIAL.
 - ROCK PADS SHALL BE CONSTRUCTED OF ROCK 1 TO 3 INCHES IN SIZE AND PLACED IN 6 INCH LAYERS.
 - CONSTRUCTION ENTRANCES SHALL BE INSPECTED AT LEAST EVERY 7 DAYS AND MAINTAINED AS NEEDED.
 - TRACKED SEDIMENTS SHALL BE REMOVED FROM PAVED SURFACES AT THE END OF EACH DAY USING PICK-UP TYPE STREET SWEEPER.
 - IF TRACKING INTO ROADWAY BECOMES PROBLEMATIC THE ENTRANCE PADS SHALL BE LENGTHENED OR ANOTHER TECHNIQUE APPLIED. TEMPORARY EROSION CONTROL DEVICES REQUIRED DUE TO CONTRACTORS METHOD OF SEQUENCING THEIR CONSTRUCTION WORK SHALL BE INCIDENTAL TO THE GRADING CONTRACT.
 - THE CONSTRUCTION ENTRANCE SHALL BE MONITORED CLOSELY DURING WET CONDITIONS. IF TRACKING INTO ADJACENT ROADWAYS OCCURS, THE FREQUENCY OF STREET SWEEPING SHALL BE INCREASED.
10. CONCRETE TRUCK WASHOUT
- CONCRETE TRUCKS SHALL UTILIZE THE CONCRETE WASHOUT AREA SHOWN ON THE PLANS TO WASH AND RINSE THEIR EQUIPMENT PRIOR TO LEAVING THE SITE.
 - WASHOUT OF CONCRETE MIXER TRUCKS WILL BE PERFORMED IN THE DESIGNATED AREAS ONLY.
 - WASHOUTS WILL BE CONSTRUCTED AND MAINTAINED TO PROVIDE SUFFICIENT CONTAINMENT FOR ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
 - WASHOUTS SHALL BE CLEARLY MARKED ON SITE WITH SIGNAGE BY THE UTILITY CONTRACTOR WITH APPROVAL FROM THE OWNER.
 - WASHOUTS SHALL BE LOCATED A MINIMUM OF 50 FEET FROM DRAINAGE FACILITIES AND WATERCOURSES.
 - CONCRETE WASHOUT AREAS WILL HAVE AN IMPERMEABLE LINER TO PREVENT CONCRETE WASHOUT WATER FROM INFILTRATING/CONTACTING WITH SOIL.
 - IMPERMEABLE LINER SHALL CONSIST OF 10 MIL POLYLINER.
 - WASHOUT SYSTEMS CAN BE USED AS ALTERNATE WASHOUT AREAS.

- VEHICLE MAINTENANCE
- ROUTINE MAINTENANCE OF VEHICLES AND EQUIPMENT SHALL OCCUR IN STAGING AREAS ONLY.
 - VEHICLE WASHING SHOULD BE AVOIDED. IF WASHING IS NECESSARY, RUNOFF FROM THE WASHING WILL BE CONTAINED AND LIMITED TO A DEFINED AREA OF THE SITE. RUNOFF MUST BE CONTAINED AND WASTE PROPERLY DISPOSED OF.
 - ENGINE DEGREASING SHALL BE AVOIDED. IF DEGREASING IS NECESSARY, RUNOFF FROM THE OPERATION WILL BE CONTAINED IN A LINED SEDIMENT TRAP AND PROPERLY DISPOSED OF AT A TREATMENT FACILITY.
 - ALL REQUIRED SEDIMENT TRAPS AND CONTAINMENT FACILITIES AND PROPER DISPOSAL OF WASH WATER/DEGREASING AT A TREATMENT FACILITY SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
12. FUELING
- ANY FUEL TANK OR TRUCK STORED ON THE PROJECT SITE SHALL BE PROTECTED BY A SECONDARY CONTAINMENT SYSTEM.
 - FUELING AREAS SHALL NOT BE WASHED OR RINSED WITH WATER SINCE THIS COULD CAUSE FUEL SPILLS TO BE DISCHARGED INTO STORM WATER SYSTEMS.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - ALL REQUIRED FUEL CONTAINMENT AND CLEAN-UP MATERIALS AND THE PROPER DISPOSAL OF THE MATERIALS SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
13. HAZARDOUS MATERIALS
- HAZARDOUS MATERIALS SHALL BE PROPERLY STORED TO PREVENT VANDALISM OR UNAUTHORIZED ACCESS.
 - CONTAINMENT UNITS SHALL BE INSTALLED IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
 - MPCAs STORING AND DISPOSAL REQUIREMENTS SHALL BE FOLLOWED FOR ALL HAZARDOUS WASTE.
 - NO HAZARDOUS MATERIAL SHOULD BE STORED WITHIN 200 FEET OF AN IDENTIFIED CRITICAL AREA.
 - ABSORBENT MATERIALS SHALL BE AVAILABLE FROM THE CONTRACTOR ON SITE FOR USE IN CLEANING UP SMALL SPILLS.
 - IF BUILDING MATERIALS, CHEMICALS, OR GENERAL REFUSE IS BEING USED, STORED, DISPOSED OF, OR OTHERWISE MANAGED INAPPROPRIATELY, THE CONTRACTOR SHALL CORRECT SUCH DEFECTS WITHIN 24 HOURS OF DETECTION OR NOTIFICATION.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
14. CHEMICAL CONTAINMENT
- GASOLINE, OIL, PAINT, SOLVENTS, AND OTHER CHEMICALS NECESSARY FOR CONSTRUCTION ARE NOT ALLOWED TO CONTACT THE GROUND SURFACE, BE EXPOSED TO GROUNDWATER OR BE RELEASED TO A SURFACE OR GROUNDWATER EXCEPT IN DE MINIMIS QUANTITIES.
 - ALL PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINER, WITH ORIGINAL LABELS STILL ATTACHED, UNLESS THE CONTAINER IS NOT RESEALABLE.
 - HAZARDOUS MATERIALS SHALL BE RETURNED TO THE HAZARDOUS MATERIAL STORAGE AREA AT THE END OF EACH DAY.
 - AN EFFORT SHOULD BE MADE TO STORE ONLY ENOUGH PRODUCTS TO DO THE REQUIRED JOB.
 - THE CONTRACTOR SHALL PROVIDE TANKS OR BARRELS TO COLLECT LIQUID BYPRODUCTS THAT POSE A POLLUTION HAZARD.
 - THE POLLUTANTS SHALL BE REMOVED FROM THE SITE ON A WEEKLY BASIS AND DISPOSED OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.
 - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED METHODS.
 - ALL REQUIRED CONTAINMENT / STORAGE UNITS / ABSORBENT MATERIAL AND REQUIRED DISPOSAL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT.
 - ALL STORAGE AREAS SHALL BE SECURED TO PREVENT UNAUTHORIZED ACCESS.
15. SOLID WASTE
- SOLID WASTE SHALL BE STORED IN APPROPRIATE CONTAINERS AND PROPERLY DISPOSED OF ON A REGULAR BASIS.
 - CONTAINERS SHALL BE COVERED TO PREVENT WIND BLOWING THE WASTE AROUND THE SITE.
 - MPCAs DISPOSAL REQUIREMENTS WILL BE FOLLOWED FOR ALL SOLID WASTE.
 - SOLID WASTE STORAGE CONTAINERS AND PROPER DISPOSAL SHALL BE CONSIDERED INCIDENTAL TO THE CONSTRUCTION CONTRACT.
16. DUST CONTROL
- THE CONTRACTOR SHALL USE A VARIETY OF DUST CONTROL INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
 - A. RAPID STABILIZATION METHODS ON SLOPES
 - B. WATER ON ROADWAYS AND GRADED AREAS
 - C. ALTERNATIVES: IN THE FORM OF VEGETABLE POLYMERS, WATER AND CALCIUM CHLORIDE PETROLEUM EMULSION RESINS, OR ACRYLIC COPOLYMERS MAY ALSO BE USED.
 - ALL REQUIRED DUST CONTROL SHALL BE INCIDENTAL TO THE CONSTRUCTION CONTRACT AS PER SPECIFICATIONS.
17. WINTER STABILIZATION
- COVER EXPOSED SOILS ON OR AROUND NOV. 15TH AND/OR PRIOR TO TERMINATION OF CONSTRUCTION ACTIVITIES FOR WINTER
 - ALL EXPOSED SOILS TO BE COVERED WITH 2 TONS TYPE 1 MULCH
 - ALL EXPOSED SOILS TO BE SEEDDED WITH MNDOT SEED MIX 21-112ALL. LOW POINTS IN ROADS TO BE ADEQUATELY DRAINED IN ACCORDANCE WITH NPDES DEWATERING REQUIREMENTS PART IV. CONSTRUCTION ACTIVITY REQUIREMENTS. SECTION D. DEWATERING AND BASIN DRAINING.
 - PERIMETER SILT FENCE OR OTHER CONTROLS TO BE INSTALLED 3-5 FEET FROM THE BACK OF THE CURB AND END OF THE PAVED SNOW AREAS
 - PERIMETER CONTROLS AROUND PERMANENT STORMWATER BASINS TO BE INSTALLED AND MAINTAINED
 - INLET CONTROLS TO BE REMOVED ACCORDING TO LEGAL REQUIREMENTS WITH DOCUMENTATION WITHIN 72 HOURS FROM LEGAL AUTHORITY.
 - IF WORK HAS OCCURRED NEAR OR IN STREAMS OR OTHER SURFACE WATERS, THE EXPOSED SOILS SHALL BE STABILIZED TO PROTECT AGAINST FLOODING AND SPRING RUNOFF TO THE 100-YR FLOOD ELEVATION.
 - ALL TEMPORARY AND PERMANENT STORMWATER BASINS AND SEDIMENT BASINS SHOULD HAVE OUTLETS AND STABILIZED EMERGENCY OVERFLOWS INSTALLED AS PER THE GRADING AND/OR UTILITY PLAN AND AT THE APPROVAL OF THE OWNER.
18. NON-STORMWATER DEWATERING
- HYDRANT FLUSHING: FLUSHING OF HYDRANTS WILL BE DISCHARGED
 - THROUGH TEMPORARY PIPES AS NECESSARY, ONTO IMPERVIOUS SURFACES OR TO STABILIZED AREAS WITH ENERGY DISSIPATION AT THE DISCHARGE POINT. THE DISCHARGE SHOULD BE COLLECTED BY THE STORM WATER BASINS AND STORM SEWER SYSTEM.
 - POTABLE WATER DISCHARGE: ALL WATER LINES WILL BE FLUSHED USING HOSES AND DISCHARGED ONTO AN IMPERVIOUS SURFACE AND DIRECTED TO THE STORM SEWER INFRASTRUCTURE BY NON-EROSIVE MEANS.
19. INFILTRATION/FILTRATION AREAS
- FENCE OFF AREA PRIOR TO BEGINNING CONSTRUCTION.
 - EXCAVATION AREA SHALL TAKE PLACE AFTER CONTRIBUTING AREAS ARE AT FINAL GRADE AND STABILIZED.
 - DO NOT USE HEAVY/WHEDD EQUIPMENT IN FILTRATION AREA.
 - DIVERSIONS, REDUNDANT SEDIMENT AND EROSION CONTROLS MUST BE USED TO PROTECT AREA.
 - ENSURE 8 FT MAINTENANCE ACCESS IS ADEQUATE FOR AREA.
 - IF GRADING MUST OCCUR IN FILTRATION AREA, LEAVE GRADE 3 FT HIGH TEMPORARILY UNTIL AREA CAN BE FINAL GRADED AND STABILIZED

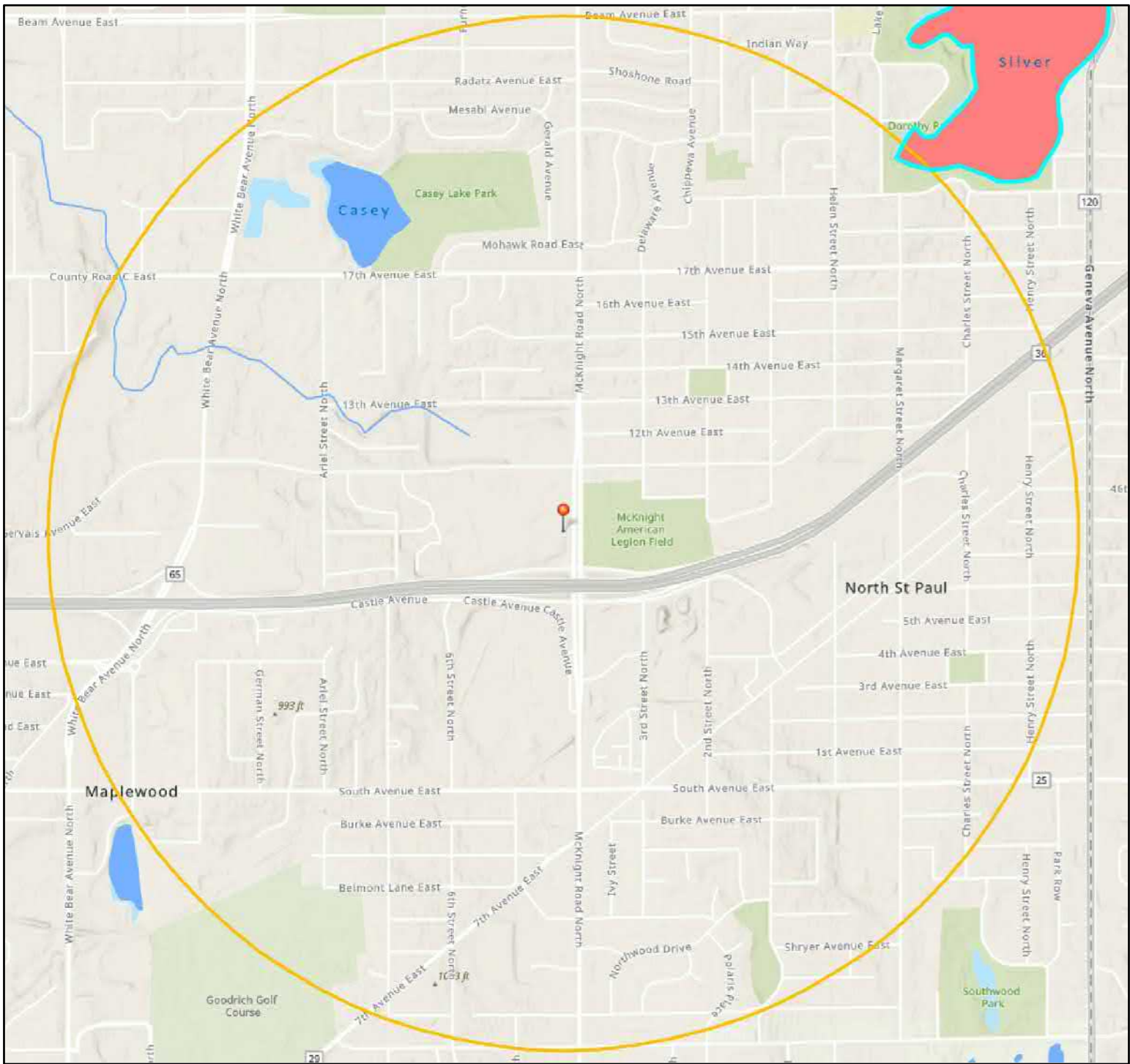
SWPPP AMENDMENTS

THIS PLAN AND THE ATTACHMENTS MUST BE AMENDED WITHIN 7 DAYS TO INCLUDE ADDITIONAL REQUIREMENTS OR MODIFIED REQUIREMENTS WHICH TAKE PLACE DURING CONSTRUCTION IF ONE OR MORE OF THE FOLLOWING OCCUR:

1. THERE IS A CHANGE IN DESIGN CONSTRUCTION, OPERATION, MAINTENANCE, WEATHER OR SEASONAL CONDITIONS THAT SIGNIFICANTLY IMPACTS THE DISCHARGE OF POLLUTANTS FROM THE SITE TO SURFACE OR GROUNDWATER.
2. IDENTIFY THE CREATING PARTY, THE STATE OF MINNESOTA, ENVIRONMENTAL PROTECTION AGENCY, MINNESOTA POLLUTION CONTROL AGENCY OFFICIALS INDICATE THIS PLAN IS NOT EFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING THE DISCHARGE OF POLLUTANTS
3. THIS SWPPP IN NOT ACHIEVING THE GENERAL OBJECTIVES OF MINIMIZING POLLUTANTS IN STORMWATER DISCHARGES OR IF THIS PLAN IS NOT CONSISTENT WITH THE MN R1000011 CONSTRUCTION GENERAL PERMIT.
4. IF THE MPCA NOTIFIES THE OWNER AND/OR OPERATOR (i.e. PERMITTEES) THAT ADDITIONAL REQUIREMENTS ARE NEEDED, REQUIREMENTS ARE NOT BEING MET FOR OTHER PROTECTED QUALITY STANDARDS, OR THAT THE SWPPP DID NOT INCORPORATE THE NECESSARY REQUIREMENTS.
5. CHANGES INVOLVING THE USE OF A LESS STRINGENT BMP MUST INCLUDE A JUSTIFICATION DESCRIBING HOW THE REPLACEMENT BMP IS EFFECTIVE FOR THE SITE CHARACTERISTICS.

THE FOLLOWING TABLE SHOULD BE COMPLETED AS NECESSARY DURING CONSTRUCTION TO DOCUMENT CHANGES AND AMENDMENTS TO THIS DOCUMENT. AMENDMENTS MUST BE MADE BY ONE OF THE FOLLOWING INDIVIDUALS:THOSE PREPARING THIS DOCUMENT; THOSE OVERSEEING THE IMPLEMENTATION OF THE SWPPP; THOSE REVISING THE SWPPP; THOSE PERFORMING INSPECTIONS FOR THE PROJECT; AND/OR OTHER QUALIFIED INDIVIDUAL.

PLACE THE AMENDMENT NUMBER NEXT TO ALL APPLICABLE CHANGES, REDLINES, AND INFORMATION IN THE DOCUMENT TO REFERENCE BACK TO THE CHANGES SUMMARIZED BELOW.



VICINITY MAP/IMPAIRED WATERS MAP



WEB SOIL SURVEY MAP

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1027	Udorthents, wet substratum	1.1	88.2%
1039	Urban land	0.1	11.8%
Totals for Area of Interest		1.2	100.0%

SOIL MAP UNIT SYMBOL LEGEND

[illegible]

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811 or call811.com
Common Ground Alliance

INITIAL ISSUE:	09/21/2023	DESIGNED:	AKW
REVISIONS:		CHECKED:	GAS
△ 10/20/2023	CITY & WATERSHED COMMENTS	DRAWN:	AKW
△		HORIZONTAL SCALE###	
△		VERTICAL SCALE## or ##	
△			
△			

PREPARED FOR:

BORDER FOODS, LLC

5425 BOONE AVE N
NEW HOPE MN 55428

I HEREBY CERTIFY THAT THIS PLAN 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.

GRETCHEN A SCHROEDER

10/20/2023

**MCKNIGHT ROAD
TACO BELL**

NORTH ST PAULI MN

Westwood

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Fax	(952) 937-5822	Minnetonka, MN 55343
Toll Free	(888) 937-5150	westwoodps.com

SWPPP NOTES

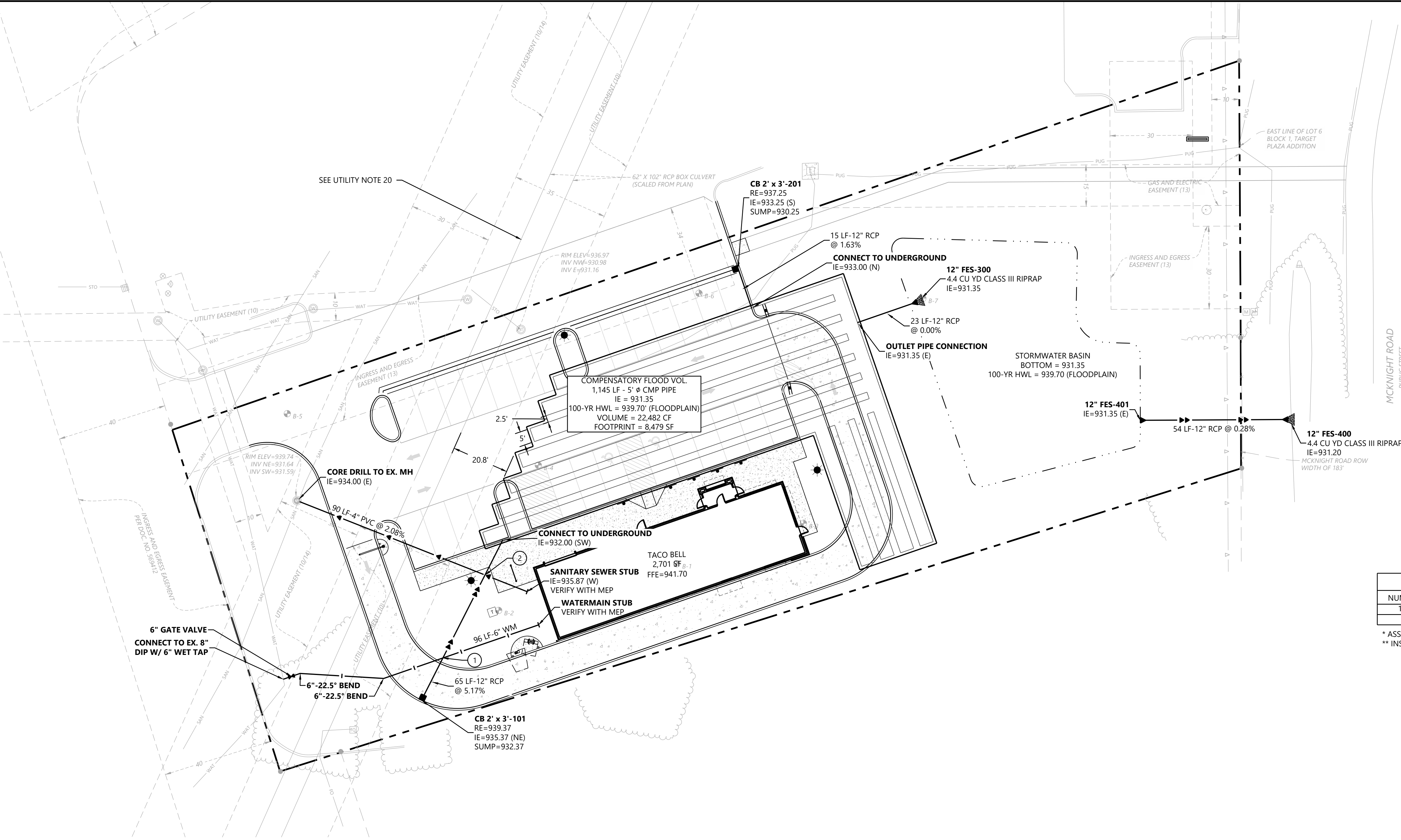
SHEET NUMBER

C401

DATE: 10/20/2023

MCKNIGHT ROAD TACO BELL

PROJECT NUMBER: 0045503.00
Page 23



UTILITY LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		EASEMENT LINE
		CURB AND GUTTER
		POND BOTTOM
		SANITARY SEWER
		STORM SEWER
		WATER MAIN
		GAS
		UNDERGROUND ELECTRIC
		OVERHEAD ELECTRIC
		UNDERGROUND TELEPHONE
		OVERHEAD TELEPHONE
		TELEPHONE FIBER OPTIC
		CABLE TELEVISION
		DRAIN TILE
		GATE VALVE
		FLARED END SECTION (WITH RIPRAP)
		LIGHT POLE

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UTILITY CROSSINGS #					
NUMBER	SAN IE	STO TOP	STO IE	WM TOP *	WM IE
1 **	-	-	934.54	932.39	-
2	935.53	933.79	-	-	-

* ASSUMES 8' FEET COVER OVER WATERMAIN
** INSULATE BETWEEN STORM AND WATERMAIN AT CROSSING PER DETAIL WM-06

GENERAL UTILITY NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND LIMITED MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION SHALL NOT BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE OWNER OR ENGINEER OF DISCREPANCIES.

2. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN MATERIAL AND INSTALLATIONS SHALL BE PER CITY REQUIREMENTS, MINNESOTA PLUMBING CODE, AND IN ACCORDANCE WITH THE CURRENT EDITION OF "STANDARD SPECIFICATIONS FOR WATER MAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PREPARED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA.

3. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN THE NECESSARY FEDERAL, STATE AND LOCAL PERMITS FOR THE PROPOSED WORK OR VERIFY WITH THE OWNER OR ENGINEER THAT PERMITS HAVE BEEN OBTAINED. PERMIT FEES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNLESS OTHERWISE ARRANGED WITH THE OWNER.

4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF DOORWAYS, RAMPS, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY CONNECTION LOCATIONS.

5. ALL PRIVATE LARGE UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE LOCAL JURISDICTION AND MINNESOTA PLUMBING CODE. ALL SMALL / DRY UTILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE SPECIFICATIONS OF THE APPROPRIATE UTILITY COMPANY. THE CONTRACTOR SHALL COORDINATE THE SERVICE LINE CONSTRUCTION WITH THE UTILITY COMPANIES.

6. CONTRACTOR SHALL OBTAIN ALL NECESSARY CITY PERMITS FOR UTILITY CONNECTIONS, AND UTILITIES SHALL BE INSPECTED AND APPROVED BY THE CITY. THE CITY SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING WITH THE UTILITY CONSTRUCTION OR ANY REQUIRED TESTING. CONTRACTOR SHALL NOT OPERATE, INTERFERE WITH, CONNECT ANY PIPE OR HOSE TO, OR TAP ANY WATER MAIN BELONGING TO THE CITY UNLESS DULY AUTHORIZED TO DO SO BY THE CITY. ANY ADVERSE CONSEQUENCES OF SCHEDULED OR UNSCHEDULED DISRUPTIONS OF SERVICE TO THE PUBLIC ARE TO BE THE RESPONSIBILITY OF THE CONTRACTOR.

7. WATER MAIN LENGTHS AS SHOWN ARE APPROXIMATE HORIZONTAL LENGTHS. ALLOW FOR ADDITIONAL PIPE WHEN INSTALLING ON SLOPES OR WHEN DEFLECTIONS ARE REQUIRED. THE JOINT DEFLECTIONS SHALL NOT EXCEED THE MAXIMUM RECOMMENDED BY THE PIPE MANUFACTURER OR BY LOCAL GOVERNING SPECIFICATIONS. FITTINGS REQUIRED TO CONSTRUCT WATER MAIN SHALL BE INCLUDED IN WATER MAIN CONSTRUCTION.
8. PROVIDE WATER MAIN THRUST RESTRAINTS PER CITY STANDARD REQUIREMENTS.

9. A MINIMUM VERTICAL SEPARATION OF 18 INCHES IS REQUIRED AT ALL WATER LINE CROSSINGS WITH SANITARY SEWER OR STORM SEWER AND WATER LINES SHALL CROSS ABOVE ANY SEWER. IF THIS IS NOT ACHIEVABLE, SANITARY AND STORM SEWER SHALL BE CONSTRUCTED OF A MATERIAL APPROVED FOR USE WITHIN A BUILDING AND AS LISTED IN TABLE 701.2 OF THE MINNESOTA PLUMBING CODE. THE WATER LINE SHALL NOT HAVE JOINTS OR CONNECTION WITHIN 10- FEET OF THE CROSSING. INSULATE CROSSINGS WITH STORM SEWER.

10. UTILITY SERVICES TYPICALLY TERMINATE 5' OUTSIDE BUILDING WALL UNLESS OTHERWISE SHOWN OR NOTED.

11. DUCTILE IRON WATER LINES SHALL BE CLASS 52, PER AWWA C115 OR C151. COPPER WATER LINES SHALL BE TYPE K PER ASTM B88. PVC WATER LINES SHALL BE PER AWWA C900 AND INSTALLED PER AWWA C605 IF ALLOWED BY CITY.

12. ALL WATER LINES SHALL HAVE 8" MINIMUM COVER. INSULATE WATER MAIN IF LESS THAN 8" OF COVER. INSULATION SHALL BE DOW STYROFOAM HI BRAND 35 OR EQUIVALENT, WITH 4 INCHES OF THICKNESS.

13. SANITARY SEWER PIPE OUTSIDE THE BUILDING ENVELOPE AND NOT WITHIN 10' OF WATER LINE SHALL BE POLYVINYL CHLORIDE (PVC) SDR 35 OR 26. SDR 26 IS REQUIRED FOR DEPTHS GREATER THAN 15 FEET. SANITARY AND STORM SEWER PIPE WITHIN 10 FEET OF THE BUILDING AND UNDER FOOTINGS, AND WITHIN 10 FEET OF WATER LINE SHALL BE SCHEDULE 40 PER ASTM D2665. ALL PLASTIC SANITARY SEWER SHALL BE INSTALLED PER D2321. SOLVENT WELD JOINTS MUST INCLUDE USE OF A PRIMER WHICH IS OF A CONTRASTING COLOR TO THE PIPE AND CEMENT. ALL SANITARY SEWER SHALL BE TESTED ACCORDING TO MINNESOTA PLUMBING CODE, PART 712.0.

14. STORM SEWER PIPE:

A. RCP AND HDPE PIPE MAY BE INSTALLED WITH APPROVAL OF LOCAL GOVERNING AGENCY OR MN DEPARTMENT OF LABOR.

B. REINFORCED CONCRETE PIPE SHALL BE CLASS 5 FOR PIPE DIAMETERS 18" AND SMALLER, CLASS 3 FOR PIPE DIAMETERS 21" AND LARGER UNLESS OTHERWISE NOTED, PER ASTM C76, WITH GASKETS PER ASTM C443.
15. ALL NONCONDUCTIVE PIPE SHALL BE INSTALLED WITH A LOCATE (TRACER) WIRE PER MINNESOTA PLUMBING CODE 604.10.1.

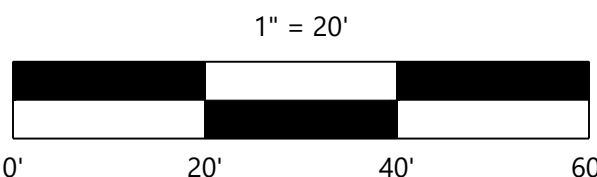
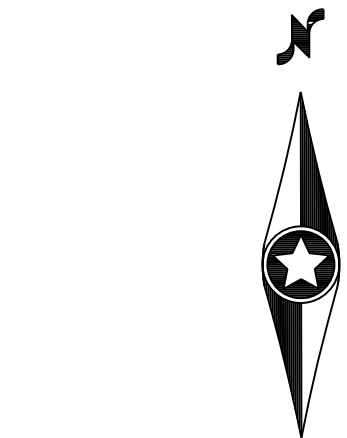
16. AFTER CONSTRUCTION IS COMPLETED, THE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN AS-BUILT RECORD OF UTILITY CONSTRUCTION. THE AS-BUILT SHALL INCLUDE LOCATION AND LENGTH DEVIATIONS OR CHANGES TO THE PLAN. CONTRACTOR TO VERIFY WITH OWNER OR ENGINEER WHETHER A PLAN WITH POST-CONSTRUCTION ELEVATIONS IS REQUIRED.

17. ALL MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

18. ALL CATCH BASIN CASTINGS IN CURB SHALL BE SUMPED 0.15 FEET AND MANHOLE CASTINGS IN PAVED AREAS SHALL BE SUMPED 0.05 FEET. RIM ELEVATIONS ON PLAN REFLECT THE SUMPED ELEVATIONS.

19. THE OWNER OF THE PROPERTY SHALL EXECUTE A MAINTENANCE AGREEMENT WITH THE CITY OF NORTH ST. PAUL FOR THE STORMWATER INFRASTRUCTURE ON SITE. THE MAINTENANCE AGREEMENT IS INTENDED TO ENSURE THE PROPER FUNCTION OF THE INFRASTRUCTURE AND WILL ESTABLISH LONG-TERM INSPECTION AND MAINTENANCE RESPONSIBILITIES. THE MAINTENANCE AGREEMENT WILL BE RECORDED AGAINST THE PROPERTY.

20. CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING BOX CULVERT AND NOTIFY ENGINEER WITH ANY DISCREPANCIES.



NOT FOR CONSTRUCTION

DESIGNED:	ANK
CHECKED:	GAS
DRAWN:	ANK
HORIZONTAL SCALE:	1" = 20'
VERTICAL SCALE:	1" = 2'

PREPARED FOR:
BORDER FOODS, LLC
5425 BOONE AVE N
NEW HOPE, MN 55428

I HEREBY CERTIFY THAT THIS PLAN 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
GRETCHEN A. SCHROEDER
DATE: 10/20/2023 LICENSE NO. 43019

**MCKNIGHT ROAD
TACO BELL**
NORTH ST. PAUL, MN

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Westwood Professional Services, Inc.

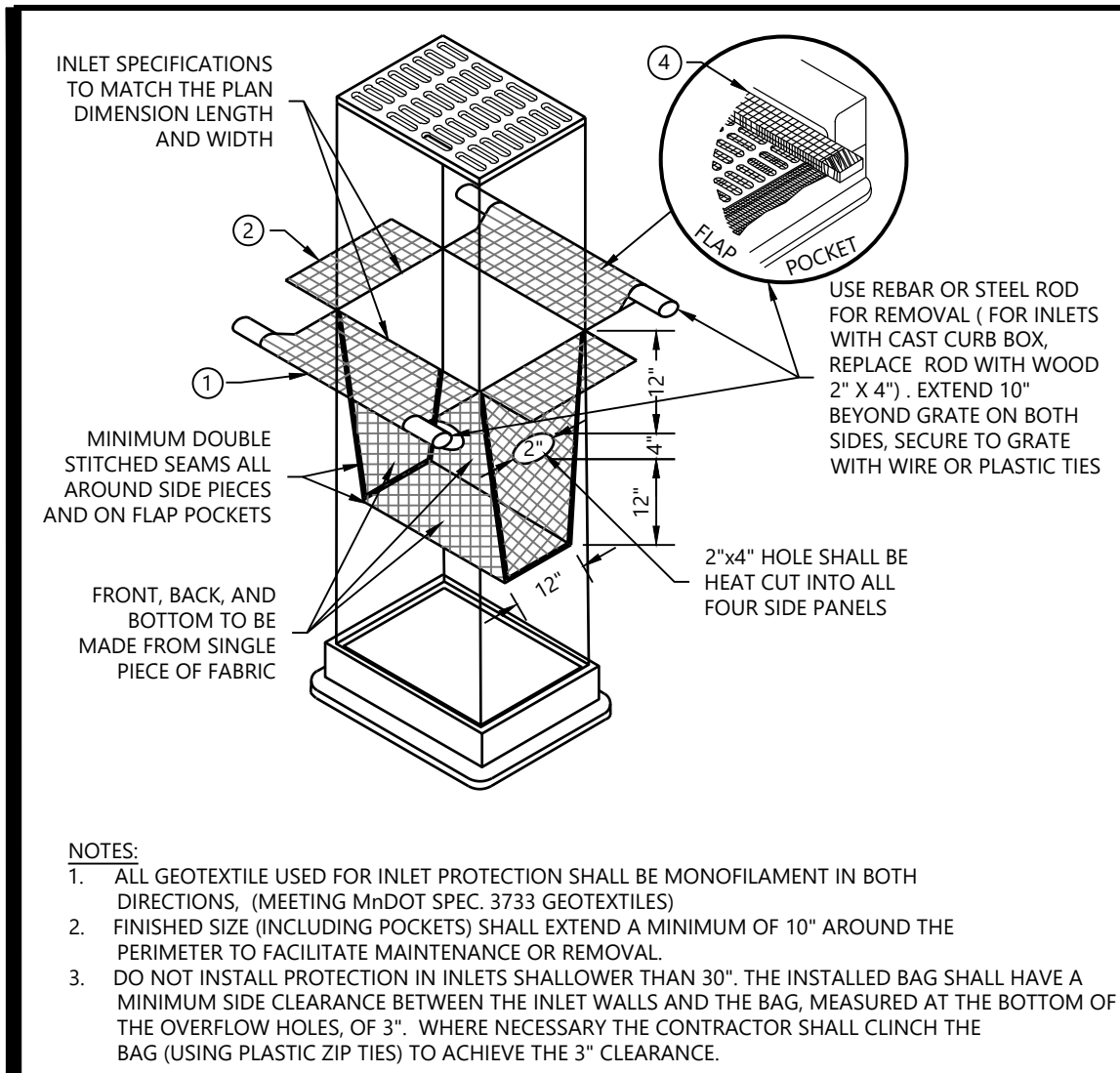
UTILITY PLAN

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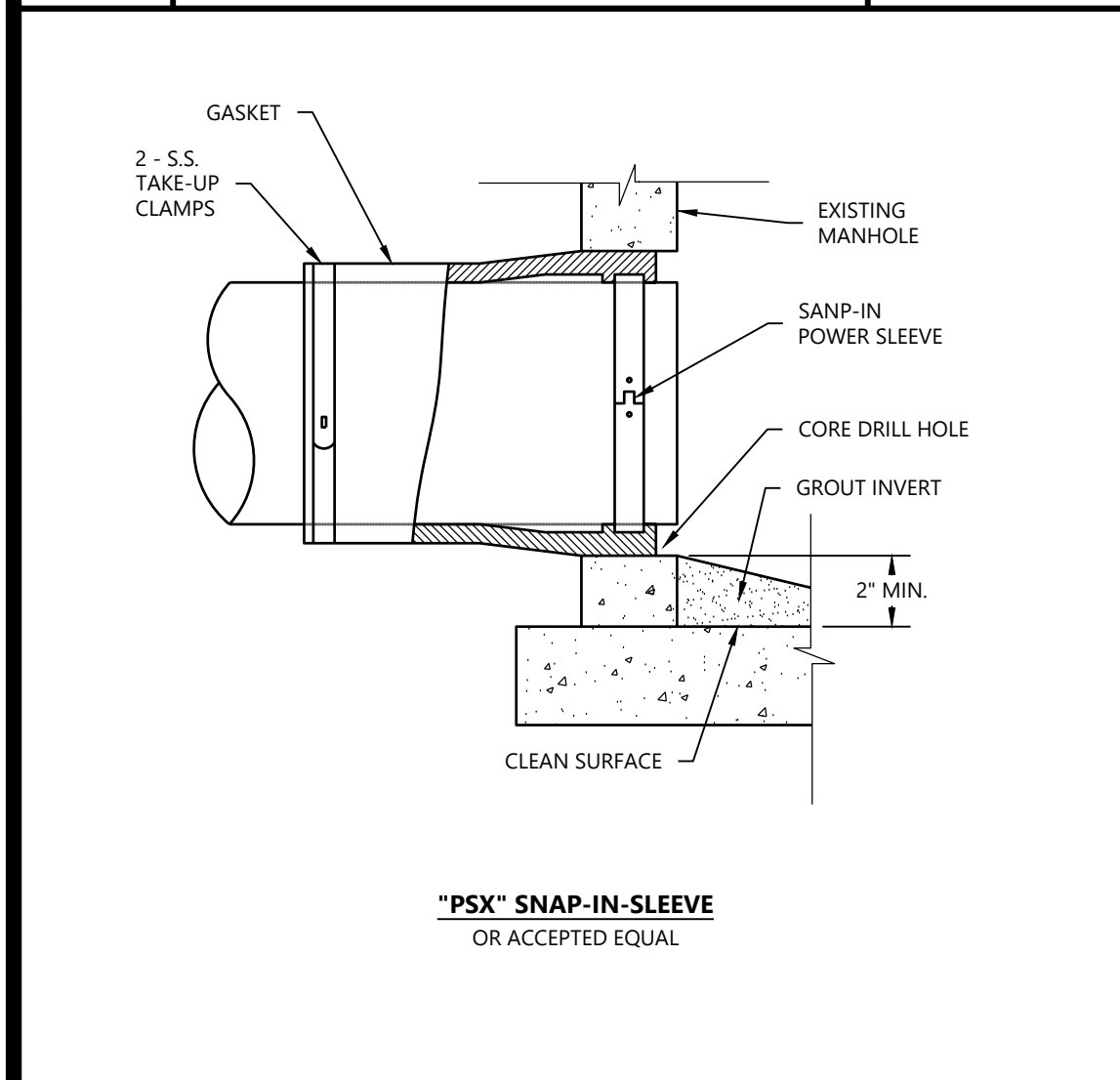
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DATE: 10/20/2023

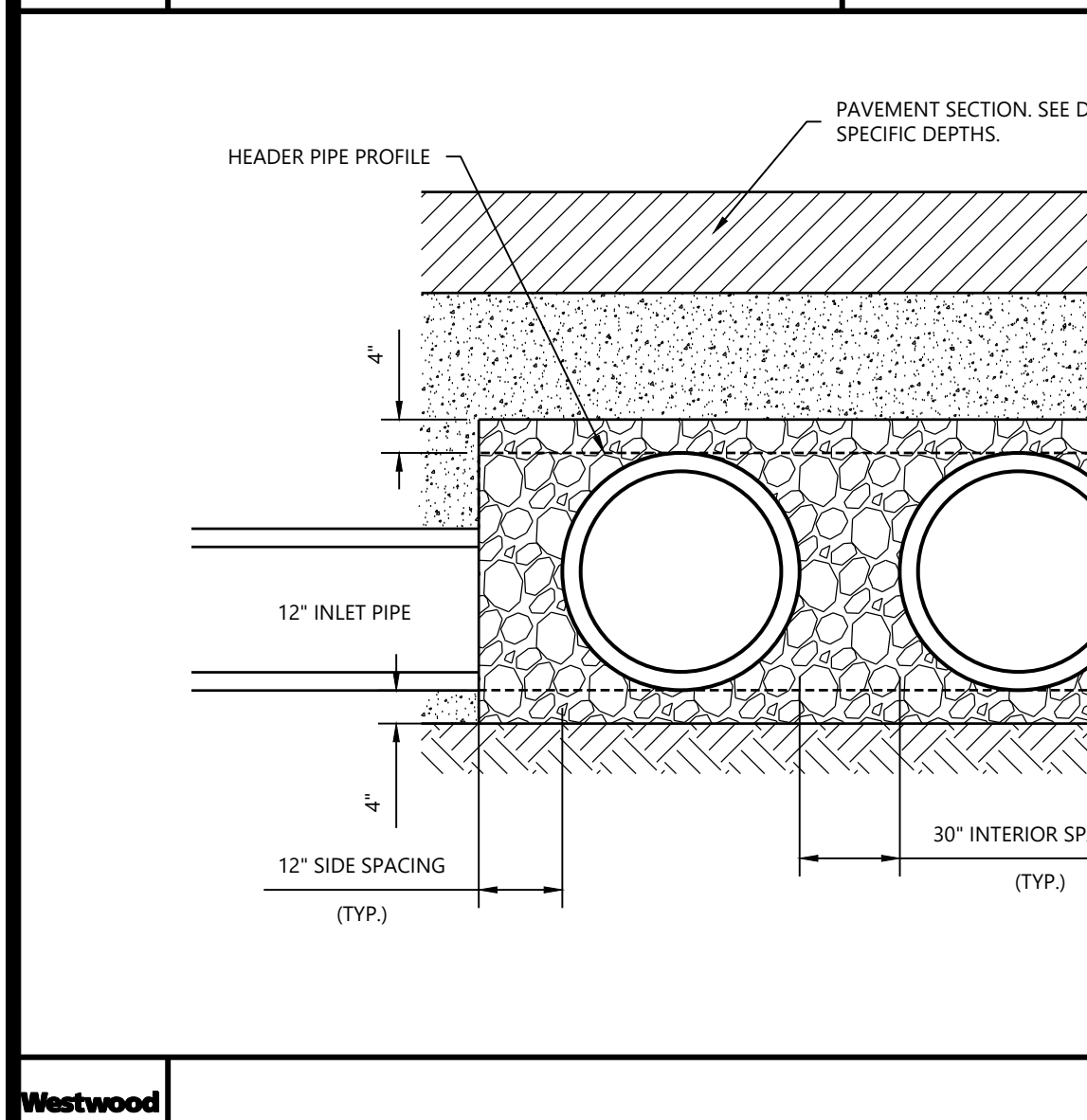
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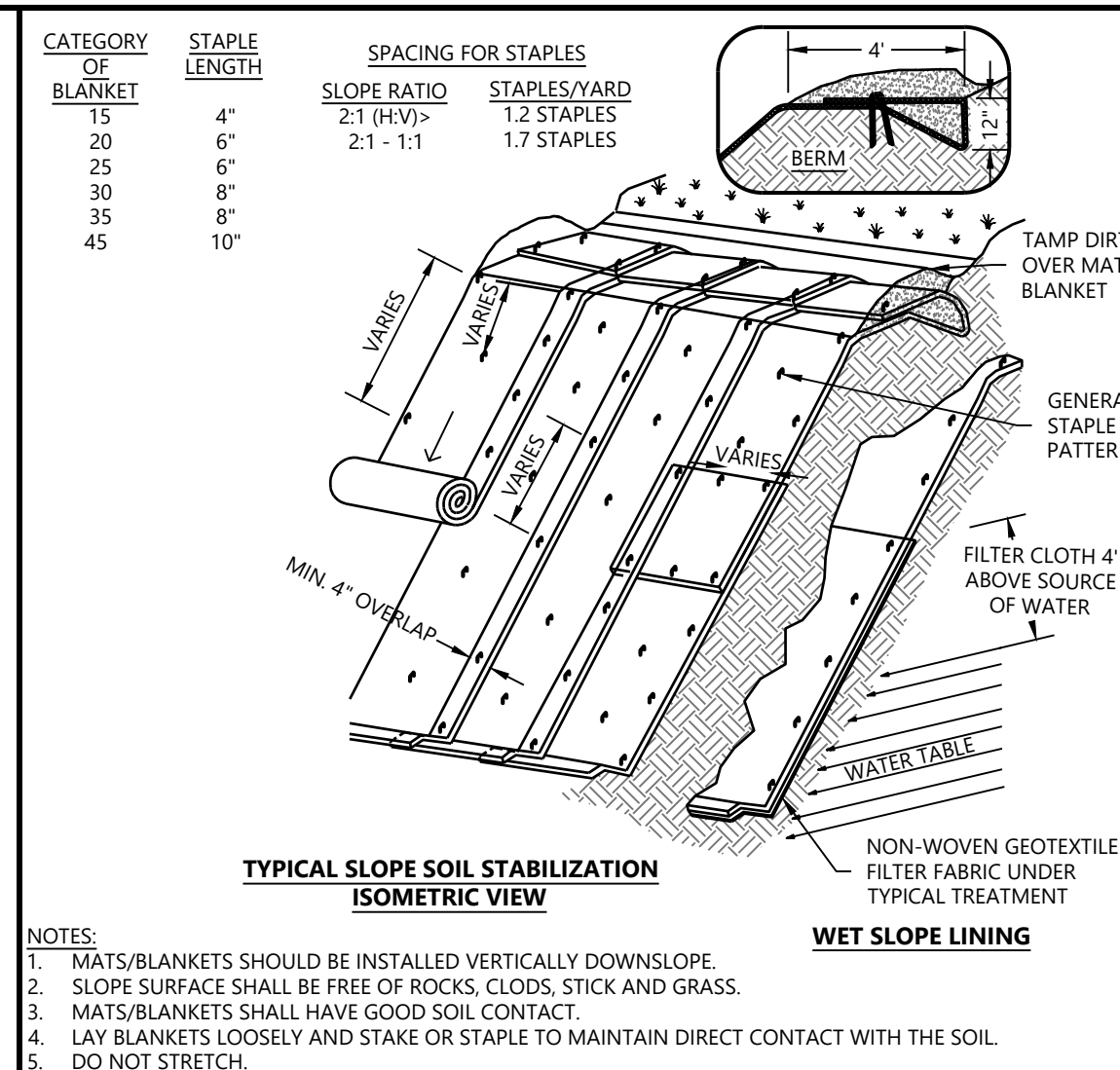
Westwood	STORM DRAIN FILTER BAG INSERT	LAST REVISED: 08/15/17
	GD10	



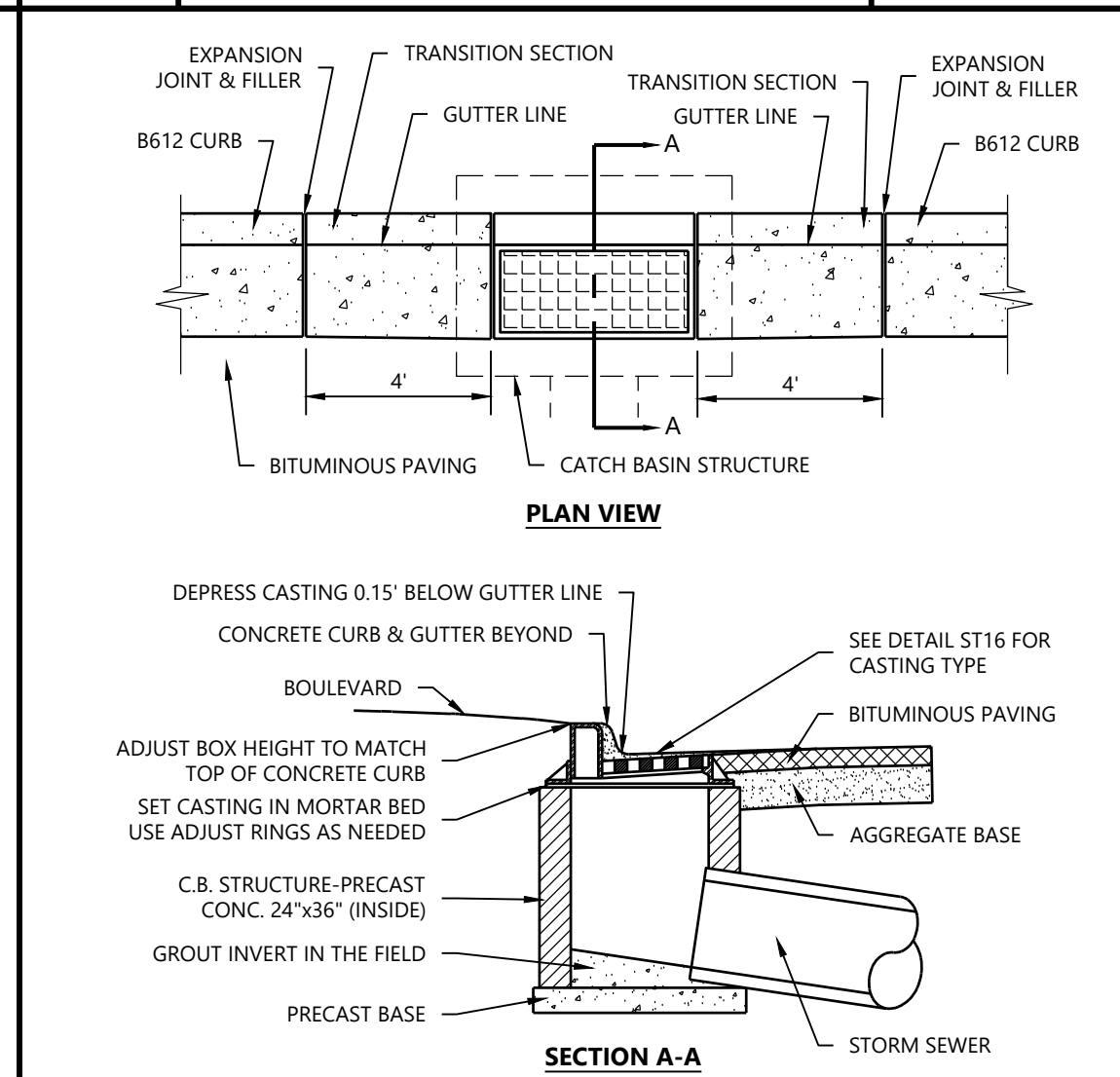
Westwood	PIPE TO EXISTING MANHOLE CONNECTION	LAST REVISED: 08/15/17
	SS12	



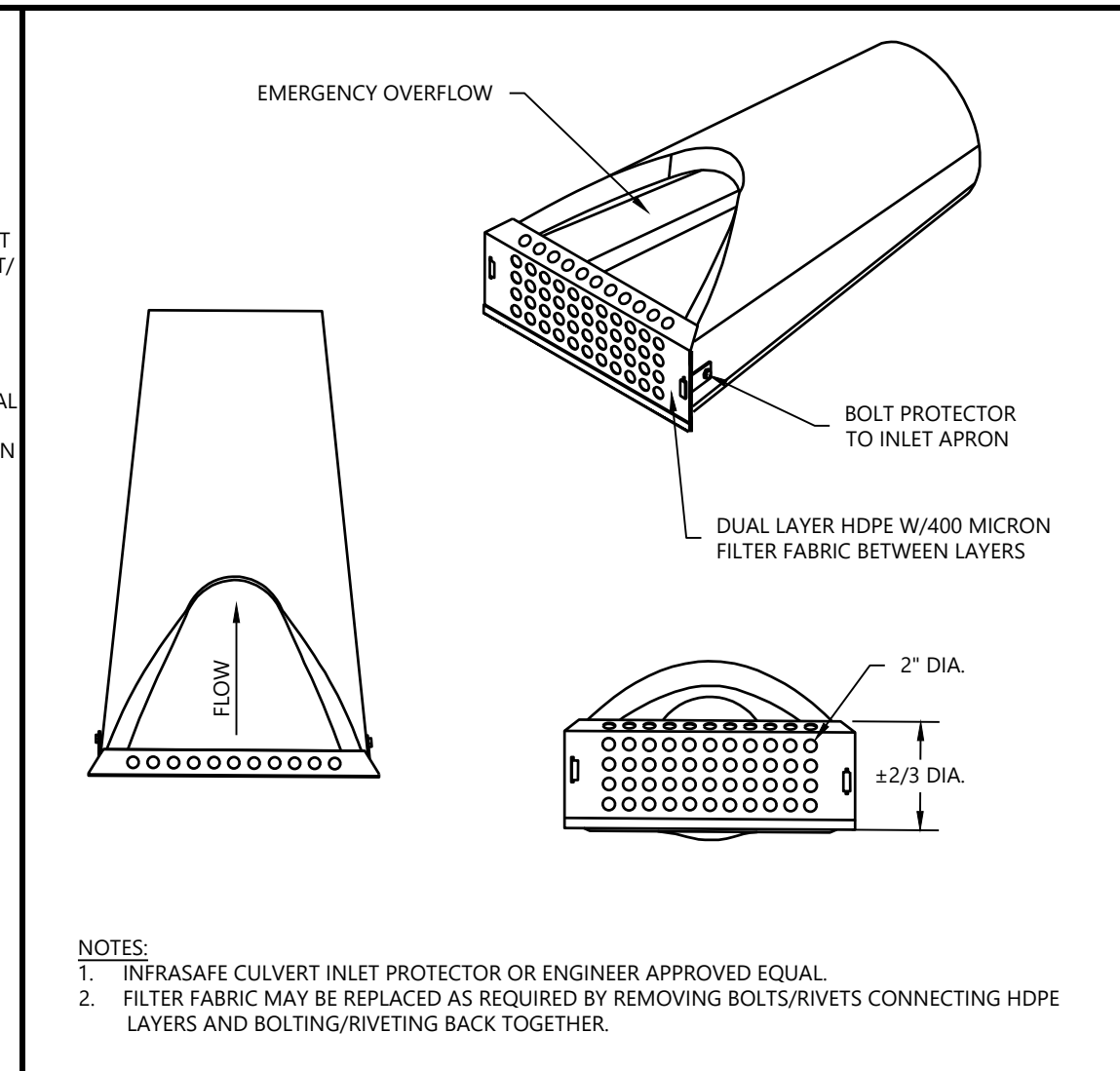
Westwood	UNDERGROUND STORMWATER STORAGE	LAST REVISED: 10/17/23
	ST20	



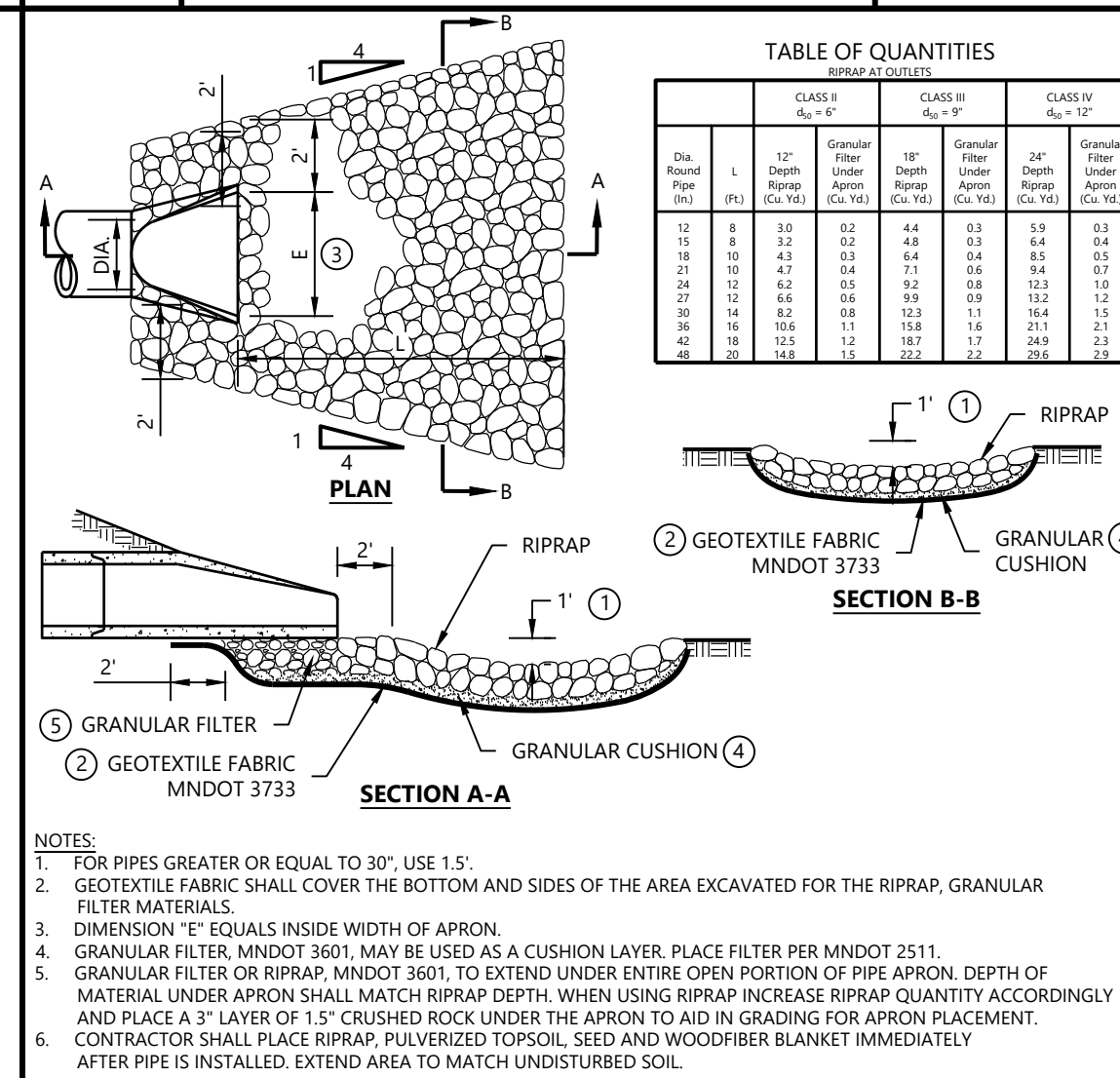
Westwood	TEMPORARY EROSION BLANKETS TURF REINFORCEMENT MATS FOR SLOPES	LAST REVISED: 04/20/21
	GD21	



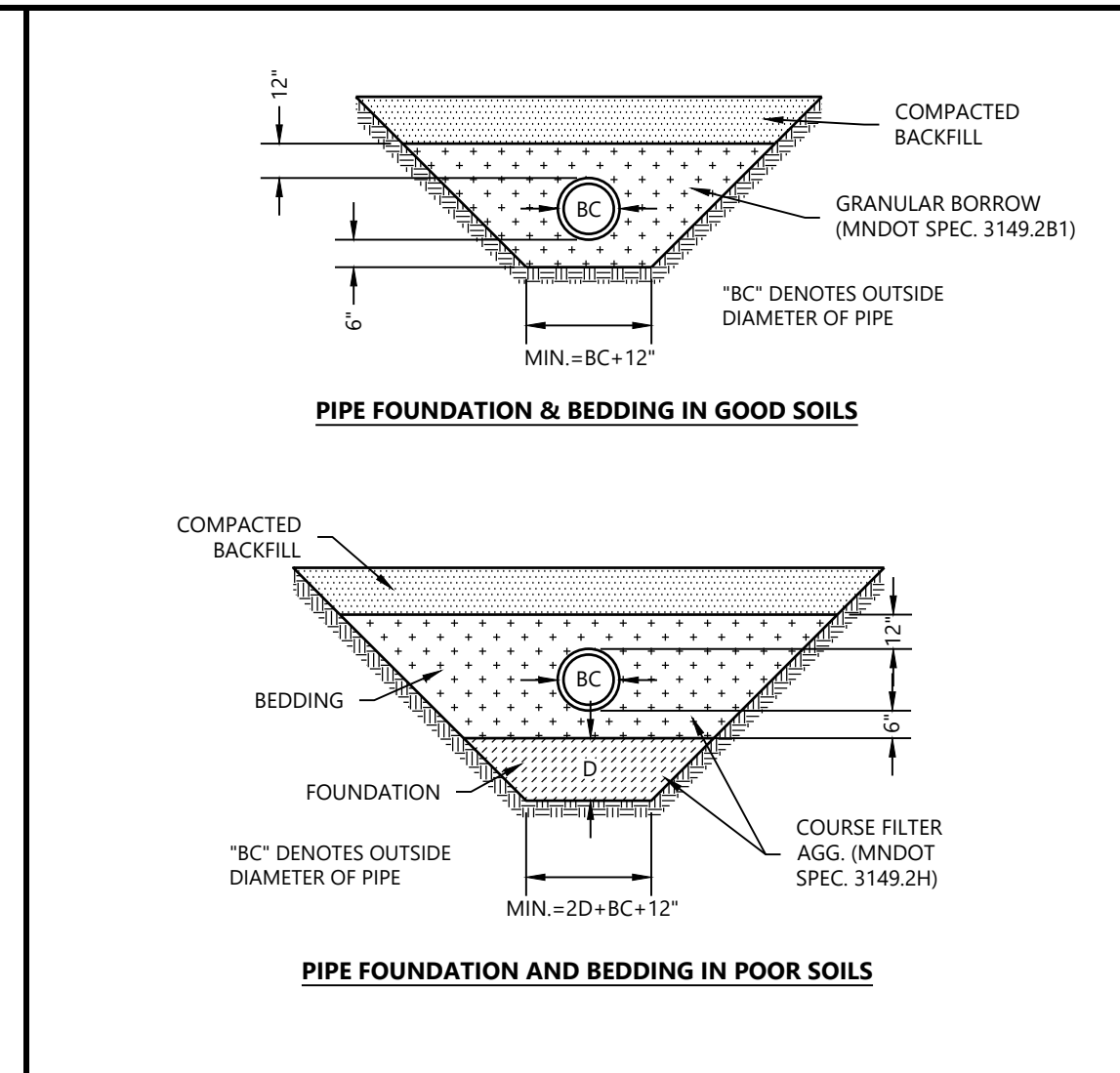
Westwood	RECTANGULAR CATCH BASIN	LAST REVISED: 08/10/17
	ST01	



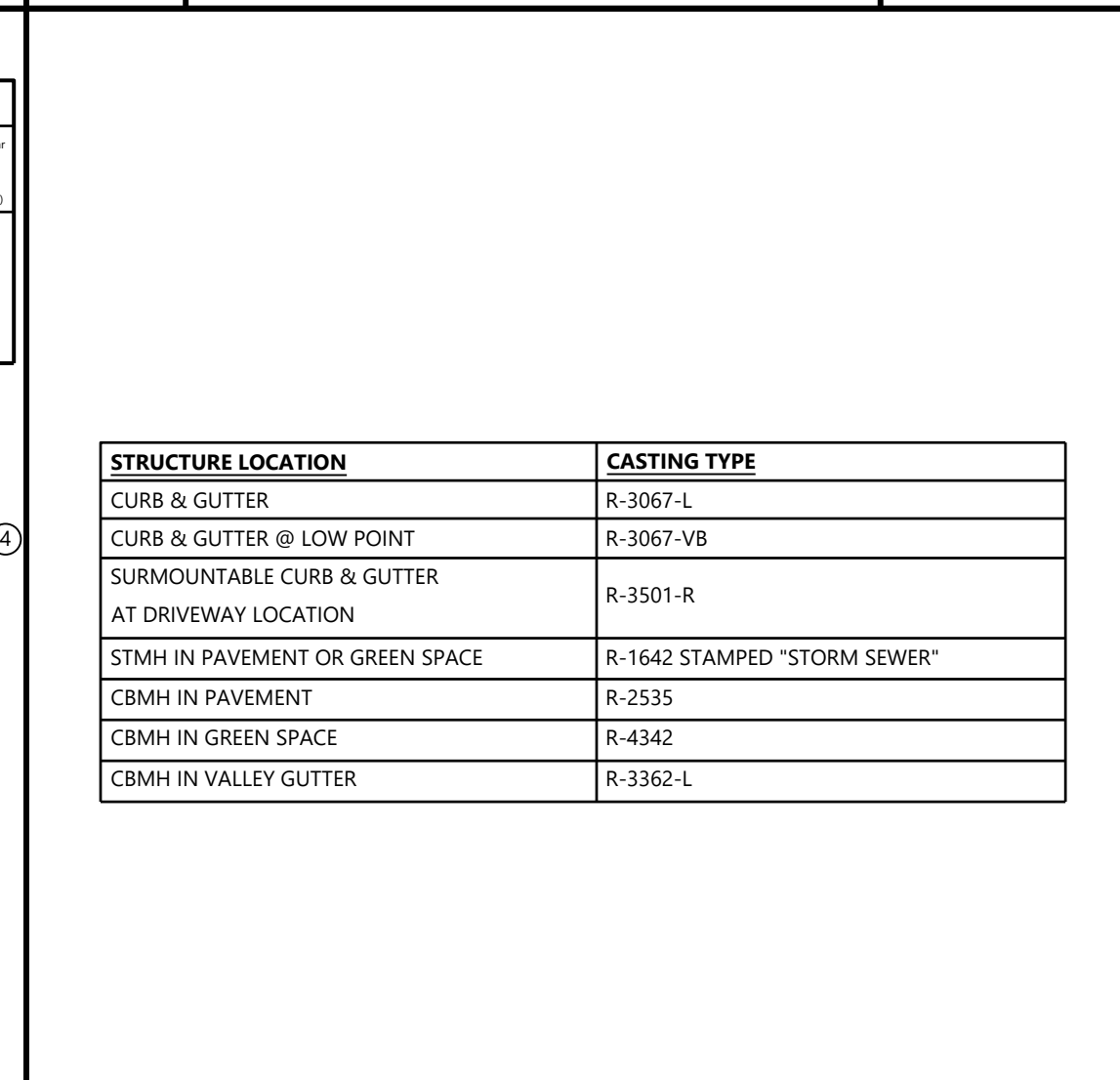
Westwood	CULVERT INLET PROTECTOR	LAST REVISED: 08/15/17
	GD28	



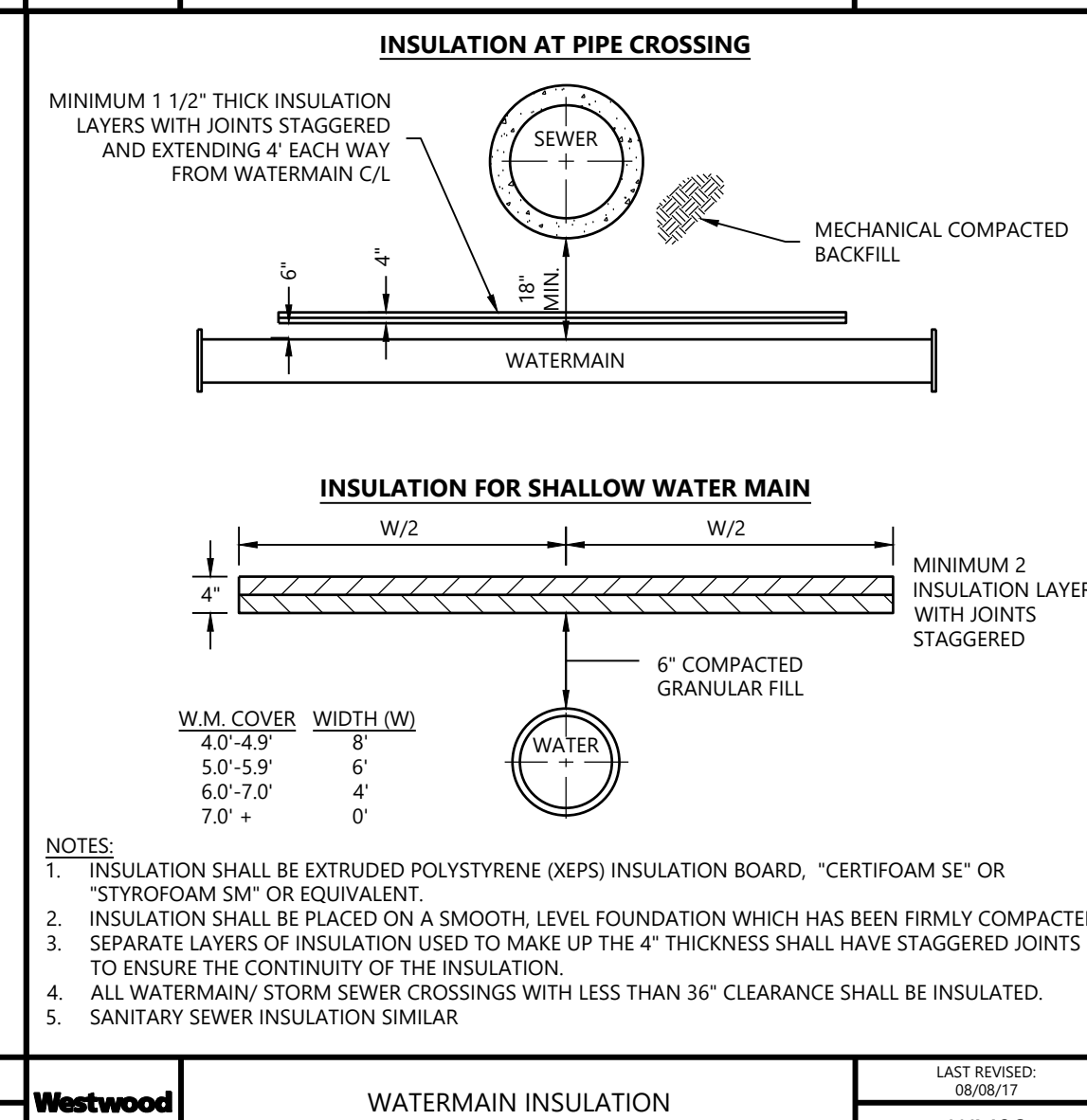
Westwood	RIPRAP AT OUTLETS	LAST REVISED: 08/11/17
	ST05	



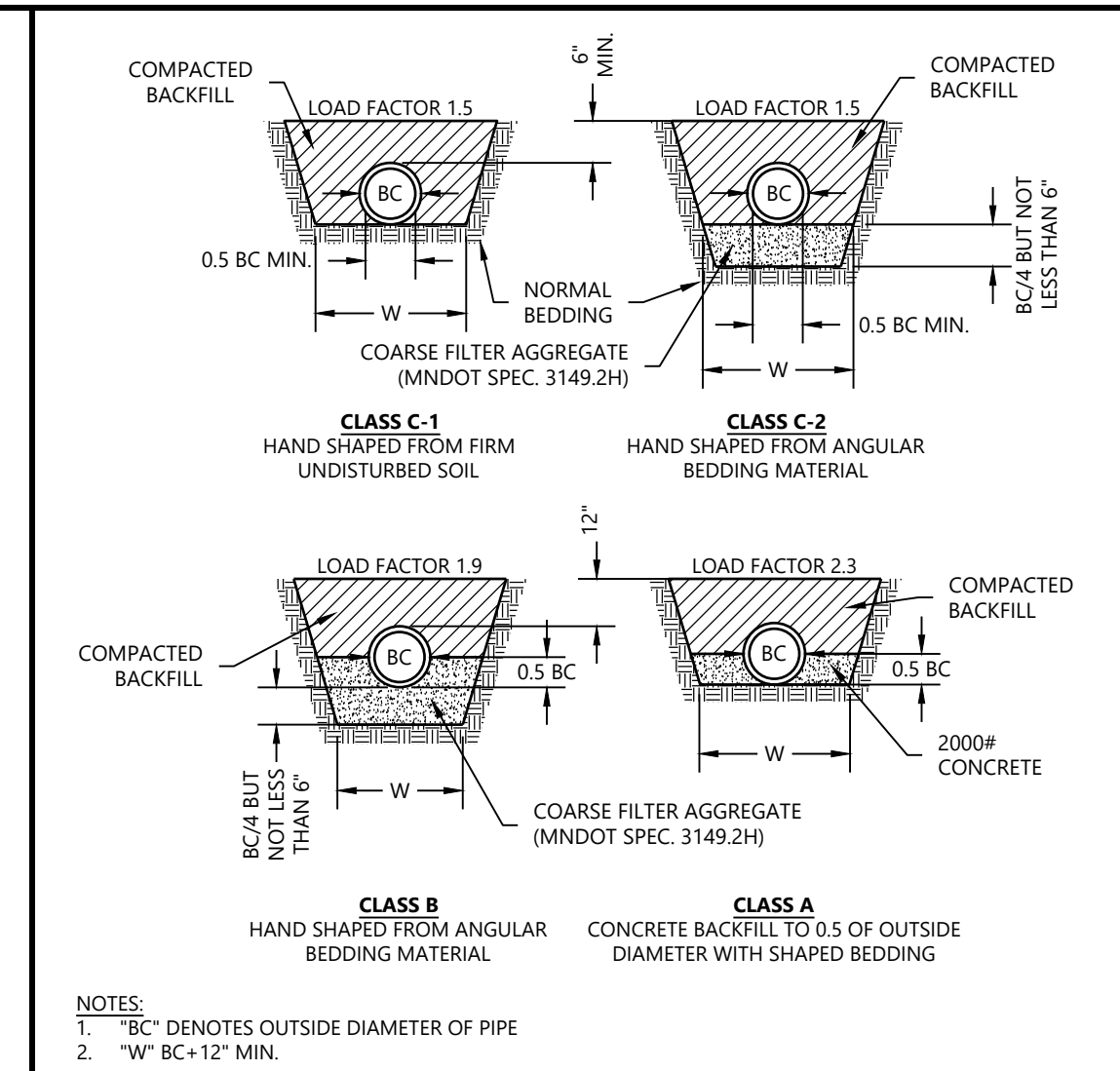
Westwood	PIPE BEDDING DETAILS FOR PVC & HDPE	LAST REVISED: 08/15/17
	SS10	



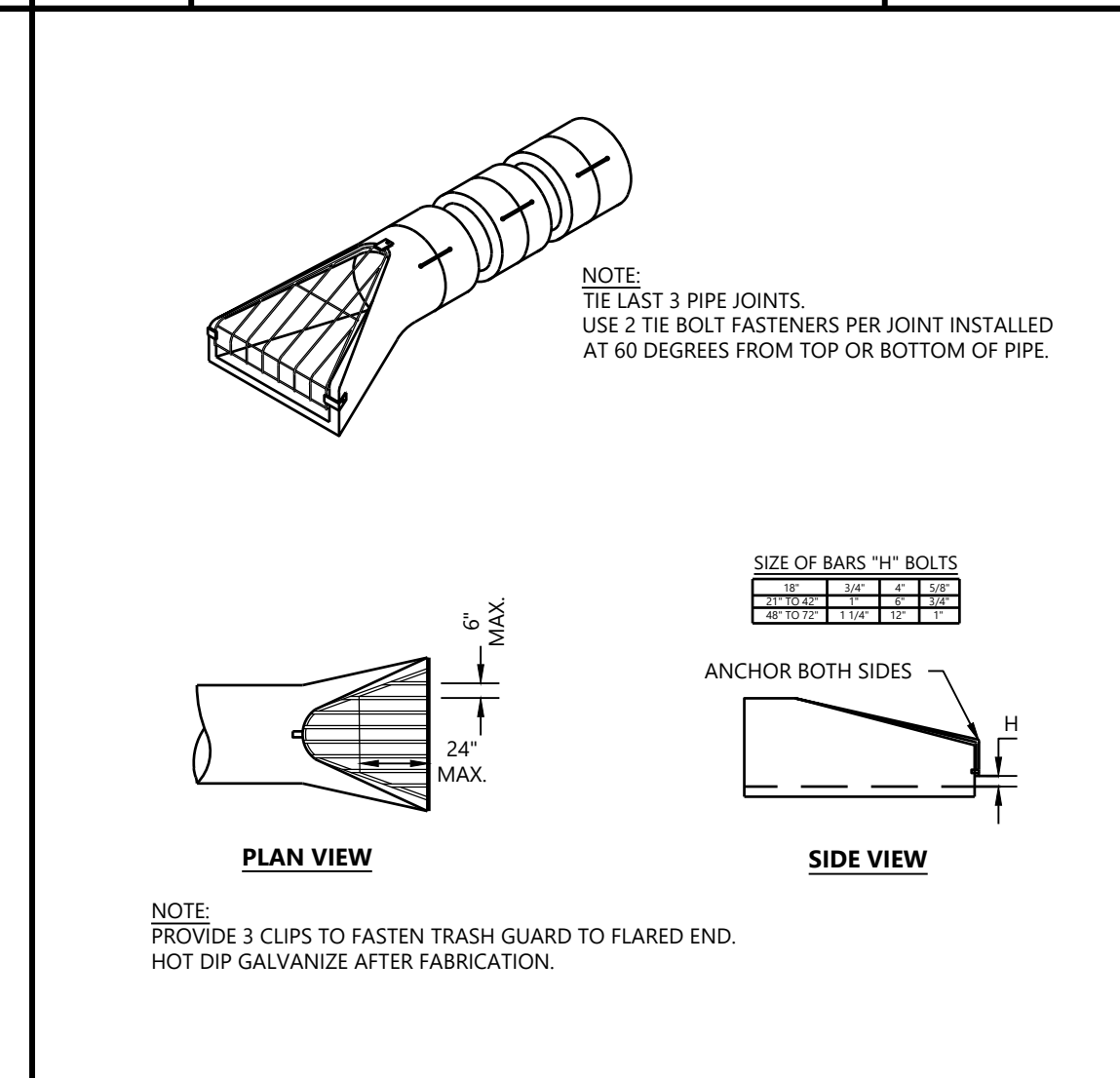
Westwood	STORM SEWER CASTING SCHEDULE	LAST REVISED: 08/11/17
	ST16	



Westwood	WATERMAIN INSULATION	LAST REVISED: 08/08/17
	WM06	



Westwood	PIPE BEDDING DETAILS FOR RCP & DIP	LAST REVISED: 08/15/17
	SS11	



Westwood	RCP FLARED END SECTION	LAST REVISED: 08/11/17
	ST17	

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DESIGNED:	ANW
CHECKED:	GAS
DRAWN:	ANW
HORIZONTAL SCALE#1 OF #1	
VERTICAL SCALE#1 OF #1	
INITIAL ISSUE:	09/21/2023
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DETAILS

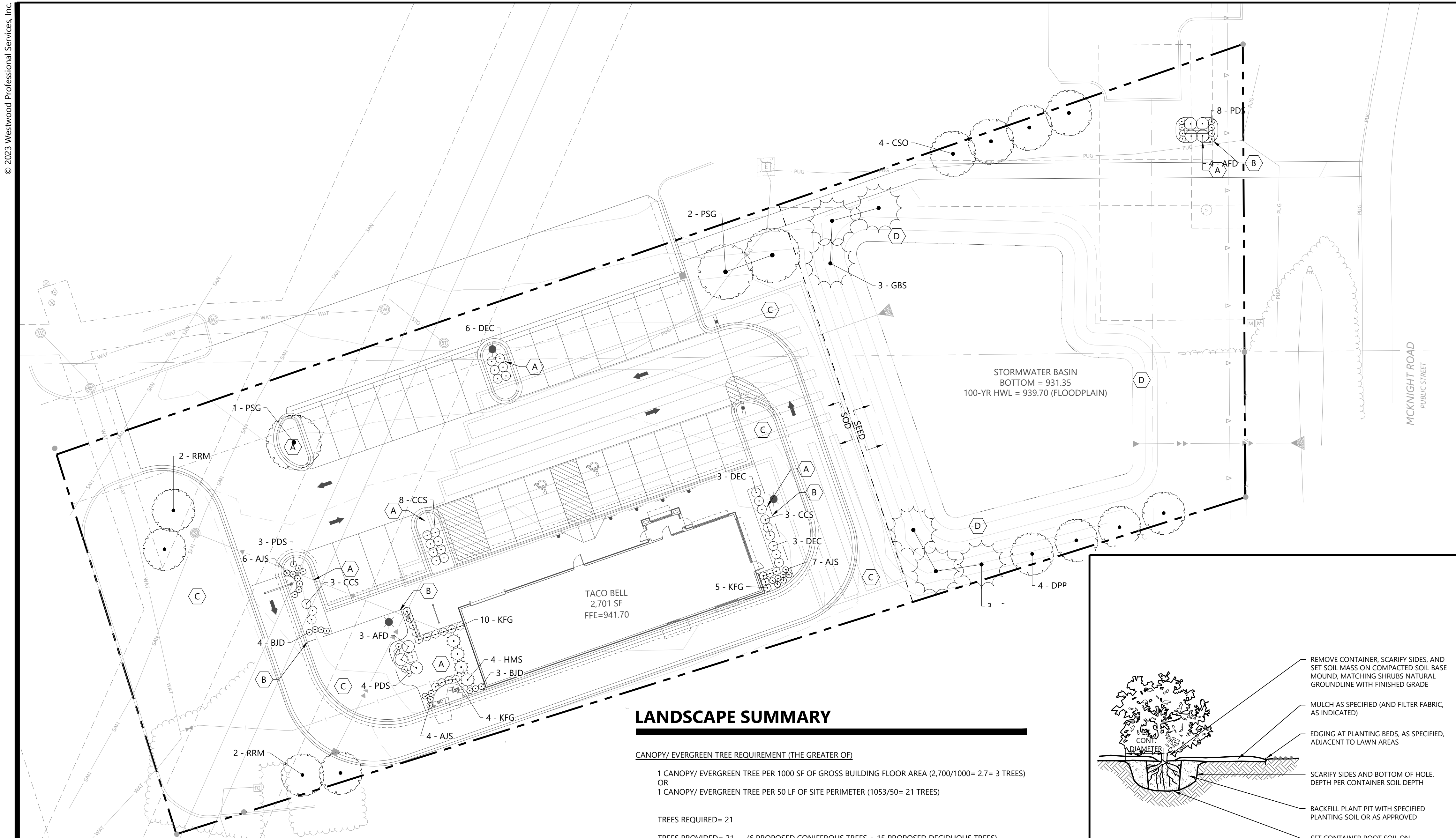
SHEET NUMBER:

C601

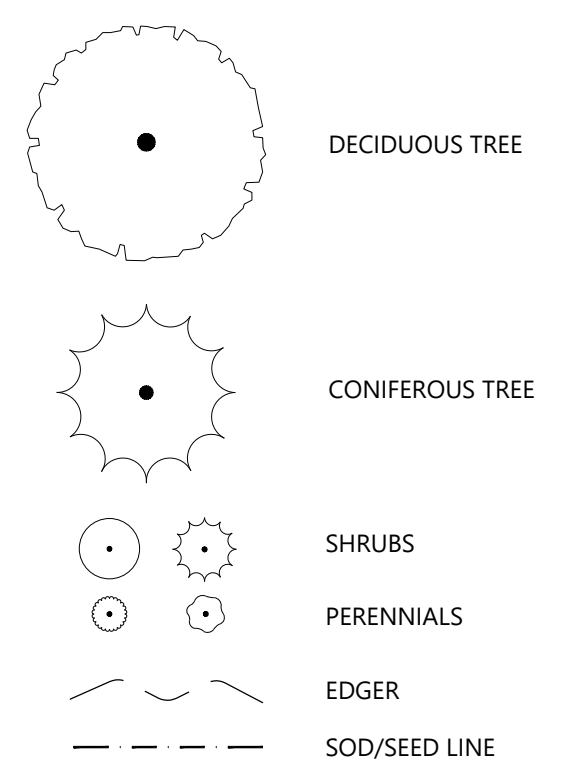
DATE: 10/20/2023

PROJECT NUMBER: 0045503.00
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NOT FOR CONSTRUCTION



LANDSCAPE LEGEND



LANDSCAPE KEYNOTES

- A ROCK MULCH
- B EDGER (TYP.)
- C SOD (TYP.)
- D MN/DOT SEED MIX 33-361

SEEDING NOTES

MNDOT SEED MIX 33-361 STORMWATER NORTHEAST (OR A MIX COMPRISED OF SIMILAR VARIETIES OF GRASSES AND FORBES, TO BE APPROVED BY LANDSCAPE ARCHITECT), SEED MIX AVAILABLE FROM TWIN CITY SEED COMPANY (TWINCITYSEED.COM, 1.800.545.TURF).

SEED MIX TO BE APPLIED AT A RATE OF 35 LBS/ACRE

SEED MIX TO BE APPLIED DURING RECOMMENDED PLANTING SEASON, AND USING AN APPROVED METHOD, AS FOUND IN THE MNDOT SEEDING MANUAL.

LANDSCAPE SUMMARY

CANOPY/ EVERGREEN TREE REQUIREMENT (THE GREATER OF)
1 CANOPY/ EVERGREEN TREE PER 1000 SF OF GROSS BUILDING FLOOR AREA (2,700/1000 = 2.7 = 3 TREES)
OR
1 CANOPY/ EVERGREEN TREE PER 50 LF OF SITE PERIMETER (1053/50 = 21 TREES)

TREES REQUIRED= 21
TREES PROVIDED= 21 (6 PROPOSED CONIFEROUS TREES + 15 PROPOSED DECIDUOUS TREES)
CITY REQUIREMENT MET

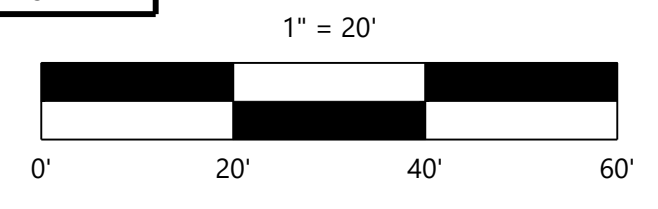
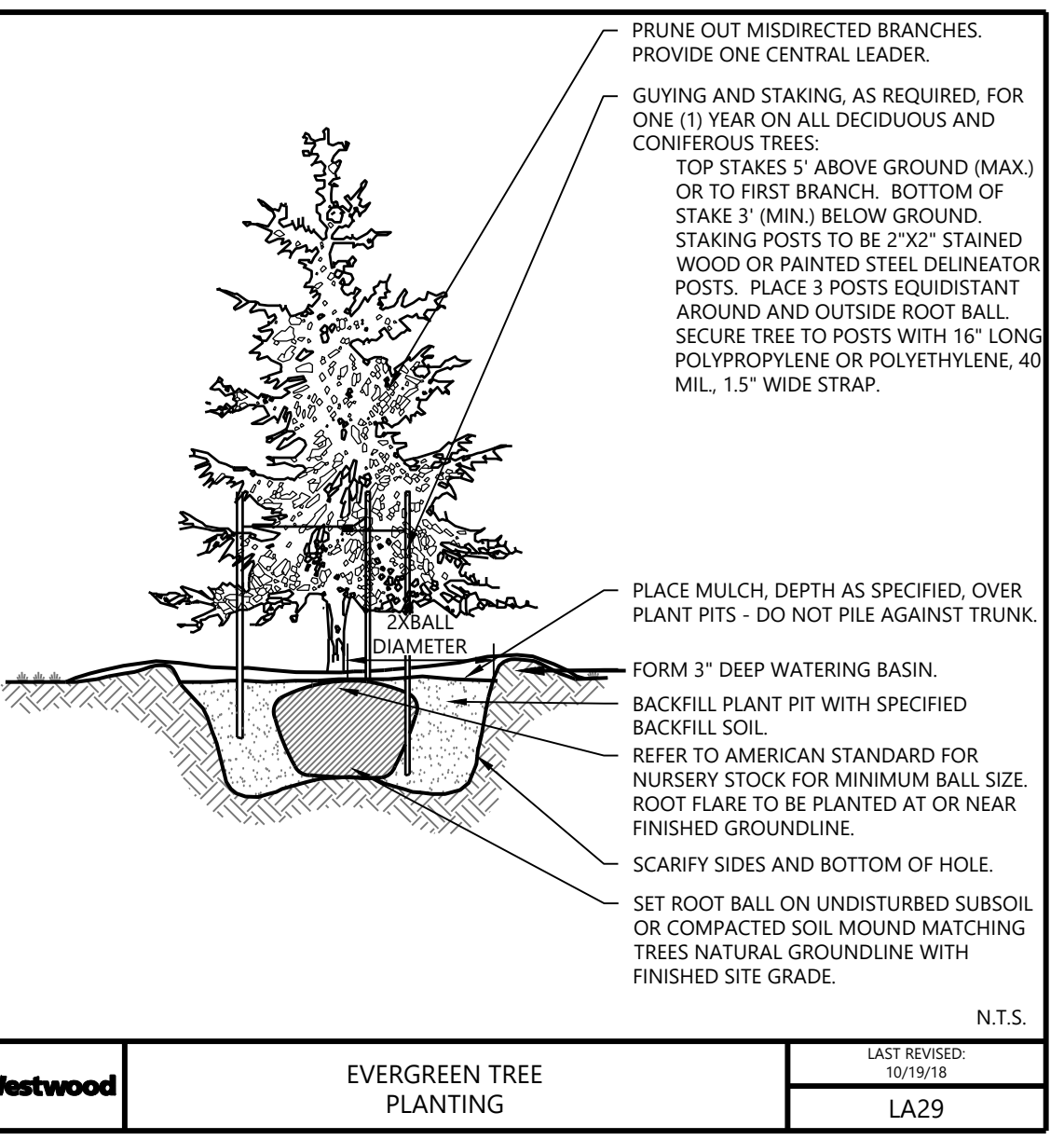
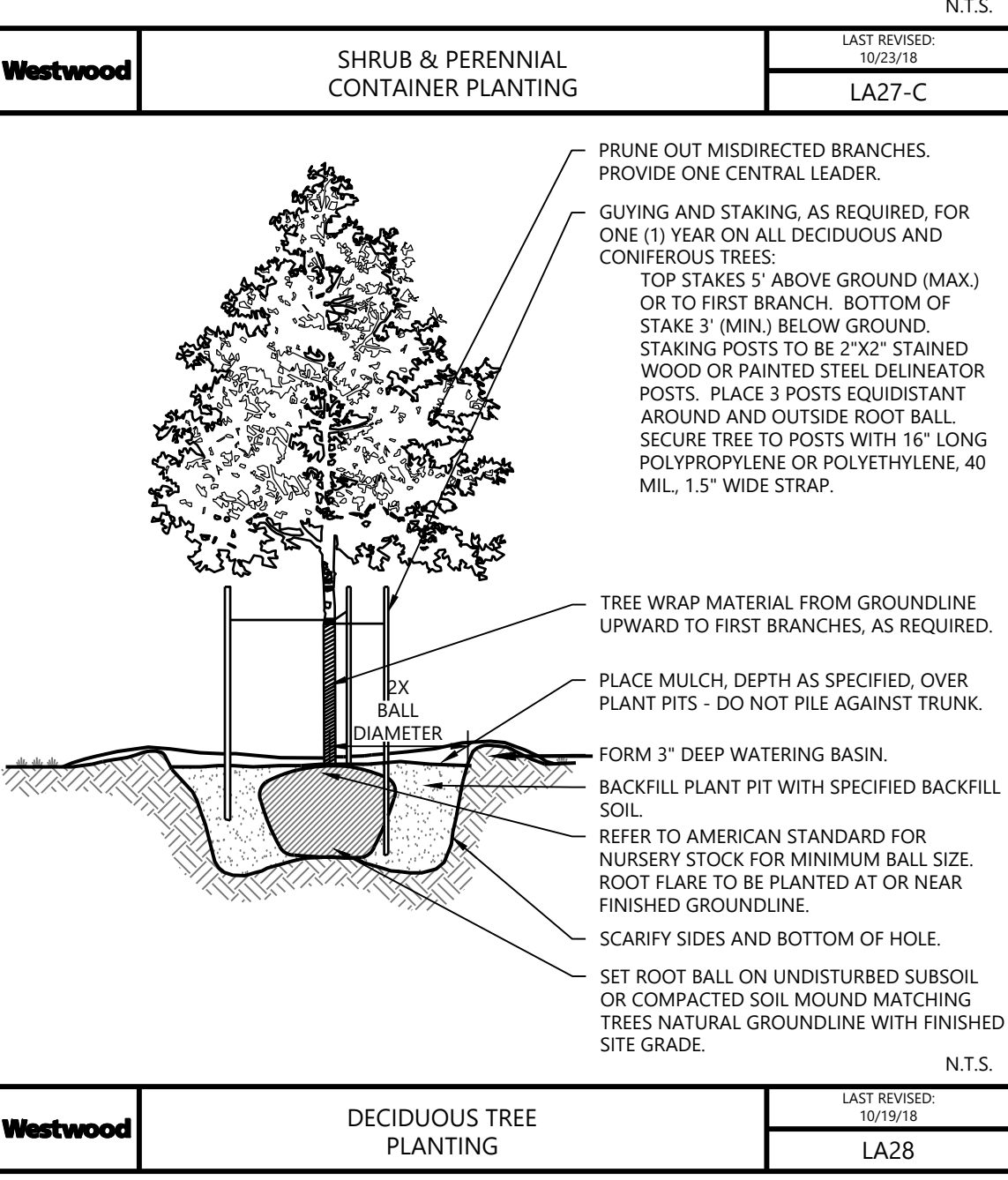
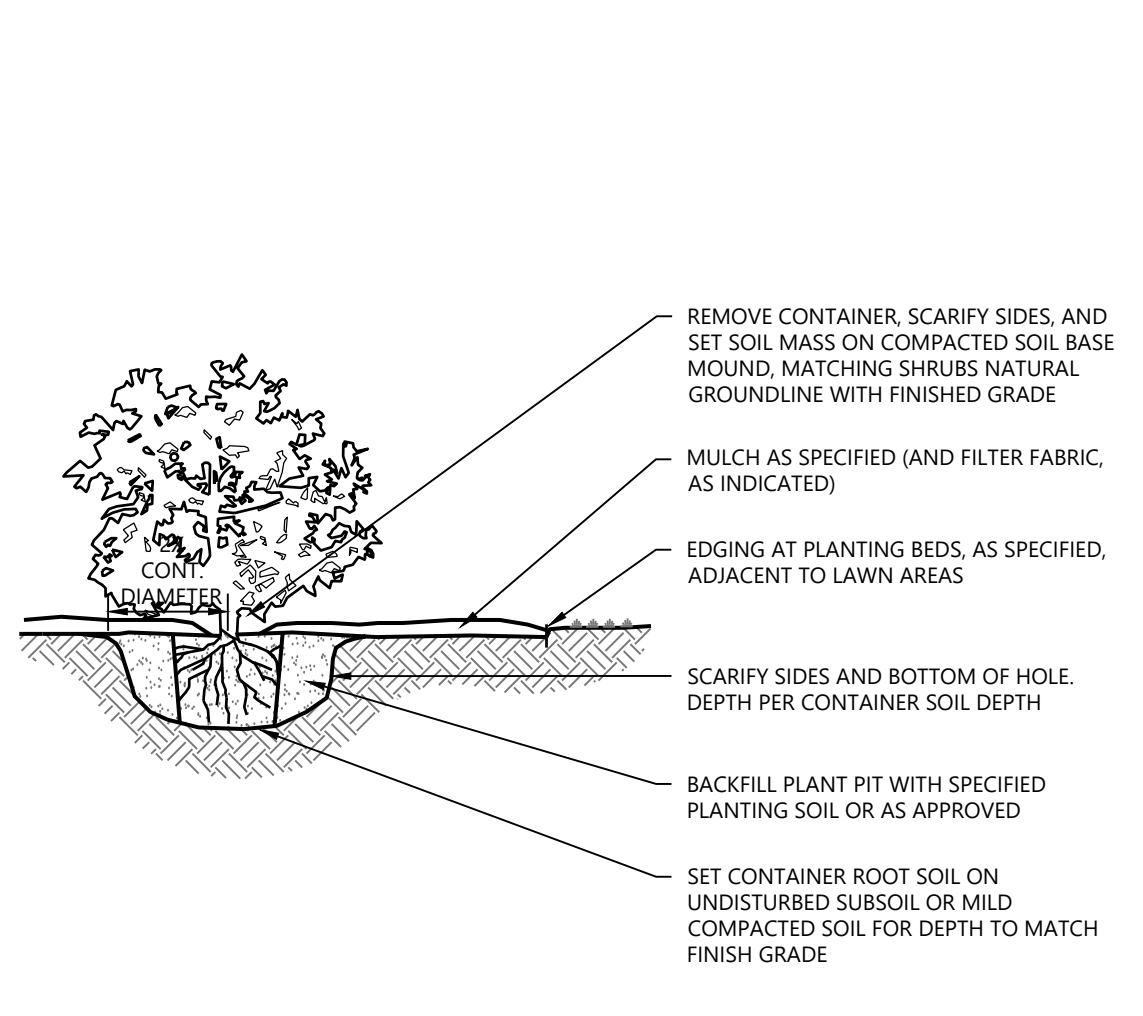
PLANT SCHEDULE

CONIFEROUS TREES	QTY	6	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
GBS	6		GOLDEN BLACK SPRUCE / PICEA MARIANA 'AUREA'	6' HT B&B	AS SHOWN	H 15'-20' W 10'-15'
DECIDUOUS TREES	QTY	15	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
RRM	4		RED ROCKET MAPLE / ACER RUBRUM 'RED ROCKET'	2.5" CAL	AS SHOWN	H 30'-35' W 10'-12'
DPB	4		DAKOTA PINNACLE® BIRCH / BETULA PLATYPHYLLA 'FARGO'	2.5" CAL	AS SHOWN	H 30'-40' W 10'-15'
PSG	3		PRINCETON SENTRY® GINKGO TREE / GINKGO BILOBA 'PNI 2720'	2.5" CAL	AS SHOWN	H 40'-50' W 15'-20'
CSO	4		CRIMSON SPIRE™ OAK / QUERCUS X 'CRIMSCHMIDT'	2.5" CAL	AS SHOWN	H 40'-50' W 10'-15'
CONIFEROUS SHRUBS	QTY	4	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
HMS	4		HOLMSTRUP ARBORVITAE / THUJA OCCIDENTALIS 'HOLMSTRUP'	#5 CONT.	5'-0" O.C.	H 6'-10' W 4'-5'
DECIDUOUS SHRUB	QTY	19	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
AFD	7		ARCTIC FIRE® RED TWIG DOGWOOD / CORNUS SERICEA 'FARROW'	#5 CONT.	4'-0" O.C.	H 3'-5' W 3'-5'
CCS	6		DOUBLE PLAY® CANDY CORN® SPIREA / SPIRAEA JAPONICA 'NCSX1'	#5 CONT.	3'-0" O.C.	H 2'-3' W 2'-3'
DEC	6		DWARF EUROPEAN CRANBERRYBUSH / VIBURNUM OPULUS 'NANUM'	#5 CONT.	3'-0" O.C.	H 2'-3' W 2'-3'
PERENNIALS	QTY	24	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
BJD	7		BAJA DAYLILY / HEMEROCALLIS X 'BAJA'	#1 CONT.	24" O.C.	H 26'-32" W 18'-24"
AJS	17		AUTUMN JOY SEDUM / SEDUM X 'AUTUMN JOY'	#1 CONT.	24" O.C.	H 18"-24" W 18"-24"
GRASSES	QTY	34	COMMON / BOTANICAL NAME	SIZE	SPACING O.C.	MATURE SIZE
KFG	19		KARL FOERSTER FEATHER REED GRASS / CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	#1 CONT.	30" O.C.	H 4'-5' W 2'-3'
PDS	15		PRAIRIE DROPSEED / SPOROBOLUS HETEROLEPIS	#1 CONT.	24" O.C.	H 2'-3' W 2'-3'

ABBREVIATIONS: B&B = BALLED AND BURLAPPED CAL = CALIPER HT = HEIGHT MIN = MINIMUM O.C. = ON CENTER QTY = QUANTITY CONT. = CONTAINER
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

PLANTING NOTES

- CONTRACTOR SHALL CONTACT COMMON GROUND ALLIANCE AT 811 OR CALL811.COM TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY PLANTS OR LANDSCAPE MATERIAL.
- ACTUAL LOCATION OF PLANT MATERIAL IS SUBJECT TO FIELD AND SITE CONDITIONS.
- NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
- ALL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO SUBMISSION OF ANY BID AND/OR QUOTE BY THE LANDSCAPE CONTRACTOR.
- CONTRACTOR SHALL PROVIDE TWO YEAR GUARANTEE OF ALL PLANT MATERIALS. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNER'S WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
- ALL PLANTS TO BE SPECIMEN GRADE, MINNESOTA-GROWN AND/OR HARDY. SPECIMEN GRADE SHALL ADHERE TO, BUT IS NOT LIMITED BY, THE FOLLOWING STANDARDS:
ALL PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, SCARS, ETC.
ALL PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES.
ALL PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES.
ALL PLANTS SHALL HAVE HEAVY, HEALTHY BRANCHING AND LEAFING.
CONIFEROUS TREES SHALL HAVE AN ESTABLISHED MAIN LEADER AND A HEIGHT TO WIDTH RATIO OF NO LESS THAN 5:3.
- PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
- PLANTS TO BE INSTALLED AS PER MNLA & ANSI STANDARD PLANTING PRACTICES.
- PLANTS SHALL BE IMMEDIATELY PLANTED UPON ARRIVAL AT SITE. PROPERLY HEEL-IN MATERIALS IF NECESSARY; TEMPORARY ONLY.
- PRIOR TO PLANTING, FIELD VERIFY THAT THE ROOT COLLAR/ROOT FLAIR IS LOCATED AT THE TOP OF THE BALLED & BURLAP TREE. IF THIS IS NOT THE CASE, SOIL SHALL BE REMOVED DOWN TO THE ROOT COLLAR/ROOT FLAIR. WHEN THE BALLED & BURLAP TREE IS PLANTED, THE ROOT COLLAR/ROOT FLAIR SHALL BE EVEN OR SLIGHTLY ABOVE FINISHED GRADE.
- OPEN TOP OF BURLAP ON BB MATERIALS; REMOVE POT ON POTTED PLANTS; SPLIT AND BREAK APART PEAT POTS.
- PRUNE PLANTS AS NECESSARY - PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
- WRAP ALL SMOOTH-BARKED TREES - FASTEN TOP AND BOTTOM. REMOVE BY APRIL 1ST.
- STAKING OF TREES AS REQUIRED; REPOSITION, PLUMB AND STAKE IF NOT PLUMB AFTER ONE YEAR.
- THE NEED FOR SOIL AMENDMENTS SHALL BE DETERMINED UPON SITE SOIL CONDITIONS PRIOR TO PLANTING. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT FOR THE NEED OF ANY SOIL AMENDMENTS.
- BACKFILL SOIL AND TOPSOIL TO ADHERE TO MN/DOT STANDARD SPECIFICATION 3877 (SELECT TOPSOIL BORROW) AND TO BE EXISTING TOP SOIL FROM SITE FREE OF ROOTS, ROCKS LARGER THAN ONE INCH, SUBSOIL DEBRIS, AND LARGE WEEDS UNLESS SPECIFIED OTHERWISE. MINIMUM 6" DEPTH TOPSOIL FOR ALL LAWN GRASS AREAS AND 12" DEPTH TOPSOIL FOR TREE, SHRUBS, AND PERENNIALS.
- MULCH TO BE AT ALL TREES AND SHALL HAVE 4" DEPTH OF SHREDDED HARDWOOD MULCH. SHREDDED HARDWOOD MULCH TO BE USED AROUND ALL TREES WITHIN TURF AREAS. MULCH TO BE FREE OF DELETERIOUS MATERIAL AND NATURAL COLORED, OR APPROVED EQUAL. ROCK MULCH TO BE BUFF LIMESTONE, 1 1/2" TO 3" DIAMETER, AT MINIMUM 3" DEPTH, OR APPROVED EQUAL. ROCK MULCH TO BE ON COMMERCIAL GRADE FILTER FABRIC, BY TYPAR, OR APPROVED EQUAL WITH NO EXPOSURE. MULCH AND FABRIC TO BE APPROVED BY OWNER PRIOR TO INSTALLATION. MULCH TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- EDGING TO BE COMMERCIAL GRADE VALLEY-VIEW BLACK DIAMOND (OR EQUAL) POLY EDGING OR SPADED EDGE, AS INDICATED. POLY EDGING SHALL BE PLACED WITH SMOOTH CURVES AND STAKED WITH METAL SPIKES NO GREATER THAN A FOOT ON CENTER WITH BASE OF TOP BEAD AT GRADE, FOR MOWERS TO CUT ABOVE WITHOUT DAMAGE. UTILIZE CURBS AND SIDEWALKS FOR EDGING WHERE POSSIBLE. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. INDIVIDUAL TREE, SHRUB, OR RAIN-GARDEN BEDS TO BE SPADED EDGE, UNLESS NOTED OTHERWISE. EDGING TO MATCH EXISTING CONDITIONS (WHERE APPLICABLE).
- ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. PARKING LOT ISLANDS TO BE SODDED WITH SHREDDED HARDWOOD MULCH AROUND ALL TREES AND SHRUBS. SOD TO BE STANDARD MINNESOTA GROWN AND HARDY BLUEGRASS MIX, FREE OF LAWN WEEDS. ALL TOPSOIL AREAS TO BE RAKED TO REMOVE DEBRIS AND ENSURE DRAINAGE. SLOPES OF 3:1 OR GREATER SHALL BE STAKED. SEED AS SPECIFIED AND PER MN/DOT SPECIFICATIONS. IF NOT INDICATED ON LANDSCAPE PLAN, SEE EROSION CONTROL PLAN.
- PROVIDE IRRIGATION TO ALL PLANTED AREAS ON SITE. IRRIGATION SYSTEM TO BE DESIGN/BUILD BY LANDSCAPE CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE SHORT DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION OF IRRIGATION SYSTEM. CONTRACTOR TO PROVIDE OPERATION MANUALS, AS-BUILT PLANS, AND NORMAL PROGRAMMING. SYSTEM SHALL BE WINTERIZED AND HAVE SPRING STARTUP DURING FIRST YEAR OF OPERATION. SYSTEM SHALL HAVE ONE-YEAR WARRANTY ON ALL PARTS AND LABOR. ALL INFORMATION ABOUT INSTALLATION AND SCHEDULING CAN BE OBTAINED FROM THE GENERAL CONTRACTOR.
- CONTRACTOR SHALL PROVIDE NECESSARY WATERING OF PLANT MATERIALS UNTIL THE PLANT IS FULLY ESTABLISHED OR IRRIGATION SYSTEM IS OPERATIONAL. OWNER WILL NOT PROVIDE WATER FOR CONTRACTOR.
- REPAIR, REPLACE, OR PROVIDE SOD/SEED AS REQUIRED FOR ANY ROADWAY BOULEVARD AREAS ADJACENT TO THE SITE DISTURBED DURING CONSTRUCTION.
- REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.



NOT FOR CONSTRUCTION

Call 48 Hours before digging:
811 or call811.com
Common Ground Alliance

DESIGNED:	ANY
CHECKED:	GAS
DRAWN:	ANY
HORIZONTAL SCALE:	30'
VERTICAL SCALE:	4' or 2'

PREPARED FOR:
BORDER FOODS, LLC
5425 BOONE AVE N
NEW HOPE, MN 55428

LIBRARY CUSTODY: THIS PLAN AND RECORDS BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA
JEFF R. WESTENDORF
DATE: 10/20/2023 LICENSE NO. 44018

**MCKNIGHT ROAD
TACO BELL**
NORTH ST. PAUL, MN

Westwood
12701 Whitewater Drive, Suite 8000
(862) 937-5150
(862) 937-5622
Fax: (862) 937-5622
www.westwoodps.com
Westwood Professional Services, Inc.

**LANDSCAPE
PLAN**

SHEET NUMBER:

L100

DATE: 10/20/2023

PROJECT NUMBER: 0045503.00
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**2371 MCKNIGHT ROAD NORTH
NORTH ST. PAUL, MN 55109**

- ## PROJECT GENERAL NOTES



VICINITY MAP

- ## CONSTRUCTION TIPS

SHEET INDEX

- ## PROJECT DIRECTORY



Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
SEATS / 2,701 S.F.

PROJECT NO.: TB22-16

DRAWN BY: _____ KD

CHECKED BY: _____ GGD

ISSUES AND REVISIONS

SITE PLAN REVIEW: 09.21.2023

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

TITLE SHEET

G000

TACO BELL - NORTH ST. PAUL, MN



**TACO
BELL**

2371 MCKNIGHT ROAD N
NORTH ST. PAUL, MN 55109

Owner:
MARVIN DEVELOPMENT V, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,701 S.F.

PROJECT NO.: TB22-16

DRAWN BY: KDI

CHECKED BY: GGD

ISSUES AND REVISIONS:

SITE PLAN REVIEW: 09.21.2023

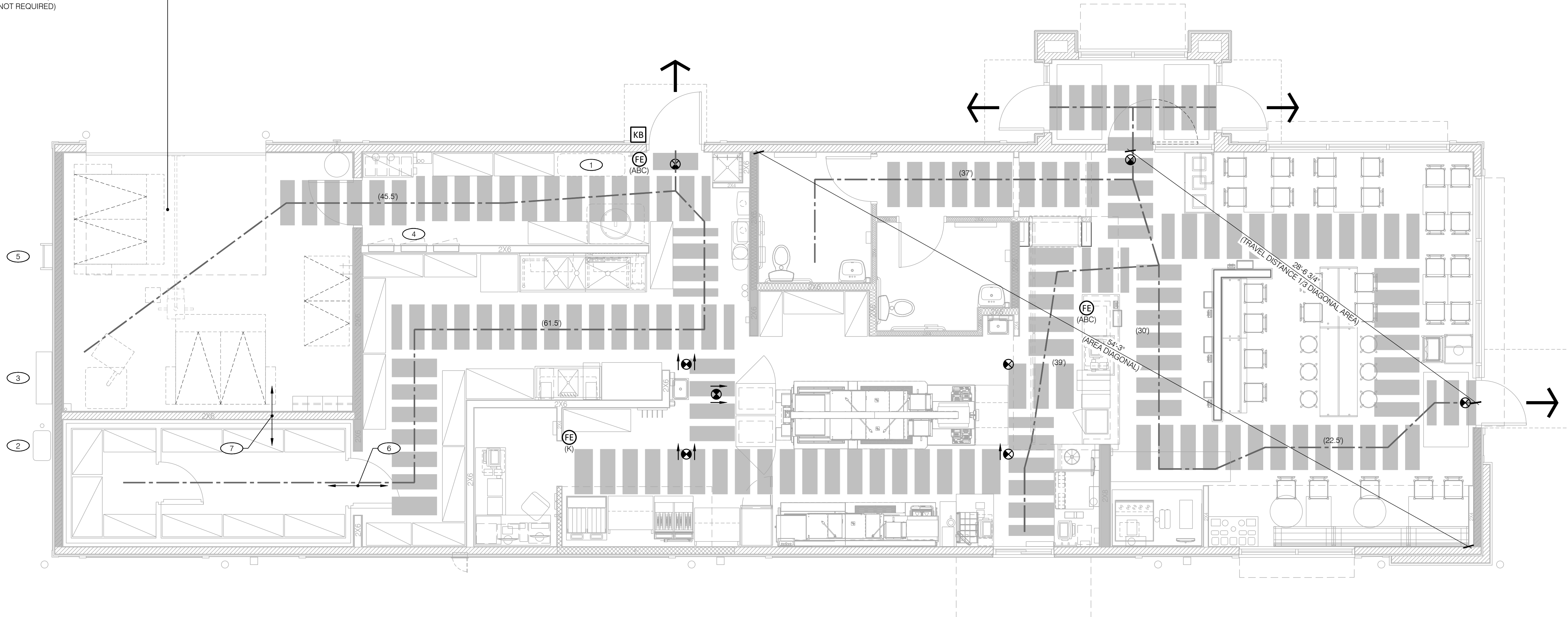
**PRELIMINARY -
NOT FOR
CONSTRUCTION**

**CODE DATA /
PLAN SHEET**

G001

TACO BELL - NORTH ST. PAUL, MN

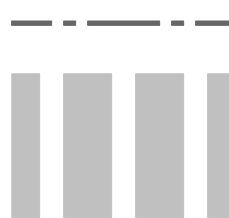
TRASH / RECYCLE (WASTE ROOM):
• GREATER THAN 100 SQ. FT. / SPRINKLERED BUILDING
(SEPARATION NOT REQUIRED)



1 1/4" = 1'-0" **CODE PLAN**



EXIT



COMMON PATH OF EGRESS (DISTANCE)



EXIT PATH (MINIMUM 36" CLEAR WIDTH)



EXIT SIGN LOCATION (DIRECTIONAL INDICATED WITH ARROWS)



PROPOSED FIRE EXTINGUISHER LOCATIONS WITH IDENTIFYING
SIGNAGE. (FINAL COORDINATE QUANTITY, TYPE, AND LOCATIONS
WITH LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)



KNOX BOX LOCATION. (FINAL COORDINATE TYPE AND LOCATION WITH
LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO INSTALL.)



WATER SERVICE / FIRE SPRINKLER RISER / METER LOCATION



GAS METER



MAIN ELECTRICAL SWITCHGEAR / SERVICE



ELECTRICAL PANELS



ROOF ACCESS LADDER (EXTERIOR)



ACCESS TO ABOVE WALK-IN COOLER/FREEZER VIA FRAMED OPENING
IN WALL ABOVE FINISHED CEILING.



ACCESS TO ABOVE TRASH/RECYCLE CEILING VIA SPACES BETWEEN
STUD WALL FRAMING FROM ABOVE WALK-IN COOLER/FREEZER.

2 **CODE PLAN LEGEND**

DESCRIPTION OF PROJECT:			
A NEW TACO BELL TO BE CONSTRUCTED ON AN EXISTING DEVELOPED SITE WITH EXISTING BUILDING TO BE REMOVED. THE INTERIOR DINING AREA WILL HAVE 40 SEATS. BUILDING WILL HAVE A DRIVE-THRU WINDOW.			
LEGAL JURISDICTION: CITY OF NORTH ST. PAUL, MN			
BUILDING CODE: 2020 MINNESOTA STATE BUILDING CODE			
2020 MINNESOTA PLUMBING CODE			
2020 MINNESOTA MECHANICAL AND FUEL GAS CODES			
2020 NATIONAL ELECTRIC CODE			
2020 MINNESOTA FIRE CODE			
2020 MINNESOTA ACCESSIBILITY CODE			
2020 MINNESOTA ENERGY CODE			
BUILDING AREA:	2,701 S.F.	SEATING:	40
OCCUPANCY:	A-2		
TYPE CONSTRUCTION:	V-B		
FIRE SPRINKLER:	FULLY SPRINKLERED IN COMPLIANCE WITH CHAPT. 9 AND 2020 MINNESOTA FIRE CODE		
FIRE SEPARATIONS REQUIRED:	WASTE ROOMS OVER 100 S.F.	N.R. (FIRE SPRINKLERED)	
NUMBER OF EXITS REQUIRED - DINING ROOM (TABLE 1006.2.1):	2	3 PROVIDED	
NUMBER OF PUBLIC ACCESSIBLE ENTRANCES / EXITS (1009.1):	2	2 PROVIDED	
REQUIRED ASSEMBLY AISLE WIDTH (1029.9.1.4) (EX-1):	36"		
REQUIRED AISLE ACCESS WAY (1029.13.1.1 - LESS THAN 12 FEET LENGTH):	12'		
BUILDING AREA AND OCCUPANT LOAD:			
TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC - DINING ROOM	467 N.S.F.	1:15 SF	31
PUBLIC - CUSTOMER AREA	136 N.S.F.	1:7 SF	20
KITCHEN - COMMERCIAL	740 G.S.F.	1:200 SF	4
STORAGE	322 G.S.F.	1:300 SF	2
OFFICE	57 G.S.F.	1:150 SF	1
VESTIBULE / PASSAGE	140 N.S.F.	0	0
COOLER / FREEZER	172 G.S.F.	0	0
RESTROOMS	139 G.S.F.	0	0
TRASH	347 G.S.F.	0	0
MISC.	181 G.S.F.	0	0
TOTAL	2,701 G.S.F.		58

3 **CODE DATA**

TRAVEL DISTANCE MAXIMUMS	
- EXIT ACCESS (TABLE 1017.2):	= 250' WITH SPRINKLER SYSTEM (A' OCCUP.)
- COMMON PATH OF EGRESS (TABLE 1006.2.1):	= 75' WITH SPRINKLER SYSTEM (A' OCCUP.)
- EXIT ARRANGEMENT (1007.1.1, EX. 2):	= ONE-THIRD LENGTH OF AREA DIAGONAL

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (TABLE 803.13 - A-2 OCCUPANCY)	
- NONSPRINKLERED	
- INTERIOR EXIT STAIRWAYS AND RAMPS AND EXIT PASSAGEWAYS:	N/A
- CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS:	N/A
- ROOMS AND ENCLOSED STAIRWAYS:	C

PLUMBING FIXTURE REQUIREMENTS PER TABLE 2902.1

TOTAL OCCUPANTS = 58 (29 WOMEN / 29 MEN)
CLASSIFICATION: ASSEMBLY (A-2)

	REQUIRED		PROVIDED	
	WOMEN	MEN	WOMEN	MEN
WATER CLOSETS (1:75)	0.387	0.387	1	1
LAVATORIES (1:200)	0.145	0.145	1	1
SERVICE SINK	1			
DRINKING FOUNTAIN	NOT REQUIRED: PER MSBC 2902.1(i)			
ACCESSIBLE PARKING SPACES REQUIRED:	2 (27 TOTAL SPACES ON SITE)			

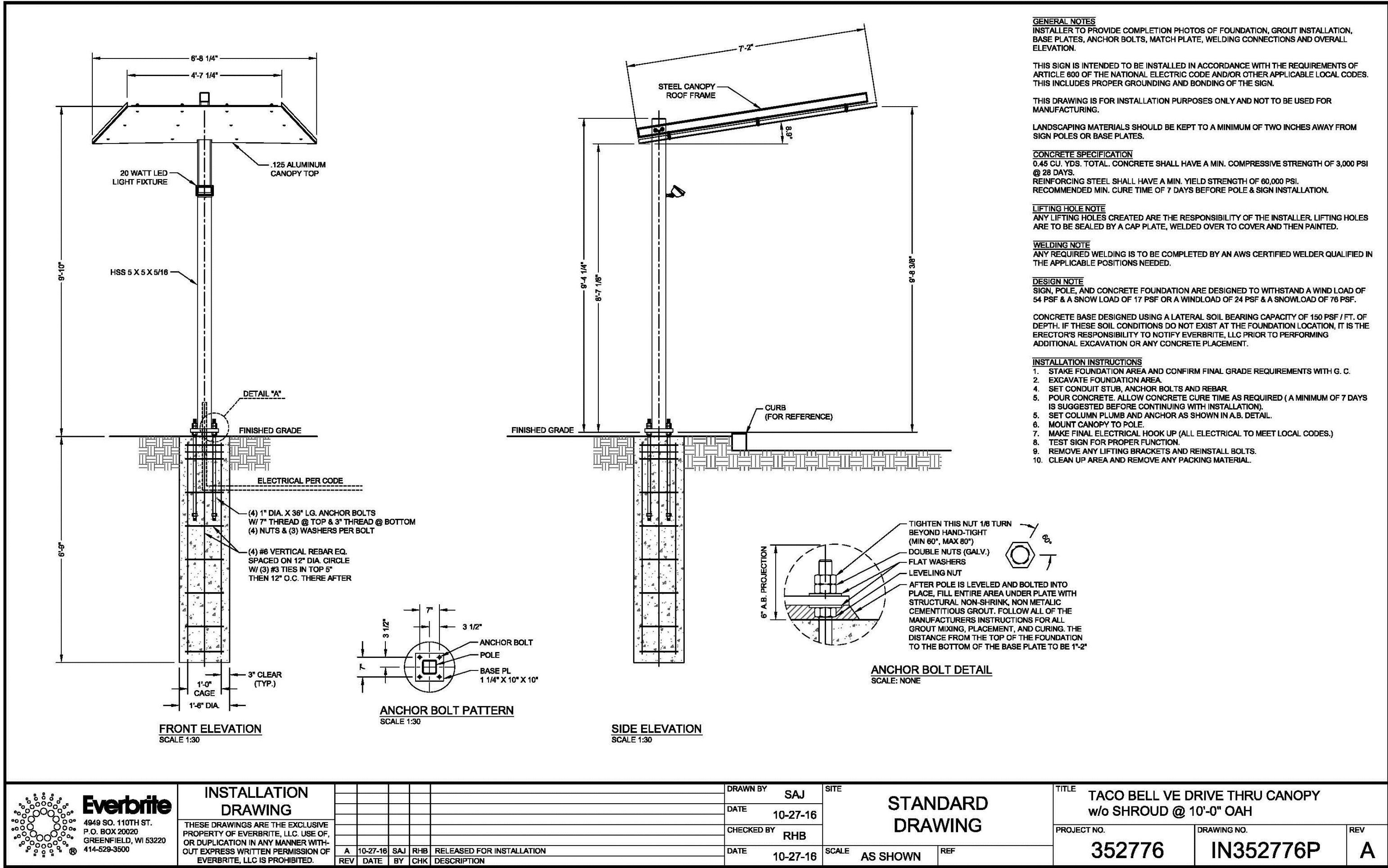
ENERGY CODE:
2020 MINNESOTA ENERGY CODE / 2018 INTERNATIONAL ENERGY CONSERVATION CODE
1. CLIMATE ZONE: 6A (RAMSEY COUNTY)
2. OPAQUE THERMAL ENVELOPE REQUIREMENTS (C402.1.3)
- ROOF INSULATION ENTIRELY ABOVE DECK: R-30 CI
- WALL ABOVE GRADE (WOOD FRAMED): R-20 + R-3.8CI
- SLAB ON GRADE FLOORS (UNHEATED): R-10 FOR 24" BELOW
- OPAQUE DOORS (SWINGING): U-0.37
- OPAQUE DOORS (ROLL-UP OR SLIDING): U-0.31
3. FENESTRATION REQUIREMENTS (C402.4)
- MAXIMUM AREA: 30% OF WALL AREA - (EAST ELEVATION = 24%)
* FIXED FENESTRATION: U-0.36
* ENTRANCE DOORS: U-0.77
* SHGC: 0.40

SIGNAGE PROPOSED:
PYLON SIGN: AREA = 100 SQ. FT. HEIGHT = 25'-0"
(PYLON SIGN LOCATION INDICATED ON SHEET C200 AND SIGN DETAILS INDICATED ON SHEET A100)

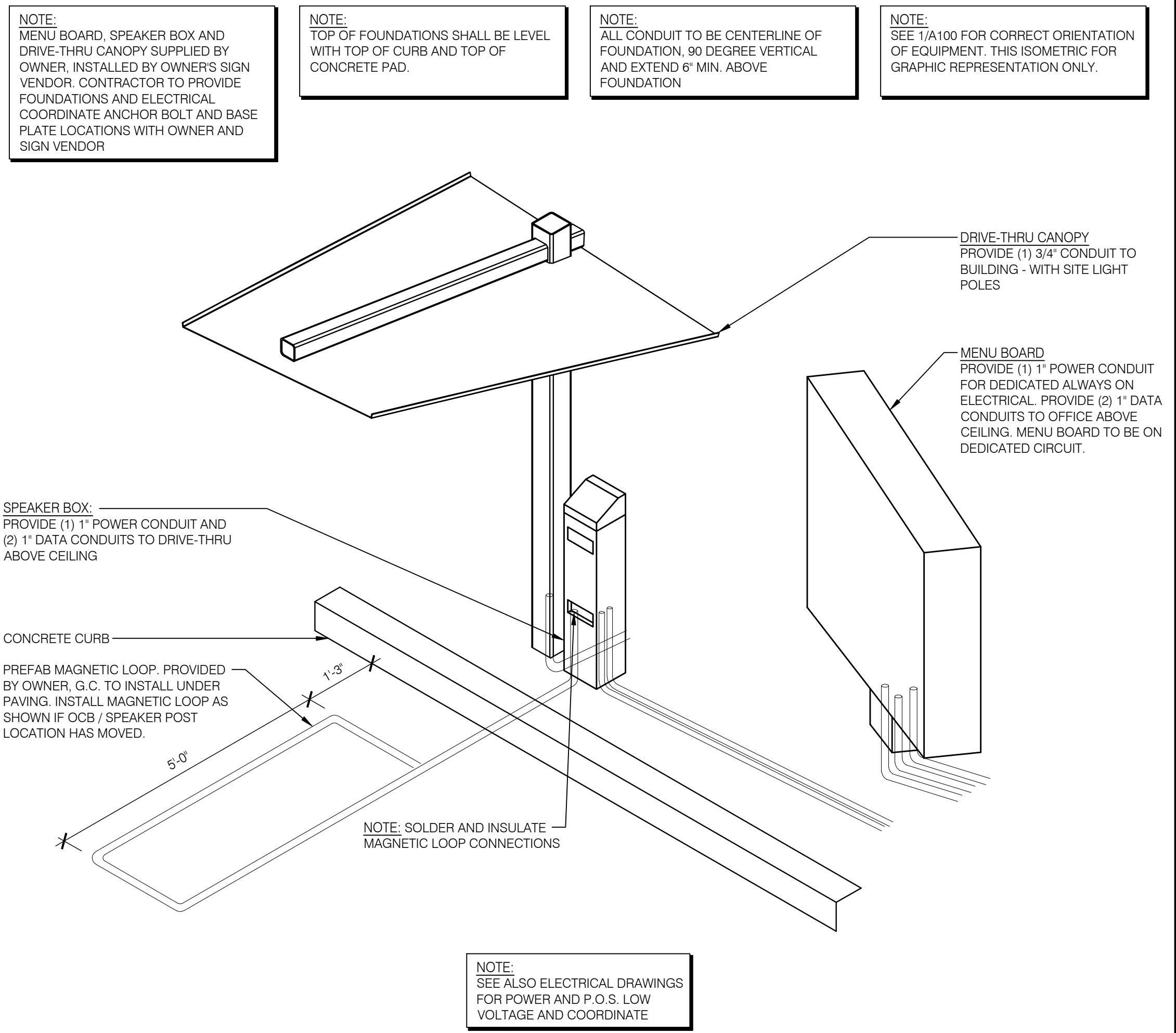
WALL SIGNS:
NORTH ELEVATION: AREA = 18.54 SQ. FT. (1.00% OF BUILDING FACE)
EAST ELEVATION: AREA = 23.43 SQ. FT. (1.26% OF BUILDING FACE)
SOUTH ELEVATION: AREA = 23.43 SQ. FT. (3.24% OF BUILDING FACE)
(WALL SIGN LOCATIONS AND DETAILS INDICATED ON SHEET A300 & A301)

TOTAL SIGN AREA PROPOSED: 165.4 SQ. FT.

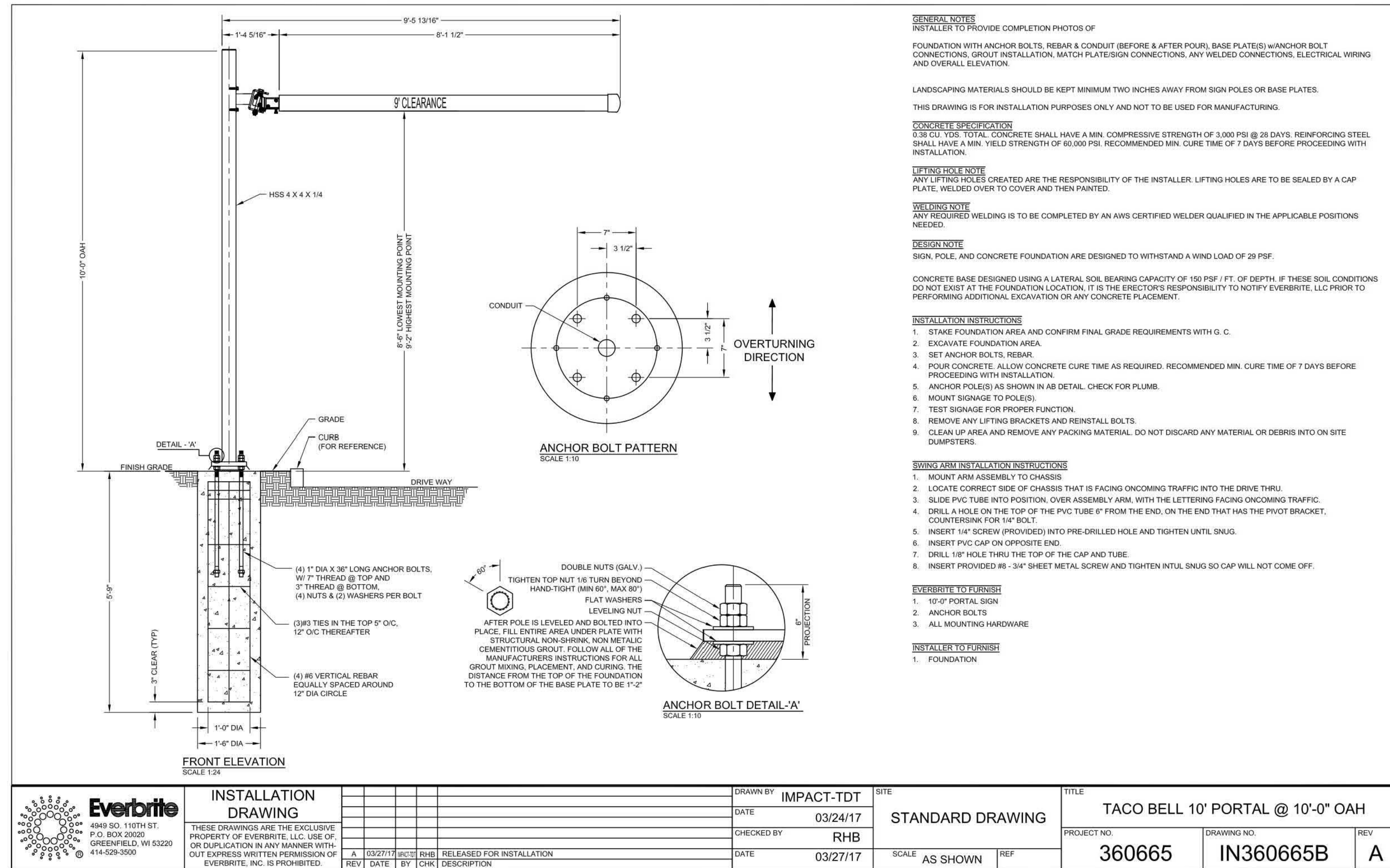




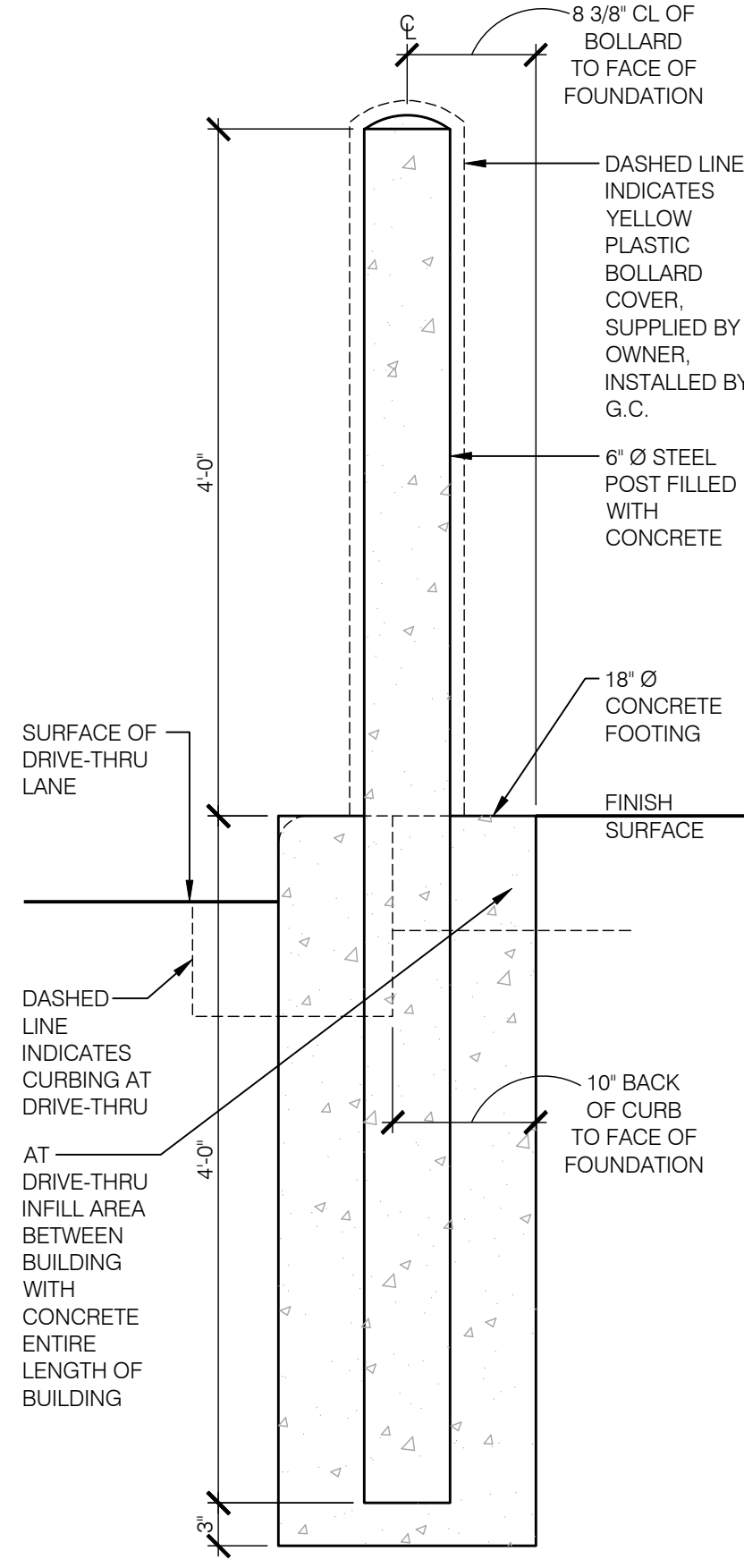
1 N.T.S. DRIVE-THRU CANOPY



2 N.T.S. DRIVE-THRU COMMUNICATIONS ISOMETRIC



3 N.T.S. CLEARANCE BAR (PORTAL)



4 1'-10" BOLLARD DETAIL

5 NOT USED



GENERAL NOTES:

1. THE FOLLOWING CODES WERE USED IN DESIGN:
MINNESOTA BUILDING CODE (2020)
2. STRUCTURAL LOADINGS:
- WIND (3 SECOND GUST):
WIND SPEED: $V_{100} = 115$ MPH
WIND DIRECTION: $V_{100} = 115$ MPH
WIND CATEGORY: $V_{100} = 115$ MPH
WIND BASE SHEAR: $V_b = 400$ LBS (PRE-SELL BOARD)
 $V_b = 700$ LBS (MENU BOARD)
- SEISMIC:
SEISMIC IMPORTANCE FACTOR (I_p): 1.0
SEISMIC RESPONSE ACCELERATIONS (S_a): 0.000g
DESIGN SPECTRAL RESPONSE ACCELERATIONS (S_d): 0.000g
SITE CLASS: D
SEISMIC DESIGN CATEGORY: 1
SEISMIC RESPONSE COEFFICIENT (C_s): 0.008
COMPONENT RESPONSE MODIFICATION FACTOR (R): 3.5
SEISMIC DESIGN FORCE (F_p): 0.00 KIPS (PRE-SELL BOARD)
SEISMIC DESIGN FORCE (F_p): 0.00 KIPS (MENU BOARD)
FROST DEPTH: 3'-0"

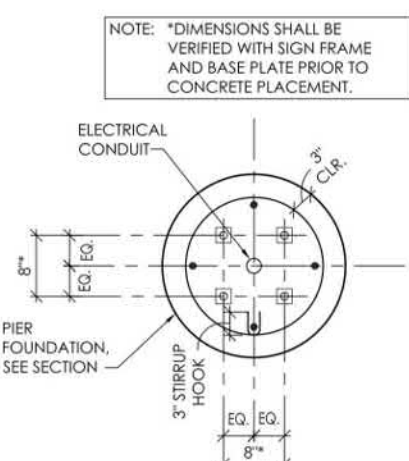
3. ALL FOOTING EXCAVATIONS ARE TO BE CLEAR OF WATER AND FOREIGN MATTER BEFORE PLACING CONCRETE.
4. PRESUMPTIVE MINIMUM ALLOWABLE LATERAL SOIL BEARING PRESSURE (S_u) OF 150 PSF. CONTRACTOR SHALL HIRE A GEOTECHNICAL ENGINEER TO CONFIRM AN ALLOWABLE BEARING PRESSURE (S_u) OF 150 PSF AND SHALL SUBMIT GEOTECHNICAL REPORT TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD. ALLOWABLE BEARING PRESSURE SHALL BE VERIFIED PRIOR TO CONCRETE PLACEMENT.
5. FOUNDATION SHALL NOT BE PLACED ON OR AT THE TOP OF A SLOPE EXCEEDING 3:1 WITHOUT EVALUATION BY A PROFESSIONAL LICENSED IN THAT STATE. DO NOT PLACE FOUNDATION IN FILL MATERIAL.
6. DEPTH OF PIER FOUNDATIONS MAY BE DETERMINED IF NEEDED TO OBTAIN LOCAL FROST DEPTHS ELEVATIONS OR IF REQUIRED DUE TO POOR SOIL CONDITIONS. VERIFY FROST DEPTH ELEVATIONS WITH LOCAL CODE OFFICIAL.
7. ELECTRICAL CONTRACTOR TO PROVIDE INFORMATION ON CONDUIT AND ELECTRICAL REQUIREMENTS AND CONTRACTOR INSTALLER SHALL COORDINATE PLACEMENT TO MAINTAIN 2" CLEAR TO ANCHOR BOLTS.
8. COORDINATE LOCATIONS OF SIGNS AND FOUNDATIONS WITH SITE PLAN.
9. CONTRACTOR SHALL CUT EXCESS SONOTUBE FROM AROUND THE PERIMETER OF THE PIER FOUNDATION AFTER PLACEMENT OF BOARD (PRIOR TO LEAVING SITE).
10. CONTRACTOR SHALL NOT DEVIATE FROM STRUCTURAL DRAWING WITHOUT PRIOR WRITTEN CONSENT AND INSTRUCTIONS REGARDING ANY CHANGE TO THE CONTRACT DRAWINGS. ANY DEVIATION FROM THE DESIGN OR FROM ANY PART OF THE DRAWING WITHOUT PRIOR WRITTEN CONSENT OF THIS ENGINEER SHALL VOID ALL LIABILITY ASSOCIATED WITH THIS WORK.
11. SPECIAL INSPECTIONS ARE NOT REQUIRED FOR THESE SIGN FOUNDATIONS.

CONCRETE NOTES:

1. ALL FOOTINGS SHALL BEAR ON FIRM UNDISTURBED RESIDUAL SOIL AND/OR ENGINEERED FILL FILL COMPACTED TO 95% OF ITS MAXIMUM DRY DENSITY AS PER ASTM D1557 (STANDARD PROCTOR) UNLESS NOTED OTHERWISE. A LICENSED GEOTECHNICAL ENGINEER SHALL CONFIRM SOIL CAPACITY PRIOR TO CONCRETE PLACEMENT.
2. ALL PIERS TO EXTEND TO FROST DEPTH AS DETERMINED BY LOCAL JURISDICTION. VERIFY WITH LOCAL BUILDING OFFICIAL.
3. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE.
4. ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 301 "STRUCTURAL CONCRETE FOR BUILDINGS" AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."
5. ALL CAST-IN-PLACE CONCRETE SHALL ATTAIN AN ULTIMATE COMPRESSIVE STRENGTH (f'_c) OF 3000 PSF AT AN AGE OF 28 DAYS UNLESS OTHERWISE NOTED.
6. ALL REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60 DEFORMED BARS, UNLESS OTHERWISE NOTED.
7. CONCRETE PROTECTION FOR REINFORCING AS WELL AS PLACING AND FABRICATION OF REINFORCING SHALL BE IN ACCORDANCE WITH THE "THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS" (ACI 318).
8. ALL CAST-IN-PLACE CONCRETE SHALL BE AIR-ENTRAINED TO 4% (1:10.5), WATER/CEMENT RATIO SHALL NOT EXCEED 0.48.
9. THE MINIMUM CONCRETE COVER FOR THE PROTECTION OF REINFORCEMENT SHALL BE AS NOTED.
10. BEFORE PLACING CONCRETE, ALL EMBEDDED ITEMS SHALL BE PROPERLY PLACED, ACCURATELY POSITIONED, AND MAINTAINED SECURELY IN PLACE. NO "WET SETTING" IS ALLOWED.
11. AGGREGATES IN NORMAL WEIGHT CONCRETE SHALL CONFORM TO ASTM C-33 (HARD ROCK).
12. PORTLAND CEMENT SHALL BE TYPE II FOR ALL CONCRETE CONFORMING TO ASTM C150, LOW ALKALI.
13. FLY ASH OR OTHER POZZOLANS CONFORMING TO ASTM C618 CLASS N OR F MAY BE USED AS A PARTIAL SUBSTITUTION FOR PORTLAND CEMENT UP TO A MAXIMUM OF 20% TOTAL. CHARTERED MATERIALS BE WEIGH IF THE MIX DESIGN IS PROPORTIONED PER ACI 318, SECTION 5.3. CONTRACTOR SHALL FORWARD DESIGN MIX TO ARCHITECT AND STRUCTURAL ENGINEER OF RECORD.
14. CONCRETE MIXING OPERATIONS, ETC. SHALL CONFORM TO ASTM C74.
15. DO NOT USE ANY CONCRETE OR GROUT CONTAINING CHLORIDES. WATER USED IN MIX SHALL BE CLEAN AND POTABLE.

ANCHOR BOLT, NUT AND WASHER NOTES:

1. TOP OF PIERS SHALL BE SLOPED SUCH THAT MOISTURE CANNOT ACCUMULATE ON TOP OF FOUNDATION.
2. USE F1554 GRADE 36 BOLTS MINIMUM.
3. USE HOT-DIP GALVANIZED BOLTS IN ACCORDANCE WITH ASTM A-123.
4. ANCHOR BOLTS TO BE SET IN ACCORDANCE WITH ABC CODE OF STANDARD PRACTICE.
5. ANCHOR BOLTS, NUTS AND WASHERS SHALL BE SHIPPED AS AN ASSEMBLY FROM THE SIGNLIGHTING MANUFACTURER.
6. DO NOT CUT ANCHOR BOLTS AFTER INSTALLATION OF FRAME.



TYPICAL ANCHOR BOLT PATTERN

1" = 1'-0"

NOTE: COORDINATE CONDUIT PLACEMENT WITH SIGN MANUFACTURER PRIOR TO CONCRETE PLACEMENT.

(4) 3/4" DIA. SLOTS ON AN 11 1/2" PATTERN (COORD. W/ SIGN PROVIDER)

COORD. HOLE IN BASE PLATE W/ ELECT. CONDUITS (COORD. W/ SIGN PROVIDER)

1/2" THICK STEEL BASE PLATE PER MANUF.

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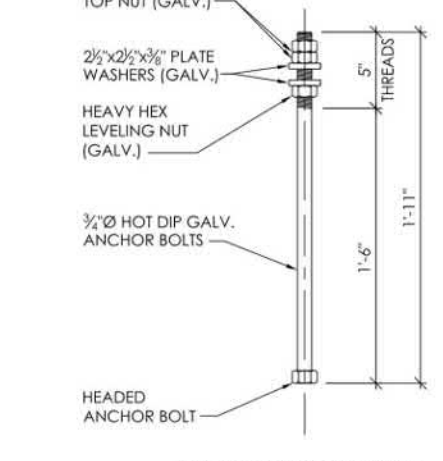
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TYPICAL CONNECTION DETAIL

1" = 1'-0"

NOTE: THE DISTANCE FROM THE TOP OF THE FOUNDATION TO THE BOTTOM OF THE BASE PLATE SHALL BE NO GREATER THAN 2".

DOUBLE NUTS (GALV.)

TIGHTEN TOP NUT & TURN BEYOND HAND TIGHT (TURN OF NUT METHOD) (MIN 60" MAX 80")

FLAT WASHERS

LEVELING NUT

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TYPICAL BASE PLATE DETAIL

1" = 1'-0"

NOTE: COORDINATE CONDUIT PLACEMENT WITH SIGN MANUFACTURER PRIOR TO CONCRETE PLACEMENT.

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2371 MCKNIGHT ROAD N
NORTH ST. PAUL, MN 55109

Owner:
MARVIN DEVELOPMENT V, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelikson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,701 S.F.

PROJECT NO.: TB22-16

DRAWN BY: KDI

CHECKED BY: GGD

ISSUES AND REVISIONS:

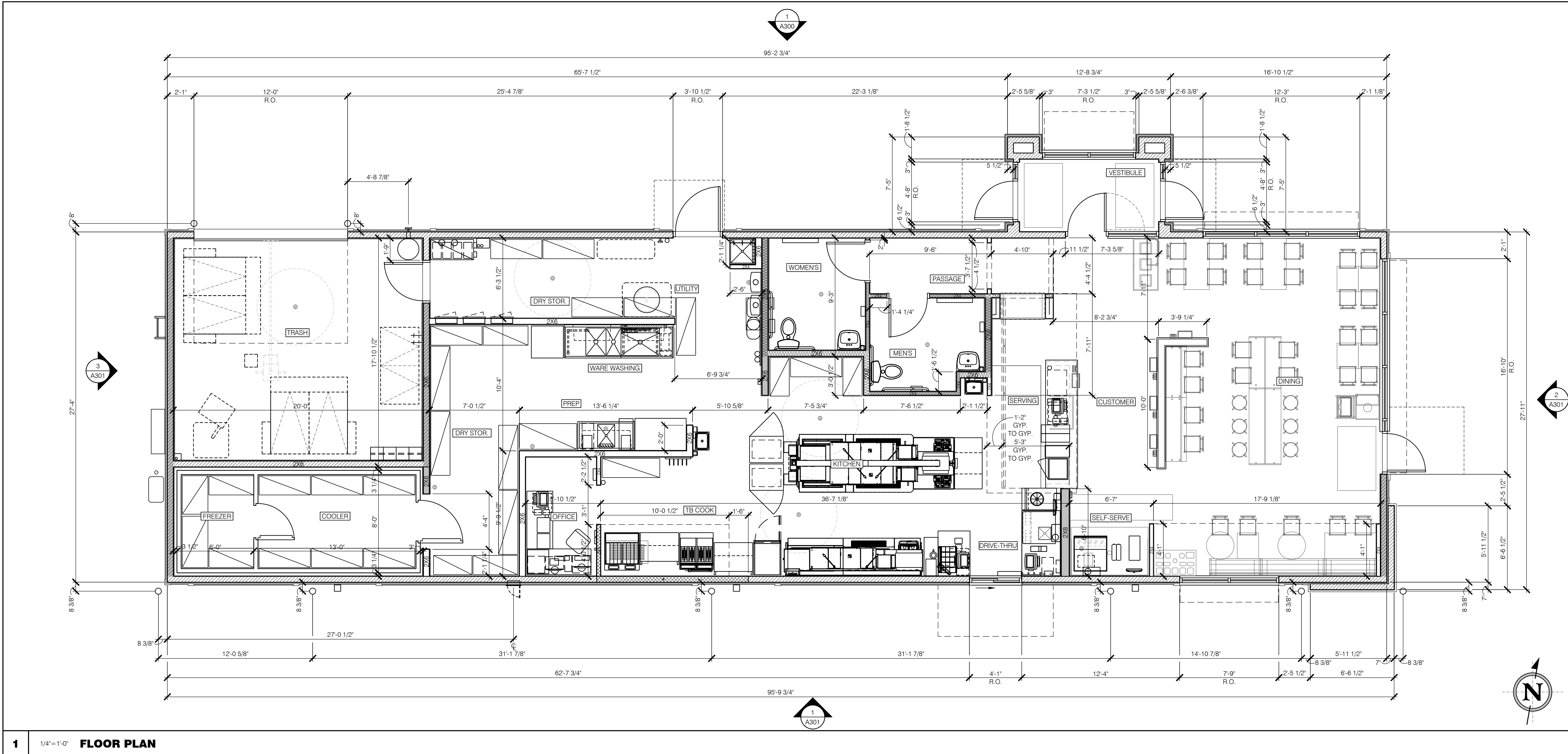
SITE PLAN REVIEW: 09.21.2023

**PRELIMINARY -
NOT FOR
CONSTRUCTION**

**FLOOR
PLAN**

A200

TACO BELL - NORTH ST. PAUL, MN



1 1/4"=1'-0" **FLOOR PLAN**

WALL LEGEND

TYPICAL EXTERIOR WALL: 2X6 WD. STUDS AT 16" O.C. WITH SHEATHING AS SCHEDULED (SEE STRUCTURAL DRAWINGS) AND R-21 FIBERGLASS BATT INSULATION U.N.O. FULLERTON SHALL PROVIDE EXTERIOR AIR BARRIER.

TYPICAL INTERIOR WALL: 2X4 WD. STUDS AT 16" O.C. (2X6 OR 2X8 WHERE NOTED).

INTERIOR SOUND-RATED WALL: TYPICAL INTERIOR WALL WITH 3 1/2" OR 5 1/2" UNFACED FIBERGLASS BATT INSULATION.

HOOD WALL: TYPICAL EXTERIOR WALL WITH METAL STUDS, 1/2" CEMENT WALL BOARD AND 20 GA. S.S. PANEL BEHIND HOOD.

SHEAR WALL: (SHOWN SHADED- VERIFY LOCATIONS WITH FULLERTON PLANS) PLYWOOD SHEAR WALL SHEATHING FROM SILL PLATE TO TOP PLATE PER FULLERTON PLANS. INSTALL SECOND LAYER OF SHEATHING PER WALL SUBSTRATE OUTLINE BELOW AS REQUIRED TO ACCOMMODATE FINISHES SCHEDULED. (WHERE WALL FACE EXTENDS BEYOND SHEAR WALL- EXTEND SECOND LAYER OF SHEATHING SO FINISHES RUN CONTINUOUS.

WALL SUBSTRATES: SEE FULLERTON BUILDING SYSTEMS FOR ADDITIONAL INFORMATION

- DINING ROOM:

1/2" GYPSUM WALLBOARD FROM TOP OF SLAB TO 6" ABOVE CEILING HEIGHT U.N.O. SEE 17 & 19/A503. (NOTE: 1/2" CEMENT BOARD IS TO BE SUBSTITUTED FOR GYPSUM WALLBOARD FOR THE FIRST 5' A.F.F. FOR BASE TILE APPLICATION. (SEE ELEVATION DRAWING SHEET A600 FOR LOCATIONS)

- KITCHEN, OFFICE & WALK-IN COOLER/FREEZER WALLS:

1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO 12" A.F.F. SEE 20/A503. 1/2" CDX PLYWOOD WITH F.R.P. SURFACE FINISH FROM 12" A.F.F. TO 6" ABOVE CEILING HEIGHT U.N.O. 1/2" CEMENT WALLBOARD FULL HEIGHT ON METAL STUD WALLS AT HOOD WITH STAINLESS STEEL WALL PANEL LOCATIONS. SEE HOOD WALL LEGEND ABOVE.

- RESTROOM WALLS:

1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO TOP OF CERAMIC WALL TILE FINISH, WITH 1/2" HI-IMPACT BRAND XP WALLBOARD, TYPE X CORE FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. (SEE SHEET A201 FOR HEIGHTS AND LOCATIONS) NO SUBSTITUTIONS ALLOWED. FINISH AS SCHEDULED. SEE 18/A503.

- TRASH ROOM WALLS:

1/2" PLYWOOD FROM FINISHED FLOOR TO 6'-0" A.F.F. THEN 1/2" GYPSUM WALLBOARD FROM PLYWOOD TO CEILING. ALL WALLS TO RECEIVE WHITE F.R.P. FROM FINISHED FLOOR TO 3'-0" A.F.F. WITH HORIZONTAL F.R.P. TRIM CAP. (SEE KEYNOTES #38)

- ALL OTHER FRAME WALL CONDITIONS:

1/2" CEMENT WALLBOARD FROM TOP OF SLAB TO HEIGHT OF CERAMIC TILE FINISH, WITH 1/2" GYPSUM WALLBOARD FROM TOP OF CEMENT BOARD TO 6" ABOVE CEILING HEIGHT U.N.O. FINISH AS SCHEDULED.

***** NO SUBSTITUTIONS PERMITTED FOR CEMENT WALLBOARD *****

WALL LEGEND

DIMENSIONS:

- ALL DIMENSIONS ARE TO FACE OF STUD U.N.O. REFER TO FOUNDATION PLAN FOR FACE OF CONCRETE DIMENSIONS.
- DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MINIMUM REQUIRED NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES WITH VENDOR PRIOR TO INTERIOR WALL FRAMING.

WINDOWS / DOORS:

- SEE SHEET A600 FOR WINDOW TYPES AND DOOR SCHEDULE.
- ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENINGS.

FINISH SUBSTRATES:

- PROVIDE 1/2" THICK CEMENT WALL BOARD. FROM FLOOR SLAB TO 5' OR 12" A.F.F. MINIMUM (SEE WALL LEGEND) IN LIEU OF GYPSUM WALLBOARD AT WALLS EXCEPT SHEARWALL SURFACES. U.N.O.
- ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
- ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.N.O.

DECOR:

- SEE A203 FOR FLOOR FINISHES.
- SEE A204 FOR CEILING FINISHES.
- SEE A205 FOR SEATING PLAN AND DETAILS.
- SEE A600, A601 AND A602 FOR WALL FINISHES.

GENERAL:

- FULLERTON BUILDING SYSTEMS TO ENSURE THAT ALL NAIL / SCREW FASTENING POINTS ARE CLIPPED OFF / REMOVED WITHIN WALL CAVITY PRIOR TO INSTALL OF WALL INSUL AND VAPOR BARRIER. G.C. TO COORDINATE.
- FULLERTON BUILDING SYSTEMS TO ENSURE ALL "L" ROOF TRUSS CLIPS AND FASTENERS ARE INSTALLED CORRECTLY WITHIN THEIR RESPECTIVE CLIP SLOTS. G.C. TO COORDINATE. G.C. TO PROVIDE UNFACED FIBERGLASS BATT INSULATION R-21 WITH POLY VAPOR BARRIER AT EXTERIOR WALL STUD CAVITY. TAPE AND SEAL ALL VAPOR BARRIER SEAMS. OWNER TO PROVIDE THREE FIRE EXTINGUISHERS - (2) 10 LB. ABC AND (1) K CLASS - TO COMPLY WITH LOCAL FIRE CODE. LOCATE PER DIRECTION OF FIRE MARSHALL OR LOCAL AUTHORIZING AGENT.
- THESE DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.
- ALL ATTACHMENTS MADE THROUGH WALLS SHALL BE SLEEVED OR GROMMET SET IN SEALANT TO PREVENT DAMAGE TO THE FINISH.
- ALL PENETRATIONS THROUGH WALLS & CEILINGS SHALL BE SEALED USING MFPS. APPROVED METHOD.
- ALL WALL AND CEILING PENETRATIONS IN TRASH ROOM TO BE SEALED WITH A FIRE RATED SEALANT.
- PAIN ALL EXTERIOR EXPOSED PIPING TO MATCH ADJACENT WALL.
- PROVIDE 3" RIGID INSULATION R-15 WITH 1/2" BLDRITE PROTECTION BOARD ON EXTERIOR FACE OF RIGID INSULATION ON THE FOUNDATION, FROM TOP OF FOOTING TO TOP OF FOUNDATION CONTINUOUSLY AROUND PERIMETER OF FOUNDATION.

FLOOR PLAN NOTES

1 STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXTERIOR WALL STUDS).

2 6" STUD INTERIOR WALL, FINISHED PER WALL LEGEND.

3 ELECTRICAL MAIN SWITCH BOARD. REFER TO ELECTRICAL DRAWINGS.

4 HOOD WALL. SEE WALL LEGEND.

5 ALUMINUM ROOF LADDER AND SECURITY GATE. SEE DETAILS 9, 19 AND 20/A500.

6 INSTALL OWNER SUPPLIED CO2 FILL BOX. SEE EXTERIOR ELEVATIONS 1/A300 AND DETAIL 4/A502. COORDINATE LOCATION WITH OWNER.

7 ALUMINUM THRESHOLD. SEE DETAIL 1 AND 8/A501.

8 MOP SINK. REFER TO SHEET A202 AND A205.

9 PROVIDE STEEL PIPE BOLLARD AND INSTALL OWNER SUPPLIED YELLOW PROTECTIVE COVER. SEE CIVIL DRAWINGS. SEE DETAILS 4/A101.

10 INSTALL OWNER SUPPLIED S.S. CORNER GUARD / WALL CAP. TYP. ALL CORNERS IN BACK OF HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 11/A503.

11 ELECTRICAL PANELS RECESSED IN WALL. SEE ELECTRICAL DRAWINGS.

12 SHEAR WALL LOCATION. SEE DETAILS 7 & 8/A503.

13 PROVIDE 6" DIA. PVC CHASE THRU CEILING FOR SYRUP LINES. SEE DETAIL 2/A504.

14 INSTALL OWNER SUPPLIED WALL MOUNTED WATER HEATER. CONTRACTOR TO PROVIDE REQUIRED FLUE VENTING.

15 PROVIDE DOOR SWEEPS AT ALL EXTERIOR DOORS. SEE SHEET A500.

16 KEEP CLEAR FOR UTILITIES AND SYRUP LINES. SEE DETAIL 3/A504.

17 PROVIDE 6" DIA. PVC STUB THROUGH CEILING. SEE DETAILS 2, 3 & 6/A504. COORDINATE LOCATION WITH OWNER.

18 DASHED LINE INDICATES CONCRETE STOOP. SEE STRUCTURAL DRAWINGS.

19 WALL / BASE DETAIL AT HOOD WALL. SEE 9/A503.

20 WALL / BASE DETAIL AT TOILET ROOM WALLS. SEE 18/A503.

21 METAL STUDS AT WIDTH OF KITCHEN HOOD - EXTEND 1'-6" MIN. BEYOND EDGE OF HOOD.

22 INSULATE TRASH ROOM WALLS AND CEILING.

23 THRU WALL ROOF SCUPPER AND DOWNSPOUT.

24 3'-4"x7'-0" FINISHED OPENING. G.C. TO INSTALL OWNER SUPPLIED STAINLESS STEEL WRAP AT JAMBS AND HEAD.

25 PROVIDE GREASE INTERCEPTOR. COVER PLATE TO BE FLUSH WITH FLOOR FINISH. SEE CIVIL AND PLUMBING DRAWINGS.

FLOOR PLAN KEY NOTES

26 WATER METER LOCATION. LOCATE AS TIGHT AS POSSIBLE TO EXTERIOR WALL.

27 PARTIAL HEIGHT WALLS. SEE 5/A502 AND ELEVATIONS ON A600 FOR HEIGHT. PROVIDE 1/2" GYP. BD. SHEATHING AT ALL SURFACES AT CUBBY FIXTURE OPENING. FINAL COORDINATE FINISHED OPENING WITH DECOR VENDOR.

28 INSTALL OWNER SUPPLIED WINDOW SHADES AT LOCATIONS AND QUANTITIES VERIFIED THROUGH OWNER. WINDOW SHADES TO BE: MANUFACTURER: ROLL-A-SHADE, PHONE: 1.888.245.5077. MODEL: LEGACY SYSTEMS, MANUAL OPERATION. MATERIAL: MERMET KOOL BLACK, 5" OPENESS. COLOR: T.B.D. (BY OWNER). BRACKETS AND BOTTOM RAIL TO BE POWDERED COATED BLACK CLUTCHES TO BE BLACK WITH STAINLESS STEEL CHAIN AND BLACK CHILD SAFETY TENSION DEVICE. VERIFY WINDOW DIMENSIONS.

29 PROVIDE NO SMOKING SIGNAGE ON ENTRY DOORS.

30 PROVIDE 8" H. WHITE VINYL ADDRESS NUMBERS ON WINDOW AT TOP. SEE 1/A300.

31 PULL STATION FOR HOOD FIRE SUPPRESSION SYSTEM.

32 GAS METER.

33 G.C. TO PROVIDE FIRE DEPARTMENT KNOX LOCK BOX. COORDINATE FINAL LOCATION WITH L.A.H.J.

34 PROVIDE STEEL PLATE JAMBS AND HEAD AT OVERHEAD DOOR. EPOXY PAINT. SEE 2/A402.

35 O.H. DOOR AS SCHEDULED.

36 HOT AND COLD WATER HOSE BIB. SEE PLUMBING DRAWINGS.

37 PROVIDE 1/2" PLYWOOD AND WHITE FRP WALL FINISH WITH TRIM FROM FINISHED FLOOR TO PLYWOOD BUMP RAIL. PAINT WALL AND BUMP RAILS ABOVE. SEE 14/A600.

38 PROVIDE TREATED 3/4" PLYWOOD BUMP RAIL. SEE 14/A600.

39 RECYCLE AND TRASH CONTAINERS PROVIDED BY OWNER.

40 PROVIDE OVERHEAD CEILING MOUNTED GAS FIRED UNIT HEATER. SEE MECHANICAL, ELECTRICAL AND PLUMBING DRAWINGS.

41 SERVICE COUNTER PROVIDED BY OWNERS DECOR VENDOR.

42 WATER CONDITIONING SYSTEM. SUPPLIED BY OWNER, INSTALLED BY CONTRACTOR. SEE EQUIPMENT PLAN AND SCHEDULE.

43 NOT USED.

44 NOT USED.

45 PROVIDE THRU WALL FRESH AIR IN-TAKE LOUVER AND SCREEN WITH BACK DRAFT DAMPER. SEE EXTERIOR AND MECHANICAL DRAWINGS.

46 PROVIDE THRU CEILING / ROOF EXHAUST FAN. FAN CONTROLLED BY WALL SWITCH. SEE ROOF, REFLECTED CEILING, ELEC. AND MECH. DWGS. COORDINATE LOCATION.

47 AUTOMATIC GARAGE DOOR OPENER MOUNTED TO CEILING AS SCHEDULED. SEE ALSO ELECTRICAL DRAWINGS.

48 IF GAS SHUT OFF REQUIRED BY LOCAL INSPECTOR TO BE INTERIOR OF BUILDING (VERIFY): PROVIDE PROTECTIVE PIPE GUARD OR SHEET ROCK ENCLOSURE WITH ACCESS PANEL TO GAS SHUT OFF FROM B.O. GAS PIPE TO CEILING AS REQUIRED.

49 GREASE COLLECTION SYSTEM TANK. PROVIDED AND INSTALLED BY OWNER.

50 PARTIAL HEIGHT WALL. SEE DETAILS FOR ADDITIONAL INFORMATION.

51 INSTALL VAPOR BARRIER ON FACE OF EXTERIOR 2X6 WALL STUDS TYP. FULL HEIGHT. INSTALL INTERIOR 2X4 WALL OVER VAPOR BARRIER TO BOTTOM OF SOFFIT FRAMING.

52 6'-0" DIAMETER SLOPED FLOOR TO DRAIN. SEE A203 FLOOR FINISH PLAN.

53 DASHED LINE DENOTES METAL CANOPY ABOVE WITH LIGHTS.

54 PROPOSED LOCATION OF 'ABC' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.

55 PROPOSED LOCATION OF 'K' CLASS FIRE EXTINGUISHER. (PROVIDED BY OWNER, INSTALLED BY G.C.) COORDINATE FINAL LOCATION WITH LOCAL INSPECTOR PRIOR TO INSTALL.

56 DASHED LINES DENOTE GYPSUM BOARD CEILING OR BULKHEAD ABOVE. SEE REFLECTED CEILING PLAN A204.

57 OWNER SUPPLIED EASIWASH EQUIPMENT. INSTALL BY G.C.

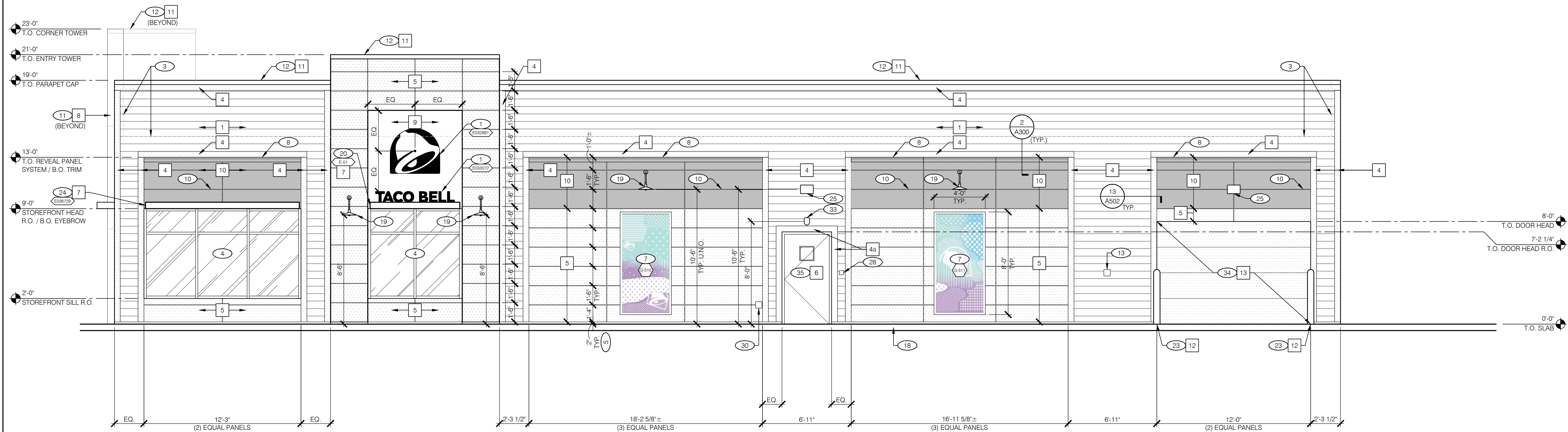
58 INSTALL OWNER SUPPLIED EASIWASH (EQUIP. #B-500) REMOTE VALVE & CONTROL STAINLESS STEEL ENCLOSURE. SEAL WALL PENETRATION AIR & WEATHER TIGHT. FINAL COORDINATE LOCATION WITH OWNER. G.C. TO PROVIDE PVC SLEEVE IN OFFICE WALL FRAMING.

59 DASHED LINE DENOTES METAL CANOPY ABOVE.

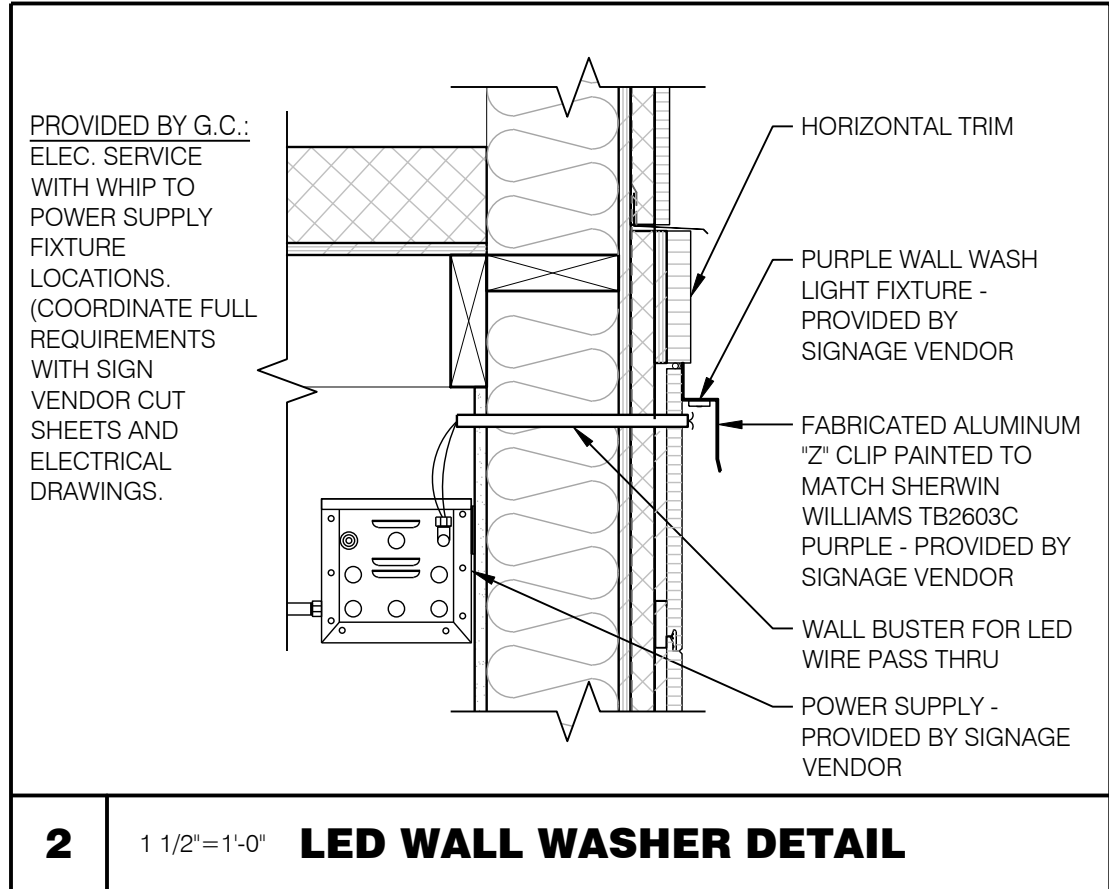
60 PLUMBING WALL AT SHEAR WALL. NOTE: INSTALL SHEAR WALL WITH REQUIRED SHEATHING EACH SIDE FIRST. THEN INSTALL PLUMBING WALL STUDS AND SHEATHING PER WALL LEGEND ON A200 AFTER SHEAR WALL SHEATHING INSPECTION.



2371 MCKNIGHT ROAD N
NORTH ST. PAUL, MN 55109



1 1/4"=1'-0" NORTH ELEVATION



2 1 1/2"=1'-0" LED WALL WASHER DETAIL

QTY.	ITEM (ART FAMILY "B")
2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
2	CAMO PATTERN - PURPLE - EXPRESSION PANEL
1	CAMO PATTERN - PURPLE - EXPRESSION PANEL
NOTE: 4'-0"W. X 8'-0"H. PANEL SIZE SHOWN ON ELEVATIONS	
EXTERIOR ARTWORK SCHEDULE	

MISCELLANEOUS: 1. SEE SHEET A000 "WINDOW TYPES" FOR WINDOW ELEVATIONS.
SEALERS (REFER TO SPECIFICATIONS): 1. SEALANT AT ALL WALL AND ROOF PENETRATIONS. 2. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS. 3. APPLY NEOPRENE GASKET (CONTINUOUS) BETWEEN BUILDING AND CANOPY.
'CRITICAL' DIMENSIONS: 1. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE / BUILDING ELEMENTS DIMENSIONS.
PAINTING: 1. APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION. PRIMER: 1 COAT SW A24W8300 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE. A-100 EXTERIOR LATEX SATIN.
NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.
GENERAL NOTES

QTY	ITEM DESCRIPTION	ELEC.
1	DRIVE-THRU AWNING 9'-0" X 4'-0" BLACK	X
1	FRONT EYEBROW (WINDOW) 16'-7"L. X 6'H. X 1'-4"D. BLACK	X
1	D.T. EYEBROW (WINDOW) 7'-8"L. X 6'H. X 1'-4"D. BLACK	
1	SIDE EYEBROW (WINDOW) 12'-0"L. X 6'H. X 1'-4"D. BLACK	
1	VESTIBULE AWNING 7'-0"L. X 6'H. X 3'-0"D. BLACK (CUSTOM)	
9	PURPLE ACCENT WALL WASH LIGHT FIXTURE. LENGTH AS REQUIRED AT PURPLE ACCENT WALLS. PROVIDED AND INSTALLED BY SIGN VENDOR.	
CANOPY AND BUILDING ACCENT SCHEDULE		

QTY	ITEM DESCRIPTION	ELEC.
1	TACO BELL PYLON / BREAKFAST SIGN 7'-11"W. X 13'-4"H. SIGN FACE - T.O. SIGN AT 25'-0" ABOVE GRADE (100 S.F.)	X
3	42" SWINGING BELL PURPLE LOGO - FACE LIT (13.53 S.F.)	X
1	10" WHITE CHANNEL LETTERS - AWNING MOUNTED (5.01 S.F.)	X
2	14" WHITE CHANNEL LETTERS - WALL MOUNTED (9.9 S.F.)	X
NOTE: SIGNAGE UNDER SEPARATE PERMIT		
SIGN SCHEDULE		

Owner:
MARVIN DEVELOPMENT V, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,701 S.F.

PROJECT NO.: TB22-16

DRAWN BY: KDI

CHECKED BY: GGD

ISSUES AND REVISIONS:

SITE PLAN REVIEW: 09.21.2023

SYMBOL	AREA	MANUFACTURER	COLOR	CONTACT INFORMATION
1	SIDING	JAMES HARDIE	PLANK LAP SIDING - PRIMED FOR PAINT COLLECTION; 144"L. X 8.25"W. - 7" EXPOSURE. PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
2	SCUPPERS	-	PRE-FINISHED - BLACK, SEMI-GLOSS	-
3	DOWNSPOUTS	-	PRE-FINISHED - BLACK, SEMI-GLOSS	-
4	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" X 5.5" - PAINT CYBERSPACE (SW7076) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
4a	HARDIE TRIM	JAMES HARDIE	HARDIE TRIM 5/4 SMOOTH 1" X 5.5" - PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
5	REVEAL PANEL	NICHIHA	ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT CYBERSPACE (SW7076) SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
6	HOLLOW METAL DOOR / ELECTRICAL EQUIPMENT	-	PAINT WORLDLY GRAY (SW7043) SEMI-GLOSS	-
7	AWNINGS	SIGNAGE VENDOR	BLACK BY SIGNAGE VENDOR	-
8	CORNER TOWER	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
9	RECESS OF SIDE ENTRY PORTAL	WESTERN STATE	T-GROOVE 24 GA. PAINTED 18" PANEL - WEATHERED RUSTIC	SEE SHEET A001 FOR CONTACT INFORMATION
10	REVEAL PANEL	NICHIHA	ILLUMINATION DESIGNER SERIES; 17 7/8"H. X 71 9/16"L. (CUT TO PLAN DIMENSIONS) FACTORY PRIMED. PAINT SW PURPLE TB2603C SEMI-GLOSS	SEE SHEET A001 FOR CONTACT INFORMATION
11	METAL PARAPET CAP	-	24 GA. GALVANIZED - CYBERSPACE (SW7076) KYNAR 500 COATING	-
12	PIPE BOLLARDS	STREET SMART	YELLOW - 1/4" THICK PLASTIC COVER (US.POSTMAN.COM) OR EQUAL	COVER PROVIDED BY OWNER, INSTALLED BY G.C.
13	OVERHEAD DOOR	-	PRE-FINISHED (COLOR TO MATCH CYBERSPACE (SW7076)) PROVIDE COLOR SAMPLE TO ARCHITECT FOR APPROVAL	-
EXTERIOR FINISH SCHEDULE				

1 BUILDING SIGN, BY VENDOR, REQUIRES ELECTRICAL, SEE ELECTRICAL PLANS.	22 NOT USED.
2 DRIVE-THRU WINDOW. SEE SHEET A000 AND A200.	23 BOLLARD, SEE DETAIL 4/A101.
3 DASHED LINE INDICATES ROOF BEYOND.	24 METAL EYEBROW OVER WINDOWS PROVIDED AND INSTALLED BY SIGN VENDOR.
4 STOREFRONT, TYPICAL.	25 WALL PACK LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
5 HOLD FIBER CEMENT FINISH ABOVE FINISHED GRADE PER MANUFACTURER'S RECOMMENDATIONS. (2" MIN. AT CONCRETE / BITUMINOUS; 6" MIN. AT SOIL / TURF / LANDSCAPING).	26 NOT USED.
6 SWITCH GEAR. PAINT TO MATCH WALL.	27 ADDRESS SIGN. 8" HIGH WHITE VINYL LETTERS APPLIED TO GLASS SURFACE.
7 EXPRESSION PANEL. SUPPLIED BY OWNER, INSTALLED BY G.C.	28 FIRE DEPARTMENT KNOX BOX.
8 PURPLE LED WALL WASH LIGHT FIXTURE FULL WIDTH BETWEEN TRIM BOARDS, AS SHOWN, PROVIDED AND INSTALLED BY SIGNAGE VENDOR.	29 STOREFRONT DOOR. REFER TO DOOR SCHEDULE.
9 ASSUME DRIVE-THRU LANE SURFACE IS 6" BELOW THE FINISH FLOOR. REFER TO GRADING AND SITE PLAN.	30 HOSE BIBB LOCATION. REFER TO PLUMBING AND DETAIL 19/A502.
10 TYPICAL REVEAL LOCATION AS DIMENSIONED. SEE 12/A502.	31 NOT USED.
11 TOWER WITH METAL PANEL FINISH PROVIDED BY FULLERTON.	32 DRIVE-THRU CANOPY BY VENDOR.
12 PREFINISH PARAPET COPING.	33 EMERGENCY LIGHT FIXTURE WITH BATTERY BACK UP, SEE ELECTRICAL DRAWINGS.
13 CO2 FILLER VALVE AND COVER. SEE DETAIL 4/A502 SIMILAR.	34 O.H. DOOR AS SCHEDULED.
14 EASIWASH EXTERIOR ACCESS PANEL. SEAL AIR & WEATHER TIGHT TO WALL WITH SEALANT TO MATCH ADJACENT EXTERIOR WALL FINISH.	35 INSULATED HOLLOW METAL DOOR AND FRAME. PAINT TO MATCH WALL.
15 GAS SERVICE. DO NOT PAINT.	36 ALUMINUM ROOF ACCESS LADDER AND DOOR. (DO NOT PAINT) SEE DETAILS 9, 19 AND 20/A500.
16 WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.	37 12"x12" FRESH AIR INTAKE METAL GRILL. PAINT TO MATCH WALL AND SEAL AIR AND WEATHER TIGHT. VERIFY LOCATION. PAINT TO MATCH WALL.
17 SCUPPER, COLLECTOR, AND OPEN FACE DOWNSPOUT. PROVIDE WITH FACTORY POWDER COAT OR KYNAR 500 PAINT FINISH - COLOR AS SCHEDULED. (BOTTOM OF DOWNSPOUT TO BE 6'-8" ABOVE GRADE) G.C. TO PROVIDE HEAT TAPE FULL LENGTH.	38 OVERFLOW SCUPPER BY G.C. - COLOR TO MATCH ADJACENT SIDING. FULLERTON TO PROVIDE OPENING SIZED PER MICHIGAN STATE PLUMBING CODE AT HEIGHT NOT TO EXCEED MAXIMUM PONDING WATER FOR WHICH THE ROOF STRUCTURE WAS DESIGNED FOR BY CODE.
18 CONCRETE CURB.	
19 SCENCE LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.	
20 METAL AWNING OVER VESTIBULE WINDOW PROVIDED AND INSTALLED BY SIGN VENDOR.	
21 NOT USED.	
EXTERIOR ELEVATION KEY NOTES	

PRELIMINARY -
NOT FOR
CONSTRUCTION

EXTERIOR
ELEVATIONS

A300

TACO BELL - NORTH ST. PAUL, MN



2371 MCKNIGHT ROAD N
NORTH ST. PAUL, MN 55109

Owner:
MARVIN DEVELOPMENT V, LLC
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Tenant:
BORDER FOODS
5425 BOONE AVE. N
NEW HOPE, MINNESOTA 55428

Contact: Zach Zelickson
Phone: 763-489-2968

ENDEAVOR
40 SEATS / 2,701 S.F.

PROJECT NO.: TB22-16

DRAWN BY: KDI

CHECKED BY: GGD

ISSUES AND REVISIONS:

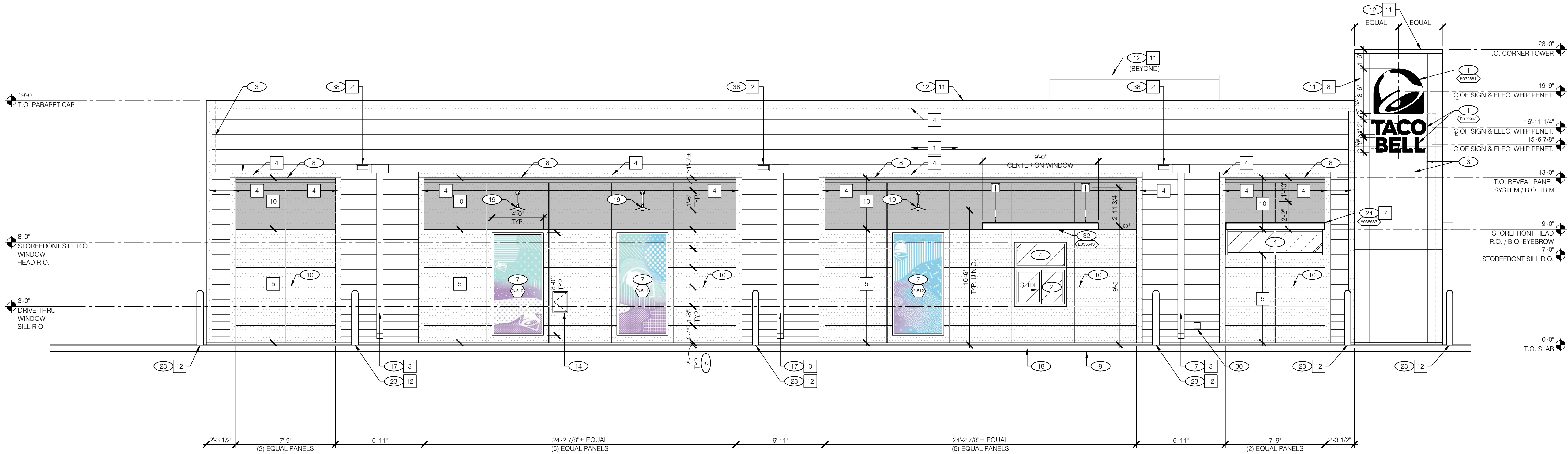
SITE PLAN REVIEW: 09.21.2023

PRELIMINARY -
NOT FOR
CONSTRUCTION

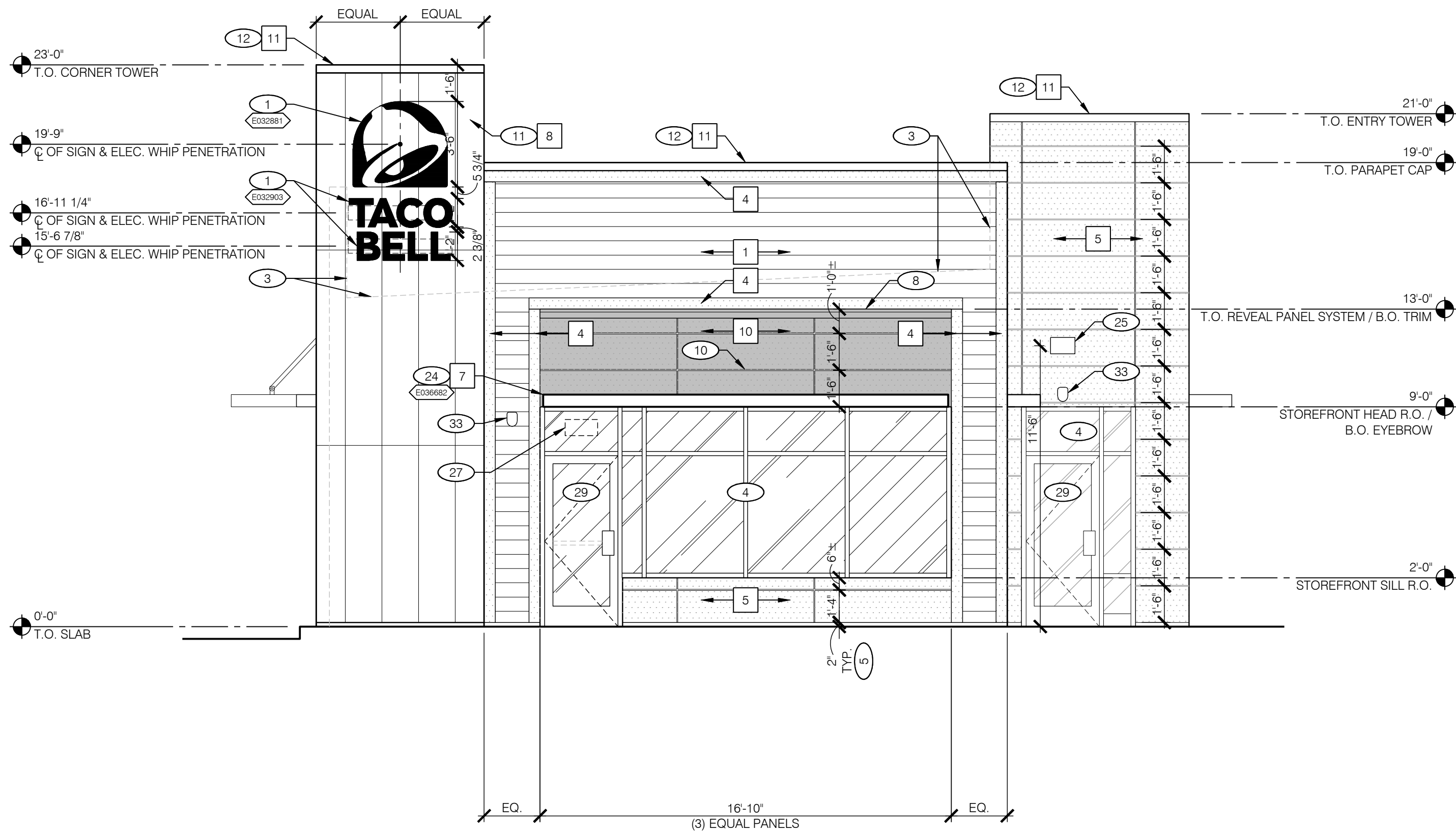
EXTERIOR
ELEVATIONS

A301

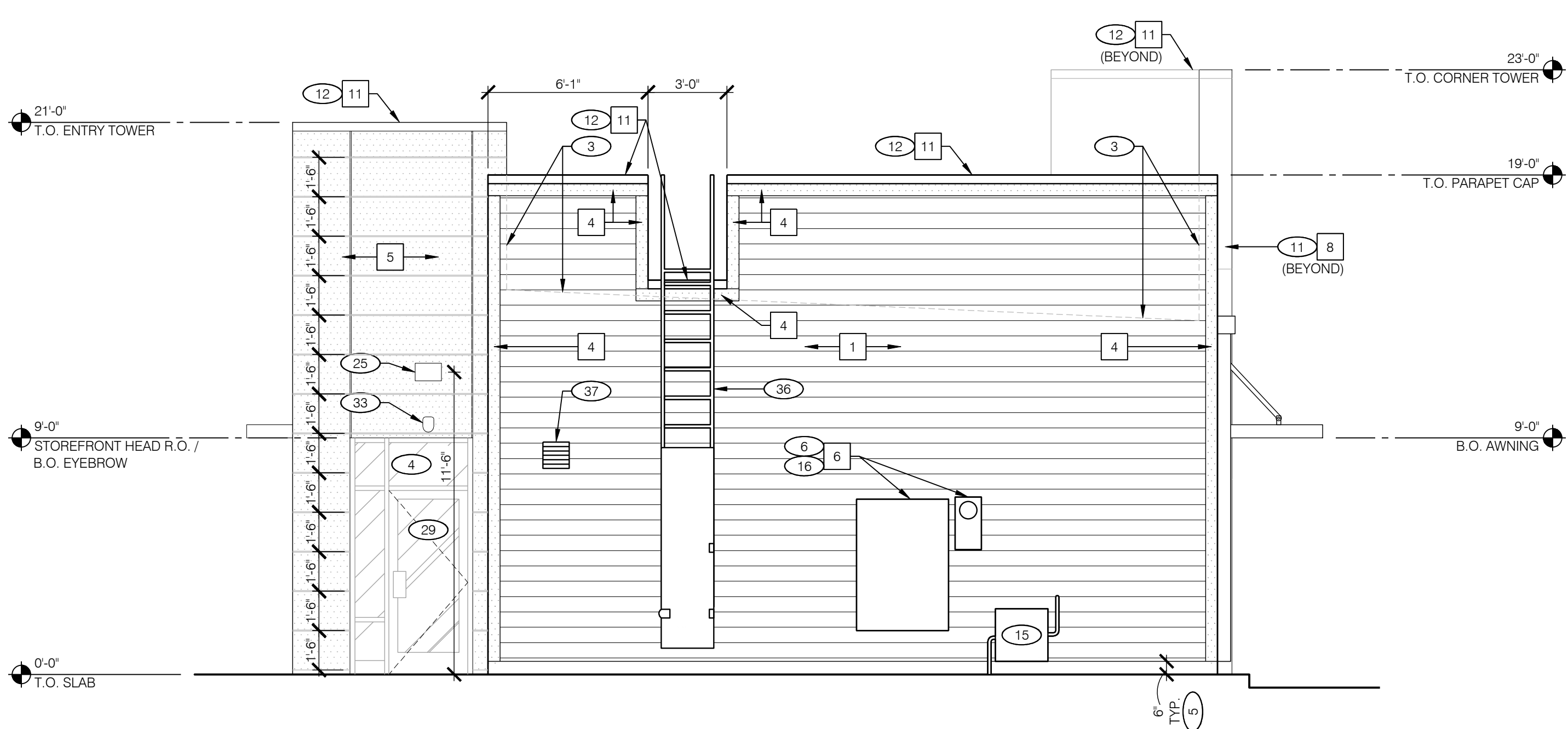
TACO BELL - NORTH ST. PAUL, MN



1 1/4"=1'-0" SOUTH ELEVATION



2 1/4"=1'-0" EAST ELEVATION



3 1/4"=1'-0" WEST ELEVATION



Perspective 1

09.20.2022



Perspective 2

09.20.2022



Perspective 3

09.20.2022



Perspective 4

09.20.2022



Perspective 5

09.20.2022



2371 MCKNIGHT ROAD N
NORTH ST. PAUL, MN 55109

Owner:
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5425 BOONE AVE. N
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ISSUES AND REVISIONS:

SITE PLAN REVIEW: 09.21.2023

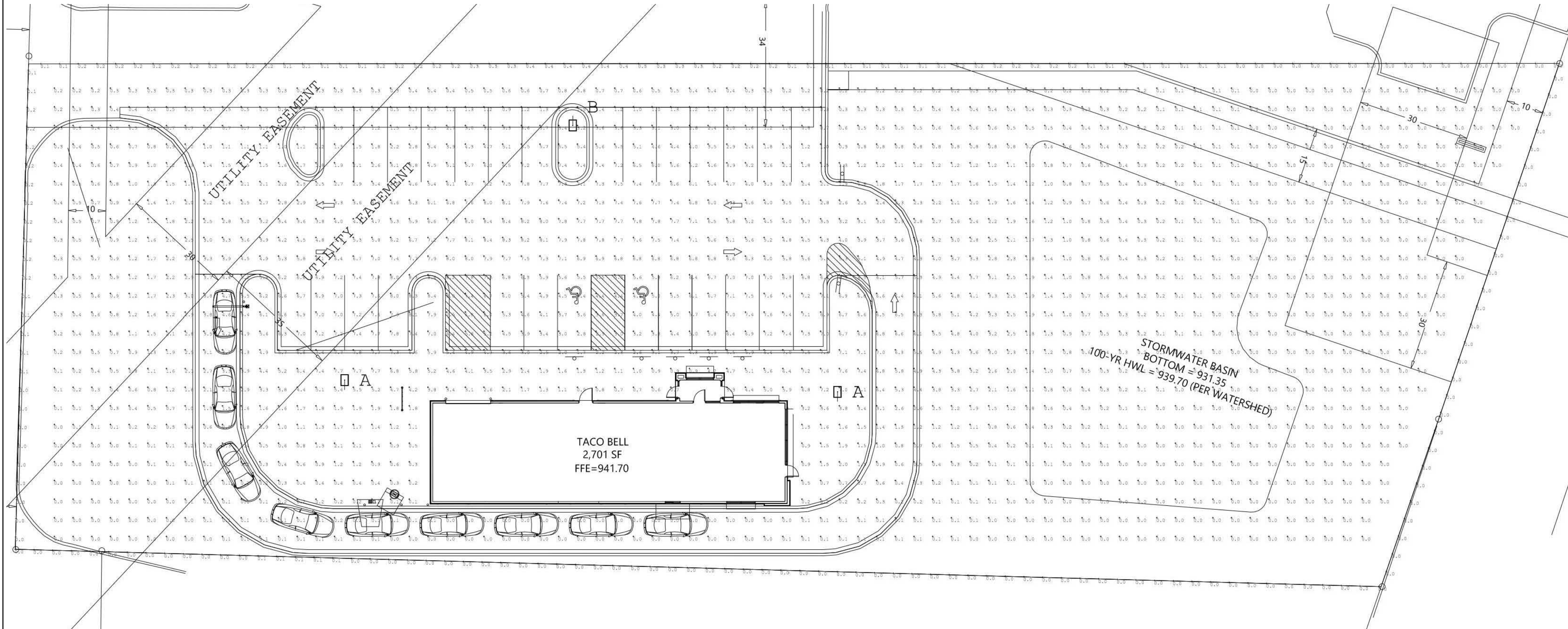
SITE PLAN REVIEW RESPONSE: 10.20.2023

PRELIMINARY -
NOT FOR
CONSTRUCTION

SITE LIGHTING
PHOTOMETRIC

A103

TACO BELL - NORTH ST. PAUL, MN



Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
EXTENDED	1.97	8.4	0.0	N.A.	N.A.
PROPERTY LINES AT GRADE	0.00	0.4	0.0	N.A.	N.A.
DRIVE-THRU SURFACE	1.40	7.0	0.0	N.A.	N.A.
PARKING LOT SURFACE	5.09	8.4	0.7	7.27	12.00

LIGHT LEVELS ARE MAINTAINED FOOT-CANDLES, INITIAL LEVELS ARE SLIGHTLY HIGHER

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Luminaire Lumens	LLF
2	A	SINGLE	35372	0.900	4000K
1	B	SINGLE	30899	0.900	4000K

NOTE: FIXTURES TO BE 5 FEET OR GREATER FROM PROPERTY LINES
LIGHT LEVEL AT THE PROPERTY LINES NOT TO EXCEED 0.4 FOOT-CANDLE
POLES ARE 25'-0" ON 2'-6" BASES FOR AN OVERALL FIXTURE HEIGHT OF 27'-6" A.F.G.

CITY OF NORTH ST. PAUL

RESOLUTION NO. 2023-##

**RESOLUTION APPROVING A SITE PLAN
FOR TACO BELL AT
2371 MCKNIGHT ROAD N**

WHEREAS, Finn Daniels Architects, LLC, on behalf of Marin Development V, LLC, made an application for site plan review under the provisions of 154.004(H) of the City Code, for land located at 2371 McKnight Road N, legally described as:

That part of Lot 6, Block 1, Target Plaza Addition, which lies Southerly and Southeasterly of the following described line: Beginning at a point on the East line of said Lot 6, Block 1, which is 130 feet Southerly of the Northeast corner of said Lot 6, Block 1; thence Southwesterly, a distance of 409.64 feet to its intersection with the West line of said Lot 6, Block 1, said intersection being 130.00 feet Northerly of the Southwest corner of said Lot 6, Block 1, and said described line there terminating.

Together with non-exclusive easements for ingress and egress purposes over parts of Lots 2 and 4 in said Block 1 as set forth in Document No. 691661.

Together with non-exclusive easement for ingress and egress over part of Lot 2, Block 1, Target Plaza Addition as created in Document No. 569412.

Torrens Property

Being registered land as is evidenced by Certificate of Title No. 571364.

WHEREAS, the matter has been referred to the Planning Commission who have given their advice and recommendation to the City Council; and

WHEREAS, the Planning Commission recommends approval to the City Council subject to the conditions outlined herein; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North St. Paul that the site plan for Taco Bell at 2371 McKnight Road N. is hereby approved in accordance with the following:

1.0 Approved Plans

- 1.01 Site, utility, landscaping, lighting, grading plans prepared by Westwood dated September 21, 2023 and revised on October 20, 2023.
- 1.02 Architectural exterior renderings per Sheets A300 and A301 as prepared by Finn Daniels Architects dated September 21, 2023.
- 1.03 Site lighting and photometric plan prepared by Finn Daniels Architects dated September 21, 2023 and revised October 20, 2023.
- 1.04 Stormwater report prepared by Westwood dated September 21, 2023 and revised on October 20, 2023.

2.0 Escrow Payments and Financial Guarantee

- 2.01 An escrow was posted to the City to cover engineering, legal, and administrative costs incurred by the City. If this account becomes deficient it shall be the developer's responsibility to deposit additional funds.

3.0 Conditions to be Satisfied Prior to Building Permit Issuance

- 3.01 Applicant shall submit evidence that sound levels of the drive-through equipment will not exceed sound level requirements per Section 154.010(A)13 of the Municipal Code.
- 3.02 All stormwater management infrastructure will need to have a signed maintenance agreement with the City to establish long-term inspection and maintenance requirements.
- 3.03 Any work within Ramsey County's right-of-way shall require a permit from Ramsey County. Final plans submitted for the City building permit shall incorporate all Ramsey County comments and conditions for work within the right of way, hydraulics and stormwater management, and access.
- 3.04 Provide all approved permit documentation and note any special provisions to the permit(s) from Ramsey Washington Metro Watershed District.
- 3.05 All stormwater management infrastructure will need to have a signed maintenance agreement with the City to establish long-term inspection and maintenance requirements.
- 3.06 Sewer and water access charges shall be a condition of and required at time of building permit and based on submittal by applicant of MCES SAC Determination letter, based on MCES review of the applicant's plans.
- 3.07 A license agreement or encroachment agreement in a form and format acceptable to the City Attorney shall be executed between the property owner and the City to define ownership, maintenance, relocation, and replacement responsibilities of the property owner for all proposed private items, both above ground and below ground, within the existing City utility easement. The executed agreement shall be recorded with the property to run with the land. This shall be a condition to be satisfied prior to building permit issuance.
- 3.08 All utility construction, drainage, grading, and development plans must be approved by the City Engineer and Zoning Administrator prior to building permit issuance.

ADOPTED this ____ day of _____, 2023.

Motion by
Second by

Voting; Aye:
Nays:
Absent:
Abstain:

John Monge, Mayor

Attest: _____
Brian Frandle, City Manager/Clerk Treasurer



To

Planning Commissioners

Date

November 2, 2023

Agenda Placement #

Commission Business, Action Items & Recommendations

Subject

Capital Improvement Plan review

Background/Facts

Refer to enclosed staff report

Recommended Action

Recommend approval of the 2024-2033 Capital Improvement Plan

Attachments

1. CIP Review
2. 2024-2033 CIP
3. Resolution recommending approval of 2024-2033 CIP

Respectfully submitted,
Brandy Howe, Community Development Director

City of North St. Paul

Planning Commission Report

From: Brandy Howe, Community Development Director
 Meeting Date: November 2, 2023
 Agenda Item: Capital Improvement Plan



GENERAL INFORMATION

Minnesota Statute §462.356, Subd. 2, requires the Planning Commission to review all proposed capital improvements as to its compliance with the comprehensive plan. Enclosed is the 2024-2033 Capital Improvement Plan. The following table is a summary of the projects listed in the CIP that have relevance to the [Comprehensive Plan](#), [Park Improvement Plan](#), and [Redevelopment Master Plan](#).

Project Name	ID	Type	Plan Ref.	Page
Casey Lake Park				
Casey Lake Trail	PARK-23-001	Replacement	n/a	n/a
Casey Lake Fishing Dock	PARK-23-023	Replacement	n/a	n/a
Casey Lake Open Air Shelter	PARK-23-015	Improvement	PIP	38
Casey Lake Hockey Rink Replacement	PARK-23-014	Replacement	PIP	38
McKnight Fields				
McKnight Fields Master Planning	PARK-23-004	Plan	PIP	41
Park Fencing at McKnight	PARK-23-012	Replacement	n/a	n/a
McKnight Dugouts - Four Total	PARK-23-013	Replacement	PIP	41
McKnight Field Parking Lot	PAVE-23-021	Replacement	n/a	n/a
Hause Park				
Hause Park tennis court	PARK-23-010	Replacement	PIP	26
Downtown				
Downtown Park Master Plan (2475 7th Ave)	PARK-23-017	Plan	PIP	17
Old Medical Center Parking Lot	PAVE-23-017	Improvement	n/a	n/a
Update Downtown Design Manual	PARK-24-004	Plan	RMP	57
Seppala parking lot	PAVE-23-015	Maintenance	n/a	n/a
West End Passive Park	PARK-24-001	Improvement	RMP	57
Gateway State Trail Access Improvements	PARK-24-003	Improvement	RMP	57
Seppala Corridor Design Plan	STR-23-006	Plan	RMP	57

Project Name	ID	Type	Plan Ref.	Page
Colby Hills				
Colby Hills retaining wall	PAVE-23-031	Maintenance	PIP	21
Polar Park				
Polar Park Improvements	PARK-23-018	Improvement	PIP	59
Northwood Park				
Northwood park improvements	PARK-23-020	Improvement	PIP	29
Streets/Sidewalks				
Sidewalk Along McKnight Boulevard	PARK-24-002	Improvement	RMP	57
Margaret Street Reconstruction	STR-23-002	Improvement	n/a	n/a
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	Improvement	n/a	n/a
Chisholm Ave, Mesabi Ave, Gerald Ave	STR-23-004	Improvement	n/a	n/a
Utility				
New Tower Park Water Tower	UTIL-23-002	Replacement	CP	12,20
Electric Vehicle Charging Stations	UTIL-24-001	Improvement	RMP	50

RECOMMENDATION

Recommend City Council approval of the 2024-2033 Capital Improvement Plan.

ATTACHMENTS

1. 2024-2033 Capital Improvement Plan.
2. Approval resolution

CAPITAL IMPROVEMENT PLAN

2024 - 2033



City of North St. Paul, Minnesota

extraordinary.

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PROJECT FIELD DESCRIPTIONS

Project Number – First portion of number indicates category type (see categories below). Second sequence represents the year the project was first added into the CIP. Final portion is sequentially numbered.

Project Name – Short description of capital item.

Description – Detailed description of capital item.

Justification – Explanation of why capital item is being requested.

Department – Department requesting capital item.

Contact – Department head requesting the capital item.

Type

- Maintenance
- New / Expansion
- Plan / Study
- Replacement

Useful Life - Number of years asset is expected to remain in service.

Category

- BUILD - Buildings and Facility Improvements
- ENV - Ponds, Natural Resources and Environment
- EQUIP - Vehicles and Equipment
- TECH - Capital Technology
- PARK - Parks, Playgrounds, Paths, Open Space
- PAVE - Pavement Preservation
- STR - Streets & Utility Reconstruction
- UTIL - Utility Infrastructure Preservation

Priority

- 1 – Critical
- 2 – Very Important
- 3 – Important
- 4 – Less Important
- 5 – Future Consideration

North St Paul, Minnesota
Capital Improvement Plan
2024 thru 2033

PROJECTS BY CATEGORY

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Buildings and Facility Improvements													
Finance Secure Service Window	BUILD-23-005	4					145,100						145,100
Community Service Secure Window	BUILD-23-006	4						148,700					148,700
City Hall Tuck Pointing and Caulking	BUILD-23-007	1									64,100		64,100
City Hall Landscape Update	BUILD-23-008	4		21,600							25,700		47,300
City Hall Roof	BUILD-23-012	1						261,600					261,600
City Hall Roof Top Units	BUILD-23-013	1				90,550	90,550						181,100
City Hall Boilers (3)	BUILD-23-014	1							61,000				61,000
City Hall MGE UPS Server Power System	BUILD-23-015	5				56,700							56,700
Public Works Roof	BUILD-23-020	1								293,600			293,600
Public Works Tuck Pointing and Caulking	BUILD-23-021	1					58,100						58,100
Public Works Roof Top Units	BUILD-23-023	1							42,700				42,700
Door Security Updates	BUILD-23-029	2	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Municipal Building Cameras	BUILD-23-030	4	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Police Remodel - Architectural Design Study	BUILD-24-001	2	17,000										17,000
Police Remodel - Holding Cells and Report Writing	BUILD-24-002	2		300,000									300,000
Police Garage Doors	BUILD-24-003	3	195,000										195,000
Facilities Assessment	BUILD-24-004	2	25,000										25,000
Buildings and Facility Improvements Total			266,600	351,900	31,000	179,050	326,250	443,700	137,900	328,600	125,800	37,000	2,227,800
Capital Technology													
SCADA System	TECH-23-004	1				33,940							33,940
SCADA System Lift Station Panels	TECH-23-008	3	31,520					35,660					67,180
SCADA Computer	TECH-23-009	1				22,630					25,600		48,230
Council AV Technology	TECH-23-012	n/a					50,000					200,000	250,000
Capital Technology Total			31,520			56,570	50,000	35,660			25,600	200,000	399,350

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Parks, Playgrounds, Paths, Open Space													
Casey Lake Trail	PARK-23-001	3				59,000							59,000
McKnight Fields Master Planning	PARK-23-004	1	60,000										60,000
Pavilion Maintenance	PARK-23-007	3					30,000						30,000
Hause Park Tennis Court Rehab, Walkway and Trails	PARK-23-010	1	462,250										462,250
Park Fencing at McKnight	PARK-23-012	2				60,000							60,000
McKnight Dugouts - Four Total	PARK-23-013	2				60,000							60,000
Casey Lake Hockey Rink Replacement	PARK-23-014	5					210,200						210,200
Casey Lake Open Air Shelter	PARK-23-015	5			44,200								44,200
Downtown Park Master Plan (2475 7th Ave E)	PARK-23-017	3	32,900										32,900
Polar Park Improvements	PARK-23-018	5				191,000							191,000
Northwood Improvements	PARK-23-020	5								280,000	1,265,000	1,260,000	2,805,000
Casey Lake Fishing Dock	PARK-23-023	5										32,900	32,900
Casey Lake Irrigation	PARK-23-030	2	15,000										15,000
West End Passive Park	PARK-24-001	2	40,000										40,000
Sidewalk Along McKnight Boulevard	PARK-24-002	3	60,000	200,000									260,000
Gateway State Trail Access Improvements	PARK-24-003	3	45,000	30,000	30,000	30,000							135,000
Update Downtown Design Manual	PARK-24-004	4		60,000									60,000
Parks, Playgrounds, Paths, Open Space Total			715,150	290,000	74,200	400,000	240,200			280,000	1,265,000	1,292,900	4,557,450
Pavement Preservation													
Maintenance Overlays- Includes Sidewalks and Curbs	PAVE-23-001	1	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Crack Seal	PAVE-23-002	1	73,600		77,300		81,200		85,300		89,610		407,010
Striping	PAVE-23-003	1	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
City Hall Parking Lots	PAVE-23-010	2	75,000										75,000
Sepala Blvd between Margaret & Helen Parking Lot	PAVE-23-015	2		210,000									210,000
Public Works Parking Lot	PAVE-23-018	3			54,100								54,100
Casey Lake Parking Lot	PAVE-23-020	3	31,600										31,600
McKnight Field Parking Lot	PAVE-23-021	3		500,000									500,000
Colby Hills Retaining Wall	PAVE-23-031	3										29,100	29,100
Pavement Preservation Total			579,000	1,118,810	550,360	429,457	521,406	451,213	547,786	474,031	575,464	527,063	5,774,590
Ponds, Natural Resources & Environm													
Emerald Ash Borer Program	ENV-23-001	1	87,560	88,870	90,210	91,600	93,010						451,250
Pond Vegetations Management	ENV-23-003	1	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Silver Aerator/Pump Replacement	ENV-23-005	3								41,700			41,700
Casey Lake Aerator Pump Replacement	ENV-23-006	3									18,800		18,800
Ponds Dredging/Maintenance	ENV-24-001	1	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Ponds, Natural Resources & Environment Total			210,560	215,070	219,510	224,100	228,910	139,200	142,700	188,000	168,700	153,800	1,890,550
Streets & Utility Reconstruction													
Margaret Street Reconstruction	STR-23-002	3						8,898,700					8,898,700
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		5,995,000									5,995,000
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				7,662,900							7,662,900
Pavement Rehabilitation	STR-23-005	1	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876
Seppala Corridor Design Plan	STR-23-006	5		100,000									100,000
Streets & Utility Reconstruction Total			1,770,083	6,095,000	1,847,029	7,662,900	1,940,568	8,898,700	2,038,821	2,089,790	2,141,937	2,195,648	36,680,476
Utility Infrastructure Preservation													
Northwood Water Tower Paint and Rehab	UTIL-23-001	1									960,200		960,200
New Tower Park Water Tower	UTIL-23-002	2					4,290,900						4,290,900
North Tower Vaults	UTIL-23-003	2									32,100		32,100
Well 1 Building Rehab	UTIL-23-005	4		37,800									37,800
Well 2 Building Rehab	UTIL-23-006	4			38,700								38,700
Well 3 Building Rehab	UTIL-23-007	4			38,700								38,700
Well 4 Building Rehab	UTIL-23-008	4			38,700								38,700
Well 5 Building Rehab	UTIL-23-009	4	36,800										36,800
Well 1 Rehab Program	UTIL-23-010	1							42,700				42,700
Well 2 Rehab Program	UTIL-23-011	1									44,900		44,900
Well 3 Rehab Program	UTIL-23-012	1								43,800			43,800
Well 4 Rehab Program	UTIL-23-013	1					40,700						40,700
Well 5 Rehab Program	UTIL-23-014	1	36,800							43,800			80,600
Meter Replacement Program - 20 Year Program	UTIL-23-016	1				386,400	396,000	405,900	416,100	426,500			2,030,900
12" WM Looping - Gateway Trail	UTIL-23-018	5							713,300				713,300
10" Watermain Looping - Commerce Park	UTIL-23-019	5								1,096,600			1,096,600
8" Watermain Looping - Downtown	UTIL-23-020	5									499,600		499,600
Televising/Sewer Cleaning	UTIL-23-025	1	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Substation 5 Year Maintenance	UTIL-23-033	1					31,400					34,600	66,000
Underground Wire Replacement	UTIL-23-035	1	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Electric Vehicle Charging Stations	UTIL-24-001	3	32,000		33,920								65,920
Utility Infrastructure Preservation Total			483,233	418,633	534,120	773,833	5,149,867	800,300	1,570,100	2,012,400	1,942,300	443,988	14,128,774

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Vehicles and Equipment													
Police Interceptor - Unit 2134	EQUIP-23-001	1			90,000						103,500		193,500
Police Interceptor Hybrid - Unit 2135	EQUIP-23-002	1			90,000						103,500		193,500
Police Interceptor - Unit 2136	EQUIP-23-003	1				92,250						106,000	198,250
Police Interceptor - Unit 2137	EQUIP-23-004	1				92,250						106,000	198,250
Police Interceptor - Unit 2138	EQUIP-23-005	1					94,600						94,600
Police Interceptor - Unit 2139	EQUIP-23-006	1					94,600						94,600
Police Interceptor - Unit 2140	EQUIP-23-007	1						97,000					97,000
Police Interceptor - Unit 2141	EQUIP-23-008	1						97,000					97,000
Trailer Camera	EQUIP-23-009	2	55,000					60,000					115,000
Body Worn Cameras	EQUIP-23-010	1	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
APX 6000 Handhelds (20)	EQUIP-23-011	1	25,000								140,900		165,900
Rifle Replacements	EQUIP-23-015	1										65,000	65,000
Safety Equipment	EQUIP-23-016	1					35,000					88,000	123,000
Drones - Two	EQUIP-23-018	2					25,700						25,700
Ford Explorer - Unit 515	EQUIP-23-019	1									68,000		68,000
Chevy Trailblazer - Unit 513	EQUIP-23-020	1										69,700	69,700
Ford F-150 Crew Cab - Unit 514	EQUIP-23-021	1										65,700	65,700
Ford Explorer - Unit 511	EQUIP-23-022	2			64,000								64,000
Ford Explorer - Unit 512	EQUIP-23-023	2				65,600							65,600
Freightliner Pumper - Unit 520	EQUIP-23-024	1		788,000									788,000
Ladder - Unit 530	EQUIP-23-025	1						1,584,000					1,584,000
SCBA Air Compressor	EQUIP-23-027	1									32,100		32,100
SCBA Air Packs	EQUIP-23-028	1										210,000	210,000
800 MHz Handheld Radios (20)	EQUIP-23-032	1									140,900		140,900
Ford F-250	EQUIP-23-034	1			48,100								48,100
Ford F-550	EQUIP-23-035	1		109,900									109,900
Mack Plow Truck	EQUIP-23-036	1										426,600	426,600
Chevy 3500	EQUIP-23-038	1	105,100										105,100
Sterling SC8000	EQUIP-23-039	1					255,200						255,200
Mack Truck	EQUIP-23-040	1						386,500					386,500
Ford F-550 With Crysteel Dump Body	EQUIP-23-041	1						107,100					107,100
Mack GR42F With Truck Chassis	EQUIP-23-042	1								312,300			312,300
Bobcat 5600 Toolcat	EQUIP-23-043	1			90,600						105,100		195,700
Bobcat S595 Skidsteer	EQUIP-23-044	1	95,000					103,000					198,000
Tennant	EQUIP-23-045	3				65,200							65,200
Bomag Blacktop Roller	EQUIP-23-046	1				25,500							25,500
Blacktop Patching Trailer	EQUIP-23-049	3			44,200					50,000			94,200
Ford F-750	EQUIP-23-050	1		323,100									323,100
Mack Clam Truck	EQUIP-23-051	1								323,100			323,100

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Ford F-250	EQUIP-23-052	1			54,200								54,200
Ford F-350	EQUIP-23-053	1						81,600					81,600
Toro Workman	EQUIP-23-054	3				36,200							36,200
Toro 30448	EQUIP-23-056	1									102,500		102,500
Bobcat Toolcat 5600	EQUIP-23-057	1		92,200					104,300				196,500
Bobcat Trailer	EQUIP-23-058	2							17,900				17,900
Toro Workman	EQUIP-23-060	1						35,300					35,300
John Deer 4066 R	EQUIP-23-061	3					96,900						96,900
Toro Workman/Sprayer	EQUIP-23-062	1	89,900										89,900
Ford Transit Van	EQUIP-23-066	1			71,900								71,900
2012 Ford F250 With Snowplow	EQUIP-23-067	1									87,700		87,700
2023 Pick-Up Truck	EQUIP-23-068	1										57,700	57,700
2018 Chevy Silverado	EQUIP-23-070	1				45,300							45,300
John Deere 710G	EQUIP-23-071	1			320,200								320,200
Ingersoll Rand 250	EQUIP-23-072	3			29,900								29,900
Chevy 3500 HD	EQUIP-23-073	1							121,900				121,900
Ford F250 With Snowplow	EQUIP-23-074	1									70,500		70,500
Ford E-450 Cube Van	EQUIP-23-076	1							65,300				65,300
John Deere 310SK	EQUIP-23-077	1							304,700				304,700
Elgin Pelican	EQUIP-23-079	1			240,200								240,200
GMC Sierra	EQUIP-23-080	5					60,000						60,000
Chevy 2500 HD- Replace With 1 1/2 Ton F550	EQUIP-23-081	1	69,900										69,900
Freightliner FL70	EQUIP-23-083	1				269,300							269,300
GMC C7500 Double	EQUIP-23-084	1	323,000										323,000
Ford Duralift F-550 SD	EQUIP-23-086	1					323,000						323,000
Ford F-350 1 Ton	EQUIP-23-088	3								68,800			68,800
Ford F-350 1 Ton	EQUIP-23-089	3								68,800			68,800
Ford 1/2 Ton	EQUIP-23-090	3								48,200			48,200
Ditch Witch Hydro Vac and Trailer	EQUIP-23-091	1								106,300			106,300
Mitsubishi FG35AB Forklift	EQUIP-23-093	4							48,800				48,800
Mini Digger Derrick - 55MLP	EQUIP-23-094	2						166,500					166,500
DM47B - TR Fully Configured FA Model	EQUIP-23-095	1										288,700	288,700
Bobcat 5600 T4	EQUIP-23-096	1			70,500					80,000			150,500
Skyjack SJ3226	EQUIP-23-097	5					27,900						27,900
Thumper Radar Heavy Duty Dolly Mounted	EQUIP-23-099	3							48,800				48,800
Bobcat	EQUIP-23-102	3				45,000							45,000
Generac 300KVA	EQUIP-23-104	2						142,700					142,700
Caterpillar 600 KVA	EQUIP-23-105	2					271,912						271,912
Onan Generator Trailer	EQUIP-23-110	1	80,000										80,000
Commercial Washer	EQUIP-23-111	1	13,300										13,300
Commercial Dryer	EQUIP-23-112	1			11,000								11,000

Category	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Ballistic Vests	EQUIP-24-001	2	20,000										20,000
Canine Program	EQUIP-24-002	1		230,000						204,000		60,000	494,000
Vehicles and Equipment Total			884,610	1,551,820	1,233,640	745,660	1,294,092	1,286,210	2,305,450	1,271,500	964,950	1,553,900	13,091,832
GRAND TOTAL			4,940,756	10,041,233	4,489,859	10,471,570	9,751,293	12,054,983	6,742,757	6,644,321	7,209,751	6,404,299	78,750,822

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Community Development													
Casey Lake Trail	PARK-23-001	3				59,000							59,000
Hause Park Tennis Court Rehab, Walkway and Trails	PARK-23-010	1	462,250										462,250
Casey Lake Hockey Rink Replacement	PARK-23-014	5					210,200						210,200
Casey Lake Open Air Shelter	PARK-23-015	5			44,200								44,200
Polar Park Improvements	PARK-23-018	5				191,000							191,000
Northwood Improvements	PARK-23-020	5								280,000	1,265,000	1,260,000	2,805,000
West End Passive Park	PARK-24-001	2	40,000										40,000
Sidewalk Along McKnight Boulevard	PARK-24-002	3	60,000	200,000									260,000
Gateway State Trail Access Improvements	PARK-24-003	3	45,000	30,000	30,000	30,000							135,000
Update Downtown Design Manual	PARK-24-004	4		60,000									60,000
Electric Vehicle Charging Stations	UTIL-24-001	3	32,000		33,920								65,920
Community Development Total			639,250	290,000	108,120	280,000	210,200			280,000	1,265,000	1,260,000	4,332,570
Electric													
GMC Sierra	EQUIP-23-080	5					60,000						60,000
Chevy 2500 HD- Replace With 1 1/2 Ton F550	EQUIP-23-081	1	69,900										69,900
Freightliner FL70	EQUIP-23-083	1				269,300							269,300
GMC C7500 Double	EQUIP-23-084	1	323,000										323,000
Ford Duralift F-550 SD	EQUIP-23-086	1					323,000						323,000
Ford F-350 1 Ton	EQUIP-23-088	3								68,800			68,800
Ford F-350 1 Ton	EQUIP-23-089	3								68,800			68,800
Ford 1/2 Ton	EQUIP-23-090	3								48,200			48,200
Ditch Witch Hydro Vac and Trailer	EQUIP-23-091	1								106,300			106,300
Mitsubishi FG35AB Forklift	EQUIP-23-093	4							48,800				48,800
Mini Digger Derrick - 55MLP	EQUIP-23-094	2						166,500					166,500
DM47B - TR Fully Configured FA Model	EQUIP-23-095	1										288,700	288,700

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Bobcat 5600 T4	EQUIP-23-096	1			70,500					80,000			150,500
Skyjack SJ3226	EQUIP-23-097	5					27,900						27,900
Thumper Radar Heavy Duty Dolly Mounted	EQUIP-23-099	3							48,800				48,800
Bobcat	EQUIP-23-102	3				45,000							45,000
Generac 300KVA	EQUIP-23-104	2						142,700					142,700
Caterpillar 600 KVA	EQUIP-23-105	2					271,912						271,912
Onan Generator Trailer	EQUIP-23-110	1	80,000										80,000
Substation 5 Year Maintenance	UTIL-23-033	1					31,400					34,600	66,000
Underground Wire Replacement	UTIL-23-035	1	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Electric Total			722,900	250,000	320,500	564,300	964,212	559,200	347,600	622,100	250,000	573,300	5,174,112

Facilities

Finance Secure Service Window	BUILD-23-005	4					145,100						145,100
Community Service Secure Window	BUILD-23-006	4						148,700					148,700
City Hall Tuck Pointing and Caulking	BUILD-23-007	1									64,100		64,100
City Hall Landscape Update	BUILD-23-008	4		21,600							25,700		47,300
City Hall Roof	BUILD-23-012	1						261,600					261,600
City Hall Roof Top Units	BUILD-23-013	1				90,550	90,550						181,100
City Hall Boilers (3)	BUILD-23-014	1							61,000				61,000
City Hall MGE UPS Server Power System	BUILD-23-015	5				56,700							56,700
Public Works Roof	BUILD-23-020	1								293,600			293,600
Public Works Tuck Pointing and Caulking	BUILD-23-021	1					58,100						58,100
Public Works Roof Top Units	BUILD-23-023	1							42,700				42,700
Door Security Updates	BUILD-23-029	2	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Municipal Building Cameras	BUILD-23-030	4	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Facilities Assessment	BUILD-24-004	2	25,000										25,000
Facilities Total			54,600	51,900	31,000	179,050	326,250	443,700	137,900	328,600	125,800	37,000	1,715,800

Fire

Ford Explorer - Unit 515	EQUIP-23-019	1									68,000		68,000
Chevy Trailblazer - Unit 513	EQUIP-23-020	1										69,700	69,700
Ford F-150 Crew Cab - Unit 514	EQUIP-23-021	1										65,700	65,700
Ford Explorer - Unit 511	EQUIP-23-022	2			64,000								64,000
Ford Explorer - Unit 512	EQUIP-23-023	2				65,600							65,600
Freightliner Pumper - Unit 520	EQUIP-23-024	1		788,000									788,000
Ladder - Unit 530	EQUIP-23-025	1							1,584,000				1,584,000
SCBA Air Compressor	EQUIP-23-027	1									32,100		32,100
SCBA Air Packs	EQUIP-23-028	1										210,000	210,000

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
800 MHz Handheld Radios (20)	EQUIP-23-032	1									140,900		140,900
Commercial Washer	EQUIP-23-111	1	13,300										13,300
Commercial Dryer	EQUIP-23-112	1			11,000								11,000
Ballistic Vests	EQUIP-24-001	2	20,000										20,000
Fire Total			33,300	788,000	75,000	65,600			1,584,000		241,000	345,400	3,132,300
Information Technology													
SCADA System	TECH-23-004	1				33,940							33,940
SCADA Computer	TECH-23-009	1				22,630					25,600		48,230
Council AV Technology	TECH-23-012	n/a						50,000				200,000	250,000
Information Technology Total						56,570	50,000				25,600	200,000	332,170
Parks and Recreation													
Ford F-250	EQUIP-23-052	1			54,200								54,200
Ford F-350	EQUIP-23-053	1						81,600					81,600
Toro Workman	EQUIP-23-054	3				36,200							36,200
Toro 30448	EQUIP-23-056	1									102,500		102,500
Bobcat Toolcat 5600	EQUIP-23-057	1		92,200					104,300				196,500
Bobcat Trailer	EQUIP-23-058	2							17,900				17,900
Toro Workman	EQUIP-23-060	1						35,300					35,300
John Deer 4066 R	EQUIP-23-061	3					96,900						96,900
Toro Workman/Sprayer	EQUIP-23-062	1	89,900										89,900
McKnight Fields Master Planning	PARK-23-004	1	60,000										60,000
Pavilion Maintenance	PARK-23-007	3					30,000						30,000
Park Fencing at McKnight	PARK-23-012	2				60,000							60,000
McKnight Dugouts - Four Total	PARK-23-013	2				60,000							60,000
Downtown Park Master Plan (2475 7th Ave E)	PARK-23-017	3	32,900										32,900
Casey Lake Fishing Dock	PARK-23-023	5										32,900	32,900
Casey Lake Irrigation	PARK-23-030	2	15,000										15,000
Parks and Recreation Total			197,800	92,200	54,200	156,200	126,900	116,900	122,200		102,500	32,900	1,001,800
Police													
Police Remodel - Architectural Design Study	BUILD-24-001	2	17,000										17,000
Police Remodel - Holding Cells and Report Writing	BUILD-24-002	2		300,000									300,000
Police Garage Doors	BUILD-24-003	3	195,000										195,000
Police Interceptor - Unit 2134	EQUIP-23-001	1			90,000						103,500		193,500

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Police Interceptor Hybrid - Unit 2135	EQUIP-23-002	1			90,000						103,500		193,500
Police Interceptor - Unit 2136	EQUIP-23-003	1				92,250						106,000	198,250
Police Interceptor - Unit 2137	EQUIP-23-004	1				92,250						106,000	198,250
Police Interceptor - Unit 2138	EQUIP-23-005	1					94,600						94,600
Police Interceptor - Unit 2139	EQUIP-23-006	1					94,600						94,600
Police Interceptor - Unit 2140	EQUIP-23-007	1						97,000					97,000
Police Interceptor - Unit 2141	EQUIP-23-008	1						97,000					97,000
Trailer Camera	EQUIP-23-009	2	55,000					60,000					115,000
Body Worn Cameras	EQUIP-23-010	1	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
APX 6000 Handhelds (20)	EQUIP-23-011	1	25,000								140,900		165,900
Rifle Replacements	EQUIP-23-015	1										65,000	65,000
Safety Equipment	EQUIP-23-016	1					35,000					88,000	123,000
Drones - Two	EQUIP-23-018	2					25,700						25,700
Canine Program	EQUIP-24-002	1		230,000						204,000		60,000	494,000
Police Total			300,410	538,620	188,840	193,560	259,180	263,510	9,750	214,000	358,150	435,500	2,761,520

Street Maintenance

Ford F-250	EQUIP-23-034	1			48,100								48,100
Ford F-550	EQUIP-23-035	1		109,900									109,900
Mack Plow Truck	EQUIP-23-036	1										426,600	426,600
Chevy 3500	EQUIP-23-038	1	105,100										105,100
Sterling SC8000	EQUIP-23-039	1					255,200						255,200
Mack Truck	EQUIP-23-040	1						386,500					386,500
Ford F-550 With Crysteel Dump Body	EQUIP-23-041	1						107,100					107,100
Mack GR42F With Truck Chassis	EQUIP-23-042	1								312,300			312,300
Bobcat 5600 Toolcat	EQUIP-23-043	1			90,600						105,100		195,700
Bobcat S595 Skidsteer	EQUIP-23-044	1	95,000					103,000					198,000
Tennant	EQUIP-23-045	3				65,200							65,200
Bomag Blacktop Roller	EQUIP-23-046	1				25,500							25,500
Blacktop Patching Trailer	EQUIP-23-049	3			44,200					50,000			94,200
Maintenance Overlays- Includes Sidewalks and Curbs	PAVE-23-001	1	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Crack Seal	PAVE-23-002	1	73,600		77,300		81,200		85,300		89,610		407,010
Striping	PAVE-23-003	1	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
City Hall Parking Lots	PAVE-23-010	2	75,000										75,000
Sepala Blvd between Margaret & Helen Parking Lot	PAVE-23-015	2		210,000									210,000
Public Works Parking Lot	PAVE-23-018	3			54,100								54,100
Casey Lake Parking Lot	PAVE-23-020	3	31,600										31,600
McKnight Field Parking Lot	PAVE-23-021	3		500,000									500,000

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Colby Hills Retaining Wall	PAVE-23-031	3										29,100	29,100
Margaret Street Reconstruction	STR-23-002	3						8,898,700					8,898,700
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		5,995,000									5,995,000
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				7,662,900							7,662,900
Pavement Rehabilitation	STR-23-005	1	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876
Seppala Corridor Design Plan	STR-23-006	5		100,000									100,000
Street Maintenance Total			2,549,183	7,323,710	2,580,289	8,183,057	2,717,174	9,946,513	2,586,607	2,926,121	2,822,501	3,149,311	44,784,466

Surface Water

Pond Vegetations Management	ENV-23-003	1	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Silver Aerator/Pump Replacement	ENV-23-005	3								41,700			41,700
Casey Lake Aerator Pump Replacement	ENV-23-006	3									18,800		18,800
Ponds Dredging/Maintenance	ENV-24-001	1	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Elgin Pelican	EQUIP-23-079	1			240,200								240,200
Surface Water Total			123,000	126,200	369,500	132,500	135,900	139,200	142,700	188,000	168,700	153,800	1,679,500

Urban Forestry

Emerald Ash Borer Program	ENV-23-001	1	87,560	88,870	90,210	91,600	93,010						451,250
Ford F-750	EQUIP-23-050	1		323,100									323,100
Mack Clam Truck	EQUIP-23-051	1								323,100			323,100
Urban Forestry Total			87,560	411,970	90,210	91,600	93,010			323,100			1,097,450

Waste Water

Chevy 3500 HD	EQUIP-23-073	1							121,900				121,900
Ford F250 With Snowplow	EQUIP-23-074	1									70,500		70,500
Ford E-450 Cube Van	EQUIP-23-076	1							65,300				65,300
John Deere 310SK	EQUIP-23-077	1							304,700				304,700
SCADA System Lift Station Panels	TECH-23-008	3	31,520					35,660					67,180
Televising/Sewer Cleaning	UTIL-23-025	1	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Waste Water Total			159,153	130,833	134,100	137,433	140,867	180,060	639,900	151,700	226,000	159,388	2,059,434

Water

Ford Transit Van	EQUIP-23-066	1			71,900								71,900
2012 Ford F250 With Snowplow	EQUIP-23-067	1									87,700		87,700
2023 Pick-Up Truck	EQUIP-23-068	1										57,700	57,700
2018 Chevy Silverado	EQUIP-23-070	1				45,300							45,300

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
John Deere 710G	EQUIP-23-071	1			320,200								320,200
Ingersoll Rand 250	EQUIP-23-072	3			29,900								29,900
Northwood Water Tower Paint and Rehab	UTIL-23-001	1									960,200		960,200
New Tower Park Water Tower	UTIL-23-002	2					4,290,900						4,290,900
North Tower Vaults	UTIL-23-003	2									32,100		32,100
Well 1 Building Rehab	UTIL-23-005	4		37,800									37,800
Well 2 Building Rehab	UTIL-23-006	4			38,700								38,700
Well 3 Building Rehab	UTIL-23-007	4			38,700								38,700
Well 4 Building Rehab	UTIL-23-008	4			38,700								38,700
Well 5 Building Rehab	UTIL-23-009	4	36,800										36,800
Well 1 Rehab Program	UTIL-23-010	1							42,700				42,700
Well 2 Rehab Program	UTIL-23-011	1									44,900		44,900
Well 3 Rehab Program	UTIL-23-012	1								43,800			43,800
Well 4 Rehab Program	UTIL-23-013	1					40,700						40,700
Well 5 Rehab Program	UTIL-23-014	1	36,800							43,800			80,600
Meter Replacement Program - 20 Year Program	UTIL-23-016	1				386,400	396,000	405,900	416,100	426,500			2,030,900
12" WM Looping - Gateway Trail	UTIL-23-018	5							713,300				713,300
10" Watermain Looping - Commerce Park	UTIL-23-019	5								1,096,600			1,096,600
8" Watermain Looping - Downtown	UTIL-23-020	5									499,600		499,600
Water Total			73,600	37,800	538,100	431,700	4,727,600	405,900	1,172,100	1,610,700	1,624,500	57,700	10,679,700
GRAND TOTAL			4,940,756	10,041,233	4,489,859	10,471,570	9,751,293	12,054,983	6,742,757	6,644,321	7,209,751	6,404,299	78,750,822

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY FUNDING SOURCE

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund													
Emerald Ash Borer Program	ENV-23-001	1	87,560	88,870	90,210	91,600	93,010						451,250
Pavilion Maintenance	PARK-23-007	3					30,000						30,000
Park Fencing at McKnight	PARK-23-012	2				60,000							60,000
McKnight Dugouts - Four Total	PARK-23-013	2				60,000							60,000
Casey Lake Fishing Dock	PARK-23-023	5										32,900	32,900
Casey Lake Irrigation	PARK-23-030	2	15,000										15,000
Update Downtown Design Manual	PARK-24-004	4		60,000									60,000
001 General Fund Total			102,560	148,870	90,210	211,600	123,010					32,900	709,150
011 Street Maintenance Fund													
Casey Lake Trail	PARK-23-001	3				59,000							59,000
Sidewalk Along McKnight Boulevard	PARK-24-002	3	60,000	200,000									260,000
Gateway State Trail Access Improvements	PARK-24-003	3	45,000	30,000	30,000	30,000							135,000
Maintenance Overlays- Includes Sidewalks and Curbs	PAVE-23-001	1	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Crack Seal	PAVE-23-002	1	73,600		77,300		81,200		85,300		89,610		407,010
Striping	PAVE-23-003	1	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
City Hall Parking Lots	PAVE-23-010	2	75,000										75,000
Sepala Blvd between Margaret & Helen Parking Lot	PAVE-23-015	2		210,000									210,000
Public Works Parking Lot	PAVE-23-018	3			54,100								54,100
Colby Hills Retaining Wall	PAVE-23-031	3										29,100	29,100
Pavement Rehabilitation	STR-23-005	1			1,150,000		1,208,219		1,269,385	1,301,119	1,333,647	1,366,989	7,629,359
Seppala Corridor Design Plan	STR-23-006	5		100,000									100,000
011 Street Maintenance Fund Total			652,400	948,810	1,730,360	518,457	1,729,625	451,213	1,817,171	1,775,150	1,909,111	1,894,052	13,426,349

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
022 Bonding - Streets													
Margaret Street Reconstruction	STR-23-002	3						5,150,300					5,150,300
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		2,670,700									2,670,700
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				3,255,200							3,255,200
022 Bonding - Streets Total				2,670,700		3,255,200		5,150,300					11,076,200
048 Bonding - Water													
Margaret Street Reconstruction	STR-23-002	3						880,300					880,300
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		1,224,000									1,224,000
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				1,489,100							1,489,100
048 Bonding - Water Total				1,224,000		1,489,100		880,300					3,593,400
048 Water Fund													
Ford Transit Van	EQUIP-23-066	1			71,900								71,900
2012 Ford F250 With Snowplow	EQUIP-23-067	1								87,700			87,700
2023 Pick-Up Truck	EQUIP-23-068	1										57,700	57,700
2018 Chevy Silverado	EQUIP-23-070	1				45,300							45,300
John Deere 710G	EQUIP-23-071	1			320,200								320,200
Ingersoll Rand 250	EQUIP-23-072	3			29,900								29,900
Pavement Rehabilitation	STR-23-005	1	68,750		69,703		73,261		76,950	78,893	80,829	82,905	531,291
SCADA System	TECH-23-004	1				8,485							8,485
SCADA Computer	TECH-23-009	1				11,315					12,800		24,115
Northwood Water Tower Paint and Rehab	UTIL-23-001	1									960,200		960,200
New Tower Park Water Tower	UTIL-23-002	2					4,290,900						4,290,900
North Tower Vaults	UTIL-23-003	2									32,100		32,100
Well 1 Building Rehab	UTIL-23-005	4		37,800									37,800
Well 2 Building Rehab	UTIL-23-006	4			38,700								38,700
Well 3 Building Rehab	UTIL-23-007	4			38,700								38,700
Well 4 Building Rehab	UTIL-23-008	4			38,700								38,700
Well 5 Building Rehab	UTIL-23-009	4	36,800										36,800
Well 1 Rehab Program	UTIL-23-010	1							42,700				42,700
Well 2 Rehab Program	UTIL-23-011	1									44,900		44,900
Well 3 Rehab Program	UTIL-23-012	1								43,800			43,800

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Well 4 Rehab Program	UTIL-23-013	1					40,700						40,700
Well 5 Rehab Program	UTIL-23-014	1	36,800							43,800			80,600
Meter Replacement Program - 20 Year Program	UTIL-23-016	1				386,400	396,000	405,900	416,100	426,500			2,030,900
12" WM Looping - Gateway Trail	UTIL-23-018	5							713,300				713,300
10" Watermain Looping - Commerce Park	UTIL-23-019	5								1,096,600			1,096,600
8" Watermain Looping - Downtown	UTIL-23-020	5									499,600		499,600
048 Water Fund Total			142,350	37,800	607,803	451,500	4,800,861	405,900	1,249,050	1,689,593	1,718,129	140,605	11,243,591

049 Bonding - Waste Water

Margaret Street Reconstruction	STR-23-002	3						802,600					802,600
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		876,300									876,300
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				1,429,500							1,429,500
049 Bonding - Waste Water Total				876,300		1,429,500		802,600					3,108,400

049 Waste Water Fund

Chevy 3500 HD	EQUIP-23-073	1							121,900				121,900
Ford F250 With Snowplow	EQUIP-23-074	1									70,500		70,500
Ford E-450 Cube Van	EQUIP-23-076	1							65,300				65,300
John Deere 310SK	EQUIP-23-077	1							228,525				228,525
Onan Generator Trailer	EQUIP-23-110	1	40,000										40,000
Pavement Rehabilitation	STR-23-005	1	467,500		487,920		512,631		538,586	552,057	565,803	580,009	3,704,506
SCADA System	TECH-23-004	1				8,485							8,485
SCADA System Lift Station Panels	TECH-23-008	3	31,520					35,660					67,180
SCADA Computer	TECH-23-009	1				11,315					12,800		24,115
Televising/Sewer Cleaning	UTIL-23-025	1	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
049 Waste Water Fund Total			666,653	130,833	622,020	157,233	653,498	180,060	1,102,311	703,757	804,603	739,397	5,760,365

050 Electric Fund

John Deere 310SK	EQUIP-23-077	1							76,175				76,175
GMC Sierra	EQUIP-23-080	5					60,000						60,000
Chevy 2500 HD- Replace With 1 1/2 Ton F550	EQUIP-23-081	1	69,900										69,900
Freightliner FL70	EQUIP-23-083	1				269,300							269,300
GMC C7500 Double	EQUIP-23-084	1	323,000										323,000

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Ford Duralift F-550 SD	EQUIP-23-086	1					323,000						323,000
Ford F-350 1 Ton	EQUIP-23-088	3								68,800			68,800
Ford F-350 1 Ton	EQUIP-23-089	3								68,800			68,800
Ford 1/2 Ton	EQUIP-23-090	3								48,200			48,200
Ditch Witch Hydro Vac and Trailer	EQUIP-23-091	1								106,300			106,300
Mitsubishi FG35AB Forklift	EQUIP-23-093	4							48,800				48,800
Mini Digger Derrick - 55MLP	EQUIP-23-094	2						166,500					166,500
DM47B - TR Fully Configured FA Model	EQUIP-23-095	1										288,700	288,700
Bobcat 5600 T4	EQUIP-23-096	1			70,500					80,000			150,500
Skyjack SJ3226	EQUIP-23-097	5					27,900						27,900
Thumper Radar Heavy Duty Dolly Mounted	EQUIP-23-099	3							48,800				48,800
Bobcat	EQUIP-23-102	3				45,000							45,000
Generac 300KVA	EQUIP-23-104	2						142,700					142,700
Caterpillar 600 KVA	EQUIP-23-105	2					271,912						271,912
Onan Generator Trailer	EQUIP-23-110	1	40,000										40,000
SCADA System	TECH-23-004	1				8,485							8,485
Substation 5 Year Maintenance	UTIL-23-033	1					31,400					34,600	66,000
Underground Wire Replacement	UTIL-23-035	1	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Electric Vehicle Charging Stations	UTIL-24-001	3	32,000		33,920								65,920
050 Electric Fund Total			714,900	250,000	354,420	572,785	964,212	559,200	423,775	622,100	250,000	573,300	5,284,692

052 Bonding - Surface Water

Margaret Street Reconstruction	STR-23-002	3						2,065,500					2,065,500
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		1,224,000									1,224,000
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				1,489,100							1,489,100
052 Bonding - Surface Water Total				1,224,000		1,489,100		2,065,500					4,778,600

052 Surface Water Fund

Pond Vegetations Management	ENV-23-003	1	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Silver Aerator/Pump Replacement	ENV-23-005	3								41,700			41,700
Casey Lake Aerator Pump Replacement	ENV-23-006	3									18,800		18,800
Ponds Dredging/Maintenance	ENV-24-001	1	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Elgin Pelican	EQUIP-23-079	1			240,200								240,200
Pavement Rehabilitation	STR-23-005	1	133,833		139,406		146,457		153,900	157,721	161,658	165,745	1,058,720

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
SCADA System	TECH-23-004	1				8,485							8,485
052 Surface Water Fund Total			256,833	126,200	508,906	140,985	282,357	139,200	296,600	345,721	330,358	319,545	2,746,705
063 Park Fund													
McKnight Fields Master Planning	PARK-23-004	1	60,000										60,000
Hause Park Tennis Court Rehab, Walkway and Trails	PARK-23-010	1	267,858										267,858
Casey Lake Hockey Rink Replacement	PARK-23-014	5					210,200						210,200
Casey Lake Open Air Shelter	PARK-23-015	5			44,200								44,200
Downtown Park Master Plan (2475 7th Ave E)	PARK-23-017	3	32,900										32,900
Polar Park Improvements	PARK-23-018	5				191,000							191,000
Northwood Improvements	PARK-23-020	5								280,000	1,265,000	1,260,000	2,805,000
West End Passive Park	PARK-24-001	2	40,000										40,000
Casey Lake Parking Lot	PAVE-23-020	3	31,600										31,600
McKnight Field Parking Lot	PAVE-23-021	3		500,000									500,000
063 Park Fund Total			432,358	500,000	44,200	191,000	210,200			280,000	1,265,000	1,260,000	4,182,758
095 Info Tech Fund													
Council AV Technology	TECH-23-012	n/a					50,000					200,000	250,000
095 Info Tech Fund Total							50,000					200,000	250,000
097 Equipment Fund													
Police Interceptor - Unit 2134	EQUIP-23-001	1			90,000					103,500			193,500
Police Interceptor Hybrid - Unit 2135	EQUIP-23-002	1			90,000					103,500			193,500
Police Interceptor - Unit 2136	EQUIP-23-003	1				92,250						106,000	198,250
Police Interceptor - Unit 2137	EQUIP-23-004	1				92,250						106,000	198,250
Police Interceptor - Unit 2138	EQUIP-23-005	1					94,600						94,600
Police Interceptor - Unit 2139	EQUIP-23-006	1					94,600						94,600
Police Interceptor - Unit 2140	EQUIP-23-007	1						97,000					97,000
Police Interceptor - Unit 2141	EQUIP-23-008	1						97,000					97,000
Trailer Camera	EQUIP-23-009	2	55,000					60,000					115,000
Body Worn Cameras	EQUIP-23-010	1	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
APX 6000 Handhelds (20)	EQUIP-23-011	1	25,000								140,900		165,900
Rifle Replacements	EQUIP-23-015	1										65,000	65,000
Safety Equipment	EQUIP-23-016	1					35,000					88,000	123,000
Drones - Two	EQUIP-23-018	2					25,700						25,700

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Ford Explorer - Unit 515	EQUIP-23-019	1									68,000		68,000
Chevy Trailblazer - Unit 513	EQUIP-23-020	1										69,700	69,700
Ford F-150 Crew Cab - Unit 514	EQUIP-23-021	1										65,700	65,700
Ford Explorer - Unit 511	EQUIP-23-022	2			64,000								64,000
Ford Explorer - Unit 512	EQUIP-23-023	2				65,600							65,600
Freightliner Pumper - Unit 520	EQUIP-23-024	1		788,000									788,000
Ladder - Unit 530	EQUIP-23-025	1							1,584,000				1,584,000
SCBA Air Compressor	EQUIP-23-027	1									32,100		32,100
SCBA Air Packs	EQUIP-23-028	1										210,000	210,000
800 MHz Handheld Radios (20)	EQUIP-23-032	1									140,900		140,900
Ford F-250	EQUIP-23-034	1			48,100								48,100
Ford F-550	EQUIP-23-035	1		109,900									109,900
Mack Plow Truck	EQUIP-23-036	1										426,600	426,600
Chevy 3500	EQUIP-23-038	1	105,100										105,100
Sterling SC8000	EQUIP-23-039	1					255,200						255,200
Mack Truck	EQUIP-23-040	1						386,500					386,500
Ford F-550 With Crysteel Dump	EQUIP-23-041	1						107,100					107,100
Mack GR42F With Truck Chassis	EQUIP-23-042	1								312,300			312,300
Bobcat 5600 Toolcat	EQUIP-23-043	1			90,600						105,100		195,700
Bobcat S595 Skidsteer	EQUIP-23-044	1	95,000					103,000					198,000
Tennant	EQUIP-23-045	3				65,200							65,200
Bomag Blacktop Roller	EQUIP-23-046	1				25,500							25,500
Blacktop Patching Trailer	EQUIP-23-049	3			44,200					50,000			94,200
Ford F-750	EQUIP-23-050	1		323,100									323,100
Mack Clam Truck	EQUIP-23-051	1								323,100			323,100
Ford F-250	EQUIP-23-052	1			54,200								54,200
Ford F-350	EQUIP-23-053	1						81,600					81,600
Toro Workman	EQUIP-23-054	3				36,200							36,200
Toro 30448	EQUIP-23-056	1									102,500		102,500
Bobcat Toolcat 5600	EQUIP-23-057	1		92,200					104,300				196,500
Bobcat Trailer	EQUIP-23-058	2							17,900				17,900
Toro Workman	EQUIP-23-060	1						35,300					35,300
John Deer 4066 R	EQUIP-23-061	3					96,900						96,900
Toro Workman/Sprayer	EQUIP-23-062	1	89,900										89,900
Commercial Washer	EQUIP-23-111	1	13,300										13,300
Commercial Dryer	EQUIP-23-112	1			11,000								11,000
Ballistic Vests	EQUIP-24-001	2	20,000										20,000
Canine Program	EQUIP-24-002	1		230,000						204,000		60,000	494,000

Source	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund Total			411,710	1,551,820	500,940	386,060	611,280	977,010	1,715,950	899,400	806,750	1,207,500	9,068,420
099 Building Maint Fund													
Finance Secure Service Window	BUILD-23-005	4					145,100						145,100
Community Service Secure Window	BUILD-23-006	4						148,700					148,700
City Hall Tuck Pointing and Caulking	BUILD-23-007	1									64,100		64,100
City Hall Landscape Update	BUILD-23-008	4		21,600							25,700		47,300
City Hall Roof	BUILD-23-012	1						261,600					261,600
City Hall Roof Top Units	BUILD-23-013	1				90,550	90,550						181,100
City Hall Boilers (3)	BUILD-23-014	1							61,000				61,000
City Hall MGE UPS Server Power System	BUILD-23-015	5				56,700							56,700
Public Works Roof	BUILD-23-020	1								293,600			293,600
Public Works Tuck Pointing and Caulking	BUILD-23-021	1					58,100						58,100
Public Works Roof Top Units	BUILD-23-023	1							42,700				42,700
Door Security Updates	BUILD-23-029	2	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Municipal Building Cameras	BUILD-23-030	4	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Police Remodel - Architectural Design Study	BUILD-24-001	2	17,000										17,000
Police Remodel - Holding Cells and Report Writing	BUILD-24-002	2		300,000									300,000
Police Garage Doors	BUILD-24-003	3	195,000										195,000
Facilities Assessment	BUILD-24-004	2	25,000										25,000
099 Building Maint Fund Total			266,600	351,900	31,000	179,050	326,250	443,700	137,900	328,600	125,800	37,000	2,227,800
Grant Funding													
Hause Park Tennis Court Rehab, Walkway and Trails	PARK-23-010	1	194,392										194,392
Grant Funding Total			194,392										194,392
Transfers In													
Pavement Rehabilitation	STR-23-005	1	1,100,000										1,100,000
Transfers In Total			1,100,000										1,100,000
GRAND TOTAL			4,940,756	10,041,233	4,489,859	10,471,570	9,751,293	12,054,983	6,742,757	6,644,321	7,209,751	6,404,299	78,750,822

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Community Development													
Casey Lake Trail	PARK-23-001	3				59,000							59,000
Hause Park Tennis Court Rehab, Walkway and Trails	PARK-23-010	1	462,250										462,250
Casey Lake Hockey Rink Replacement	PARK-23-014	5					210,200						210,200
Casey Lake Open Air Shelter	PARK-23-015	5			44,200								44,200
Polar Park Improvements	PARK-23-018	5				191,000							191,000
Northwood Improvements	PARK-23-020	5							280,000	1,265,000	1,260,000		2,805,000
West End Passive Park	PARK-24-001	2	40,000										40,000
Sidewalk Along McKnight Boulevard	PARK-24-002	3	60,000	200,000									260,000
Gateway State Trail Access Improvements	PARK-24-003	3	45,000	30,000	30,000	30,000							135,000
Update Downtown Design Manual	PARK-24-004	4		60,000									60,000
Electric Vehicle Charging Stations	UTIL-24-001	3	32,000		33,920								65,920
Community Development Total			639,250	290,000	108,120	280,000	210,200			280,000	1,265,000	1,260,000	4,332,570
GRAND TOTAL			639,250	290,000	108,120	280,000	210,200			280,000	1,265,000	1,260,000	4,332,570

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-001
Project Name	Casey Lake Trail

Department	Community Development
Contact	Community Development Director
Type	Maintenance
Useful Life	10
Category	Parks, Playgrounds, Paths, Open Space
Priority	3 Important

Description	Repaving portion of existing multiuse trail.
Justification	\$51,300 was budgeted in 2023 to complete a portion of the repaving of the multiuse path around Casey Lake. The remaining portion of the path will be repaved in approximately 2027.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				59,000							59,000
Total				59,000							59,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund				59,000							59,000
Total				59,000							59,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	PARK-23-010
Project Name	Hause Park Tennis Court Rehab, Walkway and Trails

Department	Community Development
Contact	Community Development Director
Type	Maintenance
Useful Life	15
Category	Parks, Playgrounds, Paths, Open Space
Priority	1 Critical

Description	Replace existing tennis court with pickleball courts and install new ADA-compliant walkways to the courts and existing playground, open air shelter, and indoor pavilion.
Justification	The project will replace a dilapidated and undersized single tennis court with four pickleball courts that will better serve area demographics and recreational demand. Hause Park currently lacks accessible connections to recreation amenities. The project will provide ADA-compliant sidewalk connections from Charles Street to the courts, playground, open-air shelter, and indoor pavilion. The project was recommended and prioritized in the 2020 Park Improvement Plan.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	462,250										462,250
Total	462,250										462,250
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund	267,858										267,858
Grant Funding	194,392										194,392
Total	462,250										462,250

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-014
Project Name	Casey Lake Hockey Rink Replacement

Department	Community Development
Contact	Community Development Director
Type	Replacement
Useful Life	20
Category	Parks, Playgrounds, Paths, Open Space
Priority	5 Future Consideration

Description	Replace and relocate the hockey rink closer to the eastern parking lot.
Justification	The hockey rink has poor orientation and is in poor condition and a long distance from any parking. The PIP recommends this as a short term project to be completed within 1-5 years (from 2022).

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					210,200						210,200
Total					210,200						210,200
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund					210,200						210,200
Total					210,200						210,200

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-015
Project Name	Casey Lake Open Air Shelter

Department	Community Development
Contact	Community Development Director
Type	Replacement
Useful Life	20
Category	Parks, Playgrounds, Paths, Open Space
Priority	5 Future Consideration

Description	Rebuild an existing shelter that is past its useful life.
Justification	Shelter is in past its useful life.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			44,200								44,200
Total			44,200								44,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund			44,200								44,200
Total			44,200								44,200

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-018
Project Name	Polar Park Improvements

Department	Community Development
Contact	Community Development Director
Type	Replacement
Useful Life	15
Category	Parks, Playgrounds, Paths, Open Space
Priority	5 Future Consideration

Description	The PIP recommends an internal trail loop, expanded playground equipment, and new site furnishings including benches, picnic tables, grills, and bike racks.
Justification	Project recommended by the PIP.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				191,000							191,000
Total				191,000							191,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund				191,000							191,000
Total				191,000							191,000

Capital Improvement Plan

2024 thru 2033

North St Paul, Minnesota

Project #	PARK-23-020
Project Name	Northwood Improvements

Department	Community Development
Contact	Community Development Director
Type	Maintenance
Useful Life	25
Category	Parks, Playgrounds, Paths, Open Space
Priority	5 Future Consideration

Description
The PIP recommends the following improvements to Northwood Park: replace hockey rink boards, replace warming house, replace open air shelter, replace basketball hoops, install gaga pit, and replace tables, grills, and benches.
Justification
The park shelter was built in 1980 and is at the end of its useful life. The basketball court is in poor condition. The warming house is at the end of its useful life.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction								280,000	1,265,000	1,260,000	2,805,000
Total								280,000	1,265,000	1,260,000	2,805,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund								280,000	1,265,000	1,260,000	2,805,000
Total								280,000	1,265,000	1,260,000	2,805,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-24-001
Project Name	West End Passive Park

Department	Community Development
Contact	Community Development Director
Type	New/Expansion
Useful Life	20
Category	Parks, Playgrounds, Paths, Open Space
Priority	2 Very Important

Description	Total Cost	\$40,000
Develop a passive park on city-owned property along the east side of 3rd Street between 7th Avenue and the Gateway State Trail. The site is narrow, sloped, and wooded, which makes redevelopment less feasible. A small, minimally developed natural area is proposed that could include walking path connectivity to the townhome residences to the west and the neighborhood to the east. small, nature-focused play area might be included to provide safe and convenient play place for nearby residents.		
Justification		
Passive open space recommended in the Redevelopment Master Plan to serve new residents at M&I Townhomes, Anchor View Apartments, and existing residents in the vicinity.		

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	30,000										30,000
Professional Services	10,000										10,000
Total	40,000										40,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund	40,000										40,000
Total	40,000										40,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PARK-24-002

Project Name

Sidewalk Along McKnight Boulevard

Department

Community Development

Contact

Community Development Director

Type

Maintenance

Useful Life

50

Category

Parks, Playgrounds, Paths, Open Space

Priority

3 Important

Description

Total Cost \$260,000

Install sidewalk along the east side of McKnight Blvd from South Avenue to Anchor Drive.

Justification

Identified as a priority in the Redevelopment Master Plan.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		200,000									200,000
Professional Services	60,000										60,000
Total	60,000	200,000									260,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	60,000	200,000									260,000
Total	60,000	200,000									260,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	PARK-24-003
Project Name	Gateway State Trail Access Improvements

Department	Community Development
Contact	Community Development Director
Type	Maintenance
Useful Life	15
Category	Parks, Playgrounds, Paths, Open Space
Priority	3 Important

Description	Total Cost \$135,000
Access to the Gateway State Trail is lackluster visually and lacks pedestrian connections. This project would establish a thematic gateway to welcome trail users to North St. Paul and direct them to downtown destinations. Entry monumentation or artwork combined with amenities (e.g., bike racks, wayfinding, fix-it stations) are proposed.	
Justification	Identified as a short term priority in the Redevelopment Master Plan (RMP). The Gateway State Trail is a significant amenity and connector for the community, thus functional and aesthetic improvements to the trail access are proposed in the RMP.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	30,000	30,000	30,000	30,000							120,000
Professional Services	15,000										15,000
Total	45,000	30,000	30,000	30,000							135,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	45,000	30,000	30,000	30,000							135,000
Total	45,000	30,000	30,000	30,000							135,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	PARK-24-004
Project Name	Update Downtown Design Manual

Department	Community Development
Contact	Community Development Director
Type	Plan/Study
Useful Life	
Category	Parks, Playgrounds, Paths, Open Space
Priority	4 Less Important

Description	Total Cost \$60,000
The Downtown Design Manual was approved by City Council in 2005. The Downtown Design Manual (PDF) was developed under the guidance and direction of the Design and Historical Review Commission and was adopted by Council in 2005. The manual illustrates portions of the zoning code as it relates to the desired built environment within the downtown. The zoning ordinance was updated in 2015, the 2040 Comprehensive Plan was approved in 2018, and the Redevelopment Maaster Plan was updated in 2022. The Downtwon Deisgn Manual no is no longer consistent with city plans and ordinances and should be updated.	
Justification	
The Redevelopment Master Plan identified this project to be completed within the "short term" timeframe. Updating the Downtown Design Guidelines was also identified by the Planning Commission as a priority in their 2022 work plan.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services		60,000									60,000
Total		60,000									60,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund		60,000									60,000
Total		60,000									60,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	UTIL-24-001
Project Name	Electric Vehicle Charging Stations

Department	Community Development
Contact	Community Development Director
Type	Maintenance
Useful Life	
Category	Utility Infrastructure Preservation
Priority	3 Important

Description	Total Cost	\$65,920
Install EV charging stations at strategic locations throughout the community.		
Justification	Demand for electric vehicles (EV) is increasing as fuel costs rise and the impacts of carbon dioxide emissions on climate change continue to be a grave concern. The City has demonstrated leadership and a strong desire to provide public electric vehicle options in the City. The Redevelopment Master Plan identifies installation of EV charging stations at public sites as a short term priority.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	32,000		33,920								65,920
Total	32,000		33,920								65,920
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund	32,000		33,920								65,920
Total	32,000		33,920								65,920

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Facilities													
Finance Secure Service Window	BUILD-23-005	4					145,100						145,100
Community Service Secure Window	BUILD-23-006	4						148,700					148,700
City Hall Tuck Pointing and Caulking	BUILD-23-007	1									64,100		64,100
City Hall Landscape Update	BUILD-23-008	4		21,600							25,700		47,300
City Hall Roof	BUILD-23-012	1						261,600					261,600
City Hall Roof Top Units	BUILD-23-013	1				90,550	90,550						181,100
City Hall Boilers (3)	BUILD-23-014	1							61,000				61,000
City Hall MGE UPS Server Power System	BUILD-23-015	5				56,700							56,700
Public Works Roof	BUILD-23-020	1								293,600			293,600
Public Works Tuck Pointing and Caulking	BUILD-23-021	1					58,100						58,100
Public Works Roof Top Units	BUILD-23-023	1							42,700				42,700
Door Security Updates	BUILD-23-029	2	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Municipal Building Cameras	BUILD-23-030	4	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Facilities Assessment	BUILD-24-004	2	25,000										25,000
Facilities Total			54,600	51,900	31,000	179,050	326,250	443,700	137,900	328,600	125,800	37,000	1,715,800
GRAND TOTAL			54,600	51,900	31,000	179,050	326,250	443,700	137,900	328,600	125,800	37,000	1,715,800

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-005

Project Name

Finance Secure Service Window

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

30

Category

Buildings and Facility Improvements

Priority

4 Less Important

Description

Secure service window.

Justification

To keep staff safe in the event of an unwanted situation.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					145,100						145,100
Total					145,100						145,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund					145,100						145,100
Total					145,100						145,100

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-006

Project Name

Community Service Secure Window

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

30

Category

Buildings and Facility Improvements

Priority

4 Less Important

Description

Secure service window.

Justification

To keep staff safe in the event of an unwanted situation.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction						148,700					148,700
Total						148,700					148,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund						148,700					148,700
Total						148,700					148,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

BUILD-23-007

Project Name

City Hall Tuck Pointing and Caulking

Department

Facilities

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Buildings and Facility Improvements

Priority

1 Critical

Description

Tuckpointing of the blocks on building.

Justification

This is a building maintenance item to be done at a selected time period, as routine maintenance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									64,100		64,100
Total									64,100		64,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund									64,100		64,100
Total									64,100		64,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

BUILD-23-008

Project Name

City Hall Landscape Update

Department

Facilities

Contact

Public Works Director

Type

Maintenance

Useful Life

Category

Buildings and Facility Improvements

Priority

4 Less Important

Description

Landscaping around City Hall building, and any necessary irrigation repairs or updates.

Justification

Over time landscaping needs to be updated and refreshed, plant and flowers need to be replaced.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		21,600							25,700		47,300
Total		21,600							25,700		47,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund		21,600							25,700		47,300
Total		21,600							25,700		47,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	BUILD-23-012
Project Name	City Hall Roof

Department	Facilities
Contact	Public Works Director
Type	Replacement
Useful Life	
Category	Buildings and Facility Improvements
Priority	1 Critical

Description	
Justification	

Built up roof (BUR) Build up roofs have been a mainstay in flat roofing for around 100 years. With their textured tar and gravel exterior, they’re fairly easy to identify. The installer will build it up -hence the name- until there’s a dense layer of minerals and tar packed on the rooftop.

Life expectancy of a properly maintained roof is approximately 20 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction						261,600					261,600
Total						261,600					261,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund						261,600					261,600
Total						261,600					261,600

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-013

Project Name

City Hall Roof Top Units

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Buildings and Facility Improvements

Priority

1 Critical

Description

6 roof top units.

Justification

HVAC units have a useful life of 15 - 20 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				90,550	90,550						181,100
Total				90,550	90,550						181,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund				90,550	90,550						181,100
Total				90,550	90,550						181,100

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	BUILD-23-014
Project Name	City Hall Boilers (3)

Department	Facilities
Contact	Public Works Director
Type	Replacement
Useful Life	25
Category	Buildings and Facility Improvements
Priority	1 Critical

Description	
3 boilers at City hall.	
Justification	
HVAC units have a useful life of 15 - 20 years.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							61,000				61,000
Total							61,000				61,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund							61,000				61,000
Total							61,000				61,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-015

Project Name

City Hall MGE UPS Server Power System

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Buildings and Facility Improvements

Priority

5 Future Consideration

Description

City Hall MGE UPS Server Power System.

Justification

City Hall MGE UPS Server Power System.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				56,700							56,700
Total				56,700							56,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund				56,700							56,700
Total				56,700							56,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

BUILD-23-020

Project Name

Public Works Roof

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

25

Category

Buildings and Facility Improvements

Priority

1 Critical

Description

Built up roof (BUR) Build up roofs have been a mainstay in flat roofing for around 100 years. With their textured tar and gravel exterior, they’re fairly easy to identify. The installer will build it up -hence the name- until there’s a dense layer of minerals and tar packed on the rooftop.

Justification

Life expectancy of a properly maintained roof is approximately 20 years. Roof is 14 years old.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction								293,600			293,600
Total								293,600			293,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund								293,600			293,600
Total								293,600			293,600

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-021

Project Name

Public Works Tuck Pointing and Caulking

Department

Facilities

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Buildings and Facility Improvements

Priority

1 Critical

Description

Tuckpointing/caulking of the Public Works Garage.

Justification

This is building miniatous item to extend the useful lift of the building by keeping moisture out of the building, and to be able to caulk the tip up wall portion of the building.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					58,100						58,100
Total					58,100						58,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund					58,100						58,100
Total					58,100						58,100

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-23-023

Project Name

Public Works Roof Top Units

Department

Facilities

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Buildings and Facility Improvements

Priority

1 Critical

Description

Replacement of past useful life 3 HVAC units.

Justification

HVAC units have a useful life of 15 - 20 years . Replace with High Efficiency units.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							42,700				42,700
Total							42,700				42,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund							42,700				42,700
Total							42,700				42,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	BUILD-23-029
Project Name	Door Security Updates

Department	Facilities
Contact	Public Works Director
Type	Replacement
Useful Life	10
Category	Buildings and Facility Improvements
Priority	2 Very Important

Description	Upgrading door security system.
Justification	Currently there are multiple door security systems being used which require a staff member to go door to door to reprogram every time an employee is added or removed or any type of change is made. A new system would allow changes to be made from a computer and not require staff to go to each door.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Total	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700
Total	8,500	8,700	8,900	9,100	9,300	9,600	9,800	10,000	10,300	10,500	94,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	BUILD-23-030
Project Name	Municipal Building Cameras

Department	Facilities
Contact	Public Works Director
Type	Replacement
Useful Life	10
Category	Buildings and Facility Improvements
Priority	4 Less Important

Description	Upgrading existing cameras throughout city buildings.
Justification	Existing cameras are getting old and need to be replaced, new cameras produce a better picture- some cameras have been replaced.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Total	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100
Total	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	26,500	236,100

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-24-004

Project Name

Facilities Assessment

Department

Facilities

Contact

Public Works Director

Type

Plan/Study

Useful Life

Category

Buildings and Facility Improvements

Priority

2 Very Important

Description

Total Cost \$25,000

Obtain a facility condition assessment of City buildings, which would include a comprehensive inventory of facility equipment and related infrastructure.

Justification

A facilities assessment will allow the City to better understand the current condition and future needs of City buildings. This information will allow the City to better maintain properties and will allow the City to better plan for future needs.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services	25,000										25,000
Total	25,000										25,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund	25,000										25,000
Total	25,000										25,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Fire													
Ford Explorer - Unit 515	EQUIP-23-019	1									68,000		68,000
Chevy Trailblazer - Unit 513	EQUIP-23-020	1										69,700	69,700
Ford F-150 Crew Cab - Unit 514	EQUIP-23-021	1										65,700	65,700
Ford Explorer - Unit 511	EQUIP-23-022	2			64,000								64,000
Ford Explorer - Unit 512	EQUIP-23-023	2				65,600							65,600
Freightliner Pumper - Unit 520	EQUIP-23-024	1		788,000									788,000
Ladder - Unit 530	EQUIP-23-025	1						1,584,000					1,584,000
SCBA Air Compressor	EQUIP-23-027	1								32,100			32,100
SCBA Air Packs	EQUIP-23-028	1										210,000	210,000
800 MHz Handheld Radios (20)	EQUIP-23-032	1								140,900			140,900
Commercial Washer	EQUIP-23-111	1	13,300										13,300
Commercial Dryer	EQUIP-23-112	1			11,000								11,000
Ballistic Vests	EQUIP-24-001	2	20,000										20,000
Fire Total			33,300	788,000	75,000	65,600			1,584,000		241,000	345,400	3,132,300
GRAND TOTAL			33,300	788,000	75,000	65,600			1,584,000		241,000	345,400	3,132,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-019
Project Name	Ford Explorer - Unit 515

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	Replace 2022 Ford Explorer. Mounted vehicle equipment includes: Mobile 800Mhz Radio, Laptop with CAD, emergency lights, sirens, & controllers.
Justification	Vehicle is used by the Fire Chief for response to emergency incidents - Fire, EMS, & Haz-Mat. Vehicle carries EMS equipment, firefighting PPE, fire extinguishers, and command boards. Fire Chief operates incident command from the vehicle on critical incidents. Vehicle is scheduled to be replaced every 10 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									68,000		68,000
Total									68,000		68,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund									68,000		68,000
Total									68,000		68,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project # EQUIP-23-020

Project Name Chevy Trailblazer - Unit 513

Department Fire

Contact Fire Chief

Type Replacement

Useful Life 10

Category Vehicles and Equipment

Priority 1 Critical

Description

2008 Chevrolet Trailblazer. Mounted vehicle equipment includes: Mobile 800Mhz Radio, Laptop with CAD, emergency lights, sirens, & controllers.

Justification

Vehicle is used by Firefighters/First Responders for response to emergency EMS incidents and conducting Code Compliance Inspections throughout the city. Vehicle carries EMS equipment, firefighting PPE, and fire extinguishers. Vehicle is scheduled to be replaced every 10 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										69,700	69,700
Total										69,700	69,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund										69,700	69,700
Total										69,700	69,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-021
Project Name	Ford F-150 Crew Cab - Unit 514

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	2012 Ford F - 150 Crew Cab . Mounted vehicle equipment includes: Mobile 800Mhz Radio, Laptop with CAD, emergency lights, sirens, & controllers.										
Justification	Vehicle is used by Firefighters/First Responders for response to emergency Fire, EMS, & Haz-Mat incidents, pulling the enclosed SCBA Fill Trailer, Zodiac Boat & Trailer, hauling hose and fire equipment in the truck bed, and conducting Code Compliance Inspections throughout the city. Vehicle carries EMS equipment, firefighting PPE, and fire extinguishers. Vehicle is scheduled to be replaced every 10 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.										

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										65,700	65,700
Total										65,700	65,700
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund										65,700	65,700
Total										65,700	65,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-022
Project Name	Ford Explorer - Unit 511

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	2 Very Important

Description	Replace 2016 Ford Explorer. Mounted vehicle equipment includes: Mobile 800Mhz Radio, Laptop with CAD, emergency lights, sirens, & controllers.
Justification	Vehicle is used by the Duty Officer and Fire Inspector for response to emergency incidents - Fire, EMS, & Haz-Mat and conducting Fire Inspections throughout the city. Vehicle carries EMS equipment, firefighting PPE, fire extinguishers, and command boards. The Duty Officer can operate incident command from the vehicle on critical incidents. Vehicle is scheduled to be replaced every 10 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			64,000								64,000
Total			64,000								64,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			64,000								64,000
Total			64,000								64,000

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-023
Project Name	Ford Explorer - Unit 512

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	2 Very Important

Description	Replace 2017 Ford Explorer. Mounted vehicle equipment includes: Mobile 800Mhz Radio, Laptop with CAD, emergency lights, sirens, & controllers.
Justification	Vehicle is used by the Assistant Fire Chief for response to emergency incidents - Fire, EMS, & Haz-Mat and conducting Fire Inspections throughout the city. Vehicle carries EMS equipment, firefighting PPE, fire extinguishers, and command boards. Assistant Fire Chief operates incident command from the vehicle on critical incidents. Vehicle is scheduled to be replaced every 10 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				65,600							65,600
Total				65,600							65,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				65,600							65,600
Total				65,600							65,600

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	EQUIP-23-024
Project Name	Freightliner Pumper - Unit 520

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	25
Category	Vehicles and Equipment
Priority	1 Critical

Description
Replace 1995 Freightliner Engine/Pumper with 1500 GPM vehicle mounted Waterous pump with class A foam injection, 1000 gallon water tank, interior pump panel, fold down side mounted ladder rack, 10k hydraulic generator, light tower, and hydraulic pump and vehicle extrication tools.(Excludes all other hand tools, ground ladders, ventilation fans, hoses, nozzles, & SCBA packs).
Justification
Engine/Pumper primary purpose is to combat structural and associated fires. The vehicle is designed to be used under emergency conditions to transport personnel and equipment or to support the suppression of fires or mitigation of other hazardous situations. Vehicle is scheduled to be replaced every 30 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing		788,000									788,000
Total		788,000									788,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund		788,000									788,000
Total		788,000									788,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #EQUIP-23-025

Project NameLadder - Unit 530

DepartmentFire

ContactFire Chief

TypeReplacement

Useful Life29

CategoryVehicles and Equipment

Priority1 Critical

Description

2002 HME chassis and 1982 Sutphen 100 ft. Aerial device with bucket. Ladder 530 was refurbished in 2001/2002, the original aerial device was removed from the outdated Sutphen chassis and placed on the HME chassis and continued its in service time. Vehicle has 1500 GPM water pump with class A foam, 100 ft. aerial with bucket water tower to discharge water, breathing air control panel, 500 gallon water tank, exterior pump panel, ground ladder storage, and 10k hydraulic generator. (Excludes all other hand tools, ground ladders, ventilation fans, hoses, nozzles, & SCBA packs).

Justification

Aerial device is designed and equipped to support fire fighting and rescue operations by positioning personnel, handling materials, providing continuous egress, or discharging water at positions elevated from the ground. Aerial device is long overdue for replacement since it has already been refurbished once. Vehicles are scheduled to be replaced every 30 years due to normal use and ongoing maintenance and repair costs to be able to have a dependable vehicle and safe aerial device.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							1,584,000				1,584,000
Total							1,584,000				1,584,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund							1,584,000				1,584,000
Total							1,584,000				1,584,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-027

Project Name

SCBA Air Compressor

Department

Fire

Contact

Fire Chief

Type

Replacement

Useful Life

15

Category

Vehicles and Equipment

Priority

1 Critical

Description

High pressure breathing air compressor to fill high pressure breathing packs.

Justification

Self Contained Breathing Apparatus (SCBA) are filled by the air compressor. The priority of the complete assembly of equipment is to compress, store, and deliver breathing air for the filling of respirator breathing air cylinders. Lifespan expectancy is 10 years or if the unit presents any signs of failure.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									32,100		32,100
Total									32,100		32,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund									32,100		32,100
Total									32,100		32,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	EQUIP-23-028
Project Name	SCBA Air Packs

Department Fire
Contact Fire Chief
Type Replacement
Useful Life 15
Category Vehicles and Equipment
Priority 1 Critical

Description
High pressure breathing packs that supplies a respirable atmosphere to the user in a hazardous environment.

Justification
SCBA are worn during emergency operations where respiratory protection is needed from IDLH atmospheres includes, but is not limited to, confined spaces, hazardous materials releases, chemical, biological, radiological, nuclear (CBRN) incidents, fire fighting, tactical or technical operations, medical treatment, technical rescue, any operations where the atmosphere is not stable or improving and could become IDLH, and any operations where it is difficult or not possible to accurately monitor the atmosphere. The SCBA pack and bottles must be replaced every 15 years, they cannot be used beyond 15 years of service per the National Fire Protection Association.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										210,000	210,000
Total										210,000	210,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund										210,000	210,000
Total										210,000	210,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-032
Project Name	800 MHz Handheld Radios (20)

Department	Fire
Contact	Fire Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	Portable radios used by emergency personnel to communicate with team members, Ramsey County Dispatch, and other public safety organizations on emergency or non-emergency incidents.
Justification	Portable 800MHz radios are a necessity to conduct emergency or non-emergency operations. Operations depend on the performance and reliability of uncompromising communications. Average life expectancy of portable radios are 10 years and/or need to be replaced at signs of failure and unable to be repaired.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									140,900		140,900
Total									140,900		140,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund									140,900		140,900
Total									140,900		140,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-111

Project Name

Commercial Washer

Department

Fire

Contact

Fire Chief

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

1 Critical

Description

Commercial Washer used for Fire Equipment.

Justification

Commercial Washer used for Fire Equipment.

Total Cost \$13,300

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	13,300										13,300
Total	13,300										13,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	13,300										13,300
Total	13,300										13,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-112

Project Name

Commercial Dryer

Department

Fire

Contact

Fire Chief

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

1 Critical

Description

Commercial Dryer used for Fire Equipment.

Justification

Commercial Dryer used for Fire Equipment.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			11,000								11,000
Total			11,000								11,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			11,000								11,000
Total			11,000								11,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-24-001

Project Name

Ballistic Vests

Department

Fire

Contact

Fire Chief

Type

New/Expansion

Useful Life

Category

Vehicles and Equipment

Priority

2 Very Important

Description

Total Cost \$20,000

Ballistic body armor protection for First Responders.

Justification

EMS/Firefighters/First Responders are part of teams that would extract injured civilians in warm zone danger areas. The ballistic vest will provide protection from bullets and other projectiles. This is a brand new item that is missing from the department and is an extremely high priority to get. Rough estimate at this time is \$1,500.00 per vest and we are looking to get at least 12.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	20,000										20,000
Total	20,000										20,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	20,000										20,000
Total	20,000										20,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Information Technology													
SCADA System	TECH-23-004	1				33,940							33,940
SCADA Computer	TECH-23-009	1				22,630					25,600		48,230
Council AV Technology	TECH-23-012	n/a						50,000				200,000	250,000
Information Technology Total						56,570	50,000				25,600	200,000	332,170
GRAND TOTAL						56,570	50,000				25,600	200,000	332,170

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

TECH-23-004

Project Name

SCADA System

Department

Information Technology

Contact

Electric Director

Type

Replacement

Useful Life

5

Category

Capital Technology

Priority

1 Critical

Description

SCADA System.

Justification

SCADA System.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				33,940							33,940
Total				33,940							33,940

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund				8,485							8,485
049 Waste Water Fund				8,485							8,485
050 Electric Fund				8,485							8,485
052 Surface Water Fund				8,485							8,485
Total				33,940							33,940

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

TECH-23-009

Project Name

SCADA Computer

Department

Information Technology

Contact

Public Works Director

Type

Replacement

Useful Life

5

Category

Capital Technology

Priority

1 Critical

Description

SCADA Computer.

Justification

SCADA Computer.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				22,630					25,600		48,230
Total				22,630					25,600		48,230

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund				11,315					12,800		24,115
049 Waste Water Fund				11,315					12,800		24,115
Total				22,630					25,600		48,230

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

TECH-23-012

Project Name

Council AV Technology

Department

Information Technology

Contact

Finance Director

Type

Replacement

Useful Life

10

Category

Capital Technology

Priority

n/a

Description

Audio video equipment used for Council chambers.

Justification

Placeholder - More research is being done to determine if replacement equipment will be needed.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					50,000					200,000	250,000
Total					50,000					200,000	250,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
095 Info Tech Fund					50,000					200,000	250,000
Total					50,000					200,000	250,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Parks and Recreation													
Ford F-250	EQUIP-23-052	1			54,200								54,200
Ford F-350	EQUIP-23-053	1						81,600					81,600
Toro Workman	EQUIP-23-054	3				36,200							36,200
Toro 30448	EQUIP-23-056	1									102,500		102,500
Bobcat Toolcat 5600	EQUIP-23-057	1		92,200					104,300				196,500
Bobcat Trailer	EQUIP-23-058	2							17,900				17,900
Toro Workman	EQUIP-23-060	1						35,300					35,300
John Deer 4066 R	EQUIP-23-061	3					96,900						96,900
Toro Workman/Sprayer	EQUIP-23-062	1	89,900										89,900
McKnight Fields Master Planning	PARK-23-004	1	60,000										60,000
Pavilion Maintenance	PARK-23-007	3					30,000						30,000
Park Fencing at McKnight	PARK-23-012	2				60,000							60,000
McKnight Dugouts - Four Total	PARK-23-013	2				60,000							60,000
Downtown Park Master Plan (2475 7th Ave E)	PARK-23-017	3	32,900										32,900
Casey Lake Fishing Dock	PARK-23-023	5										32,900	32,900
Casey Lake Irrigation	PARK-23-030	2	15,000										15,000
Parks and Recreation Total			197,800	92,200	54,200	156,200	126,900	116,900	122,200		102,500	32,900	1,001,800
GRAND TOTAL			197,800	92,200	54,200	156,200	126,900	116,900	122,200		102,500	32,900	1,001,800

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-052
Project Name	Ford F-250

Department Parks and Recreation
Contact Public Works Director
Type Replacement
Useful Life 10
Category Vehicles and Equipment
Priority 1 Critical

Description
Replace 2016 Ford F-250 XL.
Justification
Pickup truck used mainly as a parks truck and miscellaneous throughout the City.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			54,200								54,200
Total			54,200								54,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			54,200								54,200
Total			54,200								54,200

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-053

Project Name

Ford F-350

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2019 Ford F-350 with Lift Gate.

Justification

This truck is mainly for trash pick up throughout the city but is also used to lift heavy items into the bed of the truck so help to reduce injury's due to the use of the trash trucks for many different functions it was decided that we need two of them so we reused the older one in 2023. Lift Gate - Trash Hauling.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						81,600					81,600
Total						81,600					81,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund						81,600					81,600
Total						81,600					81,600

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-054

Project Name

Toro Workman

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

3 Important

Description

Replace 2012 Toro Workman HDX 7367.

Justification

Utility Vehicle - Ball fields, weed spraying, weed whipping used throughout the city as a utility vehicle that doesn't damage the grass.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				36,200							36,200
Total				36,200							36,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				36,200							36,200
Total				36,200							36,200

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-056

Project Name

Toro 30448

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2023 Toro Ground Master 400-D Large Wing Mower - 11.

Justification

This is the main mower for all the larger parks, Large Wing Mower - 11".

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									102,500		102,500
Total									102,500		102,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund									102,500		102,500
Total									102,500		102,500

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project # EQUIP-23-057

Project Name Bobcat Toolcat 5600

Department Parks and Recreation

Contact Public Works Director

Type Replacement

Useful Life 5

Category Vehicles and Equipment

Priority 1 Critical

Description

2019 Bobcat Toolcat.

Justification

These units are very useful in many aspects of Public Works such as snow removal, tree trimming, tree planting, and park maintenance. Used year round for a variety of jobs throughout the City. Attachments include brooms, plows, snowblowers, bucket, and auger.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing		92,200					104,300				196,500
Total		92,200					104,300				196,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund		92,200					104,300				196,500
Total		92,200					104,300				196,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-058

Project Name

Bobcat Trailer

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

5

Category

Vehicles and Equipment

Priority

2 Very Important

Description

Replace 1996 Towmaster T-10 Bobcat Trailer.

Justification

Trailer for hauling Bobcat and miscellaneous equipment.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							17,900				17,900
Total							17,900				17,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund							17,900				17,900
Total							17,900				17,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-060

Project Name

Toro Workman

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2010 Toro Workman HDX 7367.

Justification

Utility Vehicle - Ball fields, weed spraying, weed whipping used throughout the city as a utility vehicle that doesn't damage the grass.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						35,300					35,300
Total						35,300					35,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund						35,300					35,300
Total						35,300					35,300

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-061

Project Name

John Deer 4066 R

Department

Parks and Recreation

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

3 Important

Description

Utility Tractor - Used year round.

Justification

This tractor is on a 10 year replacement schedule.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					96,900						96,900
Total					96,900						96,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund					96,900						96,900
Total					96,900						96,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project # EQUIP-23-062

Project Name Toro Workman/Sprayer

Department Parks and Recreation
Contact Public Works Director
Type Replacement
Useful Life 10
Category Vehicles and Equipment
Priority 1 Critical

Description

Utility Vehicle - Ball Fields, Weeds, Weed Whipping.

Justification

Utility Vehicle - Ball Fields, Weeds, Weed Whipping.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	89,900										89,900
Total	89,900										89,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	89,900										89,900
Total	89,900										89,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PARK-23-004

Project Name

McKnight Fields Master Planning

Department

Parks and Recreation

Contact

Community Development Director

Type

Plan/Study

Useful Life

Category

Parks, Playgrounds, Paths, Open Space

Priority

1 Critical

Description

Prepare a master plan for McKnight Fields to evaluate existing conditions, identify community recreational needs for this site, and recommend future improvements and associated cost estimates.

Justification

The 2020 Park Improvement Plan recommends recommended a master plan be completed to include a thorough assessment of the age and condition of existing buildings and amenities to fully understand the replacement needs. The planning process should consider potential additional amenities that may be appropriate to add at this site, as well as potential reconfiguration of some of the amenities for improved access, circulation and programmed usage. A corresponding estimate of probable costs for the improvements should be prepared in order to adequately budget for improvements.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services	60,000										60,000
Total	60,000										60,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund	60,000										60,000
Total	60,000										60,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PARK-23-007

Project Name

Pavilion Maintenance

Department

Parks and Recreation

Contact

Community Development Director

Type

Maintenance

Useful Life

5

Category

Parks, Playgrounds, Paths, Open Space

Priority

3 Important

Description

Pavilion maintenance at Silver Lake, Hause, Northwood and Rotary parks.

Justification

Structures require regular maintenance, such as exterior painting and necessary repairs.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					30,000						30,000
Total					30,000						30,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund					30,000						30,000
Total					30,000						30,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-012
Project Name	Park Fencing at McKnight

Department	Parks and Recreation
Contact	Community Development Director
Type	Replacement
Useful Life	20
Category	Parks, Playgrounds, Paths, Open Space
Priority	2 Very Important

Description	Replace the fencing around the four softball fields at McKnight softball complex.
Justification	Existing fence is reaching the end of its useful life.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				60,000							60,000
Total				60,000							60,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund				60,000							60,000
Total				60,000							60,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PARK-23-013
Project Name	McKnight Dugouts - Four Total

Department	Parks and Recreation
Contact	Community Development Director
Type	Replacement
Useful Life	20
Category	Parks, Playgrounds, Paths, Open Space
Priority	2 Very Important

Description	
Replace dugouts at the softball fields.	
Justification	
Dugouts have reached the end of their useful life.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				60,000							60,000
Total				60,000							60,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund				60,000							60,000
Total				60,000							60,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	PARK-23-017
Project Name	Downtown Park Master Plan (2475 7th Ave E)

Department	Parks and Recreation
Contact	Community Development Director
Type	Plan/Study
Useful Life	
Category	Parks, Playgrounds, Paths, Open Space
Priority	3 Important

Description	Prepare a master plan to install amenities at the city-owned lot in the downtown located at 2475 7th Avenue East. Per the 2022 Park Improvement Plan, park improvements at this location may include public art, playground, and/or a gathering place.
Justification	This location is in close proximity to many new downtown residents that don't presently have access to a neighborhood park. This park can serve as a dual/function for the city--provide recreational space for the city and be a welcoming gateway to the downtown.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	32,900										32,900
Total	32,900										32,900
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund	32,900										32,900
Total	32,900										32,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PARK-23-023

Project Name

Casey Lake Fishing Dock

Department

Parks and Recreation

Contact

Community Development Director

Type

Replacement

Useful Life

25

Category

Parks, Playgrounds, Paths, Open Space

Priority

5 Future Consideration

Description

Plan for the replacement of the fishing dock at Casey Lake by 2040.

Justification

The dock was installed in 2015.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction										32,900	32,900
Total										32,900	32,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund										32,900	32,900
Total										32,900	32,900

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

PARK-23-030

Project Name

Casey Lake Irrigation

Department

Parks and Recreation

Contact

Public Works Director

Type

New/Expansion

Useful Life

15

Category

Parks, Playgrounds, Paths, Open Space

Priority

2 Very Important

Description

Total Cost

\$15,000

Casey Lake Building and Playground Irrigation system.

Justification

Irrigation to water grass around building and playground. To keep the grass around these areas green and growing.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	15,000										15,000
Total	15,000										15,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund	15,000										15,000
Total	15,000										15,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Police													
Police Remodel - Architectural Design Study	BUILD-24-001	2	17,000										17,000
Police Remodel - Holding Cells and Report Writing	BUILD-24-002	2		300,000									300,000
Police Garage Doors	BUILD-24-003	3	195,000										195,000
Police Interceptor - Unit 2134	EQUIP-23-001	1			90,000						103,500		193,500
Police Interceptor Hybrid - Unit 2135	EQUIP-23-002	1			90,000						103,500		193,500
Police Interceptor - Unit 2136	EQUIP-23-003	1				92,250						106,000	198,250
Police Interceptor - Unit 2137	EQUIP-23-004	1				92,250						106,000	198,250
Police Interceptor - Unit 2138	EQUIP-23-005	1					94,600						94,600
Police Interceptor - Unit 2139	EQUIP-23-006	1					94,600						94,600
Police Interceptor - Unit 2140	EQUIP-23-007	1						97,000					97,000
Police Interceptor - Unit 2141	EQUIP-23-008	1						97,000					97,000
Trailer Camera	EQUIP-23-009	2	55,000					60,000					115,000
Body Worn Cameras	EQUIP-23-010	1	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
APX 6000 Handhelds (20)	EQUIP-23-011	1	25,000								140,900		165,900
Rifle Replacements	EQUIP-23-015	1										65,000	65,000
Safety Equipment	EQUIP-23-016	1					35,000					88,000	123,000
Drones - Two	EQUIP-23-018	2					25,700						25,700
Canine Program	EQUIP-24-002	1		230,000						204,000		60,000	494,000
Police Total			300,410	538,620	188,840	193,560	259,180	263,510	9,750	214,000	358,150	435,500	2,761,520
GRAND TOTAL			300,410	538,620	188,840	193,560	259,180	263,510	9,750	214,000	358,150	435,500	2,761,520

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

BUILD-24-001

Project Name

Police Remodel - Architectural Design Study

Department

Police

Contact

Police Chief

Type

Plan/Study

Useful Life

Category

Buildings and Facility Improvements

Priority

2 Very Important

Description

Total Cost \$17,000

Study of public safety facilities.

Justification

There are significant architectural design needs and safety remodels in the police and fire departments. An expert is needed to complete an assessment of the existing structures and prepare a professional vision to accomplish the needs of each department.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services	17,000										17,000
Total	17,000										17,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund	17,000										17,000
Total	17,000										17,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	BUILD-24-002
Project Name	Police Remodel - Holding Cells and Report Writing

Department	Police
Contact	Police Chief
Type	New/Expansion
Useful Life	20
Category	Buildings and Facility Improvements
Priority	2 Very Important

Description	Total Cost	\$300,000
Install two holding cells in the police department with restroom facilities. Install new report writing / interview rooms / patrol squad room.		
Justification	There are no temporary holding cells in the current police area of the police department. This is a major safety concern. New arrestees have to be watched by staff in an interview room the entire time while they are in custody. Arrestees have to be escorted out of the interview room to use the employee bathroom. The officers do not have adequate space to quietly type reports, conduct telephone interviews, or attend zoom court.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		300,000									300,000
Total		300,000									300,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund		300,000									300,000
Total		300,000									300,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

BUILD-24-003

Project Name

Police Garage Doors

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

20

Category

Buildings and Facility Improvements

Priority

3 Important

Description

Total Cost \$195,000

Roll top safety garage doors.

Justification

The current door panels are no longer produced or available. The similar panel options do not match the existing product. High speed doors provide necessary safety to prevent people from entering the police department and a durable, long-lasting solution.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	195,000										195,000
Total	195,000										195,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
099 Building Maint Fund	195,000										195,000
Total	195,000										195,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-001
Project Name	Police Interceptor - Unit 2134

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	6
Category	Vehicles and Equipment
Priority	1 Critical

Description	Police Interceptor - includes buildout, cameras, equipment and computer.
Justification	Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			90,000						103,500		193,500
Total			90,000						103,500		193,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			90,000						103,500		193,500
Total			90,000						103,500		193,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-002
Project Name	Police Interceptor Hybrid - Unit 2135

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	6
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Police Interceptor - includes buildout, cameras, and computer.	
Justification	
Police Interceptor - includes buildout, cameras, equipment and computer.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			90,000						103,500		193,500
Total			90,000						103,500		193,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			90,000						103,500		193,500
Total			90,000						103,500		193,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-003

Project Name

Police Interceptor - Unit 2136

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				92,250						106,000	198,250
Total				92,250						106,000	198,250

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				92,250						106,000	198,250
Total				92,250						106,000	198,250

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-004

Project Name

Police Interceptor - Unit 2137

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				92,250						106,000	198,250
Total				92,250						106,000	198,250

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				92,250						106,000	198,250
Total				92,250						106,000	198,250

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-005

Project Name

Police Interceptor - Unit 2138

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
Equip/Vehicles/Furnishing					94,600						94,600	109,000
Total					94,600						94,600	Total

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
097 Equipment Fund					94,600						94,600	109,000
Total					94,600						94,600	Total

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-006

Project Name

Police Interceptor - Unit 2139

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
Equip/Vehicles/Furnishing					94,600						94,600	109,000
Total					94,600						94,600	Total

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
097 Equipment Fund					94,600						94,600	109,000
Total					94,600						94,600	Total

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-007

Project Name

Police Interceptor - Unit 2140

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
Equip/Vehicles/Furnishing						97,000					97,000	111,400
Total						97,000					97,000	Total

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
097 Equipment Fund						97,000					97,000	111,400
Total						97,000					97,000	Total

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-008

Project Name

Police Interceptor - Unit 2141

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

6

Category

Vehicles and Equipment

Priority

1 Critical

Description

Police Interceptor - includes buildout, cameras, equipment and computer.

Justification

Patrol vehicle to deliver police services and respond emergency calls for service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
Equip/Vehicles/Furnishing						97,000					97,000	111,400
Total						97,000					97,000	Total

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
097 Equipment Fund						97,000					97,000	111,400
Total						97,000					97,000	Total

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-009
Project Name	Trailer Camera

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	5
Category	Vehicles and Equipment
Priority	2 Very Important

Description	Speed trailer was a 2006 model that was sent to auction in May 2023. Was never replaced on this cycle since it's inception.
Justification	The speed trailer was never replaced through CIP schedule since it's inception. Due to the radar speed signs soon to be installed around NSP (and the purchase of those from PD forfeiture funds), the MPH trailer is not useful in that capacity. Replace the speed trailer with a camera trailer to be able to allow deployment of a camera evidence collection system to any area based on crime - to prevent further crime and aid in the evidence collection of crime occurring.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	55,000					60,000					115,000
Total	55,000					60,000					115,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	55,000					60,000					115,000
Total	55,000					60,000					115,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-010
Project Name	Body Worn Cameras

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Vests, cameras, batteries, chargers.	
Justification	
Maintain and continue body worn cameras.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
Total	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220
Total	8,410	8,620	8,840	9,060	9,280	9,510	9,750	10,000	10,250	10,500	94,220

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-011
Project Name	APX 6000 Handhelds (20)

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Handheld police radios with encryption.	
Justification	
Due to staffing increases, we need four additional radios to provide all staff encrypted radios and backups if a radio needs to be reprogrammed or has any functional issues.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	25,000								140,900		165,900
Total	25,000								140,900		165,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	25,000								140,900		165,900
Total	25,000								140,900		165,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-015

Project Name

Rifle Replacements

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Patrol rifles.

Justification

Longer range weapon.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										65,000	65,000
Total										65,000	65,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund										65,000	65,000
Total										65,000	65,000

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-016
Project Name	Safety Equipment

Department	Police
Contact	Police Chief
Type	Replacement
Useful Life	5
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Ballistic helmets, ballistic plates, vest carriers, less lethal devices and munitions, gas masks, entry equipment, PPE.	
Justification	
Ballistic plates and helmets expire after 5 years.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					35,000					88,000	123,000
Total					35,000					88,000	123,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund					35,000					88,000	123,000
Total					35,000					88,000	123,000

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-018

Project Name

Drones - Two

Department

Police

Contact

Police Chief

Type

Replacement

Useful Life

5

Category

Vehicles and Equipment

Priority

2 Very Important

Description

Public safety unmanned aerial systems.

Justification

Council approved - contract ends after 5 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					25,700						25,700
Total					25,700						25,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund					25,700						25,700
Total					25,700						25,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	EQUIP-24-002
Project Name	Canine Program

Department	Police
Contact	Police Chief
Type	New/Expansion
Useful Life	8
Category	Vehicles and Equipment
Priority	1 Critical

Description	Total Cost	\$494,000
Two police service dogs, basic canine handler school, K9 squad cars and equipment, dog house and kennel.		
Assume six year useful life for vehicles and eight years for canines.		
Justification		
North St. Paul has never had a canine program. We have to request the use of other agencies canines when immediately needed. This program would significantly increase our ability to delivery extraordinary public safety in North St. Paul, specifically relating to firearms and narcotic searches, building searching, suspect tracking, public relations and community outreach, and community and officer safety. We provide police service and public safety 24 hours a day - one canine is needed to work the day shift, and one is needed to work the night shift.		

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing		230,000						204,000		60,000	494,000
Total		230,000						204,000		60,000	494,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund		230,000						204,000		60,000	494,000
Total		230,000						204,000		60,000	494,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Street Maintenance													
Ford F-250	EQUIP-23-034	1			48,100								48,100
Ford F-550	EQUIP-23-035	1		109,900									109,900
Mack Plow Truck	EQUIP-23-036	1										426,600	426,600
Chevy 3500	EQUIP-23-038	1	105,100										105,100
Sterling SC8000	EQUIP-23-039	1					255,200						255,200
Mack Truck	EQUIP-23-040	1						386,500					386,500
Ford F-550 With Crysteel Dump Body	EQUIP-23-041	1						107,100					107,100
Mack GR42F With Truck Chassis	EQUIP-23-042	1								312,300			312,300
Bobcat 5600 Toolcat	EQUIP-23-043	1			90,600						105,100		195,700
Bobcat S595 Skidsteer	EQUIP-23-044	1	95,000					103,000					198,000
Tennant	EQUIP-23-045	3				65,200							65,200
Bomag Blacktop Roller	EQUIP-23-046	1				25,500							25,500
Blacktop Patching Trailer	EQUIP-23-049	3			44,200					50,000			94,200
Maintenance Overlays- Includes Sidewalks and Curbs	PAVE-23-001	1	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Crack Seal	PAVE-23-002	1	73,600		77,300		81,200		85,300		89,610		407,010
Striping	PAVE-23-003	1	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
City Hall Parking Lots	PAVE-23-010	2	75,000										75,000
Sepala Blvd between Margaret & Helen Parking Lot	PAVE-23-015	2		210,000									210,000
Public Works Parking Lot	PAVE-23-018	3			54,100								54,100
Casey Lake Parking Lot	PAVE-23-020	3	31,600										31,600
McKnight Field Parking Lot	PAVE-23-021	3		500,000									500,000
Colby Hills Retaining Wall	PAVE-23-031	3										29,100	29,100
Margaret Street Reconstruction	STR-23-002	3						8,898,700					8,898,700
Buhl Avenue, Gerald Avenue, Shawnee Drive	STR-23-003	1		5,995,000									5,995,000
Chisholm Avenue, Mesabi Avenue, Gerald Avenue	STR-23-004	1				7,662,900							7,662,900
Pavement Rehabilitation	STR-23-005	1	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Seppala Corridor Design Plan	STR-23-006	5		100,000									100,000
Street Maintenance Total			2,549,183	7,323,710	2,580,289	8,183,057	2,717,174	9,946,513	2,586,607	2,926,121	2,822,501	3,149,311	44,784,466
GRAND TOTAL			2,549,183	7,323,710	2,580,289	8,183,057	2,717,174	9,946,513	2,586,607	2,926,121	2,822,501	3,149,311	44,784,466

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-034

Project Name

Ford F-250

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

31-619 was converted to a trash truck in 2023 to replace a truck that was no longer on the replacement schedule.

Justification

The 2002 Chevrolet was rusting out all over it. It will be sold shortly, Due to not having it in the CIP we choose to convert a truck to extend the lift of the truck. The replacement of this most likely be a regular pickup in 2026 with this unit being held onto longer.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			48,100								48,100
Total			48,100								48,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			48,100								48,100
Total			48,100								48,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	EQUIP-23-035
Project Name	Ford F-550

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Replace 2012 Ford f-550 Super Duty with Boss Plow.	
Justification	
Due to the harsh environment throughout the winter this vehicle is on a 10 year replacement schedule. Dump truck, plow truck - smaller truck used in winter for alleys/Parking lots and park maintenance.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing		109,900									109,900
Total		109,900									109,900
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund		109,900									109,900
Total		109,900									109,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-036

Project Name

Mack Plow Truck

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

1 Critical

Description

2022 Mack Granite.

Justification

Due to the harsh winter environment these are under the 10 year replacement to the corrosion all aspects of these trucks. Plow truck, hook truck, dump truck (salt, sanding, trash hauling). Tandem axel.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										426,600	426,600
Total										426,600	426,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund										426,600	426,600
Total										426,600	426,600

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-038
Project Name	Chevy 3500

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	12
Category	Vehicles and Equipment
Priority	1 Critical

Description	Replace 2006 Chevrolet 3500HD 1 ton dump truck.
Justification	1 Ton dump truck used for patching, would be replaced with a crew cab dump to be able to haul the personal for patching efficiently. M Dump truck with plow. Smaller truck used for black top patching trailer.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	105,100										105,100
Total	105,100										105,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	105,100										105,100
Total	105,100										105,100

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-039

Project Name

Sterling SC8000

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2003 Sterling SC-8000.

Justification

Used for extra water on sewer cleaning operations, wetting leaves down for sweeping operations, flooding rinks, And used as a tanker truck by the fire Department. Water Tanker - sewer cleaning, flooding hockey rinks, hauling water, Fire.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					255,200						255,200
Total					255,200						255,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund					255,200						255,200
Total					255,200						255,200

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-040

Project Name

Mack Truck

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

1 Critical

Description

2017 Mack Granite tandem Axel Plow Hook truck.

Justification

Due to the harsh winter environment these are under the 10 year replacement to the corrosion all aspects of these trucks. Plow truck, hook truck, dump truck (salt, sanding, trash hauling). Tandem axel.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						386,500					386,500
Total						386,500					386,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund						386,500					386,500
Total						386,500					386,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-041

Project Name

Ford F-550 With Crysteel Dump Body

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2017 Ford f-550 1 ton dump truck.

Justification

Used in many cases where a large truck is not able to get to, Tree Stumps, sod damage, ball fields. Dump Truck - used in Park Maintenance and Streets.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						107,100					107,100
Total						107,100					107,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund						107,100					107,100
Total						107,100					107,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project # EQUIP-23-042

Project Name Mack GR42F With Truck Chassis

Department Street Maintenance

Contact Public Works Director

Type Replacement

Useful Life 12

Category Vehicles and Equipment

Priority 1 Critical

Description

Replace 2019 Mack Granite Single axel plow truck.

Justification

Due to the harsh winter environment these are under the 10 year replacement to the corrosion all aspects of these trucks. Plow Truck, Dump Truck - single axel.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								312,300			312,300
Total								312,300			312,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund								312,300			312,300
Total								312,300			312,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-043
Project Name	Bobcat 5600 Toolcat

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	6
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Replace 2021 Bobcat Toolcat.	
Justification	
These units are very useful in many aspects of Public Works such as snow removal, tree trimming, tree planting, and park maintenance. Used year round for a variety of jobs throughout the City. Attachments include brooms, plows, snowblowers, bucket and auger.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			90,600						105,100		195,700
Total			90,600						105,100		195,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			90,600						105,100		195,700
Total			90,600						105,100		195,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-044
Project Name	Bobcat S595 Skidsteer

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	5
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Replace 2019 Bobcat S595 Skidsteer.	
Justification	
This unit is very useful in many aspects of Public Works such as snow removal, tree trimming, tree planting, and park maintenance, Used year round for a variety of jobs throughout the City. Attachments include brooms, plows, snowblowers, bucket, and auger.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	95,000					103,000					198,000
Total	95,000					103,000					198,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund	95,000					103,000					198,000
Total	95,000					103,000					198,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-045

Project Name

Tennant

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

3 Important

Description

Replace 2007 Tennant 6650XP Sweeper.

Justification

Small Sweeper - Sidewalks and shop.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				65,200							65,200
Total				65,200							65,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				65,200							65,200
Total				65,200							65,200

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-046

Project Name

Bomag Blacktop Roller

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2015 Bomag BW900-50 Blacktop roller.

Justification

Blacktop roller.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				25,500							25,500
Total				25,500							25,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund				25,500							25,500
Total				25,500							25,500

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-049

Project Name

Blacktop Patching Trailer

Department

Street Maintenance

Contact

Public Works Director

Type

Replacement

Useful Life

5

Category

Vehicles and Equipment

Priority

3 Important

Description

Heated box.

Justification

Heated box.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			44,200					50,000			94,200
Total			44,200					50,000			94,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund			44,200					50,000			94,200
Total			44,200					50,000			94,200

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	PAVE-23-001
Project Name	Maintenance Overlays- Includes Sidewalks and Curbs

Department	Street Maintenance
Contact	Public Works Director
Type	Maintenance
Useful Life	
Category	Pavement Preservation
Priority	1 Critical

Description	
The annual maintenance overlays are the rehabilitation of bituminous roadways based on need and pavement distress, which includes milling the pavement surface, spot repairs and patching, spot curb and gutter repair, and a bituminous asphalt pavement overlay.	
Justification	
This is a continuation of ongoing pavement preservation to maintain existing infrastructure.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Total	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580
Total	384,400	394,010	403,860	413,957	424,306	434,913	445,786	456,931	468,354	480,063	4,306,580

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PAVE-23-002
Project Name	Crack Seal

Department	Street Maintenance
Contact	Public Works Director
Type	Maintenance
Useful Life	
Category	Pavement Preservation
Priority	1 Critical

Description	
Crack sealing is the rehabilitation of bituminous roadways based on need and pavement distress through the process of placing an adhesive sealant into cracks on the pavement surface, preventing the infiltration of moisture and non-compressible materials into the pavement.	
Justification	
This is a continuation of ongoing pavement preservation to maintain existing infrastructure.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	73,600		77,300		81,200		85,300		89,610		407,010
Total	73,600		77,300		81,200		85,300		89,610		407,010
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	73,600		77,300		81,200		85,300		89,610		407,010
Total	73,600		77,300		81,200		85,300		89,610		407,010

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	PAVE-23-003
Project Name	Striping

Department	Street Maintenance
Contact	Public Works Director
Type	Maintenance
Useful Life	
Category	Pavement Preservation
Priority	1 Critical

Description
Includes the application of painted lines and symbols on road surfaces based on need and deterioration.

Justification
This is a continuation of ongoing existing infrastructure maintenance to maintain safety, traffic flow and efficiency, traffic law compliance and regulation, pedestrian and cyclist safety, and consistency and standardization on roadways and in parking areas. Regular re-application of pavement markings is necessary as a result of normal traffic wear, weather, and snow plowing operations or other road maintenance activities.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
Total	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200
Total	14,400	14,800	15,100	15,500	15,900	16,300	16,700	17,100	17,500	17,900	161,200

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	PAVE-23-010
Project Name	City Hall Parking Lots

Department	Street Maintenance
Contact	Public Works Director
Type	Maintenance
Useful Life	15
Category	Pavement Preservation
Priority	2 Very Important

Description	Mill & overlay is a street maintenance technique that requires the removal of the top layer (2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.
Justification	It is recommended that you mill and overlay a parking lot every 15-20 years to improve its longevity.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	75,000										75,000
Total	75,000										75,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund	75,000										75,000
Total	75,000										75,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #PAVE-23-015

Project NameSepala Blvd between Margaret & Helen Parking Lot

DepartmentStreet Maintenance

ContactPublic Works Director

TypeMaintenance

Useful Life15

CategoryPavement Preservation

Priority2 Very Important

Description

Mill & overlay is a street maintenance technique that requires the removal of the top layer (2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.

Justification

It is recommended that you mill and overlay a parking lot every 15-20 years to improve its longevity.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		210,000									210,000
Total		210,000									210,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund		210,000									210,000
Total		210,000									210,000

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PAVE-23-018

Project Name

Public Works Parking Lot

Department

Street Maintenance

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Pavement Preservation

Priority

3 Important

Description

Mill & overlay is a street maintenance technique that requires the removal of the top layer (2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.

Justification

It is recommended that you mill and overlay a parking lot every 15-20 years to improve its longevity.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			54,100								54,100
Total			54,100								54,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund			54,100								54,100
Total			54,100								54,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

PAVE-23-020

Project Name

Casey Lake Parking Lot

Department

Street Maintenance

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Pavement Preservation

Priority

3 Important

Description

Mill & overlay is a street maintenance technique that requires the removal of the top layer (2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.

Justification

It is recommended that you mill and overlay a parking lot every 15-20 years to improve its longevity.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	31,600										31,600
Total	31,600										31,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund	31,600										31,600
Total	31,600										31,600

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #PAVE-23-021

Project NameMcKnight Field Parking Lot

Department Street Maintenance
Contact Public Works Director
Type Maintenance
Useful Life 10
Category Pavement Preservation
Priority 3 Important

Description

Mill & overlay is a street maintenance technique that requires the removal of the top layer (2") of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.

Justification

It is recommended that you mill and overlay a parking lot every 15-20 years to improve its longevity.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		500,000									500,000
Total		500,000									500,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
063 Park Fund		500,000									500,000
Total		500,000									500,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

PAVE-23-031

Project Name

Colby Hills Retaining Wall

Department

Street Maintenance

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Pavement Preservation

Priority

3 Important

Description

Colby Hills Retaining Wall.

Justification

Colby Hills Retaining Wall.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction										29,100	29,100
Total										29,100	29,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund										29,100	29,100
Total										29,100	29,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	STR-23-002
Project Name	Margaret Street Reconstruction

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	30
Category	Streets & Utility Reconstruction
Priority	3 Important

Description
Margaret Street from South Avenue to the alley north of 4th Avenue and from 7th Avenue to Highway 36 is proposed to be fully reconstructed in 2029. These street reconstructions will include the full reconstruction of the concrete and bituminous road pavement section, installation of concrete curb and gutter, expansion of storm water facilities, sanitary sewer repairs, water main repairs and pedestrian improvements.
Justification
Portions of this roadway have been rated using the OCI (Overall Condition Index) rating and are identified as poor and in need of reconstruction, while other segments are anticipated to be rated such that they support reconstruction or full depth replacement by the scheduled construction year assuming normal degradation. Storm water treatment requirements per watershed rules may require impact permit fee payment to Ramsey Washington Metro Watershed District for rule/permit compliance in lieu of onsite stormwater management which may not be feasible within the project corridor based on land availability.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction						8,898,700					8,898,700
Total						8,898,700					8,898,700
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
022 Bonding - Streets						5,150,300					5,150,300
048 Bonding - Water						880,300					880,300
049 Bonding - Waste Water						802,600					802,600
052 Bonding - Surface Water						2,065,500					2,065,500
Total						8,898,700					8,898,700

Capital Improvement Plan

2024 *thru* 2033

North St Paul, Minnesota

Project # STR-23-003
Project Name Buhl Avenue, Gerald Avenue, Shawnee Drive

Department Street Maintenance
Contact Public Works Director
Type Replacement
Useful Life 30
Category Streets & Utility Reconstruction
Priority 1 Critical

Description

Buhl Ave, Gerald Ave, and Shawnee Dr located in the Casey Lake area of North St. Paul are proposed to be fully reconstructed in 2025. These streets will be fully reconstructed including replacement of the road section, new curb & gutter, replacement or rehabilitation of the sanitary sewer and watermain, and improvements to the existing storm sewer system. A new watermain loop from Shawnee Dr to Buhl Ave is proposed to improve drinking water quality and flow. As part of this project, the trunk storm system along Shawnee Dr will also be upgraded to increase capacity as identified in the city flood assessment study. A sidewalk located along Gerald Ave will be extended along Shawnee Dr to provide a walking connection from the residential neighborhood to Casey Lake Park.

Justification

These streets were constructed in the early 1970's and are showing signs of severe distress requiring accelerated ongoing annual patching and maintenance. All roadways have OCI (Overall Condition Index) ratings identifying the roadways as poor and candidates for full reconstruction. Curb and gutter in the area is beginning to fail and needs replacement. Watermain breaks have occurred in several locations within the project area and televising has shown that the sanitary sewer is in need of rehabilitation and spot repairs. The storm sewer in this area is undersized according to standards and is in need of improvements. A flood control assessment was performed for the city, and Casey Lake area was identified as a location to install additional storm sewer capacity to mitigate flooding issues in other parts of the city.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction		5,995,000									5,995,000
Total		5,995,000									5,995,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
022 Bonding - Streets		2,670,700									2,670,700
048 Bonding - Water		1,224,000									1,224,000
049 Bonding - Waste Water		876,300									876,300
052 Bonding - Surface Water		1,224,000									1,224,000
Total		5,995,000									5,995,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	STR-23-004
Project Name	Chisholm Avenue, Mesabi Avenue, Gerald Avenue

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	30
Category	Streets & Utility Reconstruction
Priority	1 Critical

Description	Chisholm Ave, Mesabi Ave, and the northern part of Gerald Ave in the Casey Lake area of North St. Paul are proposed to be fully reconstructed in 2027. These streets will be fully reconstructed including replacement of the road section, new curb & gutter, replacement or rehabilitation of the sanitary sewer and watermain, and improvements to the existing storm sewer system.
Justification	These streets were constructed in the early 1970’s and are showing signs of severe distress. All roadways have OCI (Overall Condition Index) ratings identifying the roadways as poor and candidates for full reconstruction. Curb and gutter in the area is beginning to fail and needs replacement. Watermain breaks have occurred in several locations within the project area and televising has shown that the sanitary sewer is in need of rehabilitation and spot repairs. There are several existing storm sewer outlets located in the rear yards of Chisholm Ave and Buhl Ave, which will need to be replaced or relocated to another location.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				7,662,900							7,662,900
Total				7,662,900							7,662,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
022 Bonding - Streets				3,255,200							3,255,200
048 Bonding - Water				1,489,100							1,489,100
049 Bonding - Waste Water				1,429,500							1,429,500
052 Bonding - Surface Water				1,489,100							1,489,100
Total				7,662,900							7,662,900

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project # STR-23-005
Project Name Pavement Rehabilitation

Department Street Maintenance
Contact Public Works Director
Type Replacement
Useful Life 20
Category Streets & Utility Reconstruction
Priority 1 Critical

Description

The pavement rehabilitation street and alley areas include regular bituminous mill and overlay or full depth bituminous reclamation/pavement replacement are the rehabilitation of bituminous roadway areas based on need and pavement distress, which includes milling or reclamation of the pavement surface, spot curb and gutter repair, ADA improvements, and a bituminous asphalt pavement overlay or replacement. Sanitary sewer mainline lining and manhole structure rehabilitation or replacement, water valve manhole structure rehabilitation or replacement, and storm sewer catch basin and manhole structure rehabilitation or replacement will also be conducted within the project areas.

Justification

This is a continuation of ongoing pavement rehabilitation to maintain existing infrastructure conditions. Utility manhole structure rehabilitation or replacement will protect the investment in roadway improvements by addressing needed deficiencies in underground utility infrastructure systems under and embedded within the roadway areas to be improved. Sanitary sewer mainline lining and point repairs will likewise protect roadway improvements, and also address inflow and infiltration (I/I) caused by cracked or separated pipes.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876
Total	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund			1,150,000		1,208,219		1,269,385	1,301,119	1,333,647	1,366,989	7,629,359
048 Water Fund	68,750		69,703		73,261		76,950	78,893	80,829	82,905	531,291
049 Waste Water Fund	467,500		487,920		512,631		538,586	552,057	565,803	580,009	3,704,506
052 Surface Water Fund	133,833		139,406		146,457		153,900	157,721	161,658	165,745	1,058,720
Transfers In	1,100,000										1,100,000
Total	1,770,083		1,847,029		1,940,568		2,038,821	2,089,790	2,141,937	2,195,648	14,023,876

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	STR-23-006
Project Name	Seppala Corridor Design Plan

Department	Street Maintenance
Contact	Public Works Director
Type	Replacement
Useful Life	30
Category	Streets & Utility Reconstruction
Priority	5 Future Consideration

Description	Master planning and design, including public engagement and corridor data collection to inform future Seppala Corridor reconstruction and conversion efforts on Seppala Boulevard between North St. Paul Drive and Charles Street.
Justification	Planning and design for the Seppala Boulevard corridor conversion is identified in the Council-adopted 2022 Downtown Redevelopment Master Plan.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services		100,000									100,000
Total		100,000									100,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
011 Street Maintenance Fund		100,000									100,000
Total		100,000									100,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Urban Forestry													
Emerald Ash Borer Program	ENV-23-001	1	87,560	88,870	90,210	91,600	93,010						451,250
Ford F-750	EQUIP-23-050	1		323,100									323,100
Mack Clam Truck	EQUIP-23-051	1								323,100			323,100
Urban Forestry Total			87,560	411,970	90,210	91,600	93,010			323,100			1,097,450
GRAND TOTAL			87,560	411,970	90,210	91,600	93,010			323,100			1,097,450

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	ENV-23-001
Project Name	Emerald Ash Borer Program

Department	Urban Forestry
Contact	Public Works Director
Type	Maintenance
Useful Life	
Category	Ponds, Natural Resources & Environme
Priority	1 Critical

Description	
This fund is used to meet our annual 10% removal rate for ash trees citywide per the City's EAB policy, chemical treatment of select ash trees, contractor removals, and contracting stump grinding and site restoration.	
Justification	
This fund is needed to maintain and preserve the health and diversity of the City's urban Forest.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Professional Services	87,560	88,870	90,210	91,600	93,010						451,250
Total	87,560	88,870	90,210	91,600	93,010						451,250
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
001 General Fund	87,560	88,870	90,210	91,600	93,010						451,250
Total	87,560	88,870	90,210	91,600	93,010						451,250

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-050

Project Name

Ford F-750

Department

Urban Forestry

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2019 Mack Granite clam truck with grapple.

Justification

Used to load tree's and brush, it saves time and is much safer than running brush through a chipper, To be able to maintain roadside/park trees.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing		323,100									323,100
Total		323,100									323,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund		323,100									323,100
Total		323,100									323,100

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-051

Project Name

Mack Clam Truck

Department

Urban Forestry

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2001 Ford F-750 Bucket Truck.

Justification

To be able to maintain roadside/park trees, also to be used for flags downtown and other locations.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								323,100			323,100
Total								323,100			323,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
097 Equipment Fund								323,100			323,100
Total								323,100			323,100

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Electric													
GMC Sierra	EQUIP-23-080	5					60,000						60,000
Chevy 2500 HD- Replace With 1 1/2 Ton F550	EQUIP-23-081	1	69,900										69,900
Freightliner FL70	EQUIP-23-083	1				269,300							269,300
GMC C7500 Double	EQUIP-23-084	1	323,000										323,000
Ford Duralift F-550 SD	EQUIP-23-086	1					323,000						323,000
Ford F-350 1 Ton	EQUIP-23-088	3								68,800			68,800
Ford F-350 1 Ton	EQUIP-23-089	3								68,800			68,800
Ford 1/2 Ton	EQUIP-23-090	3								48,200			48,200
Ditch Witch Hydro Vac and Trailer	EQUIP-23-091	1								106,300			106,300
Mitsubishi FG35AB Forklift	EQUIP-23-093	4							48,800				48,800
Mini Digger Derrick - 55MLP	EQUIP-23-094	2						166,500					166,500
DM47B - TR Fully Configured FA Model	EQUIP-23-095	1										288,700	288,700
Bobcat 5600 T4	EQUIP-23-096	1			70,500					80,000			150,500
Skyjack SJ3226	EQUIP-23-097	5					27,900						27,900
Thumper Radar Heavy Duty Dolly Mounted	EQUIP-23-099	3							48,800				48,800
Bobcat	EQUIP-23-102	3				45,000							45,000
Generac 300KVA	EQUIP-23-104	2						142,700					142,700
Caterpillar 600 KVA	EQUIP-23-105	2					271,912						271,912
Onan Generator Trailer	EQUIP-23-110	1	80,000										80,000
Substation 5 Year Maintenance	UTIL-23-033	1					31,400					34,600	66,000
Underground Wire Replacement	UTIL-23-035	1	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Electric Total			722,900	250,000	320,500	564,300	964,212	559,200	347,600	622,100	250,000	573,300	5,174,112
GRAND TOTAL			722,900	250,000	320,500	564,300	964,212	559,200	347,600	622,100	250,000	573,300	5,174,112

Capital Improvement Plan
 North St Paul, Minnesota

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Project #

EQUIP-23-080

Project Name

GMC Sierra

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

5 Future Consideration

Description

1/2 ton pick-up for locator.

Justification

Years of service, general wear and tear.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					60,000						60,000
Total					60,000						60,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund					60,000						60,000
Total					60,000						60,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-081

Project Name

Chevy 2500 HD- Replace With 1 1/2 Ton F550

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Service Truck - Underground Maintenance, looking to replace with 1 1/2 ton F550.

Justification

Truck needs to be upgraded to haul our ditch witch vactor trailer effectively. Needs a new boom for lifting transformers etc. as well.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	69,900										69,900
Total	69,900										69,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund	69,900										69,900
Total	69,900										69,900

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-083
Project Name	Freightliner FL70

Department Electric
Contact Electric Director
Type Replacement
Useful Life 20
Category Vehicles and Equipment
Priority 1 Critical

Description
Digger Truck - Set and Hold Poles, Set Transformers.
Justification
Repairs made to main lifting boom to get us by until 2027.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				269,300							269,300
Total				269,300							269,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund				269,300							269,300
Total				269,300							269,300

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-084

Project Name

GMC C7500 Double

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

18

Category

Vehicles and Equipment

Priority

1 Critical

Description

Bucket Truck - Overhead Pole Work.

Justification

Oldest truck in the fleet, air lines for main bucket controls are repaired often to keep in service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	323,000										323,000
Total	323,000										323,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund	323,000										323,000
Total	323,000										323,000

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project # EQUIP-23-086

Project Name Ford Duralift F-550 SD

Department Electric

Contact Electric Director

Type Replacement

Useful Life 18

Category Vehicles and Equipment

Priority 1 Critical

Description

Bucket truck - overhead pole work.

Justification

Truck is used every day we are at work, high hours and general wear and tear.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					323,000						323,000
Total					323,000						323,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund					323,000						323,000
Total					323,000						323,000

Capital Improvement Plan
 North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-088

Project Name

Ford F-350 1 Ton

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

14

Category

Vehicles and Equipment

Priority

3 Important

Description

Service truck - underground maintenance.

Justification

Years of service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								68,800			68,800
Total								68,800			68,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund								68,800			68,800
Total								68,800			68,800

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-089

Project Name

Ford F-350 1 Ton

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

14

Category

Vehicles and Equipment

Priority

3 Important

Description

Service truck - underground maintenance.

Justification

Years of service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								68,800			68,800
Total								68,800			68,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund								68,800			68,800
Total								68,800			68,800

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #EQUIP-23-090

Project NameFord 1/2 Ton

DepartmentElectric

ContactElectric Director

TypeReplacement

Useful Life14

CategoryVehicles and Equipment

Priority3 Important

Description

Service Truck - administration.

Justification

Years of service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								48,200			48,200
Total								48,200			48,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund								48,200			48,200
Total								48,200			48,200

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project # EQUIP-23-091

Project Name Ditch Witch Hydro Vac and Trailer

Department Electric

Contact Electric Director

Type Replacement

Useful Life 10

Category Vehicles and Equipment

Priority 1 Critical

Description

Trencher/backhoe - Expose, Install, and Repair of Underground Utilities.

Justification

Critical piece of equipment for underground wire installation, heavy usage.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing								106,300			106,300
Total								106,300			106,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund								106,300			106,300
Total								106,300			106,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-093

Project Name

Mitsubishi FG35AB Forklift

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

4 Less Important

Description

Forklift.

Justification

For use in shop, years of service.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							48,800				48,800
Total							48,800				48,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund							48,800				48,800
Total							48,800				48,800

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-094

Project Name

Mini Digger Derrick - 55MLP

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

2 Very Important

Description

Set poles, tree trim, high voltage work.

Justification

Critical equipment for back yard ariel construction, can revisit at a later date. Used in unique situations.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						166,500					166,500
Total						166,500					166,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund						166,500					166,500
Total						166,500					166,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-095

Project Name

DM47B - TR Fully Configured FA Model

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

Category

Vehicles and Equipment

Priority

1 Critical

Description

Digger truck - set and hold poles, set transformers.

Justification

Years of service, new truck configuration at time of replacement.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										288,700	288,700
Total										288,700	288,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund										288,700	288,700
Total										288,700	288,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-096
Project Name	Bobcat 5600 T4

Department	Electric
Contact	Electric Director
Type	Replacement
Useful Life	5
Category	Vehicles and Equipment
Priority	1 Critical

Description	
Multi-function loader, snowblower, dirt work.	
Justification	
Everyday usage, many hours and hauling heavy loads.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			70,500					80,000			150,500
Total			70,500					80,000			150,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund			70,500					80,000			150,500
Total			70,500					80,000			150,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-097

Project Name

Skyjack SJ3226

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

5 Future Consideration

Description

Scissor lift - building maintenance.

Justification

For use in shop, saves money when shop maintenance is done by contractors.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					27,900						27,900
Total					27,900						27,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund					27,900						27,900
Total					27,900						27,900

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-099

Project Name

Thumper Radar Heavy Duty Dolly Mounted

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

3 Important

Description

Locate faults in underground wire.

Justification

Improved technology available to reduce outage times and response.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							48,800				48,800
Total							48,800				48,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund							48,800				48,800
Total							48,800				48,800

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-102

Project Name

Bobcat

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

7

Category

Vehicles and Equipment

Priority

3 Important

Description

Mini excavator.

Justification

Potential size upgrade, machine good for intended use but lacks power outside of that.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
Equip/Vehicles/Furnishing				45,000							45,000	46,000
Total				45,000							45,000	Total

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total	Future
050 Electric Fund				45,000							45,000	46,000
Total				45,000							45,000	Total

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-104

Project Name

Generac 300KVA

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

30

Category

Vehicles and Equipment

Priority

2 Very Important

Description

Community Center Generator.

Justification

Critical back-up power for Community Center.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing						142,700					142,700
Total						142,700					142,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund						142,700					142,700
Total						142,700					142,700

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-105

Project Name

Caterpillar 600 KVA

Department

Electric

Contact

Electric Director

Type

Replacement

Useful Life

22

Category

Vehicles and Equipment

Priority

2 Very Important

Description

City Hall Generator.

Justification

Critical back-up power for City Hall.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing					271,912						271,912
Total					271,912						271,912

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund					271,912						271,912
Total					271,912						271,912

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-110

Project Name

Onan Generator Trailer

Department

Electric

Contact

Electric Director

Type

Maintenance

Useful Life

25

Category

Vehicles and Equipment

Priority

1 Critical

Description

Total Cost \$80,000

Tow behind generator trailer.

Justification

Wastewater lift station portable back-up power.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	80,000										80,000
Total	80,000										80,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund	40,000										40,000
050 Electric Fund	40,000										40,000
Total	80,000										80,000

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

UTIL-23-033

Project Name

Substation 5 Year Maintenance

Department

Electric

Contact

Electric Director

Type

Maintenance

Useful Life

5

Category

Utility Infrastructure Preservation

Priority

1 Critical

Description

Substation 5 Year Maintenance.

Justification

Substation 5 Year Maintenance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					31,400					34,600	66,000
Total					31,400					34,600	66,000

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund					31,400					34,600	66,000
Total					31,400					34,600	66,000

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	UTIL-23-035
Project Name	Underground Wire Replacement

Department	Electric
Contact	Electric Director
Type	Replacement
Useful Life	
Category	Utility Infrastructure Preservation
Priority	1 Critical

Description	Underground Wire Replacement.
Justification	Underground Wire Replacement.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Total	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
050 Electric Fund	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000
Total	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	250,000	2,500,000

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Surface Water													
Pond Vegetations Management	ENV-23-003	1	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Silver Aerator/Pump Replacement	ENV-23-005	3								41,700			41,700
Casey Lake Aerator Pump Replacement	ENV-23-006	3									18,800		18,800
Ponds Dredging/Maintenance	ENV-24-001	1	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Elgin Pelican	EQUIP-23-079	1			240,200								240,200
Surface Water Total			123,000	126,200	369,500	132,500	135,900	139,200	142,700	188,000	168,700	153,800	1,679,500
GRAND TOTAL			123,000	126,200	369,500	132,500	135,900	139,200	142,700	188,000	168,700	153,800	1,679,500

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	ENV-23-003
Project Name	Pond Vegetations Management

Department	Surface Water
Contact	Public Works Director
Type	Maintenance
Useful Life	1
Category	Ponds, Natural Resources & Environme
Priority	1 Critical

Description
Maintains and preserves the functionality and aesthetics of stormwater management systems, involving a range of annual activities designed to control and manage vegetation growth within ponds and raingardens to ensure their optimal performance. Some key activities that might be included in annual pond and raingarden vegetation management include vegetation assessments, vegetation control, weed and invasive species management, planting and replanting, and regular monitoring and maintenance.
Justification
Effective vegetation management ensures the long-term sustainability and effectiveness of stormwater management systems and helps maintain water quality, prevents system failures, enhances ecological habitats, and contributes to the overall environmental health of the community.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Total	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
052 Surface Water Fund	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100
Total	20,500	21,100	21,600	22,100	22,700	23,200	23,800	24,400	25,000	25,700	230,100

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	ENV-23-005
Project Name	Silver Aerator/Pump Replacement

Department	Surface Water
Contact	Public Works Director
Type	Replacement
Useful Life	20
Category	Ponds, Natural Resources & Environme
Priority	3 Important

Description
Includes the replacement of the Silver Lake aerator pumps with new submersible pumps and baffle replacement at the regularly scheduled 20-year life expectancy for both, based on Ramsey County records.
Justification
Contributes to improved Silver Lake water quality by sustaining desirable aquatic species and preventing hard-freeze fish-kill, providing environmental benefit.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction								41,700			41,700
Total								41,700			41,700
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
052 Surface Water Fund								41,700			41,700
Total								41,700			41,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #	ENV-23-006
Project Name	Casey Lake Aerator Pump Replacement

Department	Surface Water
Contact	Public Works Director
Type	Replacement
Useful Life	20
Category	Ponds, Natural Resources & Environme
Priority	3 Important

Description
Includes the replacement of the Casey Lake aerator pumps with new submersible pumps at the regularly scheduled 20-year life expectancy.
Justification
Contributes to improved Casey Lake water quality by sustaining desirable aquatic species and preventing hard-freeze fish-kill, providing environmental benefit.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									18,800		18,800
Total									18,800		18,800
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
052 Surface Water Fund									18,800		18,800
Total									18,800		18,800

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	ENV-24-001
Project Name	Ponds Dredging/Maintenance

Department	Surface Water
Contact	Public Works Director
Type	Maintenance
Useful Life	15
Category	Ponds, Natural Resources & Environme
Priority	1 Critical

Description	Total Cost	\$1,148,700
Includes multiple pond and drainage-way maintenance based on need including vegetation removal, sediment removal, vegetation buffer improvements, storm sewer outlet repairs and modifications for capacity and maintenance, erosion repairs, streambank stabilization, and repairs or modifications to other infrastructure items such as adjacent trails, roadways, and storm sewer necessary to conduct the pond/drainage-way maintenance.		
Justification	This activity is necessary to address safety, erosion, flood protection, water quality, and to make improvements to storm sewer pond outlets and culverts that are prone to clogging and require frequent maintenance.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Total	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
052 Surface Water Fund	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700
Total	102,500	105,100	107,700	110,400	113,200	116,000	118,900	121,900	124,900	128,100	1,148,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-079

Project Name

Elgin Pelican

Department

Surface Water

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2015 Elgin Pelican NP Street sweeper.

Justification

To be able to maintain the watershed requirements for debris removal. To be able to assist road patching crews before and after patching of some streets.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			240,200								240,200
Total			240,200								240,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
052 Surface Water Fund			240,200								240,200
Total			240,200								240,200

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Waste Water													
Chevy 3500 HD	EQUIP-23-073	1							121,900				121,900
Ford F250 With Snowplow	EQUIP-23-074	1									70,500		70,500
Ford E-450 Cube Van	EQUIP-23-076	1							65,300				65,300
John Deere 310SK	EQUIP-23-077	1							304,700				304,700
SCADA System Lift Station Panels	TECH-23-008	3	31,520					35,660					67,180
Televising/Sewer Cleaning	UTIL-23-025	1	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Waste Water Total			159,153	130,833	134,100	137,433	140,867	180,060	639,900	151,700	226,000	159,388	2,059,434
GRAND TOTAL			159,153	130,833	134,100	137,433	140,867	180,060	639,900	151,700	226,000	159,388	2,059,434

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-073

Project Name

Chevy 3500 HD

Department

Waste Water

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2020 Ford F-550 Super Duty wastewater/lift station repair vehicle.

Justification

This is a mobile toolbox that has a crane on it to be able to safely pull lift station pumps up to the surface to be worked on or cleaned out.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction							121,900				121,900
Total							121,900				121,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund							121,900				121,900
Total							121,900				121,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project # EQUIP-23-074

Project Name Ford F250 With Snowplow

Department Waste Water

Contact Public Works Director

Type Replacement

Useful Life 10

Category Vehicles and Equipment

Priority 1 Critical

Description

Replace 2012 Ford F-250 XL Super Duty.

Justification

This pickup is used for plowing of all utility sites along with trails and cul-da-sacs.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									70,500		70,500
Total									70,500		70,500

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund									70,500		70,500
Total									70,500		70,500

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-076

Project Name

Ford E-450 Cube Van

Department

Waste Water

Contact

Public Works Director

Type

Replacement

Useful Life

12

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace Ford F-450 Cube Van.

Justification

This camera truck is used to be able to camera mainline sewer lines, video records them. Then the information is put into gis mapping for sewer service locations, and to record the condition of pipe.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							65,300				65,300
Total							65,300				65,300

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund							65,300				65,300
Total							65,300				65,300

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-077

Project Name

John Deere 310SK

Department

Waste Water

Contact

Public Works Director

Type

Replacement

Useful Life

15

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2015 John Deere 310 SK Rubber tire backhoe - paid 75% waste water and 25% electric.

Justification

Rubber tire backhoe is used in many different areas from repairs of Sewer mains, Watermain breaks, Electric repairs.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing							304,700				304,700
Total							304,700				304,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund							228,525				228,525
050 Electric Fund							76,175				76,175
Total							304,700				304,700

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

TECH-23-008

Project Name

SCADA System Lift Station Panels

Department

Waste Water

Contact

Public Works Director

Type

Replacement

Useful Life

5

Category

Capital Technology

Priority

3 Important

Description

SCADA System Lift Station Panels.

Justification

SCADA System Lift Station Panels.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing	31,520					35,660					67,180
Total	31,520					35,660					67,180

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund	31,520					35,660					67,180
Total	31,520					35,660					67,180

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	UTIL-23-025
Project Name	Televising/Sewer Cleaning

Department	Waste Water
Contact	Public Works Director
Type	Maintenance
Useful Life	3
Category	Utility Infrastructure Preservation
Priority	1 Critical

Description	
Roughly 242,880 LF of sanitary sewer in the City, 1/3 should be televised/cleaned yearly.	
Justification	
Sewers are cleaned and televised to gather information on condition of pipes and to show service connections. This information helps us for future locates and more importantly for future utility projects.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Total	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
049 Waste Water Fund	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854
Total	127,633	130,833	134,100	137,433	140,867	144,400	148,000	151,700	155,500	159,388	1,429,854

North St Paul, Minnesota
Capital Improvement Plan
 2024 thru 2033

PROJECTS BY DEPARTMENT

Department	#	Priority	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Water													
Ford Transit Van	EQUIP-23-066	1			71,900								71,900
2012 Ford F250 With Snowplow	EQUIP-23-067	1									87,700		87,700
2023 Pick-Up Truck	EQUIP-23-068	1										57,700	57,700
2018 Chevy Silverado	EQUIP-23-070	1				45,300							45,300
John Deere 710G	EQUIP-23-071	1			320,200								320,200
Ingersoll Rand 250	EQUIP-23-072	3			29,900								29,900
Northwood Water Tower Paint and Rehab	UTIL-23-001	1									960,200		960,200
New Tower Park Water Tower	UTIL-23-002	2					4,290,900						4,290,900
North Tower Vaults	UTIL-23-003	2									32,100		32,100
Well 1 Building Rehab	UTIL-23-005	4		37,800									37,800
Well 2 Building Rehab	UTIL-23-006	4			38,700								38,700
Well 3 Building Rehab	UTIL-23-007	4			38,700								38,700
Well 4 Building Rehab	UTIL-23-008	4			38,700								38,700
Well 5 Building Rehab	UTIL-23-009	4	36,800										36,800
Well 1 Rehab Program	UTIL-23-010	1							42,700				42,700
Well 2 Rehab Program	UTIL-23-011	1									44,900		44,900
Well 3 Rehab Program	UTIL-23-012	1								43,800			43,800
Well 4 Rehab Program	UTIL-23-013	1					40,700						40,700
Well 5 Rehab Program	UTIL-23-014	1	36,800							43,800			80,600
Meter Replacement Program - 20 Year Program	UTIL-23-016	1				386,400	396,000	405,900	416,100	426,500			2,030,900
12" WM Looping - Gateway Trail	UTIL-23-018	5							713,300				713,300
10" Watermain Looping - Commerce Park	UTIL-23-019	5								1,096,600			1,096,600
8" Watermain Looping - Downtown	UTIL-23-020	5									499,600		499,600
Water Total			73,600	37,800	538,100	431,700	4,727,600	405,900	1,172,100	1,610,700	1,624,500	57,700	10,679,700
GRAND TOTAL			73,600	37,800	538,100	431,700	4,727,600	405,900	1,172,100	1,610,700	1,624,500	57,700	10,679,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-066

Project Name

Ford Transit Van

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2016 Ford Transit Van - Tools for Fire Hydrants, Water Main Breaks.

Justification

This piece of equipment is another mobile toolbox that is mainly used for water repairs, daily rounds of the wells, locates of underground utilities.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			71,900								71,900
Total			71,900								71,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			71,900								71,900
Total			71,900								71,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-067

Project Name

2012 Ford F250 With Snowplow

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2012 Ford F-250 XL Super Duty.

Justification

This pickup is used for plowing of all utility sites along with trails and cul-da-sacs.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing									87,700		87,700
Total									87,700		87,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund									87,700		87,700
Total									87,700		87,700

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-068

Project Name

2023 Pick-Up Truck

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

10

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2022 Chevrolet Silverado 1500 PW Supervisor Truck.

Justification

This is used by the supervisor to be able to go out to job sites, construction projects, evaluate winter road conditions, and City building alarms. Also, to be able to respond at all hours to assist with the emergency conditions.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing										57,700	57,700
Total										57,700	57,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund										57,700	57,700
Total										57,700	57,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	EQUIP-23-070
Project Name	2018 Chevy Silverado

Department	Water
Contact	Public Works Director
Type	Replacement
Useful Life	10
Category	Vehicles and Equipment
Priority	1 Critical

Description	Replace 2018 Chevrolet Silverado 1500 PW Director Truck.										
Justification	This is used by the Director to be able to go out to job sites, construction projects, evaluate winter road conditions, and City building alarms. Also, to be able to respond at all hours to assist with the emergency condition.										

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing				45,300							45,300
Total				45,300							45,300
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund				45,300							45,300
Total				45,300							45,300

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

EQUIP-23-071

Project Name

John Deere 710G

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

18

Category

Vehicles and Equipment

Priority

1 Critical

Description

Replace 2006 John Deere 710 G Backhoe - Digger, repair water main breaks, may be replaced by excavator with trailer.

Justification

This rubber tire backhoe is used for Sewer main repair, watermain repair, and for building demolishing.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			320,200								320,200
Total			320,200								320,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			320,200								320,200
Total			320,200								320,200

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

EQUIP-23-072

Project Name

Ingersoll Rand 250

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

20

Category

Vehicles and Equipment

Priority

3 Important

Description

Replace 2002 Ingersoll Rand P250 tow behind Air Compressor.

Justification

This air compressor is used to run the jackhammer, blow out curb boxes that might be filled with dirt or rocks. Winterizing all city buildings and irrigation systems, drinking fountains that are not heated.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Equip/Vehicles/Furnishing			29,900								29,900
Total			29,900								29,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			29,900								29,900
Total			29,900								29,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #UTIL-23-001

Project NameNorthwood Water Tower Paint and Rehab

DepartmentWater

ContactPublic Works Director

TypeMaintenance

Useful Life20

CategoryUtility Infrastructure Preservation

Priority1 Critical

Description

Northwood Water Tower Paint and Rehab.

Justification

Northwood Water Tower Paint and Rehab.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									960,200		960,200
Total									960,200		960,200

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund									960,200		960,200
Total									960,200		960,200

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-002

Project Name

New Tower Park Water Tower

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

50

Category

Utility Infrastructure Preservation

Priority

2 Very Important

Description

New Tower Park Water Tower.

Justification

New Tower Park Water Tower.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					4,290,900						4,290,900
Total					4,290,900						4,290,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund					4,290,900						4,290,900
Total					4,290,900						4,290,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-003

Project Name

North Tower Vaults

Department

Water

Contact

Public Works Director

Type

Replacement

Useful Life

25

Category

Utility Infrastructure Preservation

Priority

2 Very Important

Description

Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.

Justification

Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									32,100		32,100
Total									32,100		32,100

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund									32,100		32,100
Total									32,100		32,100

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

UTIL-23-005

Project Name

Well 1 Building Rehab

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Utility Infrastructure Preservation

Priority

4 Less Important

Description

Update outside and inside where needed, replace doors and windows as needed, to keep the well house secure and clean.

Justification

Buildings have not had updates in over 15 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Other		37,800									37,800
Total		37,800									37,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund		37,800									37,800
Total		37,800									37,800

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-006

Project Name

Well 2 Building Rehab

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Utility Infrastructure Preservation

Priority

4 Less Important

Description

Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.

Justification

Buildings have not had updates in over 15 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			38,700								38,700
Total			38,700								38,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			38,700								38,700
Total			38,700								38,700

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

UTIL-23-007

Project Name

Well 3 Building Rehab

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Utility Infrastructure Preservation

Priority

4 Less Important

Description

Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.

Justification

Buildings have not had updates in over 15 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			38,700								38,700
Total			38,700								38,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			38,700								38,700
Total			38,700								38,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-008

Project Name

Well 4 Building Rehab

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

20

Category

Utility Infrastructure Preservation

Priority

4 Less Important

Description

Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.

Justification

Buildings have not had updates in over 15 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction			38,700								38,700
Total			38,700								38,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund			38,700								38,700
Total			38,700								38,700

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project #	UTIL-23-009
Project Name	Well 5 Building Rehab

Department	Water
Contact	Public Works Director
Type	Maintenance
Useful Life	20
Category	Utility Infrastructure Preservation
Priority	4 Less Important

Description
Update outside and inside where needed, replace doors and windows as needed, keep the well house secure.
Justification
Buildings have not had updates in over 15 years.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	36,800										36,800
Total	36,800										36,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund	36,800										36,800
Total	36,800										36,800

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #

UTIL-23-010

Project Name

Well 1 Rehab Program

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Utility Infrastructure Preservation

Priority

1 Critical

Description

Pull Pump clean and disassemble and rebuild, recondition motor, sandblast and or replace well column pipes, reinstall pump and hook to system.

Justification

The wells are rehabbed approximately every 10 years or as needed based on service records and well performance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction							42,700				42,700
Total							42,700				42,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund							42,700				42,700
Total							42,700				42,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #UTIL-23-011

Project NameWell 2 Rehab Program

DepartmentWater

ContactPublic Works Director

TypeMaintenance

Useful Life10

CategoryUtility Infrastructure Preservation

Priority1 Critical

Description

Pull Pump clean and disassemble and rebuild, recondition motor, sandblast and or replace well column pipes, reinstall pump and hook to system.

Justification

The wells are rehabbed approximately every 10 years or as needed based on service records and well performance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									44,900		44,900
Total									44,900		44,900

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund									44,900		44,900
Total									44,900		44,900

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-012

Project Name

Well 3 Rehab Program

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Utility Infrastructure Preservation

Priority

1 Critical

Description

Pull Pump clean and disassemble and rebuild, recondition motor, sandblast and or replace well column pipes, reinstall pump and hook to system.

Justification

The wells are rehabbed approximately every 10 years or as needed based on service records and well performance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction								43,800			43,800
Total								43,800			43,800

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund								43,800			43,800
Total								43,800			43,800

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #

UTIL-23-013

Project Name

Well 4 Rehab Program

Department

Water

Contact

Public Works Director

Type

Maintenance

Useful Life

10

Category

Utility Infrastructure Preservation

Priority

1 Critical

Description

Pull Pump clean and disassemble and rebuild, recondition motor, sandblast and or replace well column pipes, reinstall pump and hook to system.

Justification

The wells are rehabbed approximately every 10 years or as needed based on service records and well performance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction					40,700						40,700
Total					40,700						40,700

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund					40,700						40,700
Total					40,700						40,700

Capital Improvement Plan
North St Paul, Minnesota

2024 thru 2033

Project #UTIL-23-014

Project NameWell 5 Rehab Program

DepartmentWater

ContactPublic Works Director

TypeMaintenance

Useful Life7

CategoryUtility Infrastructure Preservation

Priority1 Critical

Description

Pull Pump clean and disassemble and rebuild, recondition motor, sandblast and or replace well column pipes, reinstall pump and hook to system.

Justification

The wells are rehabbed approximately every 10 years or as needed based on service records and well performance.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction	36,800							43,800			80,600
Total	36,800							43,800			80,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund	36,800							43,800			80,600
Total	36,800							43,800			80,600

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	UTIL-23-016
Project Name	Meter Replacement Program - 20 Year Program

Department	Water
Contact	Public Works Director
Type	Replacement
Useful Life	
Category	Utility Infrastructure Preservation
Priority	1 Critical

Description	City Wide residential and commercial water meter replacement. In 2015 the City started installing new water meters with radios, and antennas on our water towers so all water meters could be read from city hall and take away the need for staff to walk from house to house to get readings. The city replaced approx 5,000 meters.
Justification	Commercial water meters have a 10 year battery life. Residential water meters have a 20 year battery life. When battery goes out the meters no longer read and water usage then has to be estimated. The city will have to start to replace the meters before the end of the battery life. City will have to hire a contractor to help install meters because staff does not have capacity to replace thousands of meters at a time.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction				386,400	396,000	405,900	416,100	426,500			2,030,900
Total				386,400	396,000	405,900	416,100	426,500			2,030,900
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund				386,400	396,000	405,900	416,100	426,500			2,030,900
Total				386,400	396,000	405,900	416,100	426,500			2,030,900

Capital Improvement Plan

North St Paul, Minnesota

2024 *thru* 2033

Project #	UTIL-23-018
Project Name	12" WM Looping - Gateway Trail

Department	Water
Contact	Public Works Director
Type	New/Expansion
Useful Life	20
Category	Utility Infrastructure Preservation
Priority	5 Future Consideration

Description	
12" WM Looping - Gateway Trail.	
Justification	
12" WM Looping - Gateway Trail.	

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction							713,300				713,300
Total							713,300				713,300
Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund							713,300				713,300
Total							713,300				713,300

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project # UTIL-23-019

Project Name 10" Watermain Looping - Commerce Park

Department Water

Contact Public Works Director

Type New/Expansion

Useful Life 20

Category Utility Infrastructure Preservation

Priority 5 Future Consideration

Description

10" Watermain Looping - Commerce Park.

Justification

10" Watermain Looping - Commerce Park.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction								1,096,600			1,096,600
Total								1,096,600			1,096,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund								1,096,600			1,096,600
Total								1,096,600			1,096,600

Capital Improvement Plan
North St Paul, Minnesota

2024 *thru* 2033

Project # UTIL-23-020

Project Name 8" Watermain Looping - Downtown

Department Water

Contact Public Works Director

Type New/Expansion

Useful Life 20

Category Utility Infrastructure Preservation

Priority 5 Future Consideration

Description

8" Watermain Looping - Downtown.

Justification

8" Watermain Looping - Downtown.

Expenditures	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
Construction									499,600		499,600
Total									499,600		499,600

Funding Sources	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Total
048 Water Fund									499,600		499,600
Total									499,600		499,600

**NORTH ST. PAUL
PLANNING COMMISSION**

RESOLUTION #2023-###

**RECOMMENDING APPROVAL OF THE
2024-20233 CAPITAL IMPROVEMENT PLAN**

WHEREAS, pursuant to M.S. § 462.356, Subd. 2, the Planning Commission shall review all proposed capital improvements and report its findings to the City Council as to its compliance with the comprehensive plan; and

WHEREAS, the Planning Commission reviewed the proposed 2024-2033 Capital Improvement Plan for consistency with the 2040 Comprehensive Plan and find that all proposed future capital improvements to comply with said 2040 Plan;

NOW THEREFORE BE IT RESOLVED, the Planning Commission of North St. Paul hereby recommends City Council approval of the 2024-2033 Capital Improvement Plan.

ADOPTED this ____ day of ____, 2023.

Motion by
Second by

Voting: Ayes:
Nays:
Absent:
Abstain:

Patrick Blee, Planning Commission Chair

ATTEST:

Brian Frandle, City Manager/Clerk